



REQUEST FOR BOARD ACTION

ITEM NO. 17.

DATE OF MEETING: August 18, 2014

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

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

BACKGROUND: Optima Towers IV, LLC, applicant, on behalf of Blakes of Scotts Hill, LLC, owner(s), is requesting approval of a Special Use Permit for the construction and operation of a 250-foot self-supported telecommunication tower. The subject property is located along the west side of US Highway 17 approximately 1,856 feet north of the New Hanover/Pender County line, Scotts Hill, NC and may be identified by Pender County PIN 3271-04-4167-0000. The property is zoned PD, Planned Development, 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 PD 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: Williams ___ McCoy ___ Brown ___ Tate ___ Ward ___

Chairman 08/18/2014

Date

ATTEST 08/18/2014
Date

PLANNING STAFF REPORT
Special Use Permit

SUMMARY:

Hearing Date: August 18, 2014
Applicant: Optima Towers IV, LLC
Property Owner: Blakes of Scotts Hill, LLC.
Case Number: 11218

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:

TELECOMMUNICATION TOWER: 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 west side of US Highway 17 approximately 1,856 feet north of the New Hanover/Pender County line, Scotts Hill, NC and may be identified by Pender County PIN 3271-04-4167-0000.

Zoning District of Property: The property is zoned PD, Planned Development, 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 PD zoning district.

PROJECT DESCRIPTION:

Optima Towers IV, LLC, applicant, on behalf of Blakes of Scotts Hill, LLC., owner(s), is requesting approval of a Special Use Permit for the construction and operation of a 250-foot self-supported telecommunication tower. The subject property is located along the west side of US Highway 17 approximately 1,856 feet north of the New Hanover/Pender County line, Scotts Hill, NC and may be identified by Pender County PIN 3271-04-4167-0000. The property is zoned PD, Planned Development, 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 PD zoning district. (Exhibit 1).

The proposed ±611.81 acre tract is vacant and according to the Tax Record, the property is participating in the State of North Carolina's Present Use Value Program. A full site development plan has been submitted along with this application, demonstrating the location of the proposed tower with setbacks (Exhibit 2).

Section 5.3.12.Q of the Pender County Unified Development Ordinance sets forth specific use standards for Telecommunication Towers.

Telecommunication Facilities

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*
 - 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 request has been evaluated for compliance with standards outlined in Section 5.3.12.Q, Telecommunication Towers. Based on the applicant's submittal, the request is in conformance with all items.

Setbacks (2.a and 2.c): Based on the height of the proposed telecommunication tower, the facility is required to provide a 250 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. Similarly, the minimum distance between the tower and any other adjoining parcel 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 tower is in compliance with setback standards (Exhibit 2). In this case, the tower is proposed to be set back 255 feet at its closest point to the southeast property boundary, 1,440 feet from the western property boundary, 255 feet to the eastern property line and 2,050 feet from the northern property line.

Telecommunication Users (2.e): Being over 180 feet high, the tower is required to be engineered and constructed to accommodate at least three telecommunication users. As proposed, the tower shows space for up to five telecommunication users.

Fencing (2.f): The application proposes installing an eight foot security fence, thereby meeting the eight foot UDO requirement for telecommunication towers (Exhibit 2).

Buffer Yard (2g): The application will be required to meet the C2 buffer requirement of the Unified Development Ordinance.

State and Federal Regulations (2.h,i., and j): As stated in the applicant's Project Narrative, the tower site will meet all FAA and FCC standards for illumination and environmental impacts, and the applicant will comply with all federal standards for radio frequency emissions (Exhibit 1). All applicable State and Federal permits will be obtained, including inspections and health department regulation compliance (Exhibit 1).

Tower Separation Requirements (3.b): If the tower is more than 100 feet high, it must be located at least 1,000 feet from any other telecommunication tower greater than 100 feet high; provided, however, that this 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. The applicant submitted evidence that there is not another tower, of any size, within a one mile radius of the proposed tower, thus satisfying this requirement (Exhibit 2).

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; as well as a sign advertising the public hearing was placed on the subject property.
- 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 PD, Planned Development, and telecommunication facilities are permitted in the PD 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.
 - a. The SUP request may be supported by a policy within the *2010 Comprehensive Land Use Plan*:
 - i. **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*

- 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*

- A. **Existing Land Use in Area:** Properties to the east include a mix of commercial and residential uses, while properties to the west include primarily residential. The properties to the north and south are vacant parcels. The site is located adjacent to the proposed Blake Farm Master Development Plan area..
- B. **Site Access Conditions:** The proposed use will have direct access to Sidbury Road (SR 1572). The site's access will be subject to review and approval by the NCDOT.
- E. **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 5.3.12.Q, Telecommunication Facilities.
 - 2. 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.
 - 3. The applicant shall meet all other local, state and federal regulations.
 - 4. 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.
 - 5. If subdivided, a plat indicating setbacks and conditions of this SUP shall be recorded meeting the standards of the UDO.

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.

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

SPECIAL USE PERMIT APPLICATION

GENERAL

1. An applicant shall be required to schedule a pre-submittal meeting with the Administrator at least thirty (30) days prior to submission of an application.
2. Any information the applicant wishes to submit to assist in making the above findings may be included as part of the Project Narrative or as a supplement labeled "Support Information-Required Findings" (max. 1 page).
3. Where construction, location or relocation is proposed to be done upon a residence, place of business or place of public assembly, no permit required for electrical, plumbing, heating, air conditioning or other construction, location or relocation activity under any provision of general or special law shall be issued until an authorization for wastewater system construction has been issued under G.S. 130A-336 or authorization has been obtained under G.S. 130A-337(c).

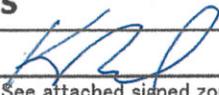
APPROVAL STANDARDS

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.

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.

APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE			
Application No.	SUP	Date	7-8-14
Application Fee	\$ 500.00	Receipt No.	
Pre-Application Conference	6-27-14	Hearing Date	8-18-14
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Optima Towers IV, LLC	Owner's Name:	Blakes of Scotts Hill, LLC
Applicant's Address:	PO Box 2041	Owner's Address:	10565 US Highway 17 N
City, State, & Zip	Mount Pleasant, SC 29465	City, State, & Zip	Wilmington, NC 28411
Phone Number:	843-324-9745	Phone Number:	910-520-2573
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3271-04-4167-000	Total property acreage:	611
Zoning Classification:	PD	Acreage to be disturbed:	.25
Project Address :	US Highway 17, Wilmington, NC		NAICS Code:
Description of Project Location:	Located in Southwest corner of parcel 3271-04-4167-000. Site is accessed from Sidbury Road via an existing access entrance that is used for current access to the surrounding properties owned by the Blake family.		
Describe activities to be undertaken on project site:	Wireless communications facility with tower, including necessary access and utilities.		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	7/1/14
Owner's Signature	See attached signed zoning authorization form by Henry C. Blake, III	Date:	
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: \$ 500.00 Application#: 11218 Date of Hearing: 8-18-14		
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 type="checkbox"/> Visa		Check: <input type="checkbox"/> Check # _____		
Application received by:		<i>[Signature]</i>				Date: 7-3-14	
Application completeness approved by:		<i>[Signature]</i>				Date: 7-8-14	

Special Use Permit Checklist

<input checked="" type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input checked="" 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 checked="" 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 checked="" 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 (<u>max. 11"x17"</u>) copies of this map(s) shall be submitted.

RETURN COMPLETED APPLICATION TO:
 Pender County Planning & Community Development
 P.O. Box 1519
 Burgaw, NC 28425

Print Form

**Planning & Community Development
PENDER COUNTY, North Carolina**

805 S. Walker St.
Burgaw, NC 28425

Planning and Zoning
910-259-1202



MISC. CREDIT / DEBIT - RECEIPT

141694

Job Property Address :

Owner Name & Address: OPTIMA TOWERS
PO BOX 2041
MT. PLEASANT SC 00000 - 0000

Contractor Name & Address:

CO#: 00000 - 0000

Purpose: SUP APPLICATION FEE

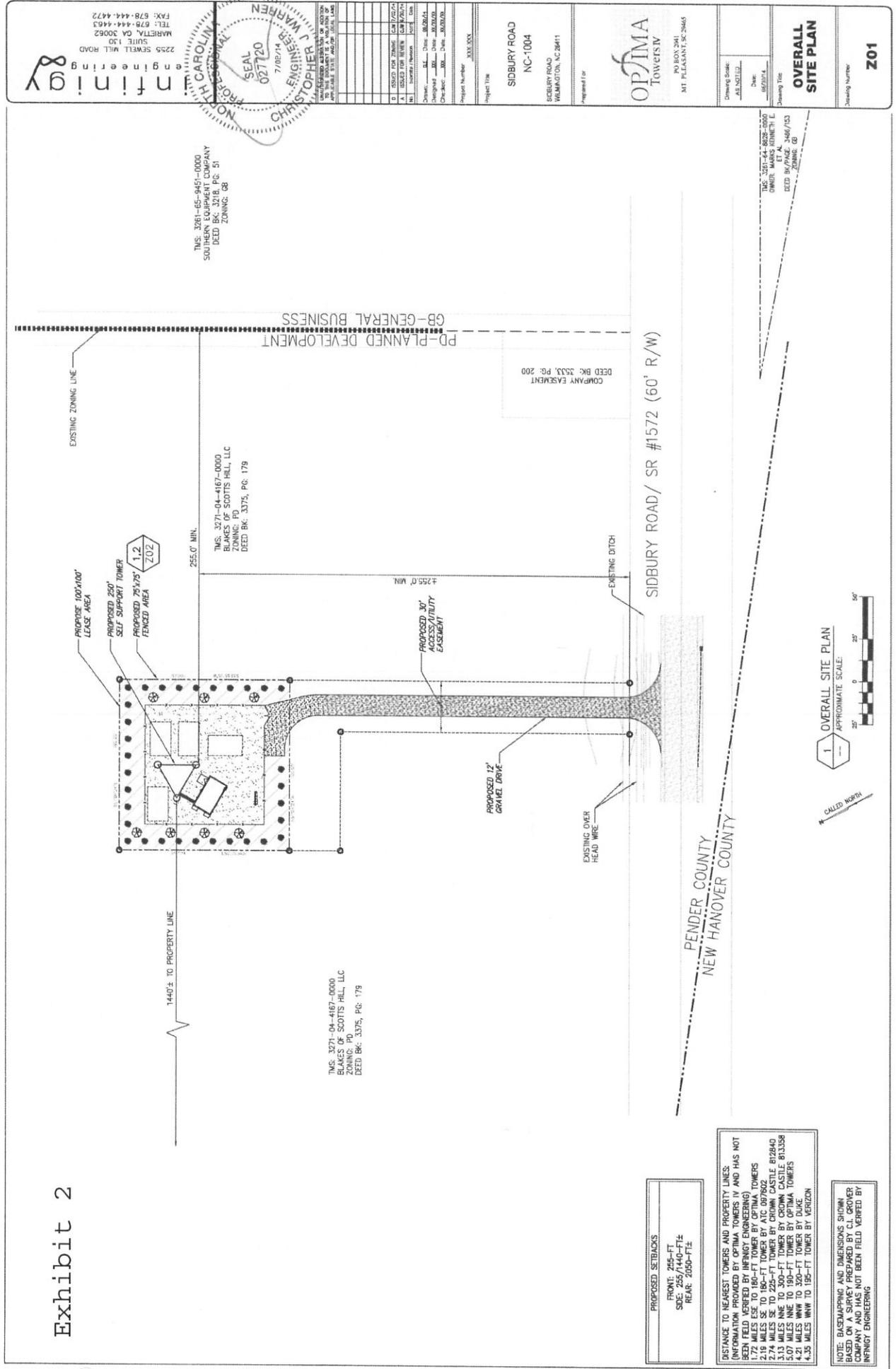
Attached to Permit # :

ISSUED BY	AMOUNT	CHECK #	TRANS DATE
AC92	500.00	1358	07082014

SIGNATURE: _____

Date: 7/8/14, 2014

Exhibit 2



INFINITING
2255 SEWELL MILL ROAD
SUITE 105
MARETTA, CA 90062
TEL: 678-444-4463
FAX: 678-444-4472

NO. 11 CAROLINA
SEAL
027720
7/08/14
CHRISTOPHER J. MARRIN
ENGINEER

Project Title: **SIBBURY ROAD NC-1004**
Project Number: **333-XXX**
SIBBURY ROAD WILMINGTON, NC 28411
Approved For: **OPTIMA TOWERS IV**
PO BOX 2941 MT PLEASANT, NC 29465

Drawing Scale:	Date:	Drawing Title:	
AS NOTED	06/27/14	OVERALL SITE PLAN	

PROPOSED SETBACKS
FRONT: 250'-FT
SIDE: 250'-FT
REAR: 200'-FT

DISTANCE TO NEAREST TOWERS AND PROPERTY LINES:
1.72 MILES ESE TO 180'-FT TOWER BY OPTIMA TOWERS
2.19 MILES SE TO 180'-FT TOWER BY ATC 097902
2.74 MILES SE TO 225'-FT TOWER BY CROWN CASTLE #12840
3.07 MILES NNE TO 190'-FT TOWER BY CROWN CASTLE #13358
3.07 MILES NNE TO 190'-FT TOWER BY OPTIMA TOWERS
4.21 MILES WNW TO 300'-FT TOWER BY DUKE
4.35 MILES WNW TO 195'-FT TOWER BY VERIZON

NOTE: BASEMAPPING AND DIMENSIONS SHOWN BY THIS PLAN WERE PREPARED BY C.L. GORNER COMPANY AND HAS NOT BEEN FIELD VERIFIED BY INFINITING ENGINEERING



1 OVERALL SITE PLAN
APPROXIMATE SCALE:

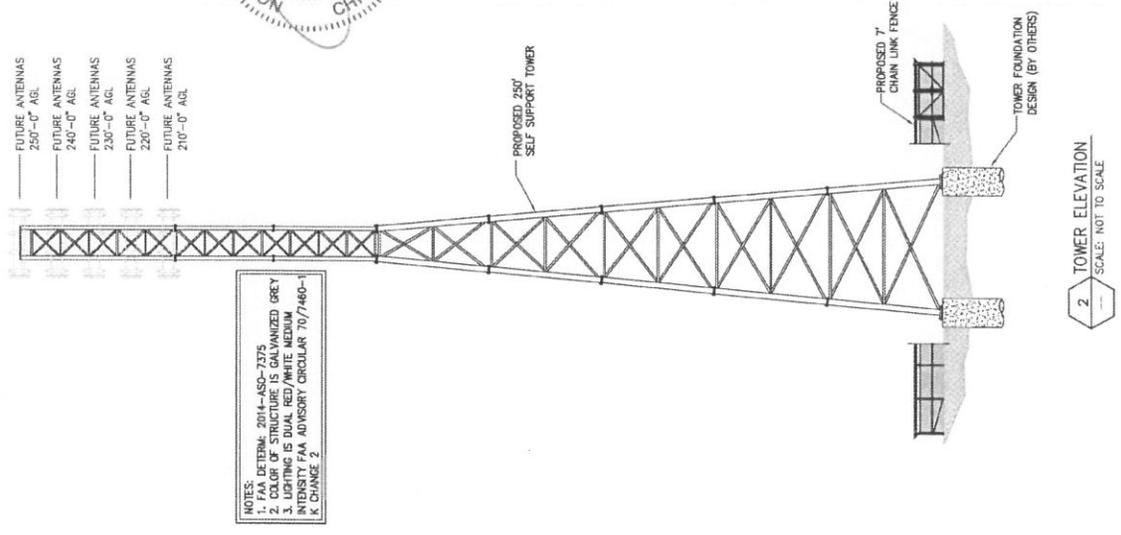
TMS. 3281-65-945-0000
SIBBURY ROAD COMPANY
DEED BK: 3018, PG: 51
ZONING: GB

TMS. 3071-04-4187-0000
BLAKES OF SCOTTS HILL, LLC
ZONING: PD
DEED BK: 3375, PG: 179

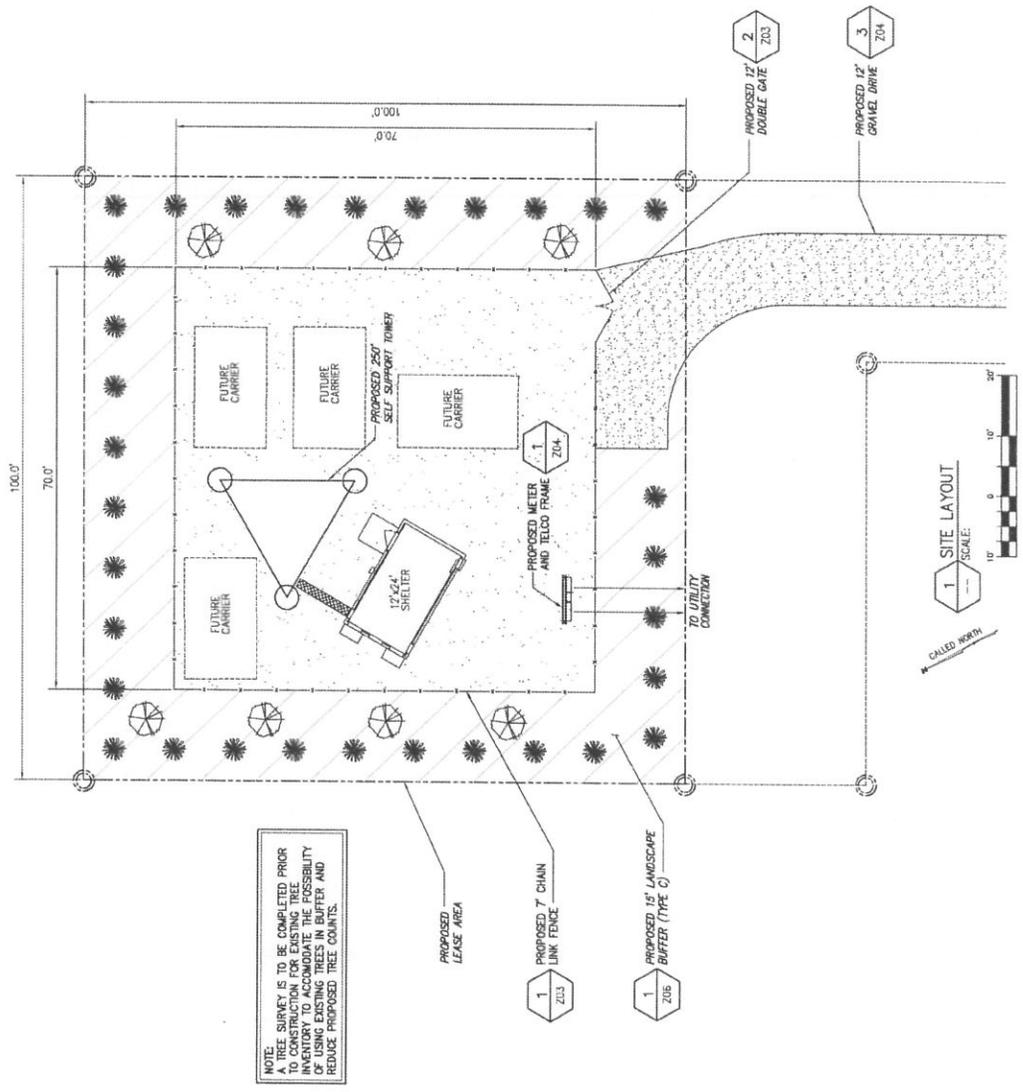
TMS. 3071-04-4187-0000
BLAKES OF SCOTTS HILL, LLC
ZONING: PD
DEED BK: 3375, PG: 179

COMPANY EASEMENT
DEED BK: 3333, PG: 200

TMS. 3057-64-6205-0000
OMNIS MARKS KENNETH E.
DEED BK/PAGE: 2466/133
ZONING: GB



NOTES:
 1. FAA LETTER: 2014-AS-375
 2. STRUTS TO BE PAINTED GREY
 3. LIGHTING IS DUAL RED/WHITE MEDIUM INTENSITY FAA ADVISORY CIRCULAR 70/7460-1 K CHANGE 2



NOTE:
 A TREE SURVEY IS TO BE COMPLETED PRIOR TO CONSTRUCTION FOR EXISTING TREE PRESERVATION. THE RESPONSIBILITY OF USING EXISTING TREES IN BUFFER AND REDUCE PROPOSED TREE COUNTS.



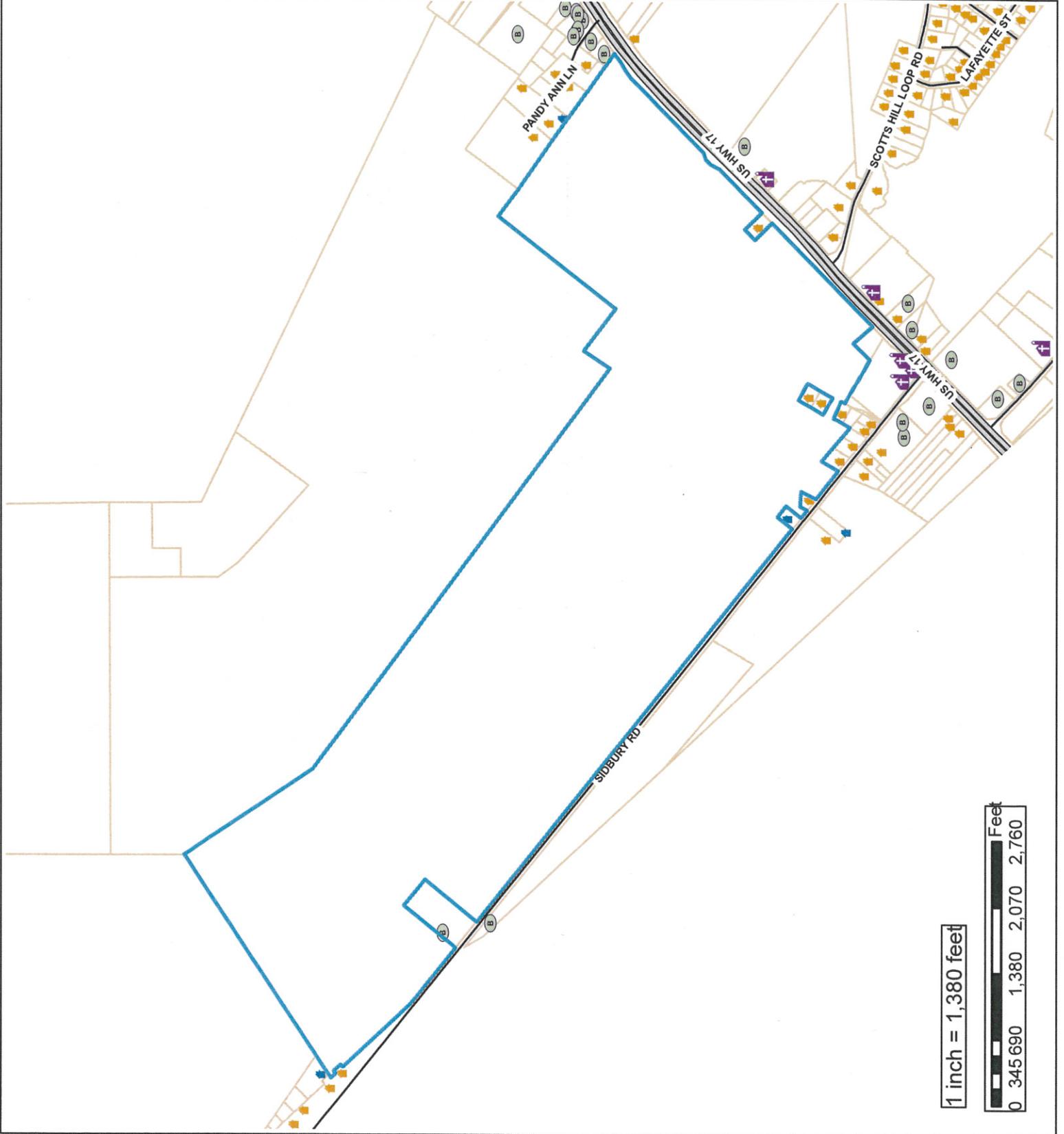
Applicant:
Optima Towers IV, LLC

Owner:
Blakes of Scotts Hill, LLC

Special Use Permit
11218



Vicinity



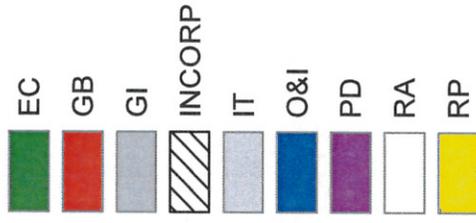


Applicant:
Optima Towers IV, LLC

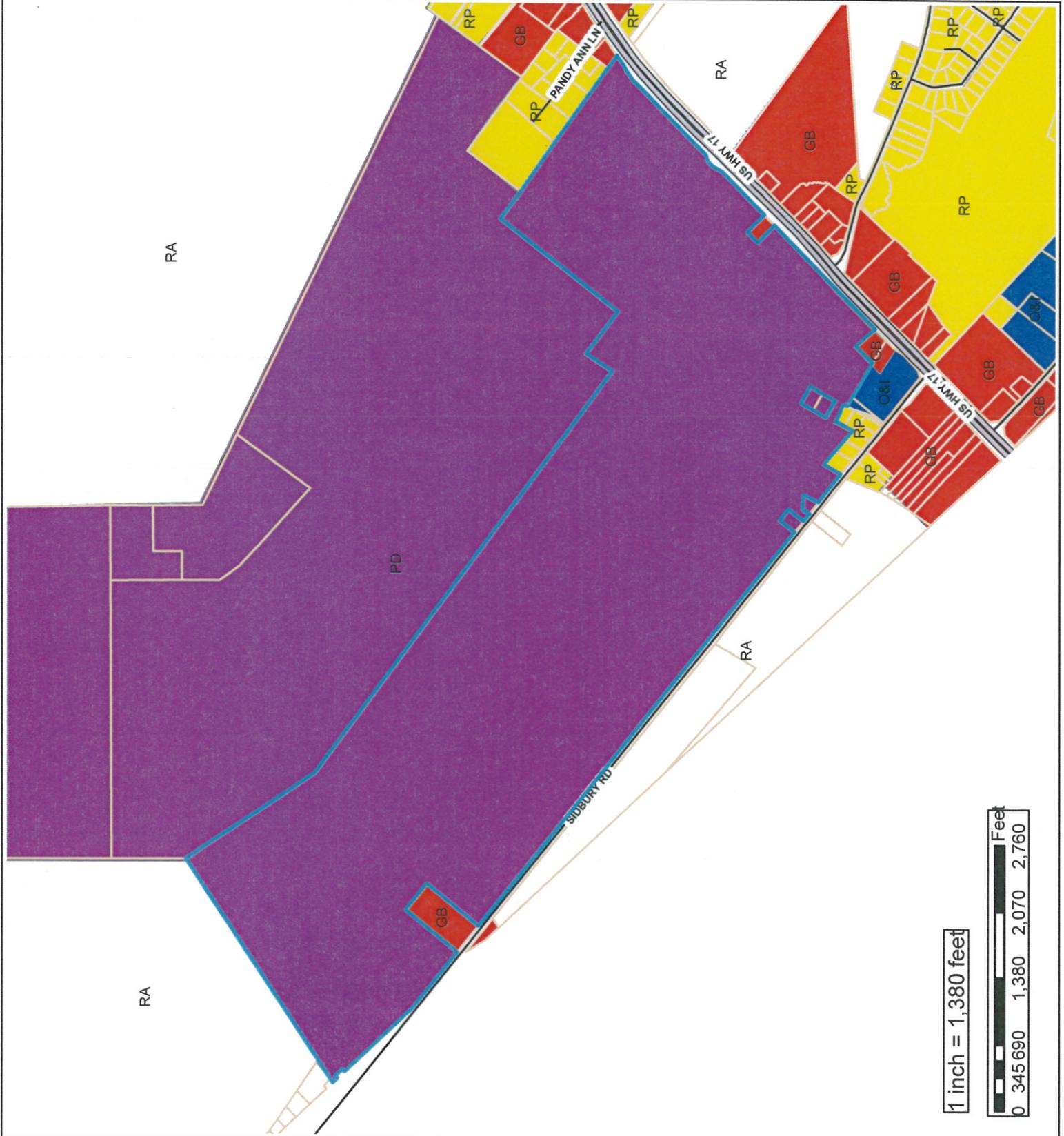
Owner:
Blakes of Scotts Hill, LLC

Special Use Permit
11218

Legend



Zoning



1 inch = 1,380 feet





Applicant:
Optima Towers IV, LLC

Owner:
Blakes of Scotts Hill, LLC

Special Use Permit
11218

Legend

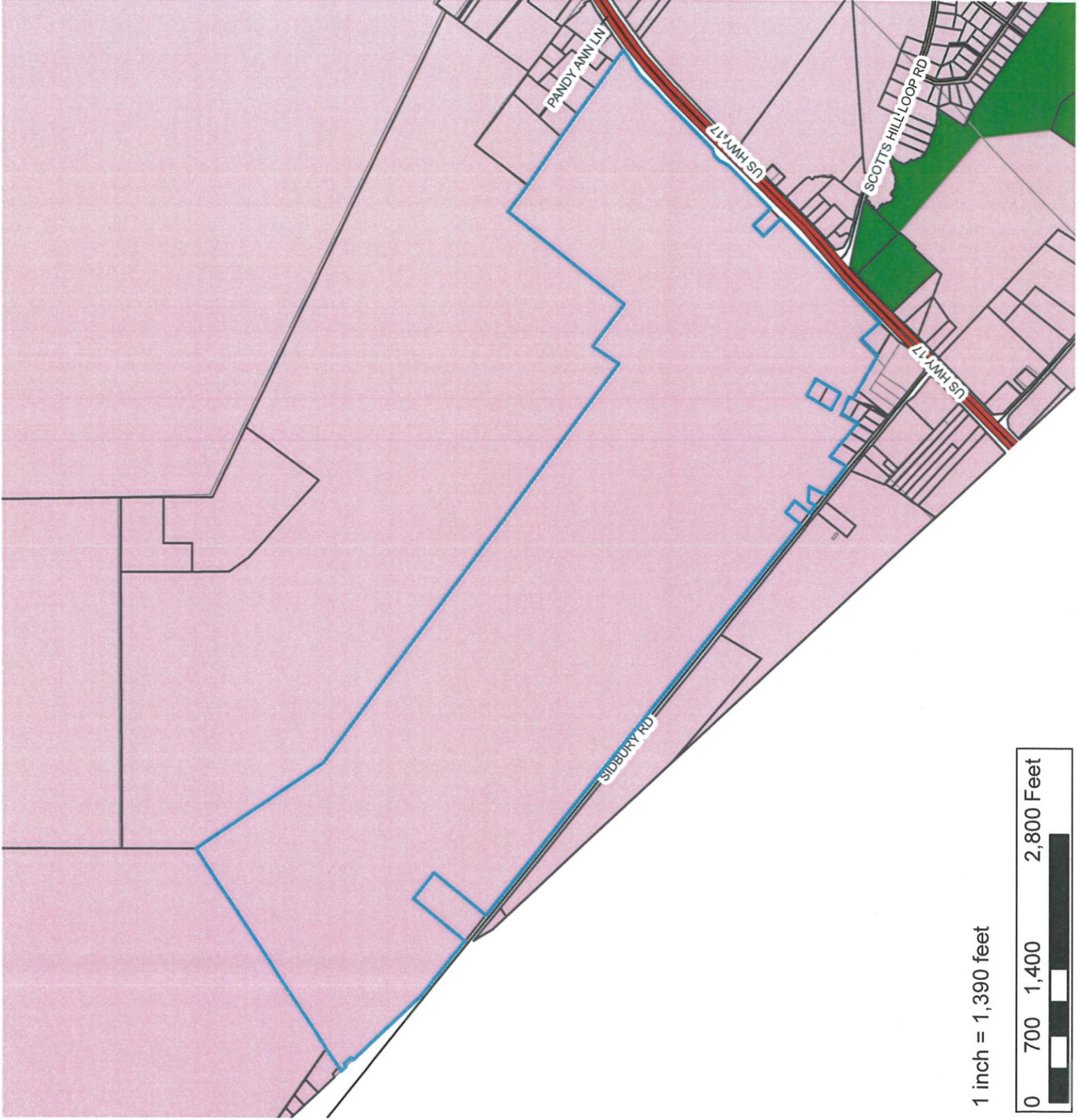
2010 Land Use Classification

LU_Name

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



**LAND USE
CLASSIFICATION**



1 inch = 1,390 feet





Applicant:
Optima Towers IV, LLC

Owner:
Blakes of Scotts Hill, LLC

Special Use Permit
11218



Aerial- 2012

