



REQUEST FOR BOARD ACTION

ITEM NO. 18

DATE OF MEETING: June 17, 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. This item was tabled from the 5/20/2013 meeting.

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 6/17/2013

Date

ATTEST 6/17/2013
Date

PLANNING STAFF REPORT
Special Use Permit

SUMMARY:

Hearing Date: June 17, 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 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. Similarly, 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.

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 (Must be equal to 10' plus the fall zone) or western rear yard setback (Must be equal to 10' plus the fall zone). 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. These setback requests are a reduction of 10', or a reduction of (9%) nine percent of the distance required.

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 1, 2.a, 2.b, 2.d, 2.e, 3.a and 3.b. Following Board approval, the telecommunication tower will be required to meet items 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 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

A. Compliance With Other Codes - Granting of a Special Use Permit does not exempt the applicant from complying with all of the requirements of building codes and other Ordinances.

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. After a public hearing has been held, the Board of Commissioners may revoke the Special Use Permit upon finding any of the following:

- 1) That the approval was obtained by fraud.
- 2) That the use for which such approval was granted is not being executed.

- 3) That the use for which such approval was granted has ceased to exist or has been suspended for one year.
- 4) That the permit granted is being, or recently has been exercised contrary to the terms or conditions of such approval.
- 5) That the permit granted is in violation of an Ordinance or Statute.
- 6) That the use for which the approval was granted was so exercised as to be detrimental to the public health or safety, or so as to constitute a nuisance.

C. Expiration - Unless a request for additional time is granted or approved otherwise as a condition of the permit, a Special Use Permit shall expire and become void if final Zoning Approval has not been issued for the project within 24 months after the Notice of Approval of the Special Use Permit has been served on the applicant. The Administrator may provide one extension of the expiration date by no more than 6 months, for complex projects requiring major state or federal permits, upon receipt of a written request for such extension by the applicant detailing the reasons for delay in completion of the requirements for the Zoning Approval.

D. Duration of Special Use - Any conditions imposed on a special use authorized and exercised shall be perpetually binding upon the property unless expressly limited by the Pender County UDO 3-28 Article 3 – Review Procedures Special Use Permit or subsequently changed or amended by the Board of Commissioners after application to the Board of Commissioners and a public hearing.

E. Conditions and Guarantees - Prior to the granting of any special use, the Board of Commissioners may stipulate such conditions and restrictions upon the establishment, location, or construction, maintenance, and operation of the special use as it deems necessary for the protection of the public and to secure compliance with the standards and requirements specified in this Ordinance. In all cases in which special uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary to assure that conditions stipulated in connection therewith are being and will be complied with.

- 1) Such conditions may include a time limitation.
- 2) Conditions may be imposed which require that one or more things be done before the use requested can be initiated. For example, "that a solid board fence be erected around the site to a height of six (6) feet before the use requested is initiated".
- 3) Conditions of a continuing nature may be imposed. For example, "exterior loud speakers shall not be used between the hours of 10:00 p.m. and 9:00 a.m."

F. Filing of Special Use - The Administrator shall file the approved or disapproved application forms with the decision of the Board of Commissioners.

G. Appeals from the Board of Commissioners - Appeals to the Superior Court may be taken by any person, firm, or corporation aggrieved, or by any officer, department, board of the county affected by any decision of the Board of Commissioners, provided such appeals shall be taken within thirty (30) days after the decision of the Board of Commissioners is filed in the office of the Administrator, or after a written copy thereof is delivered to the applicant, whichever is later. The decision of the Board of Commissioners shall be delivered to the applicant by certified mail, return receipt requested.

H. Revisions - Major revisions to a Special Use Permit must be submitted to the Board of Commissioners. All legal notice and application fee requirements must be met for major revisions. Revisions that are considered minor revisions to an approved Special Use Permit may be reviewed and approved by the Administrator after basic submission requirements have been completed. All revisions approved by the Administrator must meet the original conditions of the permit as approved by the County Commissioners and current provisions of the Zoning Ordinance. The addition of an accessory structure less than 1000 sq. ft., addition of parking or other ancillary facilities or uses or the addition of similar product lines are examples of revisions that may be considered minor revisions.

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.



ENGINEERING PLLC
1970 CHANDALAR OFFICE PARK, SUITE 20
PELHAM, AL 35124
205-378-9618

May 13, 2013

Pender County North Carolina
Planning and Community Development
805 South Walker Street
Burgaw, NC 28425

Re: SCI Towers LLC-Scotts Hill Loop project-718 Market Street, Wilmington, NC 28401
Tower fall radius

To Whom it May Concern

Please be advised that the proposed 199' monopole communications tower for the above referenced project will be designed, in the unlikely event of a failure, to collapse within a specific fall zone not to exceed 100' from the base of the proposed tower location. This fall zone is shown on the site plan submitted to Pender County.

The tower will be designed with a yield point at a location that will cause the tower to yield, not break, at a specified height above ground that will cause a reduction in the overall stress on the tower. This would only occur in the event the building code design requirements are exceeded during a high wind event. In addition, the tower will be designed to accommodate up to 6 carriers and the building code design requirements will consider all of the maximum proposed loading for the antenna and appurtenance surface area for wind load calculations. Until the time that the total proposed carrier antenna and appurtenance design is maximized and installed, the potential for a tower failure becomes even more unlikely.

Thank and feel free to call me with any questions at 205-378-9618.

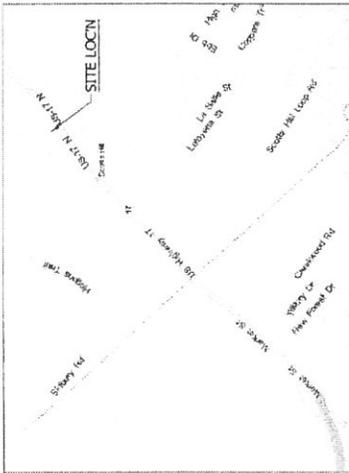
WAYPOINT ENGINEERING PLLC

A handwritten signature in black ink, appearing to read "Russell C. Morrison", is written over a horizontal line.

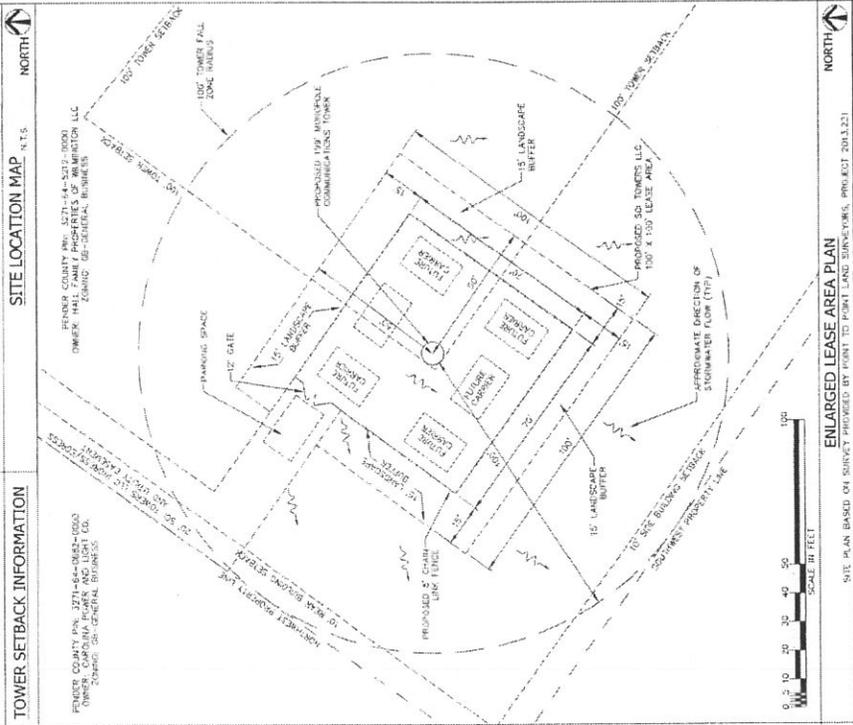
Russell C. Morrison, P.E.
North Carolina PE#23365



OWNER/APPLICANT: SCI TOWERS 8000 S. JIS HIGHWAY 1, SUITE 402 PORT ST. LUCIE, FL 34952 888-378-2803	PROJECT NAME AND LOCATION: SCOTT'S HILL LOOP 718 MARKET STREET WILMINGTON, NC 28401	PROJECT ENGINEER: WAYPOINT ENGINEERING PLLC 1910 CHINCAGOIA OFFICE PARK, SUITE 203 WILMINGTON, NC 28403 PHONE: 252-378-9118 NORTH CAROLINA CAP P-1015	ENGINEER SEAL: PROFESSIONAL SEAL 23365 RUSSELL C. MCKINLEY NORTH CAROLINA P.E. #7245.C. 5-13-17	DATE OF ISSUE: MAY 13, 2013	ISSUED FOR: ZONING PLAN	SUBMITTALS: REV. DATE. DESCRIPTION	PROJECT NUMBER: L201261-01	DRAWN BY: KJM CHECKED: RCM APPROVED: RCM	APPROVING AGENCY: PERMITS DIVISION, NORTH CAROLINA	BUILDING CODE: 3012 NORTH CAROLINA STATE BUILDING CODE	SHEET TITLE: SITE PLAN	SHEET NUMBER: Z-1
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DIR. SETBACK	REQUIRED SETBACK	PROPOSED SETBACK	WARRANTY SETBACK	REFLECTED SETBACK
SOUTHEAST (FOOT)	30.0	30.0	N/A	N/A
SOUTHWEST (SIDE)	88.0	100.0	N/A	N/A
NORTHEAST (SIDE)	95.0	2-37	N/A	N/A



REQUIRED SETBACKS
PER PERMITS DIVISION DEVELOPMENT REGULATIONS, TOWER MUST BE SET BACK FROM ADJACENT PROPERTY FROM PROPERTY LINES.

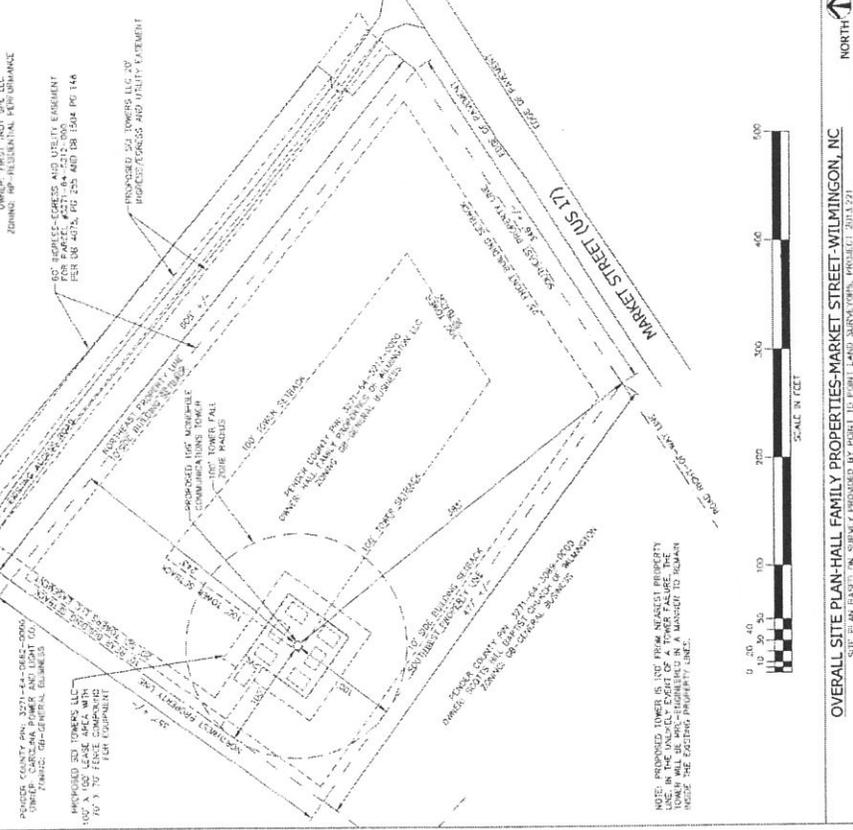
FIRE PROTECTION
FIRE PROTECTION NOT REQUIRED, STRUCTURE IS NOT FLAMMABLE.

PARKING
PARKING FOR SERVICE TECHNICIANS WILL BE IN ACCESS EASEMENT ADJACENT TO TOWER COMPOUND.

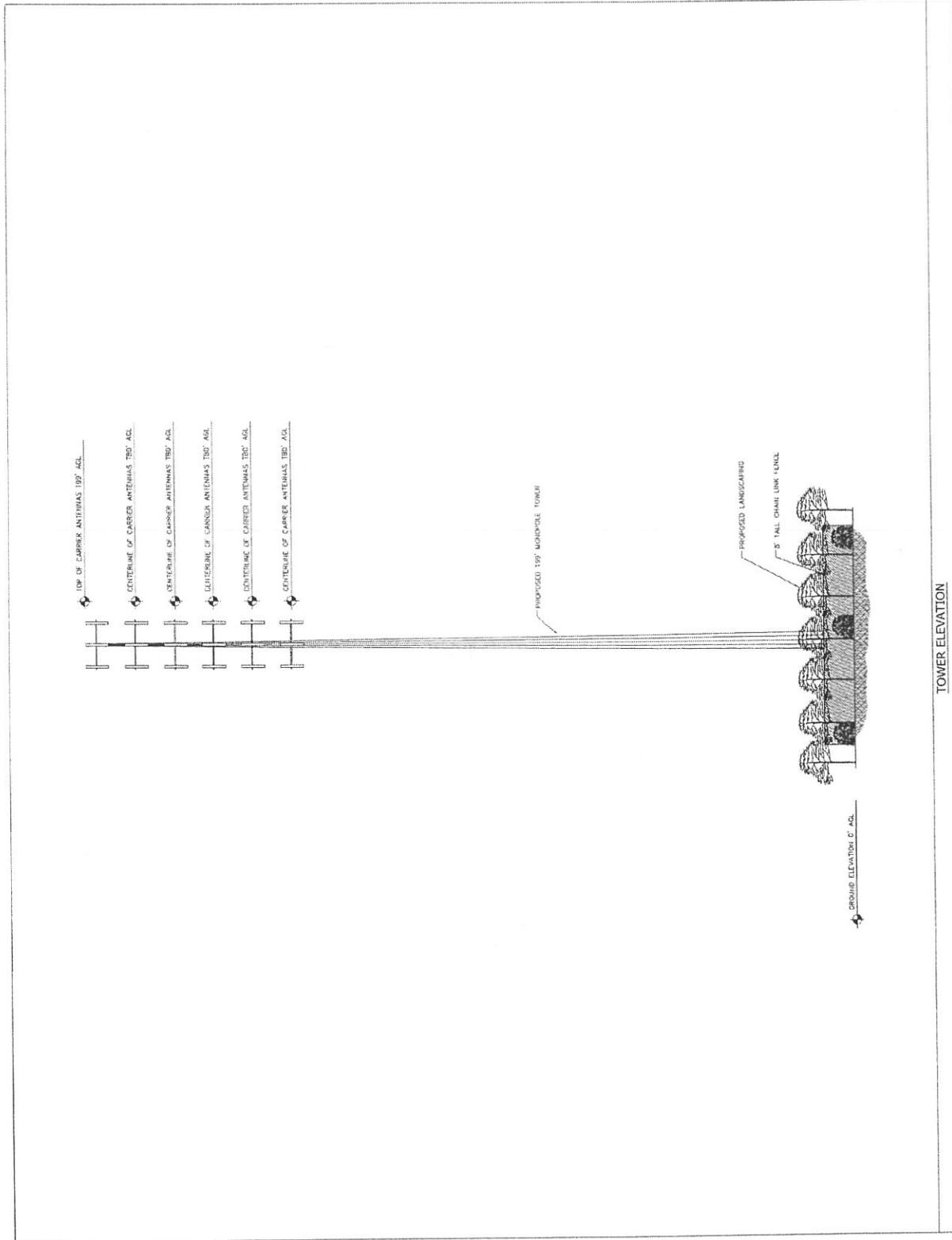
PROPERTY INFORMATION
PERMITS DIVISION P# 1327-54-0712-0009
TOTAL PROPERTY ACREAGE: 3.89 ACRES
TOTAL PROJECT ACREAGE: 0.29 ACRES

TRAFFIC STATEMENT
EXPECTED NUMBER OF TRIPS PER YEAR: 100
THIS PROJECT WILL NOT AFFECT OVERALL PERFORMANCE OF ADJACENT ROADWAY.

STORMWATER STATEMENT
TOTAL AMOUNT OF PROPOSED IMPERVIOUS AREA WILL BE LESS THAN 5000 SF OR 1.69 ACRES. ADJACENT PARENT TRACT WILL BE AFFECTED BY OVERALL DRAINAGE PATTERNS OF PARENT TRACT.



OWNER/APPLICANT: SCI TOWERS 8000 S. US HIGHWAY 1, SUITE 402 PORT ST. LUCIE, FL 34952 888-318-2803	
PROJECT NAME AND LOCATION: SCOTT'S HILL LOOP 718 MARKET STREET WILMINGTON, NC 28401	
PROJECT ENGINEER WAYPOINT ENGINEERING, PLLC 1970 CHANDLER OFFICE PARK, SUITE 20 PULHUN, ALABAMA 35124 334-241-1111 NORTH CAROLINA OFFICE: 1013 NORTH CAROLINA OFFICE: 1013	
	
DATE OF ISSUE MAY 13, 2013	
ISSUED FOR ZONING FC-41	
SUBMITTALS REV. DATE DESCRIPTION	
PROJECT NUMBER L201361 01	
DRAWN BY KJM	
CHECKED KJM	
APPROVED RCM	
APPROVING AGENCY PERDUE COUNTY, NORTH CAROLINA	
BUILDING CODE 2012 NORTH CAROLINA STATE BUILDING CODE	
SHEET TITLE TOWER ELEVATION	
SHEET NUMBER Z-2	



OWNER/APPLICANT:

SCI TOWERS
 8000 S. US HIGHWAY 1, SUITE 402
 PORT ST. LUCIE, FL 34952
 888-318-2803

PROJECT NAME AND LOCATION:
 SCOTT'S HILL LOOP
 718 MARKET STREET
 WILMINGTON, NC 28401

PROJECT ENGINEER



WAYPOINT

ENGINEERING PLLC
 1870 CHURCH LANE OFFICE PARK, SUITE 200
 WILMINGTON, NC 28403
 PHONE: 252-338-9818
 NORTH CAROLINA CAMP: 1815



ENGINEER SEAL

Russell C. McPherson
 5-13-13
 RUSSELL C. MCPHERSON, ENGINEER
 NORTH CAROLINA PROFESSIONAL ENGINEER
 LICENSE NO. 5-13-13
 SEAL NO. 23365
 DATE OF ISSUE
 MAY 03, 2013

ISSUED FOR

ZONING PLAN

SUBMITTALS

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201301101

DRAWN BY

KJM

CHECKED

KJM

APPROVED

KJM

APPROVING AGENCY

FENDER COUNTY, NORTH CAROLINA

BUILDING CODE

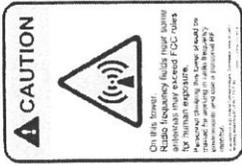
2012 NORTH CAROLINA STATE BUILDING CODE

SHEET TITLE

SIGNAGE DETAILS

SHEET NUMBER

Z-4



18" X 12" .040 ALUMINUM

RF WARNING SIGN

SIGNAGE NOTES:

1. SIGNS SHALL BE MADE OF UV-RESISTANT SOLID PLASTIC WITH 1/4" HOLES 1/2" FROM EACH CORNER TO HAND SIGN ON FENCE.
2. SIGNS SHALL BE INSTALLED AT 5' FROM EACH CORNER TO HAND SIGN ON FENCE. REGISTRATION NUMBER AND TRESPASSING SIGN SHALL BE INSTALLED IN THE CENTER OF THESE SECTIONS OF FENCE AND SPACED TO MORE THAN 40' APART.
3. SIGNS SHALL BE INSTALLED WITH CENTER AT 5' ABOVE FINISHED GRADE.



24 in

18 in

NO TRESPASSING SIGN



12" X 24" 0.063" ALUMINUM

SCI TOWERS LLC AND FCC REGISTRATION SIGN

TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude	34-19-57.6 north
Longitude	077-45-10.9 west

Measurements (Meters)

Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	14.9

Structure Type

MTOWER - Monopole

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW



Notice Criteria Tool

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- * your structure will exceed 200ft above ground level
- * your structure will be in proximity to an airport and will exceed the slope ratio
- * your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- * your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- * your structure will be in an instrument approach area and might exceed part 77 Subpart C
- * your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- * your structure will be on an airport or heliport
- * filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

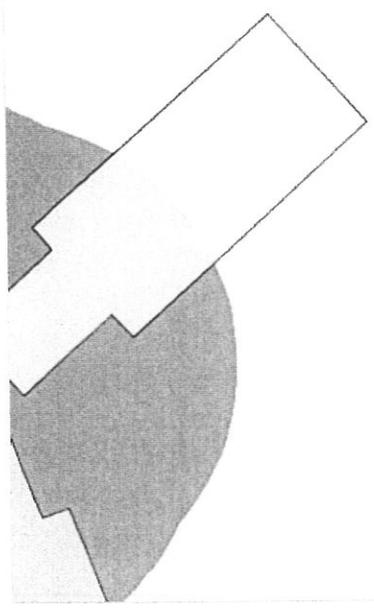
The tool below will assist in applying Part 77 Notice Criteria.

Latitude:	<input type="text" value="34"/> Deg	<input type="text" value="19"/> M	<input type="text" value="57.6"/> S	<input type="button" value="N ↕"/>
Longitude:	<input type="text" value="77"/> Deg	<input type="text" value="45"/> M	<input type="text" value="10.9"/> S	<input type="button" value="W ↕"/>
Horizontal Datum:	<input type="button" value="NAD83 ↕"/>			
Site Elevation (SE):	<input type="text" value="49"/> (nearest foot)			
Structure Height (AGL):	<input type="text" value="199"/> (nearest foot)			
Traverseway:	<input type="button" value="No Traverseway ↕"/>			
	(Additional height is added to certain structures under 77.9(c))			
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes			

Results

You do not exceed Notice Criteria.

11
12
13
14





Applicant:
SCI Towers

Owner:
Hall Family Properties
of Wilmington LLC

**Special Use
Permit
10932**

Legend



Subject Property



2010 AERIAL





Applicant:
SCI Towers

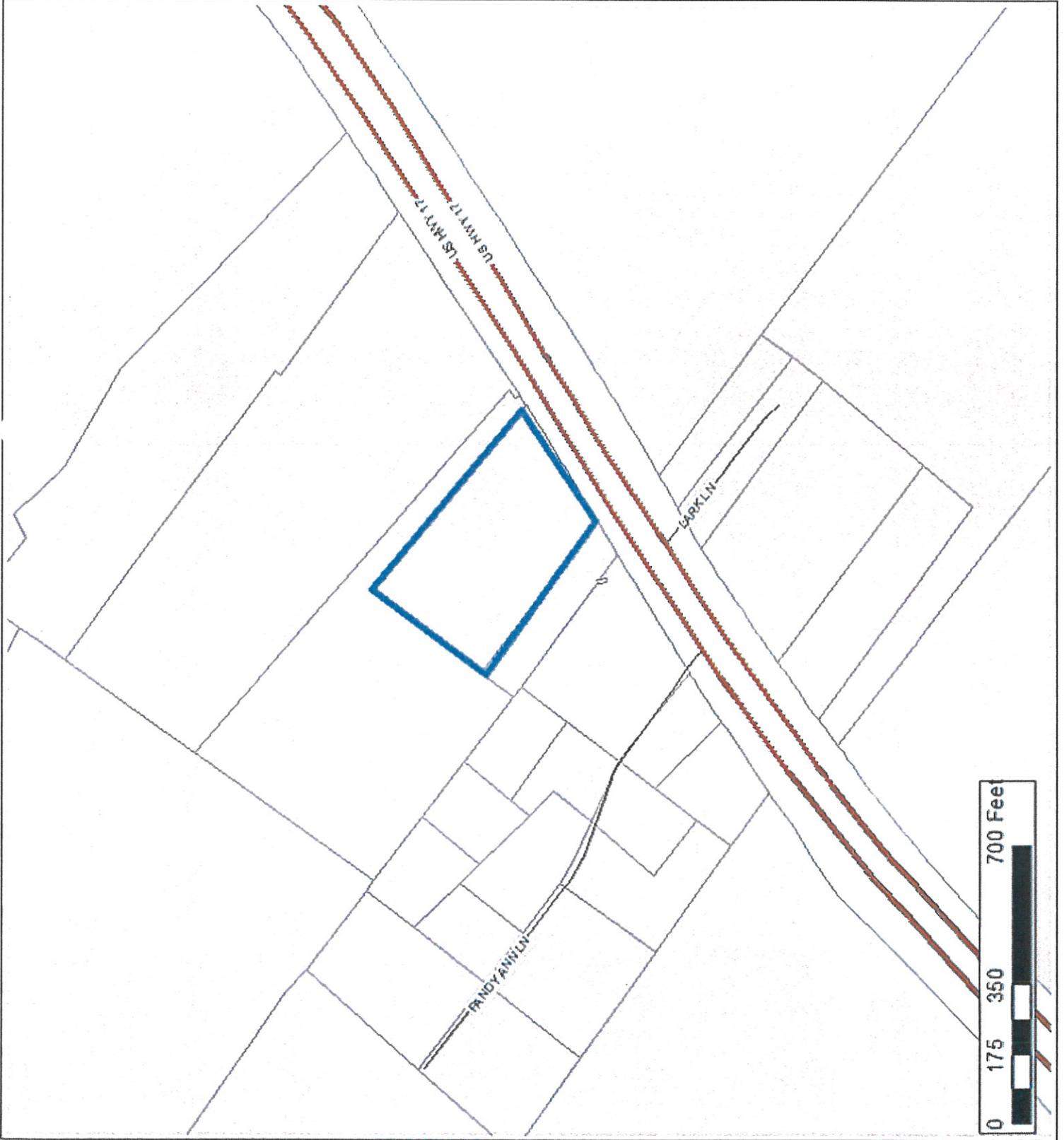
Owner:
Hall Family Properties
of Wilmington LLC

**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:
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of Wilmington LLC

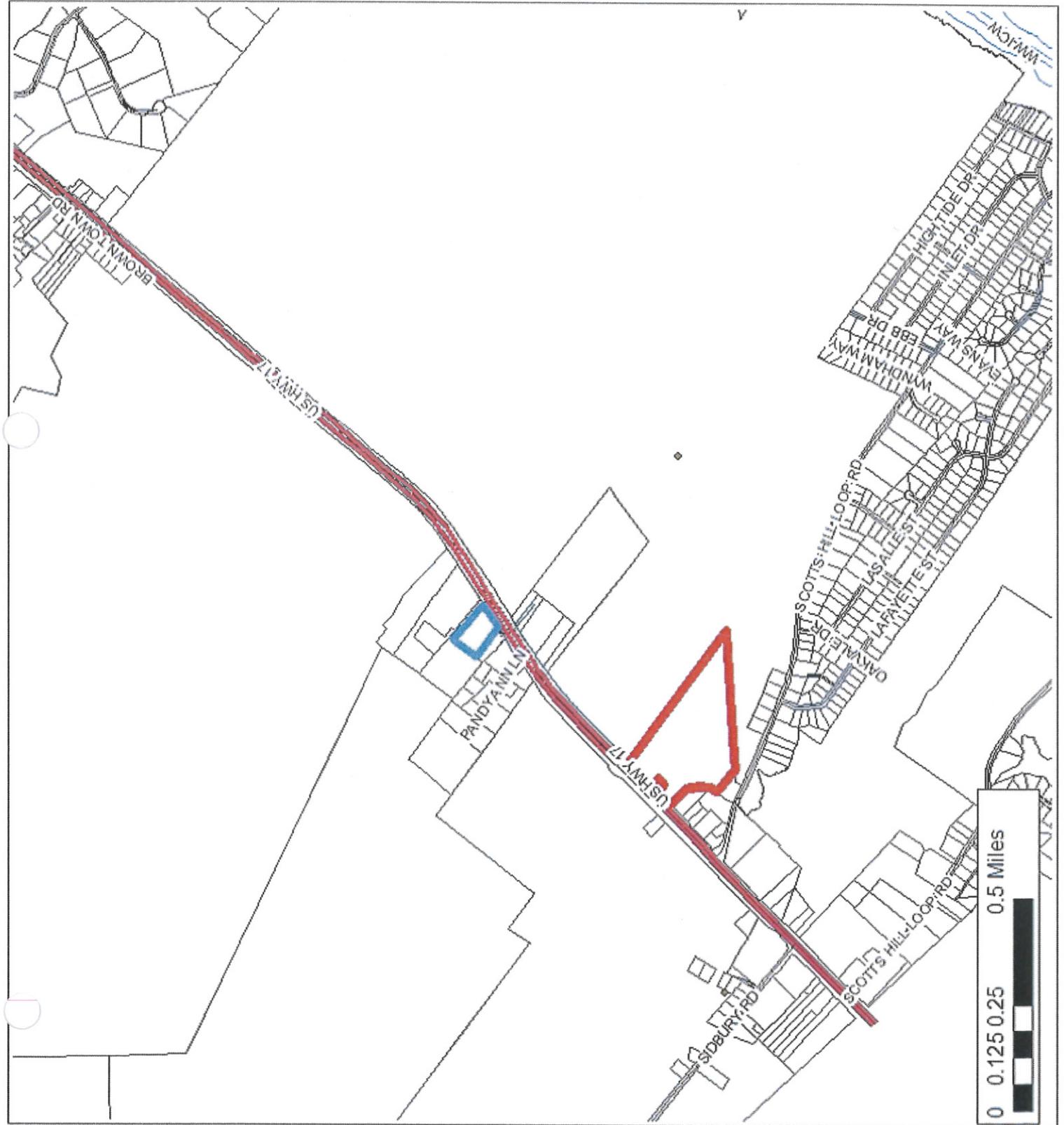
**Special Use
Permit
10932**

Legend

-  Subject Property
-  Optima Towers Case 10939
-  Towers



VICINITY





Applicant:
SCI Towers

Owner:
Hall Family Properties
of Wilmington LLC

**Special Use
Permit
10932**

- Zoning Classification**
- Subject Property
 - 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

