



Board of Adjustment Agenda Abstract

Monday, August 10, 2026

Location:

Agenda Item

Special Use Permit Petition - 4813 Hilltop Needmore Rd - Alpha Towers PropCo III, LLC - PIN 0678545736 - BOA-SUP-2026-05

Item Explanation

The purpose of this agenda item is to consider a Special Use Permit, BOA-SUP-2026-05, at 4813 Hilltop Needmore Road by petitioner Alpha Towers PropCo III, LLC.

Staff Comments

PROPERTY INFORMATION: The subject property is located at 4813 Hilltop Needmore Road, on 17.48 acres within the Town's Corporate Limits. The principal use of the property is an existing Place of Worship. The petitioner is requesting a Special Use Permit to establish a freestanding telecommunication tower (Telecommunication Facilities/Services) at the rear of the property. Â§9-1254 of the Town's Land Development Ordinance (LDO) requires a Special Use Permit for the use "Telecommunication Facilities/Services" in the RA zoning district.

ZONING: The subject property is located in the Residential Agricultural (RA) Zoning District.

SURROUNDING USE: The subject property is surrounded by lots located in the Residential Agricultural (RA) Zoning District.

SPECIAL USE PERMIT REQUEST: The petitioner is requesting a Special Use Permit to establish a freestanding telecommunication tower (Telecommunication Facilities/Services) as required by Section 9-1255, d. (3) of the Land Development Ordinance. The attached site plan demonstrates general compliance with Town Standards.

Although a Special Use Permit is required to operate a Place of Worship in a residential zoning district, the current use of the property as a church was established prior the property being incorporated into the Town's most recent ETJ expansion in 2019, so no permissions were required to continue the existing use.

FINDINGS OF FACT:

Finding 1. The proposed use or development (will / will not) materially endanger the public health or safety if located where proposed and developed according to the plan as submitted because_____.

Finding 2. The proposed use (meets / does not meet) all required conditions and

specifications because _____.

Finding 3. The proposed use (will / will not) substantially injure the value of adjoining property or the use is a public necessity _____.

Finding 4. The location and character of the proposed use, if developed according to the plan submitted, (will / will not) be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Town of Fuquay-Varina and its ordinances because _____.

The petitioner has been advised that the burden of proof and evidence upon submitting such application is the responsibility of the petitioner. Such proof and evidence presented must demonstrate that the required findings of fact have been met.

ADDITIONAL INFORMATION: Prior to the July 13, 2026 Board of Adjustment meeting, the petitioner's legal counsel requested consideration of the request be postponed to the August Board of Adjustment meeting in order to obtain additional documentation to support the request. The Board of Adjustment unanimously approved the request to postpone the public hearing for this item to the August 10, 2026 Board of Adjustment meeting.

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO: Approve BOA-SUP-2026-05 as presented, subject to the terms and conditions identified in the applicant's application, testimony, and site layout exhibit, and preserving all conditions of the Special Use Permit BOA-SUP-2026-05 not inconsistent therewith. OR Deny BOA-SUP-2026-05 as presented.

ATTACHMENTS

Special Use Permit Findings of Fact Worksheet

BOA-SUP-2026-05- Site Plan

BOA-SUP-2026-05- Application

BOA-SUP-2026-05- Neighborhood Meeting Notice and Notes

BOA-SUP-2026-05- Fall Zone Letter

BOA-SUP-2026-05 - Request to Delay

BOA-SUP-2026-05- Staff Map

BOA-SUP-2026-05 -FAA Approval

BOA-SUP-2025-05 Impact Study