

CITY OF HIGH POINT

AGENDA ITEM



Title: Special Use Case 15-02
(Faulk & Foster)

From: Lee Burnette, Planning & Development
Director

Meeting Date: January 19, 2016

Public Hearing: Yes

Advertising Date: January 6, 2016 and
January 13, 2016

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Special Use Permit

PURPOSE:

A request by Faulk & Foster to allow a Telecommunication Tower exceeding the height limits of the Conditional Use Residential Single Family-9 (CU RS-9) District. The site is lying along the south side of Bame Road, approximately 1,900 feet west of Sandy Ridge Road.

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. On December 8, 2015, a public hearing was held before the Planning and Zoning Commission regarding Special Use Permit Case 15-02. The Planning & Zoning Commission recommended approval of Special Use Permit Case 15-02 by a vote of 5-1.
- B. Staff recommended *approval* of this request as outlined in the attached staff report.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Faulk & Foster

Special Use Case 15-02

At its December 8, 2015 public hearing, the Planning and Zoning Commission reviewed this requests. All members of the Commission were present except for Mr. Andrew Putnam and Mr. Ed Squires. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of Special Use Permit Case 15-02 was the applicant's representative, James LaPann, 1707 Ruxbury Drive, Wilmington, N.C. Mr. LaPann stated that Verizon Wireless has identified this portion of their service area as having weak signal strength and the proposed tower at this location would address this problem in their coverage area. He noted that the proposed cell tower would be a stealth tower in which the antennas will be located internally within the structure so one could not see the antenna arrays typically viewed at the top of a communications tower. Also, the tower would be light gray in color. In conclusion, Mr. LaPann stated that the base of the tower will be concealed by surrounding trees and landscaping and that the proposed tower has been designed to meet all federal, state and city requirements.

Speaking in opposition of Special Use Permit Case 15-02 were Mr. Justin Rohme and Mrs. Melissa Peacock Rohme, 8623 Bame Road, Colfax; Mr. Fred Bame, 8744 Bame Road, Colfax; and Mr. Richard Prochnow, 8715 Bame Road, Colfax. These speakers noted the following concerns:

- Potential negative health impacts to residents who live near the proposed tower;
- Diminished property values as a result of the tower;
- The tower would be an eyesore in the community; and
- The tower needs to be concealed more by pushing it further into the tree line.

In conclusion, Mr. Rohme submitted a petition in opposition of the request signed by property owners in this area.

Commissioners commented that while they do care about health concerns mentioned, they were advised by the City Attorney's Office that the commission cannot take health concerns into account in their decision-making when evaluating a proposed communications tower.

Mr. Kirkman asked Mr. LaPann how expensive it would be to move the proposed tower site to another location. Mr. LaPann responded that it would be a tremendous expense as all there documentation, engineering and evaluation by the FAA is based on a specific location. These documents will all need to be redone with any relocation of the tower on this parcel. In conclusion, Mr. LaPann suggested that the commission make it a condition for approval for the applicant to fill in any required landscaping gaps with additional vegetation.

The Planning & Zoning Commission recommended approval of Special Use Permit Case 15-02 by a vote of 5-1, as recommended by staff. The Commission's approval included an additional condition that screening of the tower base meet city landscaping requirements and that evergreen planting material be used.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
SPECIAL USE CASE 15-02
December 8, 2015**

Request	
Applicant: Faulk & Foster Real Estate, Inc.	Owners: Scotty and Phyllis Landreth
Proposal:	A Special Use request to allow a Telecommunication Tower exceeding the height limits of the Conditional Use Residential Single Family-9 (CU RS-9) District.

Site Information	
Location:	Lying along the south side of Bame Road, approximately 1,900 feet west of Sandy Ridge Road.
Tax Parcel Number:	Guilford County Tax Parcel 0216524
Site Acreage:	Approximately 24.6 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has a moderate to severely sloping terrain, an intermittent stream runs along the southeastern boundary of the property and the site's steeper terrain is in the vicinity of this stream. Additionally, there is a 50-foot wide Piedmont Natural Gas right-of-way running along the northern and eastern boundaries of the site.
Water & Sewer Proximity:	A 16-inch City water line is lying approximately 520 feet to the east at the intersection of Bame Road and Adkins Road; and an 8-inch City sanitary sewer line runs across the southern portion of the site. Also, there are 8-inch City water and sanitary sewer lines at the northern terminus of Harness Lane, within the adjacent Saddlebrook subdivision.
General Drainage and Watershed:	The site drains in a southwesterly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Engineered stormwater treatment measures are required for multi-family development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts	Oak Hollow Lake General Watershed Area (GWA) Airport Overlay – Zone 3

Adjacent Property Zoning and Current Land Use			
North:	RS-40	Residential Single-Family-40 District (<i>Guilford County</i>)	Single family dwellings
South:	CU-PDR	Conditional Use Planned Unit Development Residential	Senior retirement community
East:	AG CU RM-5	Agricultural District (<i>Guilford County</i>) Conditional Use Residential Multifamily-5 District	Single family dwellings Saddlebrook townhome/twin home subdivision
West:	AG	Agricultural District (<i>Guilford County</i>)	Single family dwelling

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is not in conflict with the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use classification. This classification is primarily intended to accommodate single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict with the Land Use Plan's goals and objectives, nor does it promote those goals and objectives.
Relevant Area Plan:	Not Applicable
Community Growth Vision Statement:	This request is not in conflict with the Community Growth Vision Statement.
Zoning History:	In 2007, two zoning requests were submitted for this 24.6-acre parcel. The first, in May 2007, was for a Conditional Use Residential Single Family-7 (CU RS-7) District which was denied. The second, in August 2007, for Conditional Use Residential Single Family-9 (CU RS-9) District was approved.

Transportation Information			
Adjacent Streets:	Name		Classification
	Bame Road		Minor Thoroughfare
Approx. Frontage	508 ft.		
Vehicular Access:	Bame Road (public street)		
Traffic Counts: (Average Daily Trips)	Bame Road		1,222 ADT (2015 City of High Point 12-Hour traffic count)
Estimated Trip Generation:	No information		
Traffic Impact Analysis:	Required		Comment
	<u>Yes</u>	<u>No</u> X	None
Pedestrian Access:	Not applicable		

School District Information
Not applicable to this zoning case.

Details of Proposal
The Development Ordinance permits telecommunication towers by right in all residential, office and commercial zoning districts, subject to meeting the height limits of that district. This site has a CU RS-9 District zoning, which permits structures up to 50 feet in height. In order to allow a telecommunication tower that exceeds the height limits of a zoning district, a Special Use approval is required.

The applicant, Faulk & Foster Real Estate, Inc., has submitted this application to allow a 160-foot high telecommunication tower on an undeveloped 24.6-acre parcel. Included with this application is a Special Use Permit that outlines site development conditions; a site plan; and supplemental documentation from the applicant justifying the need for a tower in this area. A summary of this proposal is as follows:

1. Location: The telecommunication tower is proposed to be installed on the northeastern portion of the site, approximately 620 feet south of Bame Road and 255 feet from the eastern property line.
2. Tower Type and Maximum Height: A 160-high stealth style communication tower is proposed to be installed.
3. Co-location (shared use of tower): A minimum of three (3) antenna locations will be provided.
4. Access: Access for use and maintenance of the communication tower will be from the adjacent parcel, which is also owned by the same property owner.

Findings

A Special Use is an additional use to those permitted by right in a zoning district. Such a use requires analysis for its potential impact on the proposed site and its impact on surrounding properties. The purpose of the Special Use process is to allow the Planning and Zoning Commission and City Council an opportunity to perform this analysis.

Section 9-3-14 of the Development Ordinance requires that certain findings be made before a Special Use may be approved. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these required findings.

That the use will not materially endanger the public health or safety if located where proposed; staff finds

Compliance	<p>The Development Ordinance states that any user or carrier shall submit documentation that the tower will meet Federal Aviation Administration (FAA) regulations; and comply with all other applicable federal, state, and local regulations. The applicant has submitted a "Notice of Presumed Hazard to Air Navigation" letter from the FAA dated May 28, 2015. The letter notes that a tower of 189 feet in height exceeds obstruction standards and/or would have an adverse physical or electromagnetic interference effect upon navigable airspace or air navigation facilities. However, if the structure were reduced in height so as not to exceed 160 feet above ground level, it would not exceed obstruction standards and a favorable determination could subsequently be issued. Based on this determination by the FAA, the applicant has submitted a request for a 160-foot high telecommunication tower.</p> <p>In addition the applicant has submitted a letter from their engineer, Allpro Consulting Group, Inc., which documents the wind speeds the tower will be designed to withstand. Their engineer has also noted that in the event of a failure, the tower will be designed so that the fall radius remains within 70% of the total</p>
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	<p>tower height (i.e. collapse within an 85-foot radius of the tower compound area).</p> <p>Since this application is for a 160-foot high tower and based on documentation from the applicant engineer, staff has found no evidence that the placement of the proposed telecommunication tower at this location will be a public safety hazard.</p>
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That the use meets all required standards, conditions and specifications of the Development Ordinance, and any additional restrictions imposed pursuant to Section 9-3-14(d) *Greater Restrictions*; staff finds

Compliance	Staff has reviewed the Special Use site plan and has determined the request meets or exceeds the standards of the Development Ordinance.
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That the use will not substantially injure the value of adjoining or abutting property, or that it is a public necessity; staff finds

Compliance	<ul style="list-style-type: none"> ❖ The proposed telecommunication tower exceeds the minimum setback criteria from abutting property and will be approximately 350 feet from the nearest residential dwelling. Staff has found no evidence to date that placement of a 160-foot high telecommunication tower at this location will substantially injure the value of adjoining property owners. ❖ To ensure ground equipment is screened from view of adjacent residential property owners, the applicant will place the tower within a wooded portion of the property. In the event the site is developed in the future, and existing vegetation is removed, the applicant has secured an additional 30 feet around the tower compound area in which required landscaping may be installed. ❖ Staff has not identified any substantial injury to adjacent property owners. However, there will be an impact to owners of this 24.6 acre parcel, Mr. & Mrs. Landreth. When this parcel was granted the CU RS-9 District zoning in 2007, a concept plan was submitted to allow a 76-lot single family subdivision. The placement of the tower, as proposed by the applicant, will restrict the property owner's ability to develop a residential subdivision as initially anticipated in 2007. If the Special Use is approved for this location, then residential lots will be required to be a minimum of 96 feet away from the tower structure, which will reduce and restrict the number of lots that could be developed. The property owners should be fully aware of future restrictions that will be placed on this parcel with the approval of this Special Use.
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That the location and character of the use shall be in harmony with the area in which it is located and in general conformity with the plan of development of the city and its environs; staff finds

Compliance	<ul style="list-style-type: none"> ❖ The applicant is proposing to install a stealth tower, which is defined as the housing of communications antennae within a building or onto a structure so that the antennae are disguised as some other permitted structure or use. In this case, the antenna will be placed internally within the structures so that all you see is a metal pole. This will aid in minimizing the visual impact the proposed tower has in the area.
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	❖ The applicant is placing the proposed tower in a wooded portion of this property approximately 255 feet from the abutting Saddlebrook subdivision to the east and more than 350 feet from residential dwellings along Bame Road. This further ensures that the proposed telecommunication tower will be in harmony with surrounding uses.
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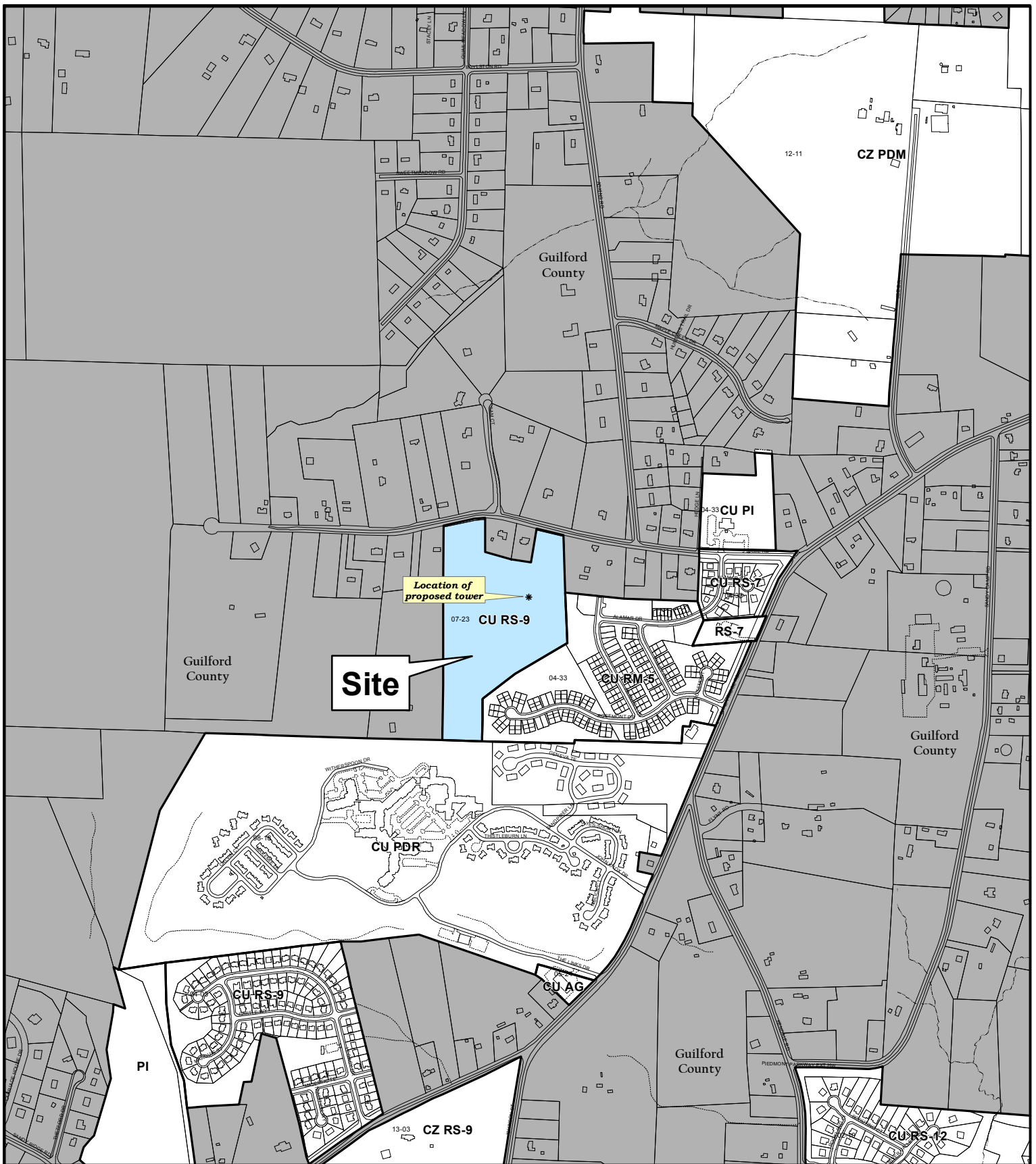
Recommendation

Staff Recommends Approval:

Based upon the conditions in the attached Special Use Permit and the preliminary findings of fact, staff finds that the request will be compatible with the surrounding zoning and in harmony with adjacent development in this area. The Planning and Development Department recommends approval of the request to allow a 160-foot high stealth telecommunication tower in the Conditional Use Residential Single Family-9 (CU RS-9) District and the accompanying Special Use Permit.

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



SPECIAL USE PERMIT SU15-02

Request: To allow a Telecommunication Tower exceeding the height limits of a Conditional Use Residential Single Family-9 District.

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

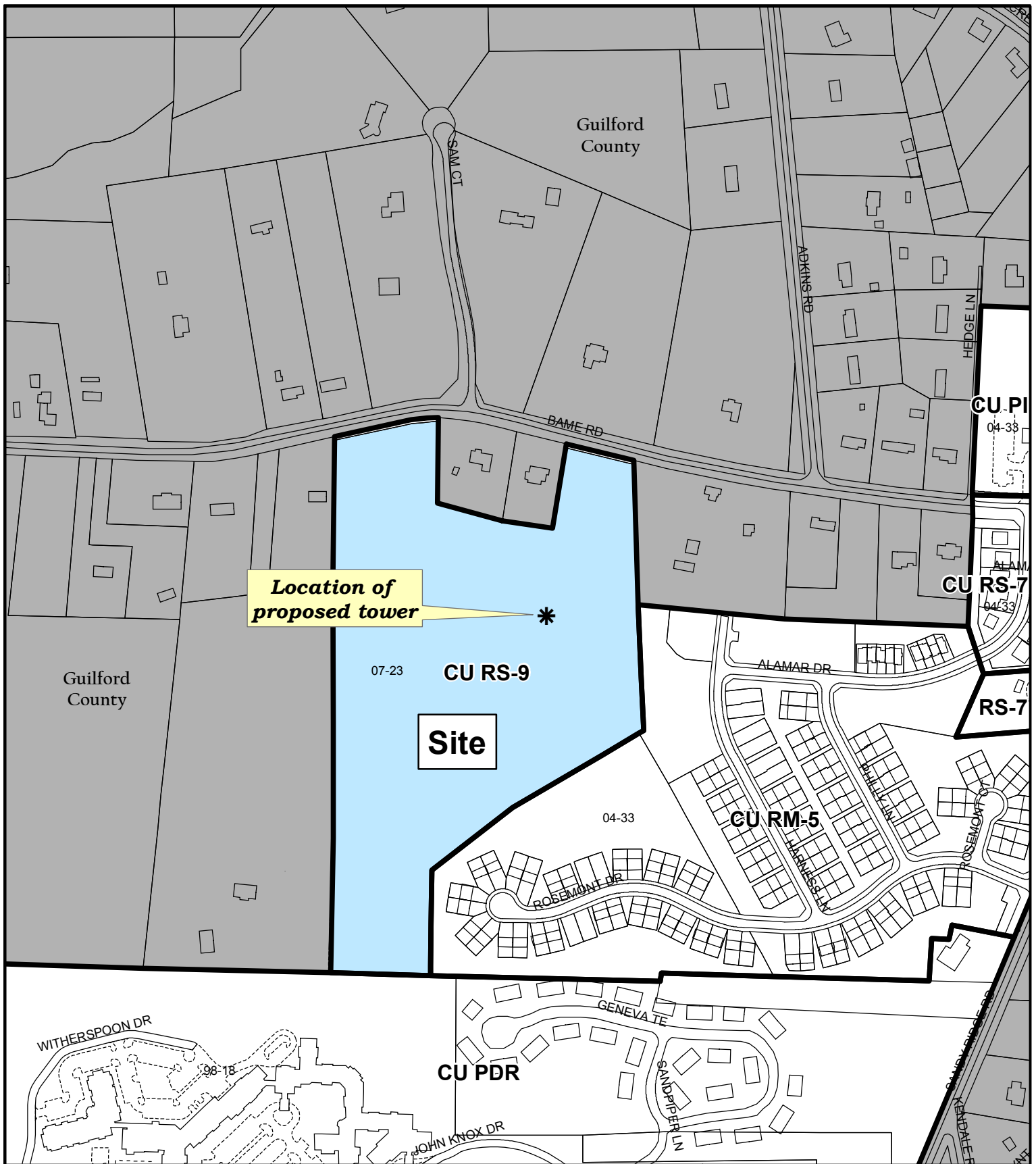
**Planning & Development
Department**

City of High Point

Date: January 12, 2016



Scale: 1"=1000'
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SPECIAL USE PERMIT SU15-02

Request: To allow a Telecommunication Tower exceeding the height limits of a Conditional Use Residential Single Family-9 District.

Existing Zoning Boundary _____
Subject Property Boundary - - - - -

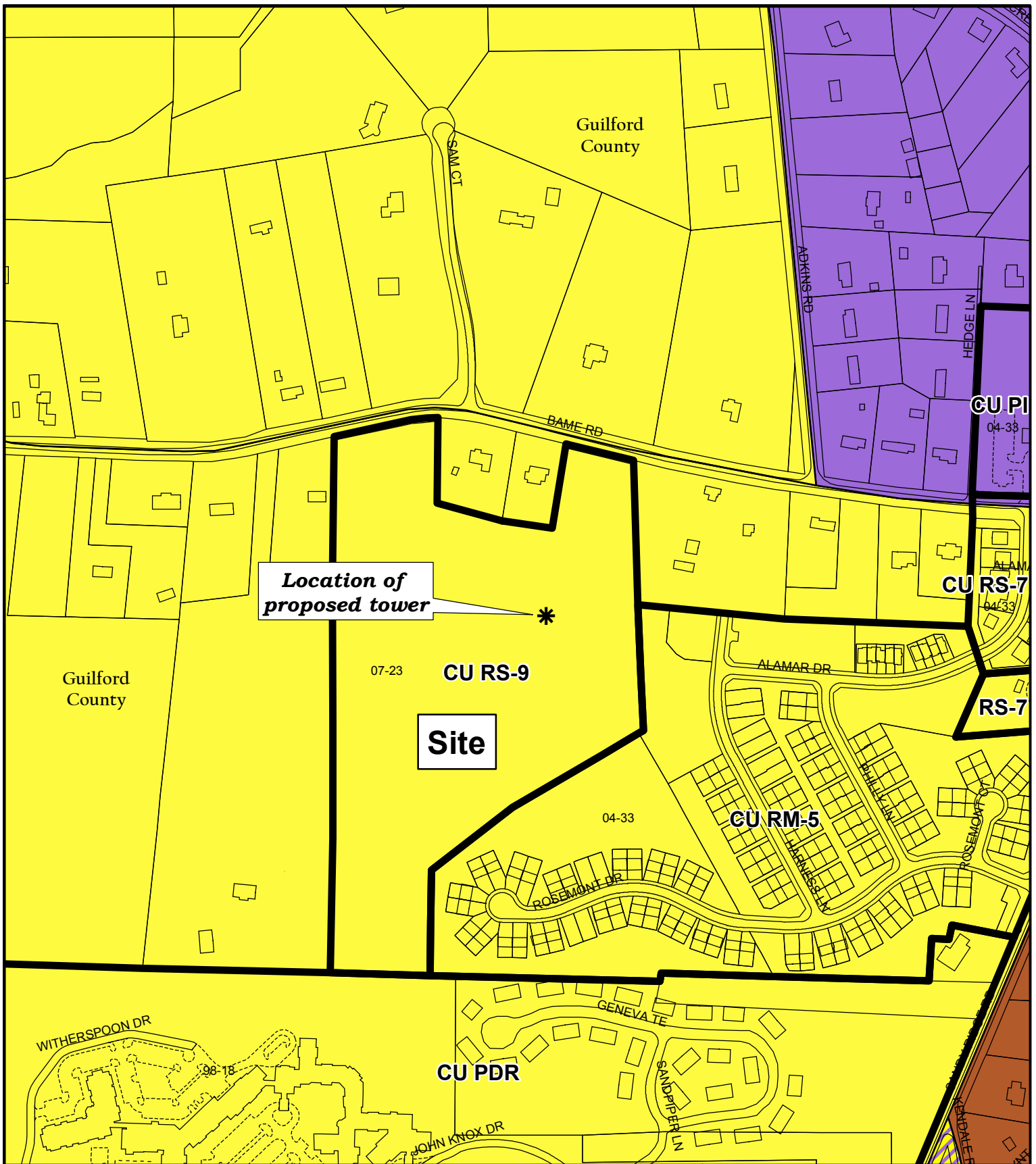
**Planning & Development
Department**

City of High Point

Date: November 19, 2015



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SPECIAL USE PERMIT SU15-02

Land Use Plan

- | | |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  Low-Density Residential |  Mixed Use Development |
|  Medium-Density Residential |  Restricted Industrial |

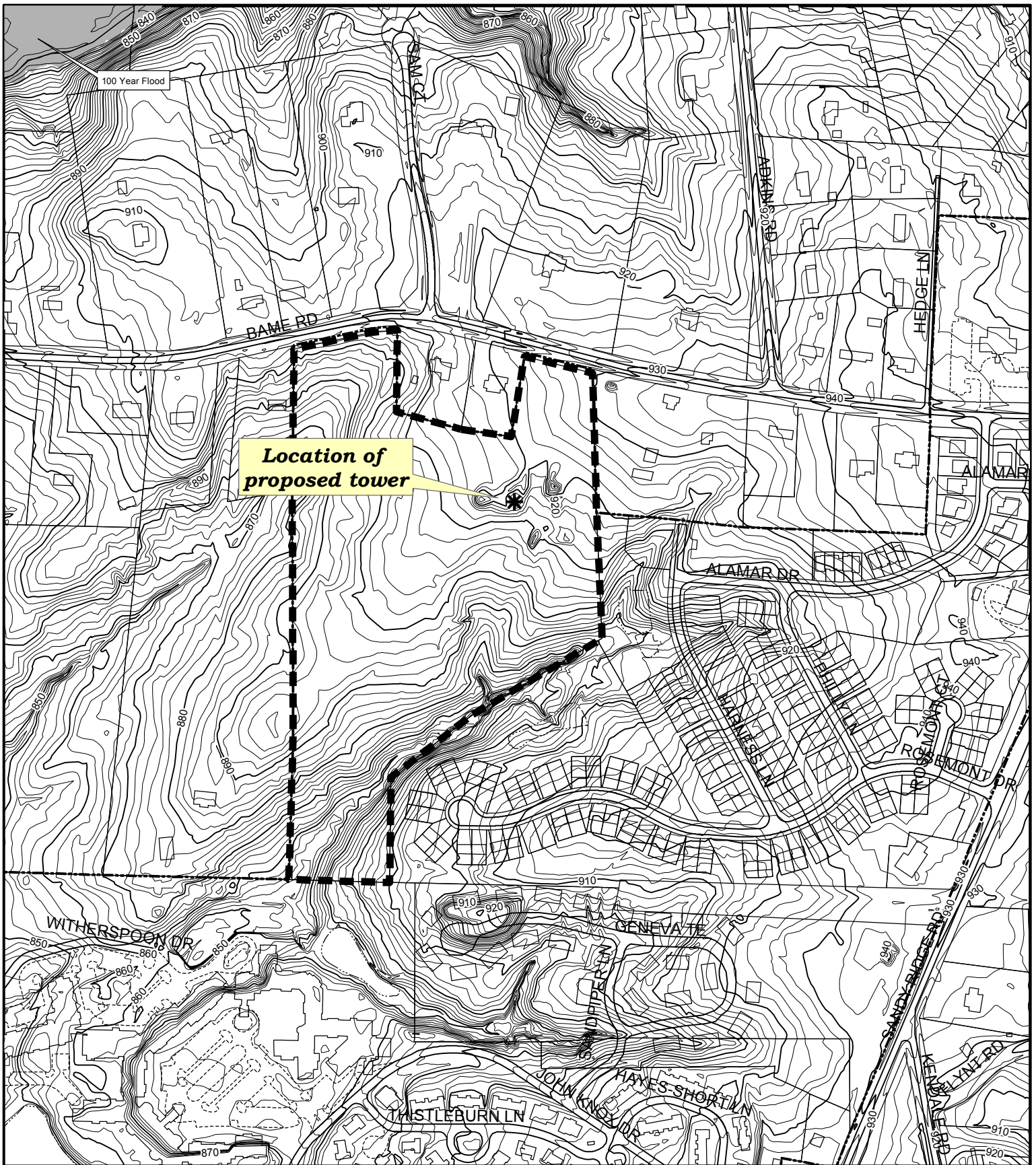
Planning & Development
Department

City of High Point

Date: December 8, 2015



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2015/pz/sup15-02clu.mxd



SPECIAL USE PERMIT SU15-02

Topography

Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point

Date: December 8, 2015



Scale: 1"=400'

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2015\pz\z15-02topo.mxd

SPECIAL USE PERMIT SU15-02



SPECIAL USE PERMIT 15-02
CITY OF HIGH POINT, NORTH CAROLINA

January 8, 2016
(Revised)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 9-3-14, SPECIAL USE PERMITS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, APPROVED A SPECIAL USE PERMIT AND SITE PLAN FOR THE FOLLOWING USE, SUBJECT TO THE FOLLOWING CONDITION(S):

USE: Communication Tower (exceeding height limits of zoning district)

- a. Type – Stealth Tower
- b. Maximum Height – 160-feet
- c. Co-location (shared use of tower): A minimum of three (3) antenna locations will be made available.

CONDITIONS:

- a. Landscaping: The use shall meet the requirements of Section 9-5-2(mm)(2)a.5 and 9-5-2(mm)(2)c.5 of the Development Ordinance (*Communication Tower Landscaping – Principal Use and Accessory Use*), and the required planting materials shall consist of a 50 / 50 mix of evergreen and deciduous materials.
- b. Special Use Permit Plan: Development shall be in accordance with the attached Special Use Permit site plan. This Special Use Permit and approved site plan are perpetually binding on this property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

DESCRIPTION OF PROPERTY:

An approximately 24.6-acre parcel lying along the south side of Bame Road, approximately 1,900 feet west of Sandy Ridge Road (*8711 Bame Road*).

This Special Use Permit and approved site plan are perpetually binding upon the above-described property, unless subsequently amended as provided in the Development Ordinance or until a use otherwise permitted in the zoning district is established.

This Special Use Permit shall become void after eighteen (18) months from the date of City Council approval unless the Special Use authorized has begun and/or a footing inspection has been approved. If the Special Use authorized is discontinued for a period exceeding eighteen (18) months or replaced by a use otherwise permitted in the zoning district, then the Special Use shall be deemed abandoned and this Special Use Permit shall be null and void and of no effect. If for any reason any condition imposed in this Special Use Permit is found to be illegal or invalid, then this Special Use Permit shall be null and void and of no effect.

The issuance of this Special Use Permit authorizes the filing of an application for a building permit, site plan, subdivision or other development approval as required by the Development Ordinance.

SPECIAL USE PERMIT 15-02 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE 19TH DAY OF JANUARY, 2016.

Lisa B. Vierling

Date

City Clerk

PROJECT INFORMATION:
VERIZON NAME: WEST FORK
VERIZON No.: TBD
 8707 BAME ROAD
 COLFAX, NC 27235
 GUILFORD COUNTY

CURRENT ISSUE DATE:
11/02/15

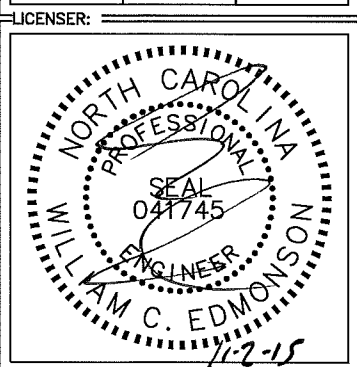
ISSUED FOR:
CONSTRUCTION

REV.	DATE	ISSUED FOR	BY
0	01/11/15	CONSTRUCTION	WCE
1	08/18/15	CONSTRUCTION	WCE
2	11/02/15	CONSTRUCTION	WCE

CONSULTANT:
Kimley»Horn
 2 SUN COURT, SUITE 450
 PEACHTREE CORNERS, GA 30092
 PHONE: 770-825-0744
 WWW.KIMLEY-HORN.COM
 NC License F-0102

CONSULTANT:

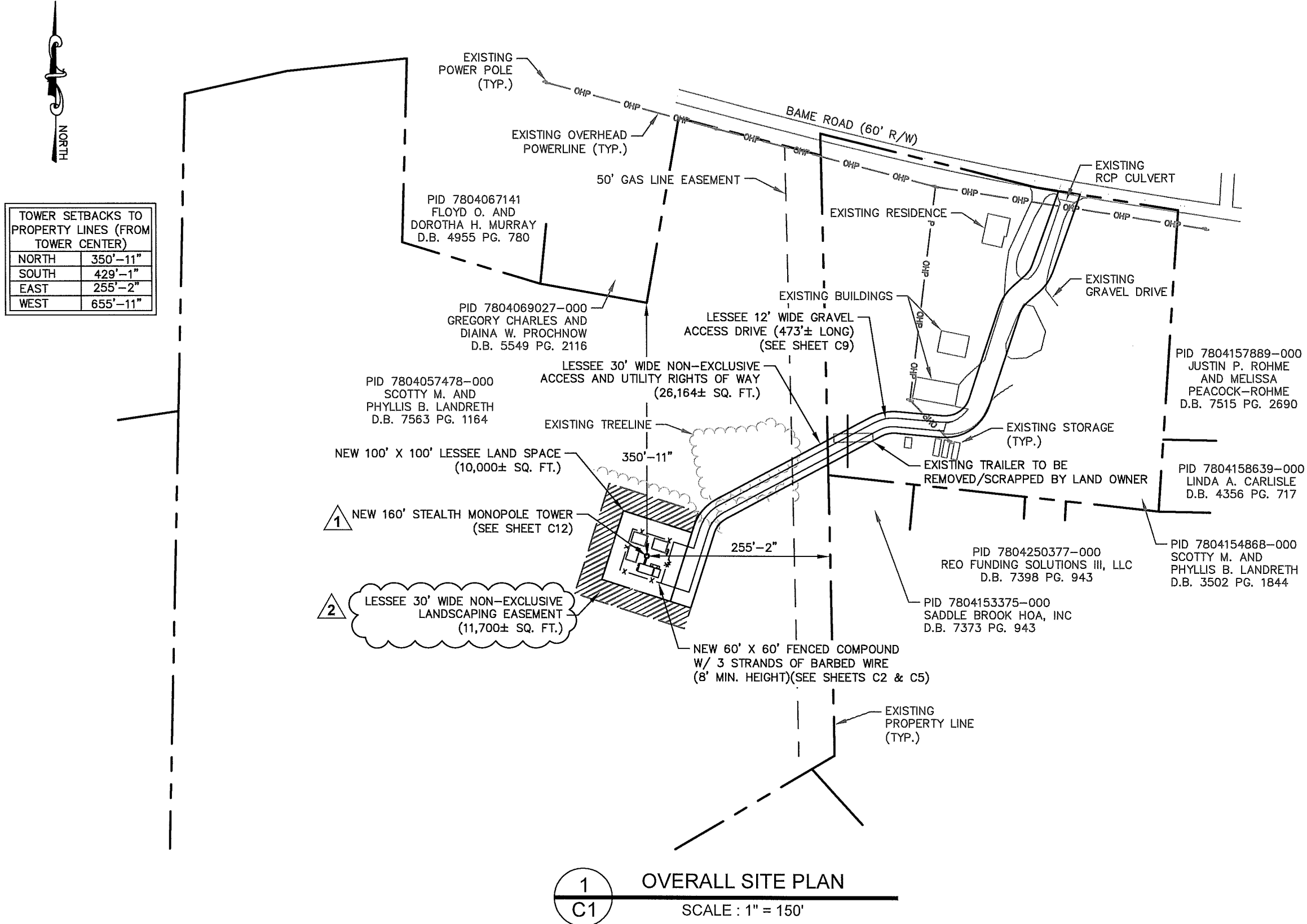
DRAWN BY: CHK.: APV.:
 MWD KBB WCE



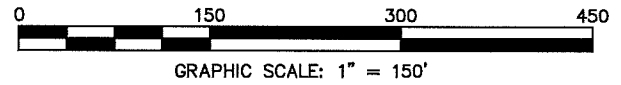
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: **C1** REVISION: **2**
 019472946



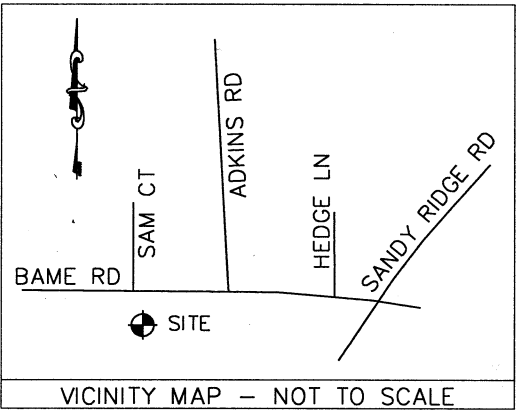
1
C1
OVERALL SITE PLAN
 SCALE : 1" = 150'



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 EDWARD L. KILLOUGH DATED 12/08/2014 AND SITE VISIT ON 10/14/2014.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	25.38'	S 34°15'24" W	25.11'
C2	50.00'	26.61'	S 33°33'10" W	26.30'
C3	50.00'	66.90'	S 56°38'08" W	62.02'
C4	50.00'	28.75'	S 78°29'45" W	28.35'
C5	50.00'	38.74'	S 39°49'47" W	37.78'

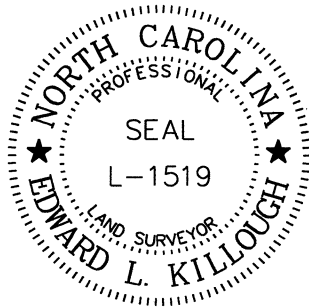
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 19°42'49" W	119.64'
L2	S 48°48'00" W	22.37'
L3	S 18°18'19" W	133.87'
L4	N 85°02'03" W	63.96'
L5	S 62°01'33" W	244.01'
L6	S 17°38'01" W	109.09'



LEGEND

- = CALCULATED POINT
- CPP = CORRUGATED PLASTIC PIPE
- D.B. = DEED BOOK
- IPF = IRON PIN FOUND (#4 REBAR)
- IPPF = IRON PIPE FOUND
- IPS = IRON PIN SET (#4 REBAR)
- NCSPC = NC STATE PLANE COORDINATES
- OHE = OVERHEAD ELECTRIC LINE
- P.B. = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS
- PP = POWER POLE
- PP/TRSF = POWER POLE WITH TRANSFORMERS
- TP = TELEPHONE PEDESTAL

CENTER OF
PROPOSED MONOPOLE
LAT = 36°04'08.9" N
LONG = 80°00'42.4" W
GROUND ELEVATION = 904' NAVD 88



Edward L. Killough
EDWARD L. KILLOUGH
P.O. BOX 369
INDIAN TRAIL, NC 28079
DATE: 11/05/15

N.C. PROFESSIONAL LAND SURVEYOR NO. L-1519

Kimley»Horn

2 SUN COURT, SUITE 450, PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744 WWW.KIMLEY-HORN.COM

Drawn by: EK

Check by: EK

Approved by: EK

Date: 11/05/15

WEST FORK
8707 BAME ROAD
COLFAX, NC 27235
GUILFORD COUNTY



REVISIONS			
No.	DATE	DESCRIPTION	BY
3	11/05/15	ADDED LANDSCAPING EASEMENT	EK
2	1/28/15	ADDED TITLE REPORT REVIEW NOTES.	EK
1	1/05/15	ADDED NOTE FOR MOBILE HOME AND RE-ISSUED DRAWING	EK
0	12/08/14	ISSUED AS FINAL DRAWING	EK
A	11/12/14	ISSUED FOR REVIEW	EK

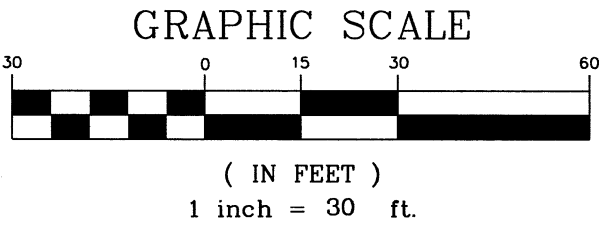
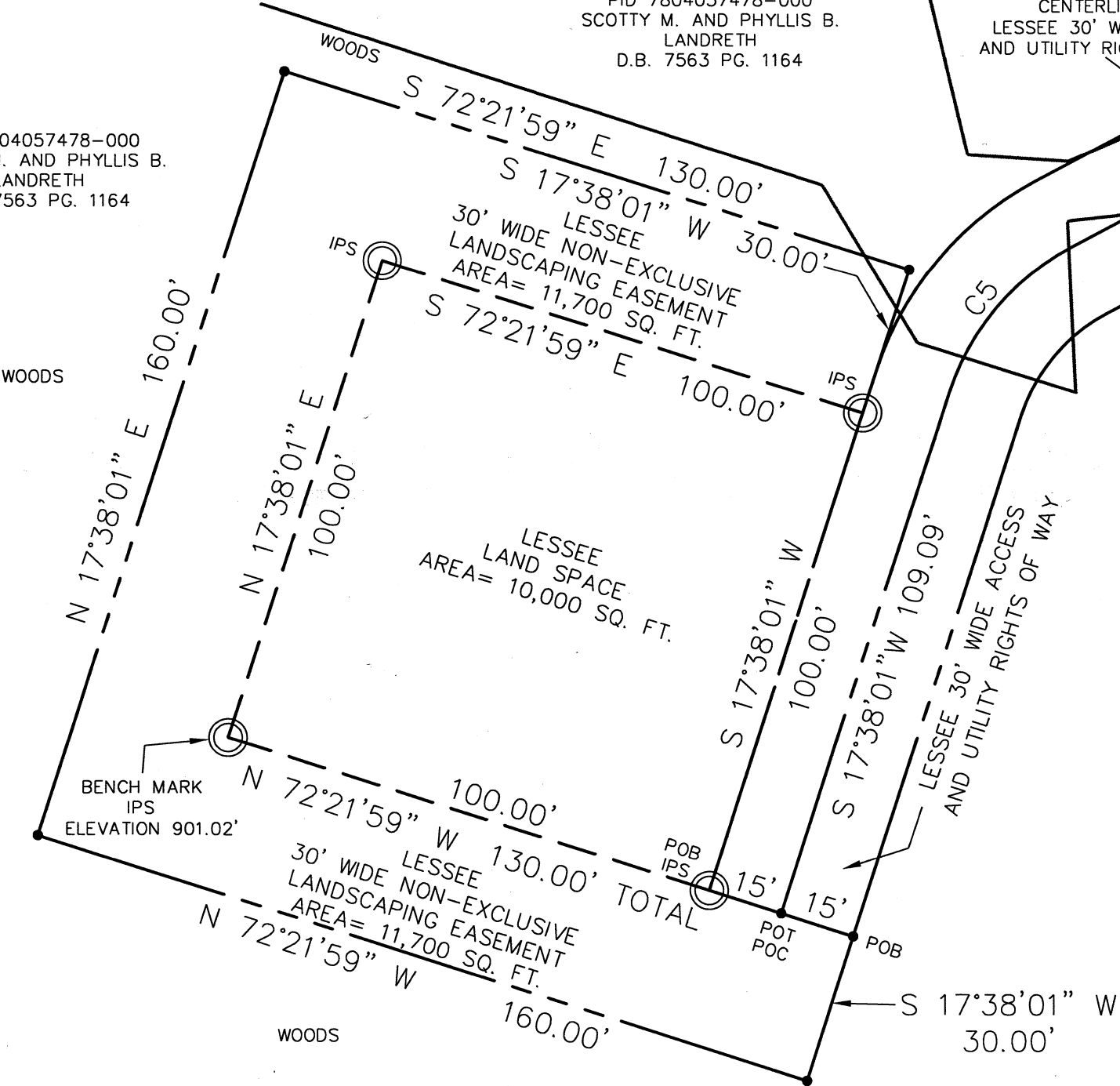
SITE SURVEY	
PROPOSED MONOPOLE	
DRAWING No.	REV
SHEET 2 OF 2	3

PID 7804057478-000
SCOTTY M. AND PHYLLIS B.
LANDRETH
D.B. 7563 PG. 1164

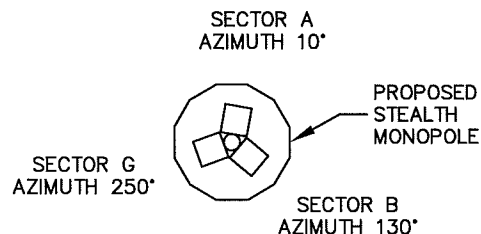
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SCOTTY M. AND PHYLLIS B.
LANDRETH
D.B. 7563 PG. 1164

PID 7804154868-000
SCOTTY M. AND PHYLLIS B.
LANDRETH
D.B. 3502 PG. 1844

PID 7804057478-000
SCOTTY M. AND PHYLLIS B.
LANDRETH
D.B. 7563 PG. 1164



K:\ATL_Wireless\000_Verizon\2014_Sites\West Fork\CAD\Rev2-10-30-15\WestFork_CDs_rev2.dwg November 2, 2015 2:22 PM by: michael.dickerson



1 ANTENNA ORIENTATION PLAN

C12

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

ANTENNA SECTOR	AZIMUTH IN DEGREES	MECHANICAL DOWN TILT	ANTENNA* (QTY.) MAKE/MODEL	COMPOSITION CABLES		
				LENGTH	SIZE	QTY.
SECTOR A	10°	1°	(1) ANDREW/ SBNHH-1D65C_PORT1±45_00DT_0750	182'±	1-5/8"Ø	6
SECTOR B	130°	2°	(1) ANDREW/ SBNHH-1D65C_PORT1±45_00DT_0750	182'±	1-5/8"Ø	6
SECTOR G	250°	2°	(1) ANDREW/ SBNHH-1D65C_PORT1±45_00DT_0750	182'±	1-5/8"Ø	6

* CONTRACTOR ALSO TO INSTALL ANY RAYCAP BOXES AS NECESSARY. CONTRACTOR TO VERIFY WITH VERIZON WIRELESS PROJECT MANAGER PRIOR TO INSTALLATION.

NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS 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.
2. REFER TO STRUCTURAL ANALYSIS PROVIDED BY OTHERS FOR ANALYSIS OF EXISTING TOWER.
3. 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 EXISTING TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

TOP OF TOWER
± EL. 160' A.G.L.

PROPOSED LESSEE ANTENNAS
± EL. 155' A.G.L.

PROPOSED CHAIN
LINK SECURITY FENCE

PROPOSED 160' STEALTH
MONOPOLE TOWER

PROPOSED LESSEE
EQUIPMENT SHELTER
(11'-6" X 30')

EXISTING GRADE
(±0'± AGL)

2 STEALTH MONOPOLE TOWER ELEVATION - WEST VIEW

C12

(FACING EAST)
NOT TO SCALE

NOTES:

1. PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS (SEE GENERAL NOTE 7, C2).
2. THE TOWER ELEVATION SHOWN ABOVE IS FOR REFERENCE ONLY.
3. COAX/ FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
4. PROPOSED BUILDING WILL HAVE BROWN AGGREGATE FINISH.
5. PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR, UNLIT.



PROJECT INFORMATION:

VERIZON NAME: WEST FORK
VERIZON No.: TBD

8707 BAME ROAD
COLFAX, NC 27235
GUILFORD COUNTY

CURRENT ISSUE DATE:

08/18/15

ISSUED FOR:

CONSTRUCTION

REV.: DATE: ISSUED FOR: BY:

0	01/11/15	CONSTRUCTION	WCE
1	08/18/15	CONSTRUCTION	WCE

CONSULTANT:

Kimley»Horn

2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
NC License F-0102

CONSULTANT:

DRAWN BY: CHK.: APV.:

MWD KBB WCE

LICENSER:

FOR
ILLUSTRATIVE
PURPOSES ONLY-
NO SIGNATURE
REQUIRED

SHEET TITLE:

ANTENNA AND
TOWER ELEVATION
DETAILS

SHEET NUMBER: REVISION:

C12

1

019472946

Supporting Documentation

SUP15-02



November 24, 2015

To: Planning and Development Department
City of High Point, N.C.

RE: Citizen's Information Meeting

Verizon Wireless conducted a Citizen Information Meeting in support of our application for a Special Use Permit for constructing a Verizon Wireless Communication Tower on Monday, November 23, 2015 at 6:30 pm in the Morgan Community Room at the High Point Public Library. Letters were mailed to 35 households on November 4, 2015 informing them of this meeting. Six people attended the meeting.

A copy of the City of High Point Citizen Information Meeting Info Sheet, a zoning map of the proposed site, two pages of the site plan, photo simulations of the look of the site after the installation, and a four page propagation map showing the current and proposed coverage were distributed to all participants. James LaPann, Zoning Specialist with Faulk & Foster Real Estate, Inc. represented Verizon Wireless.

There were two representatives of Presbyterian Homes, a large housing development south west of the proposed site, a husband and wife who live close to the proposed site, a resident of the region, and a member of the greater High Point community attending.

The discussion involved the appearance of the tower, the effect of the tower on Verizon cell phone service on the region, and the appearance of the base of the tower and how it would be buffered from the households in the area. The consensus of those in attendance was that cell towers are part of our region, and that the Verizon network improvement would be welcomed by those using Verizon service in the region.

A copy of the notification letter, the package that was provided to all in attendance and the list of persons notified are attached.

James LaPann – Zoning Specialist

CITIZENS INFORMATION MEETING

Date: Monday, November 23, 2015

Place: Morgan Community Room
High Point Public Library
901 N. Main Street
High Point, N.C.

Time: 6:30 p.m.

Topic: Telecommunications Tower Proposed for
8707 Bame Road, Colfax, N.C. 27235

Presented By: James L. LaPann, Zoning Specialist
Faulk & Foster Real Estate, Inc. on behalf
of Verizon Wireless

A. Purpose of the Meeting

At this meeting all interested citizens will be provided with information about the Telecommunication Tower that is proposed to be constructed at 8707 Bame, Road, Colfax, N.C. The presenter will answer any questions you may have about the project.

B. General Description of the tower project

This proposed tower will be approximately 650 feet south of Bame Road, in a forested area. The tower is proposed to be constructed as a “stealth” type monopole tower, which will appear to be a solid pole that extends 190 feet in the air. There will be a 9’ lightning rod on the top. At the base of the tower there will be a small equipment building, with a peaked roof. The area that will be cleared of trees will be approximately 100’ x 100’, with a 60’ x 60’ fenced in secure area that will contain the base of the tower and the equipment shelter (11’8” x 30’). The base of the tower and the compound will not be visible due to the existing trees. There will be an access road that will start at Bame Road, to the east of the tower and travel over an existing roadway back to the proposed tower compound.

C. Benefits of the Tower

There is currently a large area of poor strength of transmission in between Winston-Salem and Greensboro, south of I-40. The proposed tower will “bridge the coverage hole” and provide excellent service to the region. In this time where cell phones are often used to request assistance for emergency services like police, fire, or ambulance, the addition of this site will greatly enhance the safety of individuals who live or travel through that region.

D. Attached Information

1. City of High Point Conditional Zoning District Citizen Information Meeting Information (2 pages)
2. Zoning/Parcel map of area of proposed site
3. Drawing C1 – Overall Site Plan
4. Drawing C2- Site Plan
5. Photo Simulations
 - a. View from Bame Road, approximately 650 feet north-northeast of site.
 - b. View from Alamar Drive, approximately 960 feet east of site.
 - c. View from Rosemont Drive, approximately 850 feet south of site
 - d. View from Bame Road, approximately 800 feet northwest of site.

E. Contact Information

If you have any questions or comments before or after the meeting, please contact James L. LaPann at jim.lapann@faulkandfoster.com or (518) 791-3740. He will be happy to speak to you.

Network Operations



Verizon Wireless
8921 Research Drive
Charlotte, North Carolina 28262

Phone 704 510-8500

November 13, 2015

Herbert K. Shannon, Jr. AICP
Senior Planner
High Point Planning & Development
P.O Box 230
High Point, N.C. 272261

**Re: SU-15-02 – Special Use Permit Application
Verizon Site – West Fork**

Dear Mr. Shannon:

I am writing this letter in response to your concerns about whether there will be mounting locations on the proposed stealth tower for a minimum of three sets of antennas.

The Verizon antennas will be placed with the center line of the towers at the height of 155 feet. This will allow the antennas to be placed within the tower, since the tower is proposed to be 160 feet tall. The bottom of the antennas will be at approximately 150 feet.

The other two sets of antennas will be located at the height designated as optimum by the providers. The stealth monopole antenna becomes wider as it gets lower, and since each set of antenna arrays will need only ten vertical feet of the tower there is adequate height on the tower to accommodate two sets of antennas for future co-locating carriers.

The tower will be designed and constructed to be of such strength that it will be capable of safely accommodating the weight of the additional two sets of antennas.

I trust that this will give you confidence in the ability of the proposed tower to support three sets of cellular transmission antennas.

Thank you,

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

Anthony Deligante
Sr Mgr-Proj Mgt/Impl, NET-Implementation



9221 Lyndon B. Johnson Freeway, #204, Dallas, TX 75243 ★ PHONE 972-231-8893 ★ FAX 1-866-364-8375
www.allprocgi.com ★ e-mail: info@allprocgi.com

October 15, 2015

Guilford County Planning and Development Department
Independence Center
400 W Market Center
Greensboro, NC 27402

Ref: *Site Name – West Fork – 160' Stealth Monopole Tower*
 ACGI# 15-4895
 Jurisdiction: Guilford County, NC
 Site Address: 8707 Bame Road, Colfax, NC 27235, Guilford County
 Scope of Work: Engineering Certification Letter
 Applicable Code: IBC 2012 & ASCE 7-10, Risk Category II, ANSI/TIA-222-G
 Wind Speed: ANSI/TIA-222-G (90 mph basic wind speed), IBC2012 (115 mph ultimate wind speed), Exposure "C"

This letter is provided in reference to the above mentioned site for the following specifications:

1. The purpose of this tower is to support telecommunication antenna equipment for cellular coverage of the affected area.
2. Above reference tower to be designed to meet or exceed industry standards defined by ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas" (ANSI/TIA-222-G Standard).
3. The total height of tower is 160'. All site location data to be re-verified by survey.
4. Above reference tower shall contain only equipment meeting standards of the Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) regulations; and comply with all other applicable federal, state, and local regulations.
5. The tower must be designed and certified by an Engineer to be structurally sound and as a minimum in conformance with the adopted Building code. This tower to be designed using the following minimum wind speed criteria as defined by ANSI/TIA-222-G for Guilford County, NC:
 - i) 90 mph 3-second-gust basic wind speed with no ice.
 - ii) 30 mph 3-second-gust wind speed with 0.75" ice.The "3-second-gust wind speed refers to a wind measured at 33 ft. above the ground. Equations in ANSI/TIA-222-G Standard take into account that the wind speed escalates with the increasing height of the tower.
6. In our opinion the possibility of a tower collapse is very unlikely. The tower to be designed using extreme wind and ice conditions. The wind speeds specified by ANSI/TIA-222-G Standard are 50-years wind speeds. That is they have only a 2% statistical chance of occurring in any given year.
7. Although we cannot guarantee exactly how a tower would fail if it were to fail, but the most likely mode of failure will be buckling failure of one of the tower sections (weakest section) due to excessive compression loading. The tower is to be designed so that the fall radius remains within 70% of the total tower height.

If you have any other questions or concerns regarding our recommendations, please contact us.

Sincerely,
Sudarshan Kasera, EIT
10/15/2015



Approved by:
Joji M. George, P.E.
NC PE # 29511



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

Aeronautical Study No.
2015-ASO-4107-OE

Issued Date: 05/28/2015

Regulatory
Alltel Communications of North Carolina LP
1120 Sanctuary Pkwy
GASA5REG
Alpharetta, GA 30068

**** NOTICE OF PRESUMED HAZARD ****

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:	Monopole West Fork (Monopole)
Location:	Colfax, NC
Latitude:	36-04-08.90N NAD 83
Longitude:	80-00-42.40W
Heights:	904 feet site elevation (SE)
	189 feet above ground level (AGL)
	1093 feet above mean sea level (AMSL)

Initial findings of this study indicate that the structure as described exceeds obstruction standards and/or would have an adverse physical or electromagnetic interference effect upon navigable airspace or air navigation facilities. Pending resolution of the issues described below, the structure is presumed to be a hazard to air navigation.

If the structure were reduced in height so as not to exceed 160 feet above ground level (1064 feet above mean sea level), it would not exceed obstruction standards and a favorable determination could subsequently be issued.

Any height exceeding 160 feet above ground level (1064 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

See Attachment for Additional information.

NOTE: PENDING RESOLUTION OF THE ISSUE(S) DESCRIBED ABOVE, THE STRUCTURE IS PRESUMED TO BE A HAZARD TO AIR NAVIGATION. THIS LETTER DOES NOT AUTHORIZE CONSTRUCTION OF THE STRUCTURE EVEN AT A REDUCED HEIGHT. ANY RESOLUTION OF THE ISSUE(S) DESCRIBED ABOVE MUST BE COMMUNICATED TO THE FAA SO THAT A FAVORABLE DETERMINATION CAN SUBSEQUENTLY BE ISSUED.

IF MORE THAN 60 DAYS FROM THE DATE OF THIS LETTER HAS ELAPSED WITHOUT ATTEMPTED RESOLUTION, IT WILL BE NECESSARY FOR YOU TO REACTIVATE THE STUDY BY FILING A NEW FAA FORM 7460-1, NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION.

If we can be of further assistance, please contact our office at (404) 305-6531. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-ASO-4107-OE.

Signature Control No: 247474042-253323136

(NPH)

Darin Clipper
Specialist

Attachment(s)
Additional Information
Case Description
Map(s)

Additional information for ASN 2015-ASO-4107-OE

The proposed monopole, not exceeding a height of 189 feet (ft.) above ground level (AGL), 1,093 ft. above mean sea level (AMSL), would be located approximately 3.94 nautical miles (NM) southwest of Piedmont Triad INTL Airport's (GSO) airport reference point (ARP), Colfax, NC. The proposed monopole has been identified as an obstruction under the standards of Title 14, Code of Federal Regulations (CFR), Part 77, as applied to GSO:

Section 77.17 (a) (3). A height that increases a minimum instrument flight altitude within a terminal area (TERPS criteria). Impacts are as follows:

At 1093 ft. AMSL with a 2C survey, Piedmont Triad Intl (GSO) NC. ILS OR LOC RWY 5L, increase S-LOC 5L from 1,280 ft. to 1,320 ft. The no exceed height is 1,064 ft. AMSL.

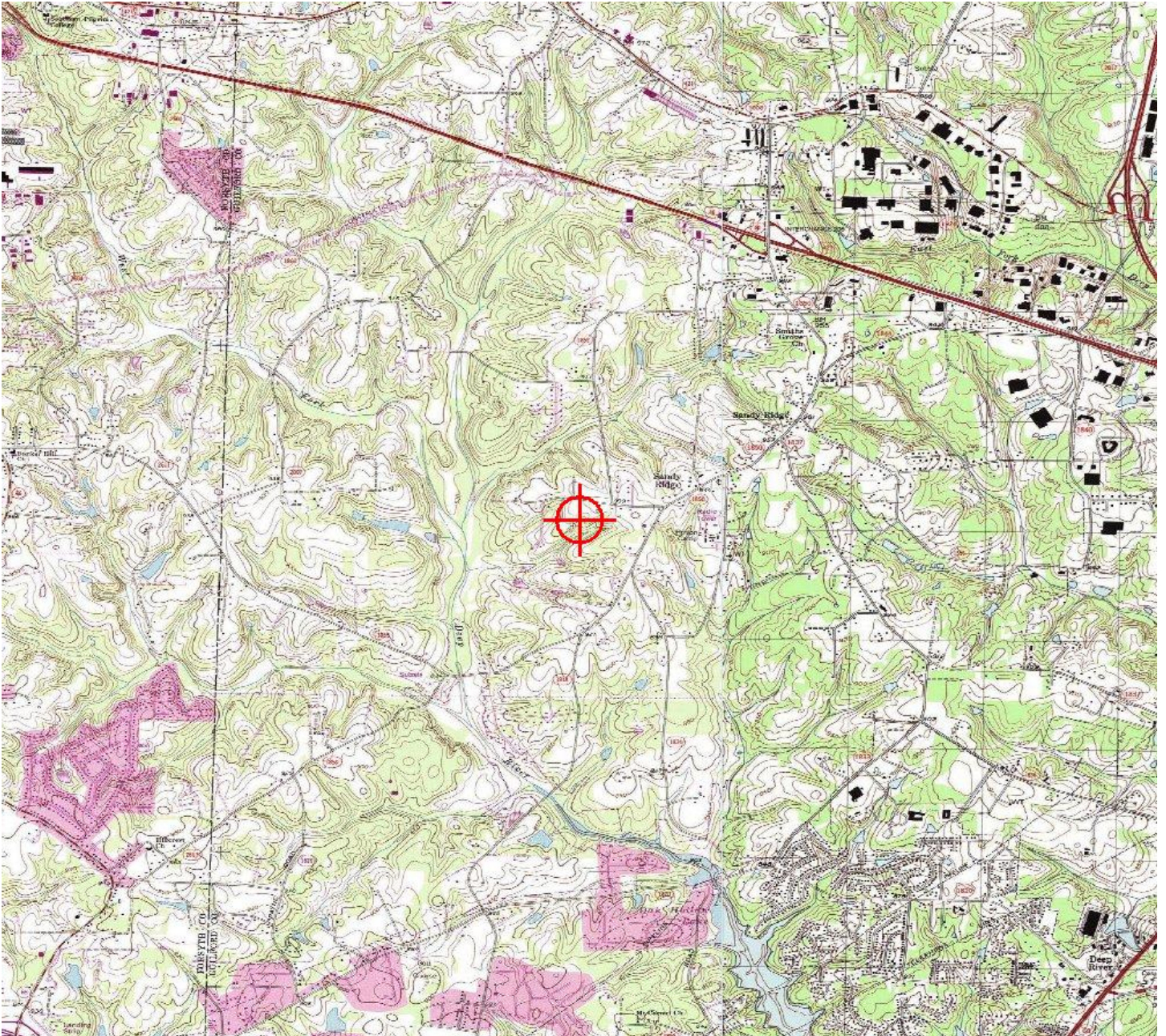
Options for this study include the following:

1. Accept lowering the height to 160 ft. AGL / 1,064 ft. AMSL, resulting in a favorable determination with no marking and lighting requirement.
2. Request termination of study.

Your response may be e-mailed to darin.clipper@faa.gov. If the FAA does not receive a response to this letter within 60 days, the study will expire as noted on Page 1.

Case Description for ASN 2015-ASO-4107-OE

Proposed 189' monopole. If marking/lighting is required, dual/medium intensity is requested.



ORDINANCE COMPLIANCE STATEMENT AND NARRATIVE

Application: Application for a Special Use Permit for a proposed Verizon Wireless Communication Tower Site

Verizon Site Name: WEST FORK

Project Description: Verizon plans to construct a 160' monopole tower with a 9' lightning rod. Verizon will also place an 11'6" x 30' equipment shelter within a fenced compound area at the tower base on a 60' x 60' leased area. (See enclosed drawings for details (Exhibit A)). This tower will have provisions on the tower for multiple carriers.

Parcel Address: 8711 Bame Road, Colfax, N.C.

Property Owner: Scotty Landreth, 940 Gallimore Dairy Road, High Point, N.C.

Zoning: RS-9 Residential Single Family District

NARRATIVE

Verizon Wireless is continually improving its network to best meet the needs of the community. In the present case, the growth in usage and the exhaustion of capacity at existing locations requires a new location. The purpose of this proposed tower will be to improve coverage to the area of Sevier County that is ten miles north of the heart of High Point, and approximately equal in distance to both Winston-Salem and Greensboro.

As is typical in this area between the three cities, the area where the tower is proposed is a mix between housing developments and farm land. There is a concentration of residential properties immediately to the south of the proposed tower. This proposed tower will provide excellent coverage for these properties, as well as for individuals passing through this area on the highway such as Interstate 40 and State route 68.

One of the factors that Verizon has taken into consideration in designing this proposed site is the potential impact that the tower will have on the aesthetics of the area. The attached aerial photograph (Exhibit B) and the drawings (Exhibit A) show that there is a large wooded in the middle of the parent lot which will contain the proposed tower.

This wooded area will provide approximately 250 feet of thick woods to "cushion" the site from the residential streets and the residences to the South East of the proposed tower.. There will be approximately 700 feet of woods to the South and 100 feet of woods to the north of the proposed tower. To the North West, there is a large wooded area between the tower and the residences that are on Bame Road.

The proposed tower will be 160 feet tall with a 9 foot lighting rod. The trees that surround the proposed site, will not shield the full 180 feet of the tower, but they will cover the fenced in compound, equipment shelters, chain link fencing and all other equipment from view. These surrounding trees will also cover the lower part of the monopole.

Consideration of this application should not, however, be limited to examining how successfully Verizon Wireless has mitigated any negative impact through design and location. The positive impact of the site should be given full weight as well. We live in a society where the phone has become an essential tool for daily living. Furthermore, the benefits of this site to the community go beyond just convenience for residents and businesses. Quality wireless service is part of the critical infrastructure necessary for public safety in emergency situations such as accidents, crimes, health events and storms. Given the design, location and benefits provided by this proposed site, the lack of significant impacts, and compliance with the requirements of the ordinance as more fully demonstrated below, approval of this application is respectfully requested.

ORDINANCE COMPLIANCE STATEMENT

Verizon Wireless offers this Ordinance Compliance Statement in support of its application for Site Plan Approval pursuant to the Sevier County Zoning Code section 312 to allow a cellular transmission tower.

Paragraphs followed by an asterisk (*) do not require a response or do not apply to this application.

City of High Point, N.C. Zoning Ordinance

Chapter 5

9-5-2 DEVELOPMENT STANDARDS FOR INDIVIDUAL USES

(mm) COMMUNICATION TOWERS

(1) General Requirements:

a. Type of Tower Permitted:

1. Overlay Districts: Only stealth communication towers (or accessory communication towers not exceeding the height limit of the zoning district in which they are located) shall be permitted in a Scenic Corridor Overlay District or the Washington Street Mixed Use Center Overlay District. Any tower proposed in a GO-H District within a

Scenic Corridor Overlay District shall be regulated as if it were to be located within a GO-M District.

The proposed communication tower is a stealth tower, but it is not in any of the named overlay districts.

2. All Other Districts: Stealth and monopole communication towers shall be permitted in all districts except within Scenic Overlay Districts.

The proposed tower is a stealth tower and therefore is a permitted use.

3. All Nonresidential Districts: Lattice and guyed towers shall be permitted in all nonresidential districts except within Scenic Corridor Overlay Districts.

b. Color:

Towers shall be light gray or other color designed to blend with its surroundings, except when otherwise required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

On page C12 of Exhibit A, note 5 (notes directly below the elevation drawing of the tower) states: “5. Proposed Tower will be galvanized steel – Gray in color, unlit”

c. Illumination:

Towers shall be illuminated only as required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA). Illumination shall not be oriented to project lighting onto surrounding residential properties consistent with FAA requirements.

Since this tower is less than 200 feet tall, there is no FAA requirement that this tower be lit. Therefore this proposed tower will have no lighting. Please see Note 5 on page C12 of Exhibit A where this tower is described as “...unlit...”.

d. Signage Prohibitions:

No signs or logos, for which sign permits are required by this Ordinance, shall be allowed on any tower, antenna, or related device.

The only signs that will be on the fence surrounding this proposed tower are set forth on Exhibit A, page C 10 (Site Signage Details). These signs do not contain any marketing information, but rather, are warning signs and emergency contact information.

e. Compliance with other Regulations:

Any user or carrier shall submit documentation that the tower and antennae will meet American National Standards Institute (ANSI) standards; applicable Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) regulations; and comply with all other applicable federal, state, and local regulations.

Exhibit C is a certification from an engineer licensed in the State of North Carolina stating that the proposed tower will be in compliance with all of the standards and regulations set forth in this paragraph of the Ordinance.

Approvals by the FAA shall be submitted prior to the issuance of a building permit. At the time of application for building permit, the plans for tower or antenna construction shall be certified by a registered structural engineer as meeting all current safety and design standards of all applicable codes.

Approvals by the FAA and the required structural engineer's certification will be submitted at the time of an application for a building permit.

f. Subsequent Co-location (Shared Use) Requirements:

1. Subsequent co-location or shared use on existing communication towers or other structures which do not increase the height of the existing tower or structure shall not require approval of a Special Use Permit.



2. The owner of any new communication tower shall offer first right of refusal to the City for purposes of co-location, at least thirty (30) days prior to entering into the first co-location agreement or lease, and shall provide written notification to the City in advance of said thirty (30) day period. The City shall respond in writing within thirty (30) days of its receipt of the offer with either a letter of intent or a waiver of rights. Should the City decide to locate facilities on the tower that are of a type intended and designed to enhance public safety communications, the site shall be provided at no cost to the City. However, the City shall act in good faith and in a timely manner to pursue use of the tower site and enter into appropriate agreements or leases with the tower owner. If the City waives its right of first refusal, or has not commenced use of the site as intended and has not made a good faith effort to do so within six (6) months of communicating its intent to the tower owner, the colocation site shall be deemed abandoned by the City and the tower owner shall be under no further obligation to provide a co-location site to the City on that tower.



g. Accessory Buildings in Agricultural and Residential Zoning Districts:

The exterior appearance of all equipment storage buildings located in agricultural or residential zoning districts shall resemble a residential structure, including pitched roof(s) and frame or masonry construction. Accessory buildings shall not be used for offices. Equipment cabinets less than six (6) feet in height and twelve (12) feet in width shall be exempted from this requirement.

The proposed tower will be in a RS-9 zone, which is a residential zoning district. Therefore, the exterior appearance, as set forth on pages C4 (Shelter Elevations), C12 (Antenna and Tower Elevation Details), and pages S1-3 (Framing details for shelter roof) of Exhibit A are in full compliance with this paragraph of the Ordinance.

h. Security Fencing:

There shall be a minimum eight (8) foot high security fence installed around the perimeter of the lease area or tower compound between the tower and required landscaping. Security fencing shall not be necessary if tower is placed on top of a building. Security fencing and landscaping shall not be required for accessory communication towers that do not exceed the height limits of the zoning district.

The fence that will be constructed at the proposed site is shown in detail on Exhibit A, page C5 (Fence, Gate and Compound Details). This fence will be in full compliance with the requirements of this ordinance.

i. Replacement or Alteration of Nonconforming Towers:

Nothing in this Section shall prevent legally nonconforming towers from being replaced or altered, provided that the height of the tower or any other dimensional nonconformity is not increased.



(2) Specific Requirements:

a. Communication Towers (Principal Use) exceeding height limits of zoning district:

1. Where Required: All Districts except GO-H, CB and TN.

2. Setbacks:

i. In all Districts except LI and HI: Communication towers shall meet the minimum setbacks (given in the table below) from property lines based on the zoning district of adjoining properties with the exceptions given below. In no case shall the setback be less than the minimum for a principal building in the zoning district in which the tower is to be located. Exceptions are allowed for the following:

- Monopole towers may utilize the same setbacks as stealth structures when directly adjoining or within power transmission line easements.
- Lattice towers may employ the same setbacks as monopole towers provided they are designed for a minimum of five (5) users. ·
-
- For guyed towers, all guy wires shall be contained on the same property as the tower.

MINIMUM SETBACKS
COMMUNICATIONS TOWERS (PRINCIPLE USE)
EXCEEDING HEIGHT LIMITS

Type of Tower	Adjacent to Agricultural and Residential Districts	Adjacent to Nonresidential Districts
Guyed	150% of tower height	100% of tower height
Lattice	125% of tower height	80% of tower height
Monopole	100% of tower height	60% of tower height
Stealth Structures	60% of tower height	40% of tower height
Stealth Buildings	Otherwise Permitted Setbacks	Otherwise Permitted Setbacks

ii. In LI and HI Districts: Interior setbacks for towers abutting property zoned Light Industrial or Heavy Industrial shall be twenty-five per- cent (25%) of tower height, but in no case shall the setback be greater than fifty (50) feet from the abutting property line.

Page C1 of Exhibit A (Overall Site Plan) shows that the proposed stealth tower is 255' from the nearest property line. This is 128% of the height of the tower. The minimum allowed setback for this type of tower is 60% of the tower height, or 96 feet. The proposed tower is set back more than twice that amount, and is therefore in compliance with the ordinance.

3. Co-location (Shared Use) Search Area Requirements: Towers proposed to be located within a three thousand (3,000) foot radius of another communication tower in agricultural or residential zoning districts, or within a fifteen hundred (1,500) foot radius of another communication tower in nonresidential zoning districts, shall require co-location on such other tower, or submit a letter from a certified engineer or other pertinent documentation that co-location is not feasible for reasons including, but not limited to the following:
 - i. No available towers or suitable structures are located within the required 3,000 or 1,500 foot search radius to meet the applicant's engineering requirements;
 - ii. No existing towers or structures within the search area are of sufficient height to meet the applicant's engineering requirements.
 - iii. No existing towers or structures have sufficient structural strength to support applicant's proposed antenna or related equipment;
 - iv. Antenna would cause electromagnetic interference with existing antenna on the tower or structure; and
 - v. Fees or costs required to co-locate on existing tower or structure,

or to adapt the existing tower or structure for shared use, are greater than the cost of a new tower.

Exhibit D is an aerial photo which includes a circle that designates 3,000 feet from the proposed tower. The 3,000 feet distance inside the circle does not include any existing cell towers and does not include any tall structures that would allow the placement of antennas at the height of 160 feet.

4. Tower Design Requirements: Towers shall be designed and constructed to support a minimum of three (3) users, one of which shall be a telecommunications user, and such towers shall be made available for co-location by other users. Site plan shall show space for additional accessory buildings for co-locators. Stealth towers within a building or other structure may be exempt from this requirement if not structurally feasible for co-location.

Exhibit A, Pages C1 (Overall Site Plan), C2 (Site Plan) and page E2(Grounding Plan) all show the location of three pads for equipment shelters for the proposed tower. These proposed pads where the equipment shelters will be placed are definite written proof of the applicant's intention to allow three users. This complies with the ordinance.

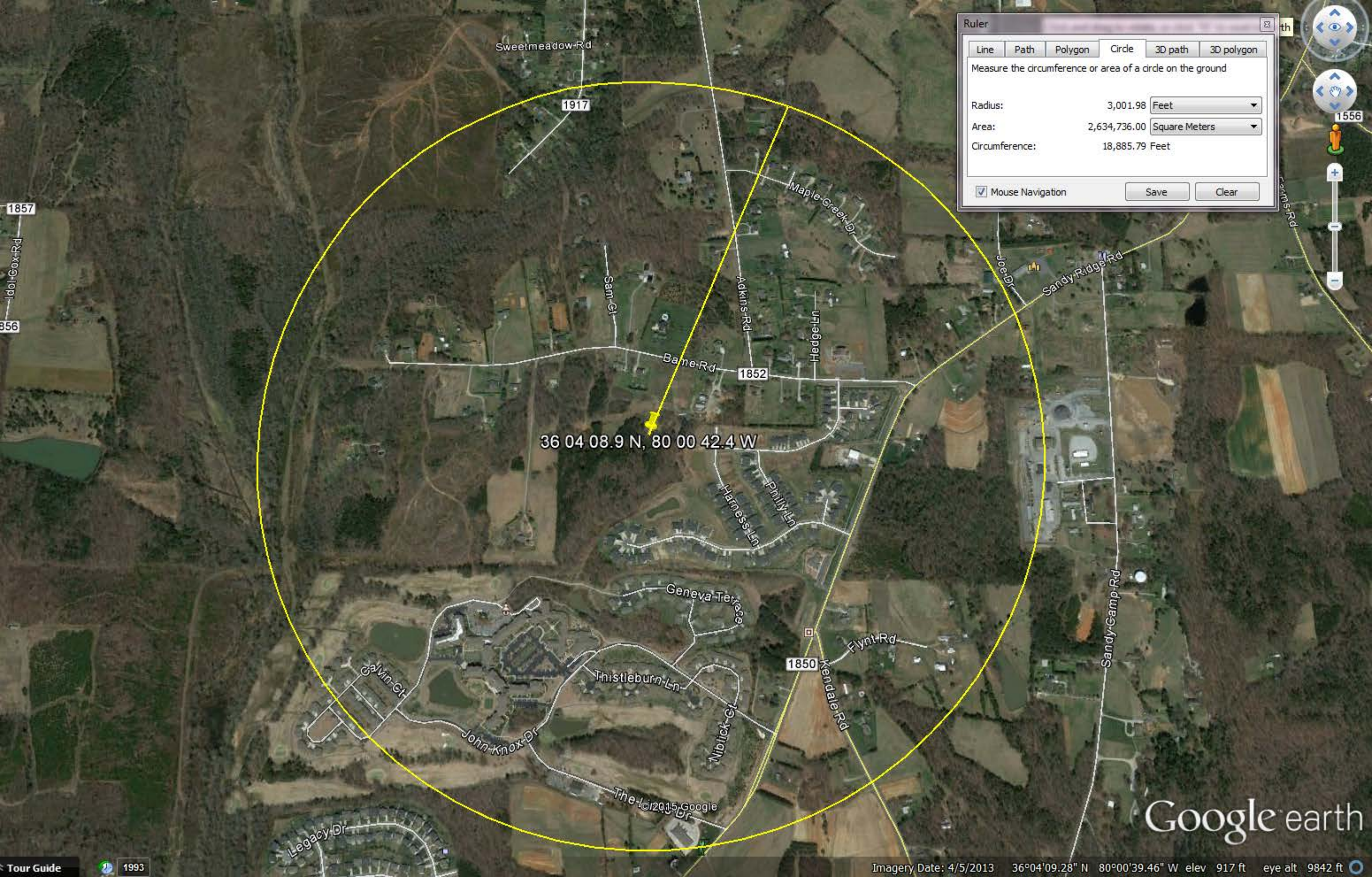
5. Landscaping: Landscaping shall be required around the perimeter of the lease area or tower compound. Landscaping shall meet the planting width requirements required by the Development Ordinance for a use with a Land Use Classification (LUC) of 3, but shall meet the planting yard requirements for a use with a Land Use Classification of 4. No landscaping shall be required if the tower is placed on top of a building.

Exhibit A, Pages C1 (Overall Site Plan), C2 (Site Plan) and page C6 (Grading and Erosion Control Plan) all show the location of the proposed tree line for the proposed tower. The proposed tree line will surround the tower, and provide a buffer that renders the base of the tower invisible.

b. Communication Towers (Principal Use) not exceeding height limits of zoning district:

1. Where Required: All Districts
2. Setbacks:

MINIMUM SETBACKS



Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the circumference or area of a circle on the ground

Radius: 3,001.98 Feet

Area: 2,634,736.00 Square Meters

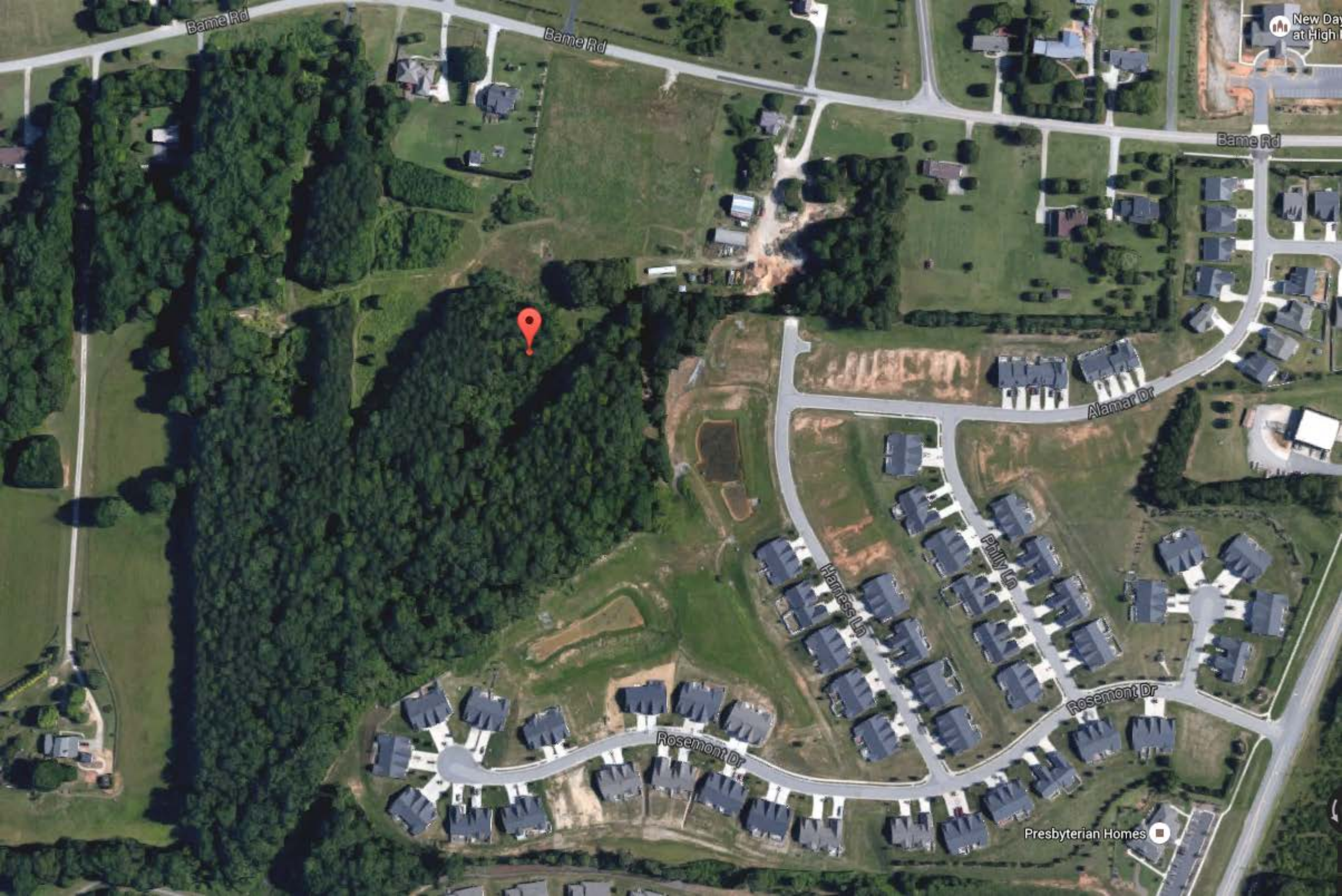
Circumference: 18,885.79 Feet

☒ Mouse Navigation

Save Clear

36 04 08.9 N, 80 00 42.4 W

Google earth



Bame Rd

Bame Rd

Bame Rd

Alamar Dr

Polly Ln

Harness Ln

Rosemont Dr

Rosemont Dr

Presbyterian Homes

New Day
at High

160ft. Balloon Test



WEST FORK
8707 Bame Road, Colfax, NC
**160ft. MONOPOLE
SIMULATION**

View #9 from Rosemont Drive
approximately 850ft. south of site

verizonwireless

160ft. Balloon Test



WEST FORK
8707 Bame Road, Colfax, NC
**160ft. MONOPOLE
SIMULATION**

View #13 from Alamar Drive
approximately 960ft. east of site

verizonwireless

160ft. Balloon Test



WEST FORK

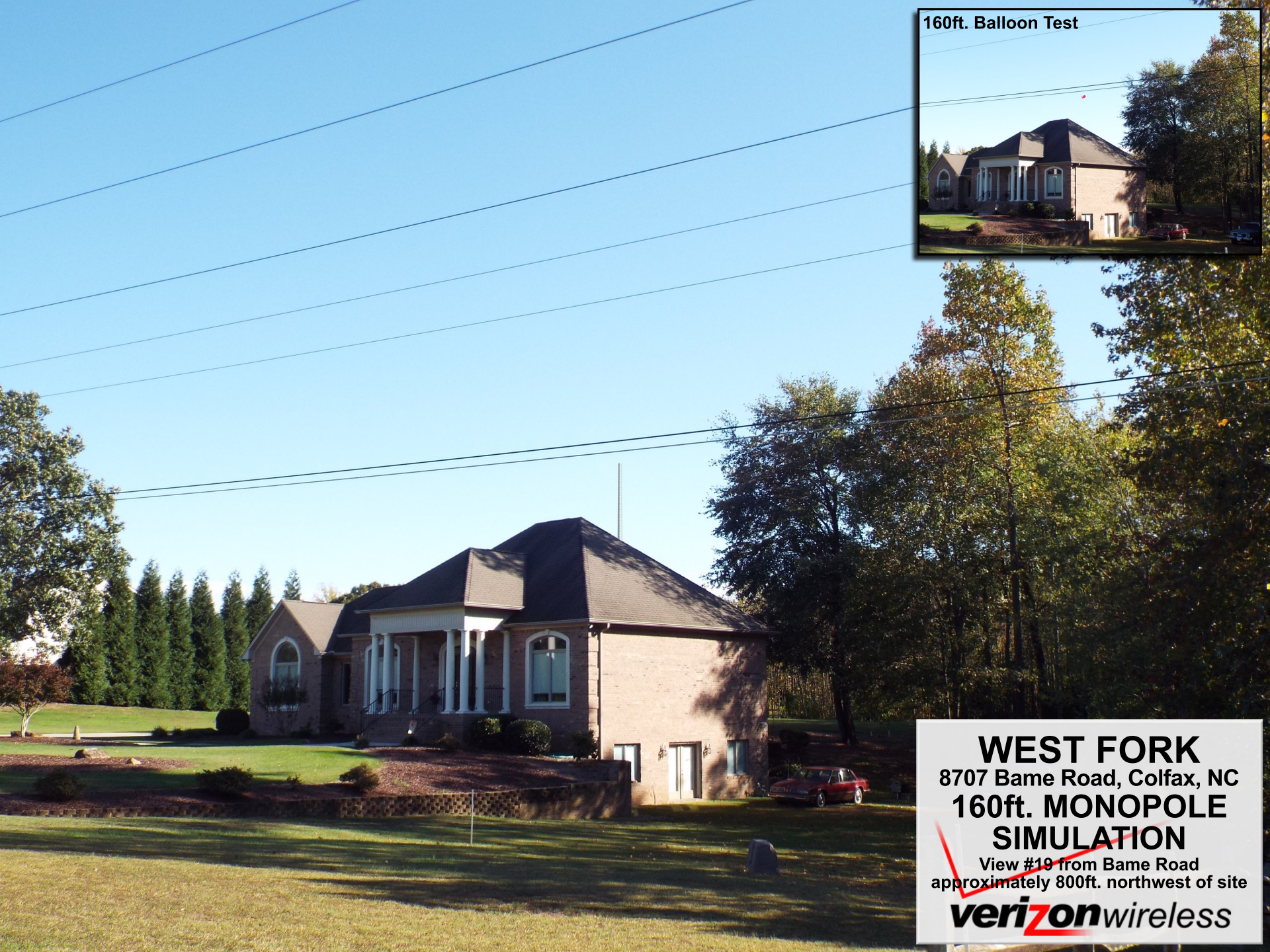
8707 Bame Road, Colfax, NC

160ft. MONOPOLE SIMULATION

View #17 from Bame Road
approx. 650ft. north-northeast of site

verizonwireless

160ft. Balloon Test



WEST FORK

8707 Bame Road, Colfax, NC

**160ft. MONOPOLE
SIMULATION**

View #19 from Bame Road
approximately 800ft. northwest of site

verizonwireless

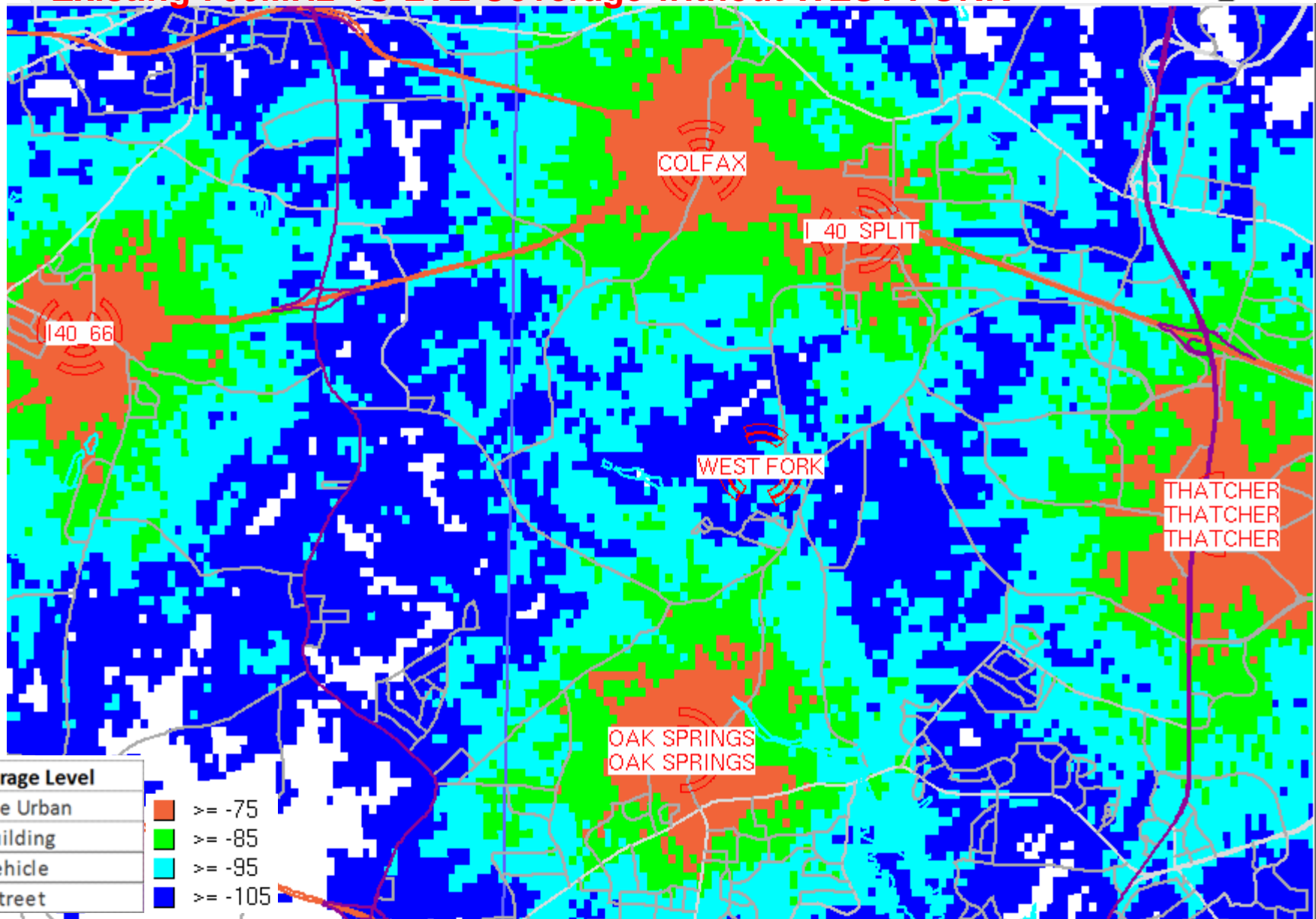
WEST FORK

Propagation Maps

Site Objective

- Design Objective of new site WEST FORK is to to Offload Oak Spring Sec 1 and Coalfax Sec 2 and provide coverage on Sandy Ridge Rd and to bridge thr coverage hole between Verizon sites I 40 Split and Oak Spring.
- High data usage due to increased “smart” phones
- Cell sites do not have unlimited capacity and will eventually reach a point where they are overloaded.

Existing 700MHz 4G LTE Coverage without WEST FORK



Proposed 700MHz 4G LTE coverage with BAKER RD

