REQUEST FOR BOARD ACTION

ITEM NO. 28

DATE OF MEETING: March 16, 2015

REQUESTED BY: Megan O'Hare, Senior Planner, Planning & Community Development

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

BACKGROUND: Michael Doran, applicant, on behalf of U.S. Cellular, LLC, owner, is requesting approval of a Special Use Permit for the construction and operation of a telecommunication facility. The property is zoned RP, Residential Performance zoning district and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; telecommunication facilities are permitted via Special Use Permit in the RP, Residential Performance zoning district. The property is located on Ashton Road (SR 1411) and may be further identified by Pender County PIN 3226-84-4854-0000.

SPECIFIC ACTION REQUESTED: To Hold a Public Hearing and Consider the Approval of a Special Use Permit for a Telecommunication Facility.

RESOLUTION

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

on February 17, 2015 the Pender County Board of Commissioners (approved, modified, denied) a Special Use Permit request to construct and operate a telecommunication facility, 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___ Brown ___ McCoy___ Piepmeyer___ Tate ___

_____ 03/16/2015
J. David Williams, Chairman Date

_____ 03/16/2015
ATTEST Date

PLANNING STAFF REPORT
Special Use Permit

SUMMARY:

Hearing Date: March 16, 2015
Applicant: US Cellular, LLC.
Property Owner: First Fayette Cellular Corporation
Case Number: 11322

Land Use Proposed: US Cellular, LLC., applicant, on behalf of First Fayette Cellular Corporation, owner, is requesting the approval of a Special Use Permit (SUP) for the construction and operation of a telecommunication facility, 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 property is located at 12053 Ashton Road (SR 1411) and may be further identified by Pender County PIN 3226-84-4854-0000.

Zoning District of Property: The property is zoned RP, Residential Performance zoning district and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; telecommunication facilities are permitted via Special Use Permit in the RP, Residential Performance zoning district.

PROJECT DESCRIPTION:

US Cellular, LLC., applicant, on behalf of First Fayette Cellular Corporation, owner, is requesting approval of a Special Use Permit for the construction and operation of a telecommunication facility. The property is zoned RP, Residential Performance zoning district and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; telecommunication facilities are permitted via Special Use Permit in the RP, Residential Performance zoning district. The property is located at 12053 Ashton Road (SR 1411) and may be further identified by Pender County PIN 3226-84-4854-0000.

The seven (7) acre tract is currently occupied by an existing telecommunication tower that will be removed with the installation of the new tower and facility which directly obtains access via Ashton Road (SR 1411). Currently on site there is a three hundred (300) foot tall guyed tower that has been at this location for fourteen (14) years, according to the applicant. The current structural issues with the existing guyed wire tower necessitate the construction of the new three hundred (300) foot tall self-support telecommunication tower. A Special Use Permit is required

to ensure that the telecommunication facility meets the requirements set forth in Section 5.3.12.Q of the Pender County Unified Development Ordinance.

The proposed facility will provide access via a two hundred twenty-five (225) feet long access easement. The dimensions will be fifty-three (53) by fifty three (53) feet for the tower base. The freestanding tower itself is proposed as three hundred (300) foot tall and must comply with the Pender County Unified Development Ordinance Section 5.3.12.Q.

A full site development plan has been submitted along with this application, demonstrating the location of the proposed facility with setbacks (Exhibit 1). The applicant is submitting for a three hundred (300) foot self-support tower with a distance of three hundred forty feet (340) from the western property boundary, two hundred fifty-four (254) feet from the north property boundary along Ashton Road (SR 1411), one hundred seventy-three (173) feet from the more eastern property boundary and two hundred ninety (290) feet from the southern property line.

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

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

Setbacks (2.a and 2.c): 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.

As proposed, the tower does not meet setbacks requirements with a distance one hundred seventy-three (173) feet and two (2) inches from the nearest property line as shown in Exhibit 1. However, the applicant has submitted tower fall zone letter, to certify the location of the tower is not injurious to adjacent properties, whereas the tower will be acceptable at one hundred seventy-three (173) feet from the adjacent property per Exhibit 2 submitted by the applicant.

Telecommunication Users (2.e): As the tower is more than one hundred eighty (180) feet high, it must be engineered and constructed to accommodate at least one additional telecommunication user.

As proposed, the telecommunication facility shows space for up to four telecommunication users according to page one of the applicant's submitted narrative.

Fencing (2.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 (Exhibit 3).

The application proposes installing an eight (8) foot security fence with three strands of barbed wire as an anti-climbing device, thereby meeting the eight (8) foot requirement for telecommunication facilities (Exhibit 4).

Buffer Yard (2g): The application provides an existing wooded buffer as well as compliance with the buffering and fencing required in 2.f above, in accordance with the Pender County Unified Development Ordinance. At the time of site development the application will be in compliance with Ordinance standards.

State and Federal Regulations (2.h,i, and j): As stated in the applicant's Project Narrative, the telecommunication facility will meet all FAA (Exhibit 5) and FCC (Exhibit 6) standards for illumination and environmental impacts, and the applicant will comply with all federal standards for radio frequency emissions. All applicable State and Federal permits will be obtained, including inspections and health department regulation compliance.

Tower Separation Requirements (3.a): If the tower is more than 100 feet high, it must be located at least 1,500 feet from any other telecommunication tower greater than 75 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 (Exhibit 7) that there is not another tower, greater than seventy-five (75) feet in height, within a fifteen hundred (1,500) feet radius of the proposed tower, thus satisfying this requirement.

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 state and federal permits and agency approvals must be obtained.

		Zoning Districts									
Use Type	Ref NAICS	RA	RP	RM	MH	PD	CB	OI	IT	CI	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 RP, Residential Performance zoning district and telecommunication facilities are permitted in the RP 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.*

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*

E. ***Existing Land Use in Area:*** There is currently an existing three hundred (300) foot tall guyed wire telecommunication tower on site. The surrounding properties are primarily rural and residential in nature, parcels adjacent to the subject property being occupied by vacant undeveloped land and single-family residential to the east.

F. ***Site Access Conditions:*** The proposed use will have direct access to Ashton Road (SR 1411) using an existing access driveway. The site's 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 5.3.12.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 Unified Development Ordinance.
6. 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.

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.	SUP 11322	Date	11/8/2015
Application Fee	$ 500	Receipt No.	150026
Pre-Application Conference	Via telephone	Hearing Date	2/17/2015

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	U.S. Cellular Michael Doran (Agent)	Owner's Name:	U.S. Cellular
Applicant's Address:	1125 Corporate Dr.	Owner's Address:	1125 Corporate Dr
City, State, & Zip	Greenville N.C 27858	City, State, & Zip	Greenville N.C. 27858
Phone Number:	217-622-1377	Phone Number:	217-622-1377

Legal relationship of applicant to land owner: Agent

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	3226-84-4854-0000	Total property acreage:	2.809 9
Zoning Classification:	~~B-10~~ RP, residential performance	Acreage to be disturbed:	2.809
Project Address :	12053 Ashton RD Ashton N.C. 28457	NAICS Code:	
Description of Project Location:	Telecommunications site.		
Describe activities to be undertaken on project site:	Propose constructing new-300' Self-Support Tower and Taking Down existing Guyed wire Tower. all with-in The Same Foot print OF existing site.		

SECTION 3: SIGNATURES

Applicant's Signature		Date:	11-5-15
Owner's Signature		Date:	11-5-15

NOTICE TO APPLICANT

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

☐ **General/** Fees: $300 +$10 per acre over 5 acres, Max. of $5,000 ☑ **Tower over 75 Feet/** Fees $500 ☐ **Minor Revisions /**Fees $100 ☐ **Mining** Fees $750	**Total Fee Calculation: $** 500 **Application#:** 11322 **Date of Hearing:** 2/17/2015

Attachments Included with Application: (Please include # of copies)

CD /other digital version	☑ Y ☐ N	Plan Sets	# of large	# of 11X17 2	Other documents/Reports	☐ Y ☐ N

Payment Method:	**Cash :** ☐ $_____	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☒ Check # 3232

Application received by:	Megan O'Hare	Date: 1/6/2015
Application completeness approved by:	Pick Only	Date: 1/13/2015

Special Use Permit Checklist

☑	Signed Application Form (Both Applicant and Owner)
☑	Application fee
☑	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
☑	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
☐	Project Narrative--Written description of the project (max of 3 pages) including the following: ☐ Location of the project and type of access to project site ☑ Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc. ☑ Description of all construction activities to be undertaken on the site ☐ Describe type of utilities that will serve project and status of approval from applicable providers ☐ List of all state and federal permits that will be required for the project ☐ Applicant must specifically address the 8 written findings for Special Use Permit approval which are identified on page 1 of this application and in the Pender County Unified Development Ordinance (Section 3.12.3.G.). 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. The applicant may also wish to describe any positive benefits the project will provide for the community and/or neighbors of the project.
☐	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 readable 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: ☐ 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. ☐ Access from the site and/or project boundaries to the nearest publicly maintained road. ☐ Location of any existing structures or uses on the property and within 50' of the property. ☐ Location of the project boundaries if they do not coincide with the property boundaries. ☐ 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. ☐ 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. ☐ Parking, loading areas, and access to the project (See Article 7, Pender County UDO) ☐ Landscaping and buffering (See Article 8, Pender County UDO) ☐ All signs to be located on the property (See Article 10, Pender County UDO) ☐ Pedestrian walks, area lighting and flood lighting. ☐ 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. ☐ Drainage plan and/or direction of flow of runoff from the project and site. ☐ After review by the Planning and Community Development Department, additional information may be required to be submitted. ☐ 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

Site Name: Ashton

Site Number: 556349

STATEMENT IN SUPPORT OF APPLICATION

USCOC of Greater North Carolina, LLC, ("Applicant") is a federally-licensed wireless provider of wireless communication services that respectfully request the County of Pender to grant their SUP petition for the approval(s) needed for the re -installation of a wireless communications facility (the "Proposed Facility") on a property commonly known as 12053 Ashton Rd Ashton NC 28457 (the EXISITNG "Site"), as further described in the submitted application and its attachments. This request is made under Ordinance Pender county UDO 5-27-Article 5 Wireless Communication Towers

PROJECT DESCRIPTION & FINDINGS

The Applicant proposes to construct a 300' Self Support tower and wireless communications facility located 12053 Ashton Rd Ashton Ashton NC 28457 Parcel Number 3226-84-4854-0000 (the "Site"), The Facility is described in detail below and is further described in the attached plans and survey. The subject parcel is zoned RP residential performance.

The proposed facility does already have a 300 guyed tower on parcel U S Cellular is proposing to construct a new 300 Self Support Tower and then remove existing guyed tower once new tower has been erected. There will also be a masonry building approximately 11'.3'' x 19'-4'' x 10'

The Proposed Self Support tower will be designed to support 3 additional wireless user thereby decreasing the need for future towers in the area as it stand now the existing tower has a failed SA and cannot support any additional carriers.

The Applicant has a structural issue with the existing tower and needs to replace this tower (it is passing right now) The Applicant believes this new structure would be in harmony with the surrounding area and the land uses near the subject property due to the fact that a tower has been on this area for 14 years and has not effected this area to date and also the size of the lot and in which the parcel is situated, along with tree canopies on the adjoining properties. The granting of the zoning relief being sought will not affect the normal and orderly development of the surrounding area. To the contrary, reliable utility networks such as electric, gas, water, and wireless networks are essential to the development and well-being of every community.

The design and construction of the Proposed Facility does not create any substantial adverse effect, including value and injury (public safety) to the surrounding properties. The Proposed Facility will comply with all applicable structural engineering requirements and, if approved, will be reviewed by the Pender County inspection Department .The Facilities will be unstaffed and typically require one or two routine

visits a month by a service technician. Hence, the Facility will not have a material impact on parking or traffic.

The Facility will be designed and constructed to meet all applicable governmental and industry safety guidelines. The Applicant will comply with FCC and FAA rules concerning construction requirements, safety standards, interference protection, power and height limitations, and radio frequency standards. The Facility will NOT interfere with any other radio devices such as TV's, radios or other cellular phones. Furthermore the Facility will not interfere with any household products such as microwave ovens. The Applicant is licensed and regulated by the federal Communications Commission ("FCC"), which imposes strict health, safety, and interference standards. The proposed Facility will comply with all rules and guidelines that regulation such installations including FCC guidelines with regards to human exposure to RF emissions. The FCC is the governing body that has jurisdiction over this area (RF emissions). It is therefore the belief of the Applicant that the Proposed Facility will be operated so that the public health, safety and welfare will be protected.

The Proposed Facility is designed to fill a coverage gap in the Applicant's network. These networks operate on a "grid" system, whereby overlapping "cells" (geographic wireless coverage areas) mesh to form a continuous wireless network. In order to provide wireless coverage within the geographic confines of each cell, a wireless facility ("cell site") must be located somewhere near the center of that cell. If the wireless facility is not located within or near the center or the height of the antennas is inadequate, then coverage gaps exist. Coverage gaps result in a weak wireless signal which to the end user equates to a dropped call or inability to make or receive a call.

Over half of all "911" calls are placed on wireless networks. Wireless providers, such as U.S. Cellular, offer "E-911" service which is particularly helpful in locating users who are unable to articulate their exact location. Accordingly, reliable wireless infrastructure provides wireless service that is an essential part of the community's everyday life including emergency and non-emergency communication needs.

Given the public's increasing dependency on wireless technology, wireless networks and the cell sites that make up these networks are now more than ever critical to the safety and well being of the overall population. Wireless technology provides vital communications that is commonly used by local residents, businesses, and emergency personnel for a wide variety of communication needs thereby promoting the general public's health, safety, morals, comfort and overall general welfare.

The Applicant firmly believes the zoning relief approvals needed for the Proposed Facility will be in the best interest of the Applicant and the community, thereby deemed necessary for the public convenience. The Applicant stands to gain a more improved wireless service it can offer to its customers. The community stands to gain a more reliable wireless network for which all communities depend on for a safety, convenience,

and general well-being standpoints. And the county will have less proposed towers in the area. Imagine, for a moment, if you were unable to make a call on a cell phone in an emergency situation. There are many examples of cell phones saving people's lives.

EXECUTIVE SUMMARY

The Applicant hereby incorporates by reference all of the facts and materials contained in this Statement and its attachments into this application. Without limiting the generality or efficacy of the preceding the Applicant hereby specifically state that the Petition for a Special Use Permit satisfies any and all applicable criteria under the County of Pender Ordinance.

Other Points:

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:**

Telecommunication structures are allowed in this zoning district and further the applicant believes this new structure as with the existing would be in harmony with the surrounding area and the land uses near the subject property. This is due to the fact that a tower has been in this area for 14 years and has not affected this area to date. The size of the parcel in which the telecommunication site is situated is 7 Acres of a heavily wooded area which provides adequate screening from the adjoining properties. The traveling public (I-40 interchange) also relies on wireless communications not only for "convenience" but they also depend on it for public safety. This location is necessary due to the location of the surrounding sites (towers) and the I 40 .that exist.

2.) **The requested use will not impair the integrity or character of the surrounding of adjoin districts , nor adversely affect the public safety, health, morals or welfare of the community or the immediate neighbor of the property:**

With the location of the existing tower and proposed new SS tower being mostly concealed by the tree canopy and having considerable distance from the adjoining properties would provide adequate buffer to not impair the integrity or character of the surrounding properties. Furthermore the granting of the Special use Permit shall not cause injury to health, morals or the welfare in this district or surrounding areas. The wireless communications facility will be designed to meet all Federal, State and Local codes that regulate such facilities. To the contrary it will improve wireless service which promotes public safety, economic development and the overall general welfare of the area.

Site Name: Ashton Site Number: 556349

3.) The proposed use will not constitute a nuisance or hazard.
This type of telecommunication site would not create a nuisance or hazard. It is a standalone structure with minimal traffic and beside an air conditioner running every so often it is silent. This site is in a rural location and providing coverage not only for the immediate area but also the hundreds of thousands of travelers along the I -40 . Interchange and Hwy system.

4.)The request use will be in conformity with the Pender county land use and other official plans or policies adopted by the Board of county commissioners.
Because this is a drop and swap of an existing structure for the purpose of providing colocation for other telecommunication providers. I think that this would be viewed as following the counties future plans as well as better conforming to the county amended ordinance.(the existing tower was built in 2000)

5.)Adequate Utilities and access roads, drainage, sanitation or other necessary facilities have been or are being provided.
The infrastructure of this telecommunication site will remain the same the only change will be the new SS tower will be constructedto the south east side of the existing compound and the existing guyed tower will be removed.

6.) Traffic and congestion due to telecommunication site

There will only be a service technician visiting the site every couple months.

7.) That the special use shall, in all other respects conform to the applicable regulations of the district in which it is located :

This telecommunication location is an existing U. S. Cellular site, that being said with this special use application/request it is our hope to continue to be in this geographic location and utilize a smaller over all footprint and provide colocation capability to new telecommunication providers and also continue to service the immediate area as well as the I 40 corridor.

Site Name: Ashton Site Number: 556349

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.

The telecommunication site is located 225 feet off Ashton rd. into a heavily wooded area and has/should not affect the surrounding uses. The overall size of U S cellular lot is 7 ACRES with only 2.809 disturbed again surrounded by trees which gives ample buffer between properties.

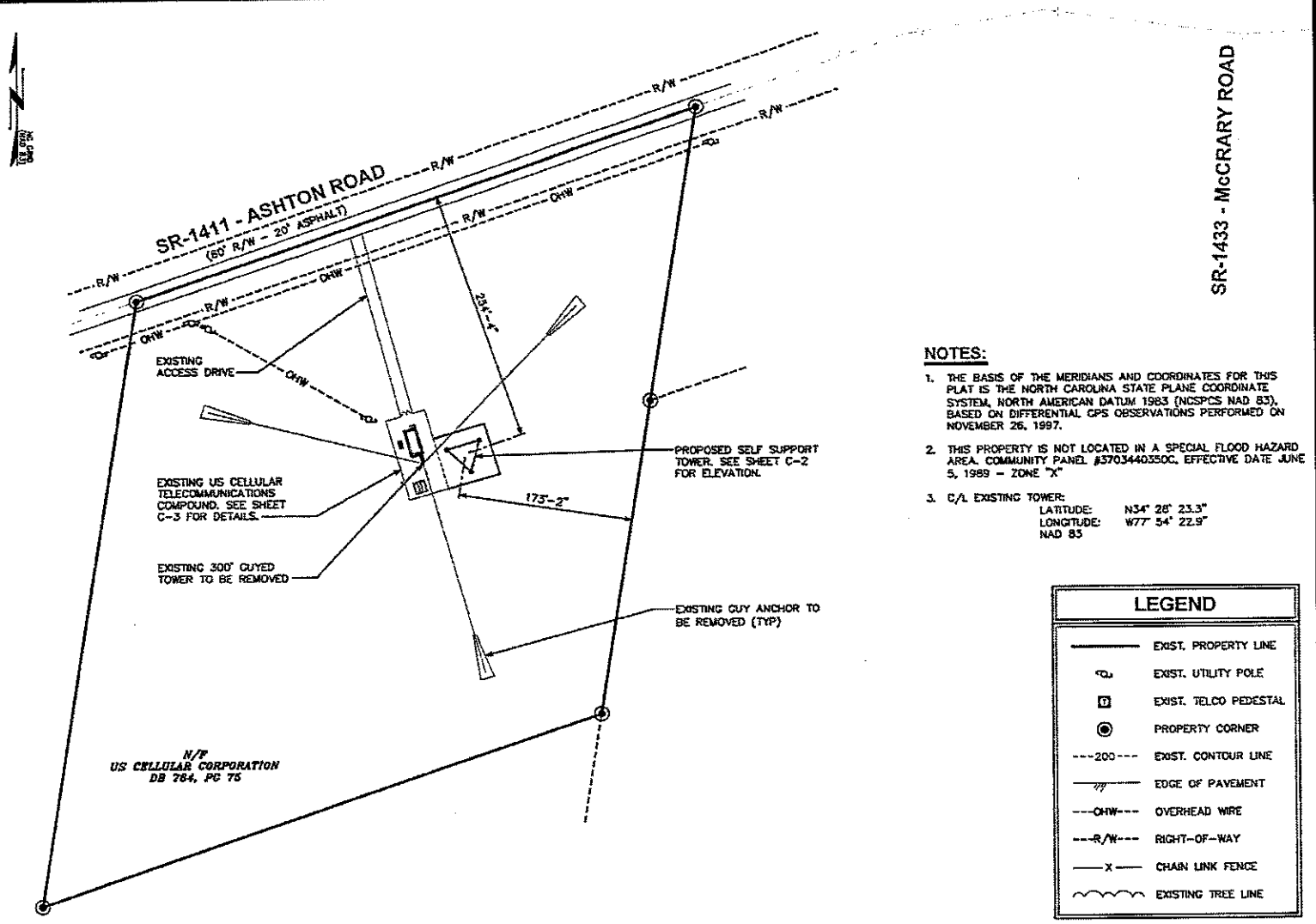
9.) The Development will not substantially injure the value of adjoining properties.

There is not any hard evidence that telecommunication structures influence the value of property.

In closing based on the fact that we are replacing an existing tower with another so as to provide space for future telecommunication providers and we are helping limit the tall structures in the immediate area of Pender county. We request that the SUP petition be granted.

Sincerely

Michael Doran
Representing U.S. Cellular



NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NCSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON NOVEMBER 26, 1997.
2. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. COMMUNITY PANEL #3703440350C, EFFECTIVE DATE JUNE 5, 1989 – ZONE "X"
3. C/L EXISTING TOWER:
   LATITUDE: N34° 28' 23.3"
   LONGITUDE: W77° 54' 22.9"
   NAD 83

LEGEND

- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---R/W--- RIGHT-OF-WAY
- ——x—— CHAIN LINK FENCE
- EXISTING TREE LINE

SITE PLAN
SCALE: 1" = 100'

0 100 200
SCALE IN FEET

PLANS PREPARED FOR:
U.S. Cellular
1125 CORPORATE DRIVE
GREENVILLE, NC 27858
OFFICE: (252) 439-2000

PROJECT INFORMATION:
ASHTON
SITE #: 556349
12053 ASHTON RD (SR-1411)
ASHTON, NC 28457
(PENDER COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-6263
OFFICE: (919) 661-6351
www.tepgroup.net
N.C. LICENSE # C-1794

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 037920 ENGINEER KIMBERLY S. MARTIN
January 13, 2015

REV	DATE	ISSUED FOR:
1	1-13-15	CONSTRUCTION REVISION
0	10-06-14	CONSTRUCTION

DRAWN BY: JHB | CHECKED BY: EBM

SHEET TITLE:
SITE PLAN

SHEET NUMBER: **C-1**
REVISION: 1
TEP #: 31965.24563

Exhibit 1

Exhibit 2

Sabre Industries™
Towers and Poles

November 14, 2014

Mr. Ken Hardin
US Cellular Corp
Accounts Payable
PO Box 628430
Middleton, WI 53562

RE: Proposed 300' Self-Supporting Tower at Ashton, NC (Sabre #111527 Revision A)

Dear Mr. Hardin,

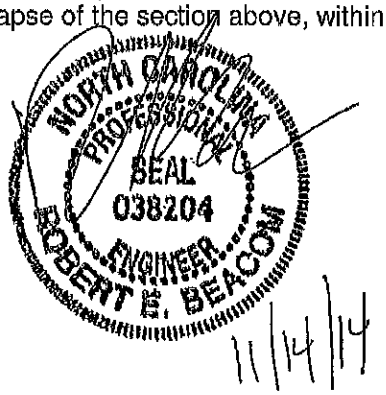
As shown in our Structural Design Report #111527 Revision A, dated November 14, 2014, the above referenced tower has been designed for a Basic Wind Speed of 130 mph with no ice and 30 mph with 1/2" radial ice, Structure Class II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

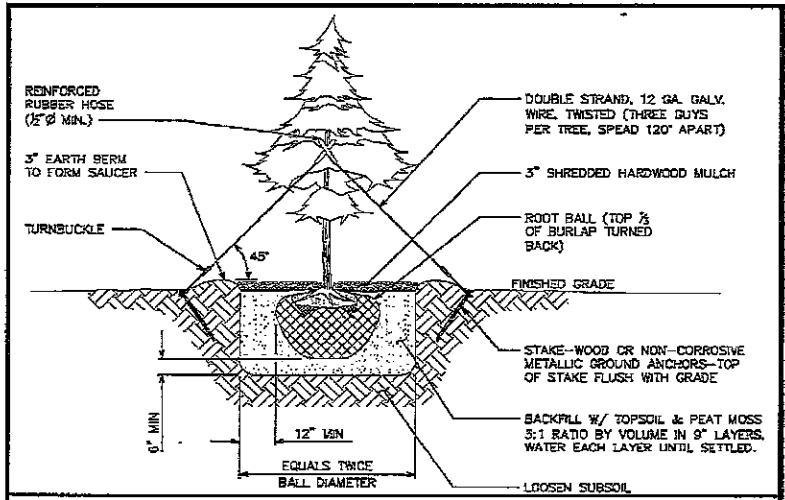
Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. ***Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.*** In the unlikely event of total separation, this, in turn, would result in collapse of the section above, within a radius equal to 173 feet.

Sincerely,



Robert E. Beacom, P.E.
Design Engineer II

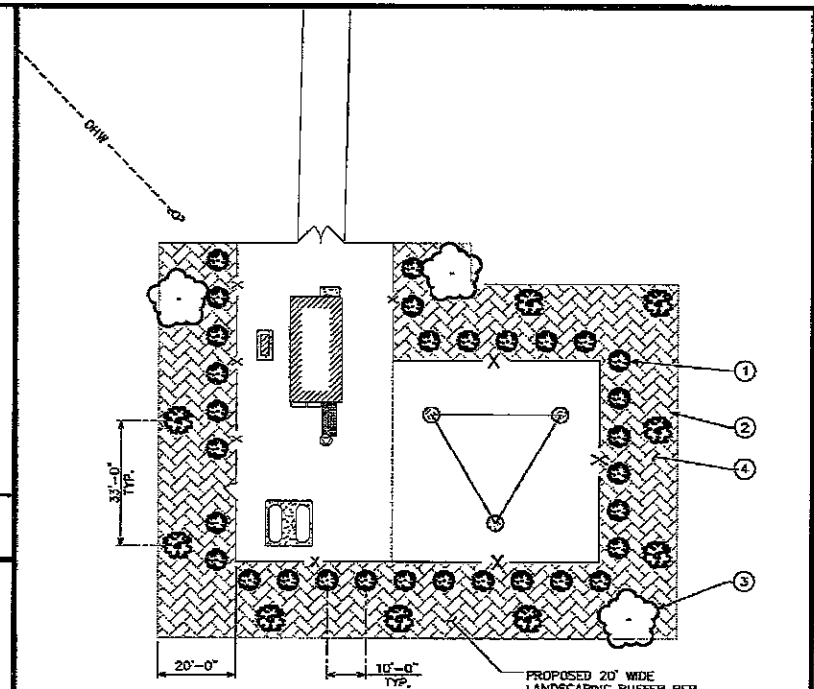


PLANTING DETAIL

SCALE: N.T.S.

LANDSCAPE NOTES:

1. TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE
2. EACH PLANT TO BE IN THE TOP OF ITS CLASS AFTER SHEARING AND PRUNING.
3. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
4. ALL PLANTS TO BE FULLY GUARANTEED (LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF INSTALLATION.
5. ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1973, IN REGARD TO SIZING, GROWING, AND B&B SPECIFICATIONS.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN THE CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES
7. PLANTS LISTED BELOW MUST BE USED OR AN APPROVED ALTERNATIVE.
8. BUFFERYARD BASED OFF OF REQUIREMENTS OF SECTION 8.2.6 BUFFER (C-3) OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.



LANDSCAPING PLAN

SCALE: 1" = 30'

0 30 60
SCALE IN FEET

PLANTING SCHEDULE

ITEM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING	HEIGHT @ MATURITY	SPREAD/ CALIPER	SPACING	REMARKS
TREES								
①	31	*(Ilex x 'Nellie R. Stevens')*	NELLIE R. STEVENS	6'-0" (MIN)	10'-0" (MIN)	1-1/2"	SEE PLAN THIS SHEET	SHOWN AS (EVERGREEN HEDGE)
②	9	*(Lagerstromia indica)*	CREPE MYRTLE	8'-0" (MIN)	12'-0" (MIN)	1-1/2"	SEE PLAN THIS SHEET	SHOWN AS (UNDERSTORY TREE)
③	3	*(Crataegus phaenopyrum)*	WASHINGTON HAWTHORNE	8'-0" (MIN)	12'-0" (MIN)	1-1/2"	SEE PLAN THIS SHEET	SHOWN AS (CANOPY TREE)
MULCH								
④	-	-	MULCH	-	-	-	-	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE. FOR GROUND COVER - APPLY 1"-2" DEEP

PLANS PREPARED FOR:

U.S. Cellular
1125 CORPORATE DRIVE
GREENVILLE, NC 27858
OFFICE: (252) 439-2000

PROJECT INFORMATION:

ASHTON
SITE #: 556349
12053 ASHTON RD (SR-1411)
ASHTON, NC 28457
(PENDER COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3253
OFFICE: (919) 661-6351
www.tepgroup.net

N.C. LICENSE # C-1784

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 037920 ENGINEER KIMBERLY S. MARTIN
January 13, 2015

REV	DATE	ISSUED FOR:
1	1-13-15	CONSTRUCTION REVISION
0	10-06-14	CONSTRUCTION

DRAWN BY: TLL | CHECKED BY: KSM

SHEET TITLE:

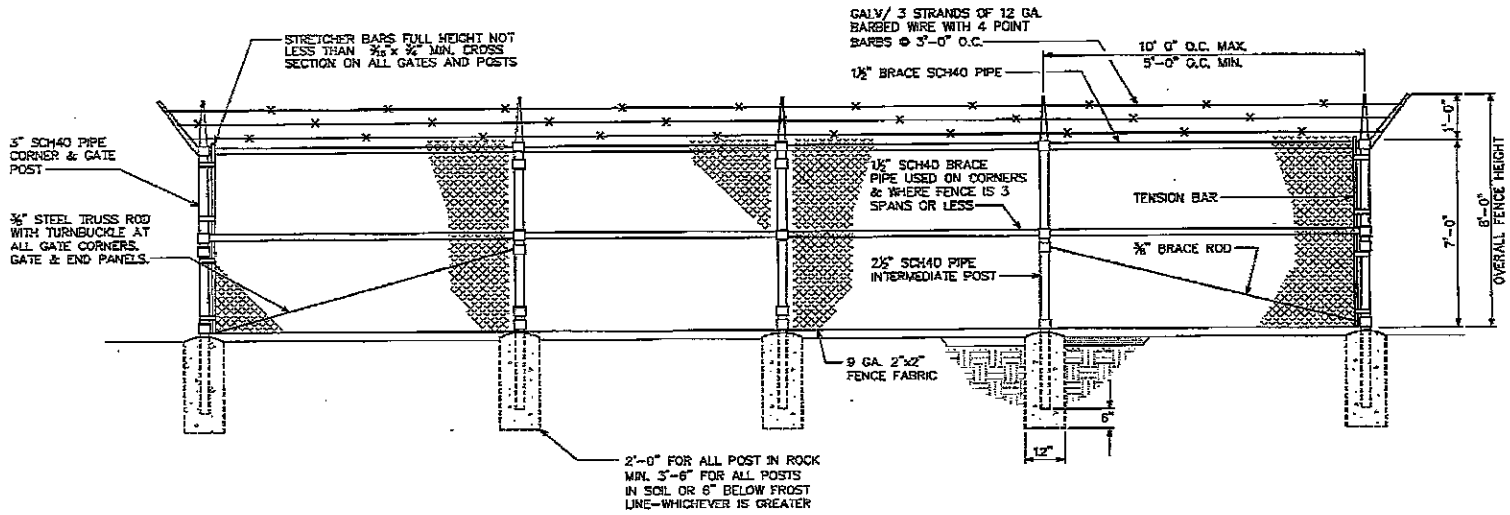
LANDSCAPING PLAN & PLANTING DETAIL

SHEET NUMBER: **L-1**

REVISION: 1

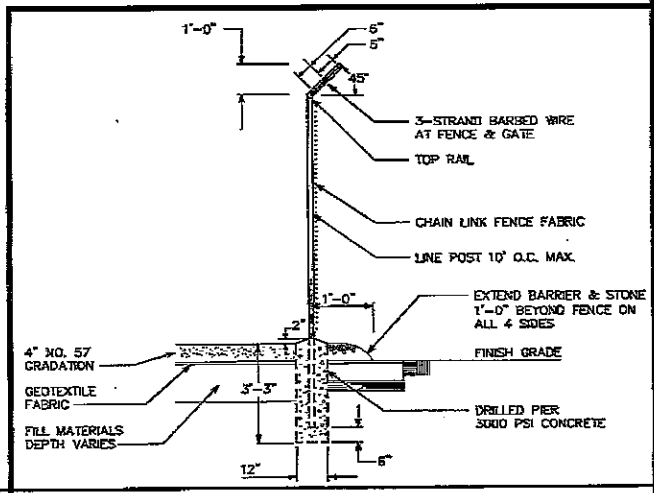
TEP #: 819365_24905

Exhibit 3



TYPICAL FENCE ELEVATION

SCALE: N.T.S.



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:
U.S. Cellular
7125 CORPORATE DRIVE
GREENVILLE, NC 27858
OFFICE: (252) 439-2000

PROJECT INFORMATION:

ASHTON
SITE #: 556349

12053 ASHTON RD (SR-1411)
ASHTON, NC 28457
(PENDER COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net
N.C. LICENSE # C-1794

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 037920 ENGINEER KIMBERLY S. MARTIN
January 15, 2015

REV	DATE	ISSUED FOR:
2	1-15-15	CONSTRUCTION REVISION
1	1-13-15	CONSTRUCTION REVISION
0	10-06-14	CONSTRUCTION

DRAWN BY: JHB | CHECKED BY: GMA

SHEET TITLE:

FENCE DETAILS

SHEET NUMBER: **C-4**

REVISION: **2**

TEP # 31965_24963

Exhibit 4

Exhibit 5

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2014-ASO-6562-OE
Prior Study No.
1999-ASO-408-OE

Issued Date: 07/25/2014

Sherry Provost
US Cellular Corporation - NH
10 Corporate Drive Suite 210
Bedford, NH 03110

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower 556349 Ashton
Location:	Ashton, NC
Latitude:	34-28-22.14N NAD 83
Longitude:	77-54-36.81W
Heights:	59 feet site elevation (SE)
	307 feet above ground level (AGL)
	366 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, 24-hr med-strobes - Chapters 4,6(MIWOL),&12.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

This determination expires on 01/25/2016 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (718) 553-2611. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-6562-OE.

Signature Control No: 220657932-224978479 (DNE)
Angelique Eersteling
Technician

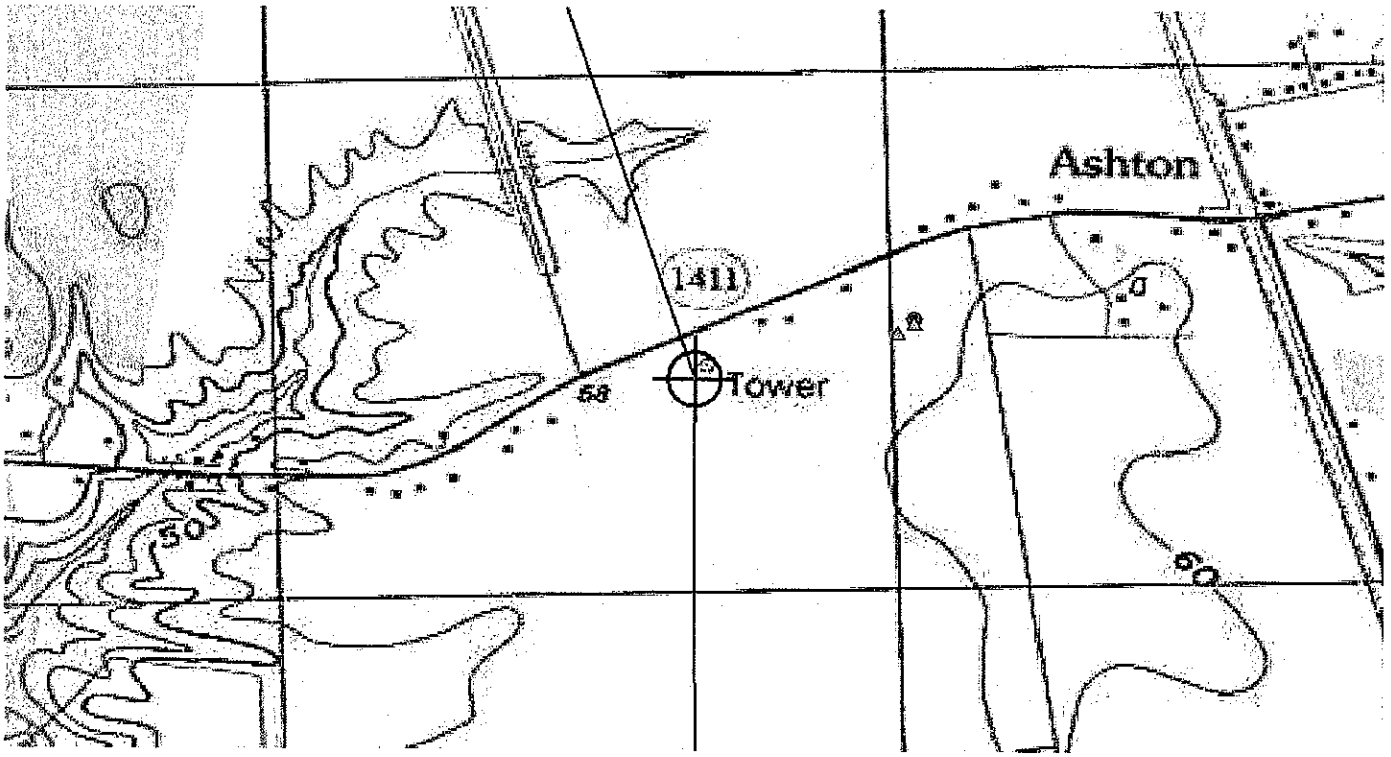
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2014-ASO-6562-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

Verified Map for ASN 2014-ASO-6562-OE



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: USCOC OF GREATER NORTH CAROLINA, LLC

ATTN: UNITED STATES CELLULAR CORPORATION
USCOC OF GREATER NORTH CAROLINA, LLC
8410 W. BRYN MAWR AVENUE, STE. #700
CHICAGO, IL 60631-3486

Call Sign	
WLV574	
File Number	
0003486366	
Radio Service	
CF - Common Carrier Fixed Point to Point Microwave	
SMSA	**Station Class**
	FXO

FCC Registration Number (FRN): 0002840767

Grant Date	Effective Date	Expiration Date	Print Date
03-06-2001	06-25-2008	02-01-2011	06-26-2008

LOCATION

Fixed Location Address or Area of Operation:
400' SOUTH OF SR 1411
City: ASHTON **County:** PENDER **State:** NC

Loc No.	Location Name	Latitude	Longitude	Elevation	Antenna Structure Registration No.
001	ASHTON	34-28-26.0 N	077-54-23.0 W	21.3	1007369
004	Six Forks	34-34-56.2 N	077-54-00.9 W	8.5	
006	DUTCH CELL	34-15-40.6 N	077-50-34.9 W	13.4	
007	CURRIE	34-23-32.8 N	078-01-39.2 W	7.6	
008	BURGAW	34-36-32.5 N	077-59-20.9 W	18.0	

FREQUENCY PATHS

Frequency (MHz)	Tol (%)	Emission Desig	EIRP (dBm)	Constr Date	Path No	Seg	Emit Loc No	Ant Hgt (m)	Gain (dBi) Reflector Ht(m)xWd(m)	Beam (deg)	POL	AZIM (deg)	Rec Loc No	Rec Call Sign
6004.5	0.00100	30M0D7W	67.700	04-18-2002	003	1	001	39.6	38.7	1.8	H	2.7	004	WPQT891
5974.85	0.00030	30M0D7W	64.100	10-16-2002	005	1	001	82.3	38.7	1.8	V	166.1	006	WLL517
6785.0	0.00030	5M00D7W	65.900	08-03-2004	006	1	001	54.9	41.0	1.4	V	231.0	007	WPWW975
6345.49	0.00030	30M0D7W	61.700	11-30-2008	007	1	001	51.8	41.0	1.4	V	333.2	008	WPNL437

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: USCOC OF GREATER NORTH CAROLINA, LLC

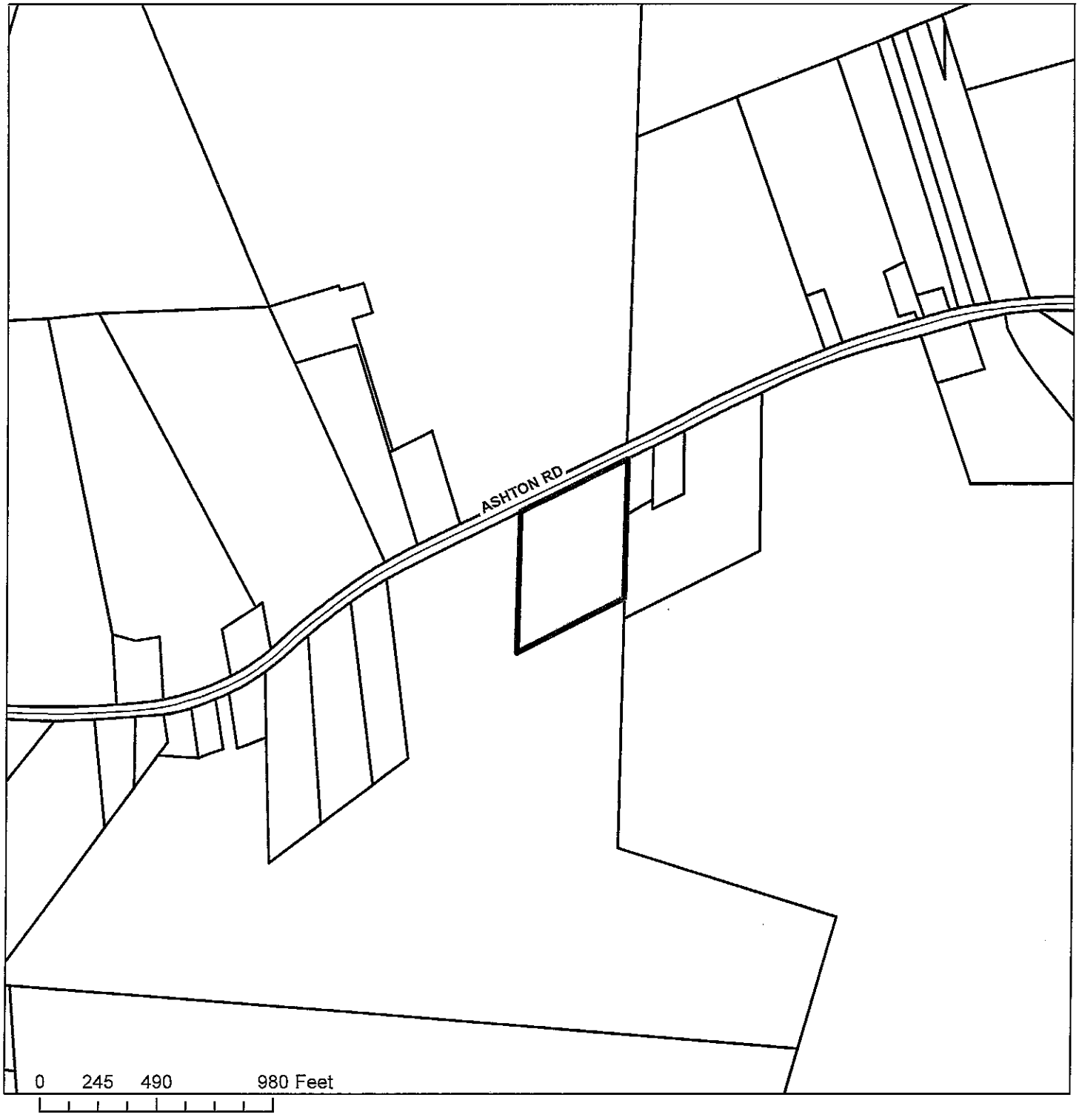
Call Sign: WLV574 **File Number:** 0003486366 **Print Date:** 06-26-2008

Waivers/Conditions:
NONE

MARKET: NC 12 SE
SITE NAME: Ashton
SITE NUMBER: 556349

Exhibit 7

This map depicts the FAA FCC data base showing no structures with-in 1,500 feet of proposed drop and swap. If there were a tower you would see numbers and pins as is on our location.



Applicant:
US Cellular LLC

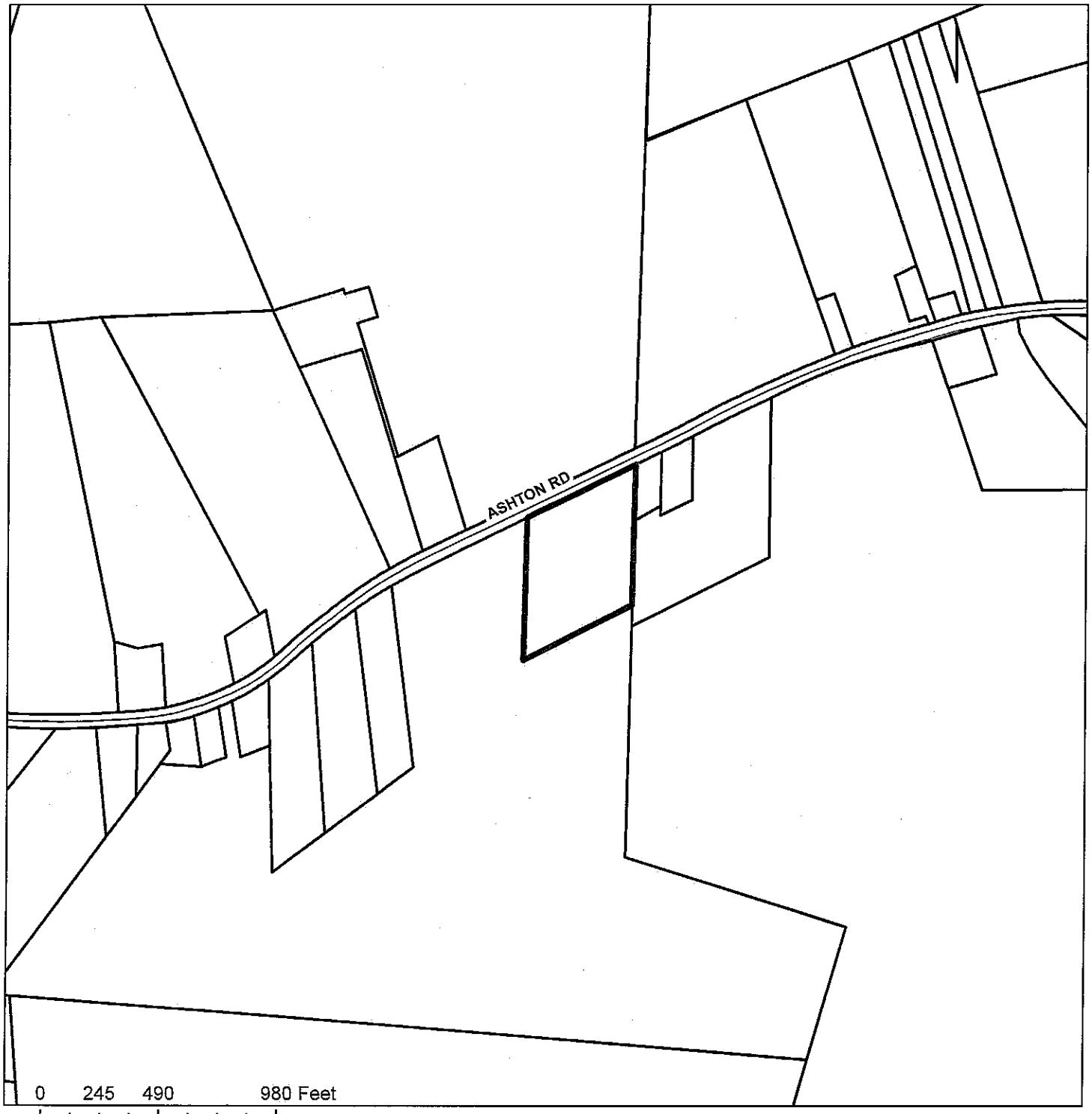
Owner:
First Fayette Cellular Corp.

Special Use Permit:
#11322

Legend

Subject Property

Vicinity



Applicant:
US Cellular LLC

Owner:
First Fayette Cellular Corp.

Special Use Permit:
#11322

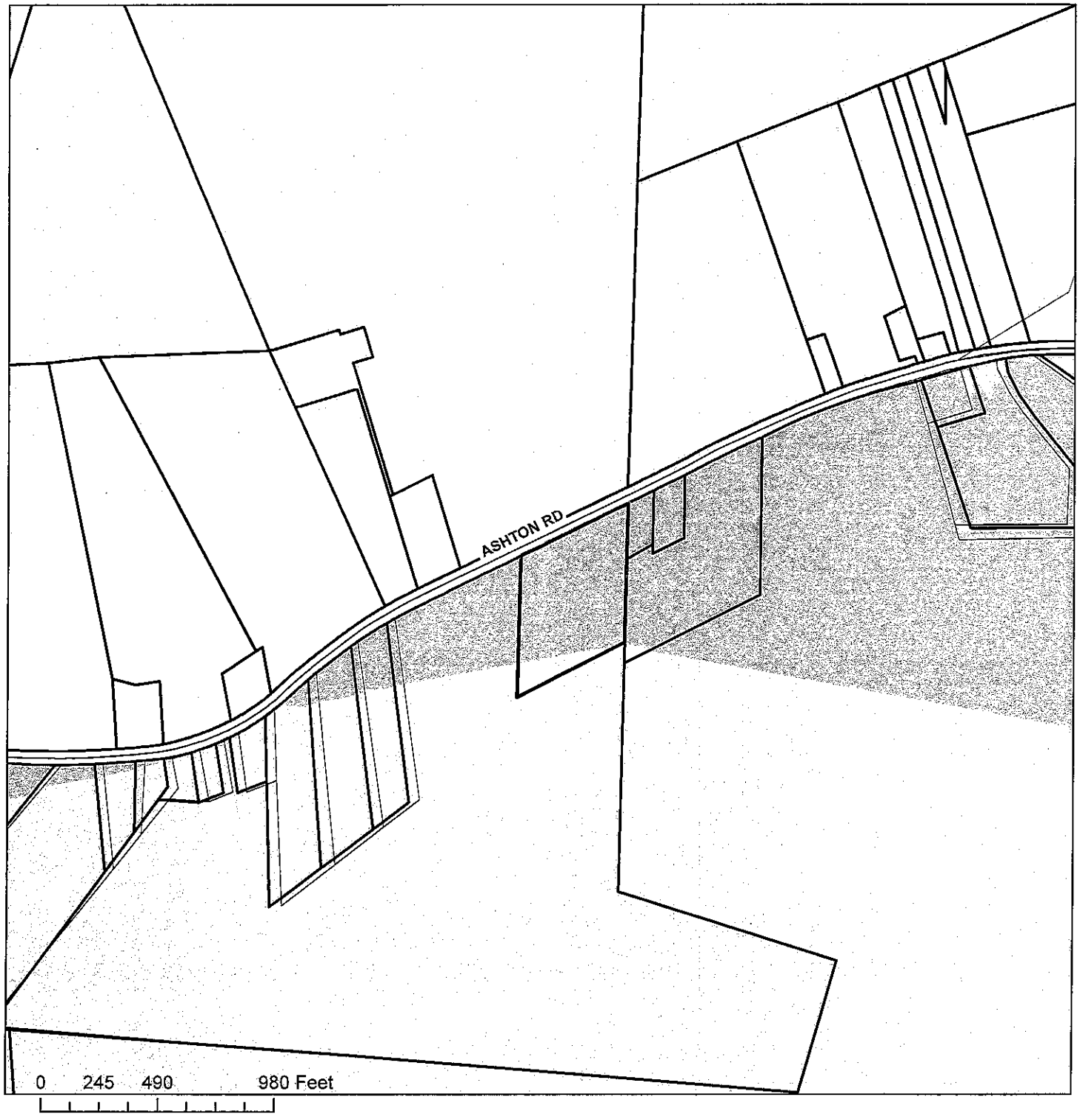
Legend

UDO Zoning

- EC, Environmental Conservation
- GB, General Business
- GI, General Industrial
- Incorporated
- IT, Industrial Transition
- MH, Manufactured Housing
- O&I, Office & Institutional
- PD, Planned Development
- RA, Rural Agricultural
- RA-Conditional Zoning 1
- RP, Residential Performance
- Subject Property

N

Current Zoning



Applicant:
US Cellular LLC

Owner:
First Fayette Cellular Corp.

Special Use Permit:
#11322

Legend

Future Land Use

- Industrial
- Mixed Use
- Office, Institutional, Business
- Rural Growth
- Suburban Growth
- Subject Property

N

Future Land Use

Applicant:
US Cellular LLC

Owner:
First Fayette Cellular Corp.

Special Use Permit:
#11322

Legend

Subject Property

2012 Aerial