

RICHLAND COUNTY BOARD OF ZONING APPEALS



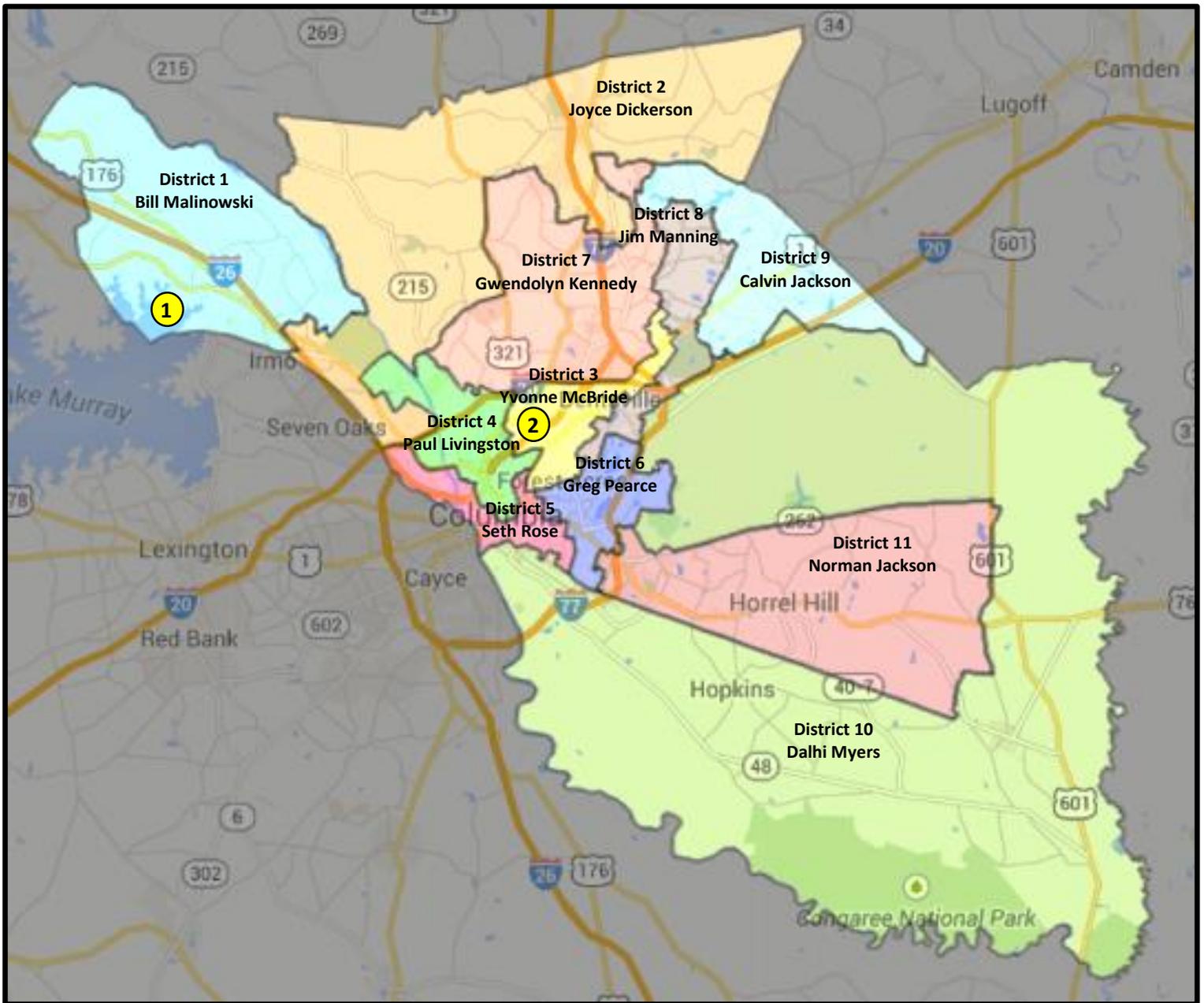
Wednesday, 6 September 2017

3 p.m.

Council Chambers

RICHLAND COUNTY BOARD OF ZONING APPEALS

September 6, 2017



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 17-11 V	Robert E. Cripps III	17700-04-23	413 Longtown Road West Blythewood, SC 29016	Malinowski
2. 17-12 SE	Jonathan L. Yates Beacon Towers	11709-05-01	5630 Farrow Road Columbia, SC 29203	McBride



Richland County
Board of Zoning Appeals
Wednesday, September 6, 2017
2000 Hampton Street (Health Building)
3rd Floor, Suite 3014
3:00 p.m.

Agenda

- I. CALL TO ORDER & RECOGNITION OF QUORUM Joshua McDuffie, Chairman
- II. ADOPTION OF AGENDA
- III. PUBLIC NOTICE ANNOUNCEMENT
- IV. RULES OF ORDER Joshua McDuffie, Chairman
- V. APPROVAL OF MINUTES - June 28, 2017
- VI. PUBLIC HEARING Geonard Price,
Deputy Planning Dir. /Zoning Adm.

OPEN PUBLIC HEARING

17 - 09 V
Barry Bor
413 Longtown Road West
Blythewood, SC 29016
TMS# 17700-04-23

Request a variance to encroach into the required side yard setback on property zoned Rural (RU)

Deferred

17 - 11 V
Robert E. Cripps III
17 Circle Drive
Chapin, SC 29036
TMS# 02401-01-30
Page 1

Request a variance to encroach into the required side yard setbacks on property zoned Rural (RU)

17 - 12 SE
Jonathan L. Yates
Beacon Towers
5630 Farrow Road
Columbia, SC 29203
TMS# 11709-05-01
Page 9

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

- VII. OTHER BUSINESS
- VIII. ADJOURNMENT



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

17-11 Variance

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a variance to encroach into the required side yard setbacks in the Rural (RU) district.

GENERAL INFORMATION:

Applicant: Robert E. Cripps III

TMS: 02401-01-30

Location: 17 Circle Drive, Chapin, SC 29036

Parcel Size: .28 acres

Existing Land Use: Currently the property is residentially developed.

Proposed Land Use: The applicant proposes replace the existing structure with a new structure which will encroach into the required side yard setback.

Character of Area: The area is residentially developed.

ZONING ORDINANCE CITATION:

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

CRITERIA FOR VARIANCE:

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

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

DISCUSSION:

The applicant is proposing to demolish the existing structure and "...build a new structure on property using same setback side lot lines of current structure." In addition, the new structure is proposed to be "...a similar house, but larger and updated." The new structure will encroach into the north and south side yard setbacks by 15 and 13.5 feet, respectively. The existing structure was constructed in 1964.

The minimum lot area for a parcel in the RU district is 33,000 square feet and the lot width is 120 feet. The lot area (12,197 square feet) and lot width (34.6 feet) for the subject site are both nonconforming.

According to the applicant, the subject parcel is the "...a nonconforming lot and the house is falling apart and not worth fixing up!" The applicant also states that because of the conditions, "I would only be able to build a 20 foot wide house."

Staff believes that the subject parcel does not meet all of the criteria required for the granting of a variance. While the applicant has established that the nonconformity of the parcel limits the areas where the structure could be expanded, the applicant has not demonstrated that the conditions are exclusive to the subject site. The parcels along Circle Drive are nonconforming in area and width. Staff recommends that the request be **denied**. According to the standard of review, a variance shall not be granted until the following findings are made:

a. Extraordinary and exceptional conditions

The nonconformity of the parcel, in addition to the required setbacks for the district, restricts the square footage and configurations of proposed structures.

b. Conditions applicable to other properties

Staff determined that the other parcels in the general area of the subject site are nonconforming in area and width.

c. Application of the ordinance restricting utilization of property

While applying the setback requirements for the RU district would not prevent the utilization of this parcel, it does effectively prohibit further side yard additions.

d. Substantial detriment of granting variance

There would be no substantial detriment to the surrounding properties if the variance is granted. The adjacent developed parcels currently encroach into the required side yard setbacks.

Records indicate that side yard an encroachment variance (92-11 V) was granted by the Board of Zoning Appeals for parcel #02402-03-08 (5 Circle Drive).

CONDITIONS:

26-57(f)(3)

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

OTHER RELEVANT SECTIONS:

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

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

a. Approve the request;

b. Continue the matter for additional consideration; or

c. Deny the request.

Any approval or denial of the request must be by a concurring vote of a majority of those members of the board of zoning appeals both present and voting. The decision of the board of zoning appeals shall be accompanied by written findings that the variance meets or does not meet the standards set forth in the Standard of Review. The decision and the written findings shall be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

Sec. 26-252. Nonconforming vacant lots.

- (a) *General.* A nonconforming vacant lot is a lot that was lawfully created prior to the effective date of this chapter, or any amendment thereto, but which does not conform to the dimensional or area requirements for the zoning district in which it is located.
- (b) *Standards.* A nonconforming vacant lot may be used for any of the uses permitted by Article V. of this chapter in the zoning district in which it is located if the use of the lot meets the following standards:
 - (1) All other minimum requirements for the particular zoning district and proposed use must be met or a variance obtained from these requirements.
 - (2) The nonconforming vacant lot does not adjoin and have continuous frontage with one or more other vacant lots in the same ownership. If a nonconforming lot does adjoin and have continuous frontage with one or more other vacant lots in the same ownership, such lots shall be combined or recombined as necessary to form a conforming lot or lots. This subsection shall not apply to a nonconforming vacant lot if a majority of the developed lots located on either side of the road where such a lot is located and within five hundred (500) feet of such lot are also nonconforming. The intent of this subsection is to require nonconforming lots to be combined with other lots to create conforming lots under the circumstances specified herein, but not to require such combination when that would be out of character with the way the neighborhood has been previously developed.

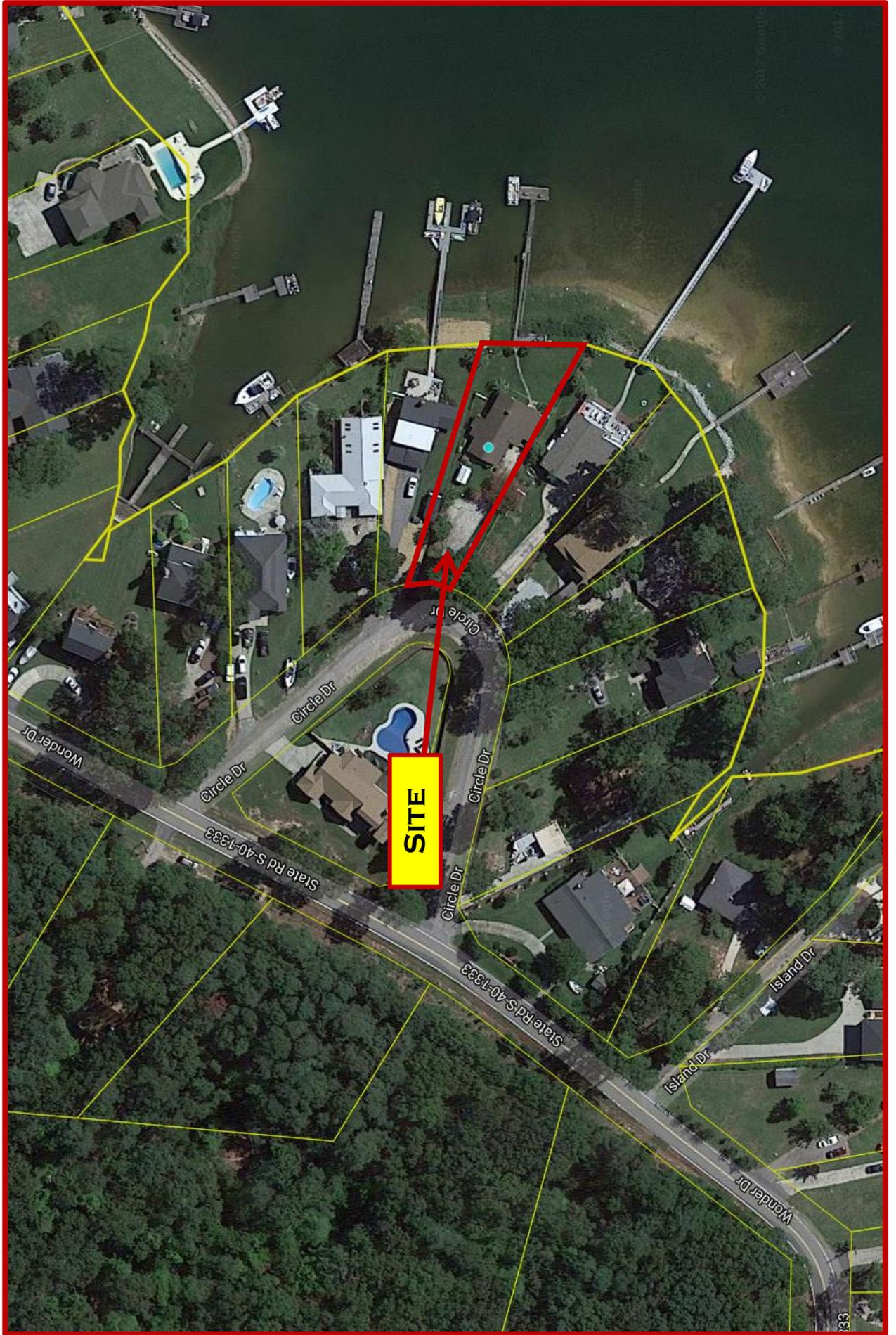
CASE HISTORY:

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

ATTACHMENTS:

- Plat
- Application

17 - 11 V
Robert E. Cripps III
17 Circle Drive
Chapin, SC 29036
TMS# 02401-01-30



NOTICE
RICHLAND COUNTY BOARD OF ZONING
APPEALS WILL CONDUCT A PUBLIC
HEARING ON
Wednesday, 6 Sept 2017
IN THE COUNCIL CHAMBERS
RICHLAND COUNTY ADMINISTRATION CENTER, 3200 HANCOCK STREET, ORANGE, SC 29655
CONCERNING A PROPOSED
Variance to encroach into the
Required side yard setback on
Property zoned Rural (RU)
at *3pm*
FOR INFORMATION CALL:
576-2180 RICHLAND COUNTY ZONING OFFICE
Case # 17-11 V
PENALTY FOR REMOVAL OF SIGN





BOARD OF ZONING APPEALS

VARIANCE APPEALS



Application #

1. Location 17 Circle Dr Chapin S.C. 29036
R02401-TMS Page _____ Block _____ Lot 50 Zoning District 1

01-30 2. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the X property as described in the provisions of Section _____ of the Richland County Zoning Ordinance.

3. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: Would like to build a new structure on property using same setback on side lot lines of current structure.

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

a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: I ~~not~~ a non conforming lot & the house is falling apart and not worth fixing up!

b) Describe how the conditions listed above were created: Subdivision was created in 1960 and the house was built in 1964.

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

d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: I would only be able to build a 20 foot wide house

e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: Looking to build a similar house, but ~~larger~~ larger and updated house.

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

- a) site plan
- b) Pictures of current structure
- c) _____

(Attach additional pages if necessary)

Robert E Cripps III
 Applicant's Signature

13 Circle Dr.
 Address

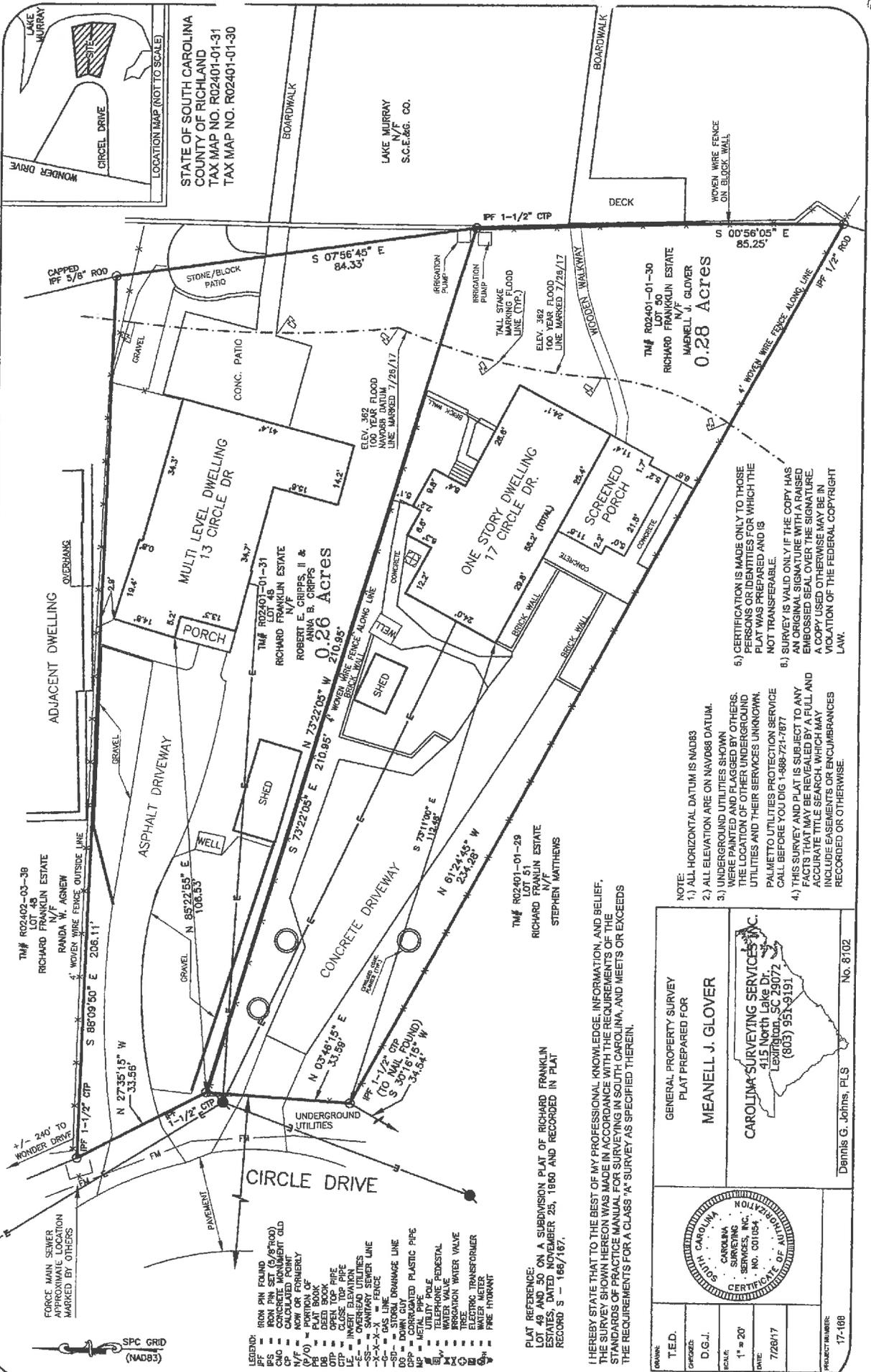
803-429-5292
 Telephone Number

Robert E Cripps III
 Printed (typed) Name

Chapin S.C. 29036
 City, State, Zip Code

803-407-7276
 Alternate Number

Original Site Plan



STATE OF SOUTH CAROLINA
 COUNTY OF RICHLAND
 TAX MAP NO. R02401-01-31
 TAX MAP NO. R02401-01-30

TM# R02401-01-30
 LOT 50
 RICHARD FRANKLIN ESTATE
 N/F
 MEANELL J. GLOVER
0.28 Acres

TM# R02401-01-31
 LOT 48
 RICHARD FRANKLIN ESTATE
 N/F
 ROBERT E. CRIPES, II &
 ANNA B. CRIPES
0.26 Acres

TM# R02401-01-29
 RICHARD FRANKLIN ESTATE
 N/F
 STEPHEN MATTHEWS

TM# R02402-03-38
 RICHARD FRANKLIN ESTATE
 N/F
 RANDA W. AGNEW

PLAT REFERENCE:
 LOT 48 AND 50 ON A SUBDIVISION PLAT OF RICHARD FRANKLIN ESTATES, DATED NOVEMBER 25, 1860 AND RECORDED IN PLAT RECORD 5 - 166/167.

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

- LEGEND:
- RF IRON PIN FOUND
 - PS IRON PIN SET (5/8" ROD)
 - CMG CONCRETE MONUMENT OLD
 - CP CONCRETE MONUMENT NEW
 - W/W WOODEN WALKWAY FORMERLY
 - FB FLAT BOOK
 - DB DEED BOOK
 - OP OVERHEAD PIPE
 - LE INVERT ELEVATION
 - E- OVERHEAD UTILITIES
 - SS- SANITARY SEWER LINE
 - G- GAS LINE
 - SD- STORM DRAINAGE LINE
 - CG DOWN GUY
 - MP METAL PIPE
 - UP UNDERGROUND UTILITY
 - SW TELEPHONE FORESTAL
 - AK AIR CONDITIONER
 - IR IRRIGATION WATER VALVE
 - TR TREE
 - EM ELECTRIC TRANSFORMER
 - WM WATER METER
 - FM FIRE MOUNTAIN

- NOTE:
- 1) ALL HORIZONTAL DATUM IS NAD83
 - 2) ALL ELEVATION ARE ON NAVD83 DATUM.
 - 3) UNDERGROUND UTILITIES SHOWN WERE PAINTED AND FLAGGED BY OTHERS. THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES UNKNOWN. PALMETTO UTILITIES PROTECTION SERVICE CALL BEFORE YOU DIG 1-888-724-7877
 - 4) THIS SURVEY AND PLAT IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH, WHICH MAY INCLUDE EASEMENTS OR ENCUMBRANCES RECORDED OR OTHERWISE.

GENERAL PROPERTY SURVEY
 PLAT PREPARED FOR
MEANELL J. GLOVER

CAROLINA SURVEYING SERVICES, INC.
 415 North Lake Dr.
 Lexington, SC 29072
 (803) 953-9191

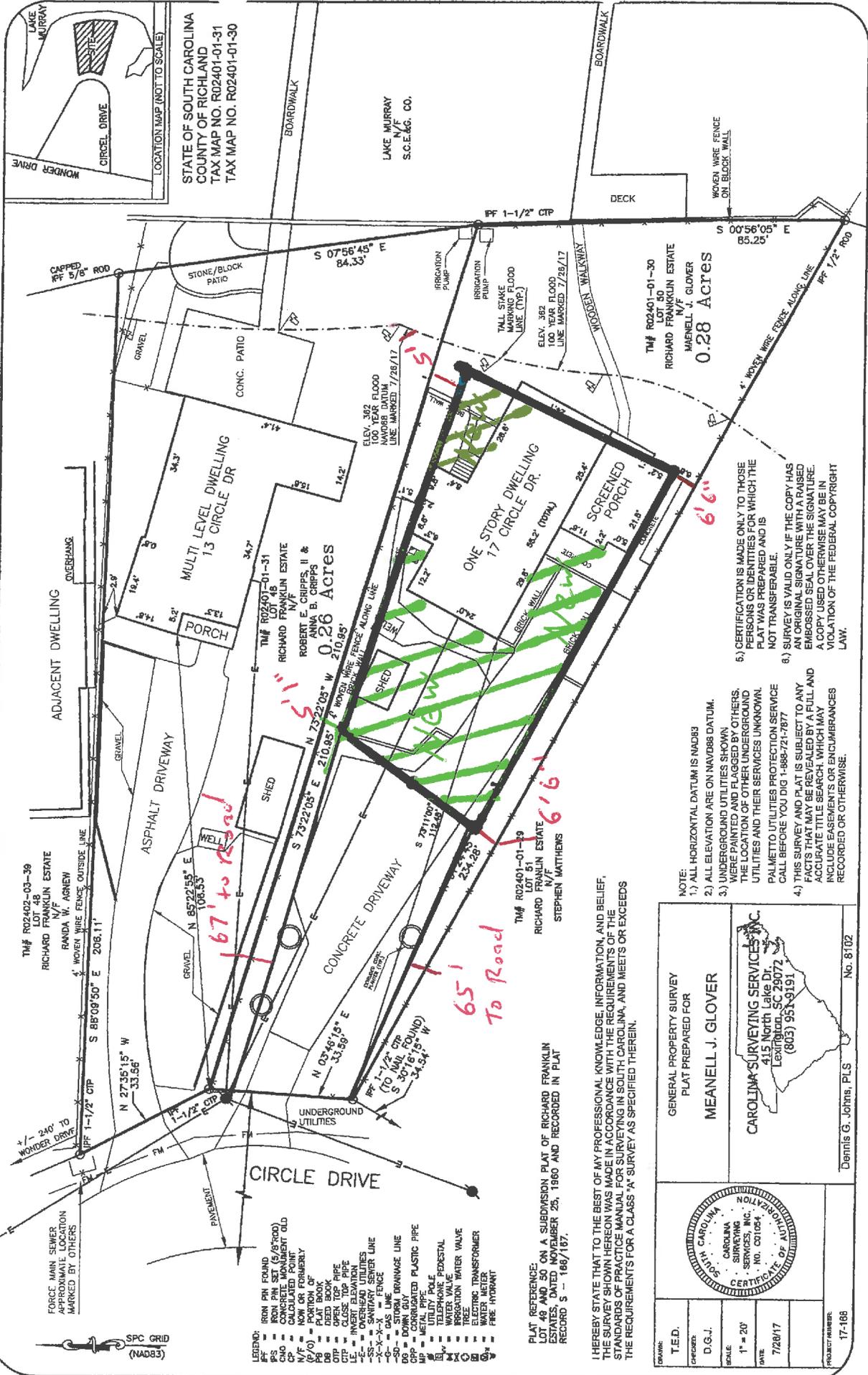
Dennis G. Johns, PLS
 No. 8102

STATE OF SOUTH CAROLINA
 CERTIFICATE OF AUTHORITY

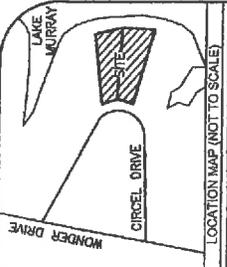
CAROLINA SURVEYING SERVICES, INC.
 No. 031054

DATE: 7/26/17
 PROJECT NUMBER: 17-188

New Site Plan



STATE OF SOUTH CAROLINA
 COUNTY OF RICHLAND
 TAX MAP NO. R02401-01-31
 TAX MAP NO. R02401-01-30



LEGEND:
 IRON PIN FOUND
 P/S IRON PIN SET (5/8" ROD)
 CH/O CONCRETE MONUMENT OLD
 CP CALCULATED POINT
 N/O NON OR FORMERLY
 P/O PLAT BOOK
 DB DEED BOOK
 O/T OFF TOP PIPE
 CIP OVERHEAD UTILITIES
 LE INVERT ELEVATION
 S-S SANITARY SEWER LINE
 G-G GAS LINE
 S-D STORM DRAINAGE LINE
 D/D DOWN GUY
 M/P METAL PIPE
 U/P UTILITY POLE
 T/P TELEPHONE/FEDERAL
 W/W WIRELESS
 I/W IRRIGATION WATER VALVE
 T/T TREE
 E/E ELECTRIC TRANSFORMER
 W/W WATER METER
 F/P FIRE HYDRANT

PLAT REFERENCE:
 LOT 48 AND 50 ON A SUBDIVISION PLAT OF RICHARD FRANKLIN ESTATES, DATED NOVEMBER 25, 1960 AND RECORDED IN PLAT RECORDS 5 - 166/167.

ADJACENT DWELLING:
 TM# R02402-03-39 RICHARD FRANKLIN ESTATE LOT 45 RANDA W. AGNEW N/F WOVEN WIRE FENCE OUTSIDE LINE

MULTI LEVEL DWELLING:
 13 CIRCLE DR
 TM# R02401-01-31 RICHARD FRANKLIN ESTATE ANNA B. CRIPPS N/F

ONE STORY DWELLING:
 17 CIRCLE DR
 TM# R02401-01-30 RICHARD FRANKLIN ESTATE MAENELL J. GLOVER

CONCRETE DRIVEWAY:
 TM# R02401-01-39 RICHARD FRANKLIN ESTATE STEPHEN MATTHEWS

WOODEN WALKWAY:
 TM# R02401-01-30 RICHARD FRANKLIN ESTATE MAENELL J. GLOVER

NOTES:
 1.) ALL HORIZONTAL DATUM IS NAD83
 2.) ALL ELEVATION ARE ON NAVD88 DATUM.
 3.) UNDERGROUND UTILITIES SHOWN WHERE AVAILABLE AND FLAGGED BY OTHERS. THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES UNKNOWN. CALL BEFORE YOU DIG 1-888-721-7877
 4.) THIS SURVEY AND PLAT IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH, WHICH MAY INCLUDE EASEMENTS OR ENCUMBRANCES RECORDED OR OTHERWISE.
 5.) CERTIFICATION IS MADE ONLY TO THOSE PERSONS OR IDENTITIES FOR WHICH THE PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
 6.) SURVEY IS VALID ONLY IF THE COPY HAS AN ORIGINAL SIGNATURE WITH A RAISED EMBOSSED SEAL OVER THE SIGNATURE. A COPY USED OTHERWISE MAY BE IN VIOLATION OF THE FEDERAL COPYRIGHT LAW.

GENERAL PROPERTY SURVEY PLAT PREPARED FOR MEANELL J. GLOVER		 CAROLINA SURVEYING SERVICES, INC. 415 North Lake Dr Lexington, SC 29072 (803) 953-9191	No. 8102 Dennis G. Johns, PLS
T.E.D. CHECKER D.G.J. SCALE DATE 7/28/17	PROJECT NUMBER 17-188		



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

17-12 Special Exception

REQUEST:

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

GENERAL INFORMATION:

Applicant: Jonathan L. Yates
Beacon Towers

TMS: 11709-05-01

Location: 5630 Farrow Road, Columbia, SC 29203

Parcel Size: 3.52 acre tract

Existing Land Use: The parcel contains a place of worship and a tire shop.

Proposed Land Use: The applicant proposes to erect a 195-foot telecommunications tower, within a 10,000 (100 x 100) square foot leased area.

Character of Area: The parcels immediate to the subject parcel are commercially zoned. The use types the surrounding area are primarily institutional and commercial.

ZONING ORDINANCE CITATION:

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

CRITERIA FOR SPECIAL EXCEPTION:

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

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

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

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

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

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

DISCUSSION:

The applicant proposes to erect a 195-foot monopole telecommunications tower, which will be situated within a 3,600 square foot fenced area.

Staff visited the site.

According to the provisions of subsection 26-152 (d) (22) (c) (1) towers abutting a residentially zoned parcel "...shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one

hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; whichever is less..”

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

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

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

Staff recommends approval for this request.

CONDITIONS:

Section 26-56 (f) (3)

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

OTHER RELEVANT SECTIONS:

N/A

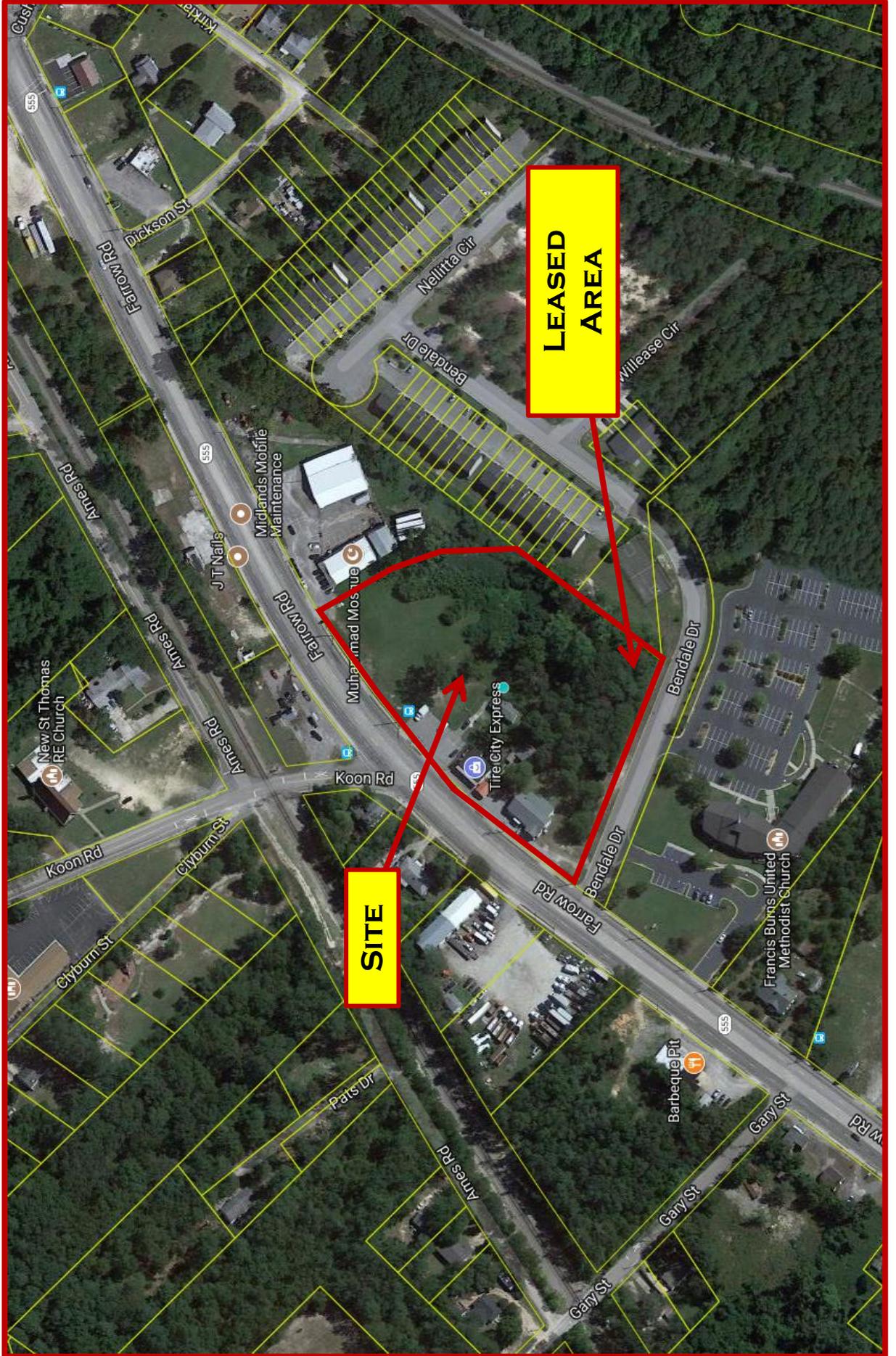
CASE HISTORY:

No record of previous special exception or variance request.

ATTACHMENTS:

- Site plan
- Zoning Application Packet

17 - 12 SE
Jonathan L. Yates
Beacon Towers
5630 Farrow Road
Columbia, SC 29203
TMS# 11709-05-01





BOARD OF ZONING APPEALS

SPECIAL EXCEPTION



1. Location: 5630 Farrow Road
 TMS Page: R11709-05-01 Block: _____ Lot: _____ Zoning District: G1C

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:
Wireless Telecommunications facility

3. Describe the proposal in detail: Beacon towers proposes a 196' monopole-style wireless telecom. facility designed with space for four (4) carriers to serve the surrounding area with voice and advanced data storage.

4. Area attributed to the proposal (square feet): 60 x 60 fenced compound.

5. Are other uses located upon the subject property? No Yes (if Yes, list each use and the square footage attributed to each use):
 - a. Use Tire Shop square footage _____
 - b. Use Church square footage _____
 - c. Use _____ square footage _____

6. Total number of parking spaces on the subject property: N/A

7. Total number of employees on shift of greatest employment: N/A

8. Address the following **Standards of Review** (Sec. 26-56 (f) (2) of the Richland County Land Development Code). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your request.
 - a. Traffic impact: The proposed facility will be unmanned and will generate 4-6 maintenance visits per year, thus having no traffic impact.
 - b. Vehicle and pedestrian safety: The proposed facility will enhance vehicle and pedestrian safety by providing effective access to all first responders, police, fire and EMS.
 - c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: The proposed facility will produce no noise, lights, or fumes, and will not obstruct airflow on adjoining property.
 - d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: Due to its short height and lack of illumination, the proposed facility will have no adverse effect on the aesthetic character of the environs.
 - e. Orientation and spacing of improvements or buildings: Any supporting buildings will be placed inside of the lease compound and will meet Richland County requirements.

HELLMAN YATES & TISDALE

ATTORNEYS AND COUNSELORS AT LAW

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN YATES & TISDALE, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

June 29, 2017

VIA FEDERAL EXPRESS

Mr. Geonard Price
Zoning Administrator, Richland County
Planning and Development Department
2020 Hampton Street
Columbia, SC 29204

Re: Proposed 195' Monopole-style in a new wireless telecommunications facility to be located at 5630 Farrow Road, Columbia, SC 29203

Dear Mr. Price,

Enclosed please find the application of Beacon Towers for a proposed 195-foot monopole-style wireless communications facility. The proposed facility will be located on the property of A & E Property Management LLC, which is located at 5630 Farrow Road, Columbia, SC 29203, and is designated as Richland County tax parcel number R11709-05-01. This is a very important facility to improve coverage for both voice and advanced data in this area of Richland County. In support of this request we have taken the liberty of recasting the relevant provisions of the Richland County Land Development Ordinance with our answer to the relevant provision in the bold font beneath the section. As will be evident from a review of the attached, Beacon Towers has not only met, but has exceeded, all of the necessary requirements for approval under the Richland County Land Development Ordinance.

- (22) *Radio, television and other transmitting towers.*
- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; LI Light Industrial; Heavy Industrial.

The proposed tower shall be located in the General Commercial (GC) district of Richland County.

- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.

The proposed tower is a 195' monopole, which easily meets the requirements of this section.

- c. The minimum setbacks for communication towers from abutting districts shall be as follows:
1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent. Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.

The proposed communication tower has a 59' fall zone radius that with the 10% safety factor is completely contained on the A & E Property Management LLC property, as certified by South Carolina P.E. Robert Beacom and attached hereto as Exhibit 11 and incorporated herein by reference, thereby fully complying with this provision.

2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.

There are no non-residentially-zoned parcels with habitable residential dwellings abutting the proposed communication tower. Please see Sheet A-0 of Exhibit "1".

3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.

The proposed communication tower easily meets the GC setback requirements of 25' front, 0' sides, and 10' rear. These details can be found on Sheet A-0 of the Exhibit "1".

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

There were no existing towers, alternative towers, buildings or other structures available in the vicinity of the proposed monopole, as stated in the letter of Martin Deputy of Beacon Towers, attached hereto as Exhibit "3" and incorporated herein by reference. The closest existing tower tower is 0.5 miles away as shown in Exhibit "3" and on Sheet A-0 of Exhibit "1". The need for additional coverage in this area is further detailed in the CelPlan coverage analysis, attached hereto as Exhibit "7" and incorporated herein by

reference.

In addition, Beacon Towers has designed this facility for collocation by up to four (4) wireless carriers, as shown on sheet A-2 of Exhibit "1", and agrees to allow other users to collocate on the structure in the future subject to engineering capabilities, as stated in the Collocation Policy Letter by Martin Deputy of Beacon Towers, attached hereto as Exhibit "4" and incorporated herein by reference.

- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.

The proposed communication tower will not be illuminated, as shown on Sheet A-2 of Exhibit "1". The FAA Determination of No Hazard to Air Navigation and finding that lighting is not required is attached hereto as Exhibit "6" and incorporated heron by reference.

- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.

The proposed wireless communications tower and associated structures shall be appropriately secured by means of an eight-foot chained link fence topped with three strands of barbed wire as an anti-climbing device, for a total height of nine (9) feet, as shown on Sheets A-1 and A-3 of Exhibit "1".

- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.

The tower will be landscaped in accordance with the requirements of section 26-176 of this chapter. As shown on Sheet A-0 of Exhibit "1", the heavy and mature existing vegetation will be utilized in lieu of new landscaping.

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

Signs for the purpose of identification, warning, emergency function, and contact will be placed as required by applicable state and federal law. Examples of such signage can be found on Sheet A-4 of Exhibit "1".

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

Beacon Towers has agreed to remove the tower and/or antenna within one hundred twenty (120) days after cessation of use, as provided in the letter of Martin Deputy of Beacon Towers, attached hereto as Exhibit "5".

In addition, a copy of the site survey is attached hereto as Exhibit "2", the redacted lease agreement is attached hereto as Exhibit "8", a copy of the recorded deed is attached hereto as Exhibit "9", and a copy of the recorded plat is attached hereto as Exhibit "10".

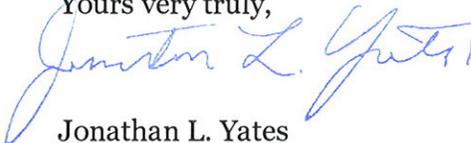
We feel that we have met the requirements of the Richland County Ordinance, and we have found a location that will provide the best possible site to reduce visibility of the facility to the surrounding area. In addition, the facility will employ the monopole design, which is generally perceived as the most innocuous and visibly pleasing type of communications facility. After a construction period of 30-45 days, the facility will only be visited by the carriers for routine maintenance approximately 4-6 times per year, thus it will not increase traffic in the area. Finally, the facility does not produce any off-site noise, light, odors or fumes. The facility will simply provide the necessary platform to deliver adequate wireless infrastructure to the surrounding area.

We respectfully request that this application be placed on the Board of Zoning Appeals Agenda for their regularly-scheduled August, 2017 meeting. After you have had the chance to review the enclosed, feel free to call me at (843)414-9754 or (843) 813-0103 with any questions you might have.

Thank you so much for all your help with this.

With warmest regards, I am

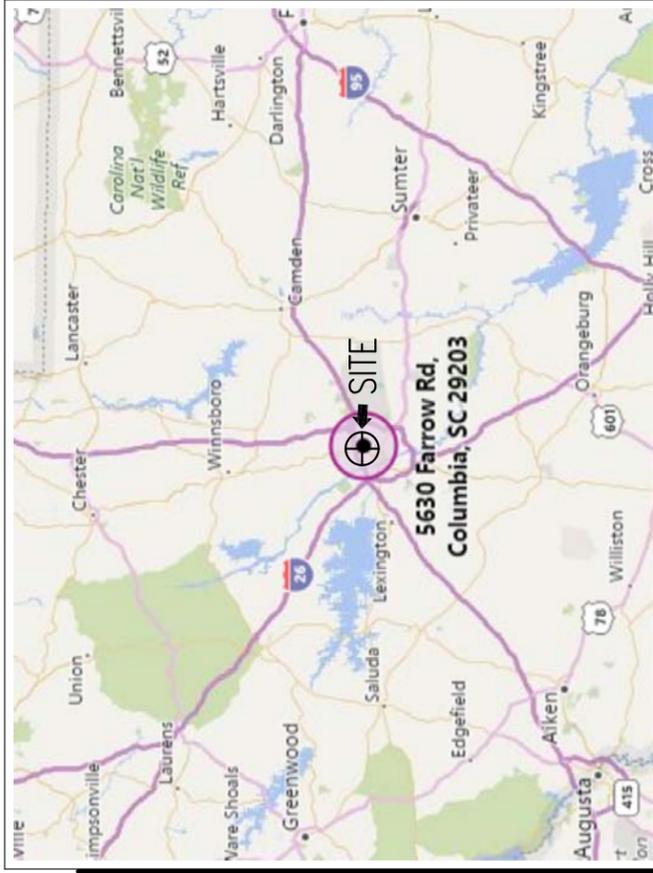
Yours very truly,



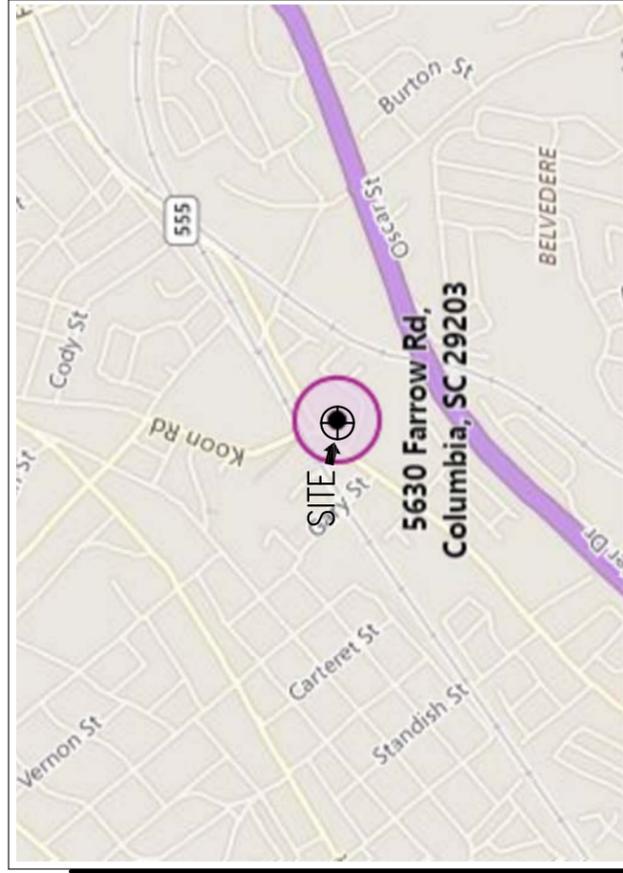
Jonathan L. Yates

JLY:jlc
Enclosures

SITE NAME:
CANDY
SITE NUMBER:
SC312

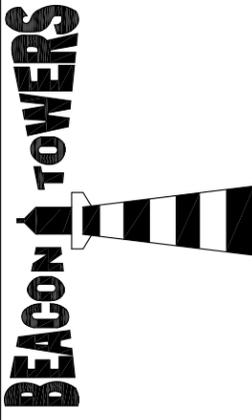


VICINITY MAP
SCALE: 1" = 30 MILES
NORTH



LOCAL MAP
SCALE: 1" = 2000'
NORTH

DIRECTIONS TO SITE:
FROM MT. PLEASANT, SC: DEPART ANN EDWARDS LN TOWARD HOUSTON NORTHCUIT BLVD 246 FT. TURN RIGHT ONTO HOUSTON NORTHCUIT BLVD 0.2 MI. TURN LEFT ONTO US-17 S/JOHNNIE DODDS BLVD 3.1 MI. TAKE RAMP RIGHT FOR I-26 TOWARD NORTH CHARLESTON/COLUMBIA 113 MI. AT EXIT 107B, TAKE RAMP RIGHT FOR I-20 EAST TOWARD FLORENCE 7.3 MI. AT EXIT 72, TAKE RAMP RIGHT FOR SR555/FARROW RD. TURN RIGHT AT END OF RAMP ONTO FARROW RD. 2.3 MI. TURN LEFT ONTO BENDALE DR. SITE IS ON THE LEFT.



"Leading the Way"

PROPOSED 195' MONOPOLE IN A NEW WIRELESS TELECOMMUNICATIONS FACILITY



CALL SOUTH CAROLINA 811 FOR UNDERGROUND UTILITIES PRIOR TO DIGGING-811 OR 800-821-7877
DIG ALERT:
EMERGENCY:
CALL 911

APPROVAL	SIGNATURE	PHONE NUMBER	DATE
OWNER'S AGENT APPROVAL			
CONSTRUCTION COORDINATOR			
APPROVAL			

SUBMISSION REVISION	DESCRIPTION	BY	DATE	SET NO.	DESCRIPTION	BY	DATE
1	NEAREST TOWERS	ACT	06-29-17	5			
2				6			
3				7			
4				8			

ARCHITECTURAL AND ENGINEERING FIRM:
BC ARCHITECTS ENGINEERS, PLC
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000 CONTACT: CHRIS MORIN ENGINEER
FAX: (703) 671-6300

SURVEYOR:
POINT TO POINT LAND SURVEYORS
1010 PENNSYLVANIA AVENUE
MC DONOUGH, GA 30253
TEL: (984) 242-0864 CONTACT: G. DARRELL TAYLOR, PLS
FAX: (984) 242-0866

SITE NAME: CANDY
SITE NUMBER: SC312
SITE ADDRESS: 5630 FARROW RD COLUMBIA, SC 29203

APPLICANT BUILDING INFO:
BEACON TOWERS-VA, LLC
P.O. BOX 685
MT. PLEASANT, SC 29465
ATTN: MARTIN DEPUTY
TEL: (843) 971-8385

PROJECT DESCRIPTION:
AN UNMANNED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF A PROPOSED 195' MONOPOLE IN A NEW FENCED COMPOUND

ADA COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

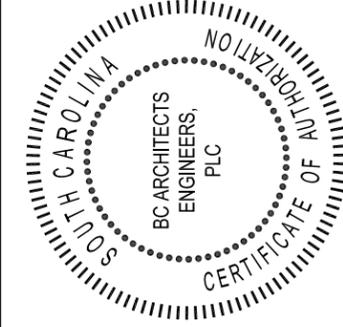
PROJECT DATA:
JURISDICTION: RICHLAND COUNTY
COUNTY: RICHLAND
PARCEL #: R17709-05-01
ZONING: GENERAL COMMERCIAL - GC

GEOGRAPHIC COORDINATES:
LATITUDE: N 34° 2' 59.56"
LONGITUDE: W 81° 0' 36.08"
GROUND ELEVATION: 306.7 AMSL

CODE COMPLIANCE
IBC 2015 2012 NBC
NEC 2015

SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET, VICINITY MAP AND GENERAL INFORMATION
S-1	SURVEY
S-2	SURVEY
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	TOWER ELEVATION
A-3	FENCE & GATE DETAILS
A-4	SIGNAGE

DRAWN BY:	PDM
CHECKED BY:	DRS
DATE DRAWN:	06-26-17
SUBMISSION:	FINAL ZONING
SHEET TITLE:	VICINITY MAP AND GENERAL INFORMATION
SHEET NUMBER:	T-1
REV. #	1



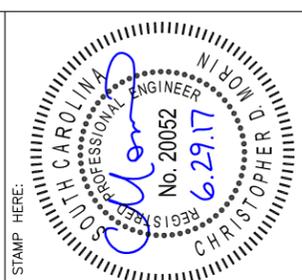
BEACON TOWERS
"Leading the Way"
BEACON TOWERS-VA, LLC
P.O. BOX 685
MT. PLEASANT, SC 29465

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF BEACON TOWERS-VA, LLC. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, REPRODUCED OR PUBLISHED IN ANY MANNER, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION FROM BEACON TOWERS-VA, LLC. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH BEACON TOWERS-VA, LLC WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BC Architects Engineers
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

NO.	DESCRIPTION	BY	DATE
1	NEAREST TOWERS	ACT	06-29-17
2			
3			
4			
5			
6			

SITE NAME:
CANDY
SITE NUMBER:
SC312
SITE ADDRESS:
**5630 FARROW ROAD
COLUMBIA, SC 29203**



STAMP HERE:
SOUTH CAROLINA PROFESSIONAL ENGINEER
REGISTRATION NO. 20052
6.29.17
CHRISTOPHER D. MORIN

ISSUED FOR ZONING

COA 20248

TITLE EXCEPTIONS

- THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY ABSOLUTE TITLE LLC, COMMITMENT DATE OF APRIL 20, 2017 @ 6AM, BEING REPORT NO. 17-1895, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.
- D-135/739 - SCE&G (THIS ITEM MAY AFFECT THE SUBJECT PROPERTY. IT REFERS TO A 20' POWER EASEMENT BUT DOES NOT CONTAIN A PLOTTABLE DESCRIPTION).
 - D-135/741 - SCE&G (THIS ITEM MAY AFFECT THE SUBJECT PROPERTY. IT REFERS TO A 10' POWER EASEMENT BUT DOES NOT CONTAIN A PLOTTABLE DESCRIPTION).
 - D-135/743 - SCE&G (THIS ITEM MAY AFFECT THE SUBJECT PROPERTY. IT REFERS TO A 20' POWER EASEMENT BUT DOES NOT CONTAIN A PLOTTABLE DESCRIPTION).
 - D-334/410 - SCE&G (THE APPROXIMATE LOCATION OF THIS ITEM IS PLOTTED HEREON).
 - RB-1401/3359 - PARCELS 'A' & 'B' (ALL PLOTTABLE ITEMS ARE SHOWN HEREON).
 - RB-2202/2902 - AGAINST L. EDWARD NEELEY (THIS ITEM IS NOT A SURVEY MATTER).

SUBJECT PROPERTY

OWNER: A & E PROPERTY MANAGEMENT, LLC
 SITE ADDRESS: 5630 FARROW RD, COLUMBIA, SC 29203
 PARCEL ID: R11709-05-01
 AREA: 3.52 ACRES (PER TAX ASSESSOR)
 ZONED: GC - GENERAL COMMERCIAL DISTRICT
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
 REFERENCE: DEED BOOK 1401 PAGE 3360 & PLAT BOOK 1401 PAGE 3359

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: ONLINE POSITION USER INTERFACE
 DATES OF SURVEY: 5/30/17
 DATUM/EPOCH: NAD 83(2011)MEPOCH:2010.00000
 PUBLISHED/FIXED CONTROL USE: N/A
 GEOID MODEL: 12B
 COMBINED GRID FACTOR(S): 0.99980497

ADJOINER INFORMATION

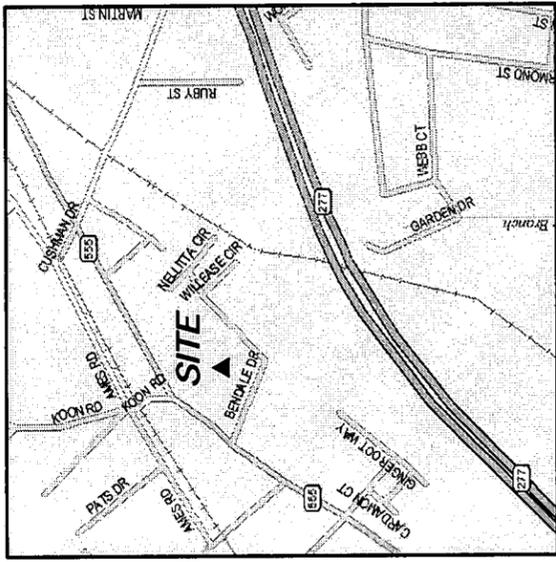
N/F	PARCEL #	ZONED	REF.
N/F	R11775-01-03	RG-2	259/281
N/F	R11775-01-02	RG-2	259/281
N/F	R11775-01-01	RG-2	259/281
N/F	R11775-01-44	RG-2	259/281

N/F
 E & A PROPERTIES, LLC
 PARCEL # R11709-05-02
 ZONED GC
 DB 1401 PG 3367

N/F
 A & E PROPERTY MANAGEMENT, LLC
 PARCEL # R11709-05-01
 ZONED GC
 DB 1401 PG 3360

N/F
 BENEDICT COLLEGE
 PARCEL # R11775-01-45
 ZONED RG-2
 DB 259 PG 281

BENDALE DR
 (N/F FRANCIS BURNS
 UNITED METHODIST CHURCH
 PARCEL # R11612-04-04)



VICINITY MAP
 NOT TO SCALE

GENERAL NOTES

- THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF BEACON TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE PROPOSED LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER 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.
- 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 5.07 PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.
- EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. (DATE OF LAST FIELD VISIT: 5/30/2017)
- THE 2' 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 ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.
- BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) SOUTH CAROLINA INTERNATIONAL.
- NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 46079C0242K DATED SEPTEMBER 29, 2010.
- 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 STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY SPECIFIED THEREIN.

THIS SURVEY IS NOT FOR RECORDATION PURPOSES.

(SURVEY NOT VALID WITHOUT SHEET 2 OF 2)

POINT TO POINT LAND SURVEYORS
 1010 Pennsylvania Avenue
 McDonough, GA 30253
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



BEACON TOWERS/VA, LLC
 P.O. BOX 685
 MOUNT PLEASANT, SC 29456

"CANDY"

RICHLAND COUNTY,
 SOUTH CAROLINA

DRAWN BY: EAL
 CHECKED BY: JKL
 APPROVED: C. INER
 DATE: JUNE 8, 2017
 P2P JOB #: G170393
 SHEET: **1** OF 2

PROPOSED 30' INGRESS-EGRESS & UTILITY EASEMENT #1

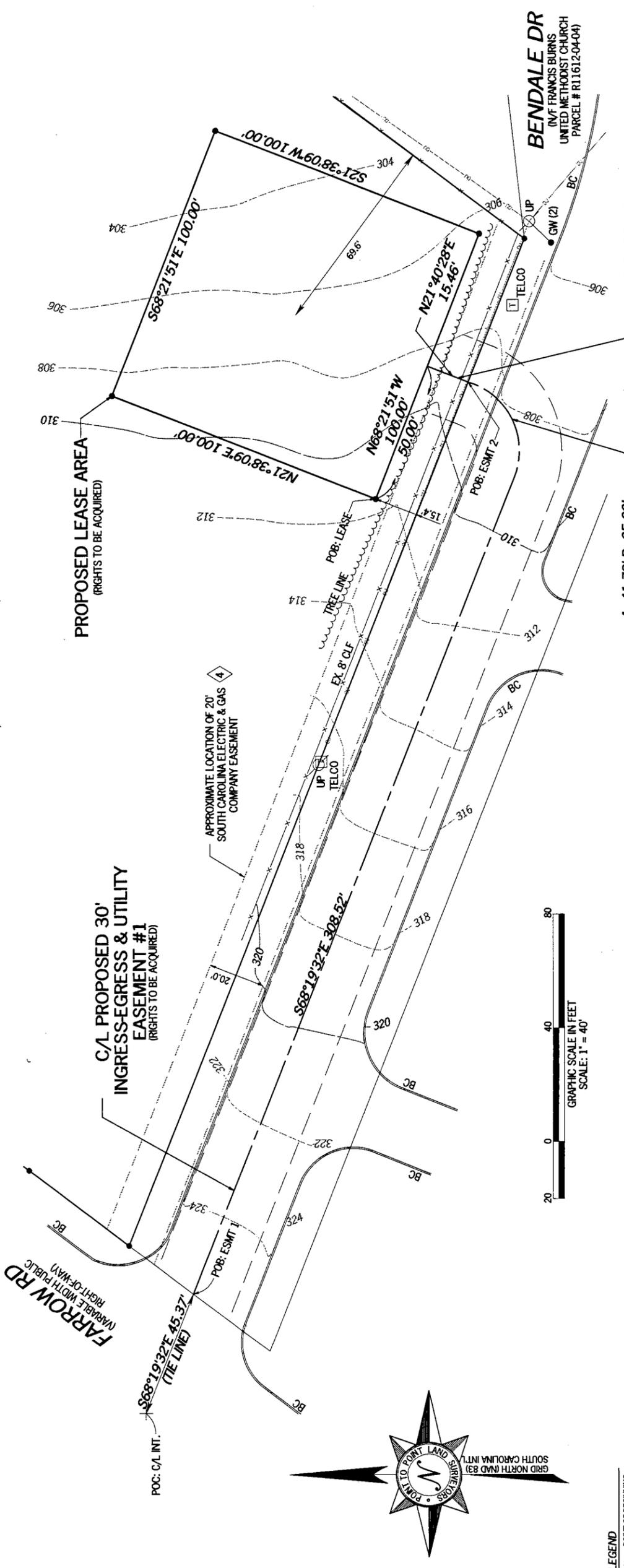
TOGETHER WITH A PROPOSED 30-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT, LYING AND BEING IN RICHLAND COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE CENTERLINE INTERSECTION OF FARROW ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND BENDALE DRIVE (A PRIVATE ROAD, ALSO KNOWN AS TAX PARCEL NUMBER R11612-04-04); THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG A TIE LINE, SOUTH 68°19'32" EAST, 45.37 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FARROW ROAD AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 68°19'32" EAST, 308.52 FEET TO A POINT; THENCE, 41.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 64°07'56" EAST, 37.03 FEET TO A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF THE LANDS OWNED BY A & E PROPERTY MANAGEMENT, LLC, AS RECORDED IN DEED BOOK 1401 PAGE 3360, RICHLAND COUNTY RECORDS, AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID PROPERTY LINE AND RUNNING, NORTH 21°40'28" EAST, 15.46 FEET TO THE ENDING AT A POINT.

PROPOSED 30' INGRESS-EGRESS & UTILITY EASEMENT #2

TOGETHER WITH A PROPOSED 30-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT, LYING AND BEING IN RICHLAND COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE CENTERLINE INTERSECTION OF FARROW ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND BENDALE DRIVE (A PRIVATE ROAD, ALSO KNOWN AS TAX PARCEL NUMBER R11612-04-04); THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG A TIE LINE, SOUTH 68°19'32" EAST, 45.37 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FARROW ROAD; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 68°19'32" EAST, 308.52 FEET TO A POINT; THENCE, 41.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 64°07'56" EAST, 37.03 FEET TO A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF THE LANDS OWNED BY A & E PROPERTY MANAGEMENT, LLC, AS RECORDED IN DEED BOOK 1401 PAGE 3360, RICHLAND COUNTY RECORDS, AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID PROPERTY LINE AND RUNNING, NORTH 21°40'28" EAST, 15.46 FEET TO THE ENDING AT A POINT.



PROPOSED LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN RICHLAND COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE CENTERLINE INTERSECTION OF FARROW ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND BENDALE DRIVE (A PRIVATE ROAD, ALSO KNOWN AS TAX PARCEL NUMBER R11612-04-04); THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG A TIE LINE, SOUTH 68°19'32" EAST, 45.37 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FARROW ROAD; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 68°19'32" EAST, 308.52 FEET TO A POINT; THENCE, 41.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 64°07'56" EAST, 37.03 FEET TO A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF THE LANDS OWNED BY A & E PROPERTY MANAGEMENT, LLC, AS RECORDED IN DEED BOOK 1401 PAGE 3360, RICHLAND COUNTY RECORDS; THENCE LEAVING SAID PROPERTY LINE AND RUNNING, NORTH 21°40'28" EAST, 15.46 FEET TO A POINT; THENCE, NORTH 68°21'51" WEST, 50.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 21°38'09" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 68°21'51" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 21°38'09" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 68°21'51" WEST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

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

C/L PROPOSED 30' INGRESS-EGRESS & UTILITY EASEMENT #1
(RIGHTS TO BE ACQUIRED)

C/L PROPOSED 30' INGRESS-EGRESS & UTILITY EASEMENT #2
(RIGHTS TO BE ACQUIRED)

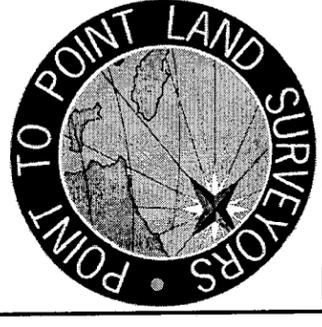
SITE INFORMATION

PROPOSED LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)
 LATITUDE = 34°02'59.56" (NAD 83)
 LONGITUDE = -81°00'36.08" (NAD 83)
 ELEVATION AT CENTER OF PROPOSED LEASE AREA = 306.7 A.M.S.L.



NO.	DATE	REVISION

POINT TO POINT LAND SURVEYORS
 1010 Pennsylvania Avenue
 McDonough, GA 30253
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com

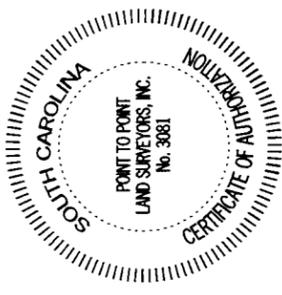


BEACON TOWERS
 BEACON TOWERS-VIA, LLC
 P.O. BOX 685
 MOUNT PLEASANT, SC 29456

'CANDY'
 RICHLAND COUNTY,
 SOUTH CAROLINA
 DRAWN BY: EAL
 CHECKED BY: JKL
 APPROVED: C. INER
 DATE: JUNE 8, 2017
 SHEET: **2**
 P2P JOB #: G170393
 OF 2

LEGEND

POB	POINT OF BEGINNING
PC	POINT OF COMMENCEMENT
PS	POINT OF SURVEY
RF	IRON PIN FOUND
CF	CONCRETE FOUNDATION
LP	UTILITY POLE
LP	UTILITY POLE
FP	FLAG POLE
SMH	STAINLESS STEEL MARKER
SMH	STAINLESS STEEL MARKER
NY	IRON NAIL
NY	IRON NAIL
FP	FIRE HYDRANT
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
BC	BACK OF CURB
TH	TOP OF WALL
EW	EDGE OF WALL
UL	UNDERGROUND UTILITY
UL	UNDERGROUND UTILITY
CMF	CORRUGATED METAL FENCE
RCF	REINFORCED CONCRETE FENCE
PVC	POLYVINYL CHLORIDE FENCE
GW	GUY WIRE ANCHOR
TR	TRAILER
TR	TRAILER
SWCB	SINGLE WING CATCH BASIN
DMCB	DOUBLE WING CATCH BASIN
CLF	CHAIN LINK FENCE
WM	WATER METER
CO	CULVERT
CO	CULVERT
NV	NAIL
BP	ICE BRIDGE POLE



(SURVEY NOT VALID WITHOUT SHEET 1 OF 2)

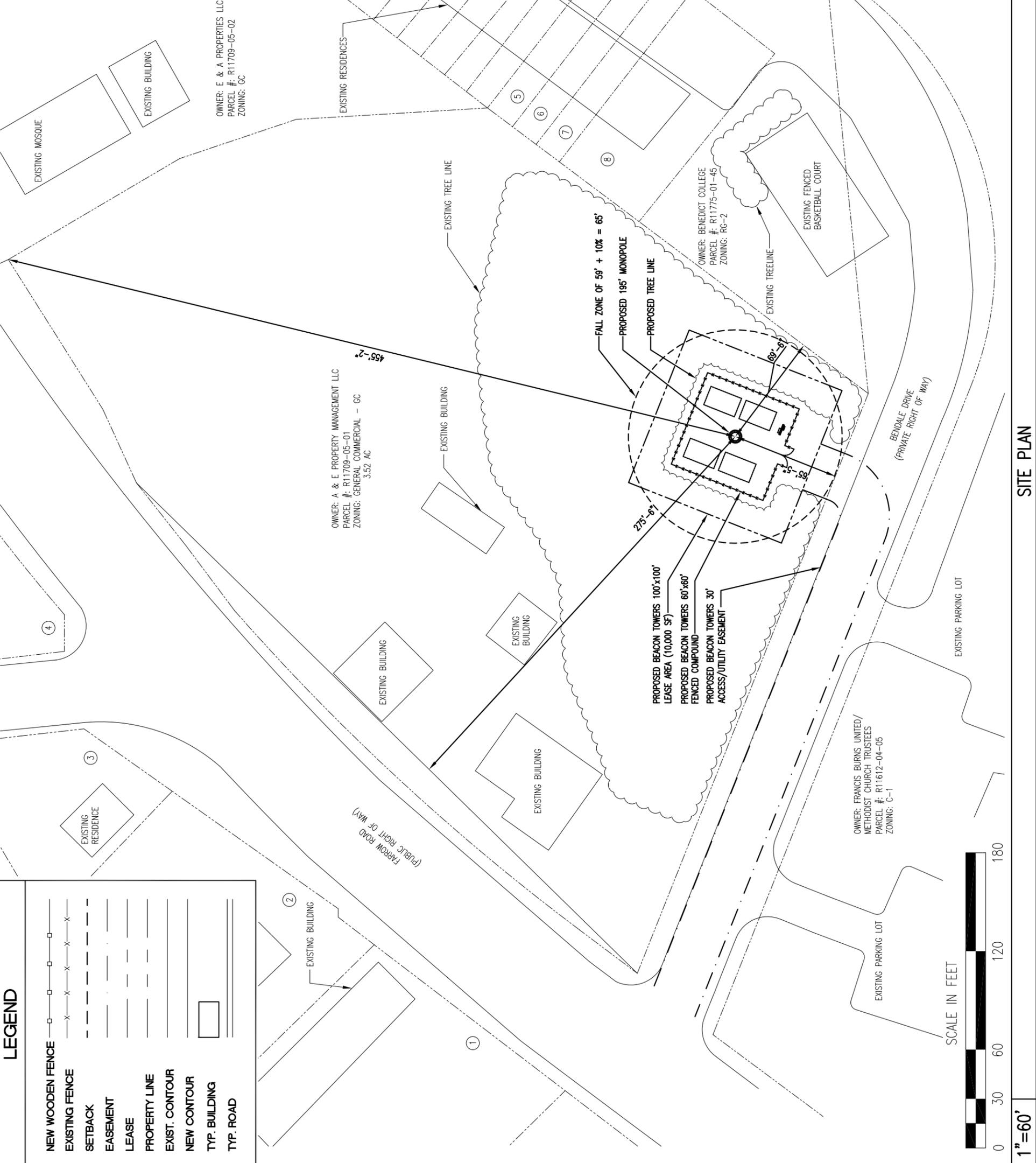
LEGEND

- NEW WOODEN FENCE
- EXISTING FENCE
- SETBACK
- EASEMENT
- LEASE
- PROPERTY LINE
- EXIST. CONTOUR
- NEW CONTOUR
- TYP. BUILDING
- TYP. ROAD

GC DISTRICT SETBACKS	
FRONT: 25'	
SIDE: 0'	
REAR: 10'	

NEAREST TOWERS ARE AS FOLLOWS:

- 550' GUYED TOWER OWNED BY ROBERTS TOWER CO. II, LLC LOCATED 0.8 MI. SE OF PROPOSED TOWER.
- 230' GUYED TOWER OWNED BY CUMULUS RADIO CORP. LOCATED 0.5 MI. NE OF PROPOSED TOWER.



EXISTING MOSQUE
EXISTING BUILDING

OWNER: E & A PROPERTIES LLC
PARCEL #: R11709-05-02
ZONING: GC

OWNER: A & E PROPERTY MANAGEMENT LLC
PARCEL #: R11709-05-01
ZONING: GENERAL COMMERCIAL - GC
3.52 AC

EXISTING RESIDENCES

OWNER: NEELEY RHONDA MAE
PARCEL #: R11709-02-32
ZONING: GC

OWNER: NEELEY RHONDA MAE
PARCEL #: R11709-02-31
ZONING: GC

OWNER: NEELEY LOUIE EDWARD
PARCEL #: R11709-02-30
ZONING: GC

OWNER: A & E PROPERTY MANAGEMENT LLC
PARCEL #: R11709-03-06
ZONING: GC

OWNER: BENEDICT COLLEGE
PARCEL #: R11775-01-03
ZONING: RG-2

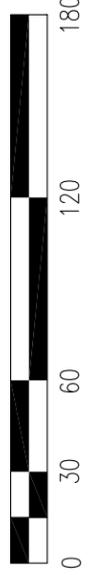
OWNER: BENEDICT COLLEGE
PARCEL #: R11775-01-02
ZONING: RG-2

OWNER: BENEDICT COLLEGE
PARCEL #: R11775-01-01
ZONING: RG-2

OWNER: BENEDICT COLLEGE
PARCEL #: R11775-01-44
ZONING: RG-2

OWNER: BENEDICT COLLEGE
PARCEL #: R11775-01-45
ZONING: RG-2

OWNER: FRANCIS BURNS UNITED/METHODIST CHURCH TRUSTEES
PARCEL #: R11612-04-05
ZONING: C-1



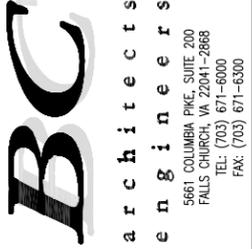
1"=60'

TRUE NORTH

SITE PLAN

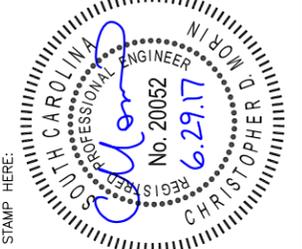


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SHEET REVISION	
NO.	DESCRIPTION BY DATE
1	NEAREST TOWERS ACT 06-29-17
2	
3	
4	
5	
6	

SITE NAME: **CANDY**
SITE NUMBER: **SC312**
SITE ADDRESS: **5630 FARROW ROAD, COLUMBIA, SC 29203**



DRAWN BY:	PDM
CHECKED BY:	DRS
DATE DRAWN:	06-26-17
SUBMISSION:	FINAL ZONING
SHEET TITLE:	

SITE PLAN

SHEET NUMBER:	A-0	REV. #	1
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BC
Architects
Engineers
 5661 COLUMBIA PIKE, SUITE 200
 FALLS CHURCH, VA 22041-2868
 TEL: (703) 671-6000
 FAX: (703) 671-6300

SHEET REVISION	
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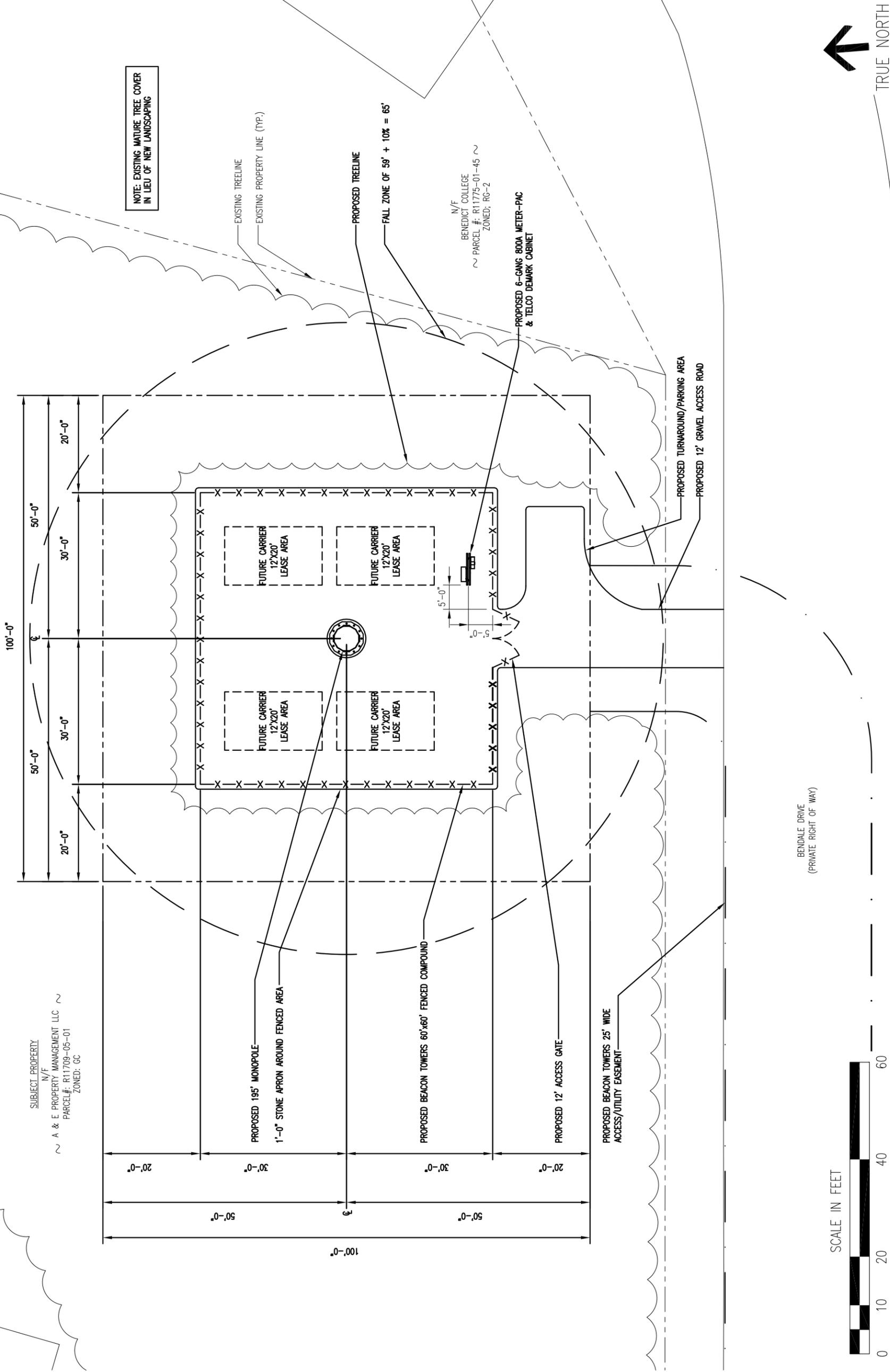
SITE ADDRESS:
5630 FARROW ROAD
COLUMBIA, SC 29203

STAMP HERE:

DRAWN BY:	PDM
CHECKED BY:	DRS
DATE DRAWN:	06-26-17
SUBMISSION:	FINAL ZONING
SHEET TITLE:	

ENLARGED
SITE PLAN

SHEET NUMBER:	A-1	REV. #	1
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NOTE: EXISTING MATURE TREE COVER IN LIEU OF NEW LANDSCAPING



ENLARGED SITE PLAN 1



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SITE NAME:
CANDY

SITE NUMBER:
SC312

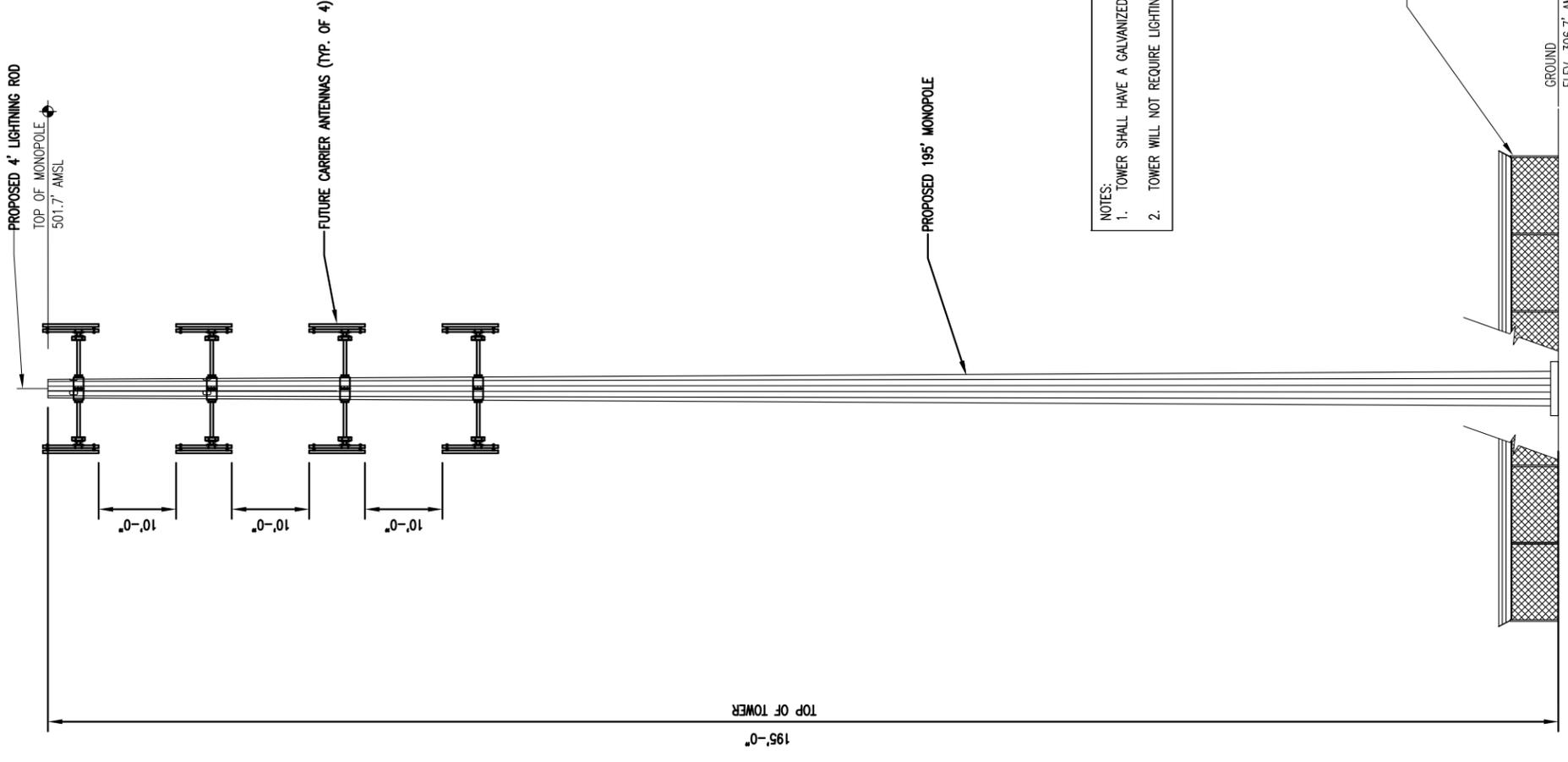
SITE ADDRESS:
**5630 FARROW ROAD
 COLUMBIA, SC 29203**



DRAWN BY:	PDM
CHECKED BY:	DRS
DATE DRAWN:	06-26-17
SUBMISSION:	FINAL ZONING
SHEET TITLE:	

TOWER ELEVATION	
SHEET NUMBER:	A-2
REV. #	1

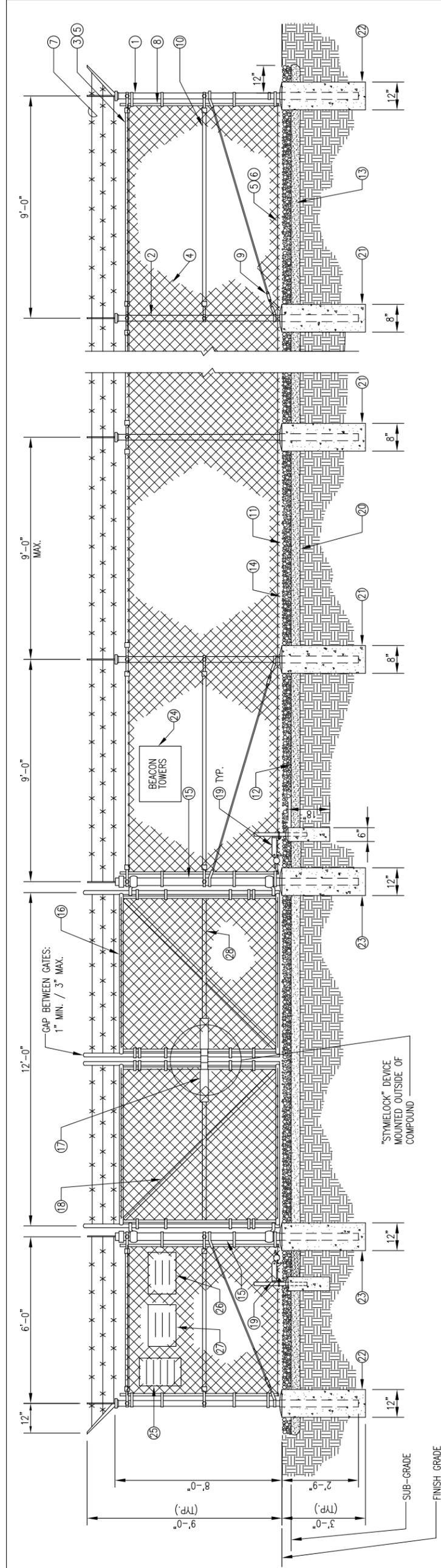
COA C02248



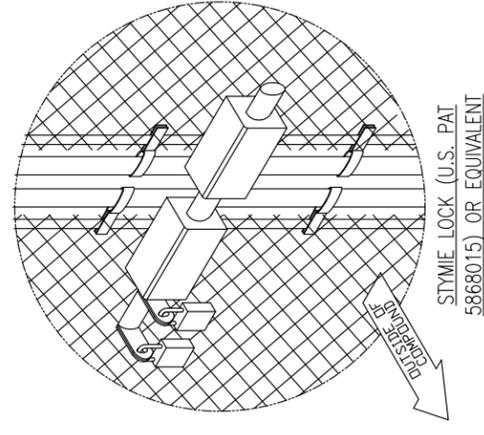
1" = 20'

TOWER ELEVATION

1



- REFERENCE NOTES:**
- ① CORNER, END OR PULL POST: 4" SCHEDULE 40 PIPE.
 - ② LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
 - ③ TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
 - ④ FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
 - ⑤ TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS. A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
 - ⑥ TENSION WIRE: 9 GA GALVANIZED STEEL.
 - ⑦ BARBED WIRE: DOUBLE STRAND 12-1 1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
 - ⑧ STRETCHER BAR.
 - ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
 - ⑩ FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
 - ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
 - ⑫ 2' FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
 - ⑬ 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
 - ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL.
 - ⑮ GATE POST: 4" SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 20 FEET OR 20 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
 - ⑯ GATE FRAME: 1 1/2" PIPE SCH. 40, PER ASTM-F1083.
 - ⑰ "STYMILOCK" OR EQUIVALENT
 - ⑱ GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE.
 - ⑲ DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
 - ⑳ GEOTEXTILE FABRIC.
 - ㉑ LINE POST: CONCRETE FOUNDATION (3000 PSI).
 - ㉒ CORNER POST: CONCRETE FOUNDATION (3000 PSI).
 - ㉓ GATE POST: CONCRETE FOUNDATION (3000 PSI).
 - ㉔ 18" x 24" BEACON TOWERS SIGN. W/ CONTACT INFO.
 - ㉕ 12" x 18" YELLOW CAUTION RADIO FREQUENCY SIGN.
 - ㉖ 12" x 18" COMPETENT CLIMBERS ONLY SIGN.
 - ㉗ 12" x 18" DANGER NO TRESPASSING/AUTHORIZED PERSONNEL ONLY SIGN.
 - ㉘ GATE FRAME BRACE: 1 5/8" DIAMETER.
 - ㉙ "STYMILOCK" DEVICE MOUNTED OUTSIDE OF COMPOUND



STORE EXTRA PARTS OF STYMILOCK DEVICE IN TELCO CABINET.

NO PLUNGER OR MUSHROOM HEAD REQUIRED.

BEACON TOWERS-VA, LLC
P.O. BOX 685
MT. PLEASANT, SC 29465

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SHEET REVISION	
NO.	DESCRIPTION BY DATE
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2	
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4	
5	
6	

SITE NAME: **CANDY**
 SITE NUMBER: **SC312**
 SITE ADDRESS:
5630 FARROW ROAD
COLUMBIA, SC 29203

STAMP HERE:

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 20052
6.29.17
CHRISTOPHER D. MORIN

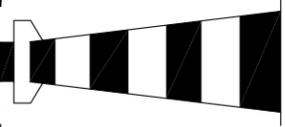
DRAWN BY:	PDM
CHECKED BY:	DRS
DATE DRAWN:	06-26-17
SUBMISSION:	FINAL ZONING

SHEET TITLE:
FENCE, GATE AND COMPOUND CROSS SECTION DETAIL

SHEET NUMBER:	A-3
REV. #	1

FOR SITE LEASING INFORMATION
PLEASE CONTACT

BEACON TOWERS



"Leading the Way"

(843) 324-9731

QTY: (3) EACH SIDE OF MAIN COMPOUND GATE, (1) AT ACCESS ROAD GATE

NOTICE

COMPETENT CLIMBERS ONLY
BEYOND THIS POINT

Climbers of this antenna/tower structure must comply 100% with all governing State and Federal regulations. Climbers must also comply with all OSHA regulations. This includes, but not limited to, being tied-off 100% at all times. Failure to comply could result in serious injury or death.

10"x7" ALUMINUM
NOTICE SIGN QTY: (1)

MOUNT SIGN ON CLIMBING LEG OF TOWER AT EYE LEVEL

CAUTION

CAUTION

RADIO FREQUENCY ENVIRONMENT AREA

AUTHORIZED PERSONNEL ONLY BEYOND THIS POINT RADIO FREQUENCY EMISSIONS AT THIS SITE MAY EXCEED THE FEDERAL OCCUPATIONAL CONTROLLED EXPOSURE LIMITS.

Personnel proceeding beyond this point must obey all posted signs, site guidelines and Federal Regulations for working in radio frequency environments.

IN ACCORDANCE WITH FEDERAL REGULATIONS
DIRECTOR/FREQUENCY EMISSIONS

YELLOW

WHITE

WHITE / YELLOW BACKGROUND W/ BLACK LETTERING
QUANTITY: (1)
(TO BE MOUNTED AT EYE LEVEL ON TOWER NEAR SAFETY CLIMB)

NOTICE

Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

OBHEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RADIO FREQUENCY ENVIRONMENTS.

IN ACCORDANCE WITH FEDERAL REGULATIONS
FREQUENCY EMISSIONS-47 CFR 1.1307(b)

GREEN

WHITE

WHITE / GREEN BACKGROUND W/ BLACK LETTERING
QUANTITY: (1)
(TO BE MOUNTED ON COMPOUND ACCESS GATE)

**FCC ANTENNA
STRUCTURE REGISTRATION #**

FCC# TBD

**BEACON TOWER ID:
EDISTO BEACH**

QTY: (1) MAIN COMPOUND GATE

SIGNAGE NOTES

1. CONTRACTOR TO PROVIDE AND INSTALL ALL SIGNAGE
2. ALL SIGNS SHALL BE MOUNTED ON INSIDE OF FENCE FABRIC, UNLESS NOTED OTHERWISE.



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BC

**a r c h i t e c t s
e n g i n e e r s**

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION

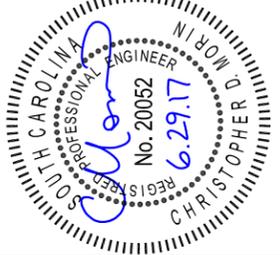
NO.	DESCRIPTION	BY	DATE
1	NEAREST TOWERS	ACT	06-29-17
2			
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4			
5			
6			

SITE NAME:
CANDY

SITE NUMBER:
SC312

SITE ADDRESS:
**5630 FARROW ROAD
COLUMBIA, SC 29203**

STAMP HERE:



DRAWN BY:	PDM
CHECKED BY:	DRS
DATE DRAWN:	06-26-17
SUBMISSION:	FINAL ZONING
SHEET TITLE:	

SIGNAGE

SHEET NUMBER:
A-4

REV. #
1

June 30, 2017

Mr. Martin Deputy
Beacon Towers, LLC
3519 Stockton Drive
Mount Pleasant, SC 29466

RE: Proposed 195' Sabre Monopole for Candy, SC

Dear Mr. Deputy,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 89 mph (115 mph Ultimate) with no ice and 30 mph with 3/4" radial ice, Structure Class II, Exposure Category C and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the 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 59 feet.

Sincerely,

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





June 23, 2017

Mr. Geonard Price
Zoning Administrator
Richland County Planning and Development Dept.
2020 Hampton Street
Columbia, SC 29204

**Re: Beacon Towers - Site Name: Candy – SC312 – Site Address: 5630 Farrow Road, Columbia, SC 29203 –
Wireless Telecommunications Facility Application – Lack of Collocation Opportunities**

Dear Mr. Price:

In accordance with the requirements set forth in the Richland County Zoning Ordinance, Beacon Towers conducted extensive site acquisition efforts to determine if collocation on an existing tower or other structure would be possible, but no adequate structure could be found.

In support of our request, I have attached the FCC Antenna Structure Registration search results, which show that the closest existing tower is located .5 miles away from the proposed new facility and consequentially does not meet coverage objectives. This is further evidenced in the letter of CelPlan, which is also included as part of our submittal. The proposed location at 5630 Farrow Road is the best site for the proposed Wireless Telecommunications Facility to provide adequate voice and advanced data service to the residents and businesses of, and visitors to, this area of Richland County.

In summary, Beacon Towers' search did not reveal any existing tower or other usable structure within the service area. Therefore, it is necessary for Beacon Towers to build a new Wireless Telecommunications Facility at the proposed site in order to meet necessary coverage objectives for this area of Richland County.

Please do not hesitate to contact me if you have any questions.

Very truly yours,
Beacon Towers-VA, LLC

A handwritten signature in black ink, appearing to read "Martin Deputy", is written above a horizontal line.

Martin Deputy
Managing Director

P.O. Box 685
Mt Pleasant, SC 29456

Registration Search Results

Displayed Results

 = Pending Application(s)

Specified Search

Latitude='34-2-59.6 N', Longitude='81-0-36.1 W', Radius=1.6 Kilometers

	Registration Number	Status	File Number	Owner Name	Latitude/Longitude	Structure City/State	Overall Height Above Ground (AGL)
1	1044529	Constructed	A0438210	Roberts Tower Company II, LLC	34-02-39.0N 080-59-50.0W	COLUMBIA, SC	167.7
2	1045514	Constructed	A1034252	Cumulus Radio Corporation	34-03-06.0N 081-00-06.0W	COLUMBIA, SC	68.9





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

Aeronautical Study No.
 2017-ASO-12460-OE

Issued Date: 06/28/2017

Martin Deputy
 Beacon Towers-VA
 P.O. Box 685
 Mt Pleasant, SC 29465

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

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

Structure: Antenna Tower Candy (Monopole)
 Location: Columbia, SC
 Latitude: 34-02-59.56N NAD 83
 Longitude: 81-00-36.08W
 Heights: 307 feet site elevation (SE)
 199 feet above ground level (AGL)
 506 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 12/28/2018 unless:

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

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

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

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

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

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 2017-ASO-12460-OE.

Signature Control No: 335230281-336596122

(DNE)

Andrew Hollie
Specialist

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

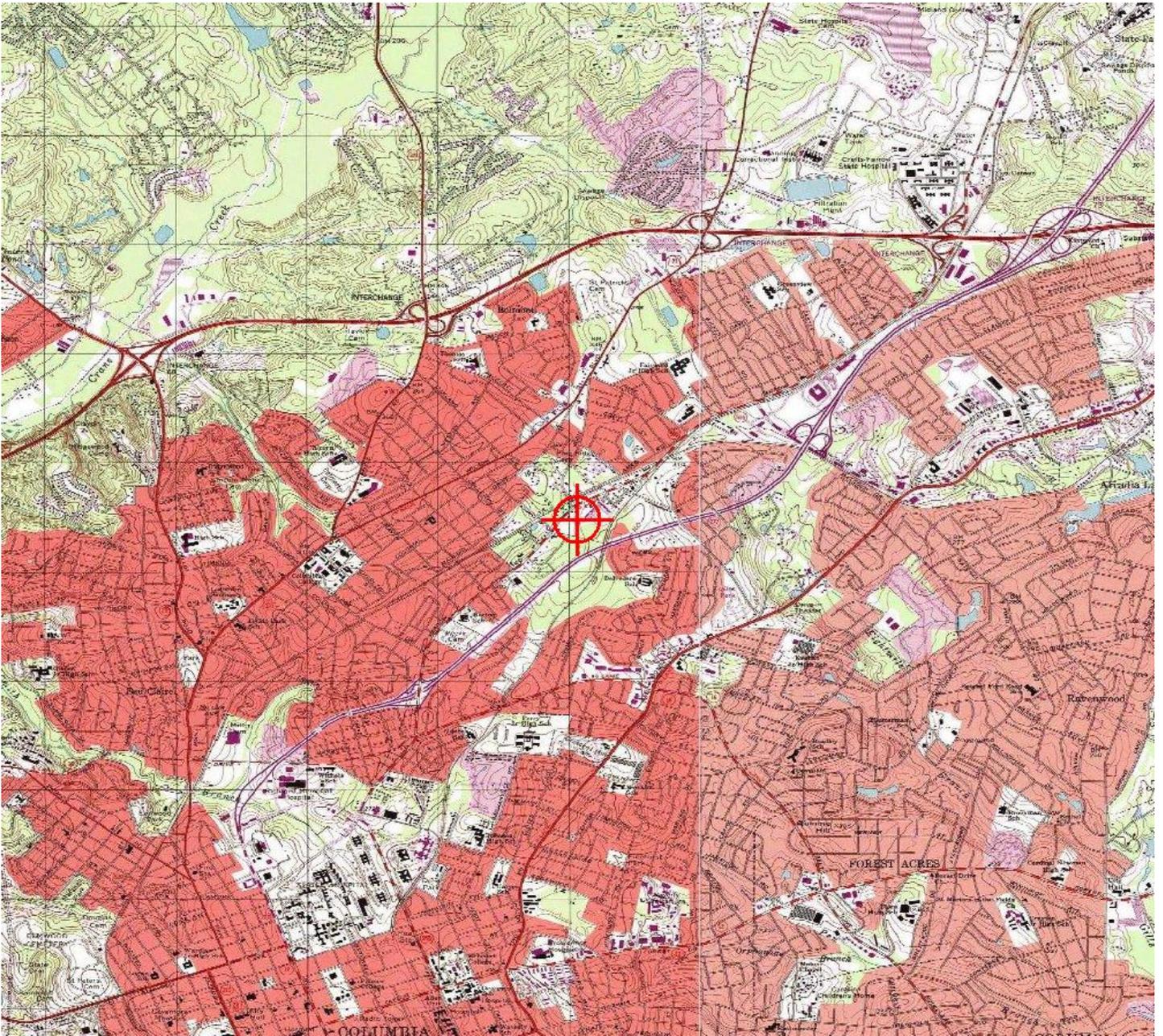
cc: FCC

Pole

Frequency Data for ASN 2017-ASO-12460-OE

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

TOPO Map for ASN 2017-ASO-12460-OE







June 23, 2017

Mr. Geonard Price
Zoning Administrator
Richland County Planning and Development Dept.
2020 Hampton Street
Columbia, SC 29204

**Re: Beacon Towers - Site Name: Candy – SC312 – Site Address: 5630 Farrow Road, Columbia, SC 29203 -
Telecommunication Facility Application – Collocation Policy Letter**

Dear Mr. Price:

Beacon Towers shall be willing to allow other users to co-locate on the proposed communications tower in the future, subject to engineering capabilities of the structure, frequency considerations and proper compensation from the additional user.

Please do not hesitate to contact me if you have any questions.

Very truly yours,
Beacon Towers-VA, LLC

A handwritten signature in black ink, appearing to read "Martin Deputy".

Martin Deputy
Managing Director

P.O. Box 685
Mt Pleasant, SC 29456



June 23, 2017

Mr. Geonard Price
Zoning Administrator
Richland County Planning and Development Dept.
2020 Hampton Street
Columbia, SC 29204

**Re: Beacon Towers - Site Name: Candy – SC312 – Site Address: 5630 Farrow Road, Columbia, SC 29203 -
Telecommunication Facility Application – Tower Removal Letter**

Dear Mr. Price:

Please accept the signed statement below as confirming Section 26-152 paragraph 22(i) of the Richland County Zoning Ordinance:

Beacon Towers, its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to assure the proposed communications tower, which is no longer used for communications purposes, will be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

Please do not hesitate to contact me if you have any questions.

Very truly yours,
Beacon Towers-VA, LLC

A handwritten signature in black ink, appearing to read "Martin Deputy".

Martin Deputy
Managing Director

P.O. Box 685
Mt Pleasant, SC 29456



Beacon Towers

Candy SC

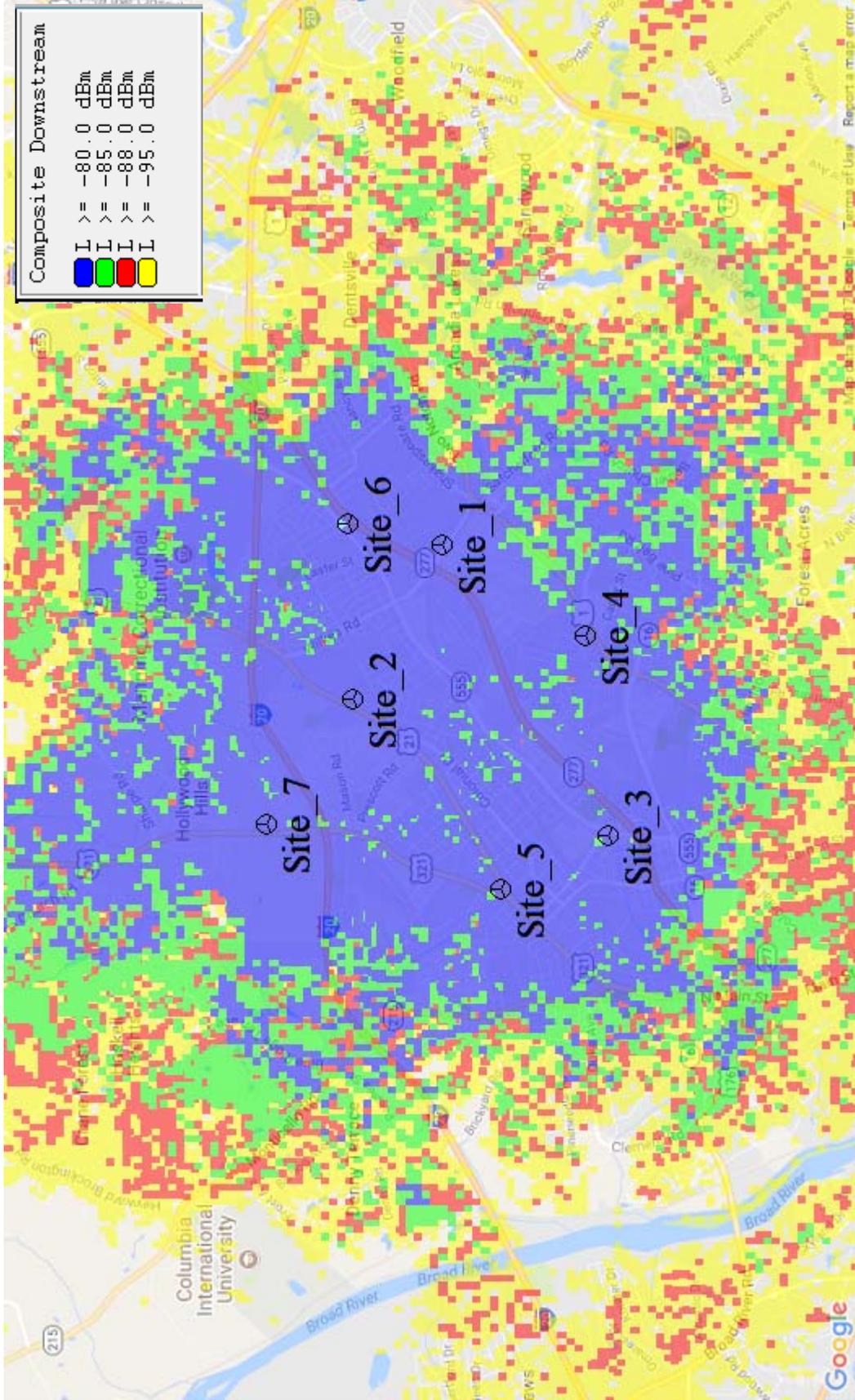
1900 MHz

Sites location

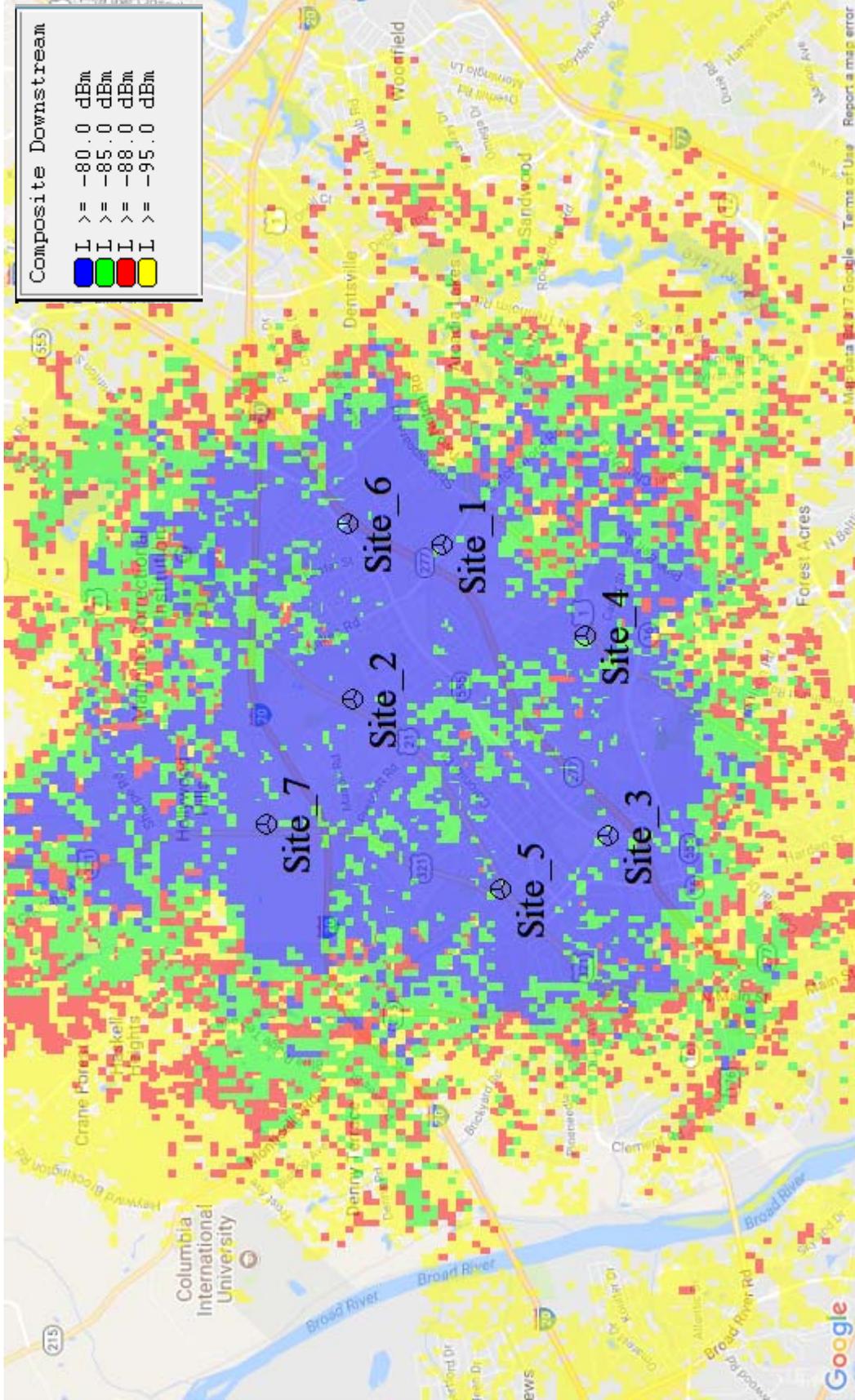


Proposed site is designed to complete coverage for the surrounding area not presently provided by existing wireless facilities in addition to providing capacity off load for several existing wireless facilities

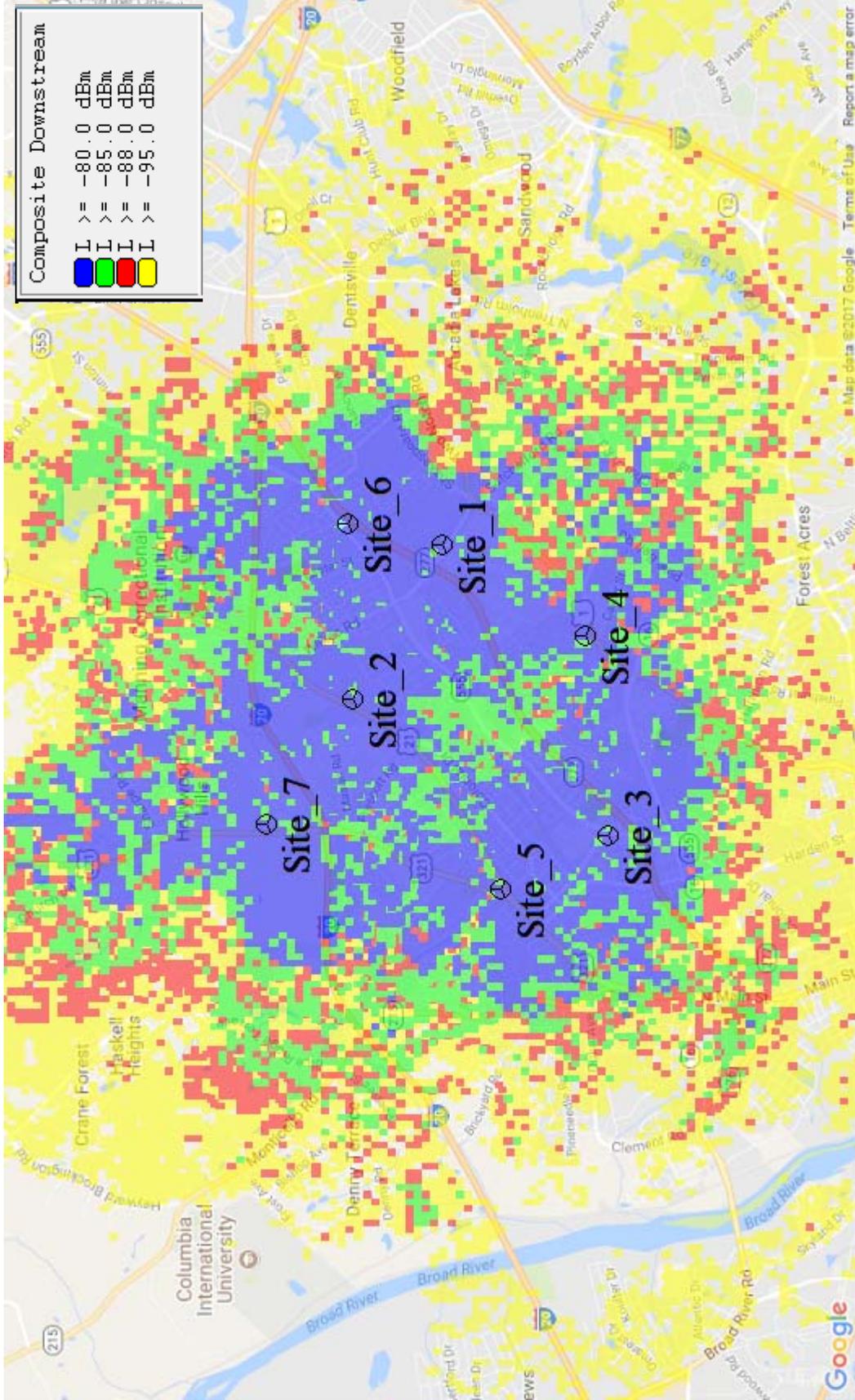
Outdoor Terminal – Existing Sites



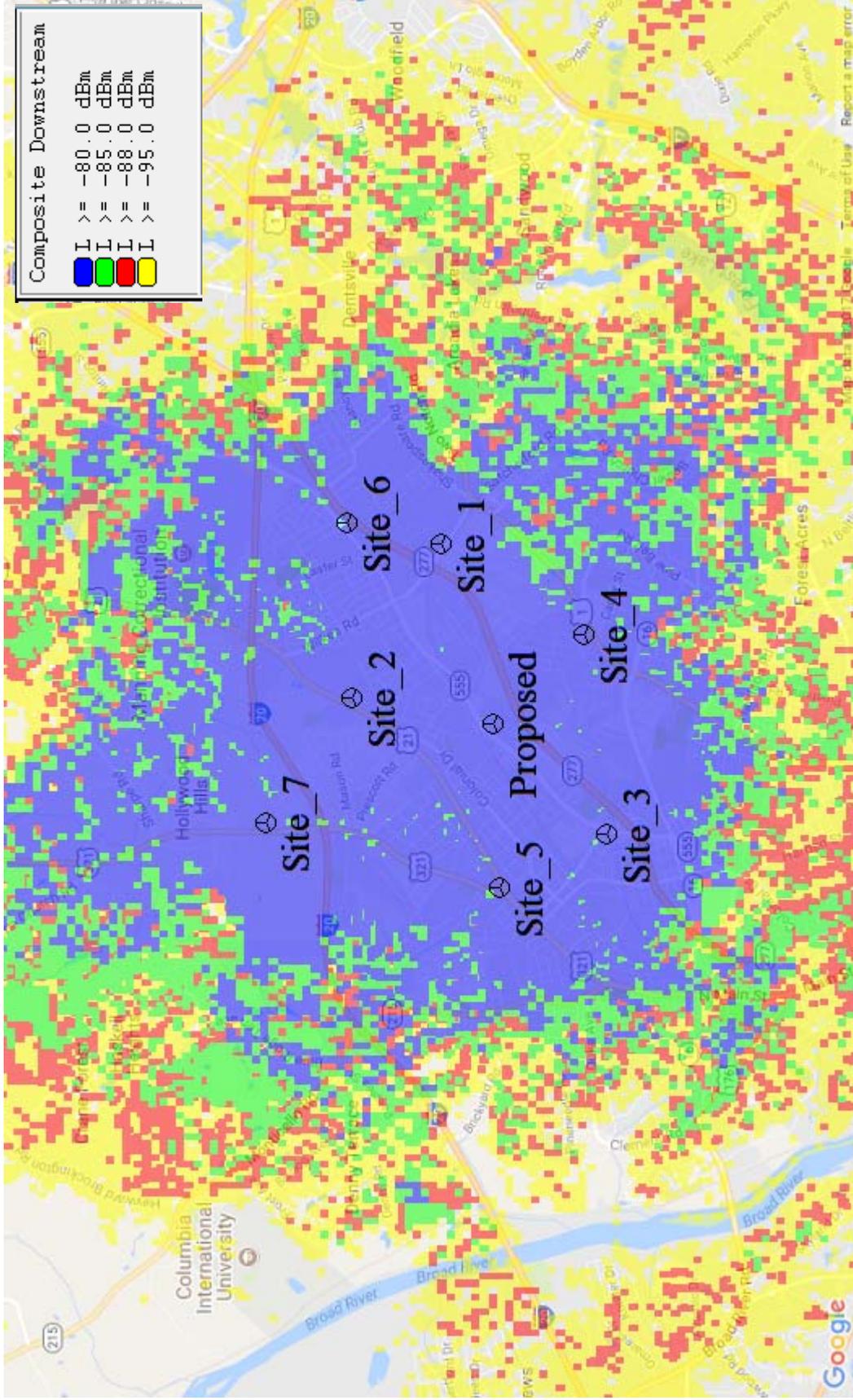
Incar Terminal – Existing Sites



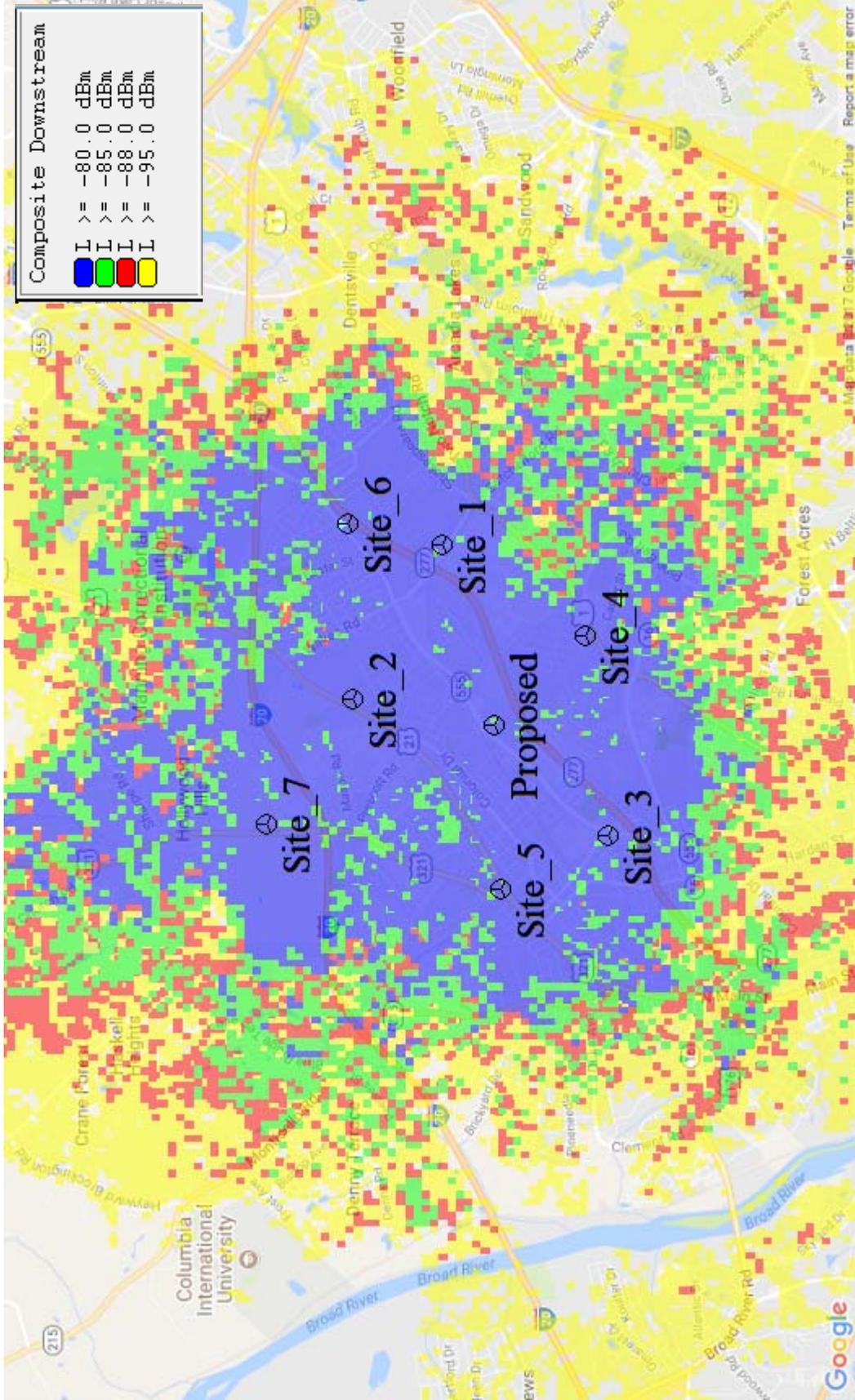
Indoor Terminal – Existing Sites



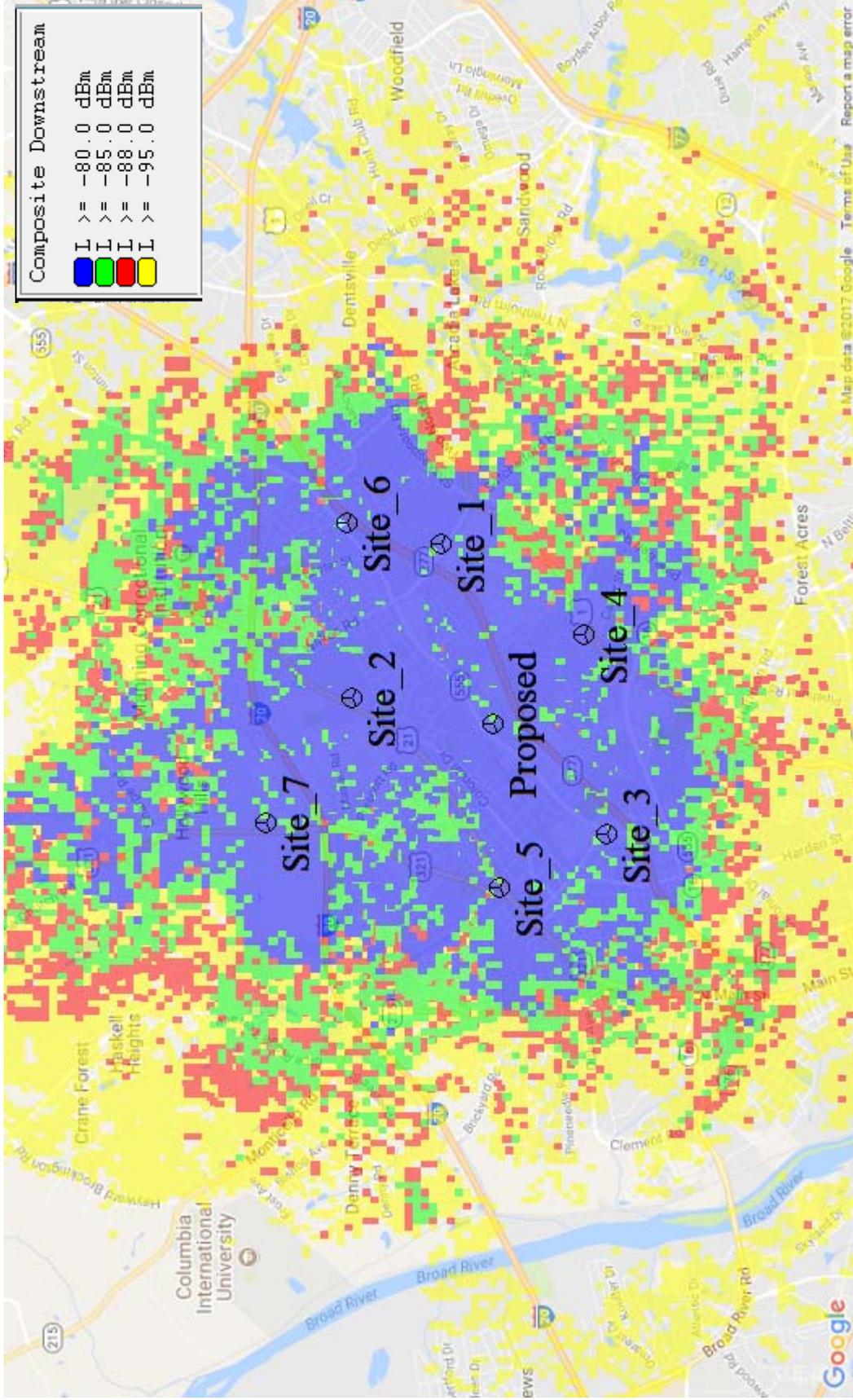
Outdoor Terminal – Existing + Candy SC



Incar Terminal – Existing + Candy SC

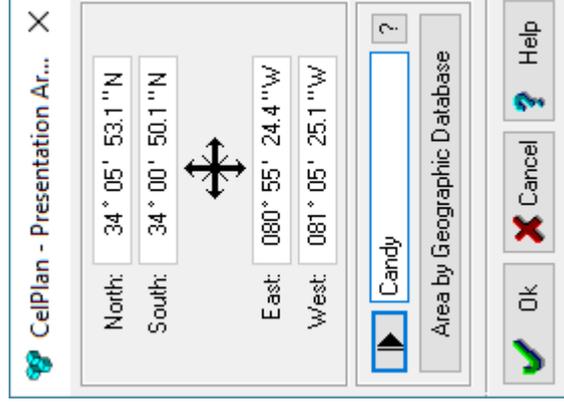


Indoor Terminal – Existing+Candy SC



Project Assumptions

- Estimated Propagation Model for 1900MHz
 - Based on measurements for medium sized US city
- 1 arcsec (30m) GIS (terrain and clutter)
- WGS84 used for coordinates
- High traffic demand (loaded cells)
- 3 Service classes: outdoor/incar/indoor
 - User terminal antenna 0 dBi
 - 95% area probability for fading considerations
 - Human body attenuation of 3 dB applied
 - 1 dB penetration attenuation for in car terminals
 - 6 dB penetration attenuation for indoor terminals





Richland County Government
2020 Hampton Street
Columbia, SC 29204

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