

RICHLAND COUNTY BOARD OF ZONING APPEALS



Wednesday, 7 March 2018

3 p.m.

Council Chambers



**Richland County
Board of Zoning Appeals
Wednesday, March 7, 2018
2020 Hampton Street
2nd Floor, Council Chambers
3:00 p.m.**

Agenda

- I. CALL TO ORDER & RECOGNITION OF QUORUM** **Joshua McDuffie, Chairman**
- II. ADOPTION OF AGENDA**
- III. PUBLIC NOTICE ANNOUNCEMENT**
- IV. RULES OF ORDER** **Chairman**
- V. APPROVAL OF MINUTES - February 2018**
- VI. PUBLIC HEARING** **Geonard Price,
Deputy Planning Director/Zoning Adm.**

OPEN PUBLIC HEARING

**18-001 SE
Laura Goode
7536 Caughman Road
Columbia, SC 29209
TMS# 19205-07-10
Page 1**

A special exception to establish a telecommunication tower on property zoned General Commercial (GC).

**District 11
Norman Jackson**

**18-002 SE
Laura Goode
1212 Weston Road
Hopkins, SC 29061
TMS# 27400-03-20
Page 13**

A special exception to establish a telecommunication tower on property zoned Rural (RU).

**District 10
Dalhi Myers**

**18-001 V
Julie Wetherell
110 Highland Center Drive
Columbia, SC 29223
TMS# 17212-09-08
Page 51**

A variance to exceed to maximum square footage for wall signage on property zoned Light Industrial (M-1).

**District 7
Gwendolyn Kennedy**

- VII. OTHER BUSINESS**
- VIII. ADJOURNMENT**



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

18-001 Variance

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a variance to exceed the maximum square footage for wall signage on property zoned Light Industrial (LI) district.

GENERAL INFORMATION:

Applicant: Julie Wetherell

TMS: 17212-09-08

Location: 110 Highland Center Drive, Columbia, SC 29203

Parcel Size: 1.24± acres

Existing Land Use: Currently the property is developed for medical related services.

Proposed Land Use: The applicant proposes to install signage which will exceed the maximum allowed square footage for wall signage.

Character of Area: The area is commercially developed.

ZONING ORDINANCE CITATION:

Section 26-33 (a) (2) of the Land Development Code empowers the Board of Zoning Appeals to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in an unnecessary hardship. Such appeals shall be made in accordance with the procedures and standards set forth in Sec. 26-57 of this chapter.

CRITERIA FOR VARIANCE:

Standard of review. The board of zoning appeals shall not grant a variance unless and until it makes the following findings:

- a. That there are extraordinary and exceptional conditions pertaining to the particular piece of property; and
- b. That these conditions do not generally apply to other property in the vicinity; and
- c. That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

DISCUSSION:

The applicant is proposing to install wall signage will exceed the maximum square footage allowed. The building on which the signage is to be installed has a liner front footage of fifty-nine (59) feet.

Since the site will not have a freestanding sign, a maximum of eighty-eight (88) square feet of signage is permitted (calculated using a ratio of 1½:1). The applicant is proposing a total of 161 square feet which exceeds the maximum by seventy-three (73) square feet.

According to the applicant, the variance is primarily needed for a visibility and identification.

If the variance is denied, the applicant will be allowed to install wall signage totaling eighty-eight (88) square feet without a freestanding sign and fifty-nine (59) feet with a freestanding sign. The site is eligible for two (2) freestanding signs due it having frontage on two (2) road fronts.

Staff believes that the subject parcel does not meet all of the criteria required for the granting of a variance. Staff recommends that the request be denied. According to the standard of review, a variance shall not be granted until the following findings are made:

Staff recommends that the request be **denied**. According to the standard of review, a variance shall not be granted until the following findings are made:

a. Extraordinary and exceptional conditions

Staff was unable to identify extraordinary and/or exceptional conditions to the subject site.

b. Conditions applicable to other properties

Staff was unable to determine if conditions are applicable to other properties in the surrounding area which would necessitate a similar variance request.

c. Application of the ordinance restricting utilization of property

Applying the provisions of the LDC would not prevent the utilization of this parcel.

d. Substantial detriment of granting variance

There would be no substantial detriment to the surrounding properties if the variance is granted.

CONDITIONS:

26-57(f)(3)

Conditions. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare. The board of zoning appeals may also prescribe a time limit within which the action for which the variance was sought shall be begun or completed, or both.

OTHER RELEVANT SECTIONS:

26-57 (f) (1) Formal review.

(1) Action by the board of zoning appeals. Upon receipt of the application for a variance request from the planning department, the board of zoning appeals shall hold a public meeting on the proposed variance request. Any party may appear in person or be represented by an authorized agent. In considering the application, the board of zoning appeals shall review the application materials, the staff comments and recommendations, the general purpose and standards set forth in this chapter, and all testimony and evidence received at the public hearing. After conducting the public hearing, the board of zoning appeals may:

a. Approve the request;

b. Continue the matter for additional consideration; or

c. Deny the request.

Any approval or denial of the request must be by a concurring vote of a majority of those members of the board of zoning appeals both present and voting. The decision of the board of zoning appeals shall

be accompanied by written findings that the variance meets or does not meet the standards set forth in the Standard of Review. The decision and the written findings shall be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

CASE HISTORY:

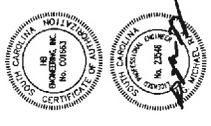
No record(s) of previous special exception or variance request.

ATTACHMENTS:

- Plat
- Application

18-001 V
Julie Wetherell
110 Highland Center Drive
Columbia, SC 29223
TMS# 17212-09-08



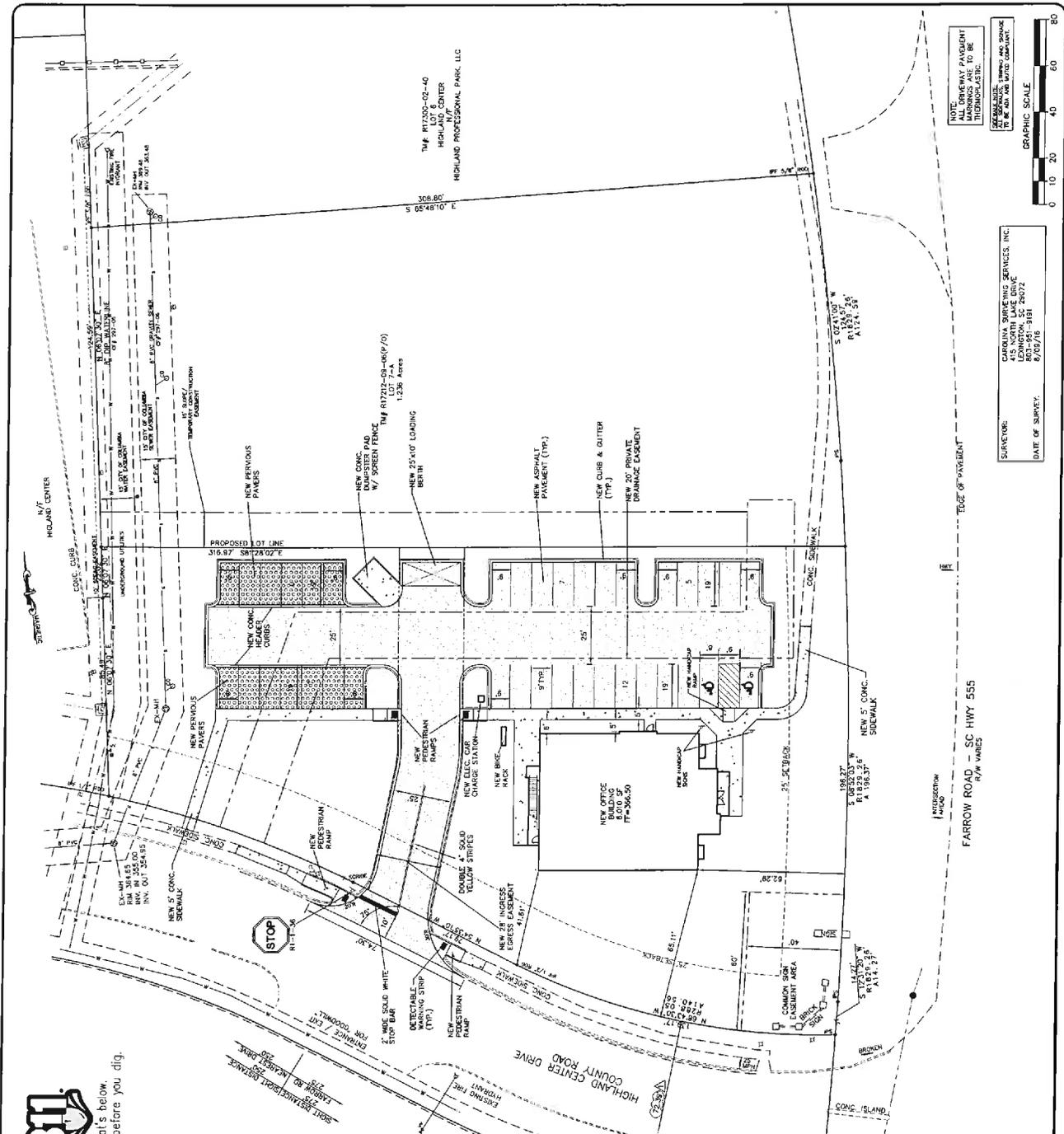


HB Engineering
 SITE DEVELOPMENT CONSULTANTS
 720 OLD PARADISE ROAD
 RICHLAND COUNTY, SC 29171-2077 FAX 853-773-0099

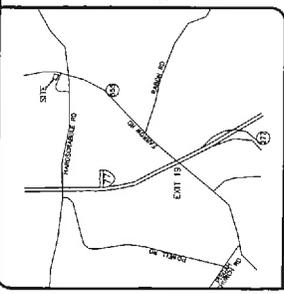
SCENT
 HIGHLAND CENTER
 RICHLAND COUNTY
 SOUTH CAROLINA

No.	Date	Revised
1.	1/27/16	REVISION CORRECTIONS
2.	1/27/16	NEW CONC. SIDEWALK
3.	1/27/16	NEW CONC. SIDEWALK
4.	1/27/16	NEW CONC. SIDEWALK
5.	1/27/16	NEW CONC. SIDEWALK
6.	1/27/16	NEW CONC. SIDEWALK
7.	1/27/16	NEW CONC. SIDEWALK
8.	1/27/16	NEW CONC. SIDEWALK
9.	1/27/16	NEW CONC. SIDEWALK
10.	1/27/16	NEW CONC. SIDEWALK

SITE PLAN	
Scale	1" = 20'
Date	1/27/16
Sheet No.	0
Project No.	16150
Client	Highland Professional Park, LLC
Location	Highland Center, Richland County, SC
Drawn By	J. Smith
Checked By	J. Smith
Approved By	J. Smith
Project Manager	J. Smith
Surveyor	Carolina Surber Engineering Services, Inc.
Survey No.	803-951-3181
Survey Date	6/29/16
Surveyor	J. Smith
Scale	1" = 20'
Date	1/27/16
Sheet No.	0

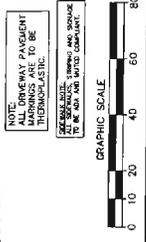


Know what's below.
 Call before you dig.



OWNER:	
SOUTH CAROLINA ENVI. AGENCY & SLEEP MEDICINE, P.A.	
15 EXCHANGE DRIVE RICHLAND COUNTY, SC 29171-2077 PH: 803-409-3771, FAX: 803-409-6006	
PROJECT AREA:	
SOUTH CAROLINA ENVI. AGENCY & SLEEP MEDICINE, P.A.	
15 EXCHANGE DRIVE RICHLAND COUNTY, SC 29171-2077	
TOTAL AREA: 1.2 AC.	
PROPOSED USE:	
MEDICAL OFFICE	
SERVICES:	
CONCRETE	25'
ASPHALT	10'
PAVEMENT	10'
LANDSCAPE	10'
PARKING REQUIREMENTS:	
MIN. 1200 ± 21 SPACES	
MIN. 1718 ± 26 SPACES	
MIN. 1200 ± 21 SPACES	
PARKING PROVIDED:	
15 STALLS, 2 HANDICAP	

Development
 Land Development Approval
 Regs. 816.14
 Date: 3/1/2017
 All Rights Reserved. All Rights Reserved. All Rights Reserved.



NOTE: ALL DRIVEWAY PAVEMENT TO BE THERMOPLASTIC.
 ALL DRIVEWAY PAVEMENT TO BE THERMOPLASTIC.
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 ALL DRIVEWAY PAVEMENT TO BE THERMOPLASTIC.

SURVEYOR: CAROLINA SURBER ENGINEERING SERVICES, INC.
 415 NORTH LAKE DRIVE
 RICHLAND COUNTY, SC 29171-2077
 DATE OF SURVEY: 6/29/16

FARROW ROAD - SC HWY 555
 R/W WAIVER



BOARD OF ZONING APPEALS

VARIANCE APPEALS



Application #

1. Location 110 HIGHLAND CENTER DRIVE
 TMS Page 17212 Block 09 Lot 08 Zoning District M-1

2. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section 26-180 of the Richland County Zoning Ordinance.

3. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: SEE ATTACHED

4. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.

a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: SEE ATTACHED

b) Describe how the conditions listed above were created: SEE ATTACHED

c) These conditions do not generally apply to other property in the vicinity as shown by: SEE ATTACHED

d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: SEE ATTACHED

e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: SEE ATTACHED

5. The following documents are submitted in support of this application [a site plan must be submitted]:

- a) SEE ATTACHED
- b) _____
- c) _____

(Attach additional pages if necessary)

Applicant's Signature

Julie Wetherell
 Printed (typed) Name

710 Gracern Rd.
 Address

Columbia, SC 29210
 City, State, Zip Code

803-731-2001
 Telephone Number

803-920-7702
 Alternate Number

Item 3.

We request an increase in allowable wall signage in lieu of a freestanding sign. This is due to obstruction from an existing sign (Exhibit A)

Currently, the property is allowed 59 sf of wall signage and 225 sf of freestanding signage. We request that the wall signage include 80 sf on the front elevation (Exhibits B and C). For the left elevation we request 44 sf for a logo and 37 sf for lettering for a total of 81 sf (Exhibits D and E).

The proposed total for the front and side is 161 sf.

The ordinance allows 88 sf with no freestanding sign. The variance we are requesting is for an additional 73 sf.

Item 4.

- a) Visibility of an appropriately sized freestanding sign would be obstructed by the existing Highland Center sign (Exhibit A). To be effective, the sign would need to be very large and up to 35' tall. Instead of utilizing a large freestanding sign, we request additional wall signage.
- b) The sign for Highland Center is in the common area and is approximately 16 feet tall.
- c) There are no other properties affected by the obstructing sign.
- d) The purpose of the left elevation wall signage is the effective identification for northbound traffic without the presence of an inappropriately large freestanding sign.
- e) Granting the variance for additional wall signage in lieu of a large (up to 225 sf) freestanding sign will reduce sign clutter along the road and effectively enhance the aesthetics of the property.

There is also a reduction in environmental impact using the wall signage in lieu of the freestanding sign – due to a substantial reduction in materials used, ongoing energy consumption and eventually the disposal of the components.

Item 5.

Documents included are:

Exhibit A - The obstructing sign

Exhibits B and C – Proposed signage for front elevation

Exhibits D and E – Proposed signage for left elevation

Site Plan

Exhibit A

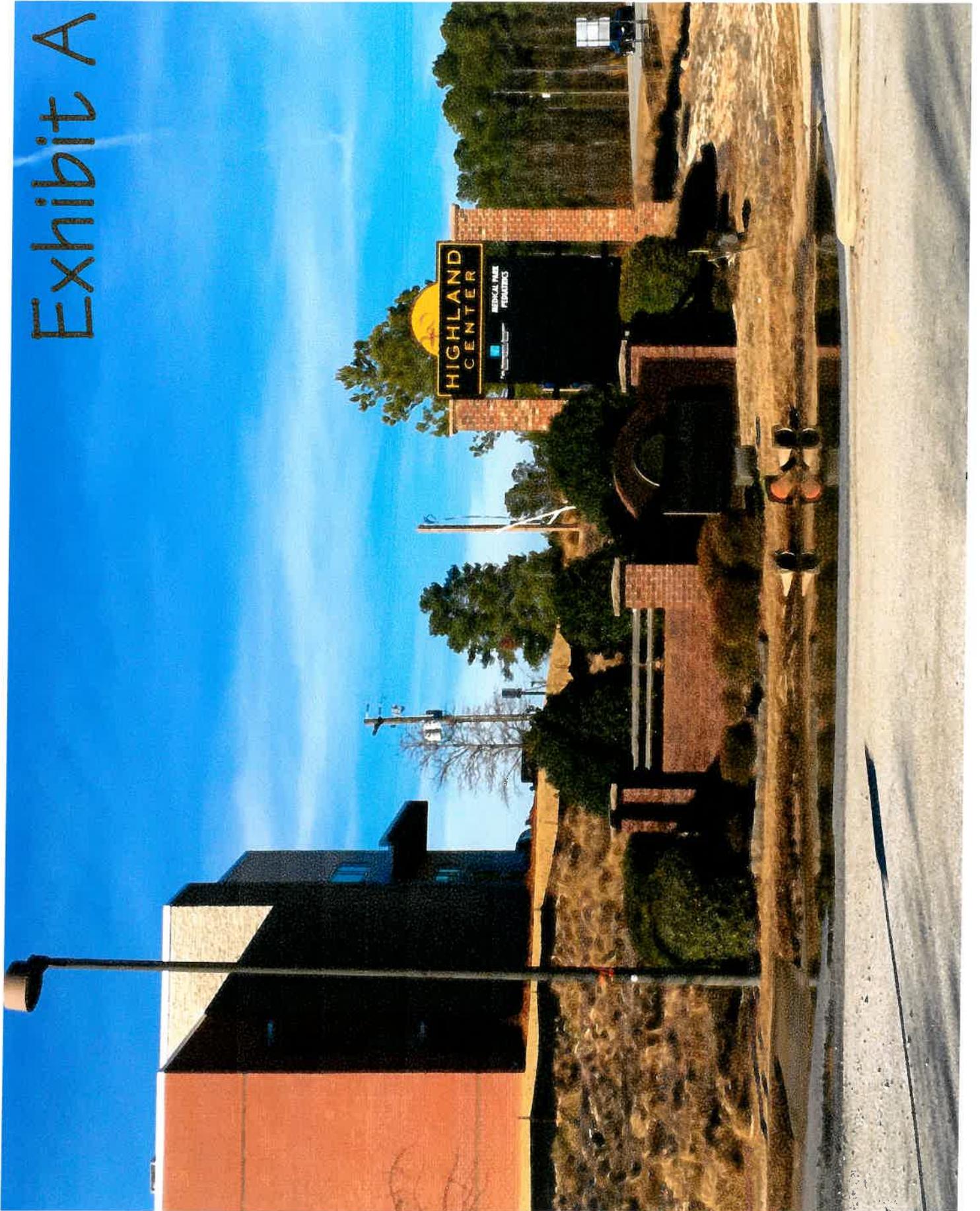


Exhibit B



Exhibit C

200 in

South Carolina ENT

ALLERGY &

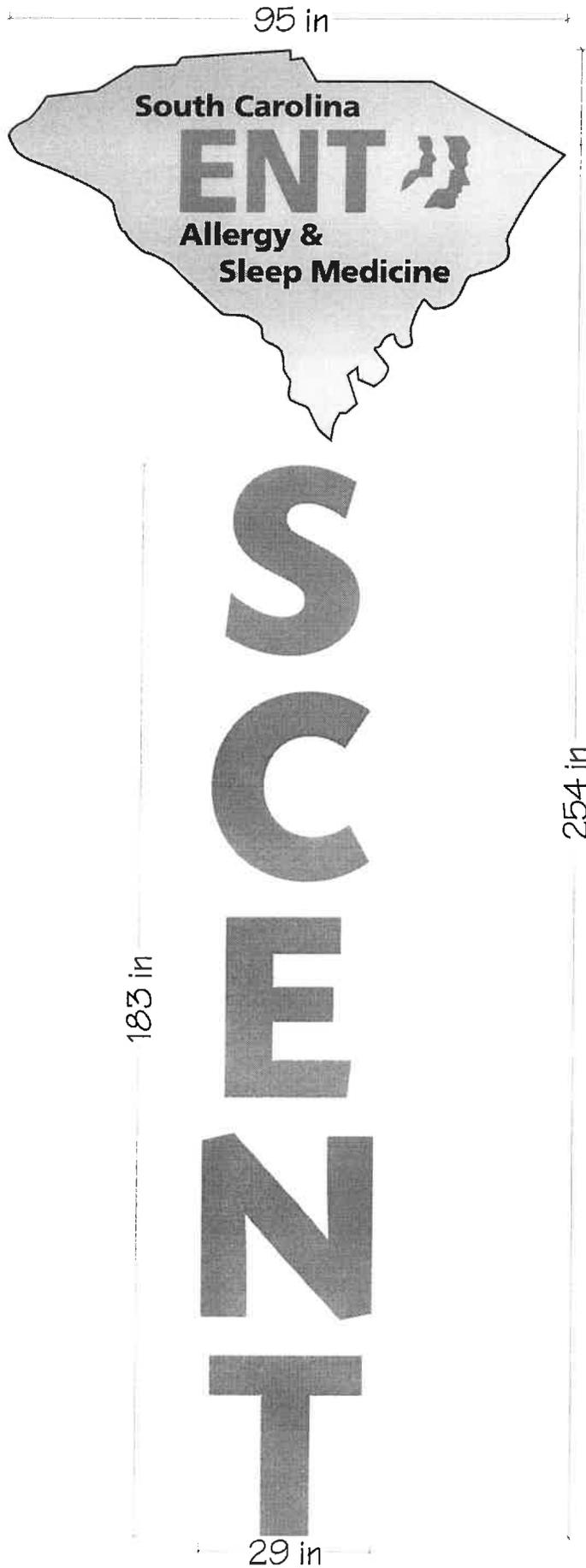
SLEEP MEDICINE

58 in

Exhibit D



Exhibit E





REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

18-001 Special Exception

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the construction of a communication tower on property zoned General Commercial (GC).

GENERAL INFORMATION:

Applicant: Laura Dendy Goode

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

TMS: 19205-07-10

Location: 7536 Caughman Road, Columbia, SC 29209

Parcel Size: .63± acre tract

Existing Land Use: The parcel contains an automobile repair building.

Proposed Land Use: The applicant proposes to erect an 85-foot telecommunications tower, within a 510 square foot leased area.

Character of Area: The surrounding area is primarily comprised of residentially developed parcels. There are two (2) institutional uses in the immediate area. The adjacent parcel northwest of the site is zoned and developed commercially.

ZONING ORDINANCE CITATION:

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize radio, television and all other types of communications towers subject to the provisions of section 26-152 (d) (22).

CRITERIA FOR SPECIAL EXCEPTION:

In addition to definitive standards in this chapter, the Board shall consider the following:

1. Traffic impact.
2. Vehicle and pedestrian safety.
3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.
5. Orientation and spacing of improvements or buildings.

Special exception requirements (as found in section 26-152 (d) (22)):

(22) *Radio, television and telecommunications and other transmitting towers.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial; LI Light Industrial; Heavy Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.

- c. The minimum setbacks for communication towers from abutting districts shall be as follows:
 1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; whichever is less. Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.
 2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.
 3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

DISCUSSION:

The applicant proposes to erect an 85-foot monopole telecommunications tower, which will be situated within a 510 square foot leased area.

Staff visited the site.

The proposed site is abutted on the south, west, and east by residentially zoned and developed parcels.

According to the provisions of subsection 26-152 (d) (22) (c) (1) towers abutting a residentially zoned parcel "...shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; whichever is less.."

The submitted site plan indicates that the tower will meet the required setbacks.

Meeting the criteria for a special exception in section 26-152 (d) (22) (c) may indicate that the applicant has taken necessary measures to minimize the impact of a communication tower on the surrounding area. Staff believes that this request will not impair the properties in the immediate or surrounding area.

The applicant must address, before the Board, the special exception requirements of section 26-152 (d) (22) (d).

Staff recommends approval for this request.

CONDITIONS:

Section 26-56 (f) (3)

Conditions: In granting a special exception, the board of zoning appeals may prescribe conditions and safeguards in addition to those spelled out in this chapter. The board of zoning appeals may also prescribe a time limit within which the special exception shall be begun or completed, or both. All conditions placed on the project by the board of zoning appeals shall be incorporated into such project.

OTHER RELEVANT SECTIONS:

N/A

CASE HISTORY:

No record of previous special exception or variance request.

ATTACHMENTS:

- Site plan
- Zoning Application Packet

18-001 SE
Laura Goode
7536 Caughman Road
Columbia, SC 29209
TMS# 19205-07-10



STATEMENT OF COMPLIANCE WITH THE RICHLAND COUNTY CODE OF
ORDINANCES

Verizon Wireless is required to obtain a Special Exception Permit from the Richland County Board of Zoning Appeals for an 85-foot monopole wireless telecommunications tower with associated equipment structures pursuant to Sections 26-152.d.22 and 26-56 of the Richland County Code of Ordinances. The proposed tower will be located on property owned by Terry G. Livingston. The proposed tower will be located at 7536 Caughman Road, which is zoned GC. Verizon Wireless fully complies with the Special Exception standards set forth in the Ordinance and respectfully requests that the proposed tower be approved.

I. Section 26-152.d.22 Radio, Television and Telecommunications and other Transmitting Towers. Verizon Wireless fully complies with the Radio, Television and Telecommunications and other Transmitting Towers set forth in Section 26-152.d.22 of the Ordinance as follows:

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; LI Light Industrial; Heavy Industrial.
 - Acknowledged and agreed. The subject property upon which the tower will be located is zoned General Commercial (GC).
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
 - Acknowledged and agreed. The proposed communication tower will not be located on a building and will be 85 feet in height with a two-foot lightning rod. Please refer to Page C7 of the Site Survey and Zoning Drawings prepared by Kimley-Horn and Associate, Inc., attached hereto as Exhibit 4.
- c. The minimum setbacks for communication towers from abutting districts shall be as follows:
 1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The

fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.

- Acknowledged and agreed. The subject property abuts parcels to the east, south and southwest zoned RS-LD. The proposed communication tower will have an engineered fall zone radius of 50 feet. The tower will be setback from all adjacent property lines and public rights-of-way by a distance greater than the tower fall zone plus 10 percent. Please refer to the Fall Zone Certification Letter, prepared by Robert E. Beacom, Senior Design Engineer for Sabre Industries, attached hereto as Exhibit 8. Please also refer to Page C1 of the Site Survey and Zoning Drawings prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4. Please also refer to the Indemnification Agreement signed by Michael Haven, Real Estate Manager for Verizon Wireless, attached hereto as Exhibit 10.
2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.
- Because the proposed wireless telecommunications facility does not abut a non-residentially zoned parcel with a habitable residential dwelling, this subsection is not applicable.
3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.
- Acknowledged and agreed. The subject property abuts a property to the northwest zoned GC without a habitable dwelling. The tower will be meet the GC district setbacks from the adjacent property to the northwest. Please refer to Page C1 of the Site Survey and Zoning Drawings prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4.

- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
- Acknowledged and agreed. There are no alternative towers, buildings, or other structures within Verizon Wireless' search area, or within an equal distance outside the search area as the proposed tower location, structurally capable or tall enough to meet Verizon Wireless' network objective for the proposed Century Oaks site. Additionally, Verizon Wireless will allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Please refer to the Search Area Map, attached hereto as Exhibit 3. Please also refer to the Inability to Collocate Certification signed by Mary Pat Tyndall, Site Acquisition for FastCom Consulting Services, LLC, attached hereto as Exhibit 6. Please also refer to Page C7 of the Site Survey and Zoning Drawings prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4.
- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- Acknowledged and agreed. The proposed tower will not be lit. Please refer to the FAA Determination of No Hazard Letter, attached hereto as Exhibit 7.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- Acknowledged and agreed. Please refer to Pages C1 and C4 the Site Survey and Zoning Drawings, prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.

- Verizon Wireless respectfully requests relief from the landscaping requirements pursuant to Section 26-176(b) - Alternative Compliance due to the physical conditions, lot configuration, and unusual site conditions on the subject property. This provision states that alternative landscaping plans "may be used where unreasonable or impractical solutions would result from application of the landscaping requirements. Such situations may result from streams, natural rock formations, topography, or other physical conditions; or from lot configuration, utility easements, or other unusual site conditions." The proposed facility will be located in between two existing commercial buildings, with additional commercial buildings and parking areas located to the northwest. Installation of landscaping will not serve any meaningful purpose as the landscaping would be obstructed by the existing buildings. Additionally, the ground where the proposed facility will be located is partially graveled and, due to the nature of existing uses, it is unlikely that installed landscaping will survive upon planting. Accordingly, Verizon Wireless proposes the alternative compliance through installation of privacy slats in the fencing to surround the proposed facility. Please refer to Sheets C1, C2, and C4 the Site Survey and Zoning Drawings, prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4. Please also refer to the Site Images, attached hereto as Exhibit 5.

h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.

- Acknowledged and agreed. Please refer to Page C6 of the Site Survey and Zoning Drawings prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4.

i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

- Acknowledged and agreed.

II. Section 26-56. Special Exceptions. Verizon Wireless fully complies with the Special Exceptions section set forth in Section 26-56 of the Ordinance as follows:

a. Purpose. Special exceptions are established to provide for the location of those uses that are generally compatible with other land uses within a zoning district. However, because of their unique characteristics or potential impacts

on the surrounding neighborhood and the county as a whole, these uses require individual consideration of their location, design, configuration, and/or operation at the particular location proposed. Such individual consideration may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and general welfare. Any use identified in this chapter as a special exception in a zoning district shall not be permitted without the approval of the Richland County Board of Zoning Appeals in accordance with the requirements and procedures set forth in this section.

- Acknowledged and agreed.

b. Pre-Application Procedure.

1. Conference. Every applicant for a special exception is required to meet with the planning department in a pre-application conference prior to, or at the time of, the submittal of a request for approval of a special exception. The purposes of this conference are to provide additional information regarding the review process and to assist in the preparation of the application.

- Acknowledged and agreed. A pre-application conference took place via phone calls and email correspondence.

2. Neighborhood meeting. Although not required, it is highly recommended that the applicant of the proposed special exception use meet with representatives of the neighborhood in which the proposed use will be located. This meeting will allow the applicant the opportunity to explain the proposed use and to be informed of the concerns of the neighborhood.

- Acknowledged and agreed. Baker Donelson hosted a neighborhood meeting on January 25, 2018 from 6:30 p.m. to 8:30 p.m. at Trinity Church. The State Newspaper published notice of the neighborhood meeting on January 12, 2018. Additionally, Baker Donelson posted a sign on the subject property advertising the neighborhood meeting on January 11, 2018. No community members attended the neighborhood meeting. Please refer to the Affidavit of Publication attached hereto as Exhibit 11. Please also refer to the photographs of the notice sign attached hereto as Exhibit 12. Lastly, please refer to the Neighborhood Meeting Sign In Sheet, attached hereto as Exhibit 13, evidencing that no community members attended the meeting.

c. Plan submittal.

1. Application. An application for a special exception shall be filed by the owner of the property or an authorized agent on a form provided by the planning department. Other information necessary to show that the use or structure complies with the standards set forth in this chapter shall also be provided.
 - Acknowledged and agreed. Please refer to the Richland County Board of Zoning Appeals Application for Special Exception Form, attached hereto as Exhibit 2, in which the property owner, Terry G. Livingston, designates Baker, Donelson, Bearman, Caldwell & Berkowitz, PC on behalf of Cellco Partnership d/b/a Verizon Wireless as his authorized agent. This Certificate of Compliance and associated exhibits, incorporated herein by reference, demonstrate how the proposed communication tower facility will comply with all applicable standards of the Ordinance.
2. Fees: An application fee, as established by the Richland County Council, shall be submitted with the application.
 - Acknowledged and agreed. A check for \$52.66, made payable to Richland County, representing the Special Exception Permit fee, is included with this application.
3. Coordination with land development permit review. Completion of the applicable land development permit review will take place following review of the special exception by the board of zoning appeals. The ruling of the board of zoning appeals, including any conditions on approval added by the board of zoning appeals, shall be incorporated into the project approval by the staff and/or planning commission.
 - Acknowledged and agreed.
- d. Staff review. The planning department shall review the application and determine if it is complete within fifteen (15) days of its submittal. If the application is complete, the planning department shall schedule the matter for consideration at a public hearing by the board of zoning appeals. The planning department shall prepare a staff evaluation and recommendation regarding the submitted special exception application. The schedule for meetings of the board of zoning appeals and application deadlines for such meetings shall be maintained in the office of the planning department.
 - Acknowledged and agreed.

- e. Public notification. Notice of the public hearing shall be posted on the property for which a special exception is sought. Notice shall also be published in a newspaper of general circulation within the county no less than fifteen (15) days prior to the public hearing on the matter.
 - Acknowledged and agreed. Upon information and belief, the Richland County Planning Department is responsible for providing both methods of notice of the public hearing.
- f. Formal review.
 1. Action by the board of zoning appeals. Upon receipt of the application for a special exception from the planning department, the board of zoning appeals shall hold a public meeting on the proposed special exception. Any party may appear in person, or be represented by an authorized agent. After conducting the public hearing, the board of zoning appeals may:
 - a. Approve the proposed special exception;
 - b. Continue the matter to a date certain for additional consideration; or
 - c. Deny the proposed special exception.

Any approval or denial of the request must be by a concurring vote of a majority of those members of the board both present and voting. Such votes must be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

- Acknowledged and agreed.
2. Standard of review. The board of zoning appeals shall not approve a special exception unless it finds that the regulations of this chapter have been met. The conditions set forth in Article VI. of this chapter, which set forth specific standards for a special exception, shall be binding on the board of zoning appeals and may not be varied. In addition to the definitive standards set forth in this chapter, the board of zoning appeals shall consider the following in reviewing a special exception:
 - a. Traffic impact;
 - b. Vehicle and pedestrian safety;
 - c. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining properties;

- d. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and
- e. Orientation and spacing of improvements or buildings.

- Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment, attached hereto as Exhibit 2.

3. Conditions: In granting a special exception, the board of zoning appeals may prescribe conditions and safeguards in addition to those spelled out in this chapter. The board of zoning appeals may also prescribe a time limit within which the special exception shall be begun or completed, or both. All conditions placed on the project by the board of zoning appeals shall be incorporated into such project.

- Acknowledged and agreed.

g. Variances. Unless otherwise specified, variances from the specific standards for a special exception, set forth in Article VI. of this chapter, are not permitted. Other variances shall be reviewed as set forth for the applicable land development permit process.

- Acknowledged and agreed.

h. Appeals. A person who may have a substantial interest in the decision of the board of zoning appeals regarding a special exception may appeal from a decision of the board of zoning appeals to the circuit court, by filing with the clerk of the court a petition in writing setting forth plainly, fully and distinctly why the decision is contrary to law. The appeal must be filed within thirty (30) days after the decision of the board of zoning appeals is mailed. In the alternative, also within thirty (30) days, a property owner whose land is the subject of a decision by the board of zoning appeals may appeal by filing a notice of appeal with the circuit court accompanied by a request for prelitigation mediation in accordance with Section 6291150 and Section 6291155 of the South Carolina Code of Laws. All appeals must be taken in accordance with all applicable laws of the State of South Carolina.

- Acknowledged and agreed.

i. Permit validity. Permit validity for special exceptions shall be the same as those required for the applicable land development permit unless otherwise stated in the special exception order.

- Acknowledged and agreed.

Respectfully submitted on February 1, 2018.

Laura D. Goode

Laura D. Goode, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1501 Main Street, Suite 600
Columbia, South Carolina 29201
Phone: (803) 251-8817
Fax: (803) 753-0011
Email: lgoode@bakerdonelson.com
Attorney for Verizon Wireless

Roger Hall

Roger Hall, Of Counsel
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1501 Main Street, Suite 600
Columbia, South Carolina 29201
Phone: (803) 251-8818
Fax: (803) 753-0011
Email: RHall@bakerdonelson.com
Attorney for Verizon Wireless



BOARD OF ZONING APPEALS SPECIAL EXCEPTION



1. Location: 7536 Caughman Road, Columbia, South Carolina 29209

TMS Page: R19205 Block: 07 Lot: 10 Zoning District: GC

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:
85' Monopole Communication Tower (with 2' lightning rod)

3. Describe the proposal in detail: Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment as well as the Certification of Zoning Compliance and Site Survey and Zoning Drawings, attached hereto as Exhibits 1 and 4, respectively.

4. Area attributed to the proposal (square feet): 15' x 34' (510 square feet)

5. Are other uses located upon the subject property? No Yes (if Yes, list each use and the square footage attributed to each use):

a. Use Automotive Repair Building square footage 1,620

b. Use _____ square footage _____

c. Use _____ square footage _____

6. Total number of parking spaces on the subject property: There are no designated parking spaces; however, the property has an existing commercial business with paved areas around the proposed facility that can be used for parking.

7. Total number of employees on shift of greatest employment: N/A. The proposed facility will be unmanned.

8. Address the following *Standards of Review (Sec. 26-56 (f) (2) of the Richland County Land Development Code)*. Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your request.

a. Traffic impact: _____
Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment.

b. Vehicle and pedestrian safety: _____
Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment.

c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: _____
Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment.

d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: _____
Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment.

e. Orientation and spacing of improvements or buildings: _____
Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment.

RICHLAND COUNTY BOARD OF ZONING APPEALS SPECIAL EXCEPTION

FORM ATTACHMENT

Section 26-56(f)(2) Standard of Review. The board of zoning appeals shall not approve a special exception unless it finds that the regulations of this chapter have been met. The conditions set forth in Article VI. of this chapter, which set forth specific standards for a special exception, shall be binding on the board of zoning appeals and may not be varied. In addition to the definitive standards set forth in this chapter, the board of zoning appeals shall consider the following in reviewing a special exception:

a. Traffic impact;

- The proposed facility will be unmanned, requiring maintenance on average one time per month, thus there will not be an increase in traffic from the proposed facility.

b. Vehicle and pedestrian safety;

- As shown on Page C2 of the Site Survey and Zoning Drawings, prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4, Verizon Wireless will install four new concrete bollards on the northwest side of the facility to secure the facility from vehicles. Additionally, Verizon Wireless will install a new fence on the northwest side of the facility and replace existing fencing on the southeast side of the facility. Finally, the tower will have a 50-foot engineered fall zone radius such that in the unlikely event of tower failure, the tower would not cross any adjacent property lines or public rights-of-way. Please refer to the Fall Zone Letter prepared by Robert E. Beacom, Senior Design Engineer for Sabre Industries, attached hereto as Exhibit 8.

c. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining properties;

- The proposed facility will not produce any loud noises or fumes and will not obstruct air flow on adjoining properties. The proposed tower will not be lit. Please refer to the FAA Determination of No Hazard Letter, attached hereto as Exhibit 7.

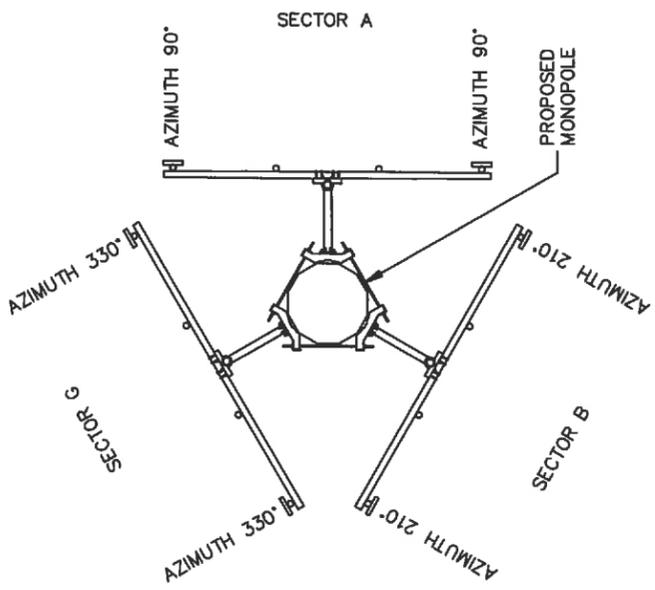
d. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and

- There are several elements of the location and design for the proposed tower that will minimize adverse impact on the aesthetic character of the environs to the maximum extent possible. The proposed tower will be located at in the

middle of a commercially developed property with an existing automotive repair shop. The adjacent property to the northwest at the intersection of Caughman Road and Hazelwood Road is also commercially developed with an existing convenience store and automotive repair shop. The majority of the open space on both properties is paved surface that provides outdoor parking for several vehicles. Both properties have overhead utilities via wooden electric poles, as well as outdoor lighting via wooden light poles. The communication facility will be consistent with the existing development and will not adversely impact the aesthetic character of these immediate properties. The tower will be located between two existing buildings on the subject property that will screen the southwest and northeast sides of the facility. The commercial buildings on the property to the northwest will provide screening to the northwestern base of the facility. An existing fence with wood slats on the subject property will provide additional screening for the northeast side of the base of the facility. Additionally, Verizon Wireless will install new fencing with green privacy slats around the base of the facility. Many adjacent and nearby properties have existing mature vegetation to provide screening from the facility. Additionally, the adjacent property to the southeast and two adjacent properties to the northwest are owned by the same property owner, decreasing the impact to other property owners. The proposed tower will be a monopole-type design without lattice or guy wires in order to be the least visually and physically intrusive facility. The tower will not be lighted. The tower will be galvanized stainless steel to blend with the changing color of the sky. Please refer to Pages C1, C2, C4, and C7 of the Site Survey and Zoning Drawings, prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4. Please also refer to the Site Images, attached hereto as Exhibit 5.

e. Orientation and spacing of improvements or buildings.

- The proposed communication tower facility will not impact the orientation and spacing of any existing improvements or buildings. The facility will be located in between the two existing buildings on the subject property. The existing structures on adjacent properties will not be within the 50-foot engineered fall zone for the proposed tower. The tower will be setback from all property lines and public rights-of-way a distance greater than the engineered fall zone plus 10 percent. Please refer to Page C1 of the Site Survey and Zoning Drawings, prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4. Please also refer to the Fall Zone Letter prepared by Robert E. Beacom, Senior Design Engineer for Sabre Industries, attached hereto as Exhibit 8.

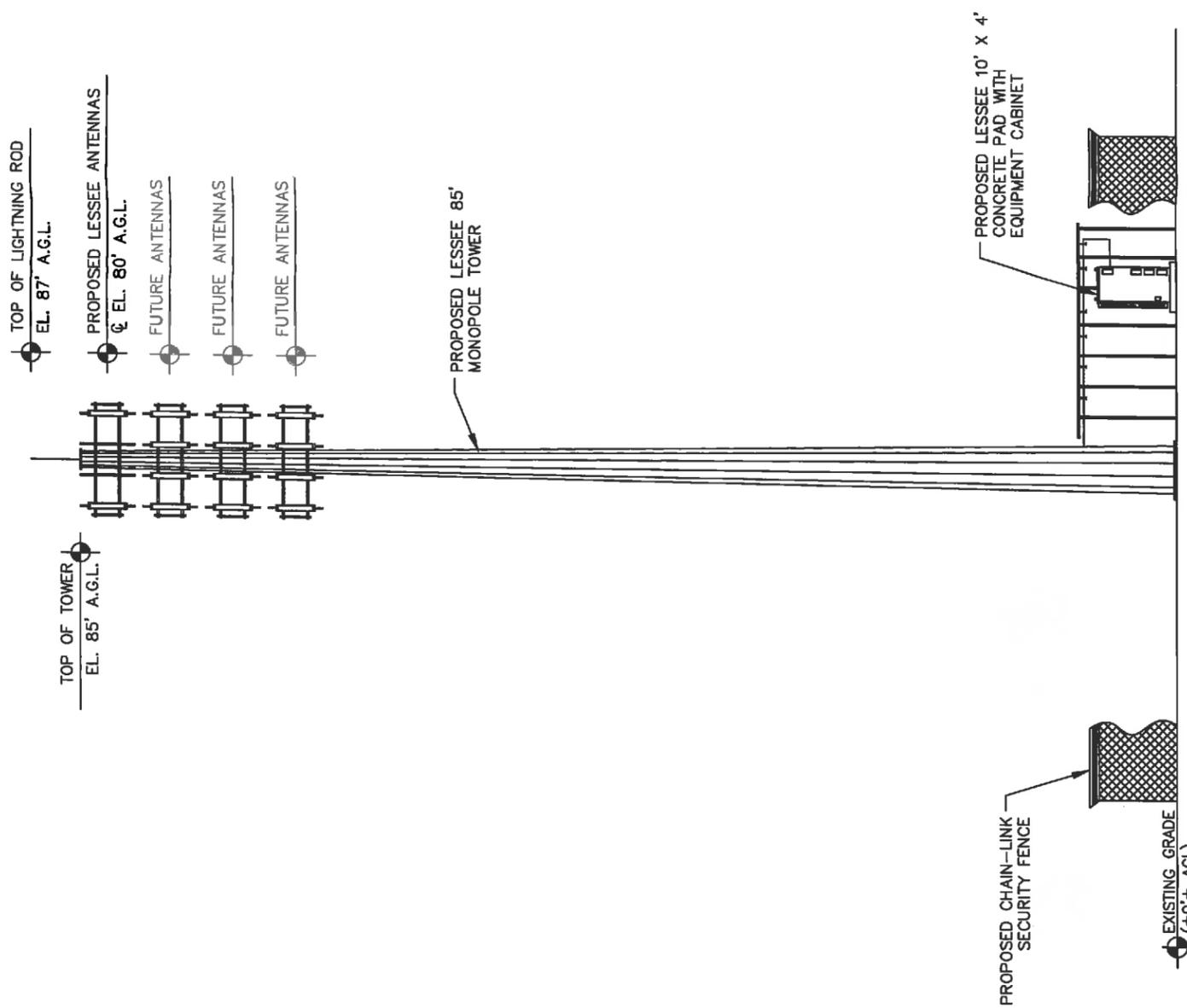


1 ANTENNA ORIENTATION PLAN
C7

(NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY, SEE STRUCTURAL ANALYSIS BY OTHERS TO CONFIRM ANTENNA MOUNT TYPE)

NOTES:

- ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
- REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
- IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.



2 MONOPOLE TOWER ELEVATION - S VIEW (FACING N)
C7

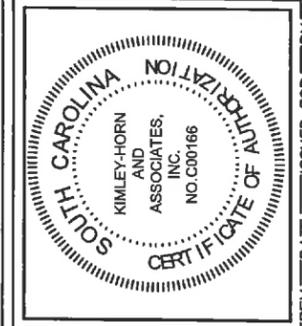
NOT TO SCALE

- NOTES:**
- ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
 - THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
 - COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
 - PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.



PROJECT INFORMATION:

SITE NAME:
 CENTURY OAKS
 SITE No.: 298897
 PROJECT #: N/A
 7536 CAUGHMAN ROAD
 COLUMBIA, SC 29209
 RICHLAND COUNTY



REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2			
1			
0	01/30/18	ZONING	DMF

FOR ILLUSTRATIVE PURPOSES ONLY- NO SIGNATURE REQUIRED

KHA PROJECT NUMBER:
 018985631

DRAWN BY: _____ CHECKED BY: _____
 TDM _____ KAB _____

SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:
C7

- NOTES**
- THIS SITE SURVEY HAS BEEN PREPARED PARTIALLY FROM AN ACTUAL FIELD SURVEY AND PARTIALLY FROM MAPS AND DEEDS OF RECORD. PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHT OF WAY OF RECORD.
 - ALL PROPERTY OWNERS ARE NOW OR FORMERLY, ADJACENT OWNER INFORMATION TAKEN FROM COUNTY TAX RECORDS.
 - AREA BY COMPUTER (COORDINATE METHOD).
 - ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET UNLESS OTHERWISE NOTED.
 - NORTH ORIENTATION BASED UPON S.C. GRID (NAD 83) AND WAS ESTABLISHED USING A JAVAD TRIUMPH 2 RECEIVER, STATIC SESSION POST PROCESSED USING JAVAD DATA PROCESSING ONLINE SERVICES. COMBINED GRID FACTOR = 0.99979806.
 - THIS MAP IS FOR LEASE PURPOSES AND IS NOT A BOUNDARY SURVEY OF THE ENTIRE TRACT.
 - COORDINATES LISTED ARE SOUTH CAROLINA STATE PLANE COORDINATES NAD83 (2011) IN INTERNATIONAL FEET. ELEVATIONS BASED ON NORTH AMERICAN DATUM OF 1988.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE (ZONE "X") PER FIRM 45079C0381K, WITH AN EFFECTIVE DATE OF 09/29/2010.

- LINETYPE LEGEND**
- = PARENT TRACT PARCEL LINES
 - - - = ADJACENT PARCEL LINES
 - - - = ROAD RIGHT OF WAY
 - - - = LESSEE AREA LINES
 - - - = EDGE OF ACCESS EASEMENT

- LEGEND**
- DB = DEED BOOK
 - IPF = IRON PIPE FOUND
 - PB = PLAT BOOK
 - PG = PAGE

FIELD WORK COMPLETED ON OCTOBER 25, 2016.
 THIS SURVEY WAS PREPARED AT THE REQUEST OF
 KIMLEY-HORN AND ASSOCIATES, INC.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

Michael P. McMurray
 MICHAEL P. MCMURRAY
 MCMURRAY LAND SURVEYING, INC.
 318 E. OLD HWY. 74, MONROE, NC 28112
 PROFESSIONAL LAND SURVEYOR NO. 28601
 TELEPHONE NUMBER: (704) 254-2736

DATE 4/04/17



Kimley»Horn
 2 SUN COURT, SUITE 450, PEACHTREE CORNERS, GA 30082
 PHONE: 770-828-0744 WWW.KIMLEY-HORN.COM

Drawn by: DE
 Checked by: EK
 Approved by: MM
 Date: 4/04/17

CENTURY OAKS
 7536 CAUGHMAN ROAD
 COLUMBIA, SC 29209
 RICHLAND COUNTY

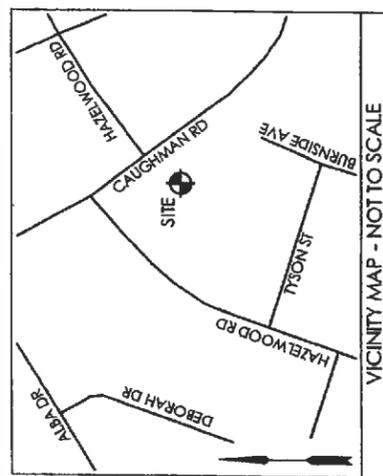
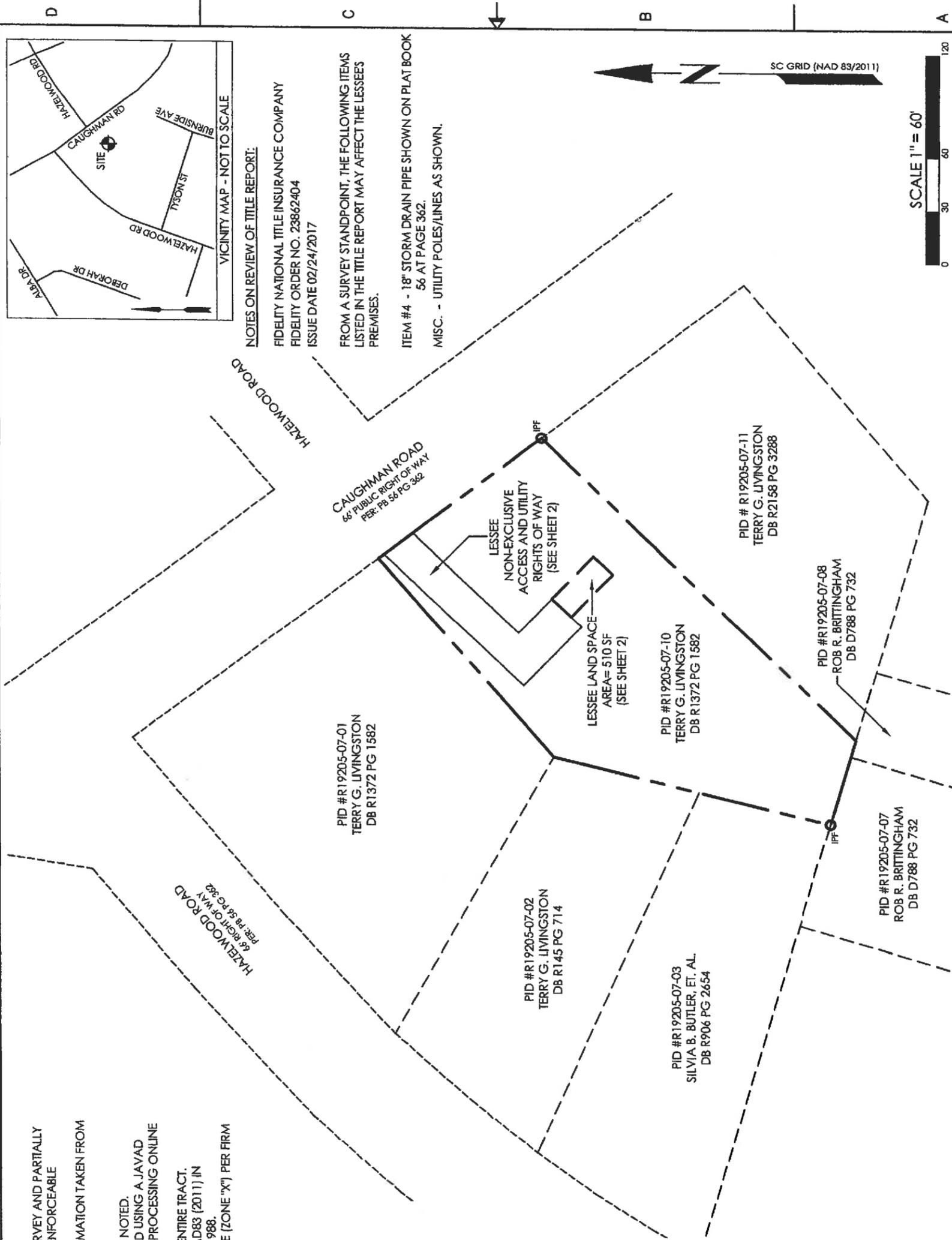


REVISIONS

No.	DATE	DESCRIPTION
1	4/04/17	ISSUED AS FINAL - ADDED ACCESS EASEMENT
A2	4/02/17	ISSUED FOR REVIEW - ADDED ACCESS EASEMENT
0	3/13/17	FINAL - MOVED TOWER/BASE AREA
A1	2/15/17	ISSUED FOR REVIEW - MOVED TOWER
A	10/26/16	ISSUED FOR REVIEW

BY	CHK	APTD
DE	EK	MM

SITE SURVEY
PROPOSED MONOPOLE
 DRAWING NO.
SHEET 1 OF 2

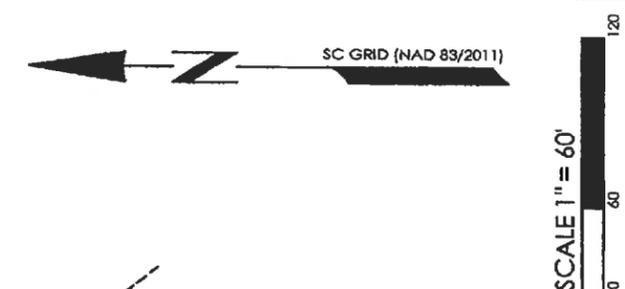


NOTES ON REVIEW OF TITLE REPORT:
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 FIDELITY ORDER NO. 23862404
 ISSUE DATE 02/24/2017

FROM A SURVEY STANDPOINT, THE FOLLOWING ITEMS LISTED IN THE TITLE REPORT MAY AFFECT THE LESSEES PREMISES.

ITEM #4 - 18" STORM DRAIN PIPE SHOWN ON PLAT BOOK 56 AT PAGE 362.

MISC. - UTILITY POLES/LINES AS SHOWN.



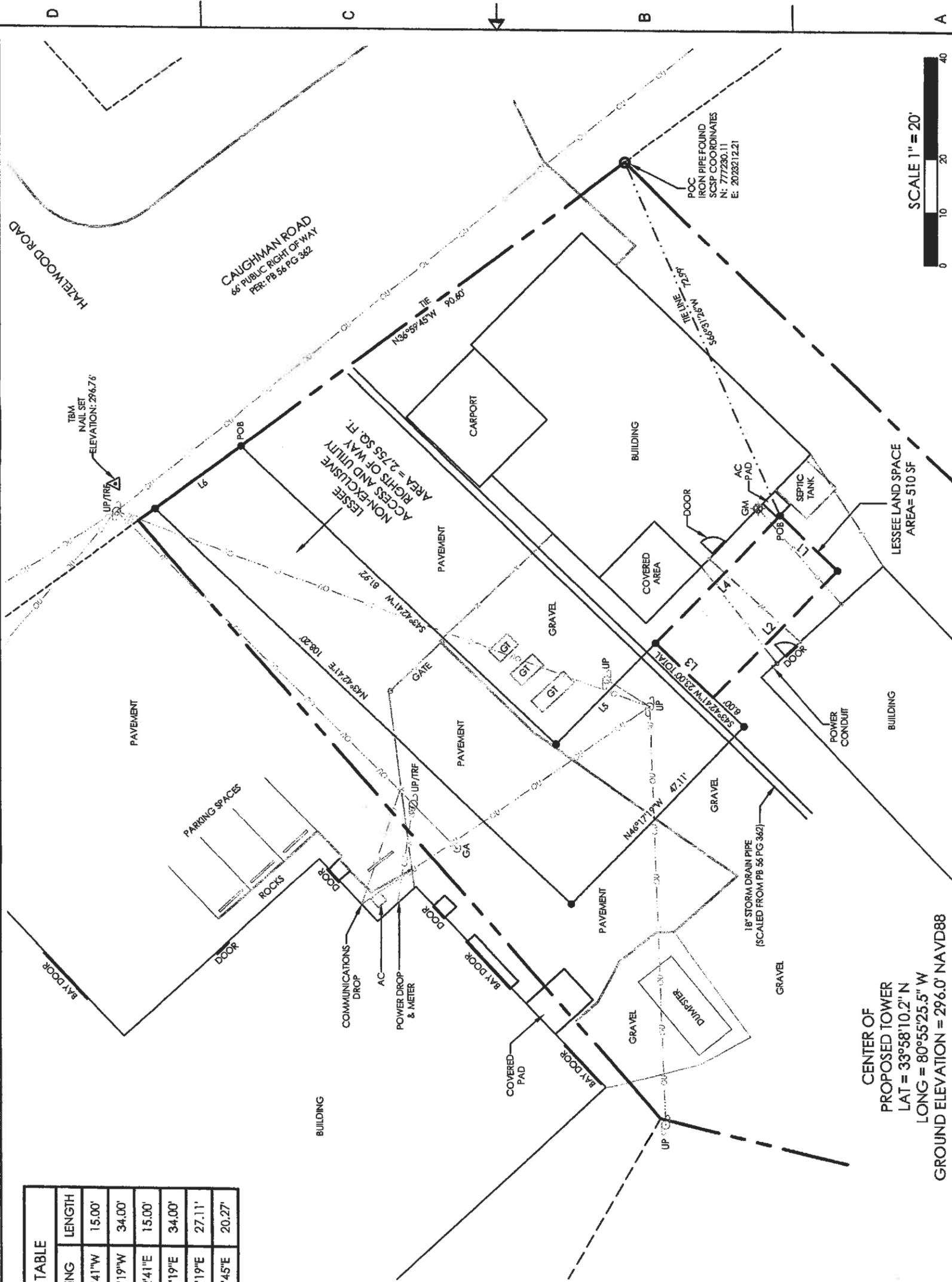
1 2 3 4 5 6

LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°42'41"W	15.00'
L2	N46°17'19"W	34.00'
L3	N43°42'41"E	15.00'
L4	S46°17'19"E	34.00'
L5	S46°17'19"E	27.11'
L6	S36°59'45"E	20.27'

- LEGEND**
- = COMPUTED POINT
 - DB = DEED BOOK
 - GA = GUY ANCHOR
 - GM = GAS METER
 - GT = GAS TANK
 - PB = PLAT BOOK
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - SCSP = SC STATE PLANE
 - TBM = TEMPORARY BENCHMARK
 - TRF = TRANSFORMER
 - SF = SQUARE FEET
 - UP = UTILITY POLE

- LINE TYPE LEGEND**
- = PARENT TRACT PARCEL LINES
 - - - = ADJACENT PARCEL LINES
 - — — = ROAD RIGHT OF WAY
 - · - · - = LESSEE AREA LINES
 - · — · — = EDGE OF ACCESS EASEMENT
 - · — · — = TIE LINE ONLY
 - · — · — = OVERHEAD UTILITY LINES
 - · — · — = FENCE LINE
 - · — · — = GAS LINE
 - · — · — = COMPRESSED AIR LINE
 - · — · — = WATER LINE

SC GRID (NAD 83/2011)



CENTER OF PROPOSED TOWER
 LAT = 33°58'10.2" N
 LONG = 80°55'25.5" W
 GROUND ELEVATION = 296.0' NAVD88

SCALE 1" = 20'

SITE SURVEY		
PROPOSED MONOPOLE		
REV	DATE	DESCRIPTION
1	4/04/17	ISSUED AS FINAL - ADDED ACCESS EASEMENT
A2	4/02/17	ISSUED FOR REVIEW - ADDED ACCESS EASEMENT
0	3/13/17	FINAL - MOVED TOWER/LEASE AREA
A1	2/15/17	ISSUED FOR REVIEW - MOVED TOWER
A	10/26/16	ISSUED FOR REVIEW

NO.	DATE	DESCRIPTION	BY	CHK	APPR
1	4/04/17	ISSUED AS FINAL - ADDED ACCESS EASEMENT	DE	EK	MM
A2	4/02/17	ISSUED FOR REVIEW - ADDED ACCESS EASEMENT	DE	EK	MM
0	3/13/17	FINAL - MOVED TOWER/LEASE AREA	DE	EK	MM
A1	2/15/17	ISSUED FOR REVIEW - MOVED TOWER	DE	EK	MM
A	10/26/16	ISSUED FOR REVIEW	DE	EK	MM



CENTURY OAKS
 7536 CAUGHMAN ROAD
 COLUMBIA, SC 29209
 RICHLAND COUNTY

Kimley»Horn

2 SUN COURT, SUITE 450, PEACHTREE CORNERS, GA 30062
 PHONE: 770-625-0744 WWW.KIMLEY-HORN.COM

Drawn by: DE
 Check by: EK
 Approved by: MM
 Date: 4/04/17

4/04/17 DATE 4/04/17

MCMURRAY LAND SURVEYING, INC.
 MICHAEL P. MCMURRAY
 318 E. OLD HWY # 24, MONROE, NC 28112
 PROFESSIONAL LAND SURVEYOR NO. 28601
 TELEPHONE NUMBER: (704) 254-2736

SOUTH CAROLINA LAND SURVEYOR NO. 28601
 MICHAEL P. MCMURRAY

SOUTH CAROLINA LAND SURVEYOR NO. 4744
 MCMURRAY LAND SURVEYING
 CERTIFICATE OF AUTHORIZATION

verizon
5821 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

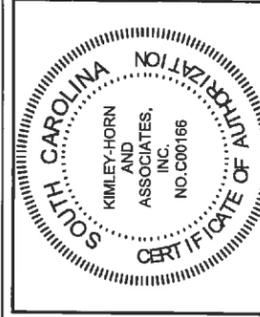
PROJECT INFORMATION:

SITE NAME:
CENTURY OAKS
SITE No.: 298897
PROJECT #: N/A
7536 CAUGHMAN ROAD
COLUMBIA, SC 29209
RICHLAND COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-819-4280
WWW.KIMLEY-HORN.COM
SC License C00166



REV: DATE: ISSUED FOR: BY:

8									
7									
6									
5									
4									
3									
2									
1									
0	01/30/18	ZONING							DMF

LICENSER:



KHA PROJECT NUMBER:

018985631

DRAWN BY: TDM

CHECKED BY: KAB

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

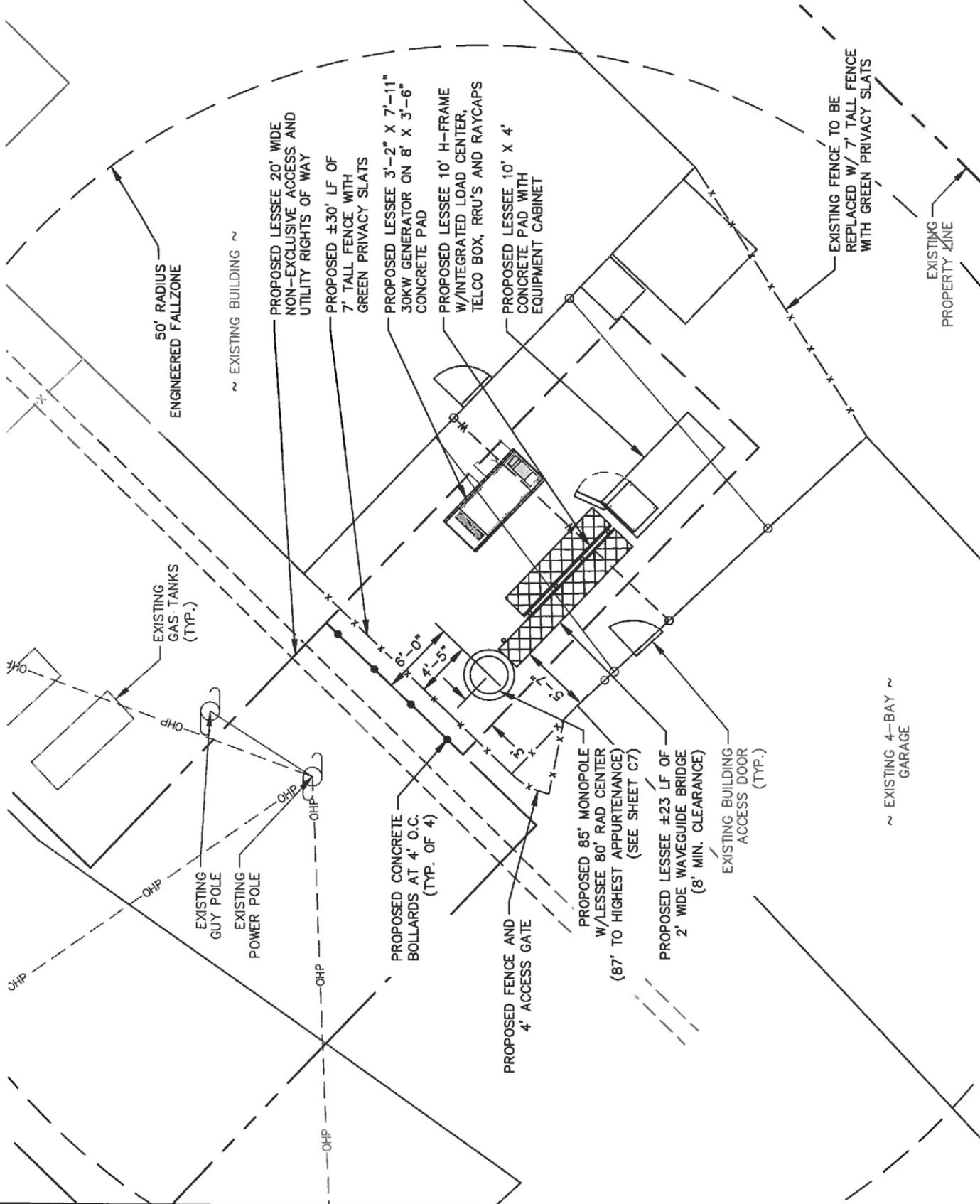
C2

SITE NOTES:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY McMURRAY LAND SURVEYING, INC. DATED 03/13/17 AND SITE VISIT ON 10/25/16..
3. CONTRACTOR TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM VERIZON CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS, CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.



GRAPHIC SCALE: 1" = 10'



1 SITE PLAN
C2 SCALE: 1" = 10'



January 19, 2018

Mrs. Laura Goode
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1501 Main Street, Suite 600
Columbia, South Carolina 29201

RE: Century Oaks Inability to Collocate Statement

Dear Mrs. Goode,

Per the Richland County Land Development Code, **Section 26-152.d.22.d:**

The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

Please let this letter serve as certification that there are no alternative towers, buildings, or other structures within Verizon Wireless' search area, or within an equal distance outside the search area as the proposed tower location, structurally capable or tall enough to meet Verizon Wireless' network objective for the proposed Century Oaks site.

Sincerely,

Mary Pat Tyndall

Site Acquisition

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-ASO-7926-OE

Issued Date: 07/31/2017

Network Regulatory
Cellco Partnership
5055 North Point Pkwy
NP2NE Network Engineering
Alpharetta, GA 30022

**** 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 CENTURY OAKS - A (Monopole)
Location:	Columbia, SC
Latitude:	33-58-10.20N NAD 83
Longitude:	80-55-25.50W
Heights:	296 feet site elevation (SE) 87 feet above ground level (AGL) 383 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:

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)
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 01/31/2019 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, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, 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 includes all previously filed frequencies and power for this structure.

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.

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 (817) 222-5928, or chris.smith@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-ASO-7926-OE.

Signature Control No: 327692807-339392312

(DNE)

Chris Smith
Technician

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC

Case Description for ASN 2017-ASO-7926-OE

Proposed 87' monopole. If marking/lighting is required, dual/medium intensity is requested. For questions contact Vicki McCauley @ 908-306-7477.

Frequency Data for ASN 2017-ASO-7926-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

TOPO Map for ASN 2017-ASO-7926-OE



January 10, 2018

Mr. Ken Vickrey
Verizon Wireless
575 Hickory Hills Boulevard
Whites Creek, TN 37189

RE: Proposed 85' Sabre Monopole for Century Oaks, SC

Dear Mr. Vickrey,

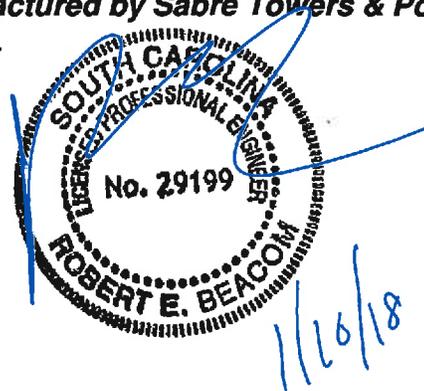
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 91 mph (117 mph Ultimate) with no ice and 30 mph with 3/4" ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association 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 monopole 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 the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** This would effectively result in a fall radius that is less than 50'.

Sincerely,

Robert E. Beacom, P.E., S.E.
Senior Design Engineer





January 10, 2018

Richland County Community Planning & Development
Attn: Tommy DeLage, CFM, Assistant Zoning Administrator
2020 Hampton Street, 1st Floor
Columbia, South Carolina 29204

RE: Verizon Wireless Non-Interference Statement for Century Oaks

Dear Mr. DeLage:

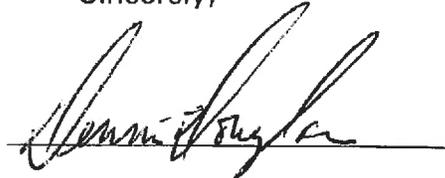
Verizon Wireless operates a Wireless Network authorized by the Federal Communications Commission (FCC) to provide wireless communication throughout the nation, including Richland County, South Carolina. Verizon Wireless' operation and network are licensed and regulated by the FCC. The FCC rules governing the operation of wireless telecommunications facilities are designed to protect co-channel and adjacent licenses against harmful interference. The FCC has exclusive jurisdiction over these requirements.

The proposed "Century Oaks" Verizon Wireless facility is in compliance with all applicable FCC requirements. Verizon Wireless' engages in the following practices pertinent to complying with FCC requirements:

1. Verizon Wireless locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential;
2. All operating hardware at the site is type-accepted by the FCC as far as emission levels within Verizon Wireless' licensed frequency band in addition to spurious emissions outside of Verizon Wireless frequency band;
3. The power levels generated by the base station hardware and corresponding effective radiated power (ERP) from the transmit antenna(s) are within the limitations specified by Part 22 of the Commission's Rules; and
4. Intermodulation studies are prepared and analyzed considering all carriers on the tower to ensure no mixing of frequencies will create harmful interference to/from Verizon Wireless' wireless system.

Verizon Wireless is committed to providing state of the art wireless services that benefits your community. If you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis Douglas", written over a horizontal line.

Dennis Douglas

RF Engineer – Verizon Wireless



January 9, 2018

Richland County Community Planning & Development
Attn: Tommy DeLage, CFM, Assistant Zoning Administrator
2020 Hampton Street, 1st Floor
Columbia, South Carolina 29204

RE: Proposed Verizon Wireless Tower on Caughtman Road
Tax/Pin R19205-07-10
Verizon Wireless Site Name: **CENTURY OAKS**

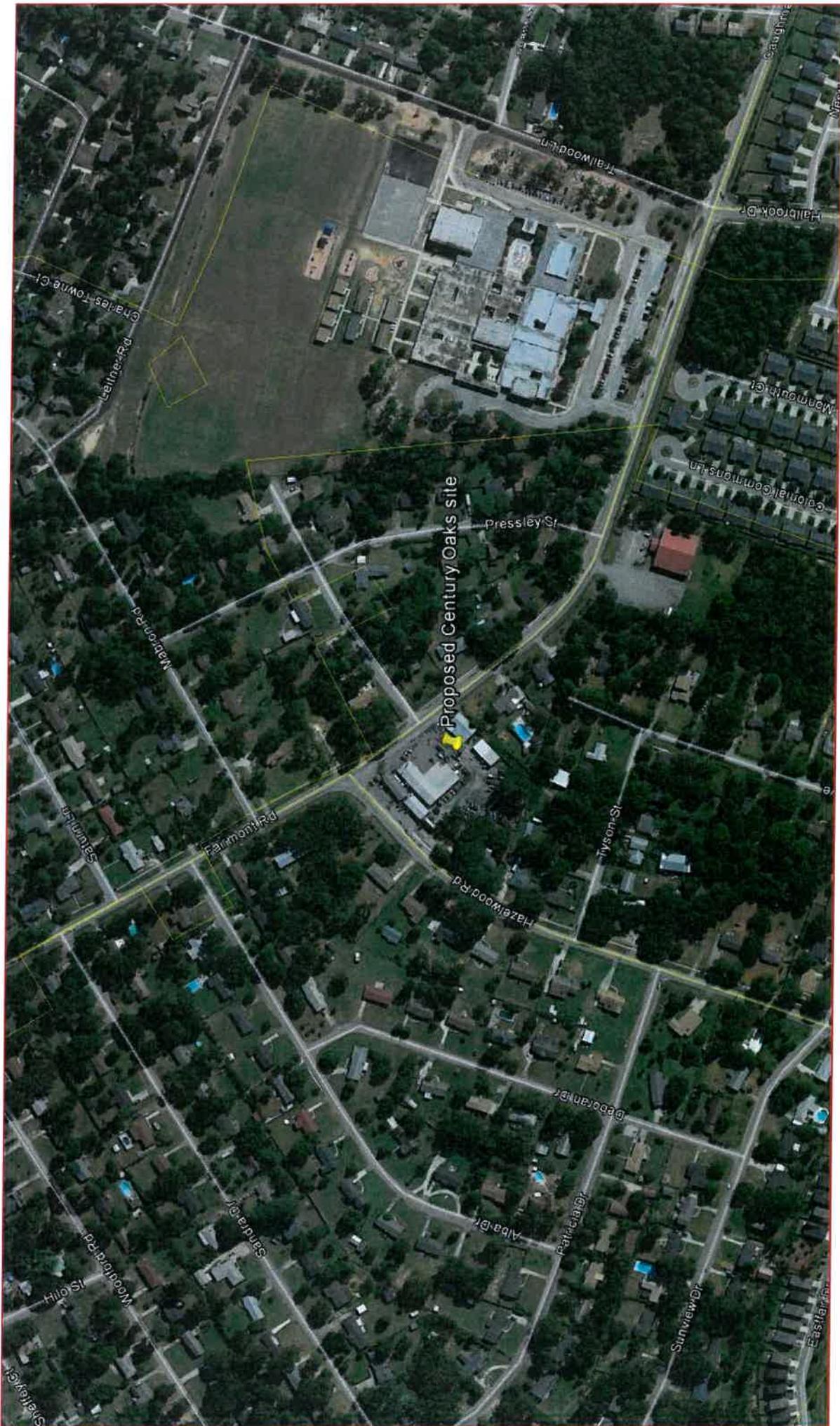
Dear Mr. DeLage:

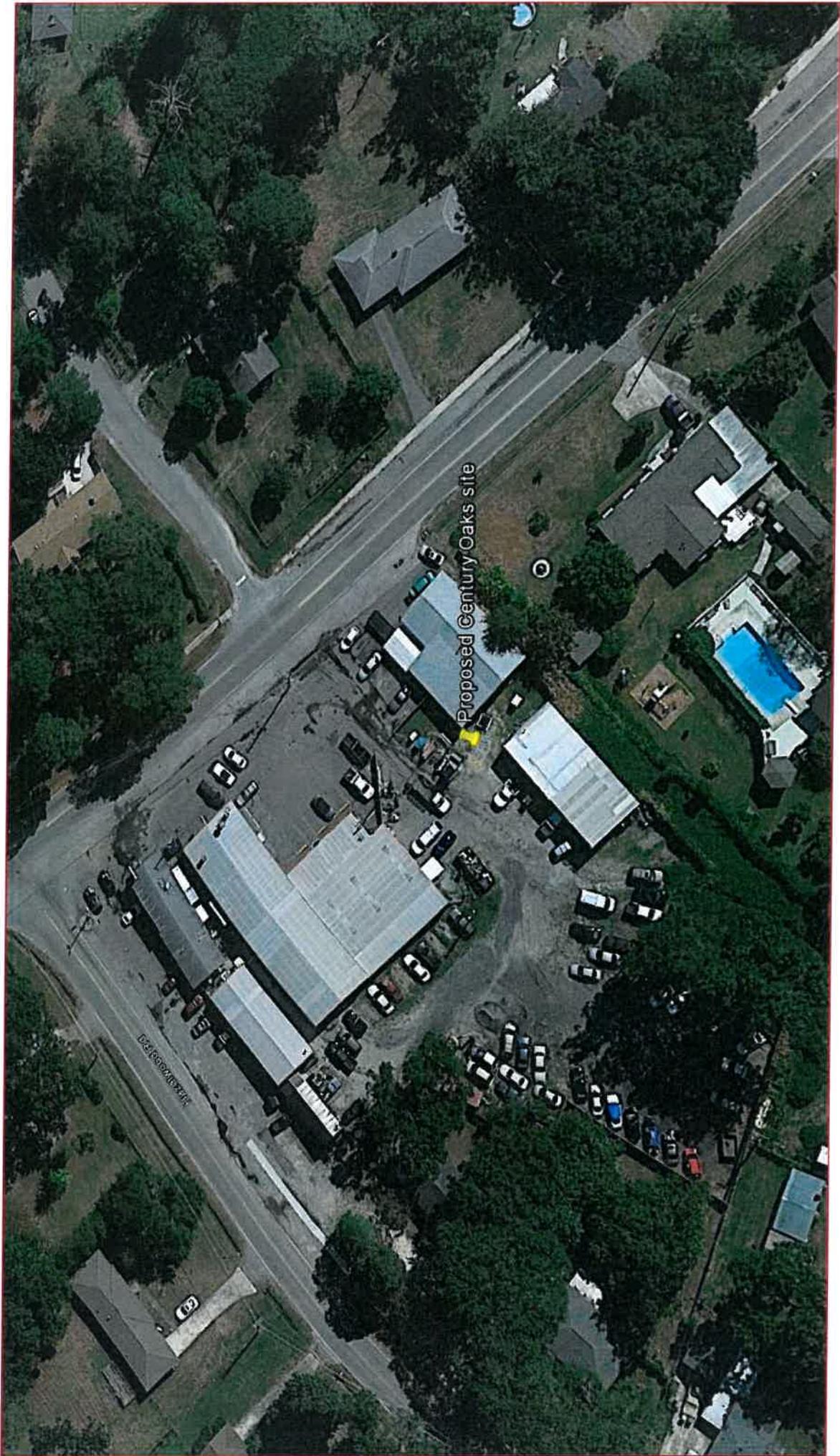
The purpose of this letter is to confirm that Verizon Wireless shall indemnify and hold Richland County, South Carolina harmless from and against any and all damages, judgments, liabilities; losses, and costs and expenses, including reasonable attorney's fees imposed upon, incurred by, or asserted against the County by a third party arising out of damage to real or personal property or injury to any person in connection with the construction, erection, and maintenance by Verizon Wireless of the communication tower and antenna and/or collapse of the communication tower and antenna including the removal of said communication tower and antenna, as set forth in Chapter 26, Article VI, Section 26-152.d.22.c.1 of the Richland County Zoning Ordinance.

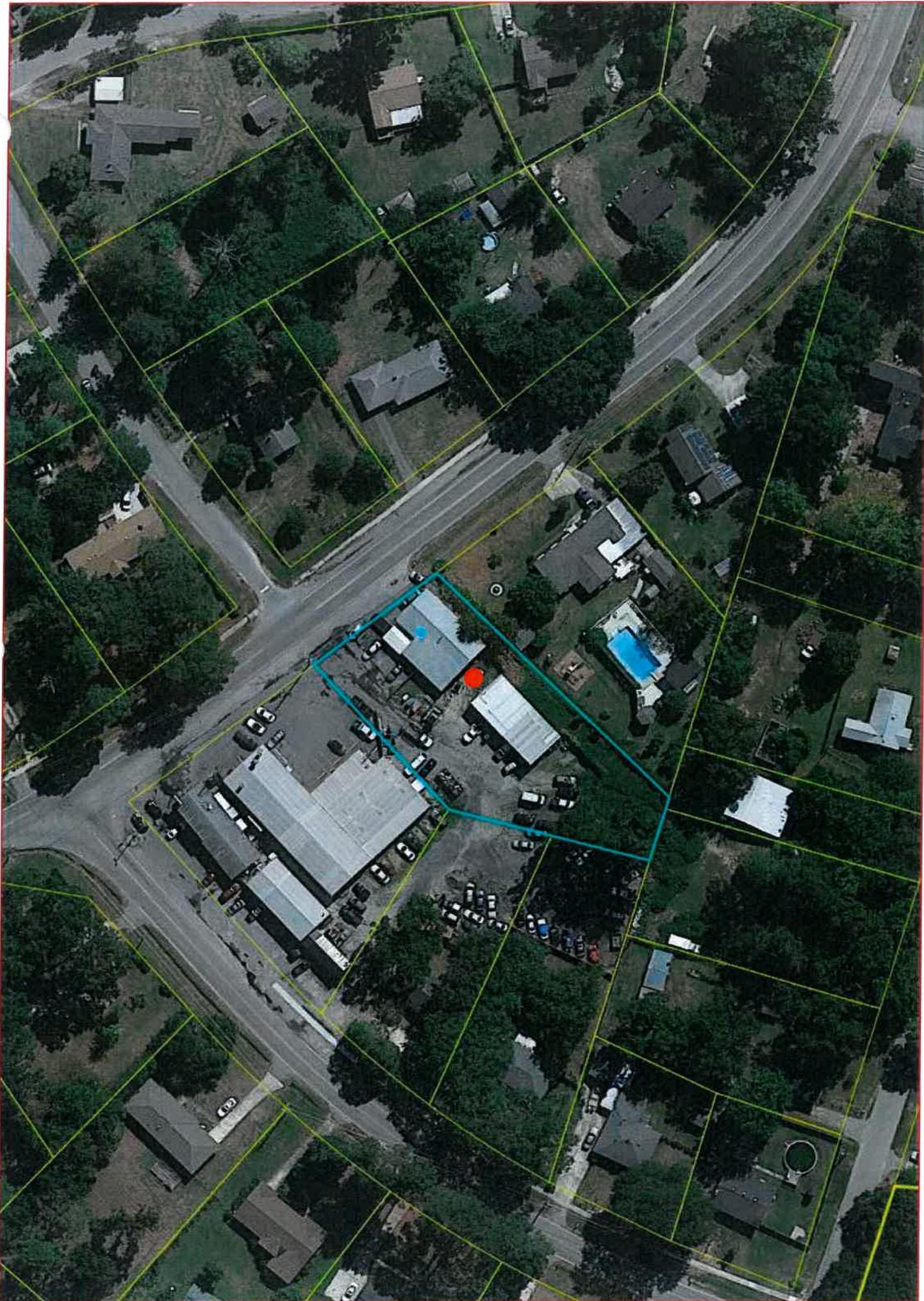
Very truly yours,

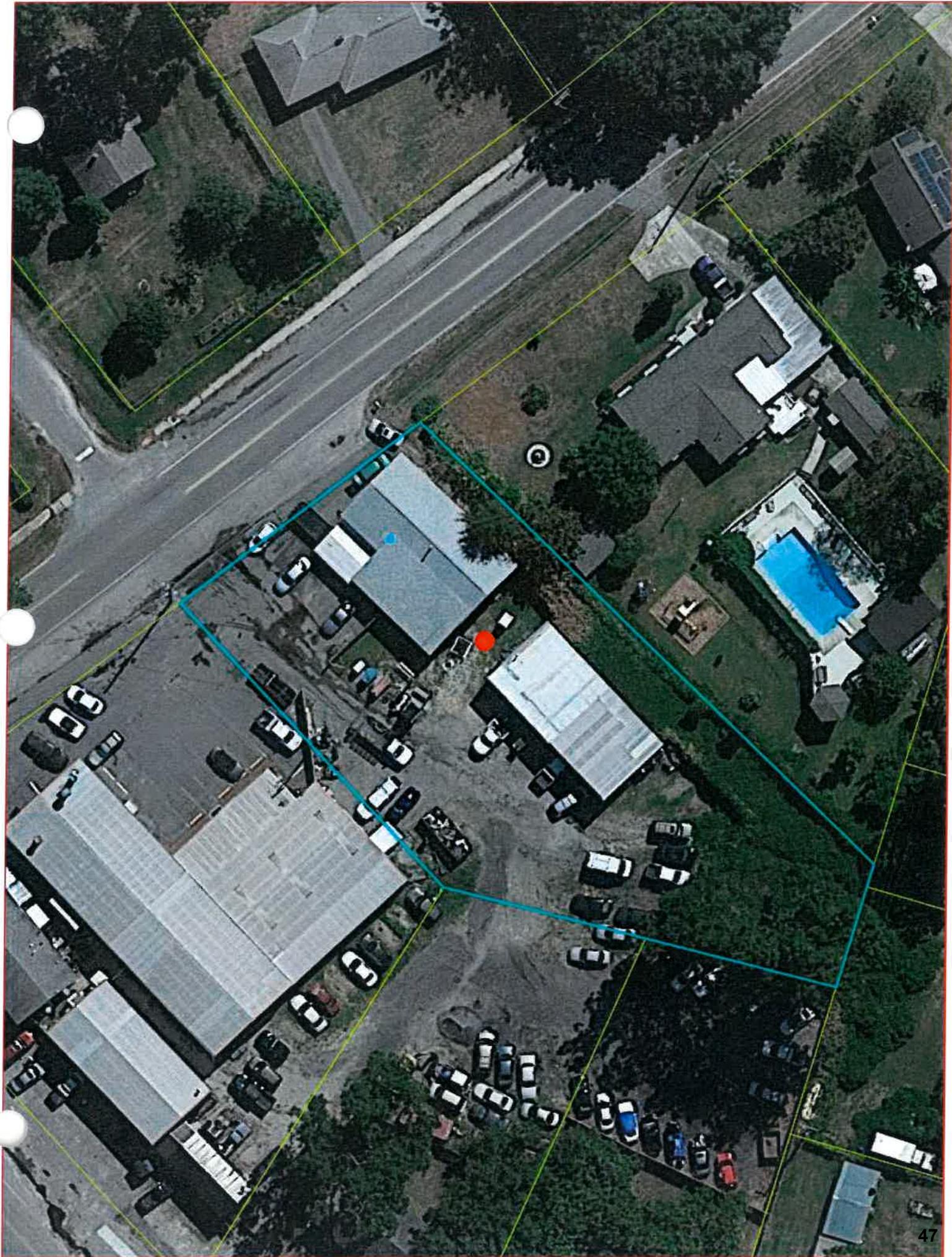
A handwritten signature in black ink that reads "Michael Haven". The signature is written in a cursive style and is positioned above a horizontal line.

Michael Haven
Verizon Wireless Manager
RE/Regulatory















REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

18-002 Special Exception

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the construction of a communication tower on property zoned Rural (RU).

GENERAL INFORMATION:

Applicant: Laura Dendy Goode

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

TMS: 27400-03-20

Location: 1212 Weston Road, Hopkins, SC 29061

Parcel Size: 8.3 acre tract

Existing Land Use: The parcel contains a barn and shed.

Proposed Land Use: The applicant proposes to erect an 194-foot telecommunications tower, within a 10,000 (100 x 100) square foot leased area.

Character of Area: The surrounding area is comprised of a mix of large residentially developed parcels, agriculturally developed parcels, and heavily wooded parcels

ZONING ORDINANCE CITATION:

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize radio, television and all other types of communications towers subject to the provisions of section 26-152 (d) (22).

CRITERIA FOR SPECIAL EXCEPTION:

In addition to definitive standards in this chapter, the Board shall consider the following:

1. Traffic impact.
2. Vehicle and pedestrian safety.
3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.
5. Orientation and spacing of improvements or buildings.

Special exception requirements (as found in section 26-152 (d) (22)):

(22) *Radio, television and telecommunications and other transmitting towers.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial; LI Light Industrial; Heavy Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from abutting districts shall be as follows:

1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; whichever is less. Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.
 2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.
 3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
 - e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
 - f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
 - g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
 - h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
 - i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

DISCUSSION:

The applicant proposes to erect a 194-foot monopole telecommunications tower, which will be situated within a 10,000 square foot leased area.

Staff visited the site.

The proposed site is abutted on the north by a residentially developed parcel, on the south by a railroad line, and on the east by an undeveloped parcel.

According to the provisions of subsection 26-152 (d) (22) (c) (1) towers abutting a residentially zoned parcel "...shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; whichever is less.."

The submitted site plan indicates that the tower will meet the required setbacks.

Meeting the criteria for a special exception in section 26-152 (d) (22) (c) may indicate that the applicant has taken necessary measures to minimize the impact of a communication tower on the surrounding area. Staff believes that this request will not impair the properties in the immediate or surrounding area.

The applicant must address, before the Board, the special exception requirements of section 26-152 (d) (22) (d).

Staff recommends approval for this request.

CONDITIONS:

Section 26-56 (f) (3)

Conditions: In granting a special exception, the board of zoning appeals may prescribe conditions and safeguards in addition to those spelled out in this chapter. The board of zoning appeals may also prescribe a time limit within which the special exception shall be begun or completed, or both. All conditions placed on the project by the board of zoning appeals shall be incorporated into such project.

OTHER RELEVANT SECTIONS:

N/A

CASE HISTORY:

No record of previous special exception or variance request.

ATTACHMENTS:

- Site plan
- Zoning Application Packet

STATEMENT OF COMPLIANCE WITH THE RICHLAND COUNTY CODE OF
ORDINANCES

Verizon Wireless is required to obtain a Special Exception Permit from the Richland County Board of Zoning Appeals for a 194 foot monopole wireless telecommunications tower with associated equipment structures pursuant to Sections 26-152.d.22 and 26-56 of the Richland County Code of Ordinances. The proposed tower will be located on property owned by Kenneth D. Beasley and Clara L. Beasley. The proposed tower will be located at 1212 Weston Road, which is zoned RU. Verizon Wireless fully complies with the Special Exception standards set forth in the Ordinance and respectfully requests that the proposed tower be approved.

I. Section 26-152.d.22 Radio, Television and Telecommunications and other Transmitting Towers. Verizon Wireless fully complies with the Radio, Television and Telecommunications and other Transmitting Towers set forth in Section 26-152.d.22 of the Ordinance as follows:

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; LI Light Industrial; Heavy Industrial.
 - Acknowledged and agreed. The subject property upon which the tower will be located is zoned Rural (RU).
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
 - Acknowledged and agreed. The proposed communication tower will not be located on a building. The tower will be 194 feet tall with a five-foot lightning rod. Please refer to Page C6 of the Site Survey and Zoning Drawings prepared by Kimley-Horn and Associate, Inc., attached hereto as Exhibit 4.
- c. The minimum setbacks for communication towers from abutting districts shall be as follows:
 1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The

fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.

- Acknowledged and agreed. The proposed communication tower will have an engineered fall zone radius of 95 feet. The tower will be setback from all adjacent property lines and public rights-of-way by a distance greater than the tower fall zone plus 10 percent. Please refer to the Fall Zone Certification Letter, prepared by Michael F. Plahovinsak, P.E., attached hereto as Exhibit 8. Please also refer to Page C1 of the Site Survey and Zoning Drawings prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4. Please also refer to the Indemnification Agreement signed by Michael Haven, Real Estate Manager for Verizon Wireless, attached hereto as Exhibit 12.
2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.
 - Because the proposed wireless telecommunications facility does not abut a non-residentially zoned parcel, this subsection is not applicable.
 3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.
 - Because the proposed wireless telecommunications facility does not abut a non-residentially zoned parcel, this subsection is not applicable.
 - d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative

towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

- Acknowledged and agreed. There are no alternative towers, buildings, or other structures within Verizon Wireless' search area structurally capable or tall enough to meet Verizon Wireless' network objective for the proposed Weston COL site. Additionally, Verizon Wireless will allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Please refer to the Search Area Map, attached hereto as Exhibit 3. Please also refer to the Inability to Collocate Certification signed by John Yeagley, Senior Site Acquisition Specialist for Chase Real Estate Services, attached hereto as Exhibit 6. Please also refer to Page C6 of the Site Survey and Zoning Drawings prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4.
- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- Acknowledged and agreed. The proposed tower will not be lit. Please refer to the Air Space Study prepared by Federal Airways & Airspace, attached hereto as Exhibit 7.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- Acknowledged and agreed. As shown on Page C3 of the Site Survey and Zoning Drawings, prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4, the entire compound will be fenced with an eight-foot tall fence.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- Please refer to Page L1 of the Site Survey and Zoning Drawings, prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or

other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.

- Acknowledged and agreed. Please refer to Page C5 of the Site Survey and Zoning Drawings prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.
- Acknowledged and agreed.

II. Section 26-56. Special Exceptions. Verizon Wireless fully complies with the Special Exceptions section set forth in Section 26-56 of the Ordinance as follows:

- a. Purpose. Special exceptions are established to provide for the location of those uses that are generally compatible with other land uses within a zoning district. However, because of their unique characteristics or potential impacts on the surrounding neighborhood and the county as a whole, these uses require individual consideration of their location, design, configuration, and/or operation at the particular location proposed. Such individual consideration may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and general welfare. Any use identified in this chapter as a special exception in a zoning district shall not be permitted without the approval of the Richland County Board of Zoning Appeals in accordance with the requirements and procedures set forth in this section.

- Acknowledged and agreed.

- b. Pre-Application Procedure.

1. Conference. Every applicant for a special exception is required to meet with the planning department in a pre-application conference prior to, or at the time of, the submittal of a request for approval of a special exception. The purposes of this conference are to provide additional information regarding the review process and to assist in the preparation of the application.

- Acknowledged and agreed. A pre-application conference took place via phone calls and email correspondence.

2. Neighborhood meeting. Although not required, it is highly recommended that the applicant of the proposed special exception use meet with representatives of the neighborhood in which the proposed

use will be located. This meeting will allow the applicant the opportunity to explain the proposed use and to be informed of the concerns of the neighborhood.

- Acknowledged and agreed. Baker Donelson hosted a neighborhood meeting on March 29, 2017 from 6:00 p.m. to 8:00 p.m. at Hopkins Middle School in Hopkins. The State Newspaper published notice of the neighborhood meeting on March 15, 2017. Additionally, Baker Donelson posted a sign on the subject property advertising the neighborhood meeting. The property owners were the only community members to attend the meeting; no other property owners in the area attended the meeting. Please refer to the Affidavit of Publication attached hereto as Exhibit 9. Please also refer to the photographs of the notice sign attached hereto as Exhibit 10. Lastly, please refer to the Neighborhood Meeting Sign In Sheet, attached hereto as Exhibit 11.

c. Plan submittal.

1. Application. An application for a special exception shall be filed by the owner of the property or an authorized agent on a form provided by the planning department. Other information necessary to show that the use or structure complies with the standards set forth in this chapter shall also be provided.
 - Acknowledged and agreed. Please refer to the Richland County Board of Zoning Appeals Application for Special Exception Form, attached hereto as Exhibit 2, in which the property owners, Kenneth D. Beasley and Clara L. Beasley, designate Baker, Donelson, Bearman, Caldwell & Berkowitz, PC on behalf of Cellco Partnership d/b/a Verizon Wireless as their authorized agent. This Certificate of Compliance and associated exhibits, incorporated herein by reference, demonstrate how the proposed communication tower facility will comply with all applicable standards of the Ordinance.
2. Fees: An application fee, as established by the Richland County Council, shall be submitted with the application.
 - Acknowledged and agreed. A check for \$52.66, made payable to Richland County, representing the Special Exception Permit fee, is included with this application.
3. Coordination with land development permit review. Completion of the applicable land development permit review will take place following

review of the special exception by the board of zoning appeals. The ruling of the board of zoning appeals, including any conditions on approval added by the board of zoning appeals, shall be incorporated into the project approval by the staff and/or planning commission.

- Acknowledged and agreed.

d. Staff review. The planning department shall review the application and determine if it is complete within fifteen (15) days of its submittal. If the application is complete, the planning department shall schedule the matter for consideration at a public hearing by the board of zoning appeals. The planning department shall prepare a staff evaluation and recommendation regarding the submitted special exception application. The schedule for meetings of the board of zoning appeals and application deadlines for such meetings shall be maintained in the office of the planning department.

- Acknowledged and agreed.

e. Public notification. Notice of the public hearing shall be posted on the property for which a special exception is sought. Notice shall also be published in a newspaper of general circulation within the county no less than fifteen (15) days prior to the public hearing on the matter.

- Acknowledged and agreed. Upon information and belief, the Richland County Planning Department is responsible for providing both methods of notice of the public hearing.

f. Formal review.

1. Action by the board of zoning appeals. Upon receipt of the application for a special exception from the planning department, the board of zoning appeals shall hold a public meeting on the proposed special exception. Any party may appear in person, or be represented by an authorized agent. After conducting the public hearing, the board of zoning appeals may:

- a. Approve the proposed special exception;
- b. Continue the matter to a date certain for additional consideration; or
- c. Deny the proposed special exception.

Any approval or denial of the request must be by a concurring vote of a majority of those members of the board both present and voting. Such votes must be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

- Acknowledged and agreed.

2. Standard of review. The board of zoning appeals shall not approve a special exception unless it finds that the regulations of this chapter have been met. The conditions set forth in Article VI. of this chapter, which set forth specific standards for a special exception, shall be binding on the board of zoning appeals and may not be varied. In addition to the definitive standards set forth in this chapter, the board of zoning appeals shall consider the following in reviewing a special exception:

- a. Traffic impact;
- b. Vehicle and pedestrian safety;
- c. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining properties;
- d. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and
- e. Orientation and spacing of improvements or buildings.

- Acknowledged and agreed. Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment, attached hereto as Exhibit 2.

3. Conditions: In granting a special exception, the board of zoning appeals may prescribe conditions and safeguards in addition to those spelled out in this chapter. The board of zoning appeals may also prescribe a time limit within which the special exception shall be begun or completed, or both. All conditions placed on the project by the board of zoning appeals shall be incorporated into such project.

- Acknowledged and agreed.

g. Variances. Unless otherwise specified, variances from the specific standards for a special exception, set forth in Article VI. of this chapter, are not permitted. Other variances shall be reviewed as set forth for the applicable land development permit process.

- Acknowledged and agreed.

h. Appeals. A person who may have a substantial interest in the decision of the board of zoning appeals regarding a special exception may appeal from a decision of the board of zoning appeals to the circuit court, by filing with the clerk of the court a petition in writing setting forth plainly, fully and distinctly

why the decision is contrary to law. The appeal must be filed within thirty (30) days after the decision of the board of zoning appeals is mailed. In the alternative, also within thirty (30) days, a property owner whose land is the subject of a decision by the board of zoning appeals may appeal by filing a notice of appeal with the circuit court accompanied by a request for prelitigation mediation in accordance with Section 6291150 and Section 6291155 of the South Carolina Code of Laws. All appeals must be taken in accordance with all applicable laws of the State of South Carolina.

- Acknowledged and agreed.
- i. Permit validity. Permit validity for special exceptions shall be the same as those required for the applicable land development permit unless otherwise stated in the special exception order.
- Acknowledged and agreed.

Respectfully submitted on January 24, 2018.



Laura D. Goode, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1501 Main Street, Suite 600
Columbia, South Carolina 29201
Phone: (803) 251-8817
Fax: (803) 753-0011
Email: lgoode@bakerdonelson.com
Attorney for Verizon Wireless



Roger Hall, Of Counsel
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1501 Main Street, Suite 600
Columbia, South Carolina 29201
Phone: (803) 251-8818
Fax: (803) 753-0011
Email: RHall@bakerdonelson.com
Attorney for Verizon Wireless



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION



1. Location: 1212 Weston Road, Hopkins, South Carolina, 29061
 TMS Page: R27400 Block: 03 Lot: 20 Zoning District: RU

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:
194' Monopole Communication Tower (with 5' lightning rod)

3. Describe the proposal in detail: Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment as well as the Certification of Zoning Compliance and Site Survey and Zoning Drawings, attached hereto as Exhibits 1 and 4, respectively.

4. Area attributed to the proposal (square feet): 100' X 100' (10,000 square feet)

5. Are other uses located upon the subject property? No Yes (if Yes, list each use and the square footage attributed to each use):

a. Use <u>Barn</u>	square footage <u>62' x 62' (3,844 sq. ft.)</u>
b. Use <u>Shed</u>	square footage <u>28' x 19' (532 sq. ft.)</u>
c. Use _____	square footage _____

6. Total number of parking spaces on the subject property: There will be a 20' x 60' parking area.

7. Total number of employees on shift of greatest employment: N/A. The proposed facility will be unmanned.

8. Address the following **Standards of Review** (Sec. 26-56 (f) (2) of the *Richland County Land Development Code*). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your request.
 - a. Traffic impact: _____
Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment.

 - b. Vehicle and pedestrian safety: _____
Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment.

 - c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: _____
Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment.

 - d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: _____
Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment.

 - e. Orientation and spacing of improvements or buildings: _____
Please refer to the Richland County Board of Zoning Appeals Special Exception Form Attachment.

RICHLAND COUNTY BOARD OF ZONING APPEALS SPECIAL EXCEPTION

FORM ATTACHMENT

Section 26-56(f)(2) Standard of Review. The board of zoning appeals shall not approve a special exception unless it finds that the regulations of this chapter have been met. The conditions set forth in Article VI. of this chapter, which set forth specific standards for a special exception, shall be binding on the board of zoning appeals and may not be varied. In addition to the definitive standards set forth in this chapter, the board of zoning appeals shall consider the following in reviewing a special exception:

a. Traffic impact;

- The proposed facility will be unmanned, requiring maintenance on average one time per month, thus there will not be an increase in traffic from the proposed facility after initial construction.

b. Vehicle and pedestrian safety;

- As shown on Pages C2 and C3 of the Site Survey and Zoning Drawings, prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4, the entire compound will be secured by an eight-foot tall fence topped with three strands of barbed wire and a locked gate. Additionally, the tower will have a 95-foot engineered fall zone radius such that in the unlikely event of tower failure, the tower would not cross any adjacent property lines or public rights-of-way. Please refer to the Fall Zone Letter prepared by Michael F. Plahovinsak, P.E., attached hereto as Exhibit 8.

c. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining properties;

- The proposed facility will not produce any loud noises or fumes and will not obstruct air flow on adjoining properties. The proposed tower will not be lit. Please refer to the Air Space Study prepared by Federal Airways & Airspace, attached hereto as Exhibit 7.

d. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and

- There are several elements of the location and design for the proposed tower that will minimize adverse impact on the aesthetic character of the environs to the maximum extent possible. The proposed tower will be located at the rear of an approximately 8.3 acre property that has existing mature vegetation along the property lines to provide screening of the tower from adjacent properties and uses. Many adjacent and nearby properties have existing dense

vegetation to provide screening from the facility. Additionally, Verizon Wireless will install landscaping around the perimeter of the facility to provide screening. The tower will be setback over 900 feet from the nearest Weston Road public right-of-way. The proposed tower will be a monopole-type design without lattice or guy wires in order to be the least visually and physically intrusive facility. The tower will not be lighted. The tower will be galvanized stainless steel to blend with the changing color of the sky. Please refer to Pages C1, C6, and L1 of the Site Survey and Zoning Drawings, prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4. Please also refer to the Site Images, attached hereto as Exhibit 5.

e. Orientation and spacing of improvements or buildings.

- The proposed communication tower facility will not impact the orientation and spacing of any existing improvements or buildings. The facility will be located at the rear of the subject property. The existing barn and shed on the subject property will not be within the 95-foot engineered fall zone for the proposed tower. The tower will be setback from all property lines and public rights-of-way a distance greater than the engineered fall zone plus 10 percent. Please refer to Page C1 of the Site Survey and Zoning Drawings, prepared by Kimley-Horn and Associates, Inc., attached hereto as Exhibit 4. Please also refer to the Fall Zone Letter prepared by Michael F. Plahovinsak, P.E., attached hereto as Exhibit 8.

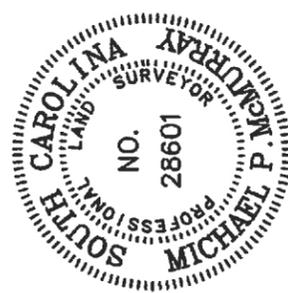
- NOTES**
- THIS SITE SURVEY HAS BEEN PREPARED PARTIALLY FROM AN ACTUAL FIELD SURVEY AND PARTIALLY FROM MAPS AND DEEDS OF RECORD.
 - PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHT OF WAY OF RECORD.
 - ALL PROPERTY OWNERS ARE NOW OR FORMERLY.
 - ADJACENT OWNER INFORMATION TAKEN FROM RICHLAND COUNTY TAX RECORDS.
 - AREA BY COMPUTER (COORDINATE METHOD).
 - ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET UNLESS OTHERWISE NOTED.
 - NORTH ORIENTATION BASED UPON S.C. GRID (NAD 83) AND WAS ESTABLISHED BY LEICA DUAL FREQUENCY SURVEY GRADE GPS RECEIVERS PROCESSED THROUGH OPUS.
 - THIS MAP IS OF LEASED PROPERTY AND DOES NOT CREATE A SUBDIVISION OF LAND.
 - THIS MAP IS FOR LEASE PURPOSES AND IS NOT A BOUNDARY SURVEY OF THE ENTIRE TRACT.
 - COORDINATES LISTED ARE SOUTH CAROLINA STATE PLANE COORDINATES NAD83 (2011) IN INTERNATIONAL FEET.
 - ELEVATIONS BASED ON NORTH AMERICAN DATUM OF 1988.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FIRM COMMUNITY PANEL NUMBER 45079C0550K, EFFECTIVE DATE OF SEPTEMBER 29, 2010.

- LEGEND**
- = CALCULATED POINT
 - BRG. = BEARING
 - CGF = COMBINED GRID FACTOR = 0.999797
 - CP = CONCRETE PAD
 - D.B. = DEED BOOK
 - IPF = IRON PIN FOUND (#4 RE-BAR)
 - IPPF = IRON PIPE FOUND
 - IPS = IRON PIN SET (#4 RE-BAR)
 - LP = LIGHT POLE
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - POC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - POT = POINT OF TERMINUS
 - PP = POWER POLE
 - PP-TRSF = POWER POLE WITH TRANSFORMER
 - P.S. = PLAT SLIDE
 - R/W = RIGHTS OF WAY
 - SCGS = SOUTH CAROLINA GEODETIC SURVEY
 - SCSPC = SOUTH CAROLINA STATE PLANE COORDINATES
 - TP = TELEPHONE PEDESTAL

FIELD WORK COMPLETED ON JANUARY 24, 2017.
THIS SURVEY WAS PREPARED AT THE REQUEST OF KIMLEY-HORN AND ASSOCIATES, INC.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THERE IN.

M.P. McMurrah 1/30/2017
MCMURRAY LAND SURVEYING, INC. DATE 1/30/17
MICHAEL P. MCMURRAY
318 E. OLD HWY. 74
MONROE, NC 28112
S.C. PROFESSIONAL LAND SURVEYOR NO. 28601
TELEPHONE NUMBER (704) 254-2736



NOTES ON REVIEW OF TITLE REPORT:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ISSUE DATE: 10/19/2016 FIDELITY ORDER NO. 24007092

FROM A SURVEY STANDPOINT THE ITEMS LISTED IN THE TITLE REPORT DO NOT AFFECT THE LESSEE'S PREMISES.

NOTES ON SURVEY OBSERVATIONS:

HORSE EXERCISE AREA DOES NOT HAVE ANY MOUNTED EQUIPMENT WITHIN PROPOSED ACCESS RIGHTS OF WAY.

THE CORNER OF THE EXISTING SHED SHOWN DOES LIE WITHIN THE PROPOSED ACCESS RIGHTS OF WAY BUT SHOULD NOT ADVERSELY AFFECT PROPOSED USE.

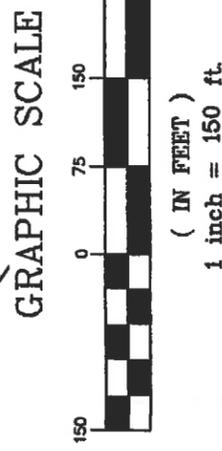
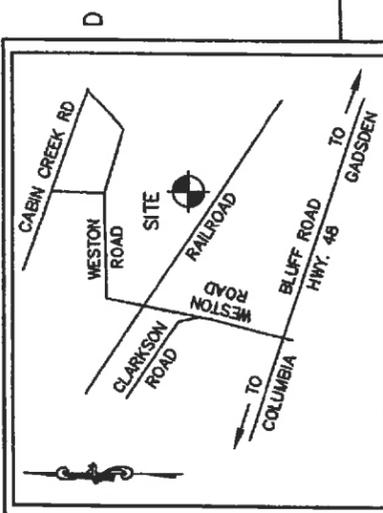
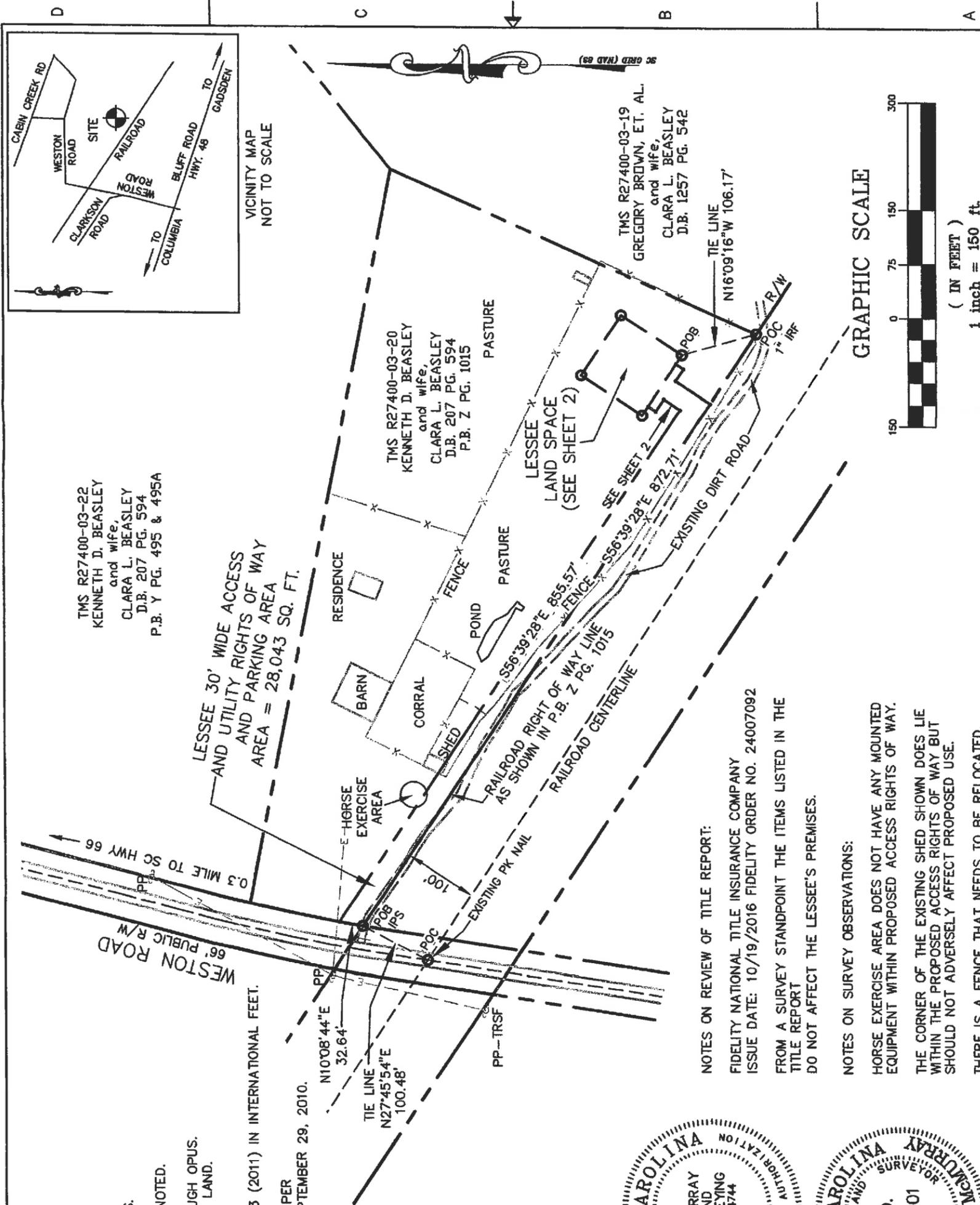
THERE IS A FENCE THAT NEEDS TO BE RELOCATED.

TMS R27400-03-22
KENNETH D. BEASLEY
and wife,
CLARA L. BEASLEY
D.B. 207 PG. 594
P.B. Y PG. 495 & 495A

LESSEE 30' WIDE ACCESS
AND UTILITY RIGHTS OF WAY
AREA = 28,043 SQ. FT.

TMS R27400-03-20
KENNETH D. BEASLEY
and wife,
CLARA L. BEASLEY
D.B. 207 PG. 594
P.B. Z PG. 1015

TMS R27400-03-19
GREGORY BROWN, ET. AL.
and wife,
CLARA L. BEASLEY
D.B. 1257 PG. 542



		WESTON-COL 1244 WESTON ROAD HOPKINS, SC 29061 RICHLAND COUNTY			
Drawn by: EK Check by: MM Approved by: MM Date: 1/30/17	WESTON-COL 1244 WESTON ROAD HOPKINS, SC 29061 RICHLAND COUNTY				No. 1 Date: 1/20/17 Description: REVISED PER REVIEW COMMENTS By: EK Checked: MM Issued: 1/20/17 Description: ISSUED AS FINAL DRAWING By: EK Checked: MM Issued: 9/28/14 Description: ISSUED FOR REVIEW By: EK Checked: MM Issued: 1/30/17
Kimley-Horn		WESTON-COL 1244 WESTON ROAD HOPKINS, SC 29061 RICHLAND COUNTY		verizon wireless	
2 SUN COURT, SUITE 450, PEACHTREE CORNERS, GA 30082 PHONE: 770-825-0744 WWW.KIMLEY-HORN.COM		SITE SURVEY PROPOSED MONOPOLE DRAWING NO. SHEET 1 OF 2			



8821 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

VERIZON NAME:
WESTON-COL
VERIZON No.: TBD
1212 WESTON ROAD
HOPKINS, SC 29061
RICHLAND COUNTY

CURRENT ISSUE DATE:

01/17/18

ISSUED FOR:

ZONING

REV. DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
0	02/15/17	ZONING	DMF
1	03/06/17	ZONING	DMF
2	03/21/17	ZONING	DMF
3	01/17/18	ZONING	DMF

CONSULTANT:



2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-872-0744
WWW.KIMLEY-HORN.COM
SC License 000168

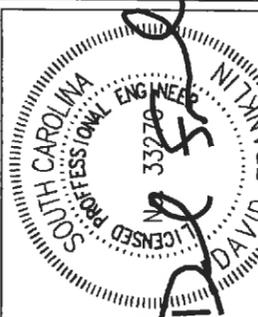
CERTIFICATE OF AUTHORIZATION:



DRAWN BY: CHK.: APL.:

WJH KRM DMF

LICENSER:



SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: REVISION:

C1 **3**

016985288

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TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	405'-7"
SOUTH	119'-5"
EAST	110'-2"
WEST	905'-7"

TMS R27400-03-22
KENNETH D. BEASLEY
AND WIFE, CLARA L. BEASLEY
D.B. 207 PG. 594
P.B. Y PG. 495 & 495A

TMS R27400-03-20
KENNETH D. BEASLEY
AND WIFE, CLARA L. BEASLEY
D.B. 207 PG. 594
P.B. Z PG. 1015

TMS R27400-03-19
GREGORY BROWN, ET. AL.
AND WIFE, CLARA L. BEASLEY
D.B. 1257 PG. 542

95' ENGINEERED FALL ZONE

PROPOSED LESSEE 194' MONOPOLE TOWER WITH LESSEE 170' RAD CENTER (199' TO HIGHEST APPURTENANCE) (SEE SHEET C6)

PROPOSED LESSEE 100' X 100' LAND SPACE AREA (10,000± SQ. FT.)

PROPOSED LESSEE 60' X 60' FENCED COMPOUND W/ 3 STRANDS OF BARBED WIRE (8' MIN. HEIGHT) (SEE SHEET C3)

PROPOSED LESSEE 30' WIDE INGRESS/EGRESS, PARKING, AND UTILITY EASEMENT

EXISTING DIRT ROAD

PROPOSED LESSEE 12' WIDE GRAVEL ACCESS DRIVE (964'± LONG)(SEE SHEET C4)

NEW FENCE TO BE INSTALLED ALONG ACCESS ROAD TO NEW 12' SWING GATE AND CONNECTED TO EXISTING FENCE

RAILROAD 200' R/W EASEMENT

1 OVERALL SITE PLAN

SCALE: 1" = 150'



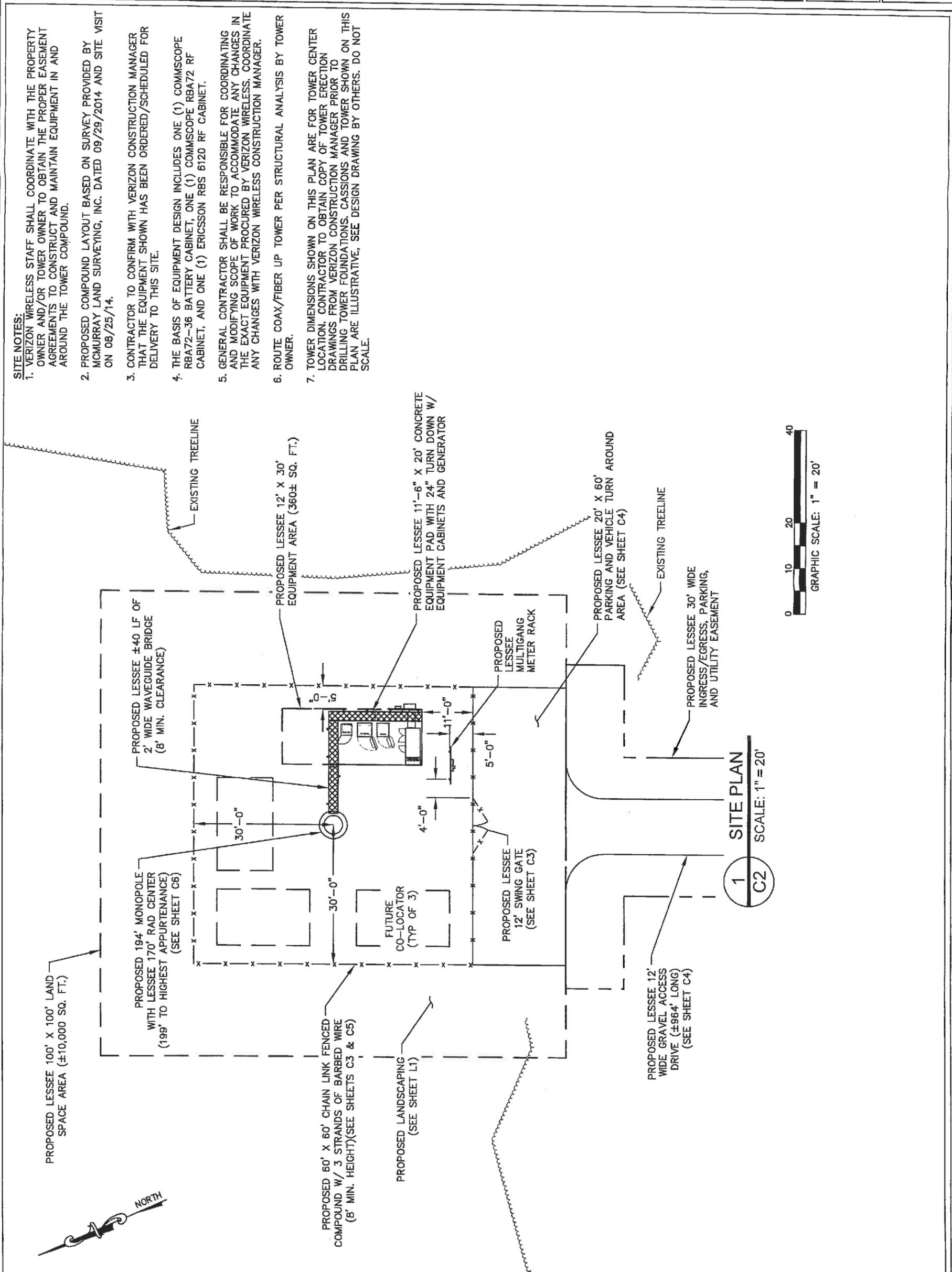
POWER NOTE:

1. INBOUND POWER SHALL BE INSTALLED UNDERGROUND.

SURVEY NOTE:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY McMURRAY LAND SURVEYING, INC. DATED 09/29/14 AND SITE VISIT ON 08/25/2014.

K:\ATT\Wireless\000_Verizon\2016 Sites\Weston\2016 Sites\Weston-COL\2D\F2.dwg March 21, 2017 2:16 PM by: kerry.pierre



SITE NOTES:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY MCMURRAY LAND SURVEYING, INC. DATED 09/29/2014 AND SITE VISIT ON 08/25/14.
3. CONTRACTOR TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER THAT THE EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) COMMSCOPE RBA72-36 BATTERY CABINET, ONE (1) COMMSCOPE RBA72 RF CABINET, AND ONE (1) ERICSSON RBS 6120 RF CABINET.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM VERIZON CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.

verizon
8821 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28268

PROJECT INFORMATION:
VERIZON NAME:
WESTON-COL
VERIZON No.: TBD
1212 WESTON ROAD
HOPKINS, SC 29061
RICHLAND COUNTY

CURRENT ISSUE DATE:
03/21/17

ISSUED FOR:
ZONING

REV. DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
0	02/15/17	ZONING	DMF
1	03/21/17	ZONING	DMF

Kimley»Horn
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770.331.0744
WWW.KIMLEY-HORN.COM
S.C. License C00168

CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA
KIMLEY-HORN AND ASSOCIATES, INC.
NO. C00168
APV: DMF
CHK: KRM

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
NO. 33270
DAVID FRANKLIN
3/21/17

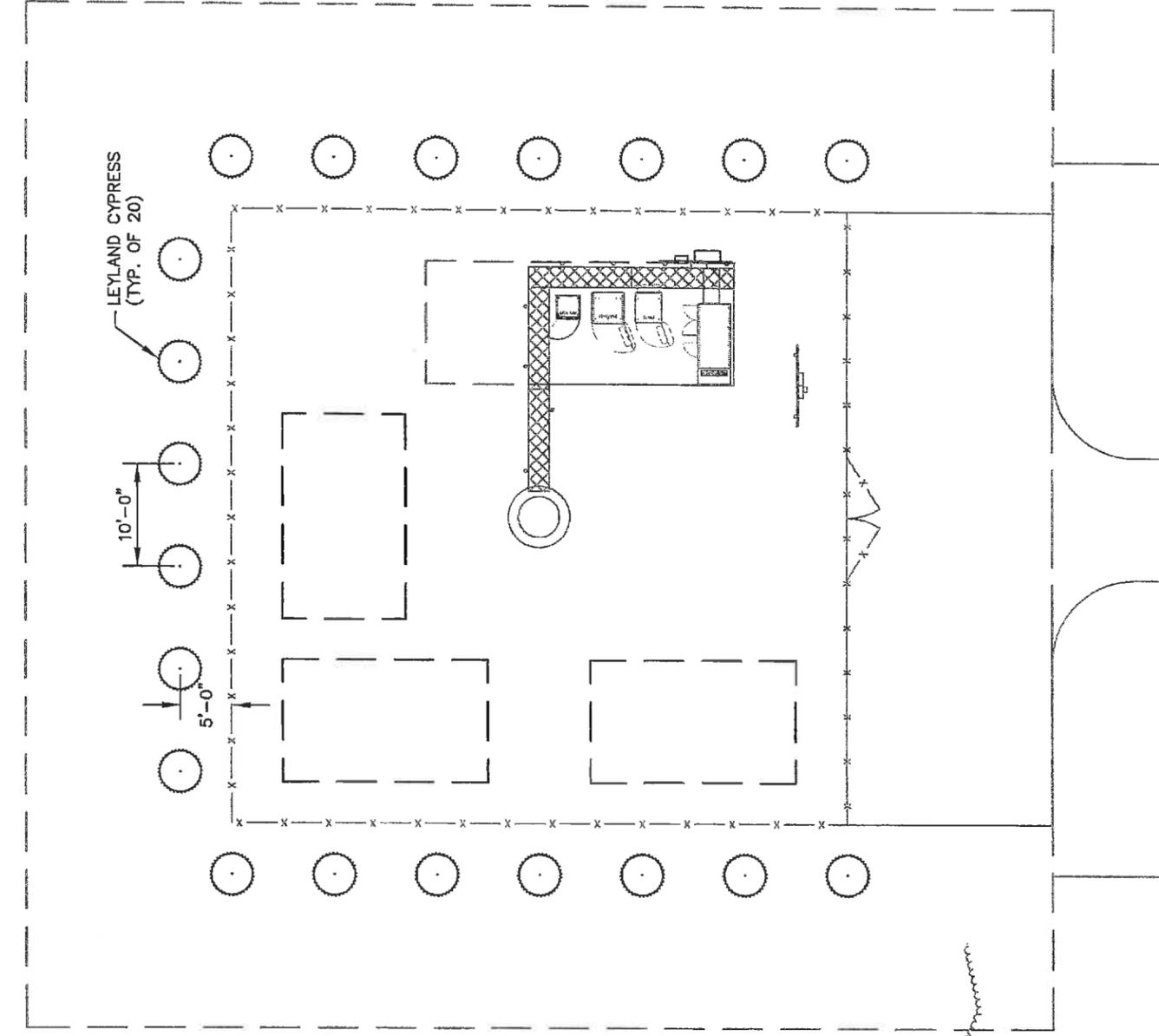
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2

REVISION:
1

018985288

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1 LANDSCAPING PLAN
SCALE: 1" = 15'



LEGEND	
	LEYLAND CYPRESS

PLANTING LIST					
SYM./KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	
				PLANTING HEIGHT	ROOT CALIPER/ SIZE
LC	20	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8'-10'	B&B 3" CAL. 10' O.C.

GENERAL LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS WORK WITH THAT OF ALL OTHER CONTRACTORS. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
2. THE QUALITY AND SIZE OF ALL PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT STANDARDS AS SET FORTH IN ANSI Z60.180 - AMERICAN STANDARD FOR NURSERY STOCK.
3. ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR PLANT MATERIALS SHALL BE COVERED WITH SEED AND STRAW.
4. PLANT SUBSTITUTION MAY BE PERMITTED ONLY AFTER PROOF THAT SPECIFIED PLANTS ARE UNAVAILABLE AND THE REQUEST HAS BEEN SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE THE NEAREST EQUIVALENT OBTAINABLE SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS AS THE PLANT SPECIFIED
5. MINOR PLANT LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD TO ENSURE ACCESS TO UTILITY JUNCTION BOXES, FREE SITE LIGHTING OF FUTURE TREE CANOPY INTERFERENCE AND ALLOW UNINHIBITED PEDESTRIAN / VEHICULAR CIRCULATION ON ALL PAVEMENTS OR FOUNDATIONS.
6. ALL SHRUB MASSES OF TWO OR MORE SHALL BE EDGED INTO A PLANTING BED AND MULCHED PER DETAIL. ALL INDIVIDUAL TREES AND SHRUBS SHALL HAVE A MULCH SAUCER EQUAL IN DIAMETER TO THE PLANTING PIT DIAMETER AND SHALL BE MULCHED AS SHOWN ON THE DETAILS. UNLESS OTHERWISE INDICATED, ALL BED EDGES SHALL BE A DEEP CUT CLEAN SPADE EDGE.
7. THE CONTRACTOR SHALL VERIFY THAT EACH TREE OR SHRUB PIT WILL DRAIN BEFORE INSTALLING PLANT MATERIAL. HE SHALL FILL THE HOLE WITH SIX INCHES (6") OF WATER THAT SHOULD PERCOLATE OUT WITHIN TWENTY-FOUR HOURS. SHOULD ANY AREA NOT DRAIN PROPERLY, A PERFORATED DRAIN LINE SHALL BE INSTALLED, OR THE PLANTS RELOCATED.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HE ENCOUNTERS ANY UNSUITABLE SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, UTILITY LINES, OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS. SHOULD THE CONTRACTOR NOT NOTIFY THE OWNER OF A PROBLEM AREA, HE WARRANTS THAT THE AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF ALL PLANTS INSTALLED.
9. THE CONTRACTOR SHOULD VERIFY LANDSCAPING/TREE PLANTING LOCATIONS WITH THE PUBLIC UTILITIES DEPARTMENT TO AVOID CONFLICTS WITH WATER, SEWER, AND GAS LINES.
10. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT ADULT EGGS, PUPAE OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
11. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
12. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE TWO LEADERS IN THE TOP 10% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
13. THE TREE CANOPY SHOULD BE SYMMETRICAL AND FREE OF LARGE VOIDS. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS. CLEAR TRUNK SHALL BE OF SUFFICIENT HEIGHT TO CLEAR SURROUNDING USES THAT MAY BE IMPACTED BY THE FUTURE GROWTH OF THE TREE.
14. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO CONKS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.
15. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.
16. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING OF THE SITE BY THE LOCAL ARBORIST.

8881 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28282

PROJECT INFORMATION:

VERIZON NAME:
WESTON-COL
VERIZON No.: TBD
1212 WESTON ROAD
HOPKINS, SC 29061
RICHLAND COUNTY

CURRENT ISSUE DATE:
03/21/17

ISSUED FOR:
ZONING

REV. DATE: ISSUED FOR: BY:

0	03/06/17	ZONING	DMF
1	03/21/17	ZONING	DMF

CONSULTANT:

2 SIM COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
WWW.KIMLEY-HORN.COM
SC License C00168

CERTIFICATE OF AUTHORIZATION:

DRAWN BY: CHK: APY: DMF

REVISIONS:

WJH	KRM	DMF
-----	-----	-----

LANDSCAPING PLAN & NOTES

SHEET NUMBER: **L1** REVISION: **1**

018985288

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Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064
(614) 398-6250 • mike@mfpeng.com

January 12, 2018

Verizon Wireless

Re: Proposed 194-ft Monopole
Located in Richland Co., SC: Weston - COL
MFP #23517-722 / TAPP #TP-16010

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This structure is to be fabricated by TransAmerican Power Products.

I have designed this monopole to withstand a 3-second gust wind speed of 92 mph (V_{asd}) as recommended by ANSI/TIA-222-G for Richland County. *The design also conforms to the requirements of the 2006-2015 International Building Code for an equivalent ultimate wind speed of 119 mph (V_{ult}).*

This monopole has been intentionally designed to accommodate a theoretical fall radius. The upper 95' of the pole has been designed to meet the wind loads of the design, however, the lower portion of the pole has been designed with a minimum 10% extra capacity. Assuming the pole has been fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna load (winds in excess of the design wind load), it would yield/buckle at the 99' elevation. The yielded section would result in a maximum 95' fall radius, but would most likely remain connected and hang from the standing section.

The structure has been designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.



Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
P.E. Licensed in 48 Jurisdictions



 * Federal Airways & Airspace
 *
 * Summary Report: New Construction
 *
 * Antenna Structure
 *

Airspace User: Your Name
 File: WESTONCOL
 Location: Eastover, SC
 Latitude: 33°-52'-19.8" Longitude:
 80°-48'-50.7"
 SITE ELEVATION AMSL.....173 ft.
 STRUCTURE HEIGHT.....199 ft.
 OVERALL HEIGHT AMSL.....372 ft.

NOTICE CRITERIA
 FAR 77.9(a): NNR (DNE 200 ft AGL)
 FAR 77.9(b): NNR (DNE Notice Slope)
 FAR 77.9(c): NNR (Not a Traverse Way)
 FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria
 for MMT
 FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria
 for CUB
 FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required
 NNR = Notice Not Required
 PNR = Possible Notice Required (depends upon actual IFR
 procedure)
 For new construction review Air Navigation
 Facilities at bottom
 of this report.

Notice to the FAA is not required at the analyzed location
 and height for
 slope, height or Straight-In procedures. Please review the
 'Air Navigation'
 section for notice requirements for offset IFR procedures
 and EMI.

OBSTRUCTION STANDARDS
 FAR 77.17(a)(1): DNE 499 ft AGL

FAR 77.17(a) (2): DNE - Airport Surface
 FAR 77.19(a): DNE - Horizontal Surface
 FAR 77.19(b): DNE - Conical Surface
 FAR 77.19(c): DNE - Primary Surface
 FAR 77.19(d): DNE - Approach Surface
 FAR 77.19(e): DNE - Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: MMT: MC ENTIRE JNGB

Type: A RD: 15658.05 RE: 244

FAR 77.17(a) (1): DNE

FAR 77.17(a) (2): DNE - Height No Greater Than 200 feet AGL.

VFR Horizontal Surface: DNE

VFR Conical Surface: DNE

VFR Approach Slope: DNE

VFR Transitional Slope: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: CUB: JIM HAMILTON L B OWENS

Type: A RD: 63147.21 RE: 182.2

FAR 77.17(a) (1): DNE

FAR 77.17(a) (2): DNE - Greater Than 5.99 NM.

VFR Horizontal Surface: DNE

VFR Conical Surface: DNE

VFR Approach Slope: DNE

VFR Transitional Slope: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a) (3) Departure Surface Criteria (40:1)

DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a) (4) MOCA Altitude Enroute Criteria

The Maximum Height Permitted is 1000 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE
DELTA ARP FAA	To FACIL	IN NM
IDENT TYP NAME		
ELEVATION IFR		

1SC2	AIR GWINN FIELD	13.64	3.8
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-18

No Impact to VFR Transitional Surface.
 Below surface height of 280 ft above ARP.

AIR NAVIGATION ELECTRONIC FACILITIES

FAC	ST	DIST	DELTA
GRND APCH			
IDNT	TYPE	AT	FREQ VECTOR (ft)
ANGLE BEAR			ELEVA ST LOCATION

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MMT ATCT ON A/G 10.44 16877 +120 NC MC
ENTIRE ANG3 .41
MMT VORTAC I 113.2 10.68 19226 +124 SC MC
ENTIRE .37
MMT LOCALIZER I 111.1 .12 20894 +132 SC RWY 32
MC ENTIRE .36 314
CAE VORTAC I 114.7 265.67 73003 -32 SC COLUMBIA
-.03
KCAE RADAR WXL Y 286.88 96423 +30 SC COLUMBIA
.02
CAE RADAR Y 286.63 99930 +26 SC COLUMBIA
METROPOL .01
No Impact. This structure does not require Notice based
upon EMI.
The studied location is within 20 NM of a Radar facility.
The calculated Radar Line-Of-Sight (LOS) distance is: 46
NM.
This location and height is within the Radar Line-Of-
Sight.
CAE RADAR ON 2705. 286.63 99933 +15 SC COLUMBIA
METROPOL .01
No Impact. This structure does not require Notice based
upon EMI.
The studied location is within 20 NM of a Radar facility.
The calculated Radar Line-Of-Sight (LOS) distance is: 47
NM.
This location and height is within the Radar Line-Of-
Sight.
SSC TACAN R NA 69.88 112318 +136 SC SHAW
.07
VAN VORTAC I 110.4 142.54 182402 +237 SC VANCE
.07

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CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.

Movement Method Proof as specified in §73.151(c) is not required.

Please review 'AM Station Report' for details.

No AM Stations were located within 3.0 km.

Airspace® Summary Version 17.1.429

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01-25-2017
11:43:09



January 23, 2018

Mrs. Laura Goode
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1501 Main Street, Suite 600
Columbia, South Carolina 29201

RE: Weston COL Inability to Collocate Statement

Dear Mrs. Goode,

Per the Richland County Land Development Code, **Section 26-152.d.22.d:**

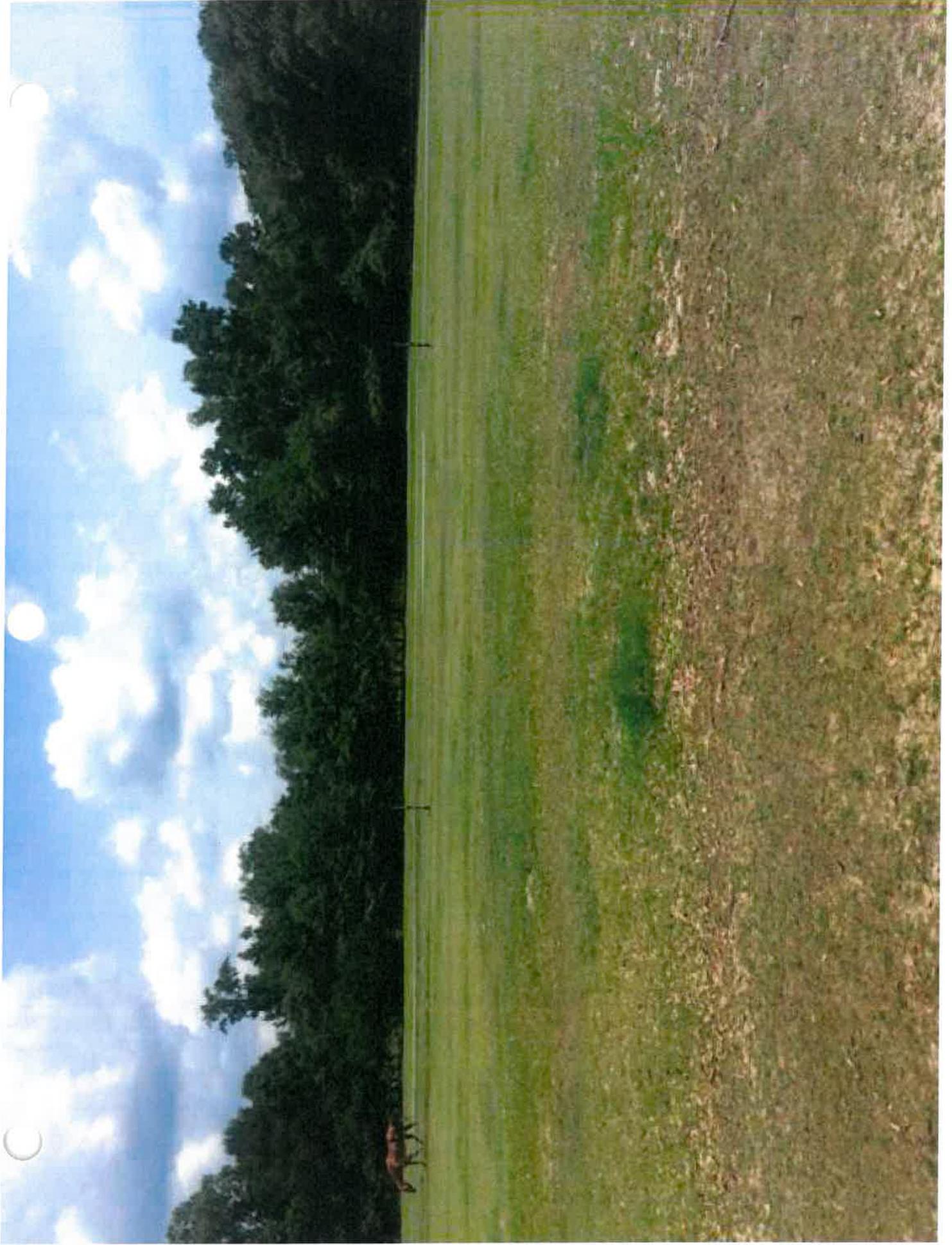
The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

Please let this letter serve as certification that there are no alternative towers, buildings, or other structures within Verizon Wireless' search area structurally capable or tall enough to meet Verizon Wireless' network objective for the proposed Weston COL site.

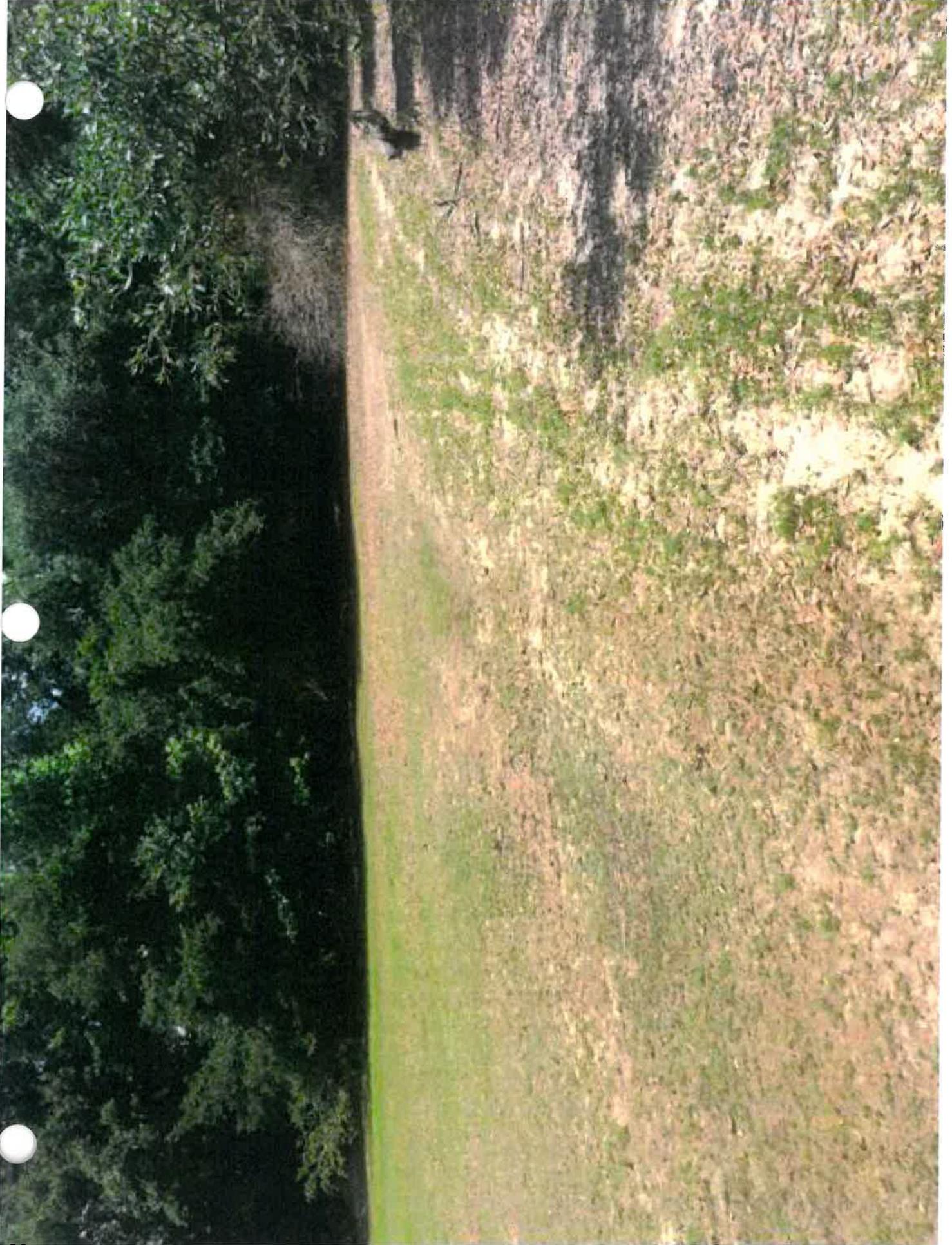
Sincerely,

A handwritten signature in blue ink, appearing to read "John A. Yeagley".

John A Yeagley
Senior Site Acquisition Specialist



Facing North; View from proposed site.



Facing East; View from proposed site.



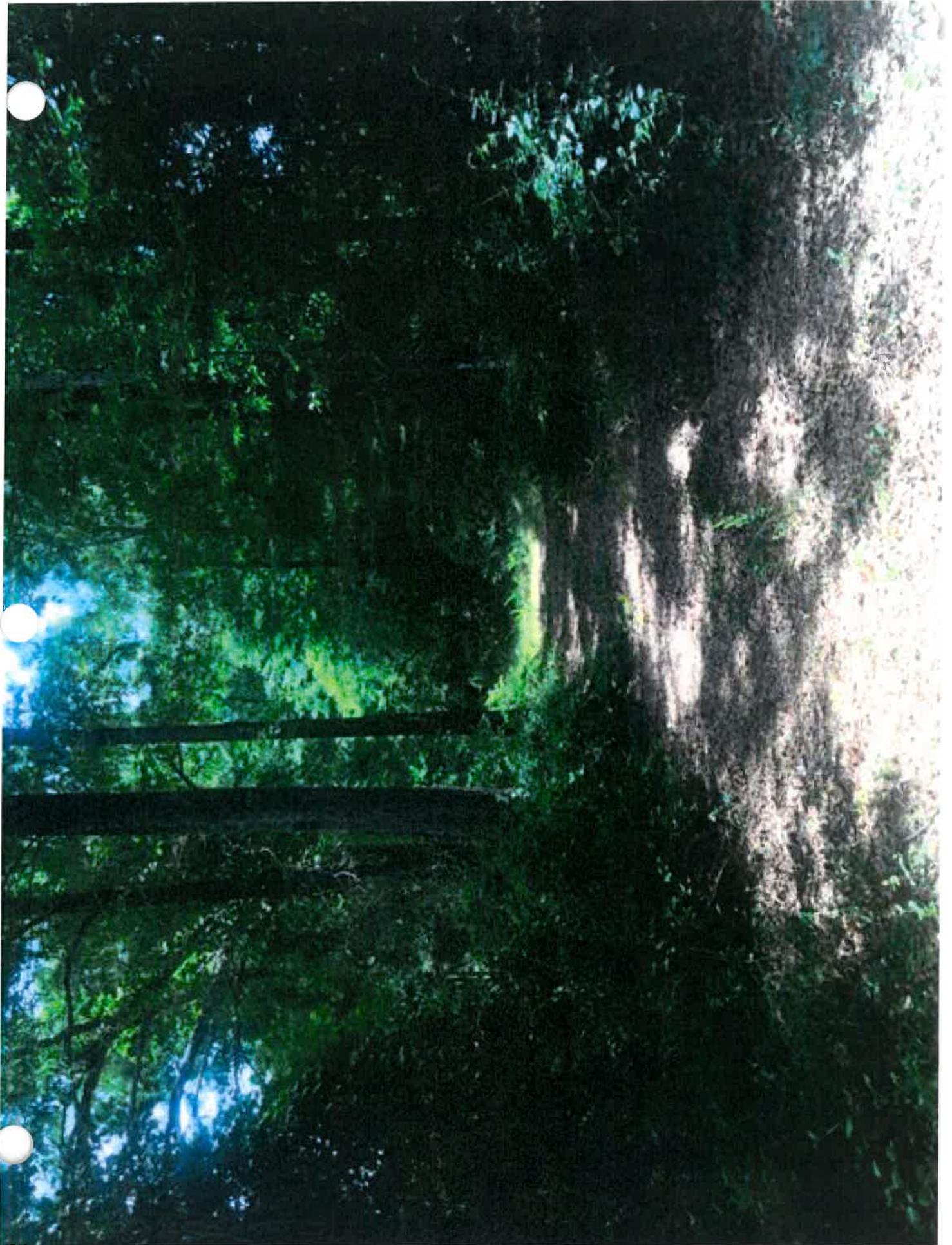
Facing South; View from proposed site.



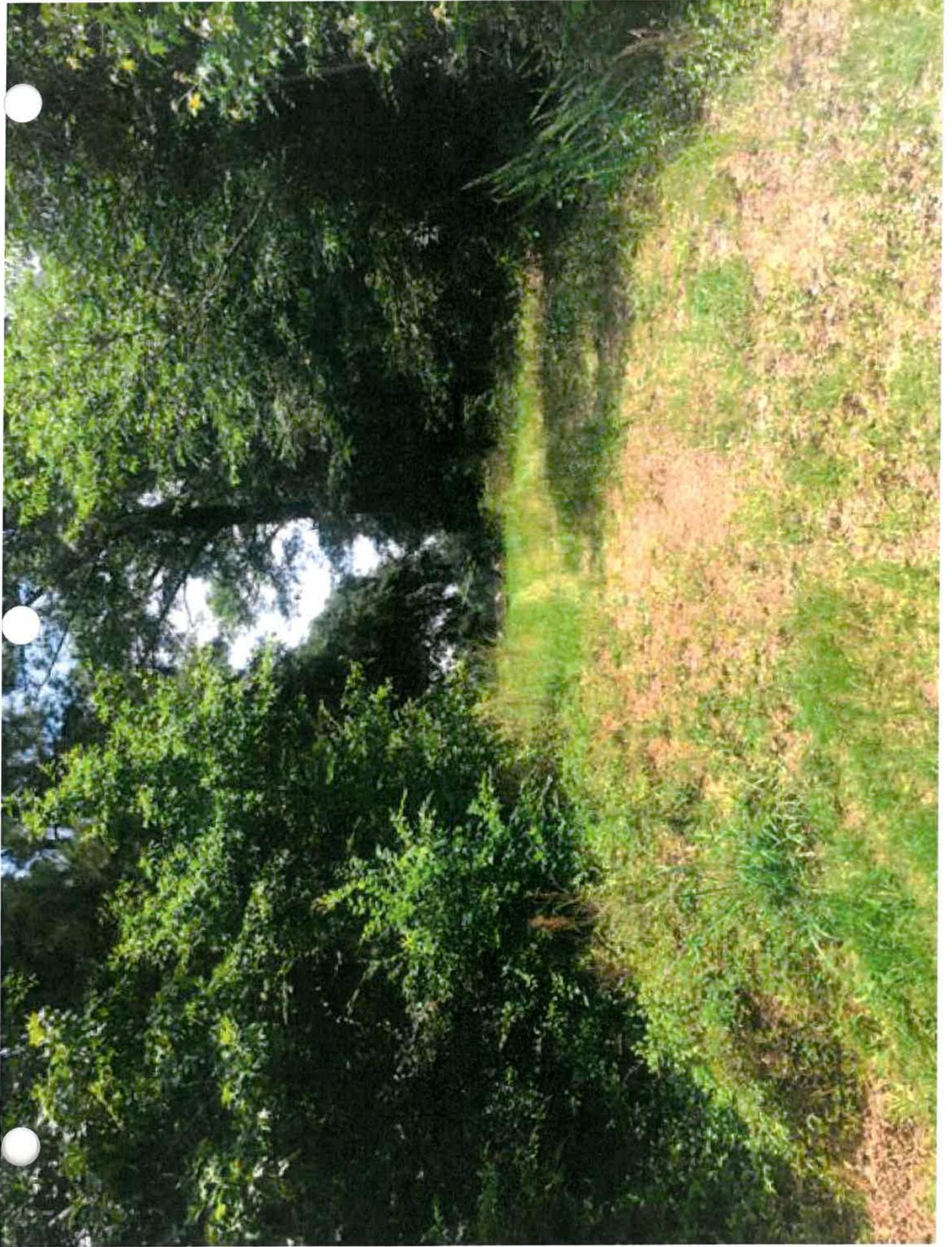
Facing West; View from proposed site.



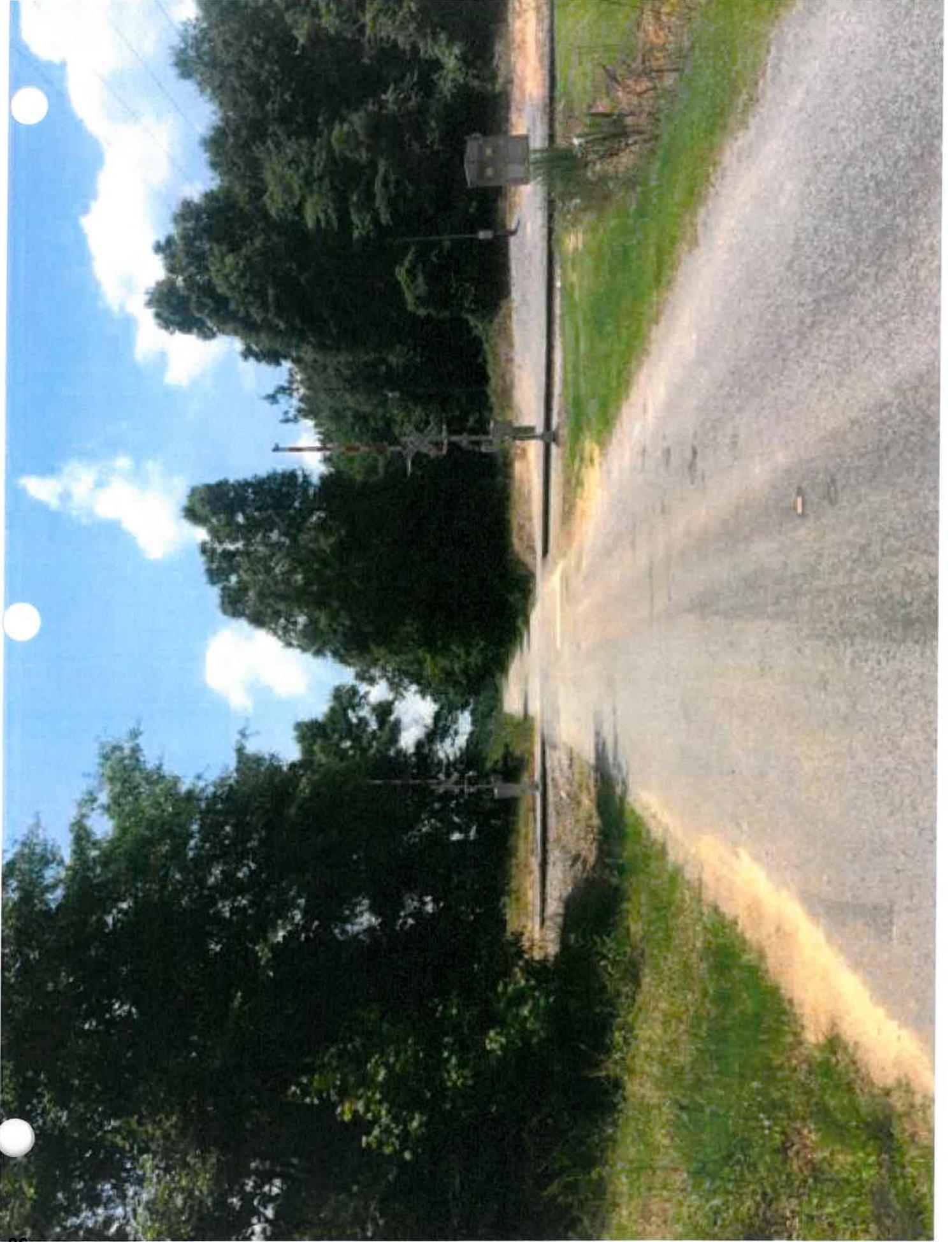
Facing North; View of site from existing access drive.



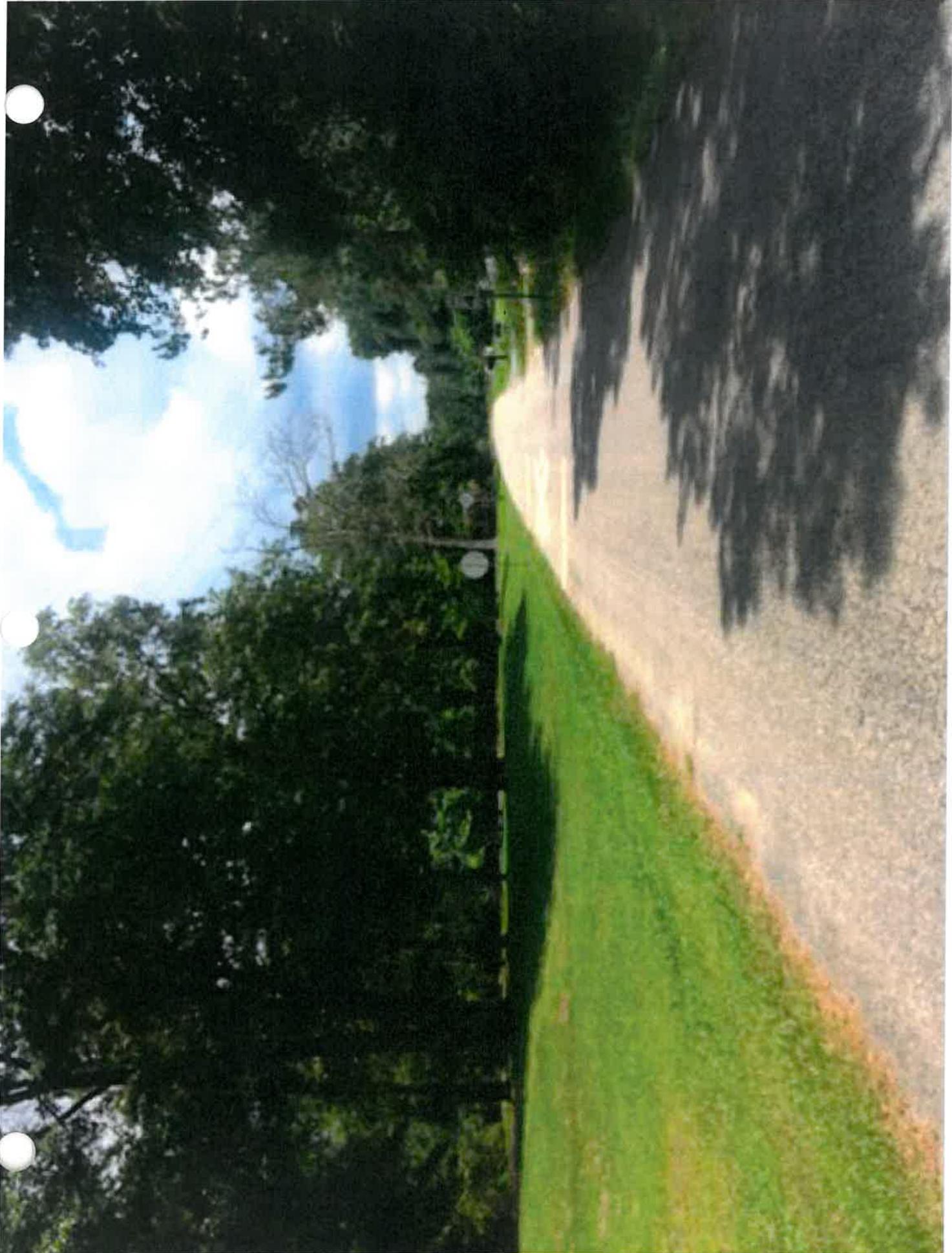
Facing East; View of access drive.



Facing East; View of existing access drive from Weston Road.



Facing South; View of Weston Road.



Facing North; View of Weston Road.



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
Fax (803) 576-2182
