

CITY OF HIGH POINT

AGENDA ITEM



Title: Special Use 18-01 (SU-18-01)
(Faulk & Foster, representing Verizon Communication, Inc)

From: Lee Burnette, Planning & Development
Director

Meeting Date: May 21, 2018

Public Hearing: Yes

Advertising Date: May 9, 2018, and
May 16, 2018

Advertised By: Planning & Development

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

PURPOSE:

A request by Faulk & Foster, representing Verizon Communication, Inc, to permit a Major Wireless Telecommunication Facility. The site is approximately 8.7 acres and lying along the south side of Skeet Club Road, approximately 800 feet east of Braddock Road (1520 Skeet Club Road).

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request, as outlined in the attached staff report.
- B. On April 24, 2018, a public hearing was held before the Planning and Zoning Commission regarding Special Use 18-01. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 6-2 with Mr. Armstrong and Ms. Stone voting in opposition to the request.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Faulk & Foster

Special Use 18-01 (SU-18-01)

At its April 24, 2018 public hearing, the Planning and Zoning Commission reviewed a request to permit a Major Wireless Telecommunication Facility in a Residential Single Family -3 (R-3) District. All members of the Commission were present, except for Mr. Andrew Putnam. Mr. Robert Robbins, Development Services Administrator, presented the request and recommended approval as outlined in the staff report.

Mr. Robbins offered the following information in response to questions by the Commission:

- The proposed tower will be subject to the city's building permit process. As part of that process the applicant will submit engineering and material specifications, including foundation or footer specification, to ensure the tower construction meets requirements of the N.C. Building Code. The soil analysis information will also be required in evaluating the foundation during the permitting process.
- All of the submitted information would also be reviewed by city staff prior to permit issuance.

Speaking in favor of the request:

Speaking in favor of the request on behalf of the applicant was James LaPann, zoning specialist with Faulk & Foster, 584 Laurel Lane, Lancaster, P.A. Mr. LaPann offered the following comments:

- The proposed wireless telecommunication facility is in compliance with the city's Development Ordinance. This location on the property was chosen to keep the tower away from adjacent residential dwellings and away from a stream and environmental constraints at the rear of the site.
- According to the Federal Communications Commission, 70% of 911 calls are placed from a cell phone. The requested tower will fill a gap in their client's service area, which will significantly benefit area residents with increased coverage and safety.
- He received an e-mail from Covenant Church United Methodist. Their main concern seemed to be with the stability of the soil and if the tower could be safely constructed. Mr. LaPann stated that SME, an engineering firm, completed a geotechnical exploration of the soil on April 20, 2018. SME indicated that, based on their on-site exploration, the site is adaptable for the proposed tower.
- An analysis by Sabre Industries, the company responsible for engineering the tower, was included in the zoning application. This analysis indicates that in the event of a failure, the tower is pre-engineered to collapse within a 75-foot radius fall zone on the property.

Speaking in opposition of the request:

Speaking in opposition, on behalf of Covenant Church United Methodist, were Mr. Chris Coggins, 2416 Tweedmore Court, High Point, and Mr. Wayne Marshall, 153 Marshall Smith Road, Colfax. These speakers had the following comments:

- **Soil Conditions:** The church has experience with the soil conditions in this area. When they constructed a parking lot, adjacent to the proposed tower location, 6 to 8 feet of soil had to be removed to make a stable parking lot. Furthermore, the church had to spend \$18,500 to stabilize the wall on the south side of the educational building, which suffered damage related to the soil conditions. The analysis by Sabre Industries only takes into account the potential failure of the tower from high winds and does not account for the soil composition and characteristics.
- **Safety Concerns:** The 75-foot fall zone touches the eastern border of the church property near a playground area. The tower poses a risk to the children who use the playground daily. They requested the tower be moved 100 - 180 feet south to mitigate safety concerns.

Planning & Zoning Commission Action

The Planning and Zoning Commission recommended *approval* of the request by Faulk & Foster to permit a Major Wireless Telecommunication Facility, by a vote of 6-2, with Mr. Armstrong and Ms. Stone voting in opposition.

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

**STAFF REPORT
SPECIAL USE PERMIT 18-01
April 24, 2018**

Request	
Applicant: Faulk & Foster Real Estate, Inc., representing Verizon Communications, Inc.	Owner: Jeffery Patton and Holly Dee Patton
Proposal:	A Special Use request to allow a Major Wireless Telecommunication Facility in a Residential Single Family-3 (R-3) District.

Site Information	
Location:	Lying along the south side of Skeet Club Road, approximately 800 feet east of Braddock Road (1520 Skeet Club Road).
Tax Parcel Number:	Guilford County Tax Parcel 0204401
Site Acreage:	Approximately 8.7 acres
Current Land Use:	Single family dwelling
Physical Characteristics:	The site has a moderate to severely sloping terrain and is heavy wooded. A perennial stream runs across the southern 1/3 of the property and the steeper terrain of the site is along this stream corridor. Additionally, there is a 100-foot wide underground telephone line right-of-way running across the southern 1/3 of the property.
Water & Sewer Proximity:	A 12-inch City water line and an 8-inch & 16-inch sewer lines lies adjacent to the site along Skeet Club Road.
General Drainage and Watershed:	<p>The site drains in a southeasterly direction and development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site.</p> <p>The southern half of the site is within Tier 3 of this WCA, which only permits two-dwelling units per acre for single family development or a maximum 35% built-upon area for other permitted uses.</p> <p>The northern half of the site is within Tier 4 of this WCA, which only permits two-dwelling units per acre for single family development or a maximum 50% built-upon area for other permitted uses.</p>
Overlay Districts	Oak Hollow Lake Watershed Critical Area (WCA) – Tier 3 and Tier 4

Adjacent Property Zoning and Current Land Use			
North:	R-3	Residential Single Family-3 District	Deep River Recreational Center and Park
South:	R-3	Residential Single Family-3 District	Single family dwellings
East:	R-3	Church	Church
West:	R-3	Residential Single Family-3 District	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 goals and objectives of the Land Use Plan, 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:	There has been no recent rezoning activity in this area. Surrounding residential subdivisions were annexed and granted City zoning in the 1980s and 1990s.

Transportation Information			
Adjacent Streets:	Name		Classification
	Skeet Club Road		Major Thoroughfare
			Approx. Frontage
			75 ft.
Vehicular Access:	Via driveway access from Skeet Club Road.		
Traffic Counts: (Average Daily Trips)	Skeet Club Road	15,000 AADT	(NCDOT 2015 count)
Estimated Trip Generation:	Not applicable		
Traffic Impact Analysis:	Required		TIA Comment
	<u>Yes</u>	<u>No</u> X	Not applicable
Pedestrian Access:	Not applicable		

School District Information
Not applicable to this special use request.

Details of Proposal

The Development Ordinance permits wireless telecommunication facilities, up to 60 feet in height, by right in all residential zoning districts. A wireless telecommunication facility over 60 feet in height in a residential zoning district is considered a major wireless telecommunication facility and requires Special Use approval by City Council.

The applicant, Faulk & Foster Real Estate, Inc., has submitted this application to allow a 145-foot high telecommunication tower on an 8.7-acre parcel that currently has a single family dwelling. 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 request. A summary of this proposal is as follows:

- **Location:** A wireless telecommunication structure is proposed to be installed, within a 100-foot by 100-foot fenced in area, on the northeastern portion of the site approximately 385 feet south of Skeet Club Road.

- Tower Type and Maximum Height: A 145-high monopole style telecommunication tower is proposed to be installed.
- Co-location (shared use of tower): A minimum of four (4) antenna locations will be provided.
- Access: Access for use and maintenance of the proposed facility will be from the existing Skeet Club Road driveway used to serve the existing single family dwelling on the site.

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 2.4.11.C 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.

Will not materially endanger the public health or safety if located where proposed.

Compliance	<p>All wireless facilities and support structures shall comply with or exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC) and any other agency of the State or federal government that regulates telecommunications facilities. Furthermore, the Development Ordinance states that all wireless support structures shall not exceed 200 feet in height and shall be setback a minimum distance necessary to insure the support structure will remain on site following collapse (its fall zone), as certified by a licensed professional engineer.</p> <p>Based on the following documentation submitted by the applicant, staff finds the request will not endanger the public health or safety:</p> <ol style="list-style-type: none">1. The applicant has submitted a "Determination of No Hazard to Air Navigation" letter from the FAA dated February 27, 2018.2. A 145-foot tall structure is proposed, which is well under the 200-foot limit.3. The applicant has submitted a letter dated January 3, 2018, sealed by a professional engineer from Sabre Industries Tower and Poles, stating the proposed monopole structure will have a fall zone of 75 feet. The site plan depicts the base of the tower structure as being over 75 feet from the northern, western and southern property lines and at least 75 feet from the eastern property line of the site.
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Complies with all required standards, conditions, and specifications of the Development Ordinance, including Chapter 4: Uses.

Compliance	<p>Staff has reviewed the Special Use Permit plans and has determined the request meets or exceeds the standards of the Development Ordinance. While the accompanying site plan shows the tower on a lessee space, the tower is required to be on a special purpose lot separate from the single family dwelling lot. This will occur prior to development.</p>
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Will not substantially injure the value of the abutting land, or the special use is a public necessity;

Compliance	<p>The applicant is placing the proposed telecommunication structure in a wooded portion of the property approximately 385 feet south of Skeet Club Road and more than 500 feet from the nearest residential dwelling. The site abuts an existing 31,000-square foot non-residential use (church); however, the proposed monopole structure will be to the rear of this church structure, near a gravel parking lot.</p> <p>Staff has not identified any evidence that the proposed wireless telecommunication structure will substantially injure the values of abutting properties. Based on its proposed location, distance from adjacent residential dwellings and that fact it abuts an existing non-residential use, staff finds that the request would be in harmony with surrounding uses.</p>
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Will be in harmony with the area in which it is to be located.

Compliance	<p>The northern portion of the site is at a higher elevation, which reduces the need to apply for a taller tower structure. Also, the existing driveway will be used; thus, lessen environmental impact from grading and paving a longer access drive in this watershed critical area.</p> <p>Placement on the southern half of the property, behind the existing dwelling, would be closer to the abutting dwelling on the parcel to the west and be within Tier 3 of the watershed critical area that has more restrictive development standards. Finally, the southern portion of the site is encumbered by a perennial stream that requires a 200-foot wide stream buffer (100 feet on both sides of stream) and a separate 100-foot wide underground telephone easement.</p>
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Is in general conformity with the City's adopted policy guidance.

Compliance	<p>Wireless communication facilities are permitted in all zoning districts, subject to applicable uses and district standards. The proposal to establish a 145-foot monopole structure at this location does not conflict with adopted policy guidance documents.</p>
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Recommendation

Staff recommends approval

Based upon the conditions in the attached Special Use Permit application 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 accompanying Special Use Permit to allow a 145-foot tall wireless communication facility structure in a Residential Single Family-3 (R-3) District.

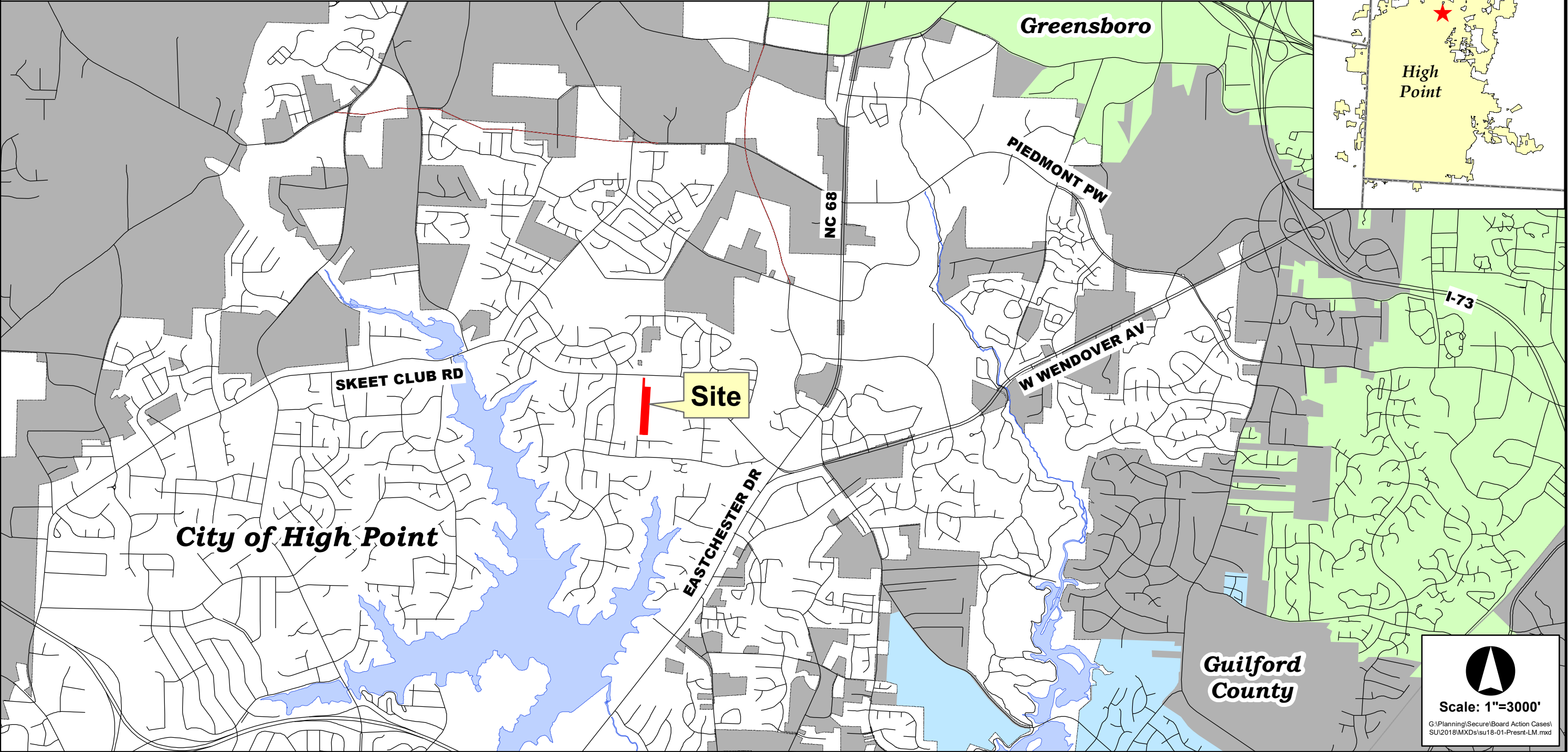
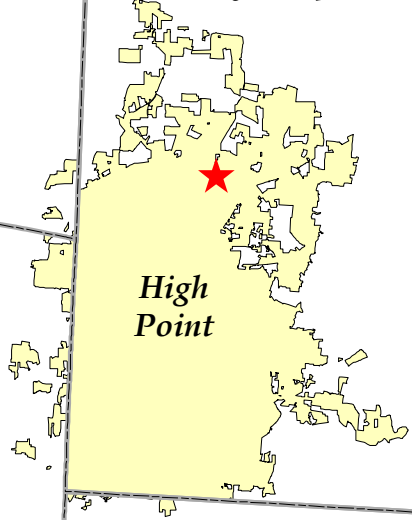
Report Preparation

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.

LOCATION MAP

SPECIAL USE SU-18-01
Applicant: Faulk & Foster

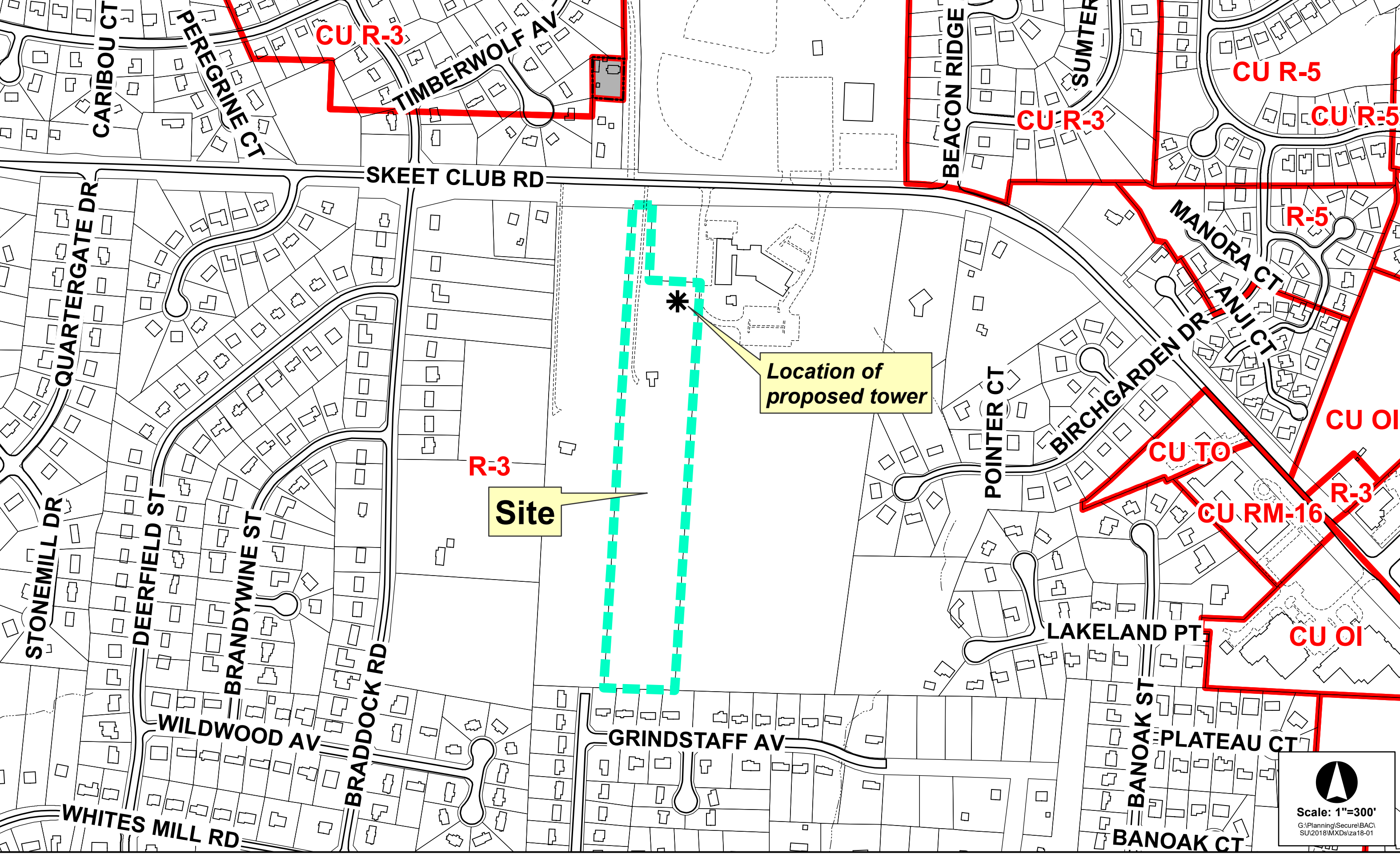
Vicinity Map



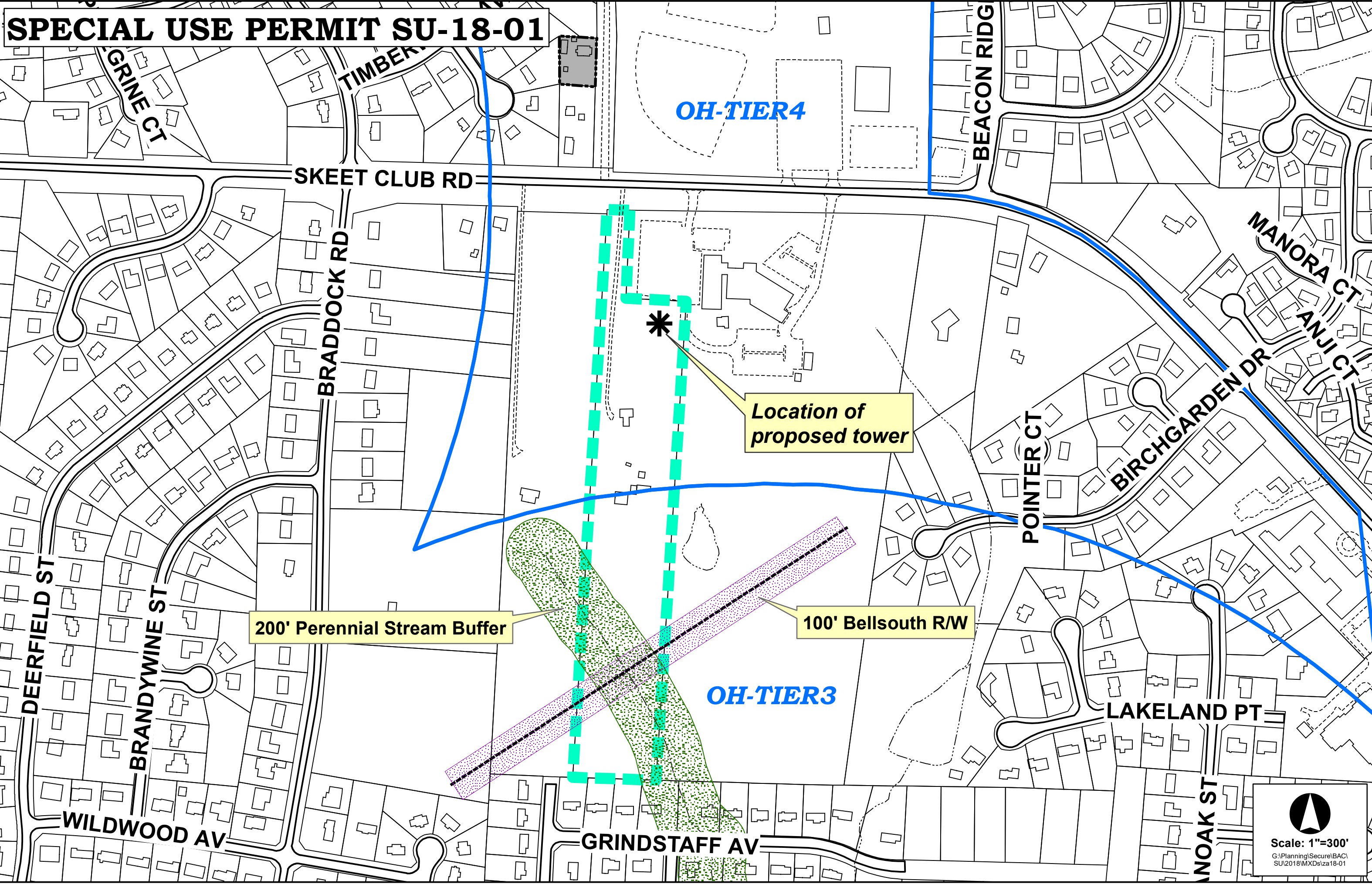
Scale: 1"=3000'

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SPECIAL USE PERMIT SU-18-01



SPECIAL USE PERMIT SU-18-01



OH-TIER4

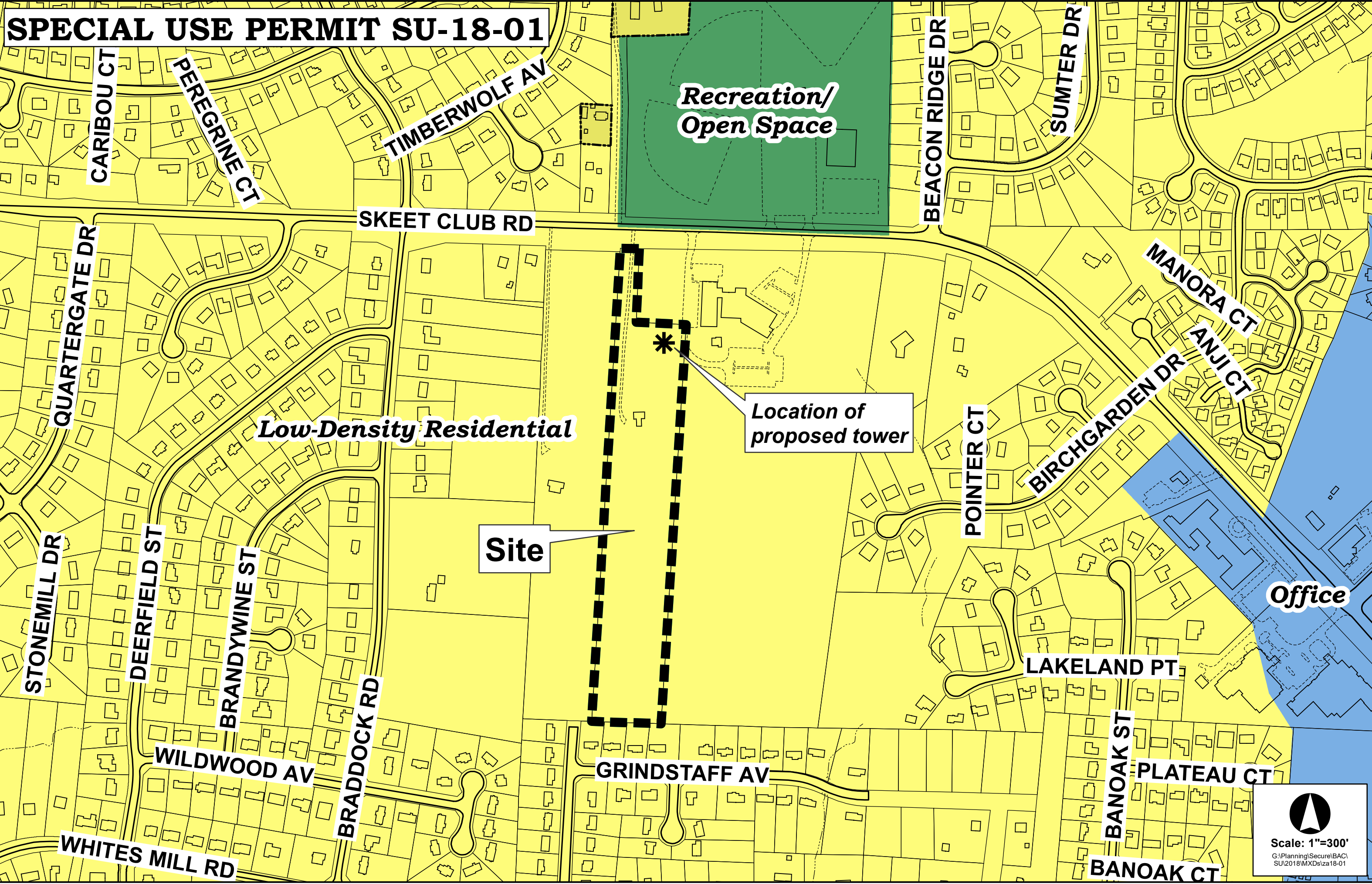
**Location of
proposed tower**

200' Perennial Stream Buffer

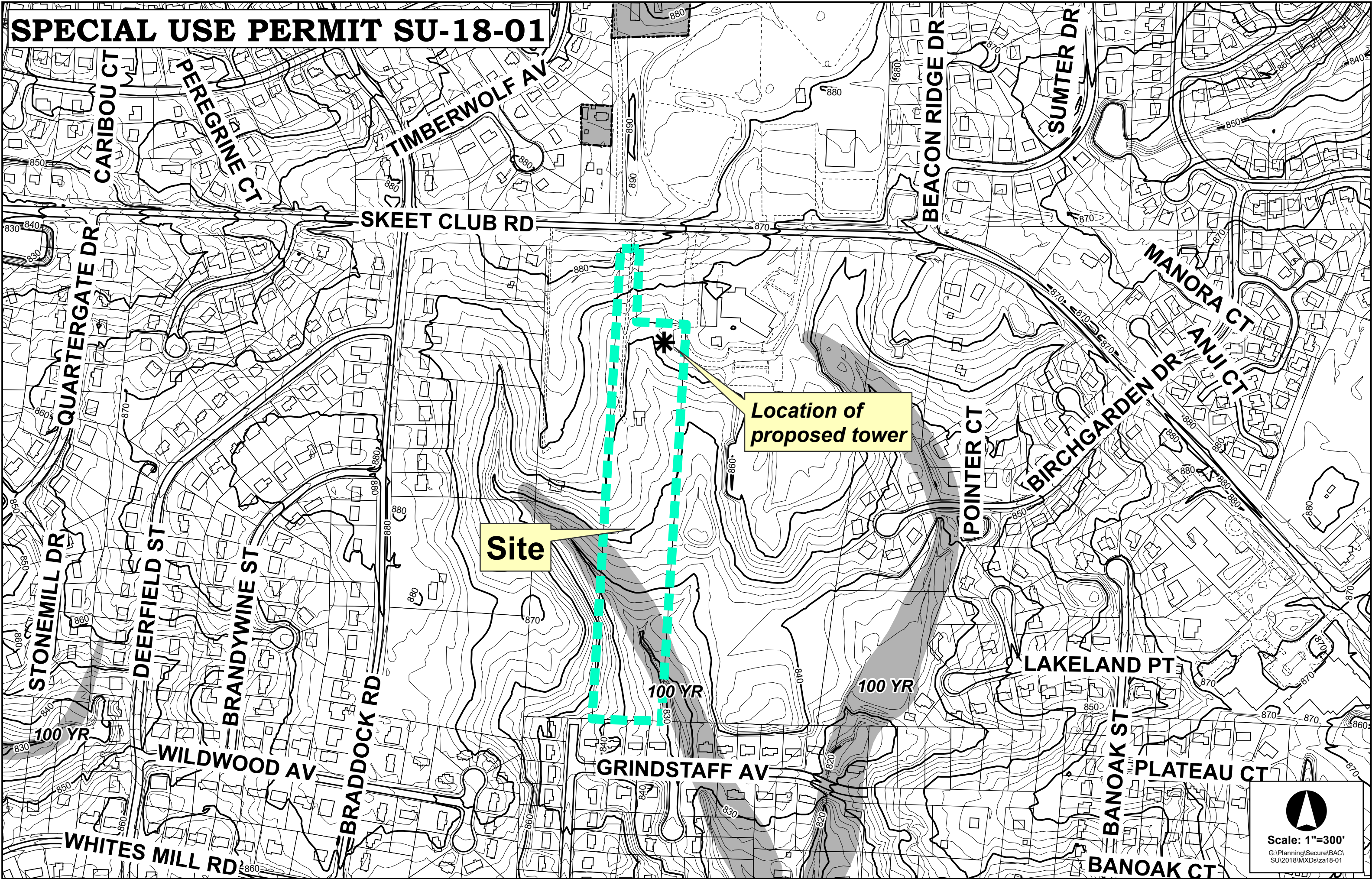
100' Bellsouth R/W

OH-TIER3

SPECIAL USE PERMIT SU-18-01



SPECIAL USE PERMIT SU-18-01



CARIBOU CT

PEREGRINE CT

TIMBERWOLF AV

SKEET CLUB RD

BEACON RIDGE DR

SUMTER DR

QUARTERGATE DR

STONEMILL DR

DEERFIELD ST

BRANDYWINE ST

BRADDOCK RD

WILDWOOD AV

WHITES MILL RD

GRINDSTAFF AV

POINTER CT

BIRCHGARDEN DR

MANORA CT

ANJ CT

LAKELAND PT

BANOAK ST

PLATEAU CT

BANOAK CT

Location of
proposed tower

Site

100 YR

100 YR



Scale: 1"=300'
G:\Planning\Secure\BAC\ SU2018\MXDslza18-01

SPECIAL USE PERMIT SU-18-01



SPECIAL USE PERMIT 18-01
CITY OF HIGH POINT, NORTH CAROLINA
April 24, 2018.
(Submitted)

THE CITY OF HIGH POINT CITY COUNCIL, PURSUANT TO SECTION 2.4.11, SPECIAL USE, 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: Major Wireless Telecommunication Facility

- a. Type – Monopole
- b. Maximum Height – 145-feet
- c. Co-location (shared use of tower): A minimum of four (4) antenna locations will be made available (see Special Use Permit plan).

CONDITIONS:

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 8.7-acre parcel lying along the south side of Skeet Club Road, approximately 800 feet east of Braddock Road (1520 Skeet Club 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 RMIT 18-01 AND THE ACCOMPANYING SITE PLAN WERE APPROVED BY THE CITY COUNCIL OF HIGH POINT, NORTH CAROLINA ON THE XXTH DAY OF XXXXXXXXXXXXXXXX, 2018.

Lisa B. Vierling
City Clerk

Date

SUBJECT PROPERTY

OWNER: JEFFREY & HOLLY PATTON
SITE ADDRESS: 1520 SKEET CLUB RD, HIGH POINT, NC 27265
PARCEL ID: 0204401
AREA: 7.82 ACRES (PER TAX ASSESSOR)
ZONED: RS-12 - RESIDENTIAL MULTI FAMILY DISTRICT
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
REFERENCE: DEED BOOK 3346 PAGE 448 & PLAT BOOK 150 PAGE 74

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
POSITIONAL ACCURACY: 0.04 FEET
TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS
DATES OF SURVEY: 7/13/17
DATUM / EPOCH: NAD 83(2011)EPOCH:2010.0000
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 12B
COMBINED GRID FACTOR(S): 0.99970373

ADJOINER INFO.

N/F	PARCEL #
1. NEIL & SALLY RICE	0204751
2. MILL WHITES TRUST	0204750
3. BLAKE WOODRUFF	0204749
4. SEAN & DEBRA MCNEELA	0204748
ALL ZONED RS-12	

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPS IRON PIN SET
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
UP UTILITY POLE
LP LIGHT POLE
FP FLAG POLE
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
INV INVERT
FH FIRE HYDRANT
EP EDGE OF PAVEMENT
TC TOP OF CURB
BC BACK OF CURB
TW TOP OF WALL
BW BOTTOM OF WALL
OU OVERHEAD UTILITY
UE UNDERGROUND UTILITY
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
GW GUY WIRE ANCHOR
TR TRANSFORMER
JB JUNCTION BOX
SWCB SINGLE WING CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
CLF CHAIN LINK FENCE
WV WATER VALVE
WM WATER METER
CO SEWER CLEAN-OUT
GV GAS VALVE
N/F NOW OR FORMERLY
IB ICE BRIDGE
IBP ICE BRIDGE POLE

C/L PROPOSED 30' INGRESS-EGRESS & UTILITY RIGHT-OF-WAY (SEE SHEET 2 FOR DETAILS)

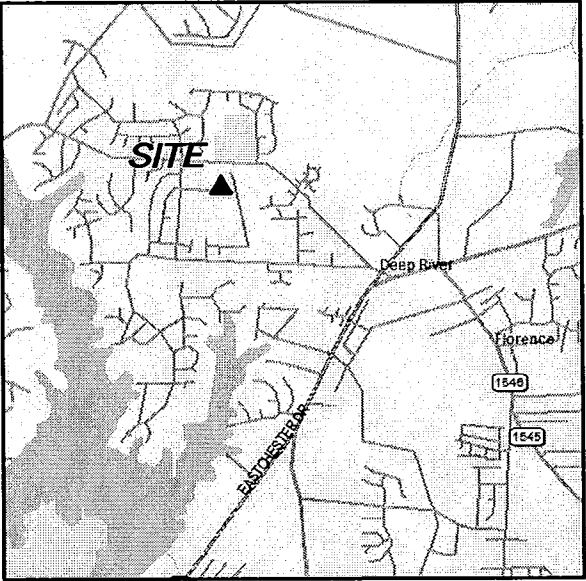
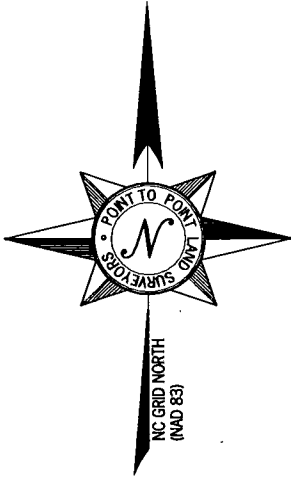
N/F COVENANT CHURCH UNITED PARCEL # 0204396 ZONED RS-12 DB 5144 PG 516

N/F JEFFREY & HOLLY PATTON PARCEL # 0204401 ZONED RS-12 DB 3346 PG 448

SKEET CLUB RD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

N/F COVENANT CHURCH UNITED PARCEL # 0217136 ZONED RS-12 PB 150 PG 74

PROPOSED LESSEE LAND SPACE (SEE SHEET 2 FOR DETAILS)



VICINITY MAP NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LESSEE LAND SPACE AND APPURTENANT RIGHTS OF WAY ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE PROPOSED LESSEE LAND SPACE AND APPURTENANT RIGHTS OF WAY SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS SPECIFIC PURPOSE SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENTH 35. (DATE OF LAST FIELD VISIT: 7/13/2017)

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID 12B) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON NC GRID NORTH (NAD 83) LIST STATE ZONE.

A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA (ZONE A: NO BFE DETERMINED) AS PER F.L.R.M. COMMUNITY PANEL NO. 3710780300J DATED JUNE 18, 2007.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

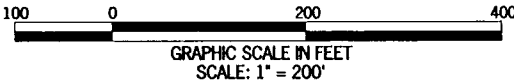
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

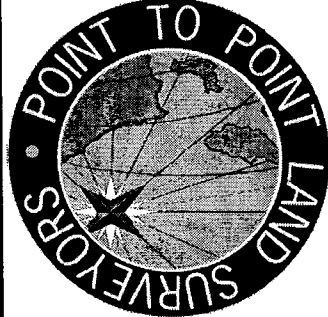
[Signature] DATE: 7/18/2017
G. DARRELL TAYLOR, NORTH CAROLINA REGISTERED LAND SURVEYOR #L-3729
POINT TO POINT LAND SURVEYORS, INC.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.



NO.	DATE	REVISION

SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
Firm License Number: C-4145
9650 Strickland Road, #103-307
Raleigh, NC 27615
(p) 678.565.4440 (f) 678.565.4497
(w) p2pls.com



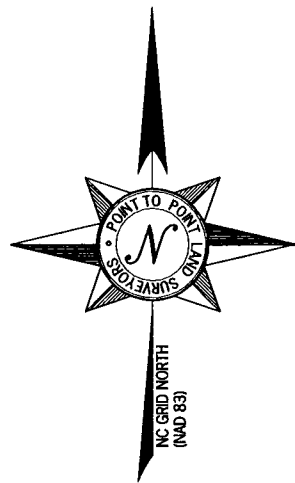
SPECIFIC PURPOSE SURVEY PREPARED FOR:

verizon
8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

"SILVER FOX"
HIGH POINT TOWNSHIP,
GUILFORD COUNTY,
NORTH CAROLINA

DRAWN BY: EAL
CHECKED BY: JKL
APPROVED: C. INER
DATE: JULY 18, 2017
P2P JOB #: N170181
SHEET: 1 OF 2

(SURVEY NOT VALID WITHOUT SHEET 2 OF 2)

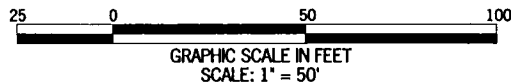


SITE INFORMATION

PROPOSED LESSEE LAND SPACE = 10,000 SQUARE FEET (0.2296 ACRES)

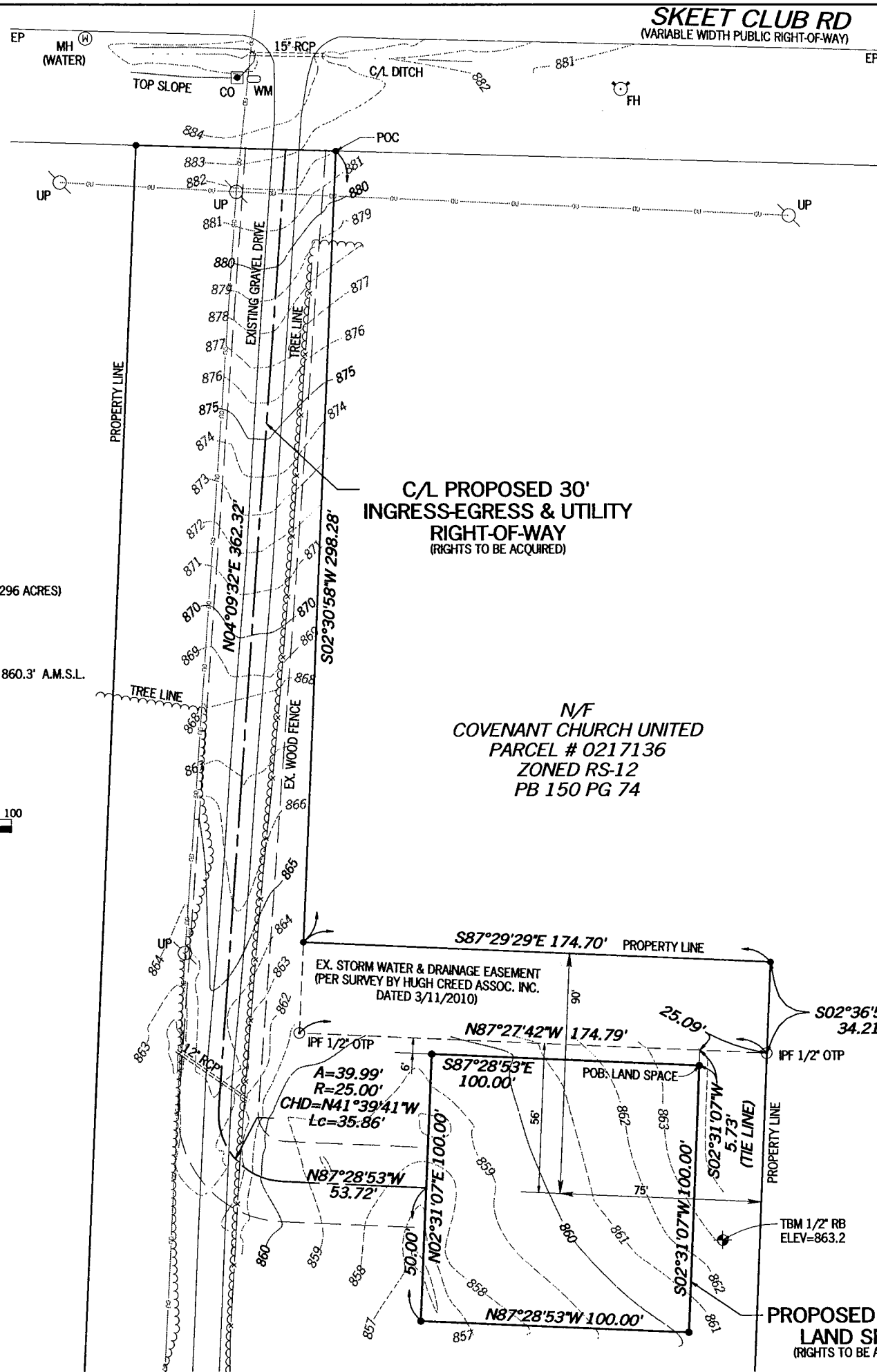
LATITUDE = 36°02'11.79" (NAD 83)
LONGITUDE = -79°58'53.59" (NAD 83)
AT CENTER PROPOSED LESSEE LAND SPACE

ELEVATION AT CENTER OF PROPOSED LESSEE LAND SPACE = 860.3' A.M.S.L.



LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPS IRON PIN SET
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
UP UTILITY POLE
LP LIGHT POLE
FP FLAG POLE
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
INV INVERT
FH FIRE HYDRANT
EP EDGE OF PAVEMENT
TC TOP OF CURB
BC BACK OF CURB
TW TOP OF WALL
BW BOTTOM OF WALL
OU OVERHEAD UTILITY
UE UNDERGROUND UTILITY
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
GW GUY WIRE ANCHOR
TR TRANSFORMER
JB JUNCTION BOX
SWCB SINGLE WING CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
CLF CHAIN LINK FENCE
WV WATER VALVE
WM WATER METER
CO SEWER CLEAN-OUT
GV GAS VALVE
N/F NOW OR FORMERLY
IB ICE BRIDGE
IBP ICE BRIDGE POLE



PROPOSED LESSEE LAND SPACE

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN HIGH POINT TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SKEET CLUB ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF THE LANDS OF JEFFREY & HOLLY PATTON, SHOWN AS LOT 2 ON EXCLUSION MAP BY HUGH CREED ASSOCIATES, INC., RECORDED IN PLAT BOOK 150 PAGE 74, GUILFORD COUNTY RECORDS; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SKEET CLUB ROAD AND RUNNING, SOUTH 02°30'58" WEST, 298.28 FEET TO A POINT; THENCE, SOUTH 87°29'29" EAST, 174.70 FEET TO A POINT; THENCE, SOUTH 02°36'58" WEST, 34.21 FEET TO A 1/2-INCH OPEN TOP PIPE FOUND AT THE SOUTHEASTERN CORNER OF AN EXISTING STORM WATER AND DRAINAGE EASEMENT; THENCE RUNNING ALONG SAID EASEMENT LINE, NORTH 87°27'42" WEST, 25.09 FEET TO A POINT; THENCE LEAVING SAID EASEMENT LINE AND RUNNING ALONG A TIE LINE, SOUTH 02°31'07" WEST, 5.73 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 02°31'07" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 87°28'53" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 02°31'07" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 87°28'53" EAST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

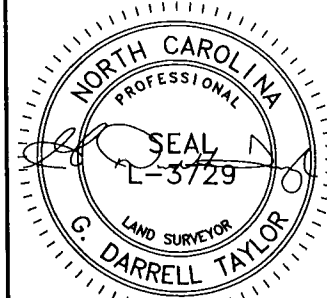
SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.

PROPOSED 30'

INGRESS-EGRESS & UTILITY RIGHT-OF-WAY

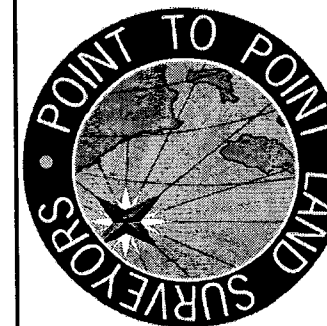
TOGETHER WITH A PROPOSED 30-FOOT WIDE INGRESS-EGRESS AND UTILITY RIGHT-OF-WAY, LYING AND BEING IN HIGH POINT TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SKEET CLUB ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF THE LANDS OF JEFFREY & HOLLY PATTON, SHOWN AS LOT 2 ON EXCLUSION MAP BY HUGH CREED ASSOCIATES, INC., RECORDED IN PLAT BOOK 150 PAGE 74, GUILFORD COUNTY RECORDS; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SKEET CLUB ROAD AND RUNNING, SOUTH 02°30'58" WEST, 298.28 FEET TO A POINT; THENCE, SOUTH 87°29'29" EAST, 174.70 FEET TO A POINT; THENCE, SOUTH 02°36'58" WEST, 34.21 FEET TO A 1/2-INCH OPEN TOP PIPE FOUND AT THE SOUTHEASTERN CORNER OF AN EXISTING STORM WATER AND DRAINAGE EASEMENT; THENCE RUNNING ALONG SAID EASEMENT LINE, NORTH 87°27'42" WEST, 25.09 FEET TO A POINT; THENCE LEAVING SAID EASEMENT LINE AND RUNNING ALONG A TIE LINE, SOUTH 02°31'07" WEST, 5.73 FEET TO A POINT; THENCE, SOUTH 02°31'07" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 87°28'53" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 02°31'07" EAST, 50.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, NORTH 87°28'53" WEST, 53.72 FEET TO A POINT; THENCE, 39.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 41°39'41" WEST, 35.86 FEET TO A POINT; THENCE, NORTH 04°09'32" EAST, 362.32 FEET TO THE ENDING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SKEET CLUB ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY).



NO.	DATE	REVISION

POINT TO POINT
LAND SURVEYORS
Firm License Number: C-4145
9650 Strickland Road, #103-307
Raleigh, NC 27615
(p) 678.565.4440 (f) 678.565.4497
(w) p2pls.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

verizon
8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

'SILVER FOX'

HIGH POINT TOWNSHIP,
GUILFORD COUNTY,
NORTH CAROLINA

DRAWN BY: EAL

CHECKED BY: JKL

APPROVED: C. INER

DATE: JULY 18, 2017

P2P JOB #: N170181

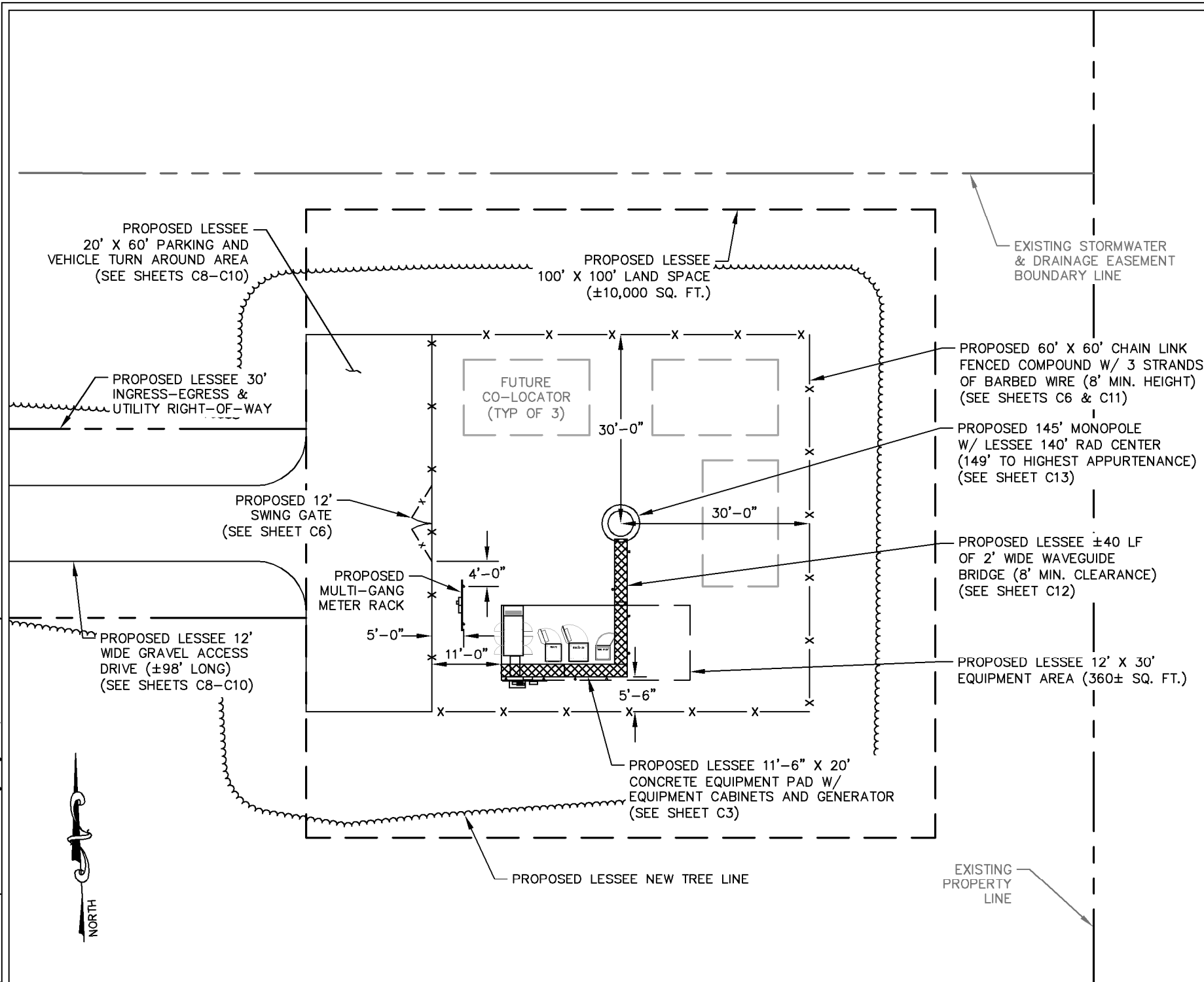
SHEET:

2

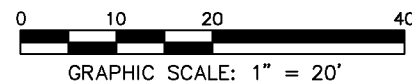
OF 2

SURVEY NOT VALID WITHOUT SHEET 1 OF 2

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1 SITE PLAN
C2 SCALE: 1" = 20'



SITE NOTES:

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 POINT TO POINT LAND SURVEYORS DATED 07/18/17 AND SITE VISIT ON 07/18/17.
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
8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

VERIZON NAME: SILVER FOX
VERIZON No.: 301033

1525 SKEET CLUB ROAD
HIGH POINT, NC 27265
GUILFORD COUNTY

CURRENT ISSUE DATE:

08/21/17

ISSUED FOR:

CONSTRUCTION

REV.: DATE: ISSUED FOR: BY:

0	08/21/17	CONSTRUCTION	DMF

CONSULTANT:

Kimley»Horn

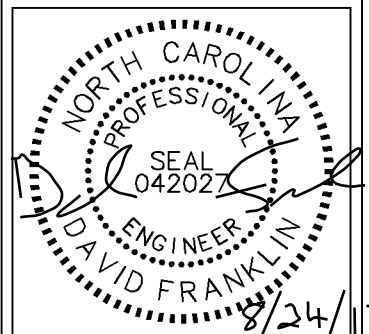
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
NC License F-0102

CONSULTANT:

DRAWN BY: CHK.: APV.:

CLS KAB DMF

LICENSER:



SHEET TITLE:

SITE PLAN

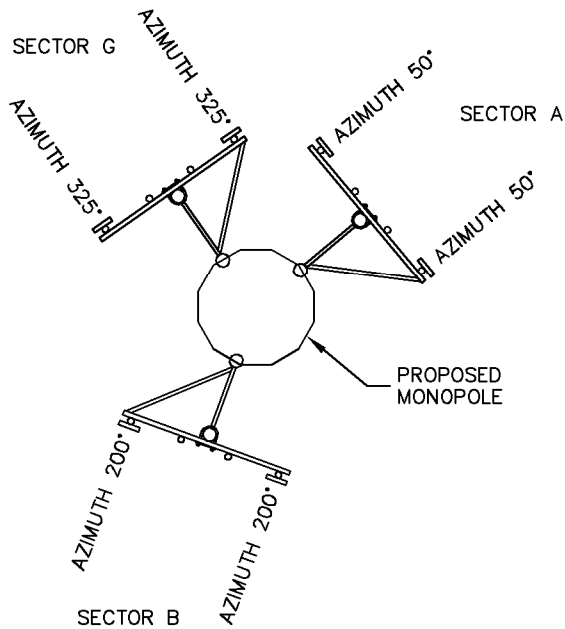
SHEET NUMBER: REVISION:

C2

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1
C13

ANTENNA ORIENTATION PLAN

(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	LICENSED FREQUENCY	ANTENNA* (QTY) MAKE/MODEL	REMOTE RADIO UNIT	COMPOSITION CABLES			TOTAL HYBRID
						LENGTH	QTY	COAX SIZE	
A1	50°	0°	700/850	(1) ANDREW/NHH-65C-R2B	RRUSB13	198'±	2	1½"ø	2
A2	50°	0°	1900	SHARED WITH A1	RRUS32	—	—	—	
A3	50°	0°	2100	SHARED WITH A4	RRUS32	—	—	—	
A4	50°	0°	700/850	(1) ANDREW/NHH065C-R2B	RRUSB13	198'±	2	1½"ø	
B1	200°	0°	700/850	(1) ANDREW/NHH-65C-R2B	RRUSB13	198'±	2	1½"ø	
B2	200°	0°	1900	SHARED WITH A1	RRUS32	—	—	—	
B3	200°	0°	2100	SHARED WITH A4	RRUS32	—	—	—	
B4	200°	0°	700/850	(1) ANDREW/NHH-65C-R2B	RRUSB13	—	—	—	
G1	325°	0°	700/850	(1) ANDREW/NHH-65C-R2B	RRUSB13	198'±	2	1½"ø	
G2	325°	0°	1900	SHARED WITH A1	RRUS32	—	—	—	
G3	325°	0°	2100	SHARED WITH A4	RRUS32	—	—	—	
G4	325°	0°	700/850	(1) ANDREW/NHH-65C-R2B	RRUSB13	198'±	2	1½"ø	

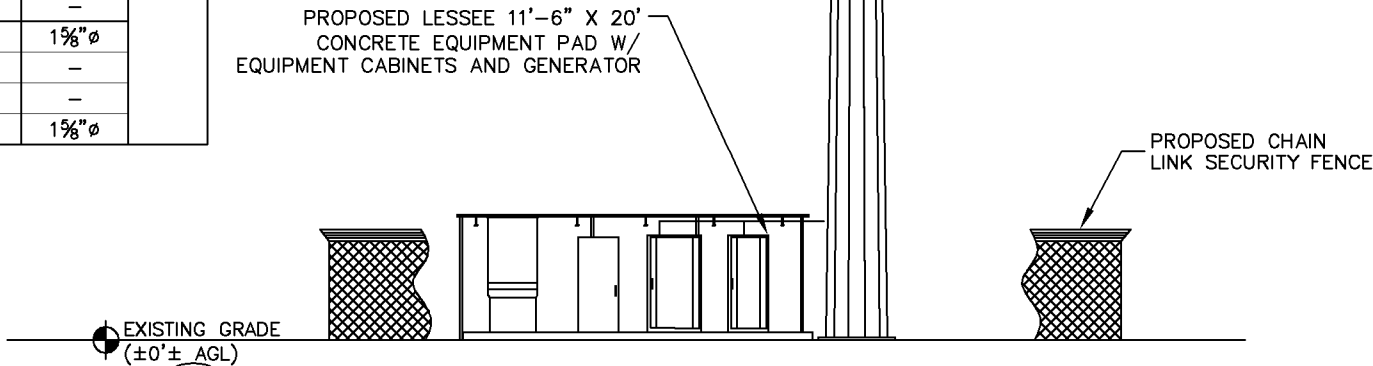
* CONTRACTOR TO INSTALL ANY RAYCAP BOXES AS NECESSARY. VERIFY WITH VERIZON WIRELESS PROJECT MANAGER PRIOR TO CONSTRUCTION.

NOTES:

1. 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.

2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED 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 PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.



2
C13

MONOPOLE TOWER ELEVATION - SOUTH VIEW

(FACING NORTH)
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 CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
- PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.

verizon

8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

VERIZON NAME: SILVER FOX
VERIZON No.: 301033

1525 SKEET CLUB ROAD
HIGH POINT, NC 27265
GUILFORD COUNTY

CURRENT ISSUE DATE:

09/13/17

ISSUED FOR:

CONSTRUCTION

REV.: DATE: ISSUED FOR: BY:

0	08/21/17	CONSTRUCTION	DMF
1	09/13/17	CONSTRUCTION	DMF

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.:

CLS KAB DMF

LICENSER:

**FOR
ILLUSTRATIVE
PURPOSES ONLY-
NO SIGNATURE
REQUIRED**

SHEET TITLE:

**ANTENNA AND
TOWER ELEVATION
DETAILS**

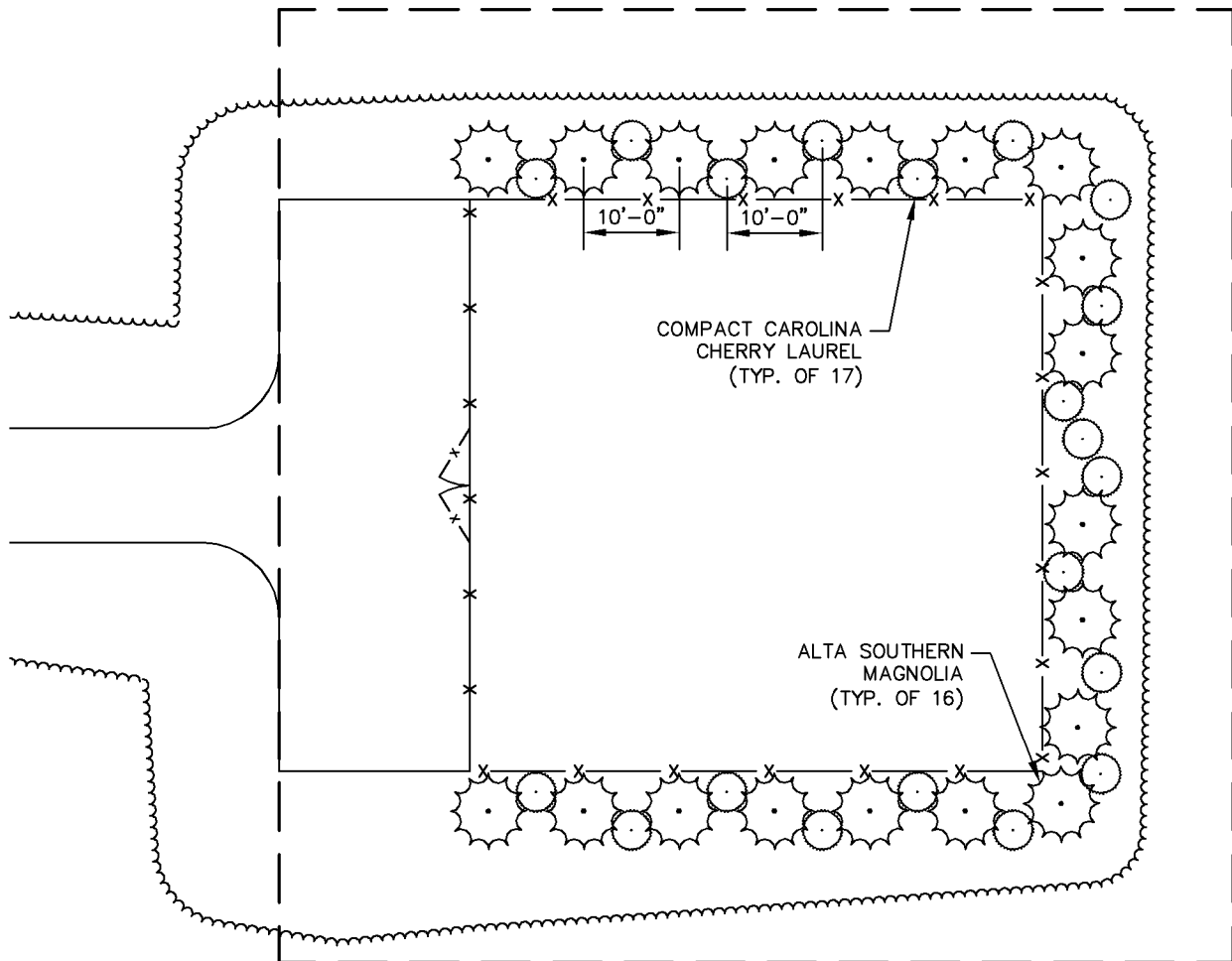
SHEET NUMBER: REVISION:

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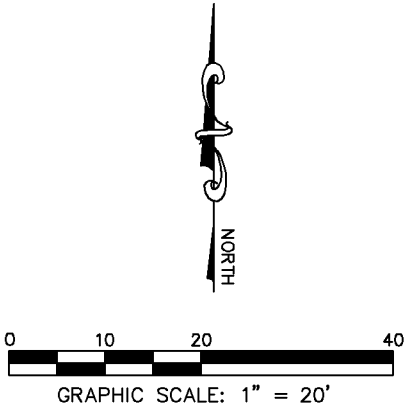
1 LANDSCAPING PLAN
L1 SCALE: 1" = 20'

PLANTING LIST						
SYM./KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION		
				PLANTING HEIGHT	ROOT	SPACING
ASM	16	MAGNOLIA GRANDIFLORA	ALTA SOUTHERN MAGNOLIA	6'–8'	B&B	10' O.C. MIN
CCCL	17	PRUNUS CAROLINIANA	COMPACT CAROLINA CHERRY LAUREL	4'–6'	B&B	10' O.C. MIN

LEGEND	
	ALTA SOUTHERN MAGNOLIA
	COMPACT CAROLINA CHERRY LAUREL

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.



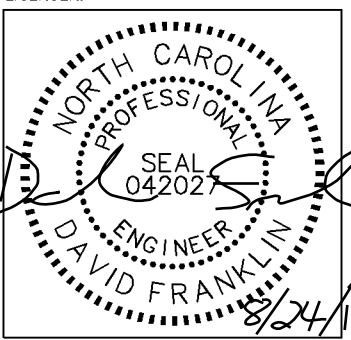
PROJECT INFORMATION:
VERIZON NAME: SILVER FOX
VERIZON No.: 301033
1525 SKEET CLUB ROAD
HIGH POINT, NC 27265
GUILFORD COUNTY

CURRENT ISSUE DATE:
08/21/17

ISSUED FOR: CONSTRUCTION			
REV.:	DATE:	ISSUED FOR:	BY:
0	08/21/17	CONSTRUCTION	DMF

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.:		
CLS	KAB	DMF
LICENSER:		



SHEET TITLE: LANDSCAPING PLAN & DETAILS	
SHEET NUMBER: L1	REVISION: 0 018985542

Supporting Documentation

SU-18-01



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

Aeronautical Study No.
2018-ASO-322-OE

Issued Date: 02/27/2018

Network Regulatory
ALLTEL COMMUNICATIONS OF NORTH CAROLINA LP
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:	Monopole SILVER FOX - Deep River Community Park - B
Location:	High Point, NC
Latitude:	36-02-11.79N NAD 83
Longitude:	79-58-53.59W
Heights:	861 feet site elevation (SE) 149 feet above ground level (AGL) 1010 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 08/27/2019 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- 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) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-ASO-322-OE.

Signature Control No: 352469529-358171038

(DNE)

Andrew Hollie
Specialist

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

cc: FCC

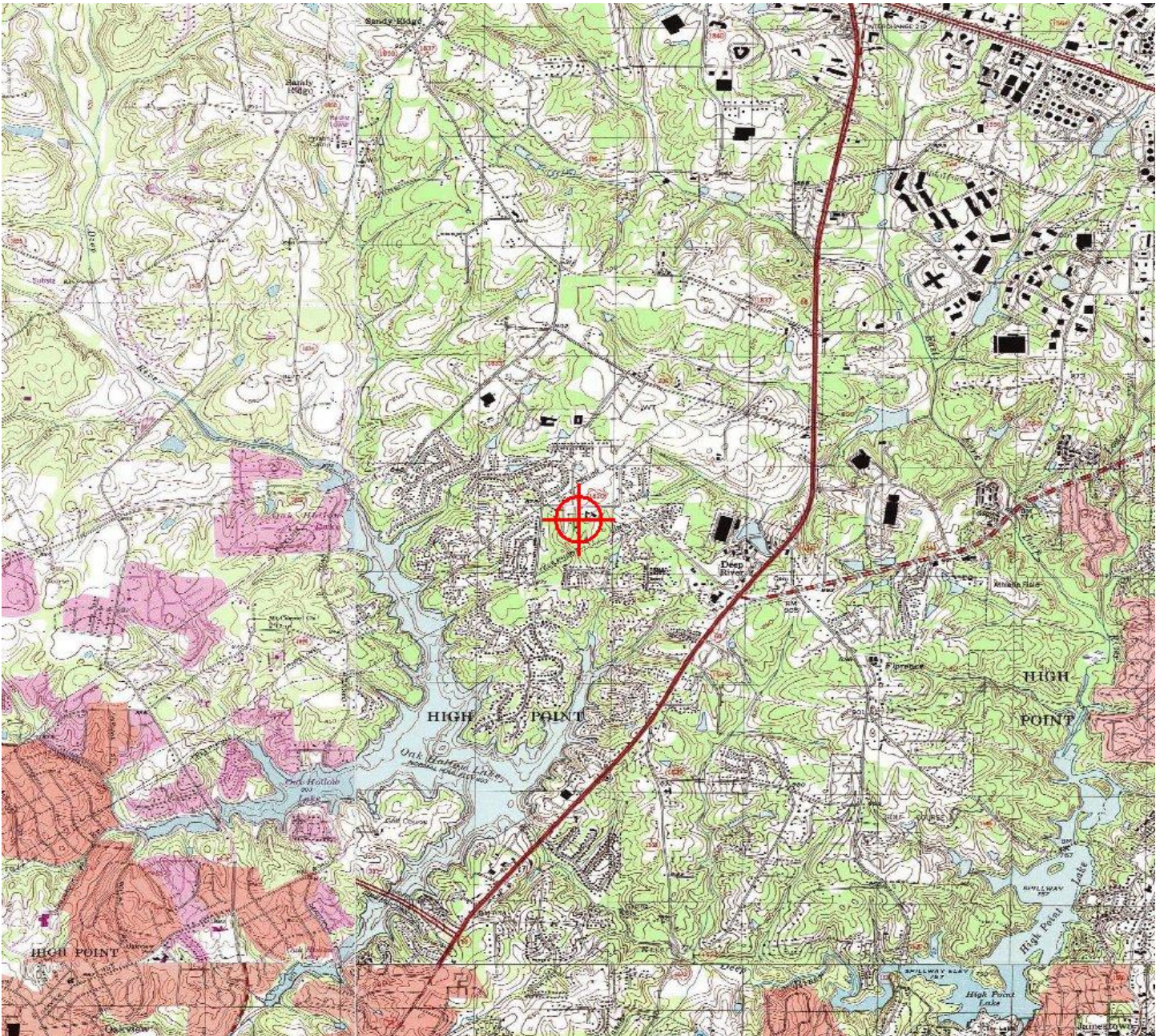
Case Description for ASN 2018-ASO-322-OE

Proposed 149' monopole. If marking/lighting is required dual/med. is requested. For questions contact, Nate Peterson 770-797-1144.

Frequency Data for ASN 2018-ASO-322-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	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
929	932	MHz	3500	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
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2018-ASO-322-OE





January 3, 2018

Mr. Paul Parker
2724 Lakeview Drive
Raleigh, NC 27609

RE: 145' Sabre Monopole for Silver Fox, NC

Dear Mr. Parker,

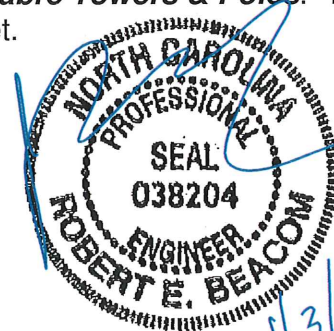
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 30 mph + 0.75" ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "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.*** The fall radius for the monopole design described above is less than 75 feet.

Sincerely,

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



Statement as to how the request is in compliance with City Development Ordinance
Special Use Application for Wireless Communication Facility
"Silver Fox"
1520 Skeet Club Road
High Point, NC 27265

- i. Zoning District: Proposed site is in a R-5 Zoning District which is permitted under the Code or ordinances for the City of High Point with Approval of a special Use Permit.
- ii. Setbacks: Please refer to the "Fall Zone" Letter from Saber Industries.
- iii. Collocation: Please refer to the RF Mapping Power Point and Letter from Verizon's Mike Haven regarding allowing collocation.
- iv. Tower Design: **Tower Design Requirements** · Both the proposed tower structure and fenced compound are designed to accommodate at least three (3) telecommunication users as shown in the attached site drawings. Further, Verizon wireless will make this tower available to any users who request to collocate on this structure.
- v. Buffers: **Buffers** · A planted landscaped buffer around the communication tower site is shown on Sheet C-1 of the Construction Plans. In addition, the applicant is proposing a complete preservation of the existing, mature vegetation on the property, except for the clearing required for the fenced compound.,. The proposed tower will be located within heavily dense woods and will be effectively screened from any public, off-site views. Below are photographs of the existing vegetation with views taken from the proposed site. Furthermore, applicant agrees to install additional plantings to supplement existing vegetation as deemed necessary.

Paul Parker

Paul.parker@faulkandfoster.com

1811 Auburn Avenue, Monroe, LA 71201

(919) 422-9560

Faulk & Foster | www.faulkandfoster.com

HERBERT SHANNON JR

From: Jim LaPann <Jim.LaPann@faulkandfoster.com>
Sent: Monday, April 02, 2018 5:03 PM
To: HERBERT SHANNON JR
Cc: Duke Yeager
Subject: Silver Fox- notice to neighbors

Herb,

Today I sent out notices to the five people that we had omitted:

1. Jeffrey and Holly Patton, 1520 Skeet Club Road, (property owner of tower site)
2. Douglas and Kathleen Davis, 4004 Dresher Court (across Skeet Club Road – Back from Skeet Club Road)
3. Cali Gibson, 4002 Dresher Court(across Skeet Club Road – Back from Skeet Club Road)
4. David and Holly Labiak, 3810 Wildwood Court (at the very bottom of our long lot – not adjacent to our lot)
5. Patricia and Victor Vaughan, 3212 Wildwood Court(at the very bottom of our long lot – not adjacent to our lot)

Please note that other than the owner of the subject lot, Mr. and Mrs. Patton, the other lots do not share a border with our lot, and are therefore not technically adjacent to our lot.

Thank you,

Jim

Jim LaPann | Zoning Specialist

Mobile 518.791.3740

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Please reply to sender if you cannot access the hyperlink.



Faulk & Foster

December 19, 2017

Covenant Church United Methodist
1526 Skeet Club Road
High Point, NC 27265-9530

Re: Proposed Verizon Site – Silver Fox

Dear Trustee Team:

Through this letter I will address those items of concern as stated in your December 18th letter.

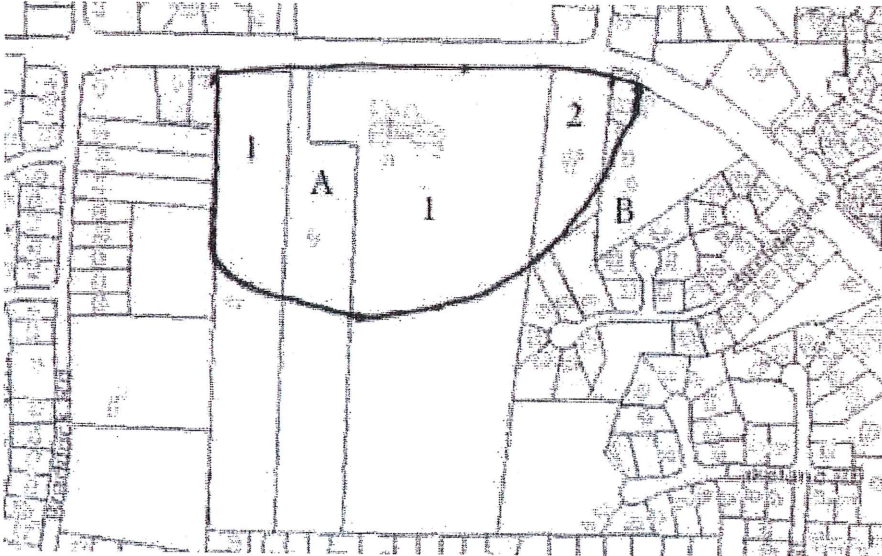
SAFETY

1. The reason that this particular spot was chosen involves the lengthy efforts of our team to locate a site that will be in the very strict area that is designated by Verizon Radio Frequency engineers, and that will also meet the three elements of tower placement. These three elements involve the tower being able to pass zoning, be able to be built on that location, and also be able to be leased.
 - A. RF search ring – The engineers first looked to put this tower slightly north of the current location on land owned by the City of High Point. The team, unfortunately, found that the sites in that area were not leasable. The City of High Point would not allow us to put our tower in a park area.
 - B. The RF engineers then moved the ring south. A copy of the search ring is set forth on the next page. The “circled” area is the search ring. Within this ring there are two properties that you own, the proposed site (marked A), one marked 2, and one marked B.

Candidate B is quite a bit lower in elevation and is much closer to the residences. It would also involve considerable expense in creating a new access road. We ruled that site out as not having the requirements that we need. Candidate 2 did not respond to our request to locate on their property.

As between Candidate A and the Church, Candidate A was ideal because it was well situated away from the residences, buildable, and very leasable. A lease has already been signed with the owners of property A. The southern portion of parcel A has watershed and stream issues.

SEARCH RING



SAFETY (Continued)

2. The second element of your concerns (besides why did we choose that site) is about the potential fall of the tower and the potential danger to people. I have attached a copy of the zoning drawings that we will submit to High Point. Please look at Drawings C1 (Overall Site Plan) and C2 (Site Plan). I ask that you note that both of these engineering stamped drawings bear a circle around the proposed tower that is entirely within the leased property. The circle bears the notation "75' engineered fall zone".

As part of our application to the City of High Point, we will be submitting an engineer's letter that will certify that the tower will be designed to hold the weight of all of the proposed co-locators (please see Drawing C6), withstand the wind that is typical of the area, and to collapse within the 75 foot fall zone in the event of a collapse.

The same level of engineering that was used to construct your church building and to make sure that the building doesn't collapse will be used to design the cell tower to be sure that it doesn't collapse. Should a collapse take place, however, the engineers will design it such that it does not fall over in one piece like a tree, but rather, a portion will bend over, as if on a hinge.

3. Height of tower - The height of the tower is chosen by the Radio Frequency Engineers to provide the proper coverage, and to relieve the proper amount of load on one or more of the other Verizon towers in the network.

ENGINEERING SOIL CONCERN

The engineers that are designing the tower will also design the site based on facts obtained prior to design and construction.

ESTHETIC CONCERNS

I have copied your questions for ease of response. I have edited your text for clarity of my responses:

We do not think this proposed tower location complies with the in City of High Point NC Development Ordinance 4.3.3.F. (g)(l) ..." and to minimize adverse visual impact"

The portion of the ordinance cited above is one portion of the general standards that the ordinance intends to regulate. Cell towers are allowed if the applicant complies with the regulations. I suggest that since the portion of the regulations that we must comply with involve cell towers it is assumed that the cell towers will look like cell towers, as this one will.

This proposed site is the MOST visible location possible on the Patton property to our members, visitors, and road traffic. We would like less visibility.

While it is not Verizon Wireless's intention to cause an eyesore, we do intend to place a cell tower in the proposed location.

If a tower were to be built as currently located, can you supply typical pictures (including and assuming 3 co-locators with their antennae)?

Although not ready to show you on Thursday, we will be providing you and the jurisdiction with photo simulations of the appearance of this tower from a variety of locations. This will be provided well before the Planning Board and Board of Commissioners meetings.

What are the options you plan to camouflage the tower and antennae? If not planned, what do you recommend and why?

Verizon Wireless does not plan to camouflage the tower and antenna, but we will provide fencing around the base of the tower and an evergreen buffer. Please see drawing L1 where the landscaping is shown, along with the tree line as it will exist after the construction, and the type of plantings. The base of the tower, and the equipment will not be visible from the adjoining properties.

OTHER CONCERNS AND QUESTIONS

How critical to Verizon and other clients is this exact location? Would service be essentially equal if the tower were moved south and or west by 300 feet plus?

The exact location is very important for the proper functioning of the Verizon network. The location of the tower was decided by the Verizon Radio Frequency engineers and movement of the tower 300 feet is not possible. In addition, it is my understanding that the southern part of the site is encumbered by a stream and has watershed issues.

If there were not additional road construction costs, are there any other reasons that moving south and west would not work?

Yes, please see the earlier responses.

Please address any data you have or project that identifies RF (radio frequency) or EMF (Electromagnetic Field) issues. We see safety research on both sides of this issue.

The FCC has created a standard for when a jurisdiction needs to look into a project for safety of emissions. That standard is that if the transmission source is ten meters or less away from an individual on a regular basis, then the safety of the site must be reviewed. If the transmitters are more than ten meters from any potential individuals then the site is "categorically excluded" from review. This project would be categorically excluded since the transmitters will be at 145 feet. None of the co-locators would ever be at less than 35 feet.

This proposed location either restricts or prevents Covenant Church expanding west into our current parking lot.

Verizon Wireless can only be required to comply with the regulations set forth by the City of High Point. I am not aware of the reason for the restriction or limitations of the Covenant Church's expansion, but although that is a legitimate concern of the Church members, we cannot be held responsible for other lots than the lot that we are located on.

Is this proposed tower associated with the recent November 13, 2017 announcement that AT & T and Verizon would be building hundreds of new cell towers?

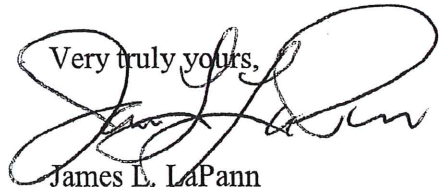
This tower has been in the planning stages well before that announcement. The Drawings show a date of 8/17/17.

Who will be the actual owner of the tower? Is it Tillman Infrastructure? Since they are a newer, smaller private company, how do we know their history and performance if the tower needs maintenance over the next 30 years?

This tower will be owned and constructed by Verizon Wireless. The lease for the site is between the property owners and Verizon Wireless.

I look forward to meeting you on Thursday afternoon. I will be leaving my office at noon tomorrow (Wednesday) for travel and I won't be able to respond to any e-mails after that, but I will be happy to answer any questions you may have at the meeting, or via e-mail or telephone after the meeting.

I do have another community meeting at the same location at 6:00 p.m., so I won't be able to talk any longer than that.

Very truly yours,


James L. LaPann

Zoning Specialist – Faulk and Foster

Verizon Wireless Communications Facility

Engineering Necessity Case – SILVER FOX

Prepared by: Sam Patel

February 09, 2018

Rev. 1/18



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Project Need Overview:

The primary objective for this project is to improve service quality in the area between existing sites Penny Road and Uwharrie Lake, primarily in Palladium area. Due to the large distances from existing cell sites , the indoor residential and commercial overage in the area is reduced which results in low data throughput and an increase in drop calls in the area. Detail is provided supporting slides.

Our engineering data also shows that this area is experiencing 4G data overloads for the Penny Road and Uwharrie Lake gamma sector. This site does a good job of moving commercial traffic onto a more localized site, better able to serve this area.

Additional details and explanations follow in this presentation.



Introduction:

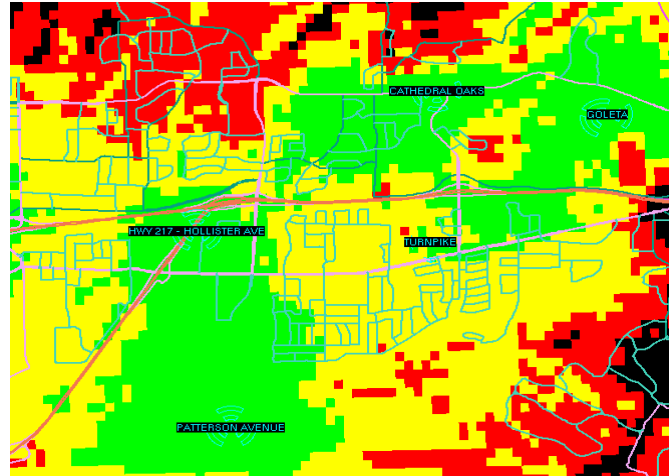
Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel.



Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and prediction what we expect to see with the addition of a proposed WCF.

Coverage also changes depending on which frequencies are used. Most phones today use 3G at 800 MHZ or 4G at 700 MHz spectrum which are considered low frequencies. Low frequencies can travel further distances than then the higher 1900 MHZ and 2100 MHZ frequencies now being employed due to increased capacity demands. Operating at higher frequencies makes it necessary for carriers to install substantially more wireless facilities to achieve the same coverage as one tower operating on the lower frequencies.



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Explanation of Wireless Capacity



Capacity is the amount of resources that a WCF has to service customer demand. Verizon utilizes sophisticated programs and customer feedback to monitor current usage trends and to forecast future needs. Because it takes an average of 2-3 years to complete a WCF, we have to start the process of adding a new WCF several years in advance of when the WCF will be needed.

Location, Location, Location. A good capacity WCF needs to be in the center of a user population which insures that traffic is evenly distributed around the WCF. A typical WCF is configured into three sectors (like a pie cut into three pieces), with each slice (sector) having 33% of the WCF resources. If one sector is under-utilized, it's resources can not necessarily be diverted to another sector. Therefore, optimal performance is only obtained when all three sectors have an even traffic distribution.



Explanation of Wireless Data Growth

Wireless Data Growth

Each year Verizon sees large increases in how much data its customers need. As the resolution of the pictures we send increases, the quality of the video we watch improves and the complexity of the applications grow, we commonly see tremendous growth year-over-year.

Machine to Machine communications will also increase the data burden on wireless networks, as over the next five (5) years more and more services that improve our safety and make our lives easier will be available over the wireless infrastructure , such as:

- Cars that notify 911 when an airbag deploys.
- “Driverless” cars needing traffic data and maps to reach your destination as quickly as possible.
- Medical monitors that will alert us should a loved one neglect taking their prescription drugs.
- Home alarms that notify you when your child arrives home from school.
- Smart street lights that notify the city when they are not working.
- City garbage cans that let people know when they need to be emptied.
- Tracking watches will aid in finding lost Alzheimer patients.



Radio Emission Safety...

A common question received is “Are the radio emissions safe?”

Verizon goes to great effort to ensure that all of its projects meet the standards established by the FCC to ensure safety of the public and its employees. *How this site measures in comparison with this standard is detailed in a report included with the zoning application for this site (Include if legally approved).* The links below are to three reputable organizations that have performed extensive reviews of the science available on this subject and have good educational articles on the results of their research.

World Health Organization

<http://www.who.int/peh-emf/about/WhatisEMF/en/index1.html>

America Cancer Society

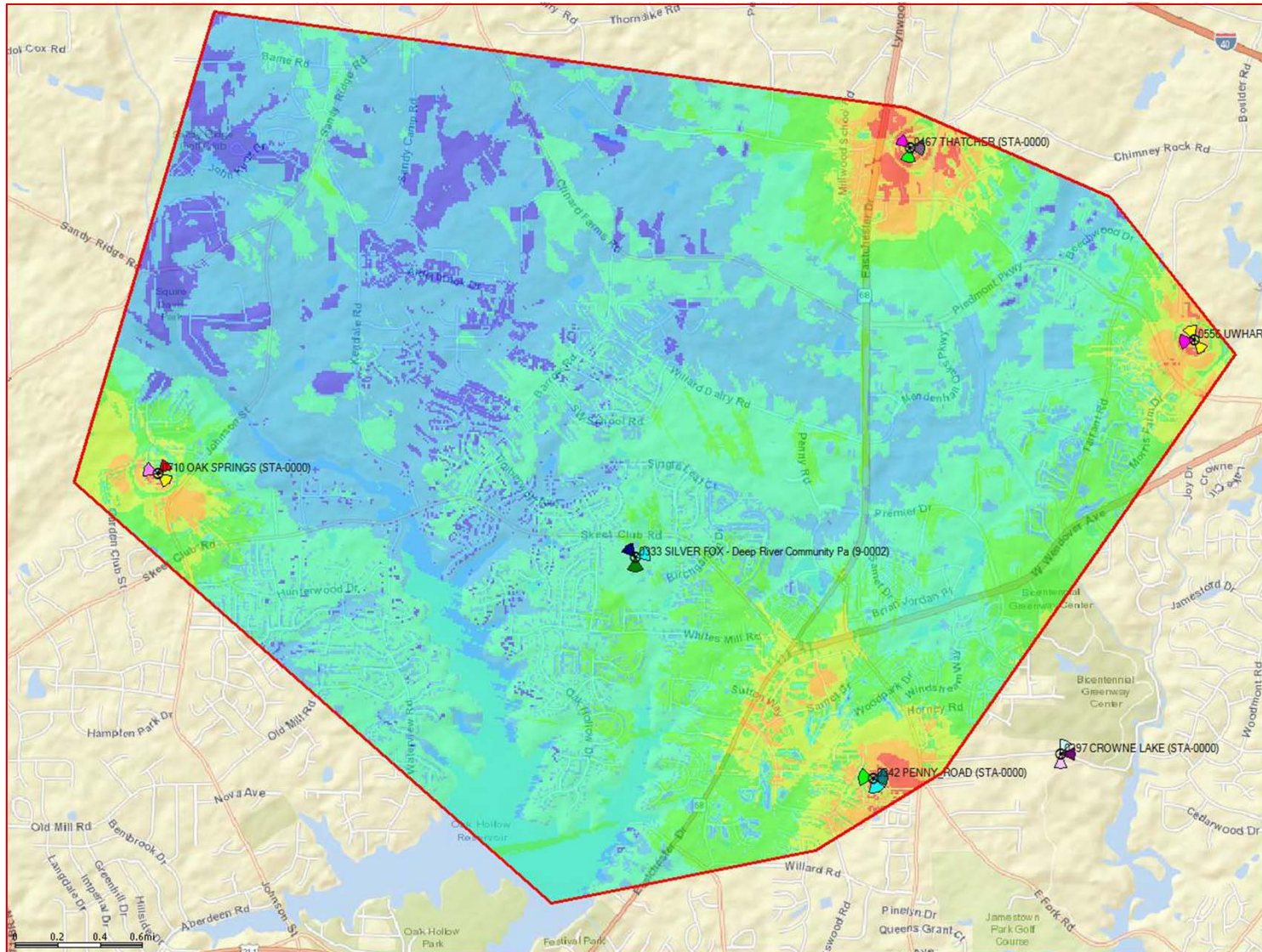
<http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/wireless/facilityular-phone-towers>

FCC Radio Frequency Safety

<https://www.fcc.gov/general/radio-frequency-safety-0>

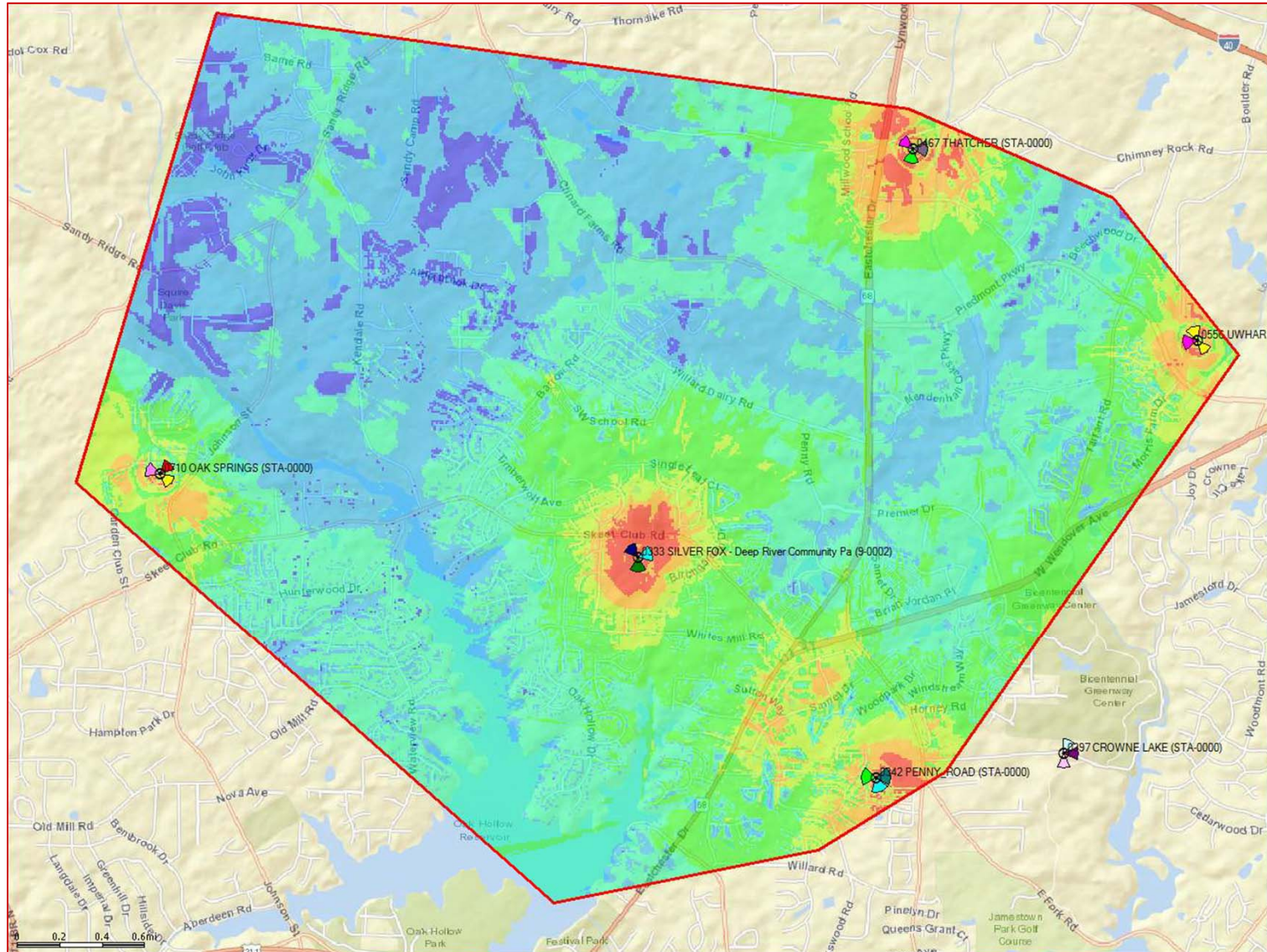


Existing Coverage



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Proposed Candidate Coverage



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Conclusion

It is recommended to proceed with the proposed Verizon candidate. The proposed candidate provides better coverage than the evaluation site as shown in early sections.

The proposed candidate location also provides better distribution of traffic between sectors allowing users to enjoy higher data speeds.



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verizon[✓]



Information submitted by speakers in opposition
to SU-18-01 at the April 24, 2018 Planning &
Zoning Commission Public Hearing

HERBERT SHANNON JR

From: Chris Coggins <chris@american-woodcrafters.com>
Sent: Monday, April 23, 2018 7:21 PM
To: JIM ARMSTRONG; OZZIE HOUGH; TOM KIRKMAN; ANGELA MCGILL; JOHN MCKENZIE; ANDREW PUTNAM; MARIE STONE; MARK WALSH; RAY WHEATLEY
Cc: jim.lapann@faulkandfoster.com; YeagerD@faulkandfoster.com; ptparkerrs@outlook.com; traci@juvotecom.com; 'jeffclark@clarkfirmcpc.com'; HERBERT SHANNON JR; bob.robbs@highpoint.gov; lee.burnette@highpoint.gov.; dritchie@triad.rr.com; 'Linda Faircloth' (lfaircloth@coldwellbanker.com); jtenreep@northstate.net; Greta939@aol.com; Gilleysinc@aol.com; cchastain071@gmail.com; kylewhiteappraisals@triadbiz.rr.com; nljkritter@northstate.net; 'Lynn Ritter' (Lynn.Ritter@AccredoHealth.com) (Lynn.Ritter@AccredoHealth.com); darren@covenant-church.com; Wayne Marshall
Subject: Regarding the Public Hearing on 4/24/18 for Special Use Permit Case 18-01
Attachments: Letter to Planning & Zoning dated 4.23.18.pdf; Letter to Mr. LaPann 12.18.17.pdf; Response from Faulk & Foster 12.19.17.pdf; Letter Responding back to Mr. LaPann 12.21.17.pdf

Planning & Zoning Commission members:

I am an active member of Covenant Church United Methodist and currently serve as the Trustee Team Chairman. In regard to the upcoming public hearing scheduled for April 24, 2018 the Trustees wanted to share with you our concerns prior to the meeting so everyone would fully understand our issues that we strongly feel need to be addressed. I am attaching a letter addressed to the Planning and Zoning Commission that summarizes our concern. In addition, I am attaching several letters submitted to the Zoning Specialist back in December that summarized a number of concerns that we feel have not been fully addressed.

I am respectfully submitting this information to the entire committee in hopes that the information can be reviewed by each member prior to the public hearing.

We look forward to hearing your thoughts in regard to our concerns.

Best regards,

J. Chris Coggins

Trustee Chair

Covenant Church United Methodist



COVENANT CHURCH
UNITED METHODIST

1526 Skeet Club Road, High Point, NC 27265-9530
336.841.3242 beverly@covenant-church.com

April 23, 2018

Dear Planning & Zoning Commission members:

Reference: Special Use Permit 18-01 (Verizon Silver Fox Cell Tower Proposal)

My name is Chris Coggins and I am currently serving as the Trustee Team Chairman for Covenant Church United Methodist, 1526 Skeet Club Rd., High Point, NC 27265. I am responding to you on behalf of our entire Trustee Team. Covenant Church has over 1,000 members as well as provides structured children programs that are currently serving 134 preschool kids and 107 afterschool kids with a staff of over 40 plus teachers in addition to clergy and staff.

I would like to begin by stating that we support the proposal to build a cell tower under Special Use Permit 18-01 with one huge required caveat. We want the location to be moved approximately 180 feet south of the proposed location to protect our kids!

Here are the primary safety reasons:

Verizon, through their real estate agent and subcontractors, has chosen to place their proposed "Silver Fox" tower within 140 ft of our preschool and after school kid's classrooms and playground that our kids use every school day. We outlined this safety issue in our letters of December 18, 2017 and December 21, 2018 (attached) and during the December 21, 2017 community Information meeting to/with Mr. Jim LaPann, the Faulk and Foster real estate contact. During this meeting with about 10 people, no one understood why the tower was proposed to be so close to the church (we see no reference to the report from this meeting with attendees and concerns).

Even though the tower has a wind-related "engineered fall zone" of 75 feet, the soil on which it is to be built is not stable. It has high shrink-swell characteristics when wet. It contains soil type EnB and EnC, as defined in Soil Survey of Guilford County, North Carolina in 1977. We see no evidence in this staff report recommendation that this information, given in our December letters and meeting, was communicated to the staff of the Planning and Zoning Commission or to Sabre Industries Tower Company that engineered the wind related fall zone. These poor soil conditions means potential tower failure is from the tower base, not from wind.

Our Church has experience dealing with this soil. When we built the parking lot adjacent to the tower location, we had to remove 6 to 8 feet of soil just to make a stable parking lot! And late last year, about 15 years after building construction, we had to stabilize the wall of our classrooms on the south side of our building (140 feet from the tower location) at a cost of

\$18,500. In addition, the water from our parking lot drains to the southwestern corner of our parking lot and flows directly by the proposed cell tower. The soil is not stable and additional runoff will exacerbate the shrink swell characteristics of the soil. This soil is not recommended for industrial uses caused by these high shrink-swell characteristics. To our knowledge, this data was not provided to the Planning and Zoning staff or tower designers.

If the tower is moved 180 feet south, it retains all the advantages outlined in the Special Use Permit 18-01.

And most importantly, if it were to fail, the tower would fall on trees, not kids.

We request this soil issue and tower location be addressed before approval of this Special Use permit 18-01. We will be available for questions at the April 24 meeting.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Chris Coggins". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

J. Chris Coggins, Trustee Team Chairperson

On behalf of our Trustee Team (I assume you already know that the Trustee Team in the United Methodist Church has the fiduciary responsibility to address all issues relating to church building and grounds.)

I will copy this note and your responses separately to the rest of our Trustee Team, our senior Clergy, and our Church Leadership Council Chairperson and our Weekday Ministries Chairperson.



COVENANT CHURCH
UNITED METHODIST

1526 Skeet Club Road, High Point, NC 27265-9530
336.841.3242 beverly@covenant-church.com

December 18, 2017

Dear Mr. LaPann, Zoning Specialist

My name is Chris Coggins and I am currently serving as the Trustee Team Chairman for Covenant Church United Methodist, 1526 Skeet Club Rd., High Point, NC 27265. I am responding to you on behalf of our entire Trustee Team. Covenant Church has over 1,000 members as well as provides structured children programs that are currently serving 134 preschool kids and 107 afterschool kids with a staff of over 40 plus teachers in addition to clergy and staff.

We have read with interest and concern about the Verizon Telecommunications Tower Proposal (undated) to be shared at a Citizens Information Meeting on Thursday, December 21, 2017 at the High Point Public Library. Given the situation and issues at hand, we felt it was prudent to share our multiple thoughts and concerns that we have so far. It would be very helpful if you could respond back to us before the meeting with any answers you already know and be prepared to answer other questions we will have.

Our goal, personally and corporately, is to be good neighbors! We have known and dealt with Jeff and Holly Patton for many years on various land issues as you have been able to determine from your Guilford County deeds research. We are also very aware of the lack of Verizon cell service near our church. We look forward to solving that problem to the benefit of all concerned. We are very aware of not disturbing the potential 25 to 30 year plus income stream for Jeff and Holly. We do not seek to block construction of a cell tower. However, we have large concerns about the proposed location in your letter that puts our people and buildings in potential danger for the next 25 to 30 years!

Safety Concerns

We learned several years ago during previous negotiations with another cell tower company for a 180 foot tower that the approximately 50 acres of mostly wooded land (includes our approximately 33 acres (two tracts), the Patton's 8 plus acres and Cole Holdings 10 acres bordering our property) is a very desirable geographical location for cell towers. In all of these 50 acres, less than 10 people in 3 houses call this home. That deal did not materialize because they could not acquire phone company tenants at that time.

So can you share why this exact spot was chosen! It is directly in the fall line of the proposed tower that would endanger about 300 people, mostly 3 to 12 year olds, every school day of the year. We, simply,

do not see the logic of unnecessarily endangering and exposing children in our building and playground. Our playgrounds are less than 145 feet from your proposed tower.

As you probably know by now, City of High Point NC Development Ordinance 4.3.3.F.3(a)(4) states *"Encourage wireless support structures that are carefully engineered, sited, and screened to avoid potential damage to adjacent properties from tower failure, and to minimize adverse visual impact."*

We think this is precisely the most dangerous spot to locate a tower in all of the 50 plus acres!

Please define "engineered fall zone" and what it means for tower failure. Is the reason for this "engineered fall zone" of 75 feet to prevent exceeding setback requirements in City of High Point NC Development Ordinance 4.3.3.F.(g)(1)f?

Is the reason for choosing this height tower because that is the tallest structure on this plot that would potentially be allowed under High Point building codes or because Verizon does not need more coverage?

Prevailing winds are from the Southwest. This makes our buildings and playgrounds specifically in the prevailing wind direction and fall zone.

We specifically and respectfully request your company reconsider this proposed tower location. If you have already made commitments to Jeff and Holly, then we would like you to relocate as far west and south as possible on their property.

Engineering Soil Concern

You may or may not be aware of soil stability issues at the proposed site. The soil classification is EnB and EnC—Enon fine sandy loam at 2 to 6 percent slope and 6 to 10 percent slope. Quoting directly from the Soil Survey of Guilford County, North Carolina done by the USDA in 1977, pages 12 and 13, "The potential for urban uses, such as houses and streets is low because of slow permeability, and high shrink-swell potential. There is a moderate limitation for recreation areas because of permeability, slope, and traffic supporting capacity."

In layman's terms, we had to remove 6 to 8 feet of soil to just grade our parking lot. The berm you may have seen by now is in the drainage easement as part of that soil removal. And you will note that all of the 1.25 acres we bought from Jeff and Holly drains to your proposed tower location. When we pave the lot, all 1.25 acres will drain to the access road to the tower and the soil under the tower as well. As you know, water only follows gravity and will shrink and swell under your concrete pad. Obviously, we are not interested (and we hope you aren't either) in an avoidable risk of a concrete pad on unstable soil with a 145 foot tower with 3 potential additional co-locator antennae.

We also just completed repair of a wall separation on our Education Building wall (about 140 ft. from your pole) caused by these same soil conditions. It separated from our building after about 15 years!

Esthetic Concerns

First, everybody agrees that cell towers are ugly (unless maybe you as builder!?) Sorry, but pictures of towers from your website would be considered unattractive and detrimental by our church people and

non-church parents of our children's ministries. We do not want these parents to ever wonder about any issues, rational or non-rational.

We do not think this proposed tower location complies with the in City of High Point NC Development Ordinance 4.3.3.F. (g)(1) ..." and to minimize adverse visual impact"

This proposed site is the MOST visible location possible on the Patton property to our members, visitors, and road traffic. We would like less visibility.

If a tower were to be built as currently located, can you supply typical pictures (including and assuming 3 co-locators with their antennae)?

What are the options you plan to camouflage the tower and antennae? If not planned, what do you recommend and why?

We specifically request your company reconsider this proposed tower location.

Other Concerns and Questions

How critical to Verizon and other clients is this exact location? Would service be essentially equal if the tower were moved south and or west by 300 feet plus?

If there were not additional road construction costs, are there any other reasons that moving south and west would not work?

Please address any data you have or project that identifies RF (radio frequency) or EMF(Electromagnetic Field) issues. We see safety research on both sides of this issue.

This proposed location either restricts or prevents Covenant Church expanding west into our current parking lot.

Is this proposed tower associated with the recent November 13, 2017 announcement that AT & T and Verizon would be building hundreds of new cell towers?

Who will be the actual owner of the tower? Is it Tillman Infrastructure? Since they are a newer, smaller private company, how do we know their history and performance if the tower needs maintenance over the next 30 years?

We specifically request your company reconsider this proposed tower location.

Thank you for your invitation for comments and questions. As you can see, we have many questions and concerns over the last few days since we learned about this planned meeting. We look forward to

hearing from you before the meeting scheduled for this coming Thursday, December 21, 2017 at 4:30pm. Can you also share the proposed timing for filing a zoning application for a conditional zoning? When is the next Planning & Zoning commission meeting?

Will you be providing a copy of these concerns to the Planning & Zoning commission or should we plan to make a submission to this commission and/or to High Point City Council?

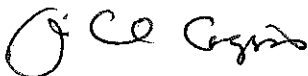
If appropriate, you may share all of our concerns in full to Jeff and Holly Patton, especially our request to relocate the tower to other parts of their property.

We know that Verizon would be pleased to have a mutually acceptable solution for this tower placement since many of our members currently use their services. We also know Verizon would be unhappy with this current tower placement location if we shared the current, proposed details with our entire church family. We just need some reasonable plan adjustments that address our concerns.

Thank you in advance for thoughtfully considering our concerns. We look forward to your next steps to resolve these issues.

We assume you will be the presenter at this meeting on Thursday. If not, please pass the letter on to the appropriate person. If you are going to travel here and have not seen our property, come early! We would be glad to show you around our property so you will have more actual knowledge about our Church.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Chris Coggins". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

J. Chris Coggins, Trustee Team Chairperson

On behalf of our Trustee Team (I assume you already know that the Trustee Team in the United Methodist Church has the fiduciary responsibility to address all issues relating to church building and grounds.)

I will copy this note and your responses separately to the rest of our Trustee Team, our senior Clergy, and our Church Leadership Council Chairperson and our Weekday Ministries Chairperson.



December 19, 2017

Covenant Church United Methodist
1526 Skeet Club Road
High Point, NC 27265-9530

Re: Proposed Verizon Site – Silver Fox

Dear Trustee Team:

Through this letter I will address those items of concern as stated in your December 18th letter.

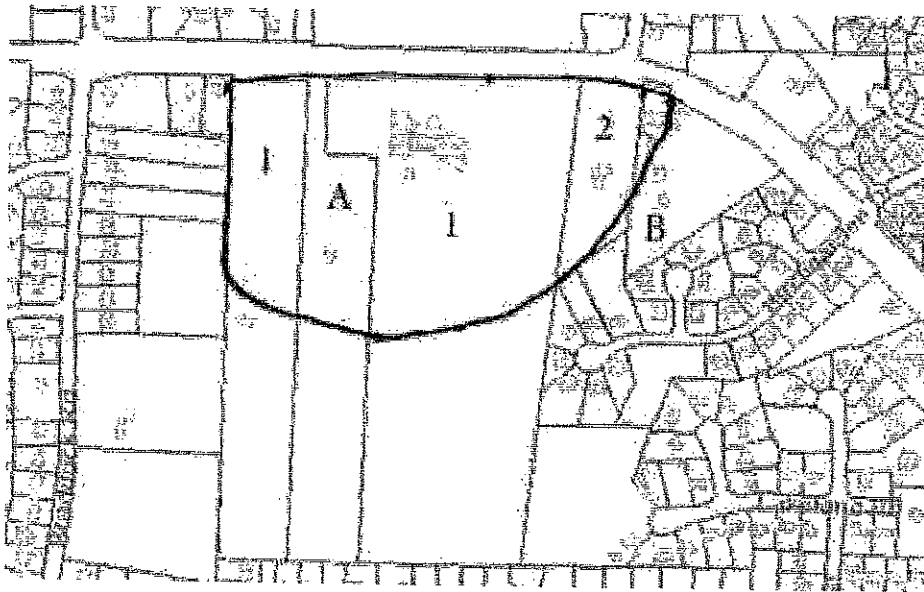
SAFETY

1. The reason that this particular spot was chosen involves the lengthy efforts of our team to locate a site that will be in the very strict area that is designated by Verizon Radio Frequency engineers, and that will also meet the three elements of tower placement. These three elements involve the tower being able to pass zoning, be able to be built on that location, and also be able to be leased.
 - A. RF search ring – The engineers first looked to put this tower slightly north of the current location on land owned by the City of High Point. The team, unfortunately, found that the sites in that area were not leasable. The City of High Point would not allow us to put our tower in a park area.
 - B. The RF engineers then moved the ring south. A copy of the search ring is set forth on the next page. The “circled” area is the search ring. Within this ring there are two properties that you own, the proposed site (marked A), one marked 2, and one marked B.

Candidate B is quite a bit lower in elevation and is much closer to the residences. It would also involve considerable expense in creating a new access road. We ruled that site out as not having the requirements that we need. Candidate 2 did not respond to our request to locate on their property.

As between Candidate A and the Church, Candidate A was ideal because it was well situated away from the residences, buildable, and very leasable. A lease has already been signed with the owners of property A. The southern portion of parcel A has watershed and stream issues.

SEARCH RING



SAFETY (Continued)

2. The second element of your concerns (besides why did we choose that site) is about the potential fall of the tower and the potential danger to people. I have attached a copy of the zoning drawings that we will submit to High Point. Please look at Drawings C1 (Overall Site Plan) and C2 (Site Plan). I ask that you note that both of these engineering stamped drawings bear a circle around the proposed tower that is entirely within the leased property. The circle bears the notation "75' engineered fall zone".

As part of our application to the City of High Point, we will be submitting an engineer's letter that will certify that the tower will be designed to hold the weight of all of the proposed co-locators (please see Drawing C6), withstand the wind that is typical of the area, and to collapse within the 75 foot fall zone in the event of a collapse.

The same level of engineering that was used to construct your church building and to make sure that the building doesn't collapse will be used to design the cell tower to be sure that it doesn't collapse. Should a collapse take place, however, the engineers will design it such that it does not fall over in one piece like a tree, but rather, a portion will bend over, as if on a hinge.

3. Height of tower - The height of the tower is chosen by the Radio Frequency Engineers to provide the proper coverage, and to relieve the proper amount of load on one or more of the other Verizon towers in the network.

ENGINEERING SOIL CONCERN

The engineers that are designing the tower will also design the site based on facts obtained prior to design and construction.

ESTHETIC CONCERNS

I have copied your questions for ease of response. I have edited your text for clarity of my responses:

We do not think this proposed tower location complies with the in City of High Point NC Development Ordinance 4.3.3.F. (g)(l) ..." and to minimize adverse visual impact"

The portion of the ordinance cited above is one portion of the general standards that the ordinance intends to regulate. Cell towers are allowed if the applicant complies with the regulations. I suggest that since the portion of the regulations that we must comply with involve cell towers it is assumed that the cell towers will look like cell towers, as this one will.

This proposed site is the MOST visible location possible on the Patton property to our members, visitors, and road traffic. We would like less visibility.

While it is not Verizon Wireless's intention to cause an eyesore, we do intend to place a cell tower in the proposed location.

If a tower were to be built as currently located, can you supply typical pictures (including and assuming 3 co-locators with their antennae)?

Although not ready to show you on Thursday, we will be providing you and the jurisdiction with photo simulations of the appearance of this tower from a variety of locations. This will be provided well before the Planning Board and Board of Commissioners meetings.

What are the options you plan to camouflage the tower and antennae? If not planned, what do you recommend and why?

Verizon Wireless does not plan to camouflage the tower and antenna, but we will provide fencing around the base of the tower and an evergreen buffer. Please see drawing L1 where the landscaping is shown, along with the tree line as it will exist after the construction, and the type of plantings. The base of the tower, and the equipment will not be visible from the adjoining properties.

OTHER CONCERNS AND QUESTIONS

How critical to Verizon and other clients is this exact location? Would service be essentially equal if the tower were moved south and or west by 300 feet plus?

The exact location is very important for the proper functioning of the Verizon network. The location of the tower was decided by the Verizon Radio Frequency engineers and movement of the tower 300 feet is not possible. In addition, it is my understanding that the southern part of the site is encumbered by a stream and has watershed issues.

If there were not additional road construction costs, are there any other reasons that moving south and west would not work?

Yes, please see the earlier responses.

Please address any data you have or project that identifies RF (radio frequency) or EMF (Electromagnetic Field) issues. We see safety research on both sides of this issue.

The FCC has created a standard for when a jurisdiction needs to look into a project for safety of emissions. That standard is that if the transmission source is ten meters or less away from an individual on a regular basis, then the safety of the site must be reviewed. If the transmitters are more than ten meters from any potential individuals then the site is "categorically excluded" from review. This project would be categorically excluded since the transmitters will be at 145 feet. None of the co-locators would ever be at less than 35 feet.

This proposed location either restricts or prevents Covenant Church expanding west into our current parking lot.

Verizon Wireless can only be required to comply with the regulations set forth by the City of High Point. I am not aware of the reason for the restriction or limitations of the Covenant Church's expansion, but although that is a legitimate concern of the Church members, we cannot be held responsible for other lots than the lot that we are located on.

Is this proposed tower associated with the recent November 13, 2017 announcement that AT & T and Verizon would be building hundreds of new cell towers?

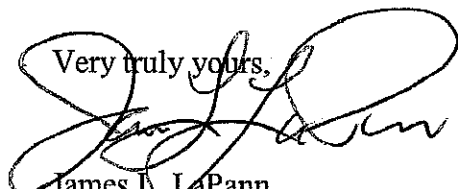
This tower has been in the planning stages well before that announcement. The Drawings show a date of 8/17/17.

Who will be the actual owner of the tower? Is it Tillman Infrastructure? Since they are a newer, smaller private company, how do we know their history and performance if the tower needs maintenance over the next 30 years?

This tower will be owned and constructed by Verizon Wireless. The lease for the site is between the property owners and Verizon Wireless.

I look forward to meeting you on Thursday afternoon. I will be leaving my office at noon tomorrow (Wednesday) for travel and I won't be able to respond to any e-mails after that, but I will be happy to answer any questions you may have at the meeting, or via e-mail or telephone after the meeting.

I do have another community meeting at the same location at 6:00 p.m., so I won't be able to talk any longer than that.

Very truly yours,

James L. LaPann
Zoning Specialist – Faulk and Foster



COVENANT CHURCH
UNITED METHODIST

1526 Skeet Club Road, High Point, NC 27265-9530
336.841.3242 beverly@covenant-church.com

Date: December 21, 2017

James L. LaPann
Zoning Specialist – Faulk and Foster

Dear Mr. LaPann,

This letter is from the Trustee Team of Covenant Church United Methodist and is in regard to the Questions, Requests and Concerns for Citizens Information Meeting –December 21, 2017 For Proposed Verizon “Silver Fox” cell tower location at 1520 Skeet Club Rd. High Point, NC.

We respectfully request you to please consider moving the location of the proposed Verizon “Silver Fox” Cell Tower approximately 180 feet south on Jeff and Holly Patton’s property from your current proposed location.

This keeps the tower with its 75 feet “engineered fall zone” away from their house. And it moves the tower away from endangering 300 people (mostly kids) every school day of the year. It would then endanger no one!

The new location would provide acceptable aesthetic conditions for Covenant Church as well as the City of High Point to minimize visual effects of a 145 foot monopole tower.

The reasons we think this is possible and practical are:

1. You have already evaluated sites West, North, and East of proposed location by your RF engineers so movement of 180 feet South should not be significant.
2. This removes danger of collapse on our students and church structures caused by building on soil type EnC. This soil is not recommended for industrial uses as outlined in our letter reference to you on December 18, 2017 caused by high shrink-swell characteristics. If the tower falls in this new proposed site, it affects trees, not kids.
3. Your proposed “engineered fall zone” of 75 feet (half the height of the tower) assumes failure from the top i.e. wind. The fall zone does not account for failure from water in soil caused shrinking and swelling and its seasonal high water table of 1 to 2 feet. These soil issues would negate the hinge effect benefits that are critical to the 75 foot “engineered fall zone” assumptions. The “hinged fall” design also does not account for bolt failure where the tower is attached to the concrete.

4. Aesthetically, the tower distance would look like it is not on Covenant Church property with many more trees between church property and the tower. And this would probably meet City of High Point code 4.3.3.F(g)(1)..."and to minimize adverse visual impact".

Please review the above request and let us know your thoughts.

Sincerely,



J. Chris Coggins
Trustee Team Chairperson

Reference documents:

Undated Citizens Information Meeting letter received December 12, 2017, topic: Telecommunications Tower Proposed for 1520 Skeet Club Rd. High Point Verizon Site—Silver Fox presented by James LaPann, Zoning Specialist, Faulk & Foster, Inc. on behalf of Verizon Wireless.

Letter to James LaPann, Zoning Specialist, Faulk&Foster from Chris Coggins, Trustee Team Chairperson, dated December 18, 2017.

Letter to Trustee Team at Covenant Church United Methodist from James LaPann, Zoning Specialist, dated Dec.19, 2017 including 10 pages of engineering drawings detailing tower construction plans.