

RICHLAND COUNTY BOARD OF ZONING APPEALS



Wednesday, 7 November 2018

3 p.m.

Council Chambers



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

Agenda

- I. CALL TO ORDER & RECOGNITION OF QUORUM** **Mike Spearman, Chairman**
- II. ADOPTION OF AGENDA**
- III. PUBLIC NOTICE ANNOUNCEMENT**
- IV. RULES OF ORDER** **Mike Spearman, Chairman**
- V. APPROVAL OF MINUTES – October 2018**
- VI. PUBLIC HEARING** **Geonard Price,
Zoning Administrator**

OPEN PUBLIC HEARING

**18-009 SE
Jonathan L. Yates
Ellerbe Street
Columbia, SC 29204
TMS# 14102-07-11
Page 1**

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

**District 3
Yvonne McBride**

**18-002 AR
Dave Grove
N/S Piney Grove Road
Columbia, SC 29212
R04909-01-04
Page 43**

An Administrative Review of the Zoning Administrator's determination that a public hearing is not required for the establishment of a parking lot in the Light Industrial (M-1) zoning district.

- VII. OTHER BUSINESS**
A. Adoption of 2019 Calendar
Page 69

- VIII. ADJOURNMENT**



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

18-009 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

Global Signal Acquisitions IV, LLC

TMS: 14102-07-11

Location: NX Ellerbe Street, Columbia, SC 29204

Parcel Size: 0.14 - acre tract

Existing Land Use: The parcel is undeveloped.

Proposed Land Use: The applicant proposes to erect a 195-foot telecommunications tower, within a 3,584 square foot fenced compound.

Character of Area: The parcels immediate to the subject parcel are commercially zoned and developed.

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 3,584 square foot fenced compound.

Staff visited the site.

According to the provisions of subsection 26-152 (d) (22) (c) (3), "...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 required setbacks for the GC district are:

- **Front - 25 feet**
- **Rear - 10 feet**
- **Side – None**

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



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

October 18, 2018

VIA FEDERAL EXPRESS

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

Re: Application by Global Signal Acquisitions IV LLC for a proposed 195' Monopole-style wireless telecommunications facility (199' with lightning rod) to be located at 1312 Ellerbe Road, Columbia, SC 29204

Dear Mr. Price,

Enclosed please find the application of Global Signal Acquisitions IV LLC for a proposed 195-foot monopole-style wireless communications facility (199' with lightning rod). The proposed facility will be located on the property of Global Signal Acquisitions IV LLC, at 1312 Ellerbe Road, Columbia, SC 29204, 1312 Ellerbe Street is designated as Richland County tax parcel number R14102-07-11 and zoned General Commercial (GC). This will be a relocation of an existing 185-foot self-support tower (195' with lightning rod) located at 3315 Two Notch Road. The proposed relocation is of vital importance to the constituents of Richland County, as it provides for network protection of emergency E911 networks, as currently sustained by the existing facility at 3315 Two Notch Road. 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, Global Signal Acquisitions IV LLC 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 (199' with lightning rod), 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.

This provision is non-applicable as the proposed tower does not abut a residentially zoned parcel.

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

This provision is non-applicable as the proposed tower does not abut a non-residentially zoned parcel with a habitable residential dwelling.

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 Z1 of the Site Plans and Drawings by South Carolina Professional Engineer Theresa M. Aldrich, attached here to as Exhibit "1" and incorporated herein by reference.

- 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.

This will be a relocation of an existing 185-foot self support-style tower (195'

with lightning rod) located at 3315 Two Notch Road.

Global Signal Acquisitions IV LLC has designed this facility for collocation by at least four (4) broadband carriers, as shown on sheet Z3 of Exhibit "1", and agrees to allow other users to collocate on the structure in the future subject to engineering capabilities of the structure, frequency considerations, and proper compensation from the additional user, as stated in the Collocation Policy Letter by Bryce Pickens of Crown Castle, attached hereto as Exhibit "2" 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 unless required by the FAA, as shown on Sheet Z3 of Exhibit "1". Please see the FAA Aeronautical Evaluation by Site Safe, attached hereto as Exhibit "3" and incorporated herein 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 feet- three inches (9'-3"), as shown on Sheet Z3 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 Z5 of Exhibit "1", Global Signal Acquisitions IV LLC will plant 51 Nellie R. Stevens Holly's along the fence line. The Nellie R. Stevens Holly's will be spaced five feet on the center and will be at least six feet at planting and fifteen to twenty feet at maturity.

- 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 Z4 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.

October 18, 2018

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Global Signal Acquisitions IV LLC agrees to remove the tower and/or antenna within one hundred twenty (120) days after cessation of use, as provided in the letter of Bryce Pickens of Crown Castle, attached hereto as Exhibit "4".

In addition, a copy of the site survey is attached hereto as Exhibit "5" and incorporated herein by reference, a copy of the recorded deed is attached hereto as Exhibit "6" and incorporated herein by reference, and a copy of the recorded plats are attached hereto as Exhibit "7" and incorporated herein by reference.

We feel that we have met the requirements of the Richland County Ordinance, and we have found a perfect site for the relocation of the existing tower at 3315 Two Notch Road. 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 45-60 days, the facility will only be visited by the carriers for routine maintenance approximately monthly, 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 continue to provide the necessary platform to deliver adequate wireless infrastructure and important access to 911 First Responders: Fire, Police, and EMS to the surrounding area.

We respectfully request that this application be placed on the Board of Zoning Appeals Agenda for their regularly-scheduled November 7, 2018 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 and consideration with this application.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

JLY:jlc
Enclosures

Exhibit 1

ISSUE	REVISION	DATE
A	ISSUED FOR OWNER'S REVIEW	10/10/18
B	REVISED PER COMMENTS	10/11/18
O	INITIAL ISSUE	10/18/18

A PROJECT FOR:



BU #: 830992
TWO NOTCH RELO
1312 ELLERBE STREET
COLUMBIA, SC 29204
RICHLAND COUNTY
SOUTH CAROLINA

SITE INFORMATION:

PROPERTY OWNER:
 GLOBAL SIGNAL ACQUISITIONS IV LLC
 2000 CORPORATE DR.
 CANONSBURG, PA 15317

PARCEL ID#:
 R14102-07-11

SURVEYOR:
 WILLIAM R. GORE
 PROFESSIONAL LAND SURVEYORS, INC
 1804 CENTRAL AVE
 AUGUSTA, GA 30904
 TEL. (706) 738-8771

APPLICANT:
 GLOBAL SIGNAL ACQUISITIONS IV LLC
 3530 TORINGDON WAY – SUITE 300
 CHARLOTTE, NC 28277
 TEL: (704) 405-6600
 SITE ID: 830992

POWER:
 SCE&G
 (800) 251-7234

TELCO:
 AT&T
 (866) 620-6900

TOWER INFORMATION:

PROPOSED 195' MONOPOLE
 LAT.: 34° 02' 24.90" N
 LONG.: 80° 59' 43.80" W
 ELEV.: 336.5'

BUILDING DEPARTMENT:
 RICHLAND COUNTY BUILDING CODES AND INSPECTIONS
 2020 HAMPTON STREET
 COLUMBIA, SC 29204
 (803) 576-2140

ZONING INFORMATION:
 RICHLAND COUNTY PLANNING DEPARTMENT
 ZONING CLASSIFICATION: GC
 (803) 576-2190

DRAWING INDEX

SURVEY BY WILLIAM R GORE

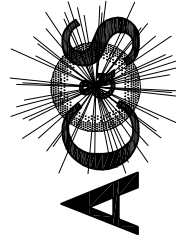
SHEET 1 ALTA/NSPS LAND TITLE SURVEY
SHEET 2 ALTA/NSPS LAND TITLE SURVEY

ZONING

Z1 OVERALL SITE LOCATION
Z2 SITE LAYOUT
Z3 COMPOUND FENCE DETAILS AND TOWER ELEVATION
Z4 SIGN DETAILS
Z5 LANDSCAPING PLAN AND DETAIL



VICINITY MAP



Engineering and Surveying, Inc.

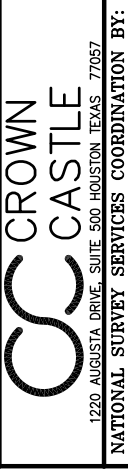
3 Marcus Drive, Greenville, SC 29615
 Ph. (864) 288-0553, Fax. (864) 288-0559

DIRECTIONS:

FROM 3530 TORINGDON WAY, CHARLOTTE, NC: MERGE ONTO I-77 S. VIA EXIT 67 TOWARD COLUMBIA (CROSSING INTO SOUTH CAROLINA). CONTINUE FOR APPROX. 74.49 MILES. MERGE ONTO SC-277 S. VIA EXIT 18 TOWARD I-20 W/COLUMBIA/AUGUSTA. CONTINUE FOR APPROX. 3.33 MILES. TAKE THE FONTAINE RD. EXIT, TOWARD US 1. CONTINUE FOR APPROX. 0.34 MILES. TURN LEFT ONTO FONTAINE RD. CONTINUE FOR APPROX. 0.66 MILES. TURN RIGHT ONTO TWO NOTCH RD/US-1 S. CONTINUE FOR APPROX. 1.16 MILES. TURN LEFT ONTO ELLERBE ST. CONTINUE FOR APPROX. 0.12 MILES. END AT 1312 ELLERBE STREET, COLUMBIA SC.

ALTA/NSPS LAND TITLE SURVEY

FOR: CROWN CASTLE
 SITE: 1313 & 1237 CARNES STREET
 BUN: 813618
 ADDRESS: 1313 & 1237 CARNES STREET
 COLUMBIA, SC 29020
 RICHLAND COUNTY

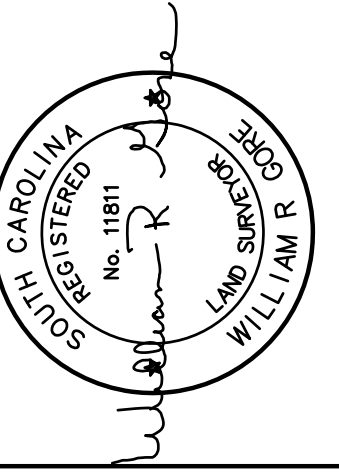


NATIONAL SURVEY SERVICES COORDINATION BY:
GEOLINE SURVEYING, INC.
 13430 NW 104th Terrace, Suite A, Alachua, FL 32615
 Office: (386) 418-0500 Fax: (386) 462-9986
 WWW: GEOLINEINC.COM

SURVEY WORK PERFORMED BY:
William R. Gore
 PROFESSIONAL LAND SURVEYORS, INC.
 1804 CENTRAL AVE AUGUSTA, GEORGIA 30904
 TEL: (706) 738-8771 FAX: (706) 736-6249
 DRAWN BY: WRG CHECKED BY: WFG JOB #:

- SURVEYOR'S NOTES
1. BASIS OF BEARING GEODETIC NORTH
 2. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
 5. SYMBOLS DEPICTED NOT TO SCALE.
- SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO CROWN CASTLE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

WILLIAM R. GORE PROFESSIONAL LAND SURVEYING
William R. Gore
 WILLIAM R. GORE
 LAND SURVEYOR - S.C. 11811
 Date: 01-04-2018



- LEGEND
- (---) : RECORD DESCRIPTION DATA.
 - C/L : CENTERLINE OF ROAD.
 - R/W : RIGHT OF WAY.
 - P.O.B. : POINT OF BEGINNING.
 - P.O.C. : POINT OF COMMENCEMENT.
 - X- : FENCE AS NOTED.
 - OH- : OVER HEAD UTILITY LINES.
 - ☉ : LIGHT POLE
 - ☉ : WOOD UTILITY POLE.
 - ⊞ : ELECTRIC TRANSFORMER.
 - ⊞ : FIBEROPTIC BOX.
 - ⊞ : TELCO PEDESTAL.
 - ⊞ : WATER METER.
 - ⊞ : CABLE TELEVISION
 - FF : FINISH FLOOR

ZONING = GC

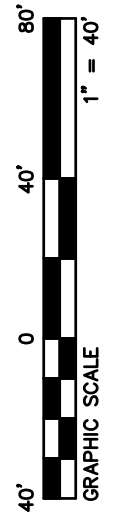
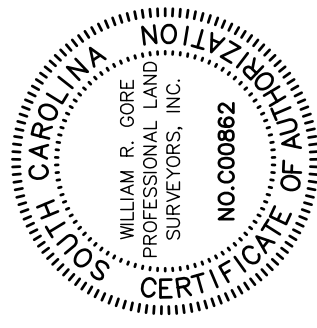
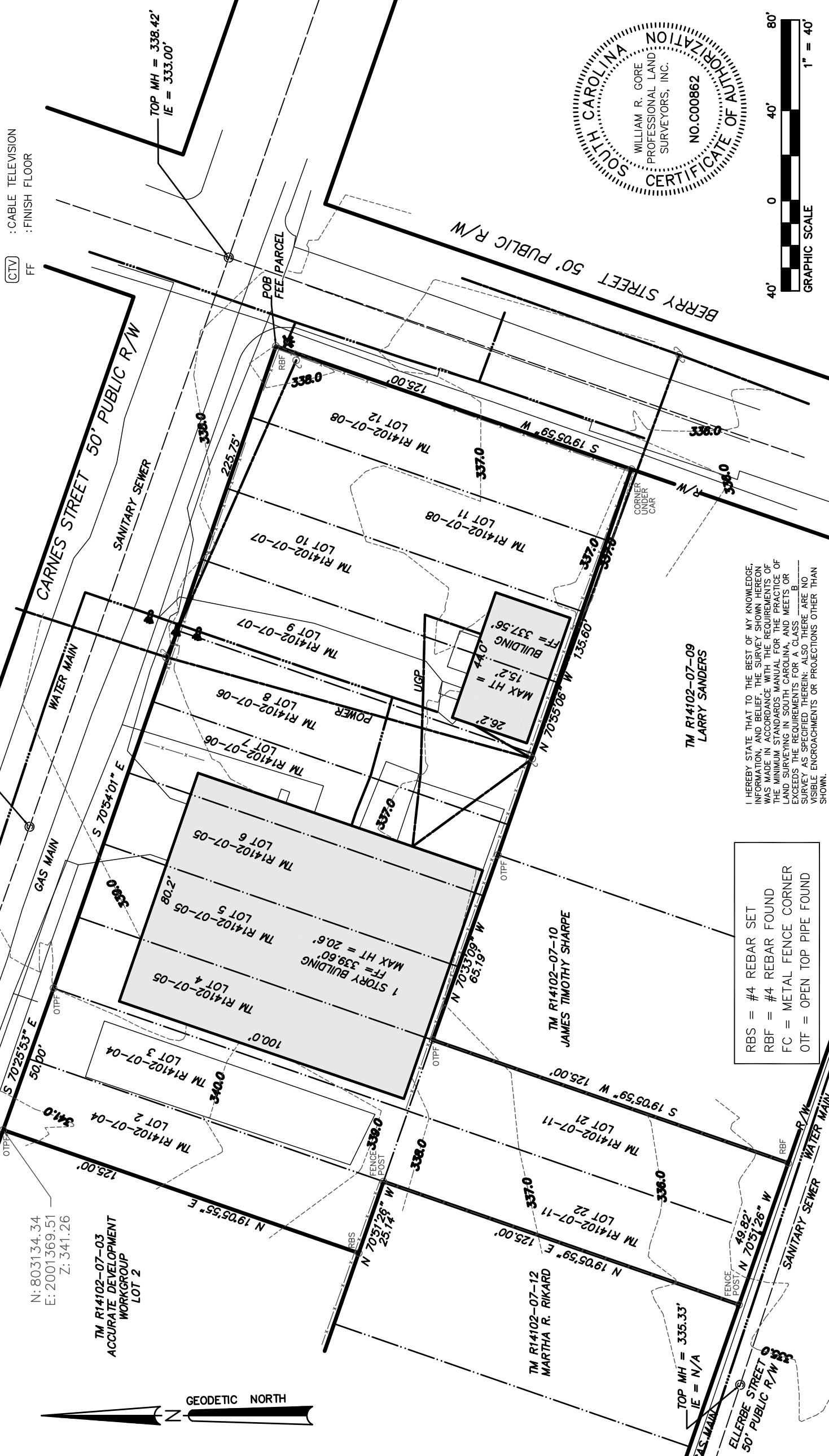
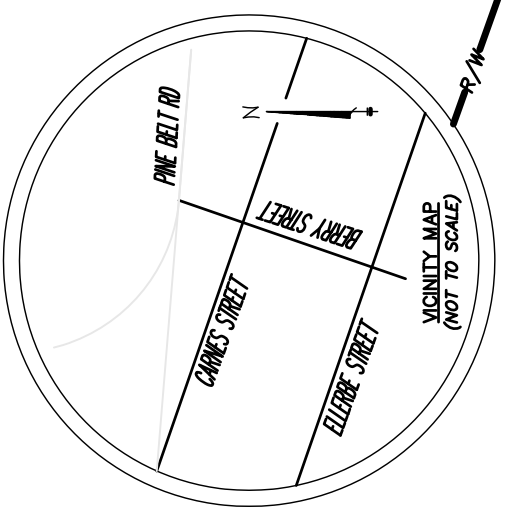
NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS, OR REGULATIONS NOT SHOWN ON THIS PLAN BUT WHICH MAY BE ON RECORD IN THE CLERK OF COURT'S OFFICE

FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A 100-YR. FLOOD PLAIN ACCORDING TO FEMA MAP NO. 45079C261L, DATED 12/21/2017

PARENT PARCEL:
 E & A REAL ESTATE, LLC
 DB 1543, PG 3282
 DB 1140, PG 3474
 DB 1391, PG 2562
 DB 1154, PG 3369
 0.93 Acres
 40670 Sq. Feet

ENCROACHMENTS: AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.

AREA TABLE	SQUARE FEET	ACRE
④ FEE PARCEL	40,670	0.93



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 AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

- RBS = #4 REBAR SET
- RBF = #4 REBAR FOUND
- FC = METAL FENCE CORNER
- OTF = OPEN TOP PIPE FOUND



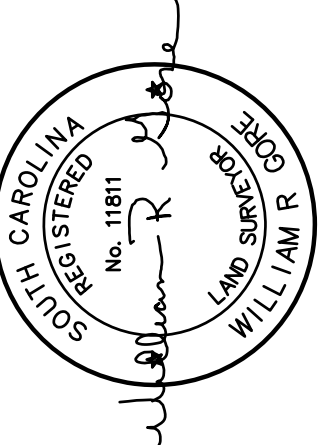
<p>ALTA/NSPS LAND TITLE SURVEY</p>
<p>FOR: CROWN CASTLE</p>
<p>SITE: 1313 & 1237 CARNES STREET BUN: 813618 ADDRESS: 1313 & 1237 CARNES STREET COLUMBIA, SC 29020 RICHLAND COUNTY</p>

<p>1220 AUGUSTA DRIVE, SUITE 500 HOUSTON, TEXAS 77057 NATIONAL SURVEY SERVICES COORDINATION BY:</p>
<p>GEOLINE SURVEYING, INC.</p>
<p>13430 NW 104th Terrace, Suite A, Alachua, FL 32615 Office:(386) 418-0500 Fax:(386) 462-8986 WWW.GEOLINEINC.COM</p>
<p>SURVEY WORK PERFORMED BY:</p>
<p>William R. Gore</p>
<p>PROFESSIONAL LAND SURVEYORS, INC. 1804 CENTRAL AVE AUGUSTA, GEORGIA 30904 TEL: (706) 738-8771 FAX: (706) 736-6249</p>
<p>DRAWN BY: WRG CHECKED BY: WRG JOB #</p>
<p>SURVEYOR'S NOTES</p>
<p>1. BASIS OF BEARING GEODETIC NORTH</p>
<p>2. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.</p>
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<p>4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.</p>
<p>5. SYMBOLS DEPICTED NOT TO SCALE.</p>
<p>SURVEYOR'S CERTIFICATION I HEREBY CERTIFY TO CROWN CASTLE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY</p>
<p>WILLIAM R. GORE PROFESSIONAL LAND SURVEYING  WILLIAM R. GORE LAND SURVEYOR - S.C. 11811</p>
<p>Date: 01-04-2018</p>


EXHIBIT "A"
Legal Description
The land referred to herein below is situated in the County of Richland, City of Columbia, State of South Carolina, and is described as follows:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Richland and State of South Carolina, being shown on a plat of property prepared for Lee O. Fogle by Douglas E. Platt, R.L.S., dated December 1, 1988, recorded in Book 52 at page 4403, and being more particularly shown and delineated as Lots 2, 3, 21 and 22, Block C, upon a plat prepared for John Witt by Baxter Land Surveying Co., Inc., dated December 10, 1991, and recorded in Book 53 at page 7779, upon the records of the ROD of the ROD for Richland County, South Carolina, and according to said latter plat, having the following metes and bounds, to wit:

Beginning at an iron on the Southern edge of the right-of-way of Carnes Street, 225 feet from its point of intersection from Berry Street, and running S22°52'05"W for a distance of 125.13 feet to an iron; thence turning and running S66°48'05"E for a distance of 24.70 feet to an iron; thence turning and running S23°05'05"W for a distance of 124.62 feet to an iron; thence turning and running N67°03'10"W for a distance of 49.82 feet to an iron; thence turning and running N23°05'55"E for a distance of 124.84 feet to an iron; thence turning and running N66°48'05"E for a distance of 24.88 feet to an iron; thence turning and running N22°51'20"E for a distance of 125.08 feet to an iron; thence turning and running along the edge of the right-of-way of Carnes Street S66°5'1'20"E for a distance of 50.00 feet to the point of beginning; be all measurements a little more or less.

Parcel ID #s R14102-07-04 & R14102-07-11
This being the same property conveyed to E & A Real Estate, LLC from A. Witt & Sons, LLC in Deed dated July 31, 2009 and recorded July 31, 2009, in Book 1543 Page 3282.

All that certain piece, parcel or tract of land situate, lying and being near the Eastern limits of the City of Columbia, County of Richland, State of South Carolina, being known and designated as Lots 4, 5, and 6, in Block C on a Flat by Avalon, heretofore made for Melrose Heights Development Company by Tomlinson Engineering Company on June 6, 1929 and filed and recorded in the Office of the Clerk of Court for Richland County in Flat Book "F" pages 97-98.

Parcel ID # R14102-07-05
This being a portion of the same property conveyed to E & A Real Estate, LLC from Steven Keys in Deed to Real Estate dated October 13, 2005 and recorded January 10, 2006, in Book 1140 Page 3474.

All that certain piece, parcel or tract of land situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, being known as 1313 Carnes Street, and being shown and designated as Lots No. 7 and 8, in Block C, on a plat by of Avalon, by Tomlinson Engineering Company on June 6, 1929, and filed and recorded in the Office of the Register of Deeds for Richland County in Plat Book "F" at Page 97, said lots together being bounded and measuring as follows:

On the North by Carnes Street and measuring thereon Fifty (50') feet; on the East by Lot No. 9, Block "C", and measuring thereon One Hundred Twenty-five (125') feet; on the South by Lots No. 16, 17, in Block "C", and measuring thereon Fifty (50') feet; on the West by Lot No. 6, Block "C", and measuring thereon One Hundred Twenty-five (125') feet. All measurements being more or less.

Parcel ID # R14102-07-06
This being the same property conveyed to E & A Real Estate, LLC from Paul D. Kannaday, Jr. and Ray A. Kannaday in Warranty Deed dated March 9, 2007 and recorded January 10, 2008, in Book 1391 Page 2562.

All that certain piece, parcel or tract of land situate, lying and being near the Eastern limits of the City of Columbia, County of Richland, State of South Carolina, being known and designated as Lots 9 and 10, in Block C on a Plat by Avalon, heretofore made for Melrose Heights Development Company by Tomlinson Engineering Company on June 6, 1929 and filed and recorded in the Office of the Clerk of Court for Richland County in Plat Book "F" pages 97-98.

Parcel ID # R14102-07-07
This being a portion of the same property conveyed to E & A Real Estate, LLC from Steven Keys in Deed to Real Estate dated October 13, 2005 and recorded January 10, 2006, in Book 1140 Page 3474.

All that piece, parcel or lot of land, with buildings and improvements thereon, lying and being near the City of Columbia, County of Richland, State of South Carolina, being bounded on the Northeast by Carnes Street; Southeast by Berry Street; Southwest by Lots 13 and 14, Block C of the Avalon Subdivision; and Northwest by Lot 10, Block C of the Avalon Subdivision.

The said tract being more particularly described as LOTS 11 & 12, Block C of the Avalon Subdivision according to a plat of survey prepared for Witt Realty and Development Corporation by Rosser W. Baxter, Jr., R.L.S., on March 7, 1987, which plat is recorded in Plat Book 51, at page 5280, in the office of the ROD for Richland County, and which is by reference incorporated herein as part of this description.

Parcel ID 4 R14102-07-08
This being the same property conveyed to E & A Real Estate, LLC from Witt Realty and Development Corporation, a corporation dated February 8, 2006 and recorded February 23, 2006, in Book 1154 Page 3369.

SITE: 1313 & 1237 CARNES STREET
BUN: 813618
FEE PARCEL
CREATED BY THIS OFFICE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN RICHLAND COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF CARNES STREET AND THE WESTERN RIGHT-OF-WAY OF BERRY STREET, SAID REBAR BEING THE POINT OF BEGINNING.

THENCE ALONG SAID WESTERN RIGHT-OF-WAY OF BERRY STREET S19°05'59"W FOR A DISTANCE OF 125.00 FEET TO A POINT;
THENCE LEAVING SAID WESTERN RIGHT-OF-WAY OF BERRY STREET N70°55'06"W FOR A DISTANCE OF 135.60 FEET TO AN OPEN TOP PIPE FOUND;
THENCE N70°33'09"W FOR A DISTANCE OF 65.19 FEET TO AN OPEN TOP PIPE FOUND;
THENCE S19°05'59"W FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF ELLERBE STREET;
THENCE ALONG SAID NORTHERN RIGHT-OF-WAY OF ELLERBE STREET N70°51'26"W FOR A DISTANCE OF 49.82 FEET TO AN OPEN TOP PIPE FOUND;
THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY OF ELLERBE STREET N19°05'59"E FOR A DISTANCE OF 125.00 FEET TO A FENCE POST;
THENCE N70°51'26"W FOR A DISTANCE OF 25.14 FEET TO A #4 REBAR SET;
THENCE N19°05'55"E FOR A DISTANCE OF 125.00 FEET TO AN OPEN TOP PIPE FOUND ON THE SOUTHERN RIGHT-OF-WAY OF CARNES STREET;
THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY OF CARNES STREET S70°25'53"E FOR A DISTANCE OF 50.00 FEET TO AN OPEN TOP PIPE FOUND;
THENCE CONTINUING ALONG SAID SOUTHERN RIGHT-OF-WAY OF CARNES STREET S70°54'01"E FOR A DISTANCE OF 225.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 40,670 SQUARE FEET (0.93 ACRES), MORE OR LESS.

E & A REAL ESTATE
DB 1543, PG 3282
DB 1140, PG 3474
DB 1391, PG 2562
DB 1154, PG 3369
1237 & 1313 CARNES STREET CYPRESS ROAD
COLUMBIA, S.C. 29020
RICHLAND COUNTY

Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B -SECTION 11
COMMITMENT NUMBER KWB-720308-P EFFECTIVE DATE 12-1-2017

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (STANDARD EXCEPTION)

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. (STANDARD EXCEPTION)

3. The lien of supplemental or escaped assessments of property taxes, if any. (STANDARD EXCEPTION)

4. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. (STANDARD EXCEPTION)

5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. (STANDARD EXCEPTION)

6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (STANDARD EXCEPTION)

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water right, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records. (STANDARD EXCEPTION)

8. Any lien or right to lien for services, labor or material not shown by the Public Records. (STANDARD EXCEPTION)

9. Taxes for the fiscal year 2016/2017 and subsequent years, a lien not yet due and payable. (STANDARD EXCEPTION)

10. Rights of fee simple owners in and to the subject property.

11. All matters contained on the Plat of Avalon dated June 6, 1929 and recorded in Plat Book F Page 97, Public Records of Richland County, SC. (PREVIOUS SURVEY ALL APPLICABLE MATTERS PLOTTED HEREON)

12. All matters contained on the Plat Prepared for Witt Realty and Development Corporation as recorded March 11, 1987 in Plat Book 51 Page 5280, Public Records of Richland County, SC. (PREVIOUS SURVEY ALL APPLICABLE MATTERS PLOTTED HEREON)

13. All matters contained on the Plat Prepared for Lee O. Fogle as recorded in Plat Book 52 Page 4403, Public Records of Richland County, SC. (PREVIOUS SURVEY ALL APPLICABLE MATTERS PLOTTED HEREON)

14. All matters contained on the Plat Prepared for John Witt as recorded in Plat Book 53 Page 7779, Public Records of Richland County, SC. (PREVIOUS SURVEY ALL APPLICABLE MATTERS PLOTTED HEREON)

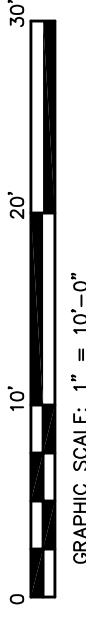
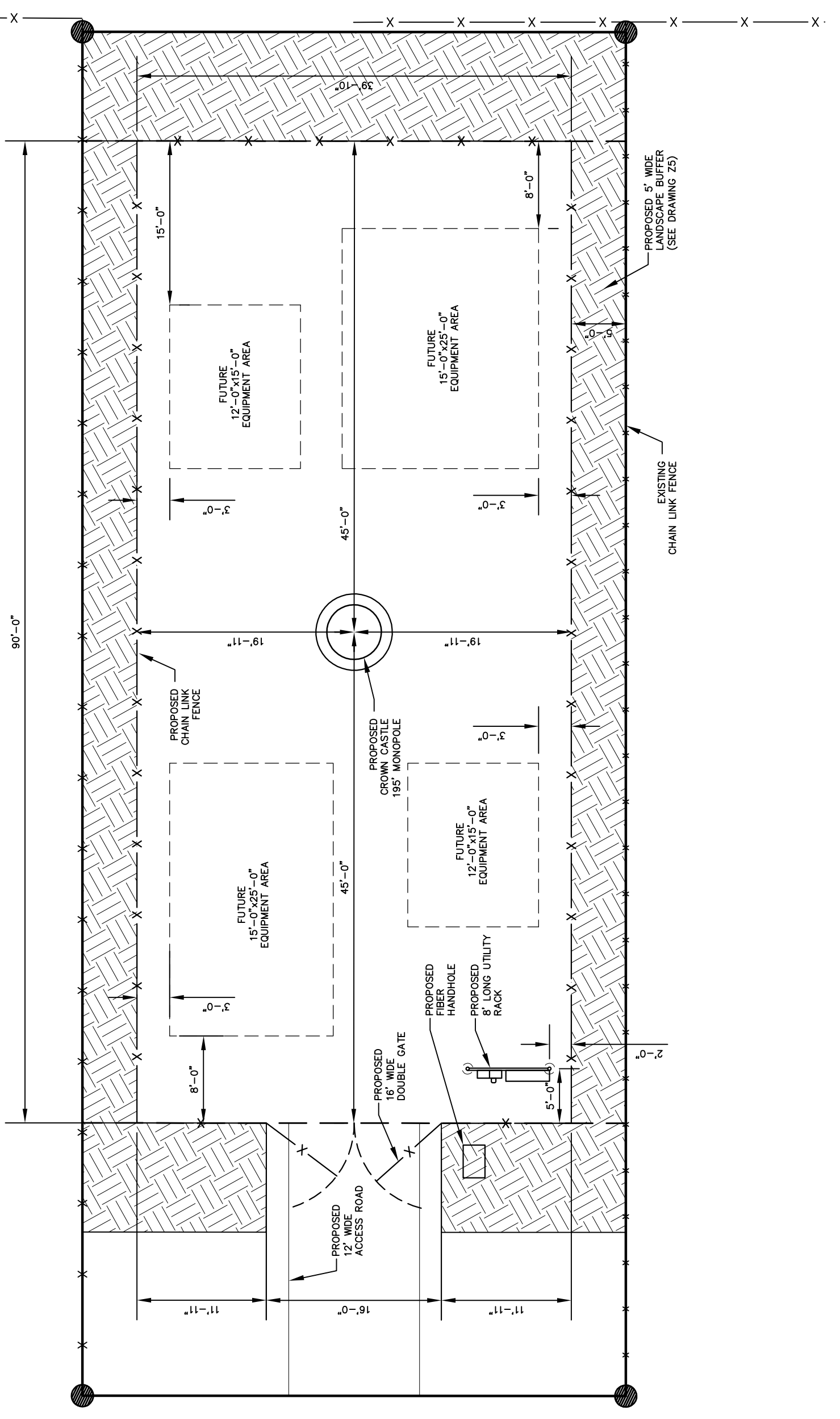
DATE	REVISION	ISSUE
10/10/18	ISSUED FOR OWNER'S REVIEW	▲
10/11/18	REVISED PER COMMENTS	▲
10/18/18	INITIAL ISSUE	▲

PROJECT NUMBER:
 18174.023
 SHEET CONTENTS:

SITE LAYOUT

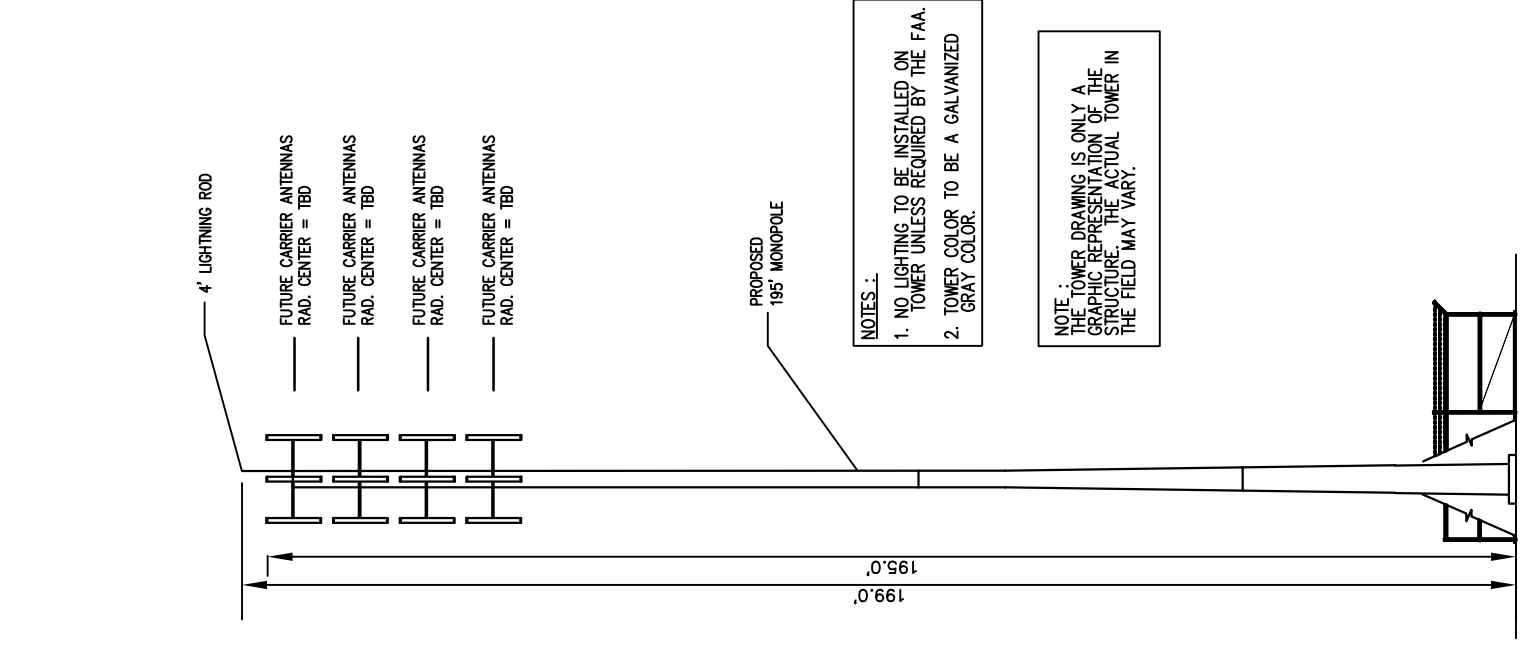
SHEET NUMBER:

Z2



GRAPHIC SCALE: 1" = 10'-0"

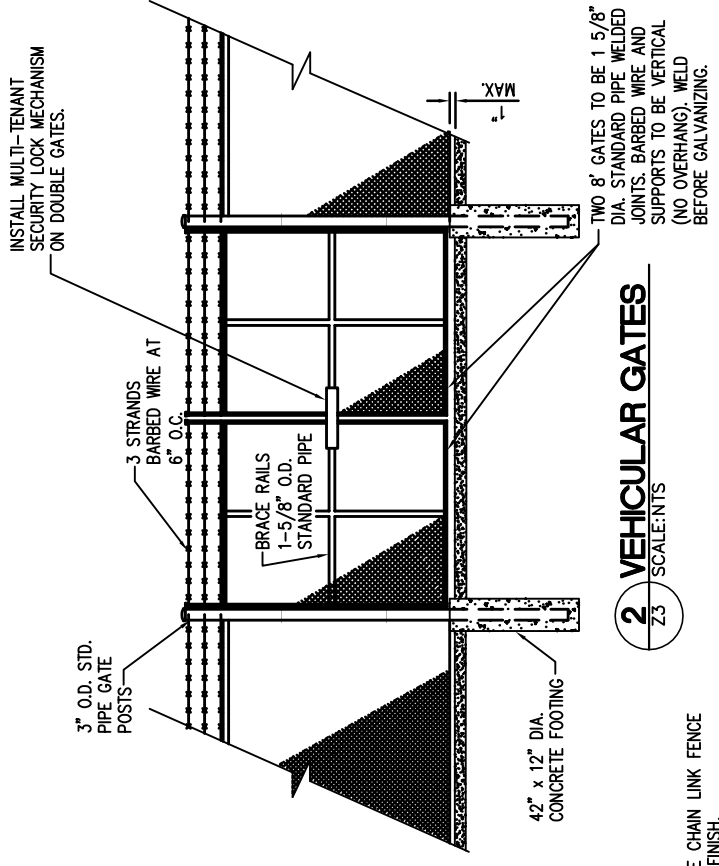
DATE	REVISION	ISSUE
10/10/18	ISSUED FOR OWNER'S REVIEW	1
10/11/18	REVISED PER COMMENTS	2
10/18/18	INITIAL ISSUE	3



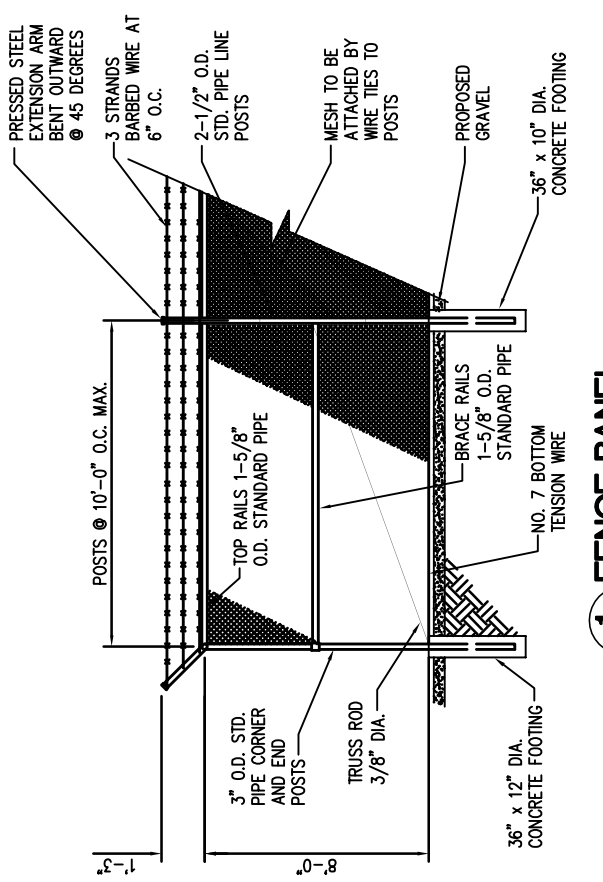
NOTES:
 1. NO LIGHTING TO BE INSTALLED ON TOWER UNLESS REQUIRED BY THE FAA.
 2. TOWER COLOR TO BE A GALVANIZED GRAY COLOR.

NOTE:
 THE TOWER DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. THE ACTUAL TOWER IN THE FIELD MAY VARY.

4 TOWER ELEVATION
 Z3 SCALE: 1" = 30'

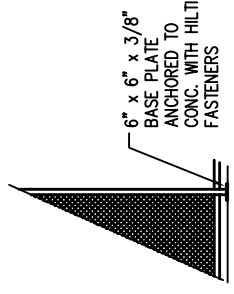


2 VEHICULAR GATES
 Z3 SCALE: 1\"/>

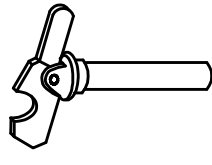


1 FENCE PANEL
 Z3 SCALE: 1\"/>

- NOTES:**
- ALL MATERIALS AND HARDWARE FOR THE CHAIN LINK FENCE SHALL BE OF A HOT DIP GALVANIZED FINISH.
 - CHAIN LINK FABRIC TO BE 8 FT. HIGH, 9 GA. WIRE, 2 IN. MESH WITH TWISTED SELVAGE TOP AND BOTTOM. (ASTM A392)
 - BARBED WIRE TO CONSIST OF 3 NO. 12-1/2 GA. GALVANIZED STEEL WIRE WITH 4 POINT BARBS OF NO. 14 GA. GALVANIZED STEEL.
 - POST, RAIL, AND GATE FITTINGS TO BE PRESSED STEEL OR MALLEABLE CASTING. (ASTM A153)
 - ALL POSTS SHALL HAVE WEATHER CAPS INSTALLED. POSTS TO SET IN 2000 PSI CONCRETE. BOTTOM OF CONCRETE TO BE 2\"/>
 - TIE WIRES TO BE 9 GA. ALUMINUM SPACED AT 12\"/>
 - POSTS/GATES AND 24\"/>
 - TENSION BARS TO BE 3/16 x 3/4 INCH CARBON STEEL ATTACHED TO TERMINAL POSTS BY MEANS OF BEVELED EDGE BANDS. PROVIDE TWO GATE KEEPER HOLD OPEN DEVICES FOR SWING GATES. GATE KEEPER TO ALLOW GATES TO OPEN APPROX. 180 DEGREES.
 - PROVIDE COMBINATION LOCK FOR COMPOUND GATE AND ONE LOCK FOR ANY OTHER GATE (I.E. ACCESS GATE, GUY WIRE FENCE GATE, ETC.)
 - WHERE SHOWN, INSTALL GREEN COLOR PRIVACY SLATTING (PVC) IN FENCE FABRIC FOR SCREENING. IN ALL CASES PROVIDE FENCING AS REQUIRED BY THE GOVERNING JURISDICTION.



ALL-IN-ONE POST ANCHOR DETAIL FOR FASTENING TO CONCRETE



3 GATE KEEPER DETAIL TO HOLD GATES OPEN
 Z3 SCALE: 1\"/>



www.crowncastle.com

FOR LEASE INFORMATION: 877-486-9377

FOR EMERGENCY 24 HOUR SERVICE: 800-788-7011

CROWN BUSINESS UNIT NUMBER: 830992

SITE ADDRESS: 1312 Ellerbe Street
Columbia, SC 29204

SITE NAME: Two Notch

FCC TOWER REGISTRATION NUMBER: XXXXXXXXX

**PRIVATE
PROPERTY**

NO

**TRESPASSING
VIOLATORS WILL
BE PROSECUTED**

WARNING!

THIS PROPERTY IS UNDER JURISDICTION OF FEDERAL GOVERNMENT.

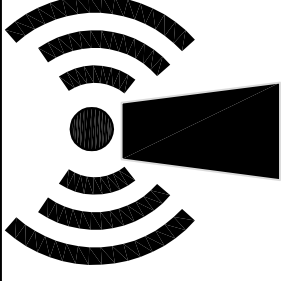
THIS FACILITY IS USED FOR EMERGENCY, MEDICAL AND PUBLIC SAFETY COMMUNICATIONS.

ANY ATTEMPT TO DISRUPT THIS FACILITY IS A VIOLATION OF FEDERAL, STATE AND LOCAL LAWS.

VIOLATORS SUBJECT TO ARREST AND PROSECUTION

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL COMMUNICATION COMMISSION

NOTICE



NOTICE

RADIO FREQUENCY ENVIRONMENT AREA

AUTHORIZED PERSONNEL ONLY BEYOND THIS POINT! Personnel proceeding beyond this point must obey all posted signs, site guidelines and federal regulations for working in radio frequency environment.

In accordance with Federal Regulations on radio frequency emissions.



BU #: 830992
TWO NOTCH RELO
1312 ELLERBE STREET
COLUMBIA, SC 29204
RICHLAND COUNTY
SOUTH CAROLINA

ISSUE	REVISION	DATE
ISSUED FOR OWNER'S REVIEW		10/10/18
REVISED PER COMMENTS		10/11/18
INITIAL ISSUE		10/18/18

PROJECT NUMBER:
18174.023

SHEET CONTENTS:

**SIGN
DETAILS**

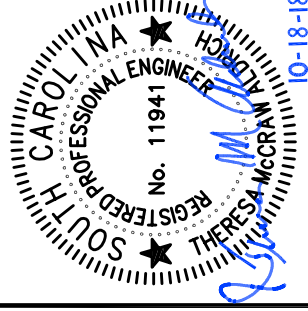
SHEET NUMBER:

Z4

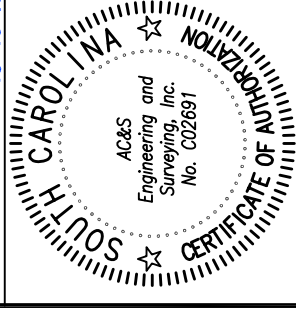
RICHLAND COUNTY SOUTH CAROLINA



Engineering and Surveying, Inc.
3 Marcus Drive, Greenville, SC 29615
Ph: (864) 288-0553, Fax: (864) 288-0559

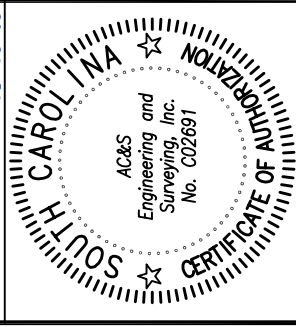
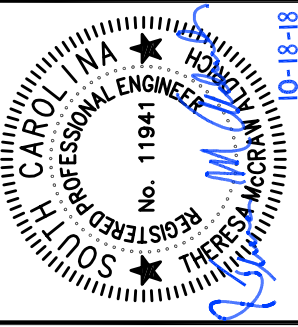


10-18-18





Engineering and Surveying, Inc.
 3 Marcus Drive, Greenville, SC 29615
 Ph. (864) 288-0553, Fax. (864) 288-0559

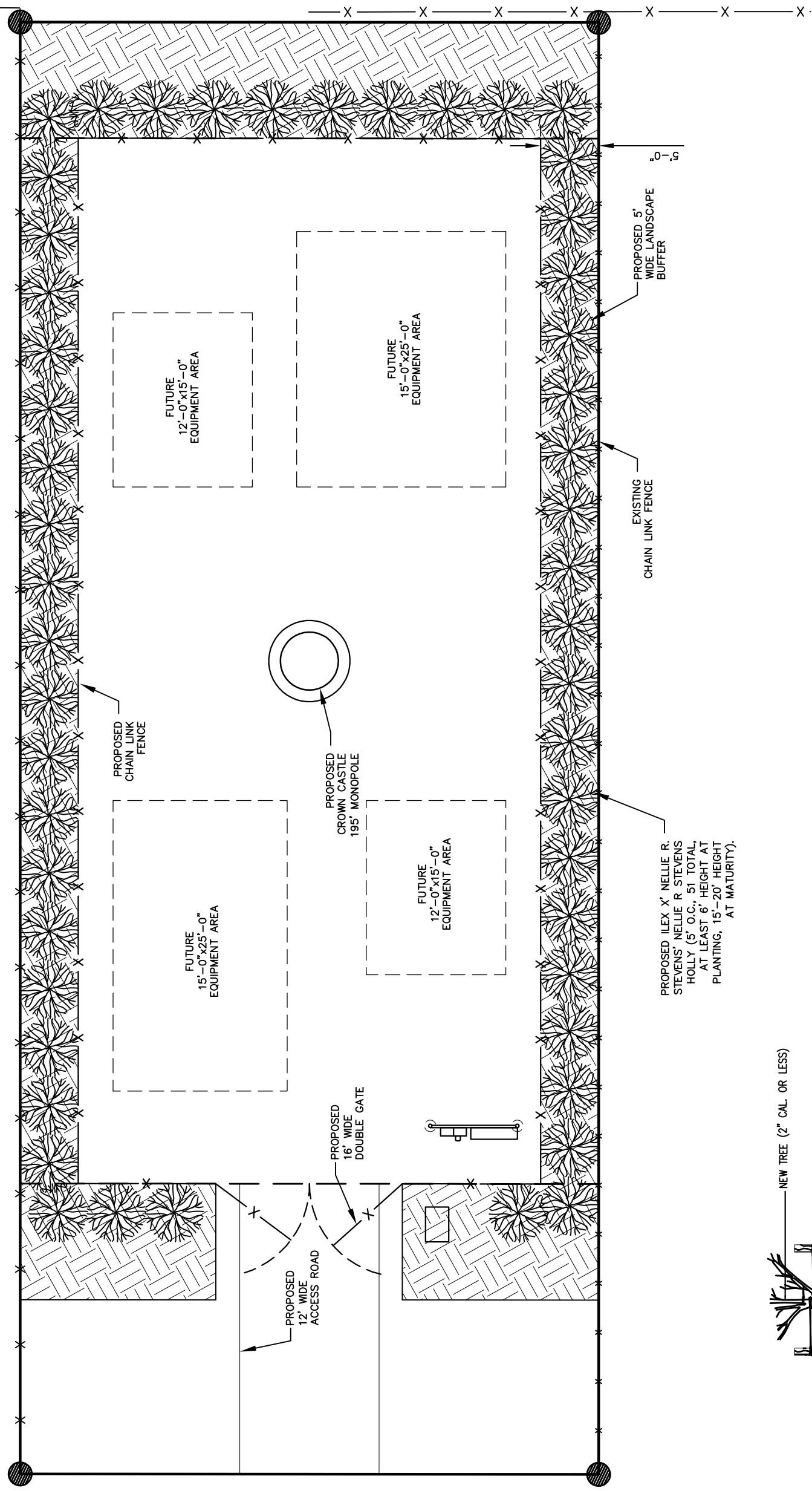


BU # 830992
 TWO NOTCH RELO
 1312 ELLERBE STREET
 COLUMBIA, SC 29204
 RICHLAND COUNTY
 SOUTH CAROLINA

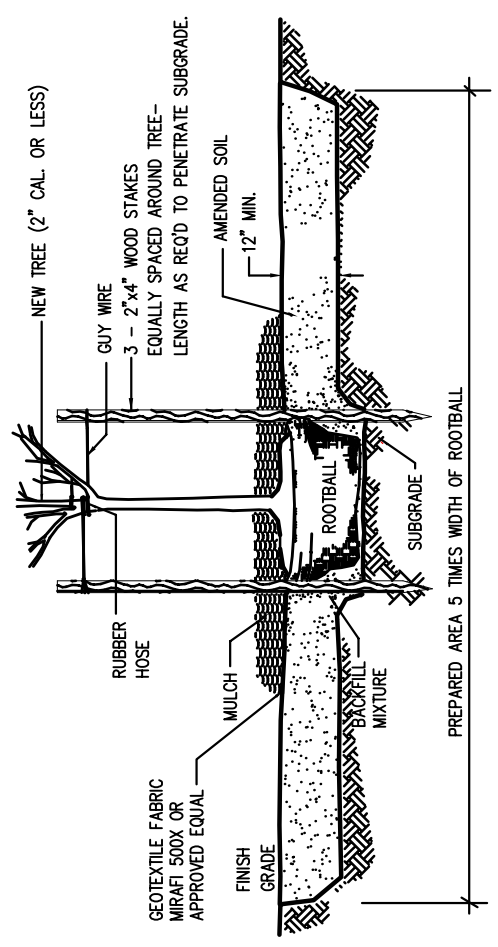
DATE	REVISION	ISSUE
10/10/18	ISSUED FOR OWNER'S REVIEW	1
10/11/18	REVISED PER COMMENTS	2
10/18/18	INITIAL ISSUE	3

PROJECT NUMBER:
 18174.023
 SHEET CONTENTS:

LANDSCAPE PLAN AND DETAIL
 SHEET NUMBER: **Z5**



PROPOSED ILEX X' NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY (5' O.C., 51 TOTAL AT LEAST 6' HEIGHT AT PLANTING, 15'-20' HEIGHT AT MATURITY).



1 TREE PLANTING DETAIL
 SCALE: NTS
 Z5

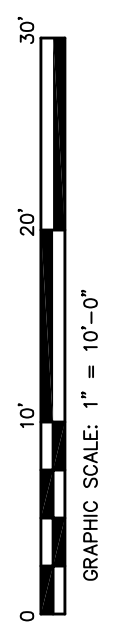


Exhibit 2



Crown Castle
3530 Toringdon Way
Suite 300
Charlotte, NC 28277

October 17, 2018

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

Re: Global Signal Acquisitions IV LLC - Site Name: Two Notch Relocation – Site Address: 1312 Ellerbe Road,
Columbia, SC 29204 – Wireless Telecommunications Facility Application – Collocation Policy Letter

Dear Mr. Price:

Global Signal Acquisitions IV LLC 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.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bryce Pickens', with a long horizontal flourish extending to the right.

Bryce Pickens
Real Estate Project Manager

Exhibit 3



200 North Glebe Road, Suite 1000, Arlington, VA 22203-3728
703.276.1100 703.276.1169 fax
FAA@sitesafe.com www.sitesafe.com

FAA Aeronautical Evaluation

Two Notch Candidate Z
813618

© 2015 Sitesafe, Inc. Arlington, VA

For more information contact:
faa@sitesafe.com
770.532.3255 phone
703.276.1169 fax



**SITE SPECIFIC EVALUATION
FOR**

BU Number: Two Notch Candidate Z
Client Site Name: 813618
Client Site Location: Forest Acres, SC.

Client/Requestor Name: Sarah Brown
Company Name: Crown Castle
Address: 3530 Toringdon Way, Suite 300
Address: Charlotte, NC. 28277

Date: 1/31/18

This is an evaluation based on application of surfaces identified in Federal Aviation Regulation (FAR) Part 77 and Federal Communication Commission (FCC) Rules Part 17.

EXECUTIVE SUMMARY OF FINDINGS

- **The maximum height that can be built at this site without notice to the FAA is 200 feet AGL or 536 feet AMSL.**
- Maximum No Extended Study height at this site is 225 AGL, or 561 AMSL.
- Maximum No Hazard height at this site is 225 AGL, or 561 AMSL.
- Maximum no marking and lighting height at this site is 200 AGL, or 536 AMSL.

SITE DATA SUBMITTED FOR STUDY

Type of Structure: Antenna

Coordinates of site:	Lat:	34° 2' 24.7"
	Long:	80° 59' 43.9"
	NAD 83	

Site Ground Elevation:	336
Total Height above the ground of the entire structure (AGL):	225
Overall height of structure above mean sea level (AMSL):	561

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.

AIRPORT AND HELIPAD INFORMATION

Nearest public use or Government Use (DOD) facility is Jim Hamilton.

This structure would be located 4.1 NM or 25343 FT from the airport on a bearing of 179 degrees true to the airport.

Nearest private use facility is Providence Hospital.

This structure would be located 1.7 NM from the helipad on a bearing of 208 degrees true to the helipad.

FINDINGS

AM Facilities:

(The FCC protects AM transmission stations from possible electro magnetic interference for a distance of 1.9 statue miles(SM) for directional facilities, and .6 statue miles(SM) for non-directional facilities. Any antenna structures within these distances will most likely require a detuning evaluation of the site) (Sitesafe offers a full range of detuning services)

For a free analysis of this site against the most current FCC data, go to our AM evaluation web site at <http://AM.sitesafe.com>. A report form can be generated, (on-line) if no conflict is found. If a conflict is found, our AM Detune department can give you review and proposal of the findings.

FCC Notice Requirements:

(FCC Rules, Part 17)

This structure does require notification to the FAA or FCC based on these rules.

FAA EMI:

(The FAA protects certain air navigational aids and radio transmitters from possible electro-magnetic interference. The distance and direction are dependent on the type of facility be evaluated. Most of these transmission and receiver facilities are listed in the National Flight Data Center (NFDC) database.)

This site would not affect any FAA air navigational aids or transmitters listed in the NFDC database.

Military Airspace:

This structure will not affect this airspace.

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.

FAA Evaluation:

FAR Part 77 paragraph 13 (FAR 77.13). Construction or Alteration requiring notice:
(These are the imaginary surfaces that the FAA has implemented to provide general criteria for notification purposes only.)

This structure does require notification to the FAA.

FAR Part 77 paragraph 23 (FAR 77.23). Standards for Determining Obstructions:
(These are the imaginary surfaces that the FAA has implemented to protect aircraft safety. If any of these surfaces are penetrated, the structure may pose a Hazard to Air Navigation.)

This structure does not exceed these surfaces.

MARKING AND LIGHTING

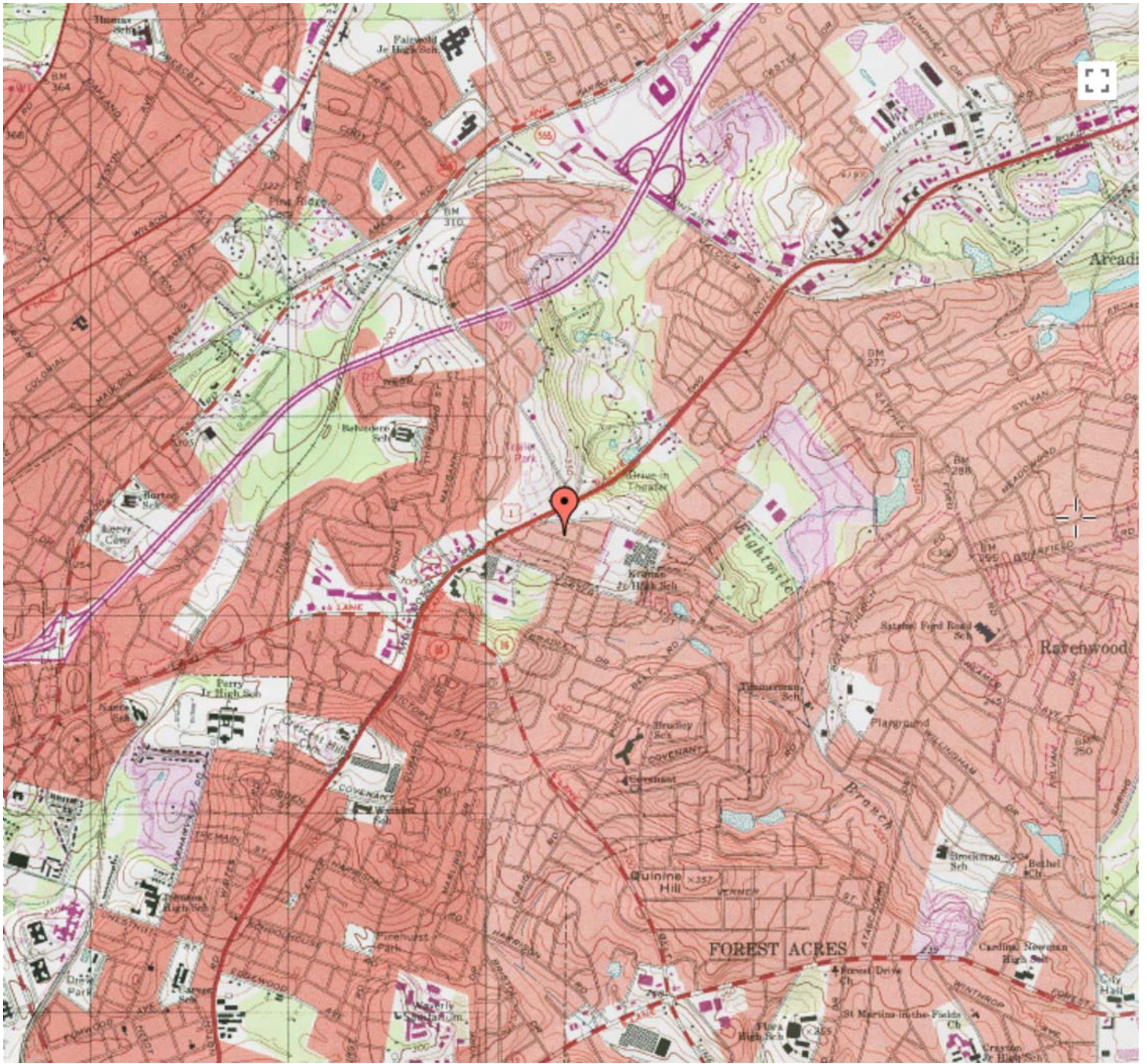
FAA Advisory Circular 70/7460-1

Marking and lighting is required for this structure.

RECOMMENDATIONS OR ACTIONS

Sitesafe does not consider this site to be a Hazard to Air Navigation as specified in FAR part 77.

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.



Gmap4 - Use at your own risk
mappingssupport.com



500 m

Exhibit 4

October 17, 2018

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

Re: Global Signal Acquisitions IV LLC - Site Name: Two Notch Relocation – Site Address: 1312 Ellerbe Road,
Columbia, SC 29204 – Wireless Telecommunications 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:

Global Signal Acquisitions IV LLC, 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.

Sincerely,

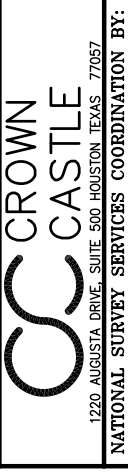


Bryce Pickens
Real Estate Project Manager

Exhibit 5

ALTA/NSPS LAND TITLE SURVEY

FOR: CROWN CASTLE
 SITE: 1313 & 1237 CARNES STREET
 BUN: 813618
 ADDRESS: 1313 & 1237 CARNES STREET
 COLUMBIA, SC 29020
 RICHLAND COUNTY



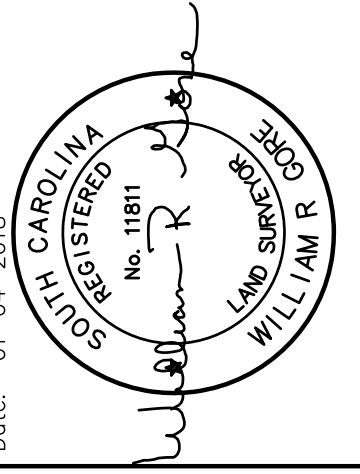
NATIONAL SURVEY SERVICES COORDINATION BY:
GEOLINE SURVEYING, INC.
 13430 NW 104th Terrace, Suite A, Alachua, FL 32615
 Office: (386) 418-0500 Fax: (386) 462-9886
 WWW: GEOLINEINC.COM

SURVEY WORK PERFORMED BY:
William R. Gore
 PROFESSIONAL LAND SURVEYORS, INC.
 1804 CENTRAL AVE AUGUSTA, GEORGIA 30904
 TEL: (706) 738-8771 FAX: (706) 736-6249
 DRAWN BY: WRG CHECKED BY: WFG JOB #:

SURVEYOR'S NOTES
 TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

1. BASIS OF BEARING GEODETIC NORTH
2. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. SYMBOLS DEPICTED NOT TO SCALE.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO CROWN CASTLE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
 WILLIAM R. GORE PROFESSIONAL LAND SURVEYING
William R Gore
 WILLIAM R. GORE
 LAND SURVEYOR - S.C. 11811
 Date: 01-04-2018



- LEGEND
- (---) : RECORD DESCRIPTION DATA.
 - C/L : CENTERLINE OF ROAD.
 - R/W : RIGHT OF WAY.
 - P.O.B. : POINT OF BEGINNING.
 - P.O.C. : POINT OF COMMENCEMENT.
 - X- : FENCE AS NOTED.
 - OH- : OVER HEAD UTILITY LINES.
 - ☉ : LIGHT POLE
 - ⊙ : WOOD UTILITY POLE.
 - ⊞ : ELECTRIC TRANSFORMER.
 - ⊞ : FIBEROPTIC BOX.
 - ⊞ : TELCO PEDESTAL.
 - ⊞ : WATER METER.
 - ⊞ : CABLE TELEVISION
 - FF : FINISH FLOOR

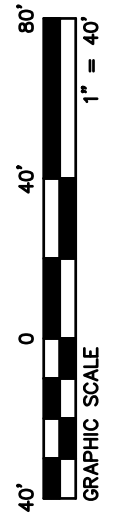
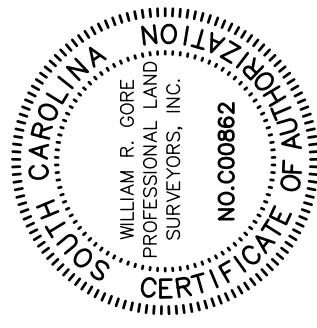
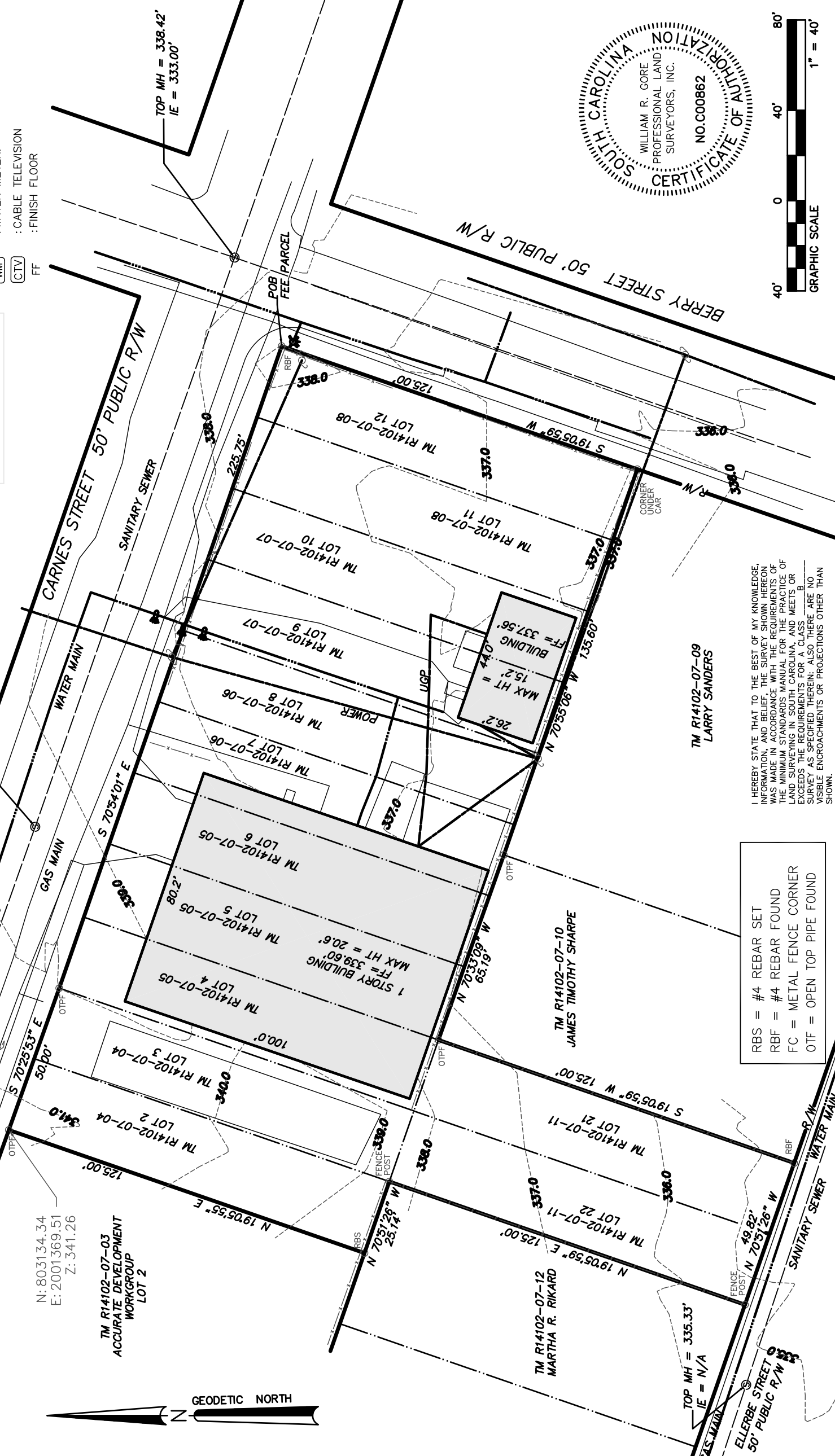
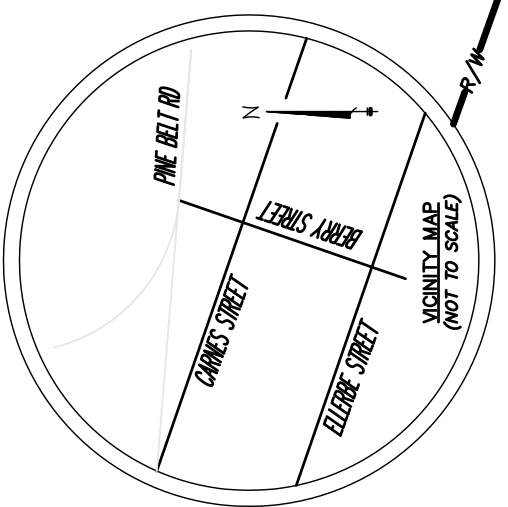
PARENT PARCEL:
 E & A REAL ESTATE, LLC
 DB 1543, PG 3282
 DB 1140, PG 3474
 DB 1391, PG 2562
 DB 1154, PG 3369
 0.93 Acres
 40670 Sq. Feet

ZONING = GC
 NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS, OR REGULATIONS NOT SHOWN ON THIS PLAN BUT WHICH MAY BE ON RECORD IN THE CLERK OF COURT'S OFFICE

FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A 100-YR. FLOOD PLAIN ACCORDING TO FEMA MAP NO. 45079C261L, DATED 12/21/2017

ENCROACHMENTS: AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.

AREA TABLE	SQUARE FEET	ACRE
④	40,670	0.93



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 AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RBS = #4 REBAR SET
 RBF = #4 REBAR FOUND
 FC = METAL FENCE CORNER
 OTF = OPEN TOP PIPE FOUND



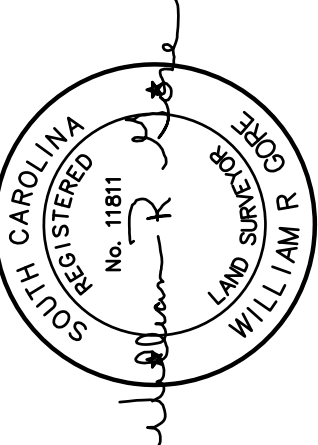
<p>ALTA/NSPS LAND TITLE SURVEY</p>
<p>FOR: CROWN CASTLE</p>
<p>SITE: 1313 & 1237 CARNES STREET BUN: 813618 ADDRESS: 1313 & 1237 CARNES STREET COLUMBIA, SC 29020 RICHLAND COUNTY</p>

<p>1220 AUGUSTA DRIVE, SUITE 500 HOUSTON, TEXAS 77057 NATIONAL SURVEY SERVICES COORDINATION BY:</p>
<p>GEOLINE SURVEYING, INC.</p> <p style="font-size: x-small;">13430 NW 104th Terrace, Suite A, Alachua, FL 32615 Office:(386) 418-0500 Fax:(386) 462-8986 WWW.GEOLINEINC.COM</p>
<p>SURVEY WORK PERFORMED BY:</p>
<p>William R. Gore</p> <p>PROFESSIONAL LAND SURVEYORS, INC. 1804 CENTRAL AVE AUGUSTA, GEORGIA 30904 TEL: (706) 738-8771 FAX: (706) 736-6249</p> <p>DRAWN BY: WRG CHECKED BY: WRG JOB #:</p>
<p>SURVEYOR'S NOTES</p>
<p>1. BASIS OF BEARING GEODETIC NORTH</p> <p>2. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.</p> <p>3. THIS SURVEY DOES REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.</p> <p>4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.</p> <p>5. SYMBOLS DEPICTED NOT TO SCALE.</p>
<p>SURVEYOR'S CERTIFICATION</p> <p>I HEREBY CERTIFY TO CROWN CASTLE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY</p>
<p>WILLIAM R. GORE PROFESSIONAL LAND SURVEYING</p>  <p>WILLIAM R. GORE LAND SURVEYOR - S.C. 11811</p>
<p>Date: 01-04-2018</p>


EXHIBIT "A"
Legal Description
The land referred to herein below is situated in the County of Richland, City of Columbia, State of South Carolina, and is described as follows:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Richland and State of South Carolina, being shown on a plat of property prepared for Lee O. Fogle by Douglas E. Platt, R.L.S., dated December 1, 1988, recorded in Book 52 at page 4403, and being more particularly shown and delineated as Lots 2, 3, 21 and 22, Block C, upon a plat prepared for John Witt by Baxter Land Surveying Co., Inc., dated December 10, 1991, and recorded in Book 53 at page 7779, upon the records of the ROD of the ROD for Richland County, South Carolina, and according to said latter plat, having the following metes and bounds, to wit:

Beginning at an iron on the Southern edge of the right-of-way of Carnes Street, 225 feet from its point of intersection from Berry Street, and running S22°52'05"W for a distance of 125.13 feet to an iron; thence turning and running S66°48'05"E for a distance of 24.70 feet to an iron; thence turning and running S23°05'05"W for a distance of 124.62 feet to an iron; thence turning and running N67°03'10"W for a distance of 49.82 feet to an iron; thence turning and running N23°05'55"E for a distance of 124.84 feet to an iron; thence turning and running N66°48'05"E for a distance of 24.88 feet to an iron; thence turning and running N22°51'20"E for a distance of 125.08 feet to an iron; thence turning and running along the edge of the right-of-way of Carnes Street S66°5'1'20"E for a distance of 50.00 feet to the point of beginning; be all measurements a little more or less.

Parcel ID #s R14102-07-04 & R14102-07-11
This being the same property conveyed to E & A Real Estate, LLC from A. Witt & Sons, LLC in Deed dated July 31, 2009 and recorded July 31, 2009, in Book 1543 Page 3282.

All that certain piece, parcel or tract of land situate, lying and being near the Eastern limits of the City of Columbia, County of Richland, State of South Carolina, being known and designated as Lots 4, 5, and 6, in Block C on a Flat by Avalon, heretofore made for Melrose Heights Development Company by Tomlinson Engineering Company on June 6, 1929 and filed and recorded in the Office of the Clerk of Court for Richland County in Flat Book "F" pages 97-98.

Parcel ID # R14102-07-05
This being a portion of the same property conveyed to E & A Real Estate, LLC from Steven Keys in Deed to Real Estate dated October 13, 2005 and recorded January 10, 2006, in Book 1140 Page 3474.

All that certain piece, parcel or tract of land situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, being known as 1313 Carnes Street, and being shown and designated as Lots No. 7 and 8, in Block C, on a plat by of Avalon, by Tomlinson Engineering Company on June 6, 1929, and filed and recorded in the Office of the Register of Deeds for Richland County in Plat Book "F" at Page 97, said lots together being bounded and measuring as follows:

On the North by Carnes Street and measuring thereon Fifty (50') feet; on the East by Lot No. 9, Block "C", and measuring thereon One Hundred Twenty-five (125') feet; on the South by Lots No. 16, 17, in Block "C", and measuring thereon Fifty (50') feet; on the West by Lot No. 6, Block "C", and measuring thereon One Hundred Twenty-five (125') feet. All measurements being more or less.

Parcel ID # R14102-07-06
This being the same property conveyed to E & A Real Estate, LLC from Paul D. Kannaday, Jr. and Ray A. Kannaday in Warranty Deed dated March 9, 2007 and recorded January 10, 2008, in Book 1391 Page 2562.

All that certain piece, parcel or tract of land situate, lying and being near the Eastern limits of the City of Columbia, County of Richland, State of South Carolina, being known and designated as Lots 9 and 10, in Block C on a Plat by Avalon, heretofore made for Melrose Heights Development Company by Tomlinson Engineering Company on June 6, 1929 and filed and recorded in the Office of the Clerk of Court for Richland County in Plat Book "F" pages 97-98.

Parcel ID # R14102-07-07
This being a portion of the same property conveyed to E & A Real Estate, LLC from Steven Keys in Deed to Real Estate dated October 13, 2005 and recorded January 10, 2006, in Book 1140 Page 3474.

All that piece, parcel or lot of land, with buildings and improvements thereon, lying and being near the City of Columbia, County of Richland, State of South Carolina, being bounded on the Northeast by Carnes Street; Southeast by Berry Street; Southwest by Lots 13 and 14, Block C of the Avalon Subdivision; and Northwest by Lot 10, Block C of the Avalon Subdivision.

The said tract being more particularly described as LOTS 11 & 12, Block C of the Avalon Subdivision according to a plat of survey prepared for Witt Realty and Development Corporation by Rosser W. Baxter, Jr., R.L.S., on March 7, 1987, which plat is recorded in Plat Book 51, at page 5280, in the office of the ROD for Richland County, and which is by reference incorporated herein as part of this description.

Parcel ID 4 R14102-07-08
This being the same property conveyed to E & A Real Estate, LLC from Witt Realty and Development Corporation, a corporation dated February 8, 2006 and recorded February 23, 2006, in Book 1154 Page 3369.

SITE: 1313 & 1237 CARNES STREET
BUN: 813618
FEE PARCEL
CREATED BY THIS OFFICE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN RICHLAND COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF CARNES STREET AND THE WESTERN RIGHT-OF-WAY OF BERRY STREET,
SAID REBAR BEING THE POINT OF BEGINNING.

THENCE ALONG SAID WESTERN RIGHT-OF-WAY OF BERRY STREET S19°05'59"W FOR A DISTANCE OF 125.00 FEET TO A POINT;
THENCE LEAVING SAID WESTERN RIGHT-OF-WAY OF BERRY STREET N70°55'06"W FOR A DISTANCE OF 135.60 FEET TO AN OPEN TOP PIPE FOUND;
THENCE N70°33'09"W FOR A DISTANCE OF 65.19 FEET TO AN OPEN TOP PIPE FOUND;
THENCE S19°05'59"W FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF ELLERBE STREET;
THENCE ALONG SAID NORTHERN RIGHT-OF-WAY OF ELLERBE STREET N70°51'26"W FOR A DISTANCE OF 49.82 FEET TO AN OPEN TOP PIPE FOUND;
THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY OF ELLERBE STREET N19°05'59"E FOR A DISTANCE OF 125.00 FEET TO A FENCE POST;
THENCE N70°51'26"W FOR A DISTANCE OF 25.14 FEET TO A #4 REBAR SET;
THENCE N19°05'55"E FOR A DISTANCE OF 125.00 FEET TO AN OPEN TOP PIPE FOUND ON THE SOUTHERN RIGHT-OF-WAY OF CARNES STREET;
THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY OF CARNES STREET S70°25'53"E FOR A DISTANCE OF 50.00 FEET TO AN OPEN TOP PIPE FOUND;
THENCE CONTINUING ALONG SAID SOUTHERN RIGHT-OF-WAY OF CARNES STREET S70°54'01"E FOR A DISTANCE OF 225.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 40,670 SQUARE FEET (0.93 ACRES), MORE OR LESS.

E & A REAL ESTATE
DB 1543, PG 3282
DB 1140, PG 3474
DB 1391, PG 2562
DB 1154, PG 3369
1237 & 1313 CARNES STREET CYPRESS ROAD
COLUMBIA, S.C. 29020
RICHLAND COUNTY

Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B -SECTION 11
COMMITMENT NUMBER KWB-720308-P EFFECTIVE DATE 12-1-2017

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (STANDARD EXCEPTION)
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. (STANDARD EXCEPTION)
3. The lien of supplemental or escaped assessments of property taxes, if any. (STANDARD EXCEPTION)
4. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. (STANDARD EXCEPTION)
5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. (STANDARD EXCEPTION)
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (STANDARD EXCEPTION)
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water right, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records. (STANDARD EXCEPTION)
8. Any lien or right to lien for services, labor or material not shown by the Public Records. (STANDARD EXCEPTION)
9. Taxes for the fiscal year 2016/2017 and subsequent years, a lien not yet due and payable. (STANDARD EXCEPTION)
10. Rights of fee simple owners in and to the subject property.
11. All matters contained on the Plat of Avalon dated June 6, 1929 and recorded in Plat Book F Page 97, Public Records of Richland County, SC. (PREVIOUS SURVEY ALL APPLICABLE MATTERS PLOTTED HEREON)
12. All matters contained on the Plat Prepared for Witt Realty and Development Corporation as recorded March 11, 1987 in Plat Book 51 Page 5280, Public Records of Richland County, SC. (PREVIOUS SURVEY ALL APPLICABLE MATTERS PLOTTED HEREON)
13. All matters contained on the Plat Prepared for Lee O. Fogle as recorded in Plat Book 52 Page 4403, Public Records of Richland County, SC. (PREVIOUS SURVEY ALL APPLICABLE MATTERS PLOTTED HEREON)
14. All matters contained on the Plat Prepared for John Witt as recorded in Plat Book 53 Page 7779, Public Records of Richland County, SC. (PREVIOUS SURVEY ALL APPLICABLE MATTERS PLOTTED HEREON)

Exhibit 6

Book 2295-3565

2018024421 04/18/2018 11:33:34:187

Warranty Deed

Fee: \$12.00

County Tax: \$225.50

State Tax: \$533.00



2018024421

John T. Hopkins II

Richland County R.O.D.

Return to:

~~Linear Settlement Services~~
~~ATTN: Commercial Recording~~
~~127 John Clarke Road~~
~~Middletown, RI 02842~~

Rec 2nd

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

GENERAL WARRANTY
DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that E & A REAL ESTATE, LLC, a South Carolina limited liability company, hereinafter referred to as Grantor, in the State aforesaid, for and in consideration of the sum of Two Hundred Five Thousand and No/100 Dollars (\$205,000.00) paid by GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited liability company, hereinafter referred to as Grantee, in the State aforesaid (the receipt of which is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns, the following described property:

SEE EXHIBIT A ATTACHED HERETO

This being the same property conveyed to E & A Real Estate, LLC from A. Witt & Son LLC in Deed dated July 31, 2009 and recorded July 31, 2009, in Book 1543 Page 3282 in the Richland County Register of Deeds ("Registry").

This being a portion of the same property conveyed to E&A Real Estate, LLC from Steven Keys in Deed to Real Estate dated October 13, 2005, and recorded January 10, 2006, in Book 1140 Page 3474 in the Registry.

This being the same property conveyed to E & A Real Estate, LLC from Paul D. Kannaday, Jr. and Ray A. Kannaday in Warranty Deed dated March 9, 2007, and recorded January 10, 2008, in

Book 1391 Page 2562 in the Registry.

This being the same property conveyed to E & A Real Estate, LLC from Witt Realty and Development Corporation, a corporation dated February 8, 2006, and recorded February 23, 2006, in Book 1154 Page 3369 in the Registry.

Grantee's address: 2000 Corporate Drive, Canonsburg, Pennsylvania 15317

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said property belonging or in anywise incident or appertaining.

SUBJECT TO all zoning laws, regulations, ordinances and notices of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the property.

AND FURTHER SUBJECT TO the easements, encumbrances, restrictions and other matters listed on Exhibit B attached hereto and made a part hereof for all purposes and shown of record in the Registry, but only to the extent they are validly existing and affect the property.

TO HAVE AND TO HOLD all and singular the property before mentioned unto the said Grantee, its Successors and Assigns forever.

And the Grantor does hereby bind itself and its heirs and assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against Grantor and Grantor's heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

SIGNATURE AND NOTARY PAGE TO FOLLOW

WITNESS the Grantor's Hand and Seal this 29th day of January, 2018.

Signed Sealed and Delivered
in the Presence of:

GRANTOR:

E & A Real Estate, LLC,
a South Carolina limited liability company

[Signature]
Witness #1
Mary M. Dempster
Witness #2

By: [Signature] (SEAL)
Print Name: Steven Keys
Title: President

State of South Carolina)
County of Richland)

ACKNOWLEDGMENT

I, Patricia Sprinkle, Notary Public for the State of South Carolina, do hereby certify that the above-named Steven Keys [name], President [title] of E & A Real Estate, LLC, a South Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing General Warranty Deed.

Witness my hand and official seal this the 29th day of January, 2018.

Patricia Sprinkle
Print Name: Patricia Sprinkle
Notary Public

My commission expires: 06-25-2020

[AFFIX SEAL]

PATRICIA SPRINKLE
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 06-25-2020

EXHIBIT A

The land referred to herein below is situated in the County of Richland, City of Columbia, State of South Carolina, and is described as follows:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Richland and State of South Carolina, being shown on a plat of property prepared for Lee O. Fogle by Douglas E. Platt, RLS, dated December 1, 1988, recorded in Book 52 at page 4403, and being more particularly shown and delineated as Lots 2, 3, 21 and 22, Block C, upon a plat prepared for John Witt by Baxter Land Surveying Co., Inc. dated December 10, 1991, and recorded in Book 53 at page 7779, upon the records of the Office of the ROD for Richland County, South Carolina, and according to said latter plat, having the following metes and bounds, to wit:

Beginning at an iron on the Southern edge of the right-of-way of Carnes Street, 225 feet from its point of intersection from Berry Street, and running S22°52'05"W for a distance of 125.13 feet to an iron; thence turning and running S66°48'05"E for a distance of 24.70 feet to an iron; thence turning and running S23°05'05"W for a distance of 124.62 feet to an iron; thence turning and running N67°03'10"W for a distance of 49.82 feet to an iron; thence turning and running N23°05'55"E for a distance of 124.84 feet to an iron; thence turning and running N66°48'05"W for a distance of 24.88 feet to an iron; thence turning and running N22°51'20"E for a distance of 125.08 feet to an iron; thence turning and running along the edge of the right-of-way of Carnes Street S66°51'20"E for a distance of 50.00 feet to the point of beginning; be all measurements a little more or less.

Parcel ID #s R14102-07-04 & R14102-07-11

This being the same property conveyed to E & A Real Estate, LLC from A. Witt & Sons, LLC in Deed dated July 31, 2009 and recorded July 31, 2009, in Book 1543 Page 3282.

All that certain piece, parcel or tract of land situate, lying and being near the Eastern limits of the City of Columbia, County of Richland, State of South Carolina, being known and designated as Lots 4, 5, and 6, in Block C on a Flat by Avalon, heretofore made for Melrose Heights Development Company by Tomlinson Engineering Company on June 6, 1929 and filed and recorded in the Office of the Clerk of Court for Richland County in Plat Book "F" pages 97-98.

Parcel ID # R14102-07-05

This being a portion of the same property conveyed to E&A Real Estate, LLC from Steven Keys in Deed to Real Estate dated October 13, 2005, and recorded January 10, 2006, in Book 1140 Page 3474.

All that certain piece, parcel or tract of land situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, being known as 1313 Carnes Street, and being shown and designated as Lots No. 7 and 8, in Block C, on a plat by of Avalon, by Tomlinson

Engineering Company on June 6, 1929, and filed and recorded in the Office of the Register of Deeds for Richland County in Plat Book "F" at Page 97, said lots together being bounded and measuring as follows:

On the North by Carnes Street and measuring thereon Fifty (50') feet; on the East by Lot No. 9, Block "C", and measuring thereon One Hundred Twenty-five (125') feet; on the South by Lots No. 16, 17, in Block "C", and measuring thereon Fifty (50') feet; on the West by Lot No. 6, Block "C", and measuring thereon One Hundred Twenty-five (125') feet. All measurements being more or less.

Parcel ID # R14102-07-06

This being the same property conveyed to E & A Real Estate, LLC from Paul D. Kannaday, Jr. and Ray A. Kannaday in Warranty Deed dated March 9, 2007, and recorded January 10, 2008, in Book 1391 Page 2562.

All that certain piece, parcel or tract of land situate, lying and being near the Eastern limits of the City of Columbia, County of Richland, State of South Carolina, being known and designated as Lots 9 and 10, in Block C on a Plat by Avalon, heretofore made for Melrose Heights Development Company by Tomlinson Engineering Company on June 6, 1929 and filed and recorded in the Office of the Clerk of Court for Richland County in Plat Book "F" pages 97-98.

Parcel ID # R14102-07-07

This being a portion of the same property conveyed to E&A Real Estate, LLC from Steven Keys in Deed to Real Estate dated October 13, 2005, and recorded January 10, 2006, in Book 1140 Page 3474.

All that piece, parcel or lot of land, with buildings and improvements thereon, lying and being near the City of Columbia, County of Richland, State of South Carolina, being bounded on the Northeast by Carnes Street; Southeast by Berry Street; Southwest by Lots 13 and 14, Block C of the Avalon Subdivision; and Northwest by Lot 10, Block C of the Avalon Subdivision.

The said tract being more particularly described as LOTS 11 & 12, Block C of the Avalon Subdivision according to a plat of survey prepared for Witt Realty and Development Corporation by Rosser W. Baxter, Jr., R.L.S., on March 7, 1987, which plat is recorded in Plat Book 51, at page 5280, in the office of the ROD for Richland County, and which is by reference incorporated herein as part of this description.

Parcel ID # R14102-07-08

This being the same property conveyed to E & A Real Estate, LLC from Witt Realty and Development Corporation, a corporation dated February 8, 2006 and recorded February 23, 2006, in Book 1154 Page 3369.

EXHIBIT B

1. All matters contained on the Plat of Avalon dated June 6, 1929 and recorded in Plat Book F Page 97, Public Records of Richland County, SC.
2. All matters contained on the Plat Prepared for Witt Realty and Development Corporation as recorded March 11, 1987 in Plat Book 51 Page 5280, Public Records of Richland County, SC.
3. All matters contained on the Plat Prepared for Lee O. Fogle as recorded in Plat Book 52 Page 4403, Public Records of Richland County, SC.
4. All matters contained on the Plat Prepared for John Witt as recorded in Plat Book 53 Page 7779, Public Records of Richland County, SC.

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located in Richland County, South Carolina, bearing Richland County Tax Map Numbers R14102-07-04, R14102-07-11, R14102-07-05, R14102-07-06, R14102-07-07, R14102-07-08, and was transferred from E & A REAL ESTATE, LLC, a South Carolina limited liability company, to Global Signal Acquisitions IV LLC, a Delaware limited liability company, on January 31, 2018.

3. Check one of the following: The deed is
 - (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (See Information section of affidavit):

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 205,000.
 - (b) The fee is computed on the fair market value of the realty which is _____.
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes or No to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ 205,000

(b) Place the amount listed in item 5 above here: \$0.00 (If no amount is listed, place zero here.)

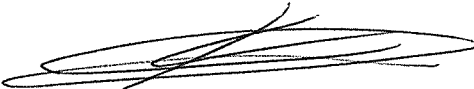
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 205,000

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 758.50.

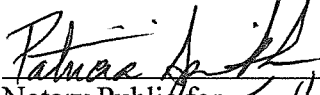
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

GRANTOR:
E & A Real Estate, LLC,
a South Carolina limited liability company

By:  (SEAL)
Print Name: Steven Keys
Title: President

SWORN to before me this 29th day of January, 2018.


Notary Public for South Carolina
My Commission Expires: 06-25-2020

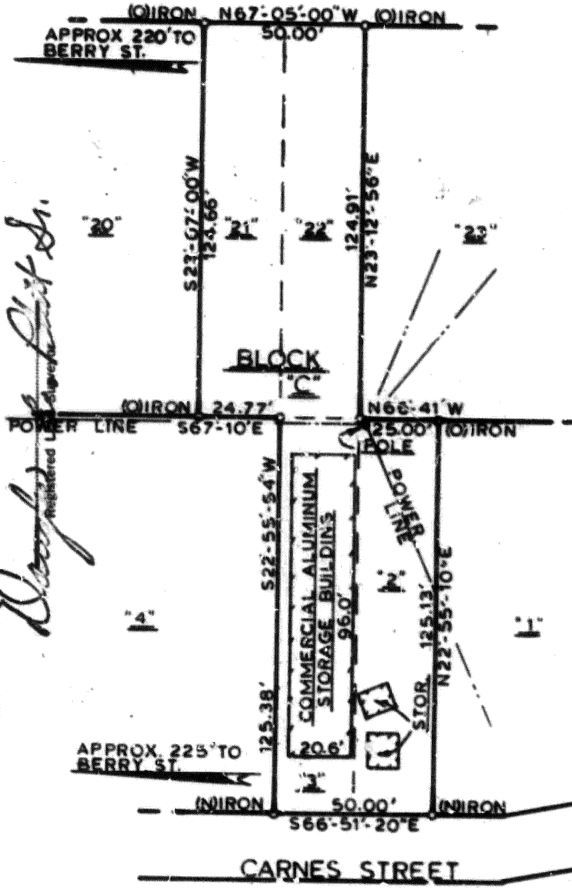
PATRICIA SPRINKLE
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 06-25-2020

Exhibit 7

This is to certify that I have consulted the federal insurance administration flood hazard boundary map and found that the described property (is not) located in a flood hazard area

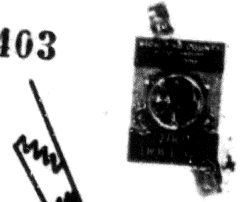
BOOK 52 PAGE 4403

ELLERBE STREET
(FORMERLY BROOKS ST.)



I hereby certify that this plat depicts only existing parcels of lots of land which were platted and recorded in the Office of Mesne Conveyance prior to the survey upon which this plat is based, having substantially the same shape and dimensions as shown hereon, and that no new divisions, creating new or different lots or tracts were made in preparing this plat or appear hereon.

Douglas E. Platt, Jr.
Registered Land Surveyor



State of South Carolina
I certify to the validity of this plat.
Date: 12/1/70
Register of Deeds
Richland County
W. E. Platt

0.28 AC.

PLAT PREPARED FOR
LEI. O. FOGLE BOOK 52 PAGE 4403

RICHLAND COUNTY, IN CITY LIMITS OF COLUMBIA, S.C.
THE SAME BEING SHOWN AS LOTS 2 & 21 & 22, BLK. "C" ON PLAT OF "AVALON"
BY TOMLINSON ENGR. CO. DATED JUNE 6, 1929 AND RECORDED
IN THE OFFICE OF THE REGISTER OF MESNE CONVEYANCE FOR RICHLAND
COUNTY IN PLAT BOOK "F" AT PAGE NO 97 & 98

REF. T.M.S. NO. 14102-07-04 & 011

I HEREBY CERTIFY THAT THE MEASUREMENT AS SHOWN ON THIS PLAT ARE CORRECT AND THERE ARE NO ENCROACHMENT OR PROJECTIONS OTHER THAN SHOWN

SEE RECORDS FOR EASEMENTS. LOT MAY BE SUBJECT TO EASEMENTS NOT FOUND BY ME.

I HEREBY CERTIFY THAT THE RATIO OF FIELD PRECISION OF FIELD SURVEY IS NOT LESS THAN ONE FOOT IN 4000 FEET ON THE AREA WAS DETERMINED BY D.M.D. METHOD

REFERENCE DEED RECORDED IN DEED BOOK _____ AT PAGE _____ **DEC. 1, 1968**

Douglas E. Platt, Jr.
DOUGLAS E. PLATT, SR.
REG. LAND SURVEYOR
NO. 4041
346 GLENN RD. W. COLA,
S.C. PHONE NO. 796-0874

SCALE 1" = 40'
FIELD BOOK =

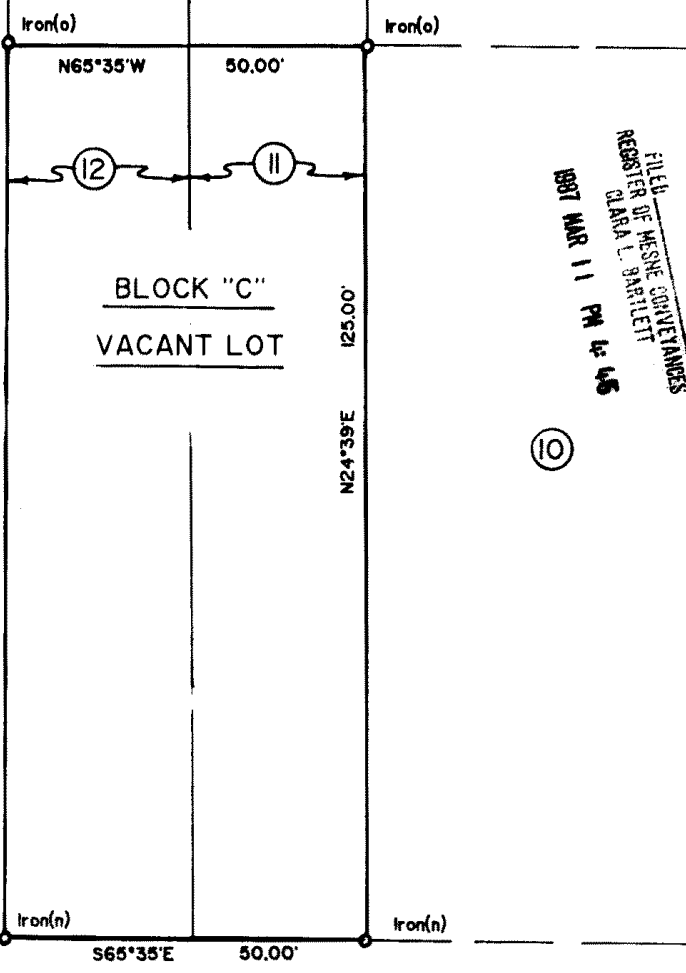


DRAWN BY: "I. PLATT"



BOOK 31 PAGE 5280

(13) (14) (15)



FILED OF MESNE CONVEYANCES
REGISTER CLARA L. BARLETT
1987 MAR 11 PM 4:45

I HEREBY CERTIFY THAT THIS PLAT DEPICTS ONLY EXISTING PARCELS OR LOTS OF LAND WHICH WERE PLATTED AND RECORDED IN THE OFFICE OF MESNE CONVEYANCES PRIOR TO THE SURVEY UPON WHICH THIS PLAT IS BASED, HAVING THE SAME SHAPE AND DIMENSIONS AS SHOWN HEREON, AND THAT NO NEW DIVISIONS OR CREATIONS OF NEW OR DIFFERENT LOTS OR TRACTS WERE MADE IN PREPARING THIS PLAT OR APPEAR HEREON.

Rosser W. Baxter, Jr.
REGISTERED LAND SURVEYOR

BOOK 26-28

I hereby certify that I have consulted the Federal Insurance Administration Flood Insurance Rate Map; and to the best of my knowledge and belief, the subject property is not located in special flood hazard zone A, B or V.

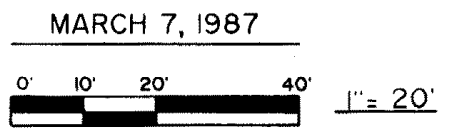
CARNES STREET
(50' R/W)

BOOK 31 PAGE 5280

PLAT PREPARED FOR

WITT REALTY AND DEVELOPMENT CORPORATION

RICHLAND COUNTY, NEAR COLUMBIA, S.C.
THE SAME BEING DESIGNATED AS LOTS 11 & 12, BLOCK "C", ON PLAT OF AVALON, BY TOMLINSON ENGINEERING CO., DATED JUNE 6, 1929, AND RECORDED IN THE OFFICE OF REGISTER OF MESNE CONVEYANCE FOR RICHLAND COUNTY IN PLAT BOOK "F", PAGE 97.



I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ON THE ABOVE PLAT ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

BAXTER LAND SURVEYING CO., INC.
327 KALMIA DRIVE
COLUMBIA, S.C. 29205
803-252-8564

Rosser W. Baxter, Jr.
REGISTERED LAND SURVEYOR
NO. 7613



7 November 2018
Board of Zoning Appeals

Administrative Review

CASE:

18-002 Administrative Review

REQUEST:

The applicant is appealing the zoning administrator's decision that a public hearing is required prior to the establishment of a parking lot on property zoned Light Industrial (M-1).

The Zoning Administrator has determined that a public hearing is not required for the establishment of a use which is designated in the Richland County Land Development Code (LDC) as a permitted principal use. According to section 26-141 of the Richland County Land Development Code (LDC), automobile parking is a permitted principal use in the M-1 zoning designation.

Section 26-141:

See next page

Sec. 26-141. Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions.

- (a) *General.* The Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions that follows, contains a listing of uses that may be permitted in one or more of the various zoning districts established by this article. Uses are listed in alphabetical order in eleven functional categories. The categories in order of their listing are: agricultural uses; residential uses; accessory uses and structures; recreational uses; institutional, educational and civic uses; business, professional and personal services; retail trade and food services; wholesale trade; transportation, information, warehousing, waste management, and utilities; manufacturing, mining, and industrial uses; and, other uses.
- (b) *Symbols used.* The districts in which a particular use is permitted (with or without special requirements), are indicated by a “P”, “SR”, or “SE” in the district column(s) opposite the listed use. Blank spaces in the district column under any proposed use indicates that the use is NOT permitted in that particular zoning district.
- (c) *Meaning of symbols.* The meaning of the symbols in the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions are as follows:
 - (1) *P.* Means the indicated use is permitted in the indicated district.
 - (2) *SR.* Means the indicated use is permitted provided special additional standards set forth in this chapter are met. These standards are contained in Article VI., Supplemental Use Standards.
 - (3) *SE.* Means the indicated use is permitted in the indicated district, subject to approval of a special exception by the board of zoning appeals (Section 26-56 of this chapter). Minimum conditions that must be met in order for the board to grant a special exception are listed in Article VI., Supplemental Use Standards.
- (d) *North American Industry Classification System (NAICS).* The North American Industry Classification System, United States Manual – 2002 Edition (NAICS) was utilized in the preparation of the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions. The listing of the numerical references (in the NAICS) utilized is found in Appendix I. This listing and the 2002 NAICS manual shall be consulted as a guide for the purpose of interpretation by the zoning administrator when necessary. The NAICS number in the appendix refers to the corresponding NAICS classification for that particular use. Listings with a “000000” in the NAICS column do not correspond to any classification manual, but rather are identified uses of local significance.

- (e) *Relationship to other laws.* The listing of a use in the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions in no way relieves that use of having to meet all local, state, and federal laws pertaining to the establishment and operation of that use.
- (f) *Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions.* See Table 26-V-2.

TABLE 26-V-2
TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Agricultural Uses																	
Animal Production		P													P		
Animal Production Support Services		P													P		
Crop Production		P													P		
Crop Production Support Services		P													P	P	P
Fish Hatcheries		P													P		
Forestry		P													P		
Forestry Support Services		P													P	P	P
Poultry Farms		SR													P		
Produce Stands		SR													P		
Swine Farms															P		
Veterinary Services (Livestock)		P													P		
Residential Uses																	
Accessory Dwellings		SR	SR	SR	SR	SR	SR		P	P					SR		
Common Area Recreation and Service Facilities		P	P	P	P	P	P	P	P	P	P	P	P	P			
Continued Care Retirement Communities		SE	SE						SR	SR	SR	SR	SR	SR			
Dormitories										P	SE			SE			
Dwellings, Conventional or Modular																	
Duets									SR	SR							
Multi-Family, Not Otherwise Listed									P	P				P			
Single-Family, Detached		P	P	P	P	P	P	P	P	P							
Single-Family, Zero Lot Line, Common						SE	SE		SR	SR				SR			
Single-Family, Zero Lot Line, Parallel				SR	SR	SR	SR		SR	SR							
Townhouses (Ord. No. 036-15; 7-28-15)									SR	SR							
Two-Family									P	P							

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Dwellings, Manufactured Homes on Individual Lots		SR	SR	SR				SR							SE		
Fraternity and Sorority Houses						P			P		P			P			
Group Homes (9 or Less)		SR	SR	SR	SR	SR	SR	SR	SR	SR							
Group Homes (10 to 15) (Ord No.044-12HR; 9-11-12)		SR								SE	SE	SE	SE	SE			
Manufactured Home Parks								SR									
Rooming and Boarding Houses										SE	SE	SE	SE	P			
Special Congregate Facilities											SE			SE			
Accessory Uses and Structures																	
Accessory Uses and Structures (Customary) – See Also Sec. 26-185		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupations		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR			
Swimming Pools		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR			
Yard Sales		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR			
Recreational Uses																	
Amusement or Water Parks, Fairgrounds															SR	SR	
Amusement Arcades												P	P	P	P		
Athletic Fields	SR	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SR	SR	P	P		
Batting Cages														SR	SR	SR	
Billiard Parlors														P	P		
Bowling Centers														P	P		
Clubs or Lodges (Ord No.054-08HR; 9-16-08)		SE									P	P	P	P	P		
Country Clubs with Golf Courses	SR	SR	SE	SE	SE	SE	SE	SE	SE	SE				SR	SR	SR	
Dance Studios and Schools											P	P	P	P	P		
Go-Cart, Motorcycle and Similar Small Vehicle Tracks														SR	P		P
Golf Courses	SR													SR	SR	SR	

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Golf Courses, Miniature													P	P	P	P	
Golf Driving Ranges (Freestanding)	SR												SR	SR	SR	SR	
Hunt Clubs		P															
Marinas and Boat Ramps														P	P		
Martial Arts Instructional Schools											P	P	P	P	P		
Physical Fitness Centers											P	P	P	P	P		
Public or Private Parks	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Public Recreation Facilities	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Racetracks and Drag Strips																	SE
Riding Stables	P	P													P		
Shooting Ranges, Indoor														P	P	P	P
Shooting Ranges, Outdoor		SE															SE
Skating Rinks														P	P		
Swim and Tennis Clubs	SR	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	SE	
Swimming Pools	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR			
<u>Institutional, Educational and Civic Uses</u>																	
Ambulance Services, Emergency		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ambulance Services, Transport											P		P	P	P	P	
Animal Shelters														SR	SR	SR	
Auditoriums, Coliseums, Stadiums											P			P	P	P	
Bus Shelters/Bus Benches (Ord. 053-09HR; 11-3-09)	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Cemeteries, Mausoleums (Ord. 069-10HR)		SR									SR	SR	SR	SR	SR	SR	SR
Colleges and Universities											P		P	P			
Community Food Services											P	P	P	P	P	P	
Correctional Institutions		SE													P	SE	SE
Courts											P	P	P	P			

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR			SR			
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)		SR									SR	SR	SR	SR	SR		
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR			SR			
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)		SR									SR	SR	SR	SR	SR		
Fire Stations		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Government Offices											P	P	P	P	P	P	
Hospitals											P		P	P			
Individual and Family Services, Not Otherwise Listed											P	P	P	P	P		
Libraries		SR	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	P		
Museums and Galleries											P	P	P	P	P		
Nursing and Convalescent Homes		SE	SE						P	P	P	P	P	P			
Orphanages		SE	SE						SE	SE	P	P	P				
Places of Worship		SR	SR	SE	SE	SE	SE	SE	SR	SR	P	P	SR	P	P	P	P
Police Stations, Neighborhood		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Post Offices																	
Postal Service Processing & Distribution																	
Schools, Administrative Facilities											P	P	P	P	P	P	
Schools, Business, Computer and Management Training											P	P	P	P	P	P	
Schools, Fine Arts Instruction											P	P	P	P	P	P	
Schools, Junior Colleges											P	P	P	P	P	P	

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)		SR	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	P			
Schools, Technical and Trade (Except Truck Driving)											P	P	P	P	P	P	
Schools, Truck Driving														P	P	P	P
Zoos and Botanical Gardens		SE									SE		SE	SR	SR		
<u>Business, Professional and Personal Services</u>																	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services											P	P	P	P	P	P	
Advertising, Public Relations, and Related Agencies											P	P	P	P	P		
Automatic Teller Machines											P	P	P	P	P	P	P
Automobile Parking (Commercial)											P	P	P	P	P	P	P
Automobile Rental or Leasing														P	P	P	P
Automobile Towing, Not Including Storage													P	P	P	P	P
Automobile Towing, Including Storage Services															P	P	P
Banks, Finance, and Insurance Offices											P	SR	SR	P	P	P	
Barber Shops, Beauty Salons, and Related Services		SR							SR	SR	P	P	P	P	P	P	
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)		SR	SR						SR	SR	SR	SR	SR	SR			
Body Piercing Facilities														SR			
Building Maintenance Services, Not Otherwise Listed														P	P	P	P

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Car and Light Truck Washes (See also Truck Washes)													SR	P	P	P	P
Carpet and Upholstery Cleaning Services														P	P	P	P
Computer Systems Design and Related Services											P	P	P	P	P	P	P
Clothing Alterations/Repairs; Footwear Repairs											P	P	P	P	P		
Construction, Building, General Contracting, with Outside Storage															SR	SR	P
Construction, Building, General Contracting, without Outside Storage											P	P	P	P	P	P	P
Construction, Heavy, with Outside Storage															SR	SR	P
Construction, Heavy, without Outside Storage															P	P	P
Construction, Special Trades, with Outside Storage															SR	SR	P
Construction, Special Trades, without Outside Storage											P	P	P	P	P	P	P
Employment Services											P	P	P	P	P	P	
Engineering, Architectural, and Related Services											P	P	P	P	P	P	
Exterminating and Pest Control Services													P	P	P	P	
Funeral Homes and Services											P	P	P	P	P	P	
Furniture Repair Shops and Upholstery													P	P	P	P	P
Hotels and Motels													P	P	P	P	
Janitorial Services													P	P	P	P	P
Kennels		SR									SR		SR	SR	SR	SR	
Landscape and Horticultural Services		P												P	P	P	
Laundromats, Coin Operated												P	P	P	P	P	

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Laundry and Dry Cleaning Services, Non-Coin Operated											P	P	P	P	P	P	P
Legal Services (Law Offices, Etc.)											P	P	P	P	P		
Linen and Uniform Supply														P	P	P	P
Locksmith Shops												P	P	P	P		
Management, Scientific, and Technical Consulting Services											P	P	P	P	P	P	
Massage Therapists											P	P	P	P	P		
Medical/Health Care Offices											P	P	P	P	P		
Medical, Dental, or Related Laboratories											P	P	P	P	P	P	
Motion Picture Production/Sound Recording														P	P	P	
Office Administrative and Support Services, Not Otherwise Listed											P	P	P	P	P	P	
Packaging and Labeling Services											P	P	P	P	P	P	P
Pet Care Services (Excluding Veterinary Offices and Kennels)											P	SR	SR	P	P	P	
Photocopying and Duplicating Services											P	P	P	P	P	P	P
Photofinishing Laboratories											P	P	P	P	P	P	P
Photography Studios											P	P	P	P	P		
Picture Framing Shops											P	P	P	P	P		
Professional, Scientific, and Technical Services, Not Otherwise Listed											P	P	P	P	P	P	
Publishing Industries														P	P	P	P
Real Estate and Leasing Offices											P	P	P	P	P	P	P
Recreational Vehicle Parks and Recreation Camps		SR															
Rental Centers, with Outside Storage														SR	P	P	P

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Rental Centers, without Outside Storage													P	P	P	P	P
Repair and Maintenance Services, Appliance and Electronics													SR	SR	SR	SR	P
Repair and Maintenance Services, Automobile, Major															P	P	P
Repair and Maintenance Services, Automobile, Minor													P	P	P	P	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large															P		P
Repair and Maintenance Services, Boat and Commercial Trucks, Small															P	P	P
Repair and Maintenance Services, Commercial and Industrial Equipment															P	P	P
Repair and Maintenance Services, Home and Garden Equipment														P	P	P	
Repair and Maintenance Services, Personal and Household Goods												P	P	P	P	P	
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics													P	P	P	P	
Research and Development Services											SR			P	P	P	P
Security and Related Services														P	P	P	
Septic Tank Services													P	P	P		P
Tanning Salons												P	P	P	P		
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)														P			
Taxidermists													P	P	P	P	
Theaters, Live Performances														P	P		

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Theaters, Motion Picture, Other Than Drive-Ins												SE	P	P	P	P	
Theaters, Motion Picture, Drive-Ins													SE	SE	P	SE	
Tire Recapping															P		P
Travel Agencies (without Tour Buses or Other Vehicles)											P	P	P	P	P		
Traveler Accommodations, Not Otherwise Listed													P	P	P		
Truck (Medium and Heavy) Washes														P	P	P	P
Vending Machine Operators															P	P	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)											SR	SR	P	P	P	P	
Watch and Jewelry Repair Shops													P	P	P		
Weight Reducing Centers													P	P	P		
Retail Trade and Food Services																	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)											P	P	P	P	P		
Appliance Stores														P	P		
Art Dealers											P	P	P	P	P		
Arts and Crafts Supply Stores												P	P	P	P		
Auction Houses													P	P	P	P	
Automotive Parts and Accessories Stores													P	P	P	P	
Bakeries, Retail													P	P	P	P	
Bars and Other Drinking Places											SE	SE	SR	SR	SR	SR	
Bicycle Sales and Repair												P	P	P	P	P	
Boat and RV Dealers, New and Used (Ord No. 024-15HR; 6-16-15)														P	P	P	

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Book, Periodical, and Music Stores											P	P	P	P	P		
Building Supply Sales with Outside Storage													P	P	P	P	P
Building Supply Sales without Outside Storage													P	P	P	P	P
Camera and Photographic Sales and Service												P	P	P	P		
Candle Shops												P	P	P	P		
Candy Stores (Confectionery, Nuts, Etc.)												P	P	P	P		
Caterers, No On Site Consumption											P	P	P	P	P	P	
Cigar Bars												SR		SR	SR	SR	
Clothing, Shoe, and Accessories Stores												P	P	P	P		
Coin, Stamp, or Similar Collectibles Shops												P	P	P	P		
Computer and Software Stores												P	P	P	P		
Convenience Stores (with Gasoline Pumps)												P	P	P	P	P	P
Convenience Stores (without Gasoline Pumps)												P	P	P	P	P	P
Cosmetics, Beauty Supplies, and Perfume Stores												P	P	P	P		
Department, Variety or General Merchandise Stores												P	P	P	P		
Direct Selling Establishments, Not Otherwise Listed														P	P	P	
Drugstores, Pharmacies, with Drive-Thru											P		P	P	P	P	
Drugstores, Pharmacies, without Drive-Thru											P	P	P	P	P	P	

Electronic Shopping and Mail Order Houses	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	P	M-1	LI	P	HI
Fabric and Piece Goods Stores												P	P	P		P			
Flea Markets, Indoor													P	P		P	P		
Flea Markets, Outdoor													P	P		P	P		
Floor Covering Stores													P	P		P			
Florists												P	P	P		P			
Food Service Contractors												P	P	P		P			
Food Stores, Specialty, Not Otherwise Listed												P	P	P		P			
Formal Wear and Costume Rental												P	P	P		P			
Fruit and Vegetable Markets												P	P	P		P	P		
Fuel Sales (Non- Automotive)																SR			SR
Furniture and Home Furnishings													P	P		P			
Garden Centers, Farm Supplies, or Retail Nurseries												P	P	P		P			
Gift, Novelty, Souvenir, or Card Shops												P	P	P		P			
Grocery/Food Stores (Not Including Convenience Stores)												P	P	P		P			
Hardware Stores												P	P	P		P			
Health and Personal Care Stores, Not Otherwise Listed												P	P	P		P			
Hobby, Toy, and Game Stores												P	P	P		P			
Home Centers																P			
Home Furnishing Stores, Not Otherwise Listed												P	P	P		P			
Jewelry, Luggage, and Leather Goods												P	P	P		P			

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Restaurants, Limited Service (Delivery, Carry Out <u>Only</u>)											P	P	P	P	P	P	
Restaurants, Limited Service (Drive-Thru)													P	P	P	P	
Restaurants, Snack and Nonalcoholic Beverage Stores											P	P	P	P	P	P	
Service Stations, Gasoline													P	P	P	P	
Sporting Goods Stores												P	P	P	P		
Television, Radio or Electronic Sales													P	P	P		
Tire Sales													P	P	P		
Tobacco Stores												P	P	P	P		
Truck Stops														P	P	P	P
Used Merchandise Stores												P	P	P	P		
Video Tape and Disc Rental												P	P	P	P		
Warehouse Clubs and Superstores														P	P		
Wholesale Trade																	
Apparel, Piece Goods, and Notions														P	P	P	P
Beer/Wine/Distilled Alcoholic Beverages														SR	P	P	P
Books, Periodicals, and Newspapers														P	P	P	P
Chemicals and Allied Products															P	P	P
Drugs and Druggists' Sundries														SR	P	P	P
Durable Goods, Not Otherwise Listed														SR	P	P	P
Electrical Goods														SR	P	P	P
Farm Products, Raw Materials															P	P	P
Farm Supplies															P	P	P
Flowers, Nursery Stock, and Florist Supplies													P	P	P	P	P

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Furniture and Home Furnishings														SR	P	P	P
Groceries and Related Products														P	P	P	P
Hardware														P	P	P	P
Jewelry, Watches, Precious Stones														P	P	P	P
Lumber and Other Construction Materials														SR	P		P
Machinery, Equipment and Supplies														SR	P	P	P
Market Showrooms (Furniture, Apparel, Etc.)														SR	P	P	P
Metal and Minerals															P	P	P
Motor Vehicles															P	P	P
Motor Vehicles, New Parts and Supplies														SR	P	P	P
Motor Vehicles, Tires and Tubes														SR	P	P	P
Motor Vehicles, Used Parts and Supplies															P	P	P
Nondurable Goods, Not Otherwise Listed														SR	P	P	P
Paints and Varnishes														SR	P	P	P
Paper and Paper Products														P	P	P	P
Petroleum and Petroleum Products															SR		SR
Plumbing & Heating Equipment and Supplies														SR	P	P	P
Professional and Commercial Equipment and Supplies														P	P	P	P
Scrap and Recyclable Materials															SE	SE	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)														P	P	P	P
Sporting Firearms and Ammunition														SR	P	P	P
Timber and Timber Products															P	P	P
Tobacco and Tobacco Products														SR	P	P	P

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Toys and Hobby Goods and Supplies														P	P	P	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>																	
Airports or Air Transportation Facilities and Support Facilities															P	P	P
Antennas		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Bus Facilities, Interurban													P	P	P	P	P
Bus Facilities, Urban													P	P	P	P	P
Charter Bus Industry														P	P	P	P
Courier Services, Central Facility															P	P	P
Courier Services, Substations											P		P	P	P	P	P
Landfills and Structural Fill Sites (Ord. 071-14HR; 12-9-14)		SE															SE
Limousine Services														P	P	P	P
Materials Recovery Facilities (Recycling)															P	P	P
Power Generation, Natural Gas Plants, and Similar Production Facilities																	P
Radio and Television Broadcasting Facilities (Except Towers)											P		P	P	P	P	
Radio, Television, and Other Similar Transmitting Towers (038-12HR; 6-19-12)		SE									SE	SE	SE	SE	SE	SE	SE
Rail Transportation and Support Facilities																	P
Recycling Collection Stations																	P
Remediation Services															P	P	P
Scenic and Sightseeing Transportation													P	P	P	P	P
Sewage Treatment Facilities, Private																	P
Sludge, Non-Hazardous (Ord. 071-14HR; 12-9-14)																	SR
Taxi Service Terminals													P	P	P	P	P

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Truck Transportation Facilities															P	P	P
Utility Company Offices											P	P	P	P	P	P	
Utility Lines and Related Appurtenances	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Service Facilities (No Outside Storage)														P	P	P	P
Utility Substations	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)											SR	SR	SR	SR	P	P	P
Warehouses, Self-Storage													SR	SR	SR	SR	P
Waste Collection, Hazardous																	SE
Waste Collection, Other																	P
Warehouses, Self-Storage													SR	SR	SR	SR	P
Waste Collection, Solid, Non-Hazardous																	P
Waste Treatment and Disposal, Hazardous																	SE
Waste Treatment and Disposal, Non-Hazardous																	P
Water Treatment Plants, Non-Governmental, Public															P	P	P
<u>Manufacturing, Mining, and Industrial Uses</u>																	
Animal Food																	P
Animal Slaughtering and Processing																	P
Apparel															P	P	P

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Paper Products (Coating and Laminating)																	P
Paper Products (No Coating and Laminating)															P	P	P
Petroleum and Coal Products Manufacturing																	SR
Primary Metal Manufacturing																	P
Printing and Publishing														P	P	P	P
Pulp, Paper, and Paperboard Mills																	P
Rubber and Plastic Products																	P
Seafood Product Preparation and Packaging																	P
Signs														P	P	P	P
Soap, Cleaning Compounds, and Toilet Preparations															P	P	P
Sporting and Athletic Goods															P	P	P
Textile Mills																	P
Textile Product Mills															P	SE	P
Transportation Equipment															P	SE	P
Wood Products, Chip Mills																	P
Wood Products, Excluding Chip Mills															P	P	P
Other Uses																	
Sexually Oriented Businesses														SR			SR
Buildings, High Rise, 4 or 5 Stories										SR	SR			SR			
Buildings, High Rise, 6 or More Stories										SE	SE			SE			
Shipping Containers used as an Accessory Structure (Ord. 025-14HR; 5-20-14)		SR												P	P	P	P

GENERAL INFORMATION:

Applicant: Dave Grove

ZONING ORDINANCE CITATION:

26-33 (a) (1) of the Land Development Code authorizes the Board of Zoning Appeals to hear and decide appeals when it is alleged that there is error in any order, requirement, decision, or determination made by the zoning administrator or other authorized staff of the planning department in the enforcement of this chapter. Such appeals must be taken within thirty (30) days after the order, requirement, decision, or determination that is alleged to be in error is made, and must be made in accordance with the procedures and standards set forth in Section 26-58 of this chapter.

FORMAL REVIEW:

26-58 (e) Upon receiving the application, the board of zoning appeals or planning commission (as applicable) shall conduct a public hearing on the appeal. Any party may appear in person or be represented by an agent. After conducting the public hearing, the board of zoning appeals or planning commission (as applicable) shall adopt an order reversing or affirming, wholly or in part, or modifying the order requirements, decision, or determination in question. These boards shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issuance of a permit. These boards in the execution of the duties specified herein may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction. The decision of these boards must be in writing and permanently filed in the planning department as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of these boards, which must be delivered to parties of interest by certified mail.



BOARD OF ZONING APPEALS ADMINISTRATIVE REVIEW



Receipt #	Application #	Fee Paid \$ <u>105.31</u>
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1. Applicant hereby appeals to the Board of Zoning Appeals from the action of the Zoning Official affecting the property described in the Notice of Appeals on the grounds that:

(CHECK ONE) GRANTING OR DENIAL

of an application for a permit to _____

PLEASE SEE ATTACHED

was erroneous and contrary to provisions of the zoning ordinance in Section _____ or other action or decision of the Zoning Official was erroneous as follows:

PLEASE SEE ATTACHED

2. Applicant is aggrieved by the action or decision in that:

PLEASE SEE ATTACHED

3. Applicant contends that the correct interpretation of the zoning ordinance as applied to the property is:

PLEASE SEE ATTACHED

4. Applicant requests the following relief:

PLEASE SEE ATTACHED



Harbison Community Association
106 Hillpine Road
Columbia, SC 29212-2408
803-781-2281
FAX 803-781-9753

August 31, 2018

Richland County Board of Zoning Appeals
2020 Hampton Street
Columbia, SC.

Dear Sirs:

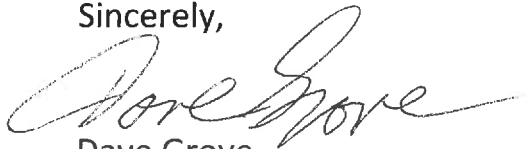
The purpose of this "Appeal" is to request a meeting **Before** a decision is made by the Planning or Zoning officials which I believe will adversely impact the interests of many County Residents. Time is of essence.

Summary:

1. The Savannah Gentlemen's Club & Restaurant, a "sexually oriented business" is proposing to build an establishment on a parcel of land on Fernandina Road that is partially located in Lexington County and also in Richland County.
2. The building will be in Lexington; a majority of the parking lot will be in Richland, # R04909-01-01. # 01 is currently zoned M1 - light industrial. The sole purpose of this proposed parking lot is to service a sexually oriented business.
3. A Plat provided to the Dept. of Revenue (by the Owner) clearly shows that the proposed parking lot is there for one purpose - to service the Club (attached).
4. Within the usage of M1, a sexually oriented business is permitted if it exceeds 1,000 feet from a church. Information obtained from Richland County (attached) shows the New Covenant Church's property to be 804 feet from the corner of parcel R04909-01-01. The parking lot cannot be built under M1, in my opinion.
5. County Zoning subsequently split parcel R04909-01-01 into two (2) parcels so now we have a portion remaining as R04909-01-01 (M1) and the other parcel is now R04909-01-04. The County Zoning office has advised that #04 is also M1.

6. However, County Zoning has advised that within a Zoning District, the M1 can be changed without a Public Hearing. I disagree - in this case. If the owner requests that the M1 be changed to some other usage, which would allow the construction of a parking lot without regard to the nearby church property, it is **imperative that a Public Hearing** be held - to allow the numerous residents an opportunity to voice their objections. The parking lot is only for one purpose - to serve a sexually oriented business. To deny County Residents an opportunity to speak - would in my opinion, be a terrible disservice to those who strongly oppose this establishment.
7. As stated above, I disagree (in this situation) with the Planning Department's opinion on their belief that they have the right to change the usage without a public hearing. Here, we are dealing with a sexually oriented business and people need to be heard.
8. Relief being sought: Advise the County Planning /Zoning Department - if they get a request from the owner to change the usage on R04909-01-01 or R04909-01-04 that a Public Hearing is required.

Sincerely,



Dave Grove

Executive Director



2019 PLANNING MEETINGS

		Board of Zoning Appeals
		*customarily meets on the 1st Wednesday of the month at 3 pm
		January 9th
		February 6th
		March 6th
		April 3rd
		May 1st
		June 5th
		July 3rd
		August 7th
		September 4th
		October 2nd
		November 6th
		December 4th



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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