



REQUEST FOR BOARD ACTION

ITEM NO. 11.

DATE OF MEETING: May 20, 2013

REQUESTED BY: Ed McCarthy, Planner II, Planning & Community Development

SHORT TITLE: Resolution to Approve a Special Use Permit (SUP) for the Construction and Operation of a Telecommunication Tower.

BACKGROUND: SCI Towers, applicant, on behalf of Hall Family Properties of Wilmington, owner, is requesting approval of a Special Use Permit for the construction and operation of a telecommunication tower. The property is located along the western portion of US Highway 17 approximately 180 feet east of Lark Lane in Hampstead and may be identified as Pender County PIN 3271-64-5212-0000. The property is zoned GB, General Business, and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; telecommunication towers are permitted via Special Use Permit in the GB zoning district.

SPECIFIC ACTION REQUESTED: To hold a public hearing and consider the approval of a Special Use Permit for a telecommunication tower.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that:

The Board hereby (approved, modified, denied) a special use permit for a telecommunication tower, as described herein. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS

YEA VOTES: Brown ___ McCoy ___ Tate ___ Ward ___ Williams ___

Chairman 5/20/2013

Date

ATTEST 5/20/2013
Date

PLANNING STAFF REPORT
Special Use Permit

SUMMARY:

Hearing Date: May 20, 2013

Applicant: SCI Towers

Property Owner: Hall Family Properties of Wilmington

Case Number: 10932

Land Use Proposed: The applicant is requesting the approval of a Special Use Permit (SUP) for the construction and operation of a telecommunication tower, as defined in the Pender County Unified Development Ordinance:

TELECOMMUNICATIONS TOWERS: A structure, including the tower, antennas, panels, microwave dishes, receiving dishes, equipment building, other transmitting and receiving components and other accessory structures, used for the wireless electromagnetic transmission of information, excluding structures utilized as satellite earth stations and structures utilized for amateur or recreational purposes such as ham radio or citizen band radio.

Property Record Number and Location: The subject property is located along the western portion of US Highway 17 approximately 180 feet east of Lark Lane in Hampstead and may be identified as Pender County PIN 3271-64-5212-0000. There is one tract associated with this request totaling 3.69 acres.

Zoning District of Property: The property is currently zoned GB, General Business, and telecommunication towers are permitted via SUP in the GB zoning district.

PROJECT DESCRIPTION:

SCI Towers, applicant, on behalf of Hall Family Properties of Wilmington, owner, is requesting approval of a Special Use Permit for the construction and operation of a telecommunication tower on a vacant tract of land located along US Highway 17 approximately 180 feet east of Lark Lane in Hampstead. The project will consist of the construction of a 199 foot monopole style telecommunication tower and equipment facility at the base of the tower. The tower shall be designed to accommodate six communication carriers in the future to improve communication coverage in eastern Pender County. The planned telecommunication tower is proposed to be located approximately 2,500 feet from the proposed Optima Telecommunication Tower (Case 10939).

Based on the height for the proposed telecommunication tower, the facility is required to provide a 199 foot setback from adjoining parcels of land that are residentially developed or are vacant and zoned Rural Agricultural, Residential Performance, Manufactured Home, General Business or Office & Institutional, or from an adjoining local road separating the tower site from such a parcel based on Section 5.3.11.P of the Unified Development Ordinance. As proposed, the current location is in compliance with setback standards for the northern side yard setback and eastern front yard. However, the location does not meet setback standards for the southern side yard setback and western rear yard setback. As a result, the applicant is requesting a reduction in setback standards based on Section 5.3.11.P.2.b.

- b) *The Board of Commissioners, through the Special Use Permit public hearing, may reduce the minimum distance required above on finding that a lesser distance will not be injurious to properties or improvements in the affected area, but in no case may the minimum distance be reduced to less than that equal to 50% of the tower's height, or 50 feet, nor less than the minimum required setback depth applicable in the zoning district in which the tower is located.*

Setback standards provided on the applicant's submittal request a rear yard setback of 100 feet from the western property line and a side yard setback of 100 feet from the southern property line.

Section 5.3.11.P of the Pender County Unified Development Ordinance sets forth specific use standards for Telecommunication Towers.

Telecommunication Facilities

- 1) *Co-located - Telecommunication antenna units that are attached to structures constructed for purposes other than supporting telecommunication equipment may be no taller than 30 feet or 30% of the structure's height. Co-located towers must comply with all relevant standards of this Article.*
- 2) *Freestanding - Freestanding telecommunication towers must comply with the following standards:*
 - a) *The minimum distance between the tower and an adjoining parcel of land that is residentially developed or is vacant and zoned Rural Agricultural, Residential Performance, Manufactured Home, General Business or Office & Institutional, or from an adjoining local road separating the tower site from such a parcel, must be equal to the tower's height, but not less than 50 feet, nor less than the minimum setback depth applicable in the zoning district. This provision does not apply in relationship to any nonconforming residential use or the residence of a caretaker or watchman accessory to a permitted non-residential use.*
 - b) *The Board of Commissioners, through the Special Use Permit public hearing, may reduce the minimum distance required above on finding that a lesser distance will not be injurious to properties or improvements in the affected area, but in no case may the minimum distance be reduced to less than that equal to 50% of the tower's height, or 50 feet, nor less than the minimum required setback depth applicable in the zoning district in which the tower is located.*
 - c) *The minimum distance between the tower and any other adjoining parcel of land or road must be equal to the minimum setback depth applicable in the zoning district, plus any additional distance necessary to ensure that the tower, as designed, will fall within the tower site.*
 - d) *The distances referred to above must be measured from the outside dimensions of the tower, not from the guy anchors.*
 - e) *If the tower is more than 100 feet high, but less than 180 feet high, it must be engineered and constructed to accommodate at least one additional telecommunication user. If the tower is at least 180 feet high, it must be engineered and constructed to accommodate at least 2 additional telecommunication users. Provision of co-location sites on other towers is encouraged wherever feasible.*
 - f) *The base of the tower and each guy anchor must be surrounded by a fence or wall at least 8 feet high, unless the tower and all guy anchors are mounted entirely on a structure over 8 feet high. Except for its entrances, the fence or wall must be screened with plant material so that no more than two-thirds of its surface is visible, within 3 years after its installation, from a public street or from any adjoining parcel of land that is residentially developed or is vacant and zoned Rural Agricultural, Residential Performance, Manufactured Home, General Business or Office & Institutional.*
 - g) *A buffer yard must be provided around the perimeter of the lease lot as in accordance with the requirements of Article 8, Landscaping & Buffering. A 40-foot-type C buffer yard is required along the inside perimeter of a leased lot or parcel for the utilization of telecommunication towers.*
 - h) *Radio, television, or other electromagnetic transmission or reception on other properties may not be disturbed or diminished.*
 - i) *The tower must meet the standards of the Federal Aviation Administration (FAA) for avoiding obstruction of navigable airspace and approaches to public airports (see Federal*

Aviation Regulations Part 77, as amended), and for marking and lighting structures to promote aviation safety (see FAA Advisory Circular 70/7460, as amended). Specifically, tower lighting must meet applicable FAA standards for either red obstruction lighting systems or dual lighting systems (red lighting for nighttime and medium-intensity flashing white lighting for daytime). If a tower is proposed to be located within 1,000 feet of a private use airport, the application must so indicate.

- j) *Output from the tower's antennas must meet the minimum standards of the Federal Communications Commission (FCC) relating to the environmental effects of radio frequency emissions.*
- 3) *Standards for Specific Zoning Districts*
 - a) *Residential Districts - Telecommunication towers in residential districts must comply with the following standards:*
 - i) *If the tower is more than 75 feet high, it must be located at least 1,500 feet from any other telecommunications tower greater than 75 feet high; provided, however, that this separation requirement does not apply from a tower if the applicant submits sufficient evidence to demonstrate that a reasonable effort to co-locate on that tower has been made, or that co-location on the tower will not technically satisfy the applicant's specific needs.*
 - ii) *Buildings associated with the tower may not be used as an employment center for any worker (This provision does not prohibit the periodic maintenance or monitoring of equipment and instruments).*
 - b) *Non-residential Districts - If the tower is more than 100 feet high, it must be located at least 1,000 feet from any other telecommunications tower greater than 100 feet high; provided, however, that this separation requirement does not apply from a tower if the applicant submits sufficient evidence to demonstrate that a reasonable effort to co-locate on that tower was made, or that co-location on the tower will not technically satisfy the applicant's specific needs.*

This Special Use Permit requests has been evaluated for compliance with standards outlined in Section 5.3.11.P, Telecommunication Towers. Based on the applicants' submittal the request is in conformance with items 2.e and 3.a.ii. Following Board approval, the telecommunication tower will be required to meet items 1.2.c, 2.d, 2.h, 2.i, and 2.j. Item 2.f and 2.g will be reviewed during the Site Development review process.

Prior to the issuance of final zoning approval, a site development plan must be submitted and approved in accordance with applicable provisions of the Pender County Unified Development Ordinance. In addition, all other applicable permits and approvals must be obtained including inspections and health department regulation compliance.

Use Type	Ref NAICS	Zoning Districts									
		RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
MISCELLANEOUS USES											
Telecommunication Facilities		SD	SD			SD	SD	SD	SD	SD	

EVALUATION:

- A. *Public Notifications:*** Advertisements for the proposal have been placed in the *Pender-Topsail Post & Voice*. Adjacent property owners were notified by first class mail.
- B. *Basis for Granting SUP:*** See attachment A for approval procedures (§3.12.3 of Unified Development Ordinance) and revocation procedures (§3.12.4 of Unified Development Ordinance).
- C. *Unified Development Ordinance Compliance:*** The property is currently zoned GB, General Business, and telecommunication facilities are permitted in the GB zoning district by Special Use Permit, as prescribed by the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses.
- D. *2010 Comprehensive Land Use Plan Compliance:*** The subject property is classified as Mixed Use in the *2010 Comprehensive Land Use Plan*. The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian and transit friendly manner.

The SUP request is also supported by a policy within the *2010 Comprehensive Land Use Plan*:

- *Policy 1A.1.5 – The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike.*

- E. *Existing Land Use in Area:*** Properties to the north and east include large tracts of vacant property. The property to the south includes a commercial retail center. Property immediately west includes a Carolina Power and Light Company facility.
- F. *Site Access Conditions:*** The proposed use will have direct access to US Highway 17. The new access will be subject to review and approval by the NCDOT.
- G. *Conditions To Consider In Issuing the Special Use Permit For This Project:***
1. The project shall comply with all requirements of the Pender County Unified Developed Ordinance, specifically use standards outlined in Section 5.3.11.P, Telecommunication Tower.
 2. Unless approved otherwise as a condition of the permit, a Special Use Permit shall expire and become void, if a final zoning permit has not been issued for the project within 12 months.
 3. A separate permit must be obtained for any proposed signs in accordance with Article 9 of the Pender County Unified Development Ordinance.
 4. Any violations of the conditions of this permit, confirmed by the Zoning Administrator shall result in this permit becoming void, if not corrected within 30 days of receipt of the notice of violation.
 5. The applicant shall meet all other local, state and federal regulations.
 6. The obligations imposed by this permit will be the responsibility of the property owner and operator and shall continue in affect for the duration of this permit
 7. The applicant/owner shall be responsible for the removal of said telecommunication tower, if the aforementioned structure is abandoned for a period of 120 consecutive days. Costs incurred for removal of the structure shall be the responsibility of the applicant/owner.
 8. The applicant's submittal requests a rear yard setback of 100 feet from the western property line and a side yard setback of 100 feet from the southern property line.
 9. The minimum distance between the tower and any other adjoining parcel of land or road must be equal to the minimum setback depth applicable in the zoning district, plus any additional distance necessary to ensure that the tower, as designed, will fall within the tower site. (Section 5.3.11.P)

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO

No response

Four County Electric Company

No response

NC DENR Division of Coastal Management

No comment

NC DENR Division of Forestry

No response

NC DENR Division of Land Resources

No response

NC DENR Division of Waste Management

No response

NC DENR Division of Water Quality

No response

NC DOT Division of Highways

No comment

NC DOT Transportation Planning Branch

No response

NC Office of State Archaeology

No response

NC Wildlife Resources Commission

No response

Pender County Building Inspections

No response

Pender County Emergency Management

No response

Pender County Environmental Health

No response

Pender County Fire Marshall

No response

Pender County Parks and Recreation

No comment

Pender County Permitting/Floodplain Administrator

No response

Pender County Public Library

No response

Pender County Public Utilities

No response

Pender County Schools

No response

Pender County Sheriff's Department

No response

Pender County Soil and Water Conservation District

No response

Progress Energy Corporation

No response

US Army Corps of Engineers

No response

Wilmington Metropolitan Planning Organization

1. Applicant included an attachment that mentions the requirement to ensure that the 199' tower would fall within the property area, however, the site does not have adequate clearance on two sides of the property.
2. Proposed detail for the Driveway cross section is 12', which is not wide enough to accommodate two-way traffic.
3. Applicant does not show number of employees and proposed parking location/ number of spaces provided on the site plan.
4. Tower appears to be within 200' of US Hwy 17, so I would be concerned with the potential for the tower to fall within the ROW for US Hwy 17. I would defer to NCDOT as to whether the applicant needs to move the site further away from US Hwy 17 ROW.

Attachment A

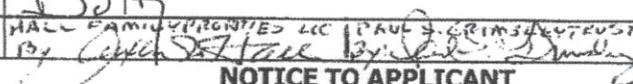
3.12.3 Procedures for Reviewing Applications

- A. The special uses, as specified in the various districts, may be established only after review and approval by the Board of Commissioners.
- B. The Board of County Commissioners, acting in a quasi-judicial manner and setting, shall hear evidence from the applicant and any interested members of the public.
- C. The Board of Commissioners shall hold a public hearing on the application for a Special Use Permit within sixty (60) days after the completed application is filed.
- D. The Administrator shall cause notice of the hearing to be published once a week for two successive calendar weeks. The notice shall be published for the first time not less than ten (10) nor more than twenty-five (25) days before the date fixed for the hearing.
- E. All Special Use Permit applications must be presented to the Administrator for a determination of completeness.
- F. An appeal from a completeness determination may be made to the Board of Adjustment within twenty (20) days of the determination.
- G. The Board of Commissioners shall approve, modify, or deny the application for a Special Use Permit. In approving a Special Use Permit, the Board of Commissioners, with due regard to the nature and state of all adjacent structures and uses in the district within same is located, shall make written findings that the following are fulfilled:
 - 1. The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;
 - 2. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;
 - 3. The proposed use shall not constitute a nuisance or hazard;
 - 4. The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;
 - 5. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;
 - 6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;
 - 7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and
 - 8. The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

3.12.4 General Provisions Concerning Special Use Permits

- B. Revocation - In any case where the Special Use Permit or the conditions of a Special Use Permit have not been or are not being complied with, the Administrator may initiate a notice of violation for the provisions of this ordinance and the conditions of the Special Use Permit not in compliance or the Administrator, may initiate notice of a public hearing to consider revocation of the permit by the Board of Commissioners or both actions may be initiated. Procedures for notice of such hearing shall be the same as procedures for consideration of an initial application for a Special Use Permit and the permittee shall be notified.

APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE			
Application No.	10932	Date	4-5-2013
Application Fee	\$500	Receipt No.	130709
Pre-Application Conference	3/8/13	Hearing Date	5-20-2013
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	SCI Towers	Owner's Name:	Hall Family Properties of Wilmington
Applicant's Address:	8000 S US Highway One, Suite 402	Owner's Address:	1414 Country Club Road
City, State, & Zip	Port St. Lucie, FL 34952	City, State, & Zip	Wilmington, NC 28403
Phone Number:	321-848-2930	Phone Number:	910-762-0141
Legal relationship of applicant to land owner: Lessee			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3271-64-5212-0000	Total property acreage:	3.69
Zoning Classification:	GB	Acreage to be disturbed:	.229
Project Address :	Raw Land (US Highway 17, Wilmington, NC 28411)	NAICS Code:	N/A
Description of Project Location:	North side of Highway 17 across from Lark Lane		
Describe activities to be undertaken on project site:	199' Monopole communications tower		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	4-1-2013
Owner's Signature	HALL FAMILY PROPERTIES LLC PAUL J. CRIMM TRUST 	Date:	4-3-2013
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Special Use Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Commissioners or other authorized person agrees to table or delay the hearing. 4. Applicant may wish to review the required findings for approval of a Special Use Permit found on page 1 of this application 5. Permit will become void after 12 months if a final zoning permit is not obtained, unless specifically requested at the time of public hearing. 			

Office Use Only							
<input type="checkbox"/> General/ Fees: \$300 +\$10 per acre over 5 acres, Max. of \$5,000 <input checked="" type="checkbox"/> Tower over 75 Feet/ Fees \$500 <input type="checkbox"/> Minor Revisions / Fees \$100 <input type="checkbox"/> Mining Fees \$750					Total Fee Calculation: \$ 500		
					Application#: SUP-10932		
					Date of Hearing: 5-20-2013		
Attachments Included with Application: (Please include # of copies)							
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N	
Payment Method:	Cash : <input type="checkbox"/> \$ _____		Credit Card: <input type="checkbox"/> Master Card <input checked="" type="checkbox"/> Visa		Check: <input type="checkbox"/> Check # _____		
Application received by:		BODAL				Date: 4-5-2013	
Application completeness approved by:		BODAL				Date: 4-8-2013	

Special Use Permit Checklist

<input type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input type="checkbox"/>	Application fee
<input type="checkbox"/>	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete)
<input type="checkbox"/>	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
<input type="checkbox"/>	Project Narrative --Written description of the project (<u>max of 3 pages</u>) including the following: <ul style="list-style-type: none"> <input type="checkbox"/> Location of the project and type of access to project site <input type="checkbox"/> Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc. <input type="checkbox"/> Description of all construction activities to be undertaken on the site <input type="checkbox"/> Describe type of utilities that will serve project and status of approval from applicable providers <input type="checkbox"/> List of all state and federal permits that will be required for the project <input type="checkbox"/> Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts (<u>this item must be addressed by the applicant</u>). The applicant may also wish to describe any positive benefits the project will provide for the community and/or neighbors of the project.
<input type="checkbox"/>	Project Map(s) --Map or maps of the special use project site with boundaries of the project if less than the parcel boundaries. This map or maps shall be drawn to a <u>readable</u> scale. The scale shall be not more than 200' to the inch. The map shall display an accurate bar graph scale, date prepared, north arrow and the author of the map. This map(s) shall show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Boundaries of the property upon which the special use will be located, the acreage in the property and project site, with a north arrow and bar graph. <input type="checkbox"/> Access from the site and/or project boundaries to the nearest publicly maintained road. <input type="checkbox"/> Location of any existing structures or uses on the property and within 50' of the property. <input type="checkbox"/> Location of the project boundaries if they do not coincide with the property boundaries. <input type="checkbox"/> Existing and proposed structures, other on-site improvements, and location of all activities associated with the use, location of well, septic tank, and/or other utilities. <input type="checkbox"/> Boundary of all clearing, grading, and/or land disturbing activities on the site and the calculated acreage of all land disturbing activities on the site. <input type="checkbox"/> Parking, loading areas, and access to the project (See Article 7, Pender County UDO) <input type="checkbox"/> Landscaping and buffering (See Article 8, Pender County UDO) <input type="checkbox"/> All signs to be located on the property (See Article 10, Pender County UDO) <input type="checkbox"/> Pedestrian walks, area lighting and flood lighting. <input type="checkbox"/> Existing natural features of the site including, wooded areas, tree lines, ponds, streams, other water bodies or ditches on or adjacent to the site, designated flood hazard areas & known or designated wetlands on the site. <input type="checkbox"/> Drainage plan and/or direction of flow of runoff from the project and site. <input type="checkbox"/> After review by the Planning and Community Development Department, additional information may be required to be submitted. <input type="checkbox"/> Two full size and twenty reduced size (max. 11"x17") copies of this map(s) shall be submitted.
RETURN COMPLETED APPLICATION TO: Pender County Planning & Community Development P.O. Box 1519 Burgaw, NC 28425	

SCI Scott's Hill
Pender County PIN: 3271-64-5212-0000

Project Narrative

This Application is for a Special Use Permit for the construction of a 199' monopole communications tower and related facilities on a 10,000 square foot site on the parcel owned by Hall Family Properties of Wilmington located on US Highway 17, Wilmington, NC 28411. The property is zoned GB (General Business). Telecommunication towers are a special use in Pender County.

The site is currently vacant. The location of the tower is in the back of the property adjacent to the existing power substation. Access will be via an existing access road off Highway 17, a public right of way. The tower will meet or exceed all required setback requirements. In accordance with the Pender county ordinance the tower will be designed that in the unlikely event of failure, it will fall within a 100' radius of the tower base, keeping the tower within the boundaries of the parent parcel.

SCI looked for possible existing sites or structures within it's required service area. Within this service area, there are no existing towers or structures to provide the necessary service. This tower will be designed to accommodate six users.

We are proposing a monopole structure in order to accommodate as many future wireless users as possible in order to limit the need for additional towers to serve this service area. The development will consist of a 100' x 100' lease parcel that will be surrounded by an 8 foot high chain link fence with green privacy slats to create a opaque buffer. Unmanned equipment shelters and outdoor self enclosed concrete pad equipment will be located at the base of the tower which will be connected to the antennas on the tower. The lines connecting the equipment to the antennas will be run inside the tower and will not be exposed or seen on the outside of the tower. Only power and telephone/fiber utilities are required for our proposal. Because the facility is unmanned there is no requirement for water or sewer services. The tower facility will meet all applicable state, federal and local laws regarding its construction and operation.

We are requesting relief from the 40' landscape buffer requirement because of the already required 100' setback of the tower to the property line. The additional 40' buffer would encroach 180' into the subject property from the rear and western property lines. This would have a negative impact to the usable space of any future development of the overall parcel. We would like to propose an alternative of placing green privacy slats in the fence surrounding the compound to create the opaque buffer the code is attempting to achieve with the buffer.

The area's business and personal communication needs will be served by the proposed facility. The services provided by the wireless carriers on the proposed tower will be a vital link for everyday personal communication needs, as well as emergency communication needs related to civil defense in times of natural disasters such as hurricanes, and in the daily reporting of accidents and crime.

SCI believes that the property selected for the tower is the most logical location in the immediate vicinity. The existence of the power substation that abuts the rear of the property is one of the reasons we selected this property. Locating this tower on the rear of the property will put it in close proximity to the substation and be in harmony with the existing utility use. This unmanned use will not adversely affect population density, activity, traffic or parking. The proposed use will have no detrimental impact on the surrounding property or community. Its existence will be of great benefit to the public by accomplishing the provision of quality telecommunications service in the area.



Applicant:
SCI Towers

Owner:
Hall Family Properties
of Wilmington LLC

**Special Use
Permit
10932**

Legend



Subject Property



2010 AERIAL





Applicant:
SCI Towers

Owner:
Hall Family Properties
of Wilmington LLC

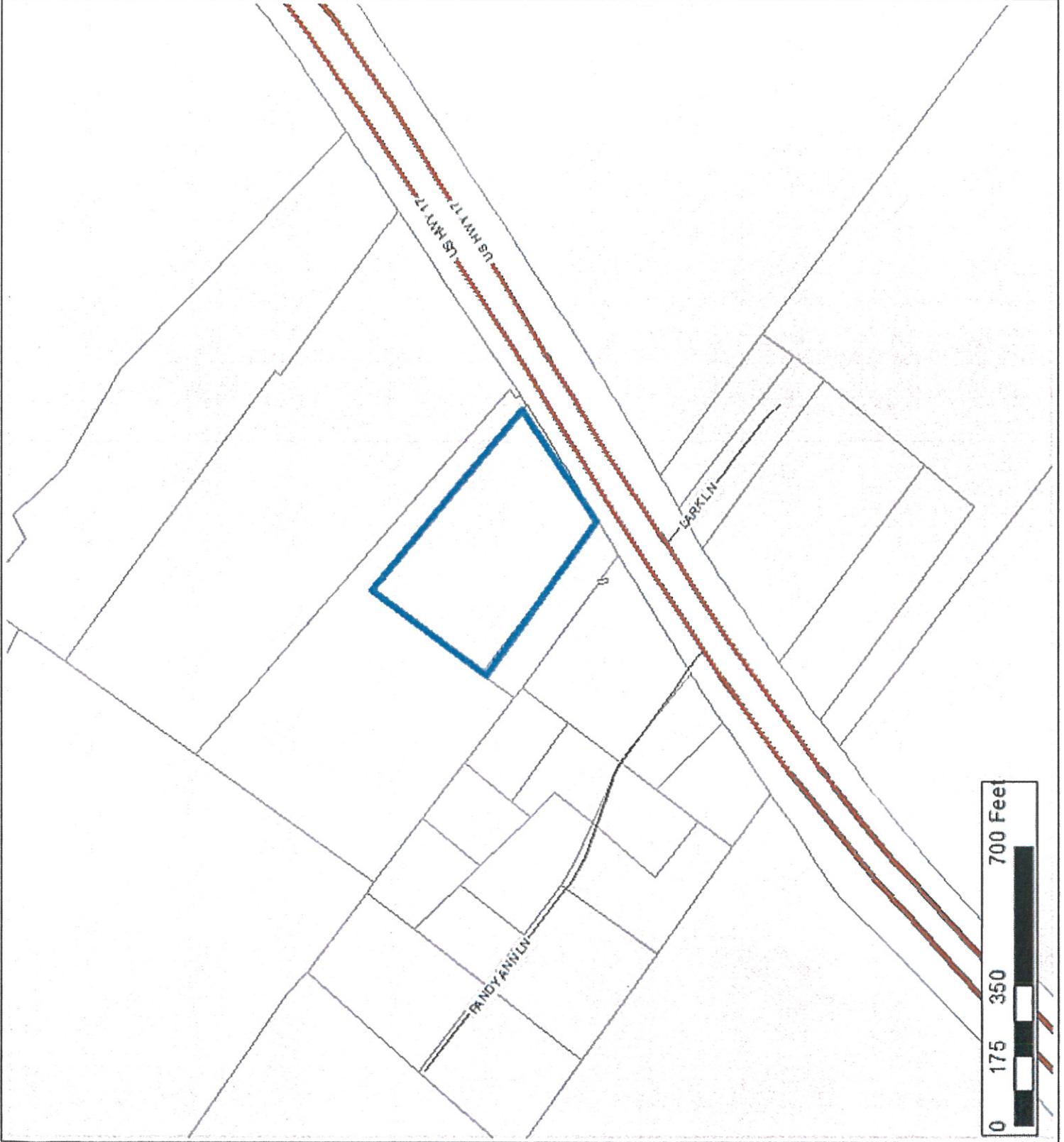
**Special Use
Permit
10932**

2010 Land Use Classification

-  Conservation
-  Industrial
-  Mixed Use
-  Office, Institutional, Business
-  Rural Growth
-  Suburban Growth



**LAND USE
CLASSIFICATION**





Applicant:
SCI Towers

Owner:
Hall Family Properties
of Wilmington LLC

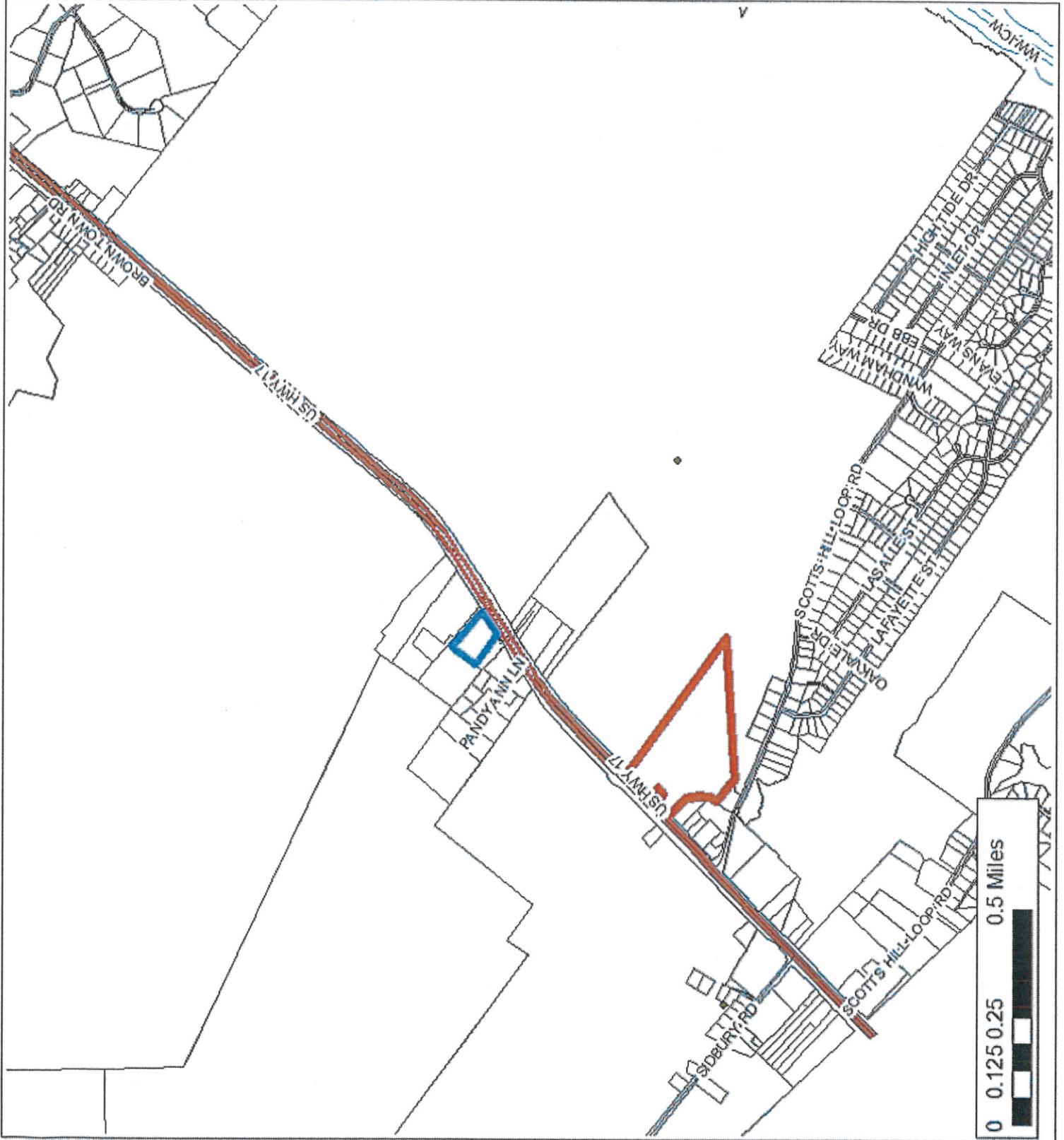
**Special Use
Permit
10932**

Legend

-  Subject Property
-  Optima Tower's Proposal
-  Towers



VICINITY





Applicant:
SCI Towers

Owner:
Hall Family Properties
of Wilmington LLC

**Special Use
Permit
10932**

- Subject Property**
- Zoning Classification
 - General Business (GB)
 - General Industrial (GI)
 - Industrial Transition (IT)
 - Office & Institutional (OI)
 - Rural Agricultural (RA)
 - Planned Development (PD)
 - Residential Performance (RP)
 - Environmental Conservation (EC)
 - Incorporated Areas (INCORP)
 - Manufactured Home Park (MHP)
 - Residential Mixed (RMF)



ZONING

