

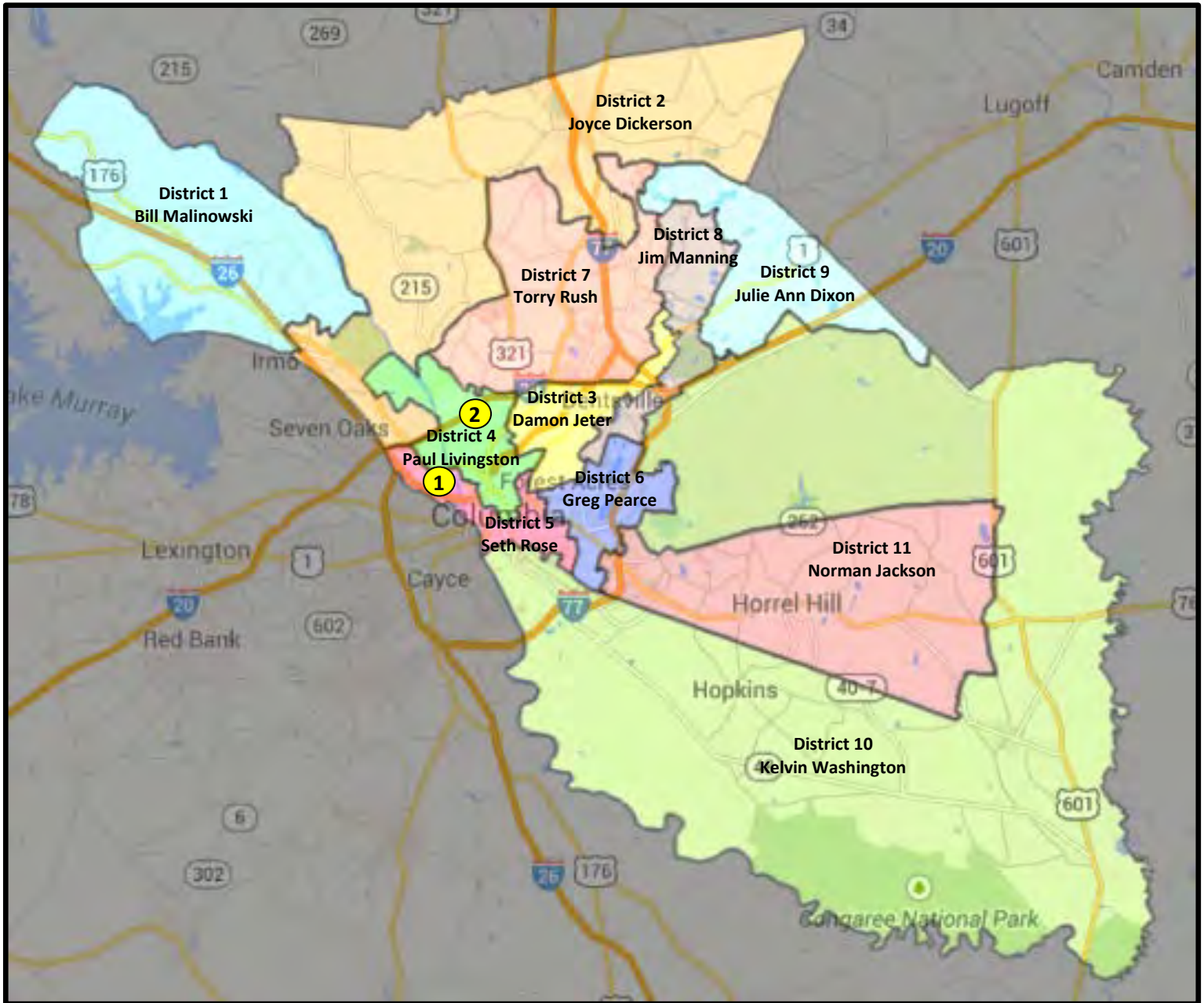
RICHLAND COUNTY BOARD OF ZONING APPEALS



Wednesday, 2 September 2015
3 p.m.
Council Chambers

RICHLAND COUNTY BOARD OF ZONING APPEALS

September 2, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-11 SE	Gary Pennington SCANA Communication	09101-01-02	3307 Lucius Road Columbia, SC 29201	Rose
2. 15-12 SE	Jonathan Yates Skyway Towers	09204-01-01	555 W. Miriam Ave. Columbia, SC 29203	Livingston



**Richland County
Board of Zoning Appeals
Wednesday, September 2, 2015
2020 Hampton Street
2nd Floor, Council Chambers**

3:00 p.m.

Agenda

I. CALL TO ORDER & RECOGNITION OF QUORUM **Joshua McDuffie, Chairman**

II. ADOPTION OF AGENDA

III. PUBLIC NOTICE ANNOUNCEMENT

IV. RULES OF ORDER

Amelia Linder, Attorney

V. APPROVAL OF MINUTES – July 2015

VI. PUBLIC HEARING

**Geonard Price,
Deputy Planning Director/ Zoning Adm.**

OPEN PUBLIC HEARING

15-11 SE

**Gary Pennington
SCANA Communication
3307 Lucius Road
Columbia, SC 29201
TMS# 09101-01-02**

Requests a special exception to establish a communication tower on property zoned Light Industrial (M-1).

P. 01

15-12 SE

**Jonathan Yates
Skyway Towers
555 W. Miriam Ave.
Columbia, SC 29203
TMS# 09204-01-01**

Request a special exception to establish a communication tower on property zoned Rural (RU)

P. 113

VII. OTHER BUSINESS

VIII. ADJOURNMENT

CASE 15-11 SE

**GARY PENNINGTON
SCANA COMMUNICATION
3307 LUCIUS ROAD
COLUMBIA, SC 29201
TMS# 09101-01-02**

**SPECIAL EXCEPTION TO ESTABLISH A COMMUNICATION TOWER ON
PROPERTY ZONED LIGHT INDUSTRIAL (M-1).**



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

15-11 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 Light Industrial (M-1) district.

GENERAL INFORMATION:

Applicant: Gary Pennington
SCANA Communication, Inc.

TMS: 09101-01-02

Location: 3307 Lucius Road, Columbia, SC 29201

Parcel Size: 2.45± acre tract

Existing Land Use: The parcel is currently occupied by a storage building.

Proposed Land Use: The applicant proposes to erect a 150-foot telecommunications tower, within a 3,000 (40 x 75) square foot leased area.

Character of Area: The adjacent properties are industrially and residentially 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.
 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 150-foot monopole telecommunications tower, which will be situated within a 3,000 square foot fenced area.

Staff visited the site.

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

In addition, 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 M-1 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:

There are no records of any previous special exception or variance request.

ATTACHMENTS:

- Site plan
- Zoning Application Packet

15-11 SE
3307 LUCIUS ROAD
COLUMBIA, SC 29201





BOARD OF ZONING APPEALS SPECIAL EXCEPTION



1. Location: 3307 Lucius Road Columbia, South Carolina 29201
 TMS Page: R09101 Block: 01 Lot: 02 Zoning District: M-1
2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:
Construction of a communications tower and related appurtenances.
3. Describe the proposal in detail: Please see the attached "Board of Zoning Appeals Special Exception Form Attachment" as well as the Narrative, Construction Drawings, and Site Survey, attached hereto as Exhibits 5, 7, and 8, respectively.
4. Area attributed to the proposal (square feet): 3,000
5. Are other uses located upon the subject property? No Yes (if Yes, list each use and the square footage attributed to each use):
 - a. Use _____ square footage _____
 - b. Use _____ square footage _____
 - c. Use _____ square footage _____
6. Total number of parking spaces on the subject property: There are no formally designated parking spaces on the property.
7. Total number of employees on shift of greatest employment: One (1) - For monthly maintenance.
8. Address the following **Standards of Review** (Sec. 26-56 (f) (2) of the Richland County Land Development Code). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your request.
 - a. Traffic impact: Please see the attached "Board of Zoning Appeals Special Exception Form Attachment" as well as the Narrative and the Construction Drawings, attached hereto as Exhibits 5 and 7, respectively.
 - b. Vehicle and pedestrian safety: Please see the attached "Board of Zoning Appeals Special Exception Form Attachment" as well as the Narrative, the Construction drawings, and Tower Design Review Letter, attached hereto as Exhibits 5, 7, and 16, respectively.
 - c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: Please see the attached "Board of Zoning Appeals Special Exception Form Attachment" as well as the Narrative, Tower Design Report Letter, Airspace Study, FAA Determination of No Hazard, Statement of Regulatory Compliance, and Construction Drawings, attached hereto as Exhibits 16, 21, 22, 15, and 7, respectively.
 - d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: Please see attached "Board of Zoning Appeals Special Exception Form Attachment" as well as the Narrative, Construction Drawings, Photographs of the Surrounding Area, the Balloon Test Letter Report, Photo Simulations, NEPA Checklist, SHPO Checklist, and Tower Review Letters attached hereto as Exhibits 5, 7, 26, 24, 25, 20, 19, 17, and 18, respectively.
 - e. Orientation and spacing of improvements or buildings: Please see attached "Board of Zoning Appeals Special Exemption Form Attachment" as well as the Narrative and the Construction Drawings, attached hereto as Exhibits 5 and 7, respectively.

BOARD OF ZONING APPEALS SPECIAL EXCEPTION FORM

Attachment

3. Describe the proposal in detail:

SCANA Communications, Inc. ("SCI") proposes to construct a monopole-type communications tower one hundred fifty (150') feet in height and related appurtenances including an ice bridge two (2') feet in width. Upon completion of construction Verizon Wireless will install its equipment including antennas and as eleven feet, six inches by thirty feet (11'6" x 30') equipment building.

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

a. Traffic impact:

The proposed Communications Facility will not impact traffic. The buildings associated with the Communications Facility are intended to building equipment which will only be periodically maintained and are not intended for human occupancy. Please refer to Note 19, sheet N-1, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc., attached hereto as Exhibit 7.

b. Vehicle and pedestrian safety:

The proposed Communications Facility will be enclosed by a chain link fence eight (8') feet in height with a locked gate. In addition, an existing chain link fence with locked gate encloses the Property. Please refer to the Site Plan, the Compound Detail, and the Fence Detail, sheets C-1, C-2, and C-7, respectively, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc., attached hereto as Exhibit 7. Please also refer to the Tower Design Review Letter Prepared by Tower Engineering, Inc. and the Structural Design Report Prepared by Sabre Industries, attached hereto as Exhibit 16.

c. Potential impact of noise, lights, fumes, or obstruction of airflow on adjoining property:

The Communications Facility will neither generate fumes nor restrict air flow. Please refer to the Tower Design Review Letter Prepared by Tower Engineering, Inc. and the Structural Design Report Prepared by Sabre Industries, attached hereto as Exhibit 16.

The proposed tower will not be lighted. Please refer to the Airspace Study Prepared by Airspace Consulting, Inc. and the Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation, attached hereto as Exhibits 21 and 22, respectively. Please also refer to the Statement of Regulatory Compliance Prepared by Tom Chambers, Tower Manager for SCANA Communications, Inc., attached hereto as Exhibit 15.

The general operations of the Communications Facility will not generate noise. SCI has obtained a thirty (30') foot wide access and utilities easement to bring electricity to the proposed Communications Facility. Backup power for equipment at the Communications Facility will be provided by a generator stored inside the Verizon Wireless' eleven feet, six inches (11'6") by thirty (30') feet equipment building. The proposed building will be constructed of concrete and will dampen any noise created by the generator. Please refer to the Site Plan and the Building Elevations, sheets C-1 and C-5, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc. attached hereto as Exhibit 7.

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

The proposed Communications Facility will not have an adverse impact on the aesthetic character of the environs.

The proposed Communications Facility is consistent with the zoning classification of and the previous use located on the Property. The Property is zoned M-1, Heavy Industrial. The Property was previously used for natural gas processing. Infrastructure from the previous use remains, including a chain link fence located around the boundaries of the Parcel. Please refer to the Site Plan, sheet C-1, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc. attached hereto as Exhibit 7. Please also refer to photograph 2 of the Photographs of the Surrounding Area, attached hereto as Exhibit 26.

The proposed Communications Facility is also consistent with existing uses in the surrounding area. The proposed Communications Facility is consistent with the transmission and distribution utility easement running through the surrounding area and the existing major utility substation located on the adjacent parcel to the north of the Property. Said existing transmission towers and substation are of a similar height – approximately one hundred (100') feet – and appearance – metal/grey - as the tower associated with the proposed Communications Facility. Please refer the Tower Elevation, sheet C3, in the Construction Drawings Prepared by Tower

Engineering Professionals, Inc., attached hereto as Exhibit 7. Please also refer to the Photographs of the Surrounding Area, attached hereto as Exhibit 26.

The proposed Communications Facility will have a limited visual impact on the surrounding area. The base of the proposed Communications Facility will be screened and secured by two (2) locked, chain link fences. The base of the proposed Communications Facility will be screened by both the existing chain link fence that runs along the boundaries of the Property and the proposed chain link fence, eight (8') feet in height, which will surround the compound area. Please refer to the Site Plan, the Compound Detail, and the Fence Detail, sheets C-1, C-2, and C-7, respectively, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc., attached hereto as Exhibit 7.

The tower associated with the proposed Communications Facility will have a limited visual impact on the surrounding area. At the request of the State Historic Preservation Office (SHPO), Tower Engineering Professionals, Inc. performed a balloon test on April 23, 2015 to assess the potential visual impact of the tower on historic properties located in the surrounding area. Results from the balloon test indicate that the balloon was visible in only ten (10) of the twenty-nine (29) photos that were taken within a one-half (0.5) mile radius of the proposed communication tower location.

Results from the balloon test indicate that the tower will be visible from some locations on the Three Rivers Greenway. However, the potential visual impact of the tower will be mitigated by the aforementioned existing utility substation and associated transmission towers already located in the view shed from the Three Rivers Greenway. Results from the balloon test also indicate that the tower will not be visible from majority of residences in the surrounding area. The residences from which the proposed communication tower will be visible are those residences located closest to the proposed Communications Facility. Specifically, the top section of the proposed tower will be visible from the residence located at 503 Lucius Road, however this home is separated from the proposed tower site by an existing electrical transmission and distribution easement. Additionally, the top of the tower will be visible from the intersections of Lyles and Lancaster Streets, and the intersection of Lucius Road and Canal Place Way, however the view of the proposed tower from both locations is within the view shed of electrical power lines. Please refer to Balloon Test Letter Report and the Photo Simulations Prepared By Tower Engineering Professionals, Inc. attached hereto as Exhibits 24 and 25, respectively. Please refer also to the Photographs of the Surrounding Area, attached hereto as Exhibit 26.

At the request of community members, Applicant representatives returned to key locations in the area surrounding the proposed Communications Facility to further

assess the potential visual impact of the tower. Applicant representatives considered the potential visual impact of the tower on the Laurel Hill neighborhood. The neighborhood was not included in the aforementioned balloon test because Laurel Hill is not formally listed as a historic neighborhood. Upon review, we find that the tower will be visible from those residences located along the western perimeter of the Laurel Hill neighborhood. However, the tower does not substantially alter the existing view shed from said residences. The tower is proximate to and thus located within the same view of the existing utility substation and associated transmission towers. Please refer to photos 2, 11, 12, 13, and 14 of Photographs of the Surrounding Area, attached hereto as Exhibit 26.

In further support of the balloon test and subsequent assessment findings, please refer to the National Environmental Policy Act (NEPA) Checklist, the State Historic Preservation Office (SHPO) Checklist, and the Tower Review Letters Prepared by Robin Waites, Executive Director for Historic Columbia and Staci Richey, Historic Preservation Planner for the City of Columbia, attached hereto as Exhibits 20, 19, 17 and 18, respectively.

e. Orientation and spacing of improvements or buildings.

The proposed Communications Facility will not impact the orientation and spacing of any existing improvements or buildings. The proposed Communications Facility will be located to the north of the existing buildings and improvements on the property. Additionally, the proposed Communications Facility will not encroach upon the twenty-five (25') foot wide no construction zone which abuts the Lucius Road right-of-way and includes an existing high pressure gas line. Please refer to the Site Plan and the Compound Detail, sheets C-1 and C-2, respectively, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc., attached hereto as Exhibit 7.

**APPLICATION FOR ZONING APPROVAL BY SCANA COMMUNICATIONS, INC. FOR
THE CONSTRUCTION OF A COMMUNICATION TOWER AND RELATED
APPURTENANCES**

(MARSHALL PARK SITE)

I. INTRODUCTION

- A. OVERVIEW.** This is an application by SCANA Communications, Inc. seeking zoning approval for the construction of the communication tower and related appurtenances on the parcel with a Parcel Identification Number R09101-01-02 pursuant to the requirements of the Richland County Land Development Ordinance (the "Ordinance"). The subject property is zoned Heavy Industrial ("M-1"). Communications towers are permitted in the M-1 district as a special exception.
- B. CORPORATE STRUCTURE.** SCANA Communications, Inc. was recently acquired by and is a wholly-owned subsidiary of the SCTG, LLC d/b/a Spirit Communications. Therefore documents included in this application may reference both the SCANA Communications, Inc. entity name and the Spirit Communications entity name.
- C. PURPOSE.** The application is for the purpose of permitting the construction of a new communication tower and related appurtenances (the "Communications Facility"). The communication tower will be a one hundred fifty (150') foot monopole-type tower.
- D. OWNERSHIP/OPERATION.** The proposed communication tower will be owned and operated by SCANA Communications, Inc. ("SCI"). SCI's address is 1500 Hampton Street Columbia, South Carolina 29201. SCI's contact is Tom Chambers, at (803) 726-3586.
- E. STATEMENT OF NEED.** The anchor tenant of the proposed Communications Facility will be Verizon Wireless. Verizon Wireless' goal is to maintain its industry standard level of coverage and capacity throughout its licensed coverage area, including Richland County and the City of Columbia, South Carolina. Specifically, Verizon Wireless' objective in connection with the proposed Communications Facility is to improve capacity in the area west of Main Street and south of Sunset Drive (the "Marshall Park Area"). The proposed Communications Facility will provide the needed capacity offload solution for the existing Verizon Wireless Highway 321 and DSS sites currently serving the Marshall Park Area thereby serving the growing demands of its customers and preventing the potential service implications of capacity exhaustion. Verizon Wireless owns and operates the nation's most reliable wireless

network, serving over 109 million wireless customers. Verizon Wireless is a venture of Verizon Communications Inc. (NYSE; NASDAQ: VZ), headquartered in New York New York. Find more information on the web at www.verizonwireless.com.

II. THE PROPERTY.

- A. **OWNERSHIP.** The subject property is owned by South Carolina Electric & Gas Company ("SCE&G") with a mailing address of 220 Operation Way, Cayce, South Carolina 29033.
- B. **LOCATION.** The property upon which the proposed Communications Facility will be constructed (the "Property") is located off Lucius Road in Columbia, South Carolina and is located within the jurisdiction of Richland County. The Property is identified with the Property Identification Number R09101-01-02 and is further described in deed book EZ, page 280. The Property was formerly used for natural gas processing. Infrastructure from the previous use remains on the Property. However there are no existing active uses on the Property. **Please refer to the Photographs of the Surrounding Area, attached hereto as Exhibit 26.**
- C. **LEASED PROPERTY.** SCI will lease a forty feet by seventy-five feet (40' X 75') portion of the Property from the property owner and will obtain a thirty (30') foot wide access and utilities easement.
- D. **OVERALL PROPERTY.** Upon information and belief, the overall property, of which the leased property is a portion, contains approximately two and one-half (2.5) acres. The property is zoned M-1.

III. INTENDED COMMUNICATIONS FACILITY.

- A. **TOWER.** SCI proposes to construct a monopole-type communication tower on the Property. The tower will be one hundred fifty (150') feet in height.
- B. **ACCOMMODATION FOR FUTURE CARRIERS.** Upon completion of construction, Verizon Wireless will collocate its equipment, including antennas and an equipment building eleven feet six inches by thirty feet (11'6" x 30') in dimension, at the Communications Facility. The communication tower will be constructed to accommodate the

antenna arrays of up to three (3) additional, traditional wireless carriers. **Please refer to the Statement of Colocation Availability Prepared by Tom Chambers, Tower Manager for SCANA Communications, Inc., attached hereto as Exhibit 14.**

- C. ADDITIONAL EQUIPMENT.** SCI will also install a two (2') foot wide ice bridge.
- D. DRAWINGS.** Complete Construction Drawings prepared by Tower Engineering Professionals, Inc. showing the lease area and proposed construction are attached hereto and incorporated herein as Exhibit 7.

IV. COMPLIANCE WITH THE ORDINANCE.

- 1. § 26-152(22) Radio, Television, and Telecommunications and Other Transmitting Towers.**
 - a. Use districts: Rural; Office Industrial; Neighborhood Commercial; Rural Commercial; General Commercial; LI Light Industrial; Heavy Industrial.

Acknowledged and agreed. The proposed tower will be located on a property with the Heavy Industrial (M-1) use district classification.

- 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 (4) stories in height or less. For buildings greater than four (4) stories or forty-one (41') feet in height, the maximum height of communication towers shall be forty (40') feet above the roofline.

Acknowledged and agreed. The proposed tower will not be located on a building. The proposed tower will not exceed three hundred (300') feet in height. The proposed tower will be one hundred fifty (150') feet in height. Please refer to the Tower Elevation, sheet C-3, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc. attached hereto as Exhibit 7.

- c. The minimum setback for communication towers from abutting districts shall be as follows:
 - 1. Communication tower 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 fifty (250') feet.

Acknowledged and agreed. The property abutting the southern boundary of the Property is residentially zoned (R2). Therefore, the proposed tower must be setback from the southern property boundary a distance of one (1') foot for each foot of height of the tower, i.e. one hundred fifty (150') feet. The proposed tower meets the required setback. The proposed tower is setback from the southern property boundary by approximately two hundred sixty-nine (269') feet. Please refer to the Site Plan, sheet C-1, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc., attached hereto as Exhibit 7.

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

Acknowledged and agreed. The subject property does not abut non-residentially zoned properties with habitable dwellings. Please refer to the Statement of No Habitable Dwellings Prepared by Tom Chambers, Tower Manager for SCANA Communications, Inc., attached hereto as Exhibit 13.

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

Acknowledged and agreed.

The property abutting the northern boundary of the Property is non-residentially zoned (M-1) and contains no habitable dwellings. Therefore the proposed tower must be setback from the northern property boundary a distance equal to the required side yard setback for the M-1 use district. Upon information and belief the required side yard setback for the M-1 use district is zero (0') feet. The proposed tower meets the required setback. The proposed tower is setback from the northern property boundary by approximately thirty-eight (38') feet.

The property abutting the western boundary of the Property is the Southern Railroad right-of-way. Therefore the proposed tower must be setback from the western property boundary a distance equal to the required rear yard setback for the M-1 use district. Upon information and belief the required rear yard setback for the M-1 use district is ten (10') feet. The proposed tower meets the required setback. The proposed tower is setback from the western property boundary by approximately five hundred ten (510') feet.

The property abutting the eastern boundary of the subject property is the public right-of-way for Lucius Road. Therefore the proposed tower must be setback from the eastern property boundary a distance equal to the required front yard setback for the M-1 use district. Upon information and belief the required front yard setback for the M-1 use district is twenty-five (25') feet. The proposed tower meets the required setback. The proposed tower is setback from the eastern property boundary by approximately sixty-eight (68') feet.

Please refer to the Site Plan, sheet C-1, in the Construction Drawings Prepared by Tower Engineering Communications, Inc., and the Statement of No Habitable Dwellings Prepared by Tom Chambers, Tower Manager for SCANA Communications, Inc., attached hereto as Exhibits 7 and 14, respectively.

- d. The proposed use 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.

SCANA Communications, Inc. has made every attempt to collocate on existing communication towers and other support structures within the search area of the proposed tower. There are no existing communication towers within the search area on which to collocate. Additionally, due to the predominately residential character of the search area, there are no buildings or other support structures structurally capable of supporting the intended antennas. SCANA

Communications, Inc. will allow other users to collocate on the proposed tower in the future. Please refer to the Network Objective Statement, Search Ring Map, and Propagation Maps Prepared by Dennis Douglas, Radio Frequency Engineer for Verizon Wireless, attached hereto as Exhibits 9, 10, and 11, respectively. Please also refer to the Facility Siting Certification Prepared by Chase Real Estate Services, attached hereto as Exhibit 12. In addition, please refer to the Statement of Colocation Availability Prepared by Tom Chambers, Tower Manager for SCANA Communications, Inc., attached hereto as Exhibit 14.

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

Acknowledged and agreed. The proposed tower will not be lighted. Please refer to the Airspace Study Prepared by Airspace Consulting, Inc. and the Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation, attached hereto as Exhibits 21 and 22, respectively. Please also refer to the Statement of Regulatory Compliance Prepared by Tom Chambers, Tower Manager for SCANA Communications, Inc., attached hereto as Exhibit 15.

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

Acknowledged and agreed. The proposed Communications Facility will be enclosed by a chain link fence eight (8') feet in height with a locked gate. In addition, an existing chain link fence with locked gate encloses the Property. Please refer to the Site Plan, the Compound Detail, and the Fence Detail, sheets C-1, C-2, and C-7, respectively, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc., attached hereto as Exhibit 7.

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

Acknowledged and agreed. Landscaping will be installed in accordance with "Section 26-176 Landscaping Standards." Upon information and belief, no additional landscaping will be required for the proposed communication tower beyond the existing natural vegetation. Please refer to the Correspondence with Tommy DeLage Regarding Landscaping Requirements, attached hereto as Exhibit 29.

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

Acknowledged and agreed. Please refer to the Gate Signage Details, sheet C-8, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc., attached hereto as Exhibit 7.

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

Acknowledged and agreed.

2. **§ 26-56. Special Exceptions.** The following basic standards shall regulate the siting of telecommunications towers:

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

Acknowledged and agreed.

b. *Pre-application Procedure.*

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

Acknowledged and agreed. The required conference took place by phone.

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

Acknowledged and agreed. Pennington Law Firm, LLC hosted a community meeting from 6:00 p.m. to 7:30 p.m. on Wednesday, July 15, 2015, at the Springhill Suites located at 511 Lady Street in Columbia, South Carolina. Three (3) community members attended the meeting. Please refer to Community Meeting and Notice Certification Prepared by Pennington Law Firm, LLC and the Community Meeting Sign-In Sheet attached hereto as Exhibits 27 and 28, respectively.

c. *Plans Submittal.*

1. *Application.* Any application for a special exception shall be filed by the owner of the property or an authorized agent on a form to be provided by the Planning Department. Other information necessary to show that the use or structure complies with the standards set forth in this chapter shall also be provided.

Acknowledged and agreed. Please refer to the Authorization to Act as Agent Signed by South Carolina Electric and Gas Company, attached hereto as Exhibit 4.

2. *Fees:* An application fee, as established by the Richland County Council, shall be submitted with the Application.

Acknowledged and agreed. A check made payable to Richland County in the amount of Fifty Two and 66/100ths (\$52.66) Dollars is included with this application.

3. *Coordination with Land Development Permit Review.* Completion of the applicable land development permit review will take place following review of the special exception by the Board of Zoning Appeals. The ruling of the Board of Zoning Appeals, including any conditions on approval added by the Board of Zoning Appeals shall be incorporated into the project approval by the staff of Planning Commission.

Acknowledged and agreed.

- d. *Staff Review.* The Planning Department shall review the Application and determine if it is complete within fifteen (15) days of its submittal. If the Application is complete, the Planning Department shall schedule the matter for consideration at a public hearing by the Board of Zoning Appeals. The Planning Department shall prepare a staff evaluation and recommendation regarding the submitted special exception application. The schedule for meetings of the Board of Zoning appeals and application deadlines for such meetings shall be maintained in the office of the Planning Department.

Acknowledged and agreed.

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

Acknowledged and agreed. Upon information and belief the County is responsible for providing both methods of notice of the public hearing.

- f. *Formal Review*

1. *Action by the Board of Zoning Appeals.* Upon receipt of the Application for a special exception from the Planning Department, the Board of Zoning Appeals shall hold a public meeting on the proposed special exception. Any party may appear in person, or be represented by an authorized agent. After conducting the public hearing the Board of Zoning Appeals may:

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

Any approval or denial of the request must be by a concurring vote of a majority of those members of the Board both present and voting. Such votes must be permanently filed in the Planning Department as a public record. The written decision of the Board of Zoning Appeals must be delivered to the Applicant.

Acknowledged and agreed.

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

- a. Traffic impact;

The proposed Communications Facility will not impact traffic. The buildings associated with the Communications Facility are intended to building equipment which will only be periodically maintained and are not intended for human occupancy. Please refer to Note 19, sheet N-1, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc., attached hereto as Exhibit 7.

- b. Vehicle and pedestrian safety;

The proposed Communications Facility will be enclosed by a chain link fence eight (8') feet in height with a locked gate. In addition, an existing chain link fence with locked gate encloses the Property. Please refer to the Site Plan, the Compound Detail, and the Fence Detail, sheets C-1, C-2, and C-7, respectively, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc., attached hereto as Exhibit 7. Please also refer to the Tower Design Review Letter Prepared by Tower Engineering, Inc. and the Structural Design Report Prepared by Sabre Industries, attached hereto as Exhibit 16.

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

The Communications Facility will neither generate fumes nor restrict air flow. Please refer to the Tower Design Review Letter Prepared by Tower Engineering, Inc. and the Structural Design Report Prepared by Sabre Industries, attached hereto as Exhibit 16.

The proposed tower will not be lighted. Please refer to the Airspace Study Prepared by Airspace Consulting, Inc. and the Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation, attached hereto as Exhibits 21 and 22, respectively. Please also refer to the Statement of Regulatory Compliance Prepared by Tom Chambers, Tower Manager for SCANA Communications, Inc., attached hereto as Exhibit 15.

The general operations of the Communications Facility will not generate noise. SCI has obtained a thirty (30') foot wide access and utilities easement to bring electricity to the proposed Communications Facility. Backup power for equipment at the Communications Facility will be provided by a generator stored inside the Verizon Wireless' eleven feet, six inches (11'6") by thirty (30') feet equipment building. The proposed building will be constructed of concrete and will dampen any noise created by the generator. Please refer to the Site Plan and the Building Elevations, sheets C-1 and C-5, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc. attached hereto as Exhibit 7.

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

The proposed Communications Facility will not have an adverse impact on the aesthetic character of the environs.

The proposed Communications Facility is consistent with the zoning classification of and the previous use located on the Property. The Property is zoned M-1, Heavy Industrial. The Property was previously used for natural gas processing. Infrastructure from the previous use remains, including a chain link fence located around the boundaries of the Parcel. Please refer to the Site Plan, sheet C-1, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc. attached hereto as Exhibit 7. Please also refer to photograph 2 of the Photographs of the Surrounding Area, attached hereto as Exhibit 26.

The proposed Communications Facility is also consistent with existing uses in the surrounding area. The proposed Communications Facility is consistent with the transmission and distribution utility easement running through the surrounding area and the existing major utility substation located on the adjacent parcel to the north of the Property. Said existing transmission towers and substation are of a similar height – approximately one hundred (100') feet – and appearance – metal/grey - as the tower associated with the proposed Communications Facility. Please refer the Tower Elevation, sheet C3, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc., attached hereto as Exhibit 7. Please also refer to the Photographs of the Surrounding Area, attached hereto as Exhibit 26.

The proposed Communications Facility will have a limited visual impact on the surrounding area. The base of the proposed Communications Facility will be screened and secured by two (2) locked, chain link fences. The base of the proposed Communications Facility will be screened by both the existing chain link fence that runs along the boundaries of the Property and the proposed chain link fence, eight (8') feet in height, which will surround the compound area. Please refer to the Site Plan, the Compound Detail, and the Fence Detail, sheets C-1, C-2, and C-7, respectively, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc., attached hereto as Exhibit 7.

The tower associated with the proposed Communications Facility will have a limited visual impact on the surrounding area. At the request of

the State Historic Preservation Office (SHPO), Tower Engineering Professionals, Inc. performed a balloon test on April 23, 2015 to assess the potential visual impact of the tower on historic properties located in the surrounding area. Results from the balloon test indicate that the balloon was visible in only ten (10) of the twenty-nine (29) photos that were taken within a one-half (0.5) mile radius of the proposed communication tower location.

Results from the balloon test indicate that the tower will be visible from some locations on the Three Rivers Greenway. However, the potential visual impact of the tower will be mitigated by the aforementioned existing utility substation and associated transmission towers already located in the view shed from the Three Rivers Greenway. Results from the balloon test also indicate that the tower will not be visible from majority of residences in the surrounding area. The residences from which the proposed communication tower will be visible are those residences located closest to the proposed Communications Facility. Specifically, the top section of the proposed tower will be visible from the residence located at 503 Lucius Road, however this home is separated from the proposed tower site by an existing electrical transmission and distribution easement. Additionally, the top of the tower will be visible from the intersections of Lyles and Lancaster Streets, and the intersection of Lucius Road and Canal Place Way, however the view of the proposed tower from both locations is within the view shed of electrical power lines. Please refer to Balloon Test Letter Report and the Photo Simulations Prepared By Tower Engineering Professionals, Inc. attached hereto as Exhibits 24 and 25, respectively. Please refer also to the Photographs of the Surrounding Area, attached hereto as Exhibit 26.

At the request of community members, Applicant representatives returned to key locations in the area surrounding the proposed Communications Facility to further assess the potential visual impact of the tower. Applicant representatives considered the potential visual impact of the tower on the Laurel Hill neighborhood. The neighborhood was not included in the aforementioned balloon test because Laurel Hill is not formally listed as a historic neighborhood. Upon review, we find that the tower will be visible from those residences located along the western perimeter of the Laurel Hill neighborhood. However, the tower does not substantially alter the existing view shed from said residences. The tower is proximate to and thus located within the same view of the existing utility

substation and associated transmission towers. Please refer to photos 2, 11, 12, 13, and 14 of Photographs of the Surrounding Area, attached hereto as Exhibit 26.

In further support of the balloon test and subsequent assessment findings, please refer to the National Environmental Policy Act (NEPA) Checklist, the State Historic Preservation Office (SHPO) Checklist, and the Tower Review Letters Prepared by Robin Waites, Executive Director for Historic Columbia and Staci Richey, Historic Preservation Planner for the City of Columbia, attached hereto as Exhibits 20, 19, 17 and 18, respectively.

- e. Orientation and spacing of improvements or buildings.

The proposed Communications Facility will not impact the orientation and spacing of any existing improvements or buildings. The proposed Communications Facility will be located to the north of the existing buildings and improvements on the property. Additionally, the proposed Communications Facility will not encroach upon the twenty-five (25') foot wide no construction zone which abuts the Lucius Road right-of-way and includes an existing high pressure gas line. Please refer to the Site Plan and the Compound Detail, sheets C-1 and C-2, respectively, in the Construction Drawings Prepared by Tower Engineering Professionals, Inc., attached hereto as Exhibit 7.

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

Acknowledged and agreed.

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

Acknowledged and agreed.

- h. *Appeals.* A person who may have a substantial interest in the decision of the Board of Zoning Appeals regarding a special exception may appeal from a decision of the Board of Zoning Appeals to the Circuit Court, by filing with the clerk of the court a petition in writing setting forth plainly, fully, and distinctly why the decision is contrary to law. The appeal must be filed within thirty (30) days after the decision of the Board of Zoning Appeals is mailed. In the alternative, also within thirty (30) days, a property owner whose land is the subject of a decision by the Board of Zoning Appeals may appeal by filing a notice of appeal with the Circuit Court accompanied by a request for pre-litigation mediation in accordance with Section 6-29-1150 and Section 6-29-1155 of the South Carolina Code of Laws.

All appeals must be taken in accordance with all applicable laws of the State of South Carolina.

Acknowledged and agreed.

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

Acknowledged and agreed.

V. CONCLUSION.

SCANA Communications, Inc., respectfully requests that the application be approved allowing the construction of its communication facility.

Submitted by Gary Pennington, attorney for SCANA Communications, Inc., who hereby attest to the truth and completeness of the information provided in the application, as supplied by SCANA Communications, Inc.



GARY C. PENNINGTON
PENNINGTON LAW FIRM, L.L.C.
P.O. BOX 2844
COLUMBIA, SOUTH CAROLINA 29201
803.929.1070
803.929.1075 FAX
GARYPENNINGTON@PENNLAWFIRM.COM



1-A Certification of Location and Elevation

Date of Survey: 01/21/2015

Rev. 0: 02/26/2015

Prepared For: SCANA Communications
1500 Hampton Street
Columbia, SC 29201

Site Name: Marshall Park

TEP Job No.: 59077

Structure Type: Proposed Telecommunications Tower

Site Address: 3307 Lucius Road
Columbia, SC 29201
(Richland County)

The elevations referenced hereon are based on N.A.V.D. 1988, and are accurate to within 3 feet, more or less as determined by our survey of the subject property. The values are as follows:

Elevation of Site Above Mean Sea Level: 181.2 feet (AMSL)

The horizontal values of the above referenced point, and the geodetic coordinates thereof, were established by taking multiple readings with dual frequency Global Position Satellite Receivers and are hereby certified to be within 15 feet, more or less, based thereon. The values are as follows:

NAD '27 **LATITUDE:** 34° - 01' - 14.797" North
LONGITUDE: 081° - 03' - 32.537" West

NAD '83 **LATITUDE:** 34° - 01' - 15.350" North
LONGITUDE: 081° - 03' - 31.871" West

NAD '83 (Decimal) **LATITUDE:** 34.020930525° North
LONGITUDE: 081.058852951° West



Clifford C. Byrd
Professional Land Surveyor L-3782

Date

PLANS PREPARED FOR:



1500 HAMPTON STREET
COLUMBIA, SC 29201
Office: (803) 726-3586

PLANS PREPARED FOR:



8921 Research Drive
Charlotte, NC 28262
(704) 519-9957

REV	DATE	ISSUED FOR:
1	03-02-15	PRELIMINARY
2	07-27-15	CONSTRUCTION
0	02-27-15	PRELIMINARY

DRAWN BY: MWA CHECKED BY: SCB



SHEET NUMBER: **T-1**

REVISION: **2**

DATE: July 27, 2015

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
320 TRYON RD.
RALEIGH, NC 27603-5283
OFFICE: (919) 661-6351

IF YOU DIG IN SOUTH CAROLINA... CALL US FIRST! 1-888-721-7887

SOUTH CAROLINA ONE-CALL IT'S THE LAW

THE UTILITIES OWNERS ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE PROJECT. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY STATEMENT

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	2
N1	GENERAL NOTES	2
C1	SITE PLAN	2
C2	COMPOUND DETAIL	2
C3	TOWER ELEVATIONS	2
C4	FOUNDATION DETAILS	2
C5	SHELTER ELEVATIONS	2
C6	ICE BRIDGE DETAILS	2
C7	FENCE DETAILS	2
C8	GATE SIGNAGE DETAILS	2
C9	SOIL & EROSION CONTROL PLAN AND DETAILS	2
E1	ELECTRICAL NOTES	2
E2	ONE-LINE ELEVATION & POWER PANEL	2
E3	POWER TELCO PLAN & ONE-LINE DIAGRAM	2
E4	TOWER & SHELTER GROUNDING PLAN	2
E5	SERVICE RACK DETAILS	2
E6	GROUNDING DETAILS I	2
E7	GROUNDING DETAILS II	2
E8	GROUNDING DETAILS III	2

PROPOSED TELECOMMUNICATIONS FACILITY

SITE NAME: **MARSHALL PARK**

SITE ADDRESS: **3307 LUCIUS RD. COLUMBIA, SC 29201 (RICHLAND COUNTY)**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES:

PLANS SHALL BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2012 EDITION, INTERNATIONAL BUILDING CODE
2. LOCAL BUILDING CODE
3. CITY/JOINT ORDINANCES
4. N.E.C. (NFPA 70E-2012)
5. NATIONAL ELECTRIC CODE (2011 EDITION)

CODE COMPLIANCE

SURVEYOR: TOWER ENGINEERING PROFESSIONALS, INC.
320 TRYON ROAD, RALEIGH, NC 27603, P.L.L.
CONTACT: (919) 661-6351

CIVIL ENGINEER: TOWER ENGINEERING PROFESSIONALS, INC.
320 TRYON ROAD, RALEIGH, NC 27603, P.E.
CONTACT: (919) 661-6351

STRUCTURAL ENGINEER: N/A

ELECTRICAL ENGINEER: TOWER ENGINEERING PROFESSIONALS, INC.
320 TRYON ROAD, RALEIGH, NC 27603, P.E.
CONTACT: (919) 661-6351

GEOTECHNICAL ENGINEER: N/A

TOWER MANUFACTURER: AT&T
ADDRESS: 1-800-331-7234
CONTACT: (661) 370-0700



VICINITY MAP



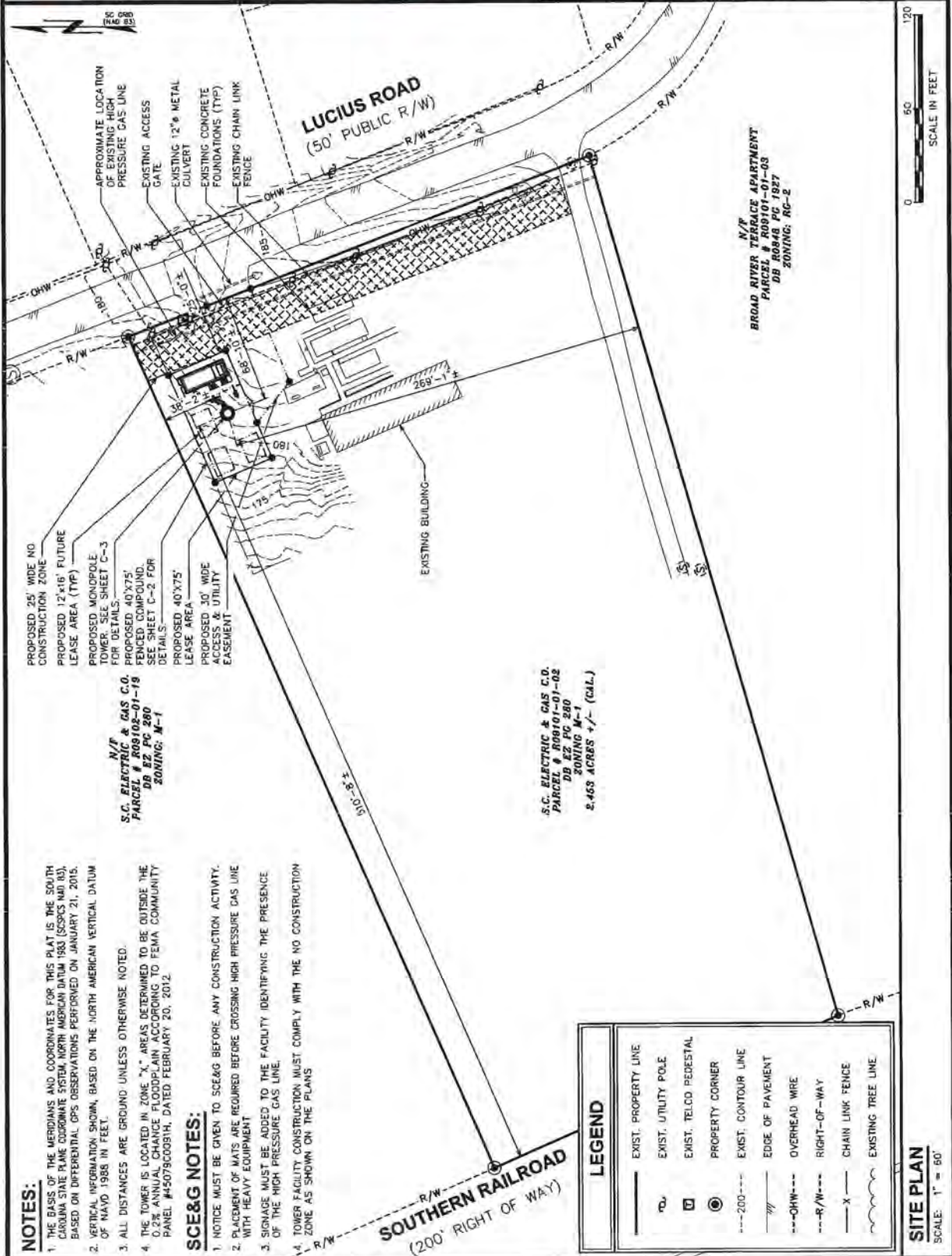
LOCATION MAP

FROM CHARLOTTE, NC: TAKE PREFERRED ROUTE TO I-77 S. TRAVEL SOUTH ON I-77 TO I-85 S. FOLLOW I-85 S FOR APPROXIMATELY 6.5 MILES. TAKE SC 16/QUINCY OR EXIT TOWARD BELLEVILLE. EXIT RIGHT AT THE FORK AND MAKE A RIGHT ONTO MARLBOROUGH ST. TURN LEFT ONTO LUCIUS RD. DESTINATION WILL BE ON THE RIGHT.

PROJECT SUMMARY

PROJECT TEAM

PLANS PREPARED FOR:  SCANA CONSTRUCTION 1500 HAMILTON STREET COLUMBIA, SC 29201	PROJECT INFORMATION: MARSHALL PARK 3307 LUCIUS RD. COLUMBIA, SC 29201 (RICHLAND COUNTY)	PLANS PREPARED BY:  TOWER ENGINEERING PROFESSIONALS, Inc. 336 TRYON ROAD RALEIGH, NC 27603-5263 OFFICE: (919) 681-6351	SEAL:  GRAHAM M. ANDRES LICENSED PROFESSIONAL ENGINEER No. 28357 7/6/27, 2015	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:5%;">REV</td> <td style="width:15%;">DATE</td> <td style="width:15%;">ISSUED FOR:</td> <td style="width:15%;">CONSTRUCTION</td> </tr> <tr> <td>2</td> <td>07-27-15</td> <td>PRELIMINARY</td> <td>CONSTRUCTION</td> </tr> <tr> <td>1</td> <td>03-02-15</td> <td>ISSUED FOR:</td> <td>PRELIMINARY</td> </tr> </table> DRAWN BY: MARY CHECKED BY: SCB SHEET TITLE: <h2 style="text-align: center;">SITE PLAN</h2>	REV	DATE	ISSUED FOR:	CONSTRUCTION	2	07-27-15	PRELIMINARY	CONSTRUCTION	1	03-02-15	ISSUED FOR:	PRELIMINARY	SHEET NUMBER: <h1 style="font-size: 2em;">C-1</h1> REVISION: 2 TEP #: 59077
REV	DATE	ISSUED FOR:	CONSTRUCTION														
2	07-27-15	PRELIMINARY	CONSTRUCTION														
1	03-02-15	ISSUED FOR:	PRELIMINARY														



PLANS PREPARED FOR:



1500 HAWKTON STREET
COLUMBIA, SC 29201

PROJECT INFORMATION:

MARSHALL PARK

3307 LUCIUS RD.
COLUMBIA, SC 29201
(RICHLAND COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (819) 681-8351

SEAL:



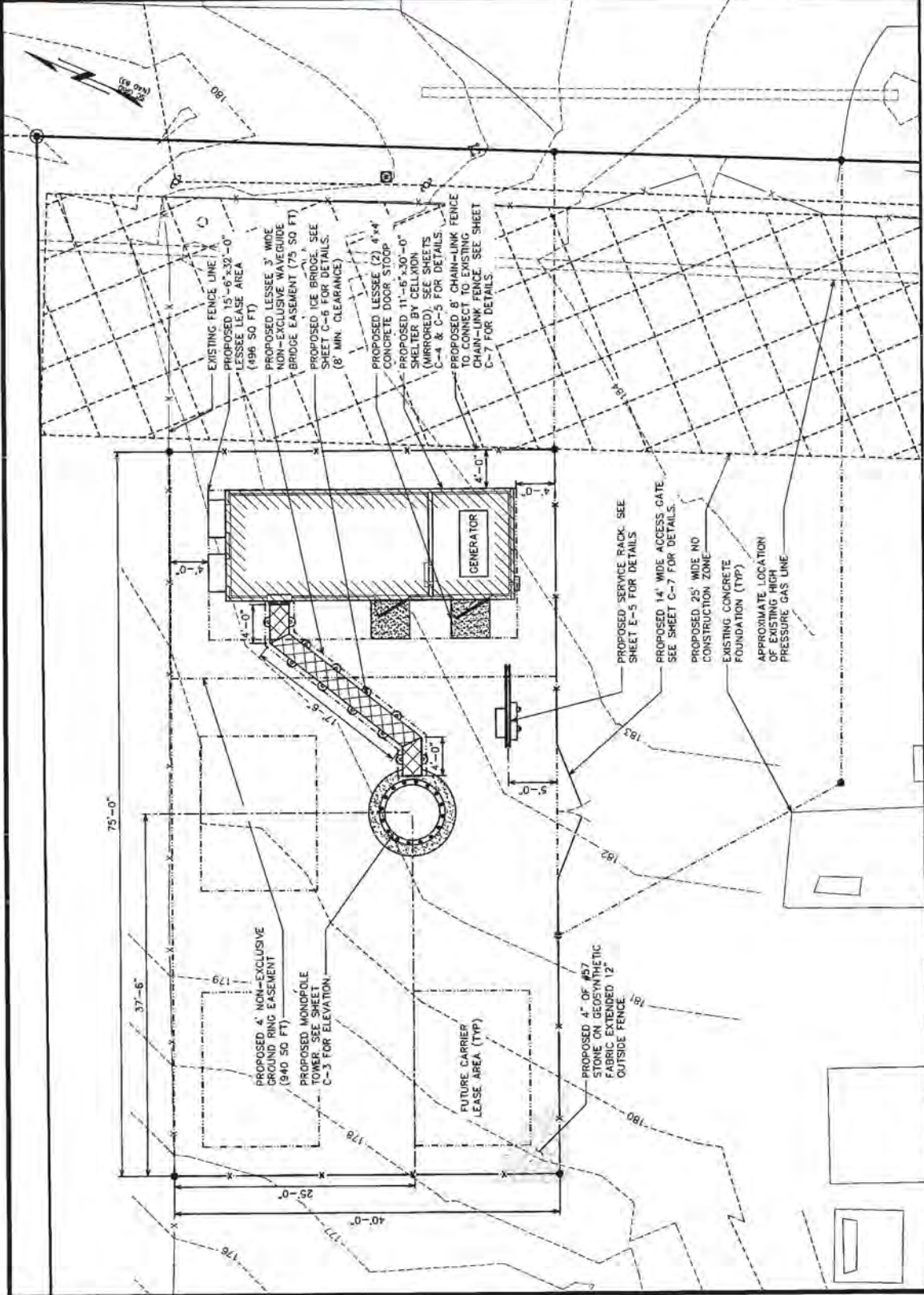
3/6/27, 2015

2	07-27-15	CONSTRUCTION
1	08-02-15	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY: MAW CHECKED BY: SCB		

SHEET TITLE:

COMPOUND DETAIL

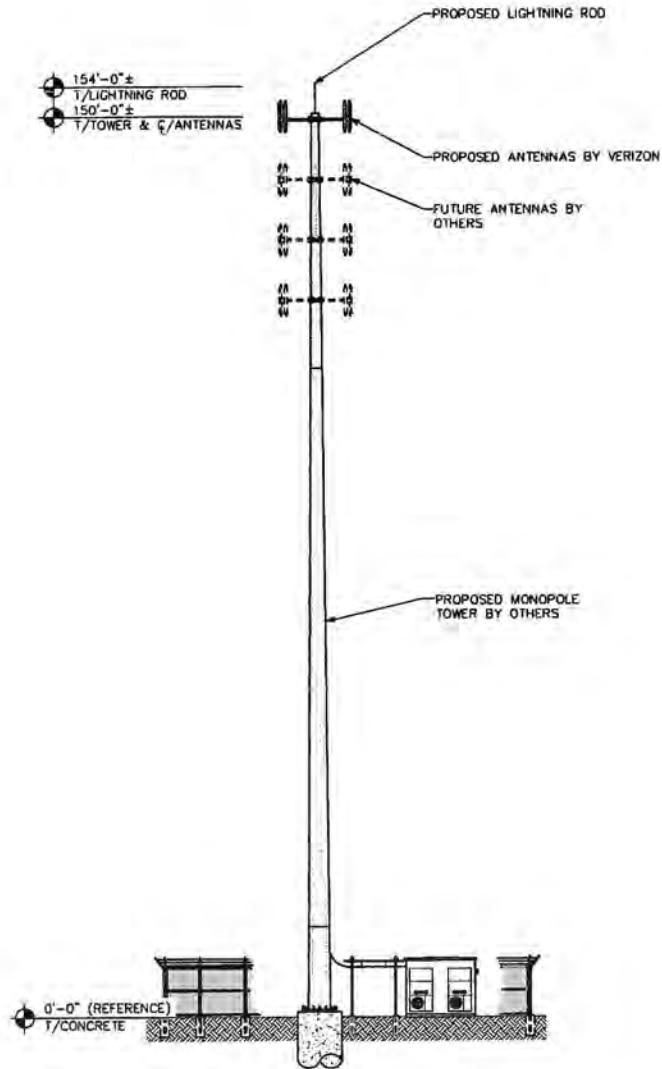
SHEET NUMBER:	2
REVISION:	
C-2	REP # 59077



COMPOUND DETAIL
SCALE: 1" = 10'

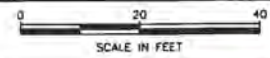
NOTES:

1. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
2. A SINGLE SIGN, 2 FEET SQUARE, IN A VISIBLE LOCATION SHALL BE REQUIRED WITH NAME AND EMERGENCY TELEPHONE NUMBER OF THE TOWER OWNER AND ALL COMPANIES OPERATING ON THE TOWER. NO ADVERTISING SHALL BE ATTACHED TO THE TOWER.
3. TOWER SHALL BE ILLUMINATED ONLY AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC), THE FEDERAL AVIATION ADMINISTRATION (FAA), OR OTHER STATE OR FEDERAL AGENCY OF COMPETENT JURISDICTION.
4. TOWER SHALL BE DESIGNED IN ACCORDANCE WITH ANS/EIA/TIA 222C STANDARDS FOR WITHSTANDING WINDS.
5. TOWER SHALL BE GRAY IN COLOR.



TOWER ELEVATION

SCALE: 1" = 20'



<p>SHEET NUMBER: C-3</p> <p>REVISION: 2</p> <p>TEP # 59077</p>	<p>SHEET TITLE: TOWER ELEVATION</p>	<p>REV. 2: 07-27-15 CONSTRUCTION</p> <p>REV. 1: 03-02-15 PRELIMINARY</p> <p>DATE: ISSUED FOR:</p> <p>DRAWN BY: MAWI CHECKED BY: SCB</p>	<p>SEAL:</p>	<p>TOWER ENGINEERING PROFESSIONALS 326 TRYON ROAD RALEIGH, NC 27603-5263 OFFICE: (919) 881-6351</p>	<p>PLANS PREPARED BY:</p>	<p>PROJECT INFORMATION:</p> <p>MARSHALL PARK</p> <p>3307 LUCIUS RD. COLUMBIA, SC 29201 (RICHLAND COUNTY)</p>	<p>PLANS PREPARED FOR:</p> <p>1500 HARTON STREET COLUMBIA, SC 29201</p>
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PLANS PREPARED FOR:
SCANA
 ENERGY SERVICES
 1500 HAMPTON STREET
 COLUMBIA, SC 29201

PROJECT INFORMATION:
MARSHALL PARK
 3307 LUCIUS RD.
 COLUMBIA, SC 29201
 (RICHLAND COUNTY)

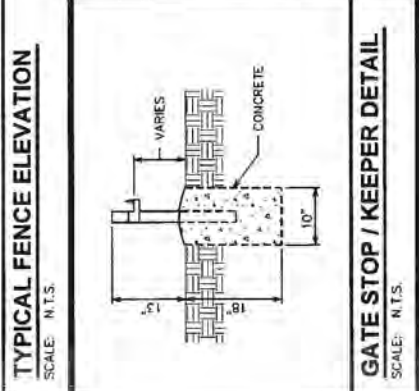
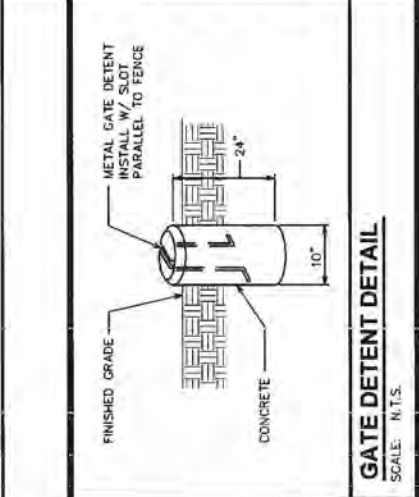
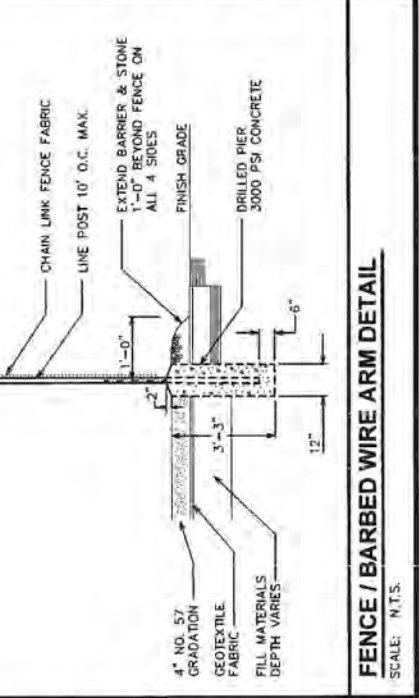
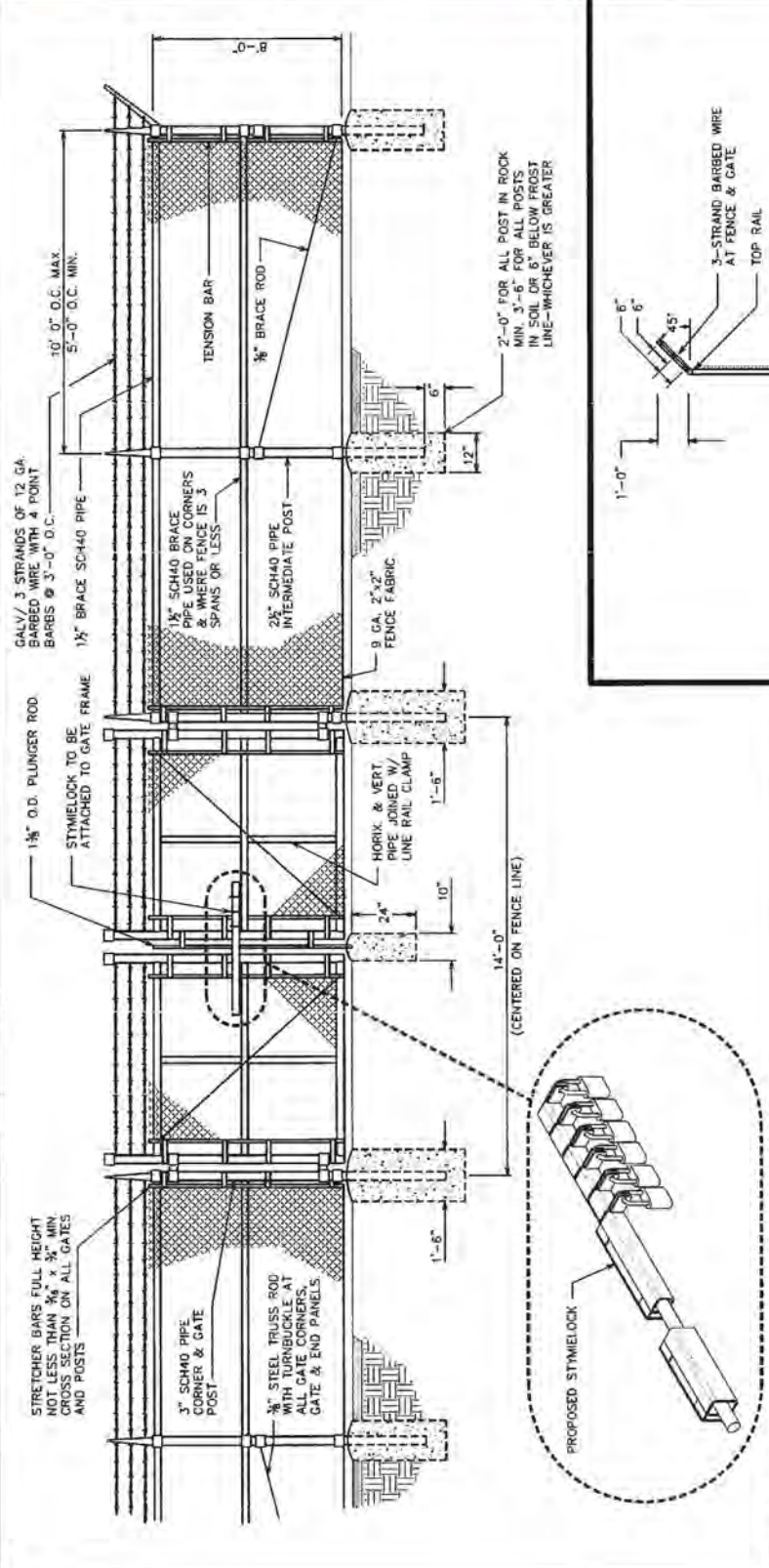
PLANS PREPARED BY:
SOUTH CAROLINA
Tower Engineering Professionals, Inc.
 CERTIFICATE OF QUALITY
 C01981

TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-5063
 OFFICE (919) 684-6351



2	07/27/15	CONSTRUCTION
1	03/02/15	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY: MAW CHECKED BY: SCB		
SHEET TITLE: FENCE DETAILS		

SHEET NUMBER: **C-7**
 REVISION: **2**
 TEP #: 550777



TYPICAL FENCE ELEVATION
 SCALE: N.T.S.

GATE DETENT DETAIL
 SCALE: N.T.S.

GATE STOP / KEEPER DETAIL
 SCALE: N.T.S.

FENCE / BARBED WIRE ARM DETAIL
 SCALE: N.T.S.

PLANS PREPARED FOR:



1500 HAMPTON STREET
COLUMBIA, SC 29201

PROJECT INFORMATION:

MARSHALL PARK
3307 LUCIUS RD.
COLUMBIA, SC 29201
(RICHLAND COUNTY)

PLANS PREPARED BY:



Tower Engineering Professionals, Inc.
C01881

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27602-5263
OFFICE (919) 681-6581

SEAL:



2	07-27-15	CONSTRUCTION
1	03-02-15	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: MAMW CHECKED BY: SCB

SHEET TITLE:

**GATE SIGNAGE
DETAILS**

SHEET NUMBER: **C-8**

REVISION: **2**

REP #: 530777

ATTENTION

THE SITE SHALL ONLY CONTAIN SIGNAGE AS MANDATED BY THE FCC.



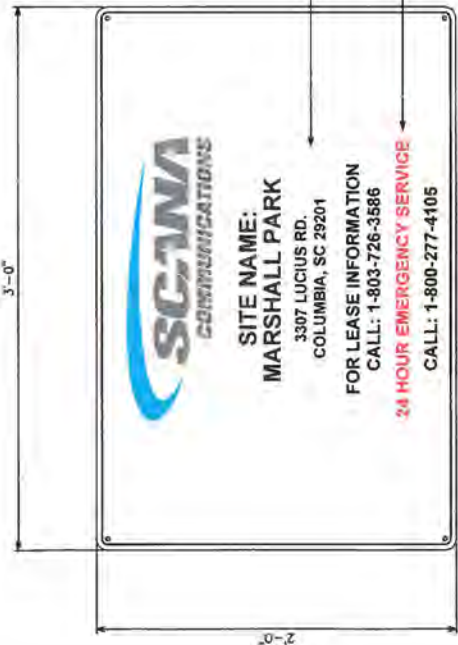
WHITE BACKGROUND WITH BLACK LETTERING

QUANTITY: (2)

TO BE MOUNTED ON: COMPOUND ACCESS GATE
ACCESS DRIVE GATE
(SEE NOTE 4)

NOTE: NUMBER SHOWN IS GENERIC. CONTRACTOR CONSTRUCTION
MANAGER FOR ACTUAL FCC TOWER REG. #.

- NOTES:**
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
 2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE. HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
 3. ADDITIONAL E911 ADDRESS SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
 4. ADDITIONAL FCC REGISTRATION # SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND, AS WELL AS ON THE COMPOUND GATE ITSELF. SIGN SHALL MEASURE (30" LONG x 4" TALL). THE LETTERS SHALL BE 1" AND THE NUMBERS SHALL BE 2".
 5. RECOMMENDED SOURCES FOR OBTAINING SIGNAGE:
 - ST. CLAIR SIGNS
RF EXPOSURE SIGNS
3184 WADE HAMPTON BOULEVARD
TAYLORS, SC 29687
(864) 244-0040
 - EXCEL SIGN & DECAL
1505 NORTH MILPITAS BLVD
MILPITAS, CA 95035
(408) 942-8881
 - RICHARD TELL ASSOCIATES
3433 KINGSTAR ROAD, SUITE 3
NORTH LAS VEGAS, NV 89030
(702) 645-3338



CONTRACTOR SHALL VERIFY ADDRESS AND CONTACT INFORMATION PRIOR TO ORDERING SIGNAGE.

RED LETTERS BLACK
(ALL OTHERS BLACK)

WHITE BACKGROUND WITH BLACK BORDER

QUANTITY: (2)

TO BE MOUNTED ON: COMPOUND ACCESS GATE
ACCESS DRIVE GATE
(SEE NOTE 3)

PREPARED FOR:
SCANA COMMUNICATIONS
 1500 HAMPTON STREET
 COLUMBIA, SC 29201

PROJECT INFORMATION:
MARSHALL PARK
 3307 LUCIUS RD
 COLUMBIA, SC 29201
 (RICHLAND COUNTY)

PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 328 TRYON ROAD
 RALEIGH, NC 27603-5253
 (919) 661-4351
 NC LICENSE NO. C-1794



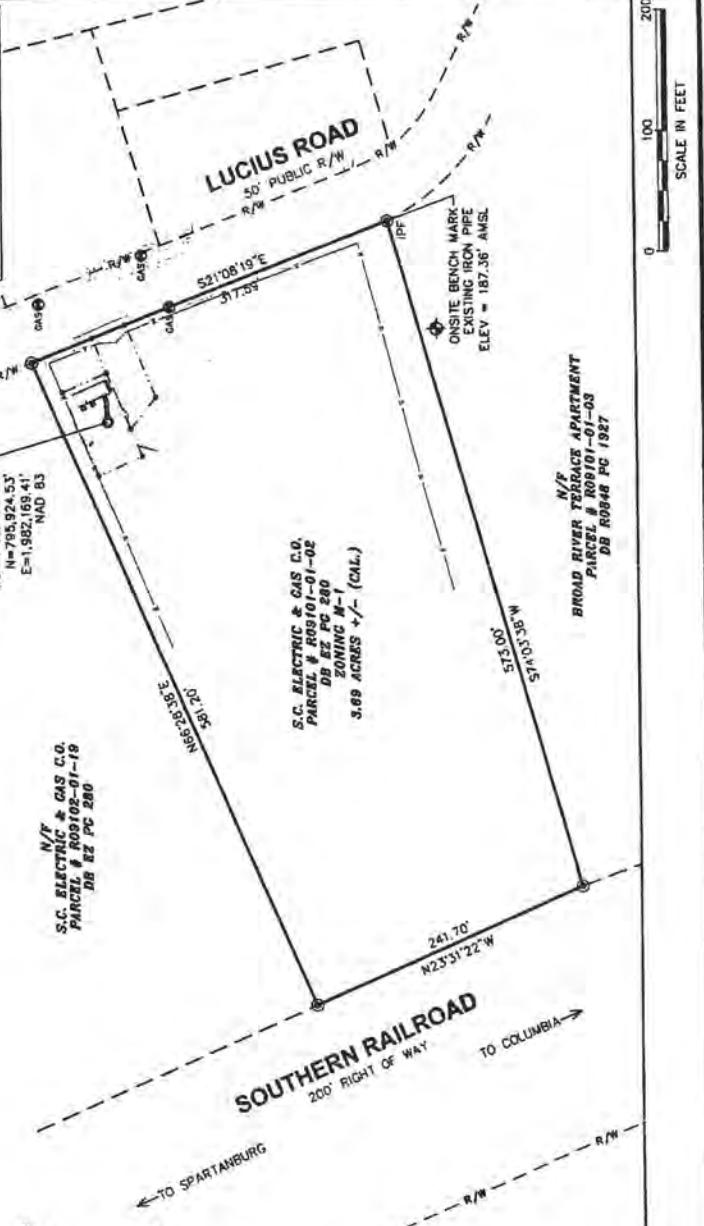
I, RUSSELL L. WHITEHURST, HEREBY STATE THAT TO THE BEST OF MY BELIEF AND KNOWLEDGE, THE INFORMATION AND BELIEF THE SURVEY INFORMATION WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY SPECIFIED THEREIN.

RUSSELL L. WHITEHURST
 SHEET TITLE: **SITE SURVEY**

DATE: 2/12/2015 REVISION: 0
 SHEET # 1 OF 2 TEP #: 59077

LEGEND

—	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE (NOT SURVEYED)
- - -	EXISTING UTILITY POLE
- - -	EXISTING TELCO PEDESTAL
□	SANITARY SEWER MANHOLE
○	FIRE HYDRANT
●	1/2" IRON REBAR (FOUND)
●	3/4" IRON REBAR (SET)
●	1" IRON PIPE (FOUND)
○	GUY
■	EXISTING CONCRETE MONUMENT
●	PROPERTY CORNER (CALCULATED)
—	EDGE OF PAVEMENT
—	OVERHEAD WIRE
—	RIGHT-OF-WAY
—	CHAIN LINK FENCE
—	EXISTING TREE LINE



CONVERGENCE ANGLE
 -0°01'57.46"

MAGNETIC DECLINATION
 -07°14'00"

TRUE NORTH
MAGNETIC NORTH

CENTERLINE PROPOSED MOBILE TOWER
 N=795,924.53'
 E=1,982,169.41'
 NAD 83

S.C. ELECTRIC & GAS C.O.
 PARCEL # 809101-01-02
 DB EZ PC 280
 ZONING M-1
 3.69 ACRES +/- (CAL.)

S.C. ELECTRIC & GAS C.O.
 PARCEL # 809101-01-19
 DB EZ PC 280

ONSITE BENCH MARK
 EXISTING IRON PIPE
 ELEV = 187.36' AMSL

BROAD RIVER TERRACE APARTMENT
 PARCEL # 809101-01-03
 DB 80948 PC 1927

SOUTHERN RAILROAD
 200' RIGHT OF WAY
 TO SPARTANBURG
 TO COLUMBIA



VICINITY MAP n.t.s.

NOTES:

- This plan was prepared with the benefit of a report at title.
- This plan does not represent an ALTA/ACSM Land Title survey.
- The basis of the bearings and coordinates, for this plan is the South Carolina State Plane Coordinate System, North American Datum (SCSPCS/NAD 83) based on differential GPS observations performed on January 21, 2015 and tied to the National CORS system via the GPS utility and expressed in International Feet.
- Vertical information shown, based on the North American Vertical Datum of 1985 (NAVD '88) in International Feet.
- Property lines are drawn from monumentation found at property corners and information found in Deed Book EZ, Page 280, of the Richland County Register of Deeds records.
- All distances are ground unless otherwise noted.
- This property is located in flood zone "X", areas determined to be outside 0.2% chance of annual flood. (FEMA Community Panel # 45079C0091H, effective February 20, 2002).
- Lessee Information:
 SCANA
 520 Operation Way
 Columbia, SC 29033
 Office: (803) 217-8138
- Property Information:
 S.C. Electric & Gas C.O.
 3307 Lucius Rd
 Columbia, SC 29201

1A CERTIFICATE

LATITUDE: N 34° 01' 14.797" (NAD 27)
 LONGITUDE: W 81° 03' 32.537" (NAD 27)
 LATITUDE: N 34° 01' 15.350" (NAD 83)
 LONGITUDE: W 81° 03' 31.871" (NAD 83)
 GROUND ELEV. (AMSL): 181.2± (NAVD 98)

SITE SURVEY
 SCALE: 1" = 100'



PROJECT INFORMATION:
MARSHALL PARK
 3367 LUCIUS RD
 COLUMBIA, SC 29201
 (RICHLAND COUNTY)

PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-5263
 (919) 681-6331
 NC LICENSE NO. C-1794



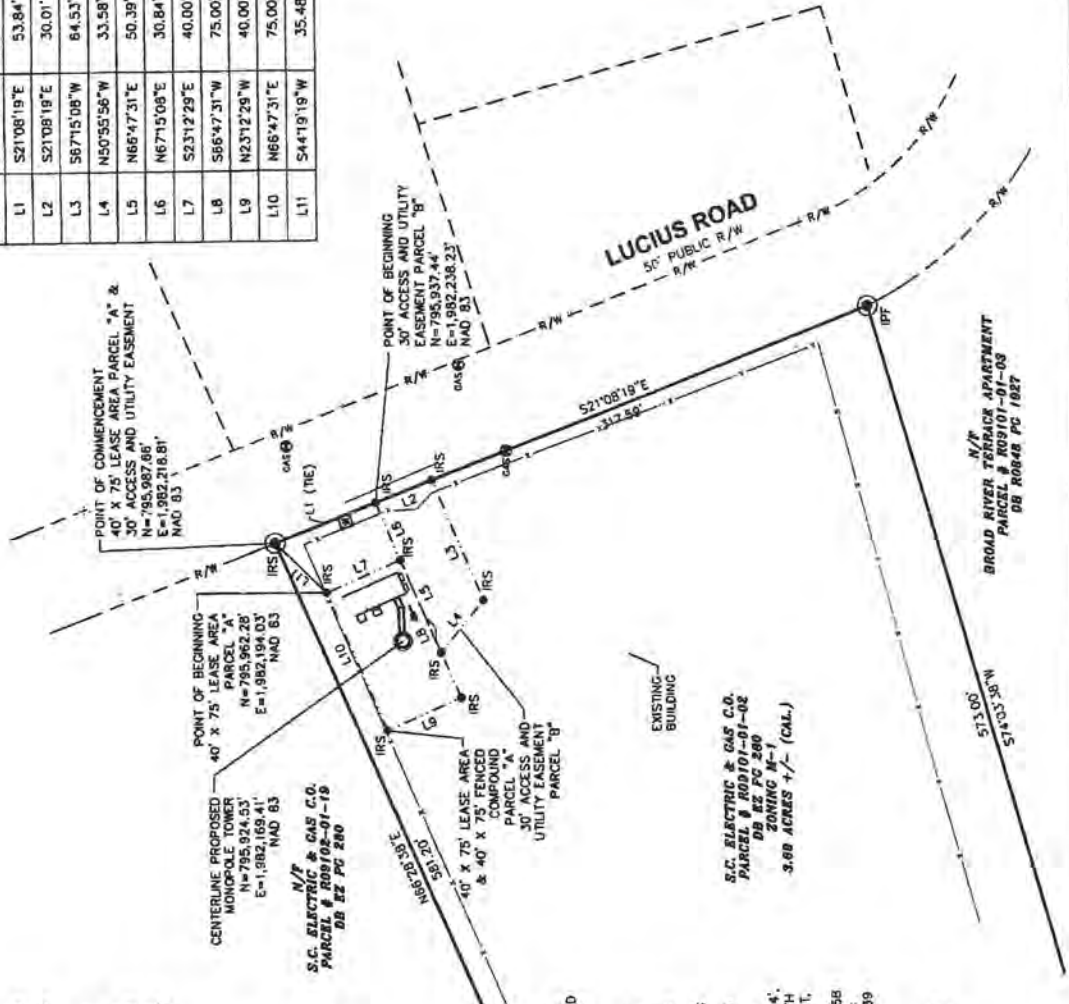
I, RUSSELL L. WHITEHURST, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, SKILL AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY SPECIFIED THEREIN.

RUSSELL L. WHITEHURST

SHEET TITLE:
LEGAL DESCRIPTIONS

DATE: 2/12/2015 REVISION: 0
 SHEET # 2 OF 2 TEP # 59077Z

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S21°08'19"E	53.84'
L2	S21°08'19"E	30.01'
L3	S67°15'08"W	64.53'
L4	N50°55'56"W	33.58'
L5	N66°47'31"E	50.39'
L6	N67°15'08"E	30.84'
L7	S23°12'29"E	40.00'
L8	S66°47'31"W	75.00'
L9	N23°12'29"W	40.00'
L10	N66°47'31"E	75.00'
L11	S44°19'19"W	35.48'



LEGAL DESCRIPTION OF 40' X 75' LEASE AREA PARCEL "A"

ALL THAT CERTAIN LEASE AREA PARCEL OF LAND, SITUATE, LYING AND BEING IN RICHLAND COUNTY, SOUTH CAROLINA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK EZ AT PAGE 280 OF THE RICHLAND COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD SET ON THE WESTERN RIGHT OF WAY OF LUCIUS ROAD; SAID IRON BEING THE NORTHEAST CORNER OF THE PARCEL WITH TAX ID NUMBER R09102-01-19 DESCRIBED IN DEED BOOK EZ AT PAGE 280; SAID IRON BEING A COMMON CORNER OF THE PARCEL WITH TAX ID NUMBER R09101-01-02 DESCRIBED IN DEED BOOK EZ, PAGE 280; AND HAVING SOUTH CAROLINA STATE PLANE COORDINATES OF NORTHING=795,987.66', AND EASTING = 1,982,218.81'; THENCE FROM THE IRON ROD TO A POINT ON THE NORTHEAST CORNER OF THE DESCRIBED 40' X 75' LEASE AREA, SAID POINT BEING THE TRUE POINT OF BEGINNING, AND HAVING SOUTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 795,962.28', AND EASTING = 1,982,194.03'; THENCE FROM THE POINT OF BEGINNING SOUTH 23°12'29" EAST, A DISTANCE OF 40.00 FT. TO A POINT; THENCE NORTH 66°47'31" WEST FOR A DISTANCE OF 75.00 FT. TO A POINT; THENCE SOUTH 23°12'29" WEST FOR A DISTANCE OF 40.00 FT. TO A POINT; THENCE NORTH 66°47'31" EAST FOR A DISTANCE OF 75.00 FT. TO THE POINT OF BEGINNING.

SAID LEASE AREA PARCEL CONTAINING 3.000 SQ. FT. OR 0.07 ACRES MORE OR LESS.

LEGAL DESCRIPTION OF 30' ACCESS AND UTILITY EASEMENT PARCEL "B"

ALL THAT CERTAIN LEASE AREA PARCEL OF LAND, SITUATE, LYING AND BEING IN RICHLAND COUNTY, SOUTH CAROLINA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK EZ AT PAGE 280 OF THE FLORENCE COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD SET ON THE WESTERN RIGHT OF WAY OF LUCIUS ROAD; SAID IRON BEING THE NORTHEAST CORNER OF THE PARCEL WITH TAX ID NUMBER R09102-01-19 DESCRIBED IN DEED BOOK EZ AT PAGE 280; SAID IRON BEING A COMMON CORNER OF THE PARCEL WITH TAX ID NUMBER R09101-01-02 DESCRIBED IN DEED BOOK EZ, PAGE 280; AND HAVING SOUTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 795,987.66', AND EASTING = 1,982,218.81'; THENCE FROM THE POINT OF COMMENCEMENT, SOUTH 21°08'19" EAST FOR A DISTANCE OF 53.84 FT. TO A POINT ON THE WESTERN RIGHT OF WAY OF LUCIUS ROAD; SAID POINT BEING THE NORTHEAST CORNER AND THE TRUE POINT OF BEGINNING OF THE DESCRIBED 30' ACCESS AND UTILITY EASEMENT; SAID POINT HAVING SOUTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 795,937.44', AND EASTING = 1,982,238.23'; THENCE FROM THE POINT OF BEGINNING, AND WITH SAID RIGHT OF WAY SOUTH 21°08'19" EAST A DISTANCE OF 30.01 FT. TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 67°15'08" WEST A DISTANCE OF 64.53 FT. TO A POINT; THENCE NORTH 50°55'56" WEST FOR A DISTANCE OF 33.58 FT. TO A POINT ON THE SOUTHERN LIMITS OF A DESCRIBED 40' X 75' LEASE AREA; THENCE WITH SAID SOUTHERN LIMITS NORTH 66°47'31" EAST A DISTANCE OF 50.39 FT. TO A POINT ON SAID SOUTHERN LIMITS; THENCE LEAVING SAID SOUTHERN LIMITS NORTH 67°15'08" EAST FOR A DISTANCE OF 30.84 FT. TO A POINT OF BEGINNING.

SAID EASEMENT AREA PARCEL CONTAINING 3,000 SQ. FT. OR 0.07 ACRES MORE OR LESS.

LEGAL DESCRIPTIONS
 SCALE: 1" = 60'



July 31, 2015

Suzie Haynes and Tommy Delage
Richland County Board of Zoning Appeals
2020 Hampton Street
Columbia, South Carolina 29201

RE: APPLICATION OF SCANA COMMUNICATIONS, INC. FOR A NEW
WIRELESS TELECOMMUNICATION FACILITY AT 3307 LUCIUS ROAD
COLUMBIA, SOUTH CAROLINA 29201

Dear Ms. Haynes and Mr. Delage:

The purpose of this letter is to address SCANA Communications, Inc.'s application for a new wireless telecommunication facility at the above-referenced location as it relates to Verizon Wireless' plans to collocate its equipment on the proposed tower. Verizon Wireless' objective in connection with the proposed site is to improve capacity in the area west of Main Street and south of Sunset Drive (the "Marshall Park Area"). The Marshall Park Area is currently served by the Verizon Wireless Hwy 321 and DSS deployments located in the City of Columbia, South Carolina. However, greater network density – additional network capacity - is needed to meet the growing needs of Verizon Wireless customers in the Marshall Park Area. A capacity offload solution is required.

The Federal Telecommunications Act and Federal Communications Commission rules require that Verizon Wireless achieve service throughout the Columbia, South Carolina Metropolitan Statistical Area service area ("the Columbia MSA"), which includes the Marshall Park Area. While Verizon Wireless has achieved a degree of coverage in the Marshall Park Area, it is also imperative to provide adequate capacity to the service area for both voice and data. Verizon Wireless' goal is to maintain an industry standard level of coverage and capacity throughout its licensed coverage area, including the Marshall Park Area. The standard level of average network-to-device, or download, speeds range from 5 to 12 Mbps (Megabits per second) and average device-to-network, or upload, speeds range from 2 to 5 Mbps utilizing Long Term Evolution ("LTE") technology.

Today's consumers demand voice and data devices capable of delivering data intensive applications, video, streaming media, video messaging, video telephony, and real-time video conferencing and collaboration. All these

demands are met utilizing bandwidth and better throughput achieved with sufficient LTE capacity. LTE provides the fastest data speeds. You must be using a 4G LTE device and be within the 4G LTE coverage area in order to access the 4G LTE network. LTE achieves faster data rates by utilizing multiple modulation schemes. QPSK, 16QAM, and 64QAM are the modulation schemes used. 64QAM provides the fastest data rates while QPSK provides the slowest. However, in order to maintain standard industry data rates, Verizon Wireless needs to maintain the available capacity on the network in order to offer mobile devices 64QAM modulation. LTE also carries voice calls.

A capacity offload solution is required when the frequency spectrum at one or more sites serving a given area, in this case the Marshall Park Area, is fully utilized. Since all available radio frequency spectrum is being utilized on existing sites, the only viable offload solution is a cell split, with a new cell site strategically located in close proximity to actual customer traffic, along with minimizing interference to the existing network. If demand on the sites is not offloaded through the construction of an additional site, capacity exhaustion may occur at the existing site(s). When a cell site reaches its capacity limit it is realized by the customer in the form of websites taking too long to load or timing out, emails that are unable to download or send, and issues with voice calls when carried over the 4G network.

Verizon Wireless has conducted an extensive engineering study to identify the best location for an additional wireless telecommunication facility in order to provide coverage and capacity in the Marshall Park Area.

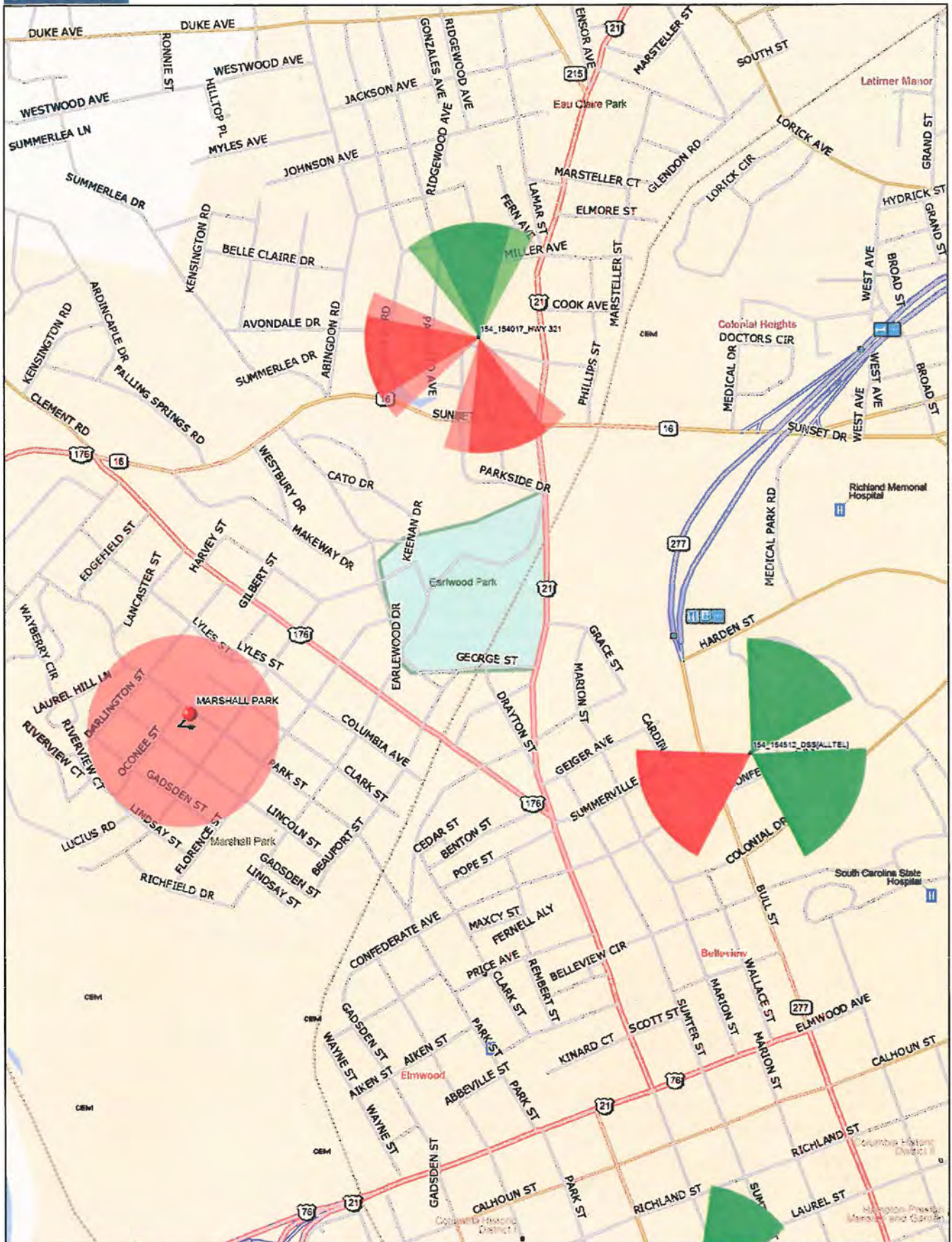
The proposed Marshall Park wireless telecommunication facility will provide the needed capacity offload solution for the existing Verizon Wireless Hwy 321 and DSS sites in the Marshall Park Area thereby serving the growing demands of its customers and preventing the negative service implications of capacity exhaustion.

Sincerely,

**CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS**

A handwritten signature in black ink, appearing to read "Dennis Michael Douglas". The signature is written in a cursive style with a horizontal line underneath the text.

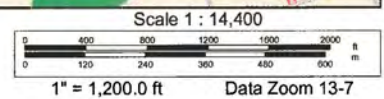
Dennis Michael Douglas
RF Design Engineer



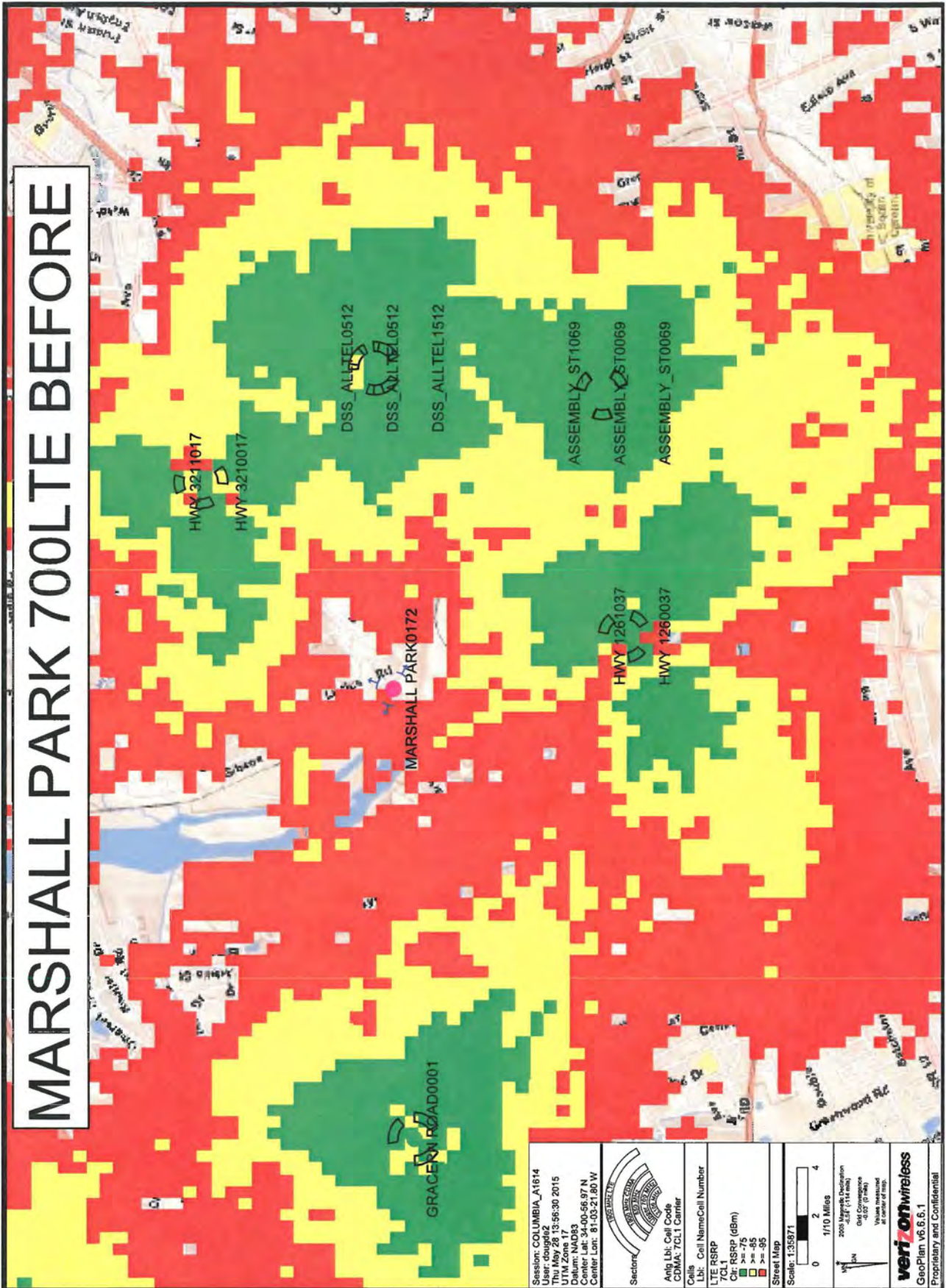
Data use subject to license.

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www.delorme.com



MARSHALL PARK 700LTE BEFORE



Session: COLUMBIA_A1814
 User: dougde2
 Thu May 28 13:56:30 2015
 UTM Zone: 18N
 Datum: NAD83
 Center Lat: 34-00-56.97 N
 Center Lon: 81-03-21.80 W



Antlg Lbl: Cell Code
 CDMA: 7CL1 Carrier

Cells

Lbl: Cell Name/Cell Number

LTE RSRP
 7CL1

Cir RSRP (dBm)

■ >= -45
 ■ >= -55

Street Map

Scale: 1:35871

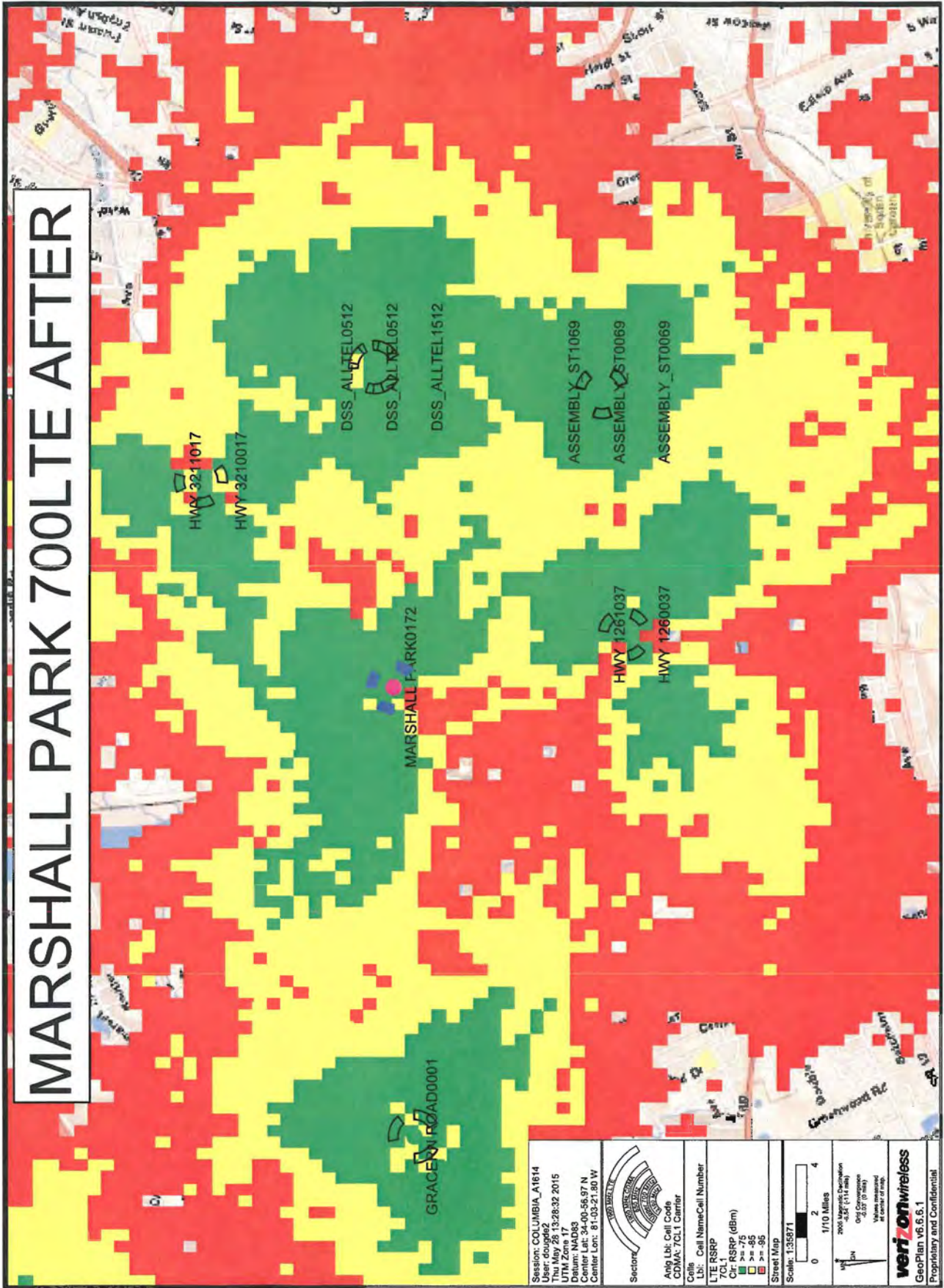
0 2 4
 1/10 Miles

2005 Microsoft Corporation
 All rights reserved.
 Microsoft and/or other
 names mentioned
 are trademarks of
 their respective owners.

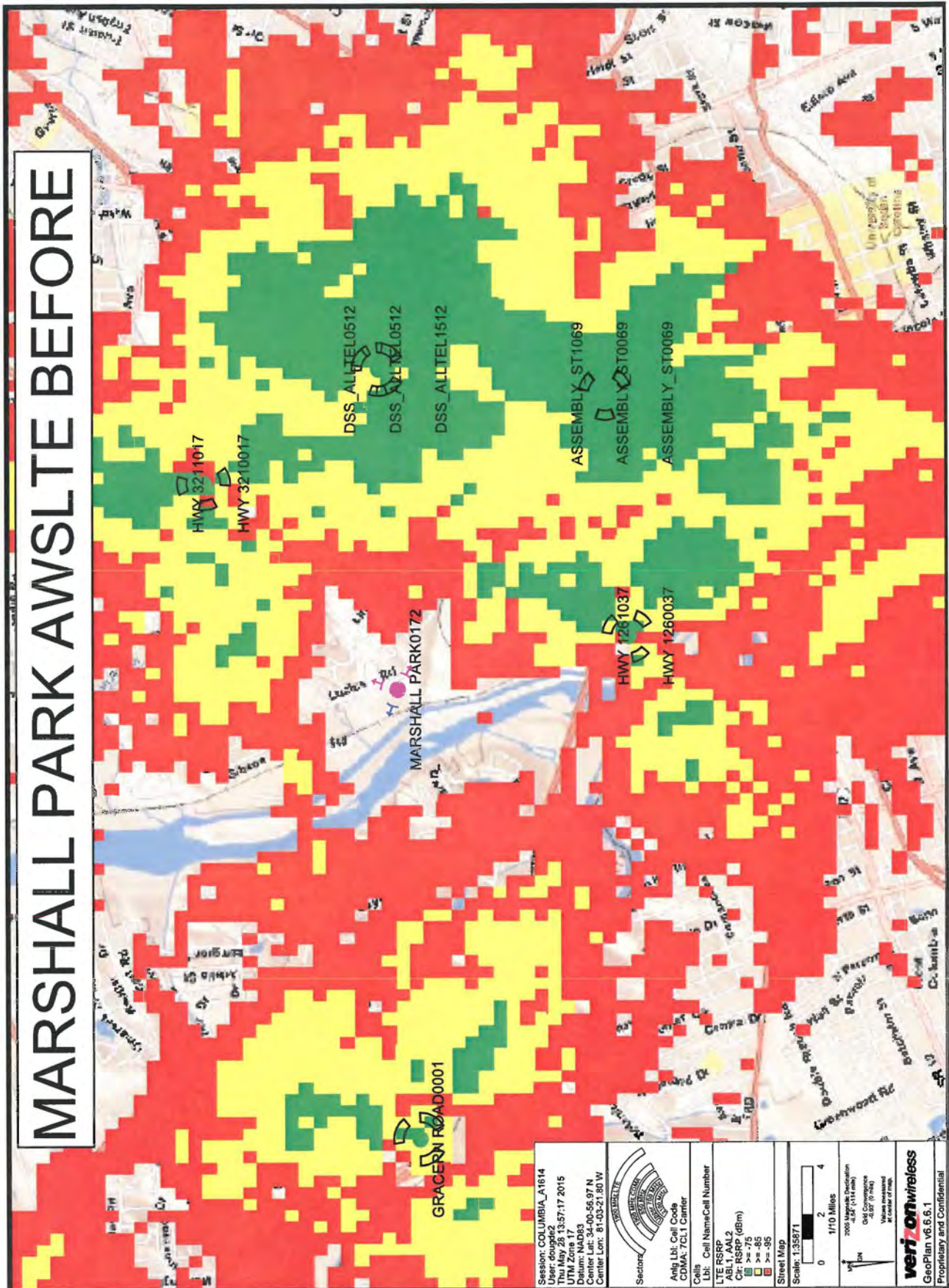
verizon wireless

GeoPlan v6.6.6.1
 Proprietary and Confidential

MARSHALL PARK 700LTE AFTER

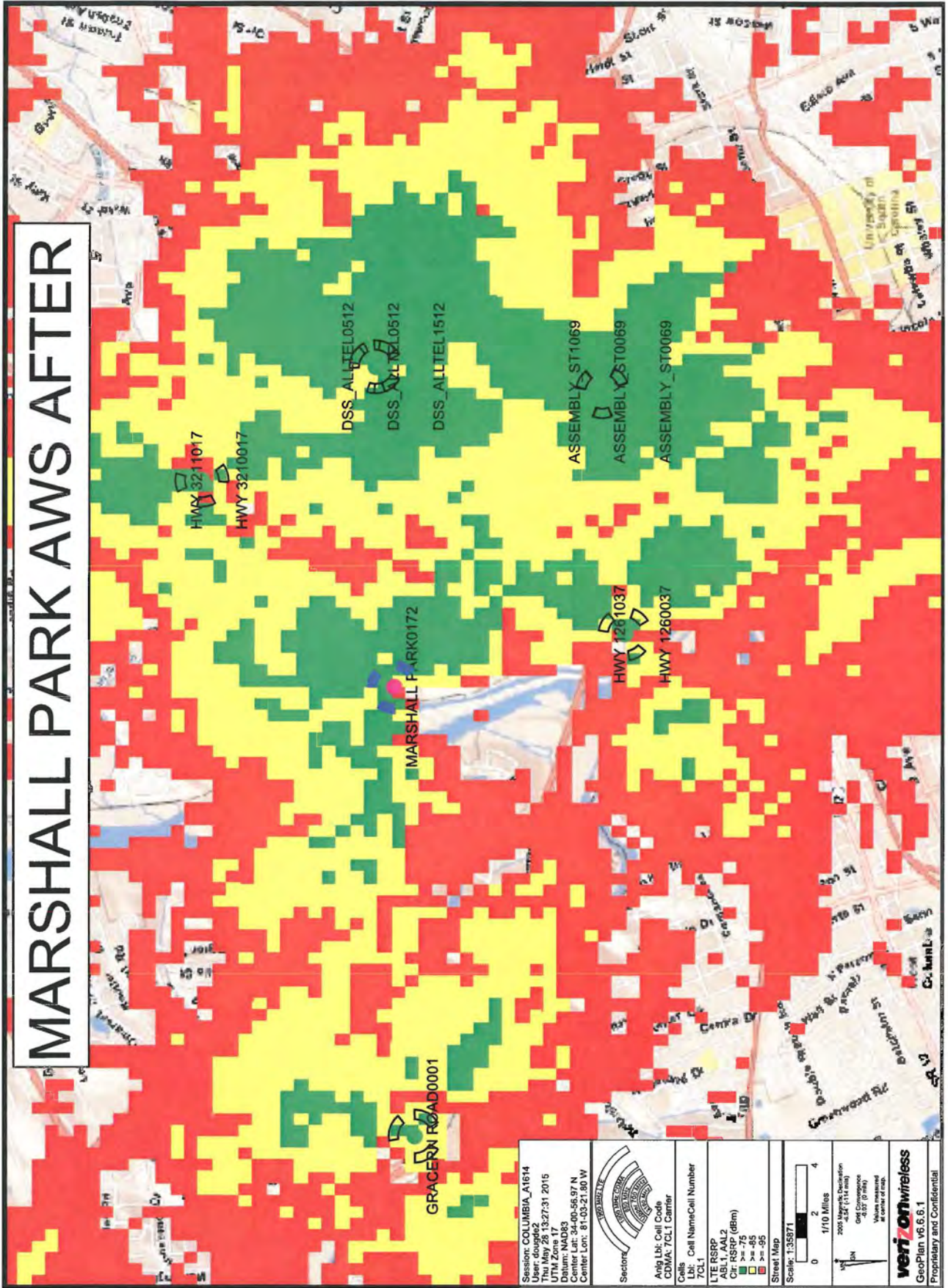


MARSHALL PARK AWSLTE BEFORE



<p>Session: COLUMBIA_A1614 User: dougie2 Thu May 28 13:57:17 2015 UTM Zone 18q Center Lat: 34-00-55.97 N Center Lon: 81-03-21.80 W</p>		<p>Scale: 1:35871 0 2 4 1/10 Miles 2000 Magnetic Declination -2.2° (11 Feb) 0.0° (10 Feb) Values measured at center of map.</p>	<p>verizonwireless GeoPlan v6.6.6.1 Proprietary and Confidential</p>
<p>Angle Lbl: Cell Code CDMA: 7CL1 Center</p>	<p>Sectors</p>	<p>Cells</p>	<p>Cell Name/Cell Number</p>
<p>LTE RSRP</p>	<p>Lbl: Cell Name/Cell Number</p>	<p>LTE RSRP</p>	<p>AB1.1_AAL2</p>
<p>> -75</p>	<p>Cell Name/Cell Number</p>	<p>Cir RSRP (dBm)</p>	<p>> -75</p>
<p>-75 - -85</p>	<p>Cell Name/Cell Number</p>	<p>> -85</p>	<p>-75 - -85</p>
<p>-85 - -95</p>	<p>Cell Name/Cell Number</p>	<p>> -95</p>	<p>-85 - -95</p>
<p>-95 - -105</p>	<p>Cell Name/Cell Number</p>	<p>> -105</p>	<p>-95 - -105</p>
<p>-105 - -115</p>	<p>Cell Name/Cell Number</p>	<p>> -115</p>	<p>-105 - -115</p>
<p>-115 - -125</p>	<p>Cell Name/Cell Number</p>	<p>> -125</p>	<p>-115 - -125</p>
<p>-125 - -135</p>	<p>Cell Name/Cell Number</p>	<p>> -135</p>	<p>-125 - -135</p>
<p>-135 - -145</p>	<p>Cell Name/Cell Number</p>	<p>> -145</p>	<p>-135 - -145</p>
<p>-145 - -155</p>	<p>Cell Name/Cell Number</p>	<p>> -155</p>	<p>-145 - -155</p>
<p>-155 - -165</p>	<p>Cell Name/Cell Number</p>	<p>> -165</p>	<p>-155 - -165</p>
<p>-165 - -175</p>	<p>Cell Name/Cell Number</p>	<p>> -175</p>	<p>-165 - -175</p>
<p>-175 - -185</p>	<p>Cell Name/Cell Number</p>	<p>> -185</p>	<p>-175 - -185</p>
<p>-185 - -195</p>	<p>Cell Name/Cell Number</p>	<p>> -195</p>	<p>-185 - -195</p>
<p>-195 - -205</p>	<p>Cell Name/Cell Number</p>	<p>> -205</p>	<p>-195 - -205</p>
<p>-205 - -215</p>	<p>Cell Name/Cell Number</p>	<p>> -215</p>	<p>-205 - -215</p>
<p>-215 - -225</p>	<p>Cell Name/Cell Number</p>	<p>> -225</p>	<p>-215 - -225</p>
<p>-225 - -235</p>	<p>Cell Name/Cell Number</p>	<p>> -235</p>	<p>-225 - -235</p>
<p>-235 - -245</p>	<p>Cell Name/Cell Number</p>	<p>> -245</p>	<p>-235 - -245</p>
<p>-245 - -255</p>	<p>Cell Name/Cell Number</p>	<p>> -255</p>	<p>-245 - -255</p>
<p>-255 - -265</p>	<p>Cell Name/Cell Number</p>	<p>> -265</p>	<p>-255 - -265</p>
<p>-265 - -275</p>	<p>Cell Name/Cell Number</p>	<p>> -275</p>	<p>-265 - -275</p>
<p>-275 - -285</p>	<p>Cell Name/Cell Number</p>	<p>> -285</p>	<p>-275 - -285</p>
<p>-285 - -295</p>	<p>Cell Name/Cell Number</p>	<p>> -295</p>	<p>-285 - -295</p>
<p>-295 - -305</p>	<p>Cell Name/Cell Number</p>	<p>> -305</p>	<p>-295 - -305</p>
<p>-305 - -315</p>	<p>Cell Name/Cell Number</p>	<p>> -315</p>	<p>-305 - -315</p>
<p>-315 - -325</p>	<p>Cell Name/Cell Number</p>	<p>> -325</p>	<p>-315 - -325</p>
<p>-325 - -335</p>	<p>Cell Name/Cell Number</p>	<p>> -335</p>	<p>-325 - -335</p>
<p>-335 - -345</p>	<p>Cell Name/Cell Number</p>	<p>> -345</p>	<p>-335 - -345</p>
<p>-345 - -355</p>	<p>Cell Name/Cell Number</p>	<p>> -355</p>	<p>-345 - -355</p>
<p>-355 - -365</p>	<p>Cell Name/Cell Number</p>	<p>> -365</p>	<p>-355 - -365</p>
<p>-365 - -375</p>	<p>Cell Name/Cell Number</p>	<p>> -375</p>	<p>-365 - -375</p>
<p>-375 - -385</p>	<p>Cell Name/Cell Number</p>	<p>> -385</p>	<p>-375 - -385</p>
<p>-385 - -395</p>	<p>Cell Name/Cell Number</p>	<p>> -395</p>	<p>-385 - -395</p>
<p>-395 - -405</p>	<p>Cell Name/Cell Number</p>	<p>> -405</p>	<p>-395 - -405</p>
<p>-405 - -415</p>	<p>Cell Name/Cell Number</p>	<p>> -415</p>	<p>-405 - -415</p>
<p>-415 - -425</p>	<p>Cell Name/Cell Number</p>	<p>> -425</p>	<p>-415 - -425</p>
<p>-425 - -435</p>	<p>Cell Name/Cell Number</p>	<p>> -435</p>	<p>-425 - -435</p>
<p>-435 - -445</p>	<p>Cell Name/Cell Number</p>	<p>> -445</p>	<p>-435 - -445</p>
<p>-445 - -455</p>	<p>Cell Name/Cell Number</p>	<p>> -455</p>	<p>-445 - -455</p>
<p>-455 - -465</p>	<p>Cell Name/Cell Number</p>	<p>> -465</p>	<p>-455 - -465</p>
<p>-465 - -475</p>	<p>Cell Name/Cell Number</p>	<p>> -475</p>	<p>-465 - -475</p>
<p>-475 - -485</p>	<p>Cell Name/Cell Number</p>	<p>> -485</p>	<p>-475 - -485</p>
<p>-485 - -495</p>	<p>Cell Name/Cell Number</p>	<p>> -495</p>	<p>-485 - -495</p>
<p>-495 - -505</p>	<p>Cell Name/Cell Number</p>	<p>> -505</p>	<p>-495 - -505</p>

MARSHALL PARK AWS AFTER



Session: COLUMBIA_A1614
 User: doug22
 Date: July 29 13:27:31 2015
 UTM Zone: 18N
 Datum: NAD83
 Center Lat: 34-00-56.97 N
 Center Lon: 81-03-21.80 W

Angle Lib: Cell Code
 CDMA: TCL1 Carrier
 Cells: Cell Name/Cell Number
 7CL1

LTE RSRP
 ABL1, AAL2
 Cell RSRP (dbm)
 >= -85
 >= -95

Street Map
 Scale: 1:35871
 0 1/10 Miles

2000
 1227.11m
 2000
 427.71m
 2000
 427.71m
 2000
 427.71m
 2000
 427.71m

verizonwireless
 GeoPlan v6.6.6.1
 Proprietary and Confidential



July 23, 2015

Mr. Gary Pennington
Pennington Law Firm, LLC
1501 Main Street
Columbia, South Carolina 29201

RE: Marshall Park Facility Siting Certification

Mr. Pennington,

Per the Richland County Land Development Ordinance:

26-152(22)(d): The proposed use must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the Applicant's tower site search area that are structurally capable of supporting the intended antenna, or meeting the Applicant's necessary height criteria, or provide a location free of interference from other communication towers.

Please let this letter serve as certification there are no existing towers within the tower site search ring. Please let this letter also serve as certification that, due to the predominantly residential character of the area within the tower site search ring, there are no building or other structures available for collocation in the search area that are structurally capable of supporting the intended antenna, meeting the necessary height criteria, or providing a location free of interference from other communications towers.

Sincerely,

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

John Yeagley
Chase Real Estate Services



Reply to: Thomas M. Chambers
Spirit Communications
1500 Hampton Street
Columbia, SC 29201
803-726-3586
tom.chambers@spiritcom.com

STATEMENT OF NO HABITABLE DWELLINGS

SCANA Communications, Inc. has reviewed the zoning district classifications and land area for those properties adjacent to the property with the PIN R09101-01-02. None of the abutting properties that are non-residentially zoned contain existing habitable dwellings.


Thomas M. Chambers

Its: **Tower Manager**



Voice. Data. Internet.

Reply to: Thomas M. Chambers
Spirit Communications
1500 Hampton Street
Columbia, SC 29201
803-726-3586
tom.chambers@spiritcom.com

STATEMENT OF COLOCATION AVAILABILITY

SCANA Communications, Inc. is in the tower business. It is building this tower to accommodate the current and present need of Verizon Wireless. The tower will be built to accommodate the traditional loading of up to three (3) additional traditional wireless carriers. SCANA Communications, Inc. will actively market availability of this tower to other potential users. SCANA Communications, Inc. will lease the use of the tower to additional parties per customary terms and conditions.

A handwritten signature in black ink, appearing to read "Thomas M. Chambers", is written over a horizontal line.

Thomas M. Chambers

Its: Tower Manager



Reply to: Thomas M. Chambers
Spirit Communications
1500 Hampton Street
Columbia, SC 29201
803-726-3586
tom.chambers@spiritcom.com

STATEMENT OF REGULATORY COMPLIANCE

SCANA Communications, Inc., the applicant and owner of the proposed tower, hereby certifies to Richland County that the tower shall be maintained in a safe manner, and in compliance with all applicable and local codes, ordinances, and regulations, including any and all applicable county, state, and federal, laws, rules, and regulations, including but not limited to all Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) rules and guidelines.



Thomas M. Chambers

Its: Tower Manager



April 15, 2015

Ryan A. Malek
Environmental Project Manager
Tower Engineering Professionals
326 Tryon Rd.
Raleigh NC 27603-3530

Dear Mr. Malek:

The 150-ft monopole communications tower proposed be built at 3307 Lucius Road in Columbia, SC by Tower Engineering Professionals (contracted by SCANA Communications) will not have any detrimental effect on sites of historic, archaeological, or architectural sites that have been listed on the National Register of Historic Places.

Within the .12-acre area of direct potential disturbance, there is no archaeological or architectural site listed on or eligible for the National Register. Previous industrial use of the proposed tower site at 3307 Lucius Road, including the SCE&G Propane-Air Plant, thoroughly disturbed the land and likely negated any potential archaeological value. Within the .5-mile radius of visual area of potential effect (APE), there are three sites listed on or eligible for the National Register: the Columbia Canal, Elmwood Cemetery (both currently on the National Register) and Earlewood Historic District (anticipated listing on the National Register in September-October 2015). Balloon tests conducted by TEP and Environmental Services, Inc. (ESI) have verified that TEP's tower will be visible from the historic cemetery and canal, but that this visibility is minimal and will have no adverse effect upon the historic integrity of the two National Register sites. Balloon tests were additionally administered to evaluate the visual impact of the proposed tower on the residential Earlewood Historic District, bound by Lindsay, Gadsden, Darlington, and Park Streets on the west, the side of the district nearest to the proposed tower site on Lucius Road. Photographic documentation for tests conducted on the eastern portion of the neighborhood district, including central axis Park Street, revealed minimal visual impact on this eastern half of the historic district. Visual impact of the tower on the western side of Earlewood is not indicated by the photographic documentation provided.

The proposed communications tower at 3307 Lucius will have no adverse effect on the area of direct potential affect. There is potential for the proposed tower to have adverse visual effect on the westernmost portions of Earlewood Historic District. All other cultural resources identified as eligible for or listed on the National Register will not be exposed to adverse effect, direct or visual.

Sincerely,

Robin Waites
Executive Director

OFFICE
1601 Richland Street
Columbia, SC 29201

PHONE
(803) 252-7742

FAX
(803) 929-7696

WEB
historiccolumbia.org

Robert Mills House
& Gardens
1616 Blanding Street
Columbia, SC 29201

Hampton-Preston
Mansion & Gardens
1615 Blanding Street
Columbia, SC 29201

Mann-Simons Site
1403 Richland Street
Columbia, SC 29201

Woodrow Wilson
Family Home
1705 Hampton Street
Columbia, SC 29201

Modjeska Monteith
Simkins House
2025 Marion Street
Columbia, SC 29201

Seibels House &
Garden
1601 Richland Street
Columbia, SC 29201

The Big Apple
1000 Hampton Street
Columbia, SC 29201



We Are Columbia

Planning and Development Services – Planning Division
1136 Washington Street, Columbia, SC 29204 • Phone: 803-545-3222 • Fax: 803-733-8647

June 19, 2015

George T. Swearingen, III
Tower Engineering Professionals
326 Tryon Road
Raleigh, NC 27603

RE: Marshal Park tower, TCNS#123904, 3307 Lucius Road, Columbia, SC 29201

Dear Mr. Swearingen,

Thank you for the invitation to attend the balloon test for this proposed tower several weeks ago, it was a very effective tool for determining the visibility from our historic resources.

We have determined that this project will have “no adverse effect” on the historic resources in the APE for the Section 106 review, due to the extant transmission lines, trees, topography and the distance from those resources.

Sincerely,

Staci Richey
Historic Preservation Planner
SLRichey@columbiasc.net
803-545-3328

July 10, 2015



Mr. Tom Chambers
Spirit Communications
1500 Hampton Street
Columbia, SC 29201

Re: NEPA Checklist
SCANA Communications
Marshall Park Tower Site
3307 Lucius Road
Columbia, SC 29218

Dear Mr. Chambers:

Tower Engineering Professionals, Inc. (TEP) conducted a FCC Compliance NEPA Checklist (NEPA) for the proposed lease area associated with the proposed **150-ft (154-ft with appurtenances) AGL Monopole Communications Tower** for the site designated as **Marshall Park**, and is pleased to submit the findings to SCANA Communications. The proposed site is located on a parcel of real estate in **Richland County, SC**. The parent property is occupied by industrial land uses associated with a former SCE&G propane-air plant. The adjacent properties were occupied by industrial and residential land uses.

The NEPA Checklist research conducted by TEP indicates that the site is **not**: located in an officially designated wilderness area; located in an officially designated wildlife preserve; located in a floodplain; located in a residential zoned area and required to be equipped with high intensity white lights; and will **not**: affect threatened or endangered species or their designated critical habitats; affect districts, sites, buildings, structures or objects listed or eligible for listing in the National Register of Historic Places; affect Indian religious sites; or involve significant changes to surface features.

TEP with the assistance Environmental Services, Inc. conducted the Section 106 of the NHPA portion of the NEPA checklist and the Native American consultation. TEP filed the proposed **Marshall Park** site with the FCC Tower Construction Notification System (TCNS) on **3/2/2015** and was assigned TCNS Identification Number **123904**. TEP has received correspondence from all of the applicable tribes with known ancestral and/or aboriginal rights to **Richland County, SC** as per FCC TCNS.

The results of the NEPA Checklist conducted by TEP conclude that no further investigation (i.e. NEPA Environmental Assessment) is warranted or recommended for the **Marshall Park** site. This NEPA Checklist is limited to the location of the proposed 150-ft AGL monopole communications tower (154-ft with appurtenances) and associated tower compound lease area and access & utility easement as depicted on "Site Plan: C-1" dated 2/27/15 which was provided to SCANA Communications by TEP. Any future or additional access and/or utility easements not depicted on the aforementioned site sketch were not assessed as part of this NEPA Checklist and are not warranted with this document.

Sincerely



Tower Engineering Professionals, Inc.
George T. Swearingen, III
Environmental Manager

326 Tryon Road, Raleigh, NC 27603-5263 O) 919.661.6351 F) 919.661.6350

gswearingen@tepgroup.net



FCC NEPA COMPLIANCE AUDIT CHECKLIST

**SCANA COMMUNICATIONS
MARSHALL PARK TOWER SITE
150-FT MONOPOLE TOWER
3307 LUCIUS ROAD
COLUMBIA, SC
RICHLAND COUNTY**

**TOWER
ENGINEERING
PROFESSIONALS**

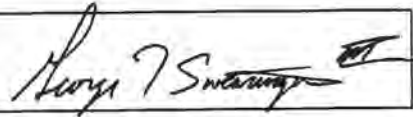
- | | | |
|----|--|-----------|
| 1. | Is the proposed facility located in an officially designated wilderness area? | <u>No</u> |
| 2. | Is the proposed facility located in an officially designated wildlife preserve? | <u>No</u> |
| 3. | Will the proposed facility likely affect threatened or endangered species or designated critical habitats; or likely jeopardize the continued existence of any proposed endangered or threatened species; or likely result in the destruction or adverse modification of proposed critical habitats (as determined by the Endangered Species Act or 1973)? | <u>No</u> |
| 4. | Will the proposed facility affect districts, sites, buildings, structures or objects significant in American history, architecture, archeology, engineering or culture, that are listed (or eligible for listing) in the National Register of Historic Places? | <u>No</u> |
| 5. | Will the proposed facility affect Indian religious sites? | <u>No</u> |
| 6. | Is the proposed facility located in a floodplain? | <u>No</u> |
| 7. | Will construction of the proposed facility involve significant change in surface features (e.g., wetland fill, deforestation or water diversion)? | <u>No</u> |
| 8. | Is the proposed facility located in a residential neighborhood and is required to be equipped with high intensity white lights (as defined by local zoning law)? | <u>No</u> |

If any of the above questions result in an answer of "yes," then construction may not start on any of these sites prior to receipt of a finding of no significant impact by FCC.

RF Exposure Screening Under NEPA

- | | | |
|-----|--|------------|
| 9A. | Will the proposed NON-ROOFTOP facility equal or exceed total power (of all channels) of 2000 watts ERP (3280 Watts EIRP) and have antennas located less than 10 meters above ground level? | <u>No</u> |
| 9B. | Will the proposed ROOFTOP facility equal or exceed total power (of all channels) of 2000 watts ERP (3280 Watts EIRP)? | <u>N/A</u> |

IF "yes" is the answer to either of the two RF exposure questions, an evaluation must be performed to determine if SCANA Communications, Inc. exceeds the FCC's exposure limits.

TOWER ENGINEERING PROFESSIONALS, INC.	Date: July 10, 2015
Print Name: George T. Swearingen, III	Signature: 

The following provides additional information concerning each item on the checklist.

1. Designated Wilderness Areas – Based on a review of the National Wilderness Institute Map of Wilderness Areas, Wild & Scenic Rivers, National Natural Landmarks and UN Biosphere Reserves, dated 1995, and the Wilderness.net - U.S. National Wilderness Preservation System Map, the proposed tower site is not located within an officially designated wilderness area.
2. Designated Wildlife Preserves – Based on a review of the US Fish and Wildlife Service: National Wildlife Refuge System Map, dated September 30, 2004, the proposed tower site is not located within an officially designated wildlife preserve.
- 3A. Listed Threatened or Endangered Species or Designated Critical Habitats – Based on a review of the listed protected species that may be affected by the proposed action, as obtained from the U.S. Fish & Wildlife Service Official Species List – Consultation Code: 04ES1000-2015-SLI-0250 (dated March 11, 2015), correspondence with the U.S. Fish and Wildlife Service and South Carolina Department of Natural Resources, and an on-site investigation, no listed threatened or endangered species are known to occur at, or in close proximity to, the proposed tower site. In addition, no critical habitats were identified at the proposed tower site. Therefore, it is the opinion of TEP that the construction of the proposed facility will not adversely affect threatened or endangered species or their critical habitats.
- 3B. Proposed Threatened or Endangered Species or Proposed Critical Habitats – Based on a review of the listed protected species that may be affected by the proposed action, as obtained from the U.S. Fish & Wildlife Service Official Species List – Consultation Code: 04ES1000-2015-SLI-0250 (dated March 11, 2015), there are no proposed threatened or endangered species or proposed critical habitats that may be affected. Therefore, the proposed tower site will not likely jeopardize the continued existence of any proposed endangered or threatened species; or likely result in the destruction or adverse modification of proposed critical habitats.
4. Historical Places – Based on the results of our coordination with the Richland County Planning Department, Elmwood Cemetery, Historic Columbia, Earlewood Community Citizens Organization, Columbia Canal and Riverfront Park, City of Columbia Planning Department, Richland County Conservation Commission, Confederation of South Carolina Local Historical Societies (District 4), The River Alliance, and the South Carolina Department of Archives and History – State Historic Preservation Office (SCDAH-SHPO), the construction of the proposed tower will have “no adverse effect” on properties listed or eligible for listing on the National Register of Historic Places within the designated area of potential effect (APE).
5. Indian Religious Sites – Based upon a review of available information obtained from the South Carolina Department of Archives and History, the South Carolina Institute of Archaeology and Anthropology, the Native American Consultative Database, the Bureau of Indian Affairs-Indian Reservations in the Continental United States, dated 5/96, and the responses to the FCC-Tower Construction Notification System #123904 filed March 2, 2015; no known Native American religious sites will be affected by the proposed tower site.
6. Floodplains – Based on a review of the floodplain map of the area (FIRM Community-Panel No. 45079C0091H dated February 20, 2002 of Richland County, South Carolina) the proposed facility is located in Zone X (unshaded), areas determined to be outside the 0.2% annual chance floodplain. Therefore, it is the opinion of TEP that the proposed facility is not located in a 100-year floodplain.
7. Surface Features – Based on our on-site investigation and a review of the U.S. Fish and Wildlife Service National Wetland Inventory map of the area, the proposed tower is not anticipated to result in a significant change or modification to surface features such as fill in jurisdictional wetlands, deforestation, or water diversion.
8. Zoning/High Intensity White Lights – The proposed tower is 150-ft (154-ft overall with appurtenances) AGL and is anticipated to be an unlit structure. According to the FAA Aeronautical Study No. 2015-ASO-2709-OE, the proposed tower does not exceed obstruction standards, will not be a hazard to air navigation, and is not required to be marked or lit for aviation safety.

- 9A. Radio Frequency Emissions – Based on the specified elevation of the proposed antennas (>10 meters) and because the site will be located within a restricted area, no further study concerning radio frequency emissions is required.

Ken Patterson

Airspace Consulting, Inc.
www.airspace-ken.com

Site ID: Marshall Park

March 2, 2015

To Whom It May Concern:

On March 2, 2015, I personally conducted an evaluation of a proposed telecommunications site for SCANA Communications. The study was to determine if the proposed structure would create any adverse effect on navigable airspace. The site is located in Columbia South Carolina at 34° 01' 15.35" North and 81° 03' 31.87" West (NAD 83). The site elevation is 181' above mean sea level (AMSL). The proposed structure height is 155' above ground level (AGL) or 336' AMSL. Part 77 of the Federal Air Regulations and Part 17 of the FCC Rules and Regulations were used as the primary reference for this evaluation.

The closest public use or DOD landing surface is Runway 13 at Columbia Owens Downtown Airport. The distance to the runway is 3.98 nautical miles on a true bearing of 314.45° from the runway.

The proposed 155' AGL (336' AMSL) structure would not exceed any FAR Part 77 or FCC Part 17 notice requirement and, therefore, notice to the FAA is not required for this structure. If filed, the 155' AGL structure should be approved by the FAA.

Normally, structures that do not require notice to the FAA do not require marking and/or lighting. The site falls within the 1.9 sm WISW AM broadcast stations effect area. Private use landing facilities are not a factor for this study.

For additional information or questions about this study, contact my office anytime.

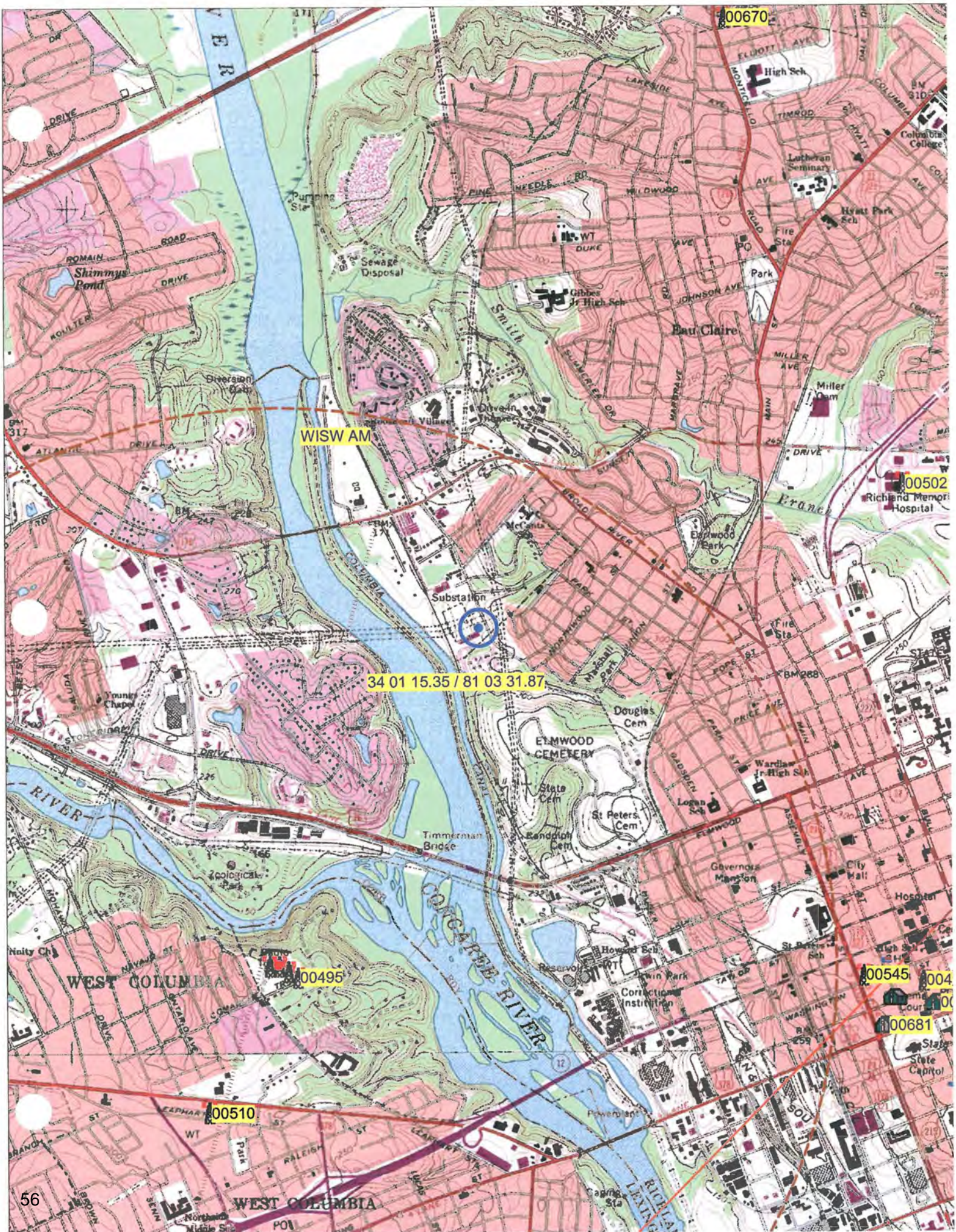
Sincerely,



Ken Patterson

KP15383

141 Massengale Road, Brooks, GA 30205
(770) 461-0563 kpac0@bellsouth.net



00670

WISW AM

34 01 15.35 / 81 03 31.87

00495

00510

00545

00681



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

Aeronautical Study No.
 2015-ASO-2709-OE

Issued Date: 03/13/2015

Tom Chambers
 Scana Communications, Inc.
 1500 Hampton Street
 Columbia, SC 29201

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

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

Structure: Antenna Tower Marshall Park
 Location: Columbia, SC
 Latitude: 34-01-15.35N NAD 83
 Longitude: 81-03-31.87W
 Heights: 181 feet site elevation (SE)
 155 feet above ground level (AGL)
 336 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 09/13/2016 unless:

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

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

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

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2526. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-ASO-2709-OE.

Signature Control No: 244495615-245686320
Bill Kieffer
Specialist

(DNE)

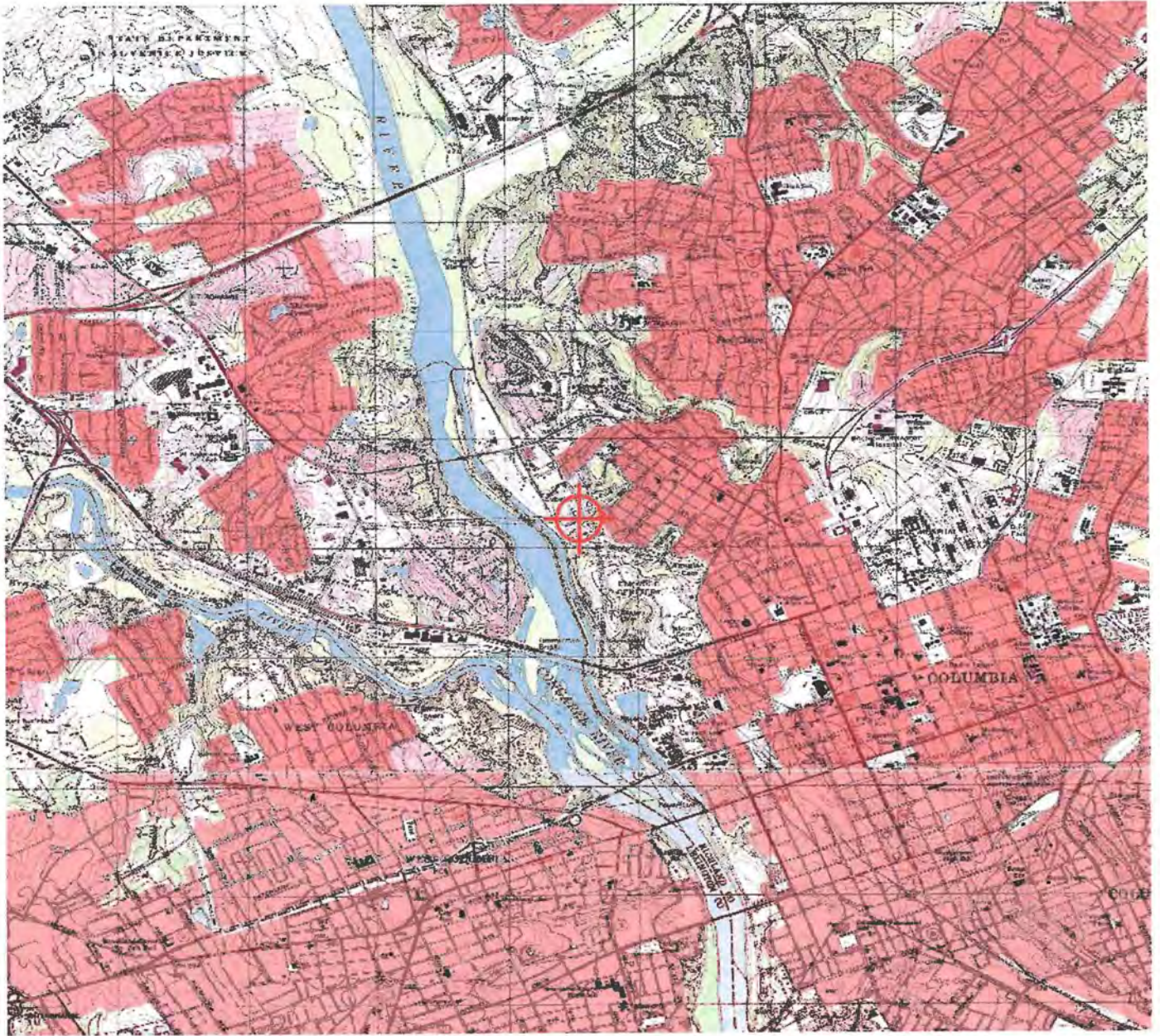
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2015-ASO-2709-OE

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

TOPO Map for ASN 2015-ASO-2709-OE





June 9, 2015

State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parkland Road
Columbia, SC 29223-4905

Attention: Mr. John Sylvest
Project Review Coordinator

Subject: Balloon Test Letter Report
Proposed 150-ft (154-ft w/ appurtenances) Monopole Communications Tower
SCANA Communications Site: **Marshall Park**
3307 Lucius Road, Columbia, SC 29201 (Richland County)

Dear Mr. Sylvest:

Tower Engineering Professionals, Inc. (TEP) of Raleigh, NC completed a balloon test, at the request of the South Carolina Department of Archives and History – South Carolina State Preservation Office (SC SHPO), for a proposed monopole communications tower facility that will be located at 3307 Lucius Road, north of the City of Columbia, in Richland County, SC. The balloon test was requested by the SC SHPO via comments utilizing the FCC E-106 System on April 30, 2015. The comments provided indicated that the SC SHPO “recommends conducting another balloon test to allow potential adverse visual effects of the tower on historic properties to be determined by consulting parties, including interested historic property owners, the public, and our office.” TEP sent correspondence to the City of Columbia Planning & Development Department, Columbia Canal and River Front Park, Confederation of South Carolina Local Historical Societies - District 4, Earlewood Community Citizens Organization, Elmwood Cemetery, Historic Columbia Foundation, Richland County Conservation Commission, Richland County Planning Department, The River Alliance, and South Carolina Department of Archives and History – South Carolina State Preservation Office on May 6, 2015 requesting their presence at the balloon test and any comments they may have regarding the proposed communications tower potential effect on historic properties, including the Columbia Canal, Elmwood Cemetery, the existing Earlewood Historic District, and the newly proposed expanded Earlewood Historic District.

The balloon test was performed on Wednesday May 27, 2015 from 7:30 a.m. to 10:30 a.m. EDT. The balloon test photographs were taken between ~7:45AM-10:30PM. The weather at the time of the balloon flight consisted of temperatures ranging from ~60° to ~80° Fahrenheit. The atmospheric conditions were partly cloudy with approximately 4 mph winds from the south during the 3 hour balloon flight. TEP personnel deployed an approximately 10' long x 4'-1" wide yellow blimp with blue fins at an elevation of 150-ft above ground

326 Tryon Road Raleigh, NC 27603-3530 O) (919) 661-6351 F) (919) 661-6350

gswearingen@tepgroup.net



level (AGL). Based on the minimal amount of displacement of the blimp associated with the above referenced wind speeds at the time of the balloon test photographs, it is the opinion of TEP that the balloon flight is an accurate depiction of the proposed tower elevation AGL. The photographs were taken with a Nikon D3000 SLR Digital Camera set at 35mm, in an attempt to most accurately mimic the view of the human eye.

Balloon Flight

The balloon flight was located at the approximate tower centerline approximately 80-ft west of a portion of Lucius Road. According to the construction drawings provided to TEP by the client dated March 3, 2015 the proposed tower will be located within a heavily disturbed SCE&G facility at:

Latitude: N 34° 01' 15.350" (NAD 83)
 Longitude: W 81° 03' 31.871" (NAD 83)
 Elevation: ~181.2-ft AMSL

TEP personnel obtained numerous photographs from each of the following locations in an attempt to provide an accurate depiction of the view of the proposed tower facility from the surrounding area. Photograph locations are also depicted on the photo location map provided. Fifty-two (52) photographs were obtained from multiple locations surrounding the proposed tower site; of the fifty-two (52) photographs, twenty-seven (27) were selected for inclusion in this report. In addition to the fifty-two (52) photographs obtained by TEP personnel two (2) additional photographs were obtained by Mr. Tom Chambers of Spirit Communications and are identified as photo # 26 & photo # 27. Both of the aforementioned photographs were obtained on the southern side of the existing transmission line right of way where it intersects with the Three Rivers Greenway.

<i>Balloon Flight</i>	<i>Approximate Location:</i>	<i>Distance from proposed structure:</i>
Photo #1	Marlboro Street (N 34° 01' 37.49", W 81° 03' 24.04")	~0.44 miles
Photo #2	Intersection of Lyles Street & Lancaster Street (N 34° 01' 33.42", W 81° 03' 14.77")	~0.43 miles
Photo #3	Lancaster Street (N 34° 01' 31.63", W 81° 03' 16.61")	~0.39 miles
Photo #4	Intersection of Lancaster Street & Park Street (N 34° 01' 29.46", W 81° 03' 18.77")	~0.34 miles
Photo #5	Intersection of Darlington Street & Park Street (N 34° 01' 25.52", W 81° 03' 15.37")	~0.32 miles



Photo #6	Intersection of Park Street & Oconee Street (N 34° 01' 22.81", W 81° 03' 11.22")	~0.36 miles
Photo #7	Intersection of Lincoln Street & Oconee Street (N 34° 01' 20.00", W 81° 03' 13.87")	~0.30 miles
Photo #8	Intersection of Oconee Street & Gadsden Street (N 34° 01' 17.14", W 81° 03' 16.46")	~0.25 miles
Photo #9	Intersection of Oconee Street & Riverview Court (N 34° 01' 14.69", W 81° 03' 18.58")	~0.21 miles
Photo #10	Intersection of Lucius Road & Canal Pl Way (N 34° 01' 10.09", W 81° 03' 22.77")	~0.18 miles
Photo #11	Lucius Road (N 34° 01' 10.94", W 81° 03' 21.10")	~0.19 miles
Photo #12	Intersection of Lucius Road & Lindsay St (N 34° 01' 12.99", W 81° 03' 17.00")	~0.24 miles
Photo #13	Intersection of Lindsay St & Northwood St (N 34° 01' 11.65", W 81° 03' 14.58")	~0.28 miles
Photo #14	Intersection of Lindsay St & Florence St (N 34° 01' 8.87", W 81° 03' 10.23")	~0.36 miles
Photo #15	Intersection of Gadsden St & Florence St (N 34° 01' 11.77", W 81° 03' 7.63")	~0.39 miles
Photo #16	Intersection of Florence St & Lincoln St (N 34° 01' 14.57", W 81° 03' 5.13")	~0.42 miles
Photo #17	Intersection of Lincoln St and Northwood St (N 34° 01' 17.35", W 81° 03' 9.57")	~0.35 miles
Photo #18	Intersection of Gadsden St & Northwood St (N 34° 01' 14.47", W 81° 03' 12.21")	~0.31 miles
Photo #19	Intersection of Florence St & Richfield Dr (N 34° 01' 6.06", W 81° 03' 12.64")	~0.35 miles
Photo #20	Three Rivers Greenway (N 34° 01' 27.32", W 81° 40' 0.19")	~0.51 miles
Photo #21	Three Rivers Greenway (N 34° 01' 21.77", W 81° 03' 53.92")	~0.37 miles
Photo #22	Three Rivers Greenway (N 34° 01' 19.12", W 81° 03' 51.23")	~0.32 miles
Photo #23	Three Rivers Greenway (N 34° 01' 18.52", W 81° 03' 50.49")	~0.30 miles
Photo #24	Three Rivers Greenway (N 34° 01' 17.57", W 81° 03' 49.51")	~0.28 miles
Photo #25	Three Rivers Greenway	~0.26 miles

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gswearingen@tepgroup.net



	(N 34° 01' 16.71", W 81° 03' 48.49")	
Photo #26	Three Rivers Greenway (N 34° 01' 11.23", W 81° 03' 42.39")	~0.18 miles
Photo #27	Three Rivers Greenway (N 34° 01' 9.51", W 81° 03' 40.64")	~0.18 miles
Photo #28	Elmwood Cemetery (N 34° 00' 58.07", W 81° 03' 18.17")	~0.40 miles
Photo #29	Elmwood Cemetery (N 34° 00' 58.46", W 81° 03' 18.84")	~0.38 miles

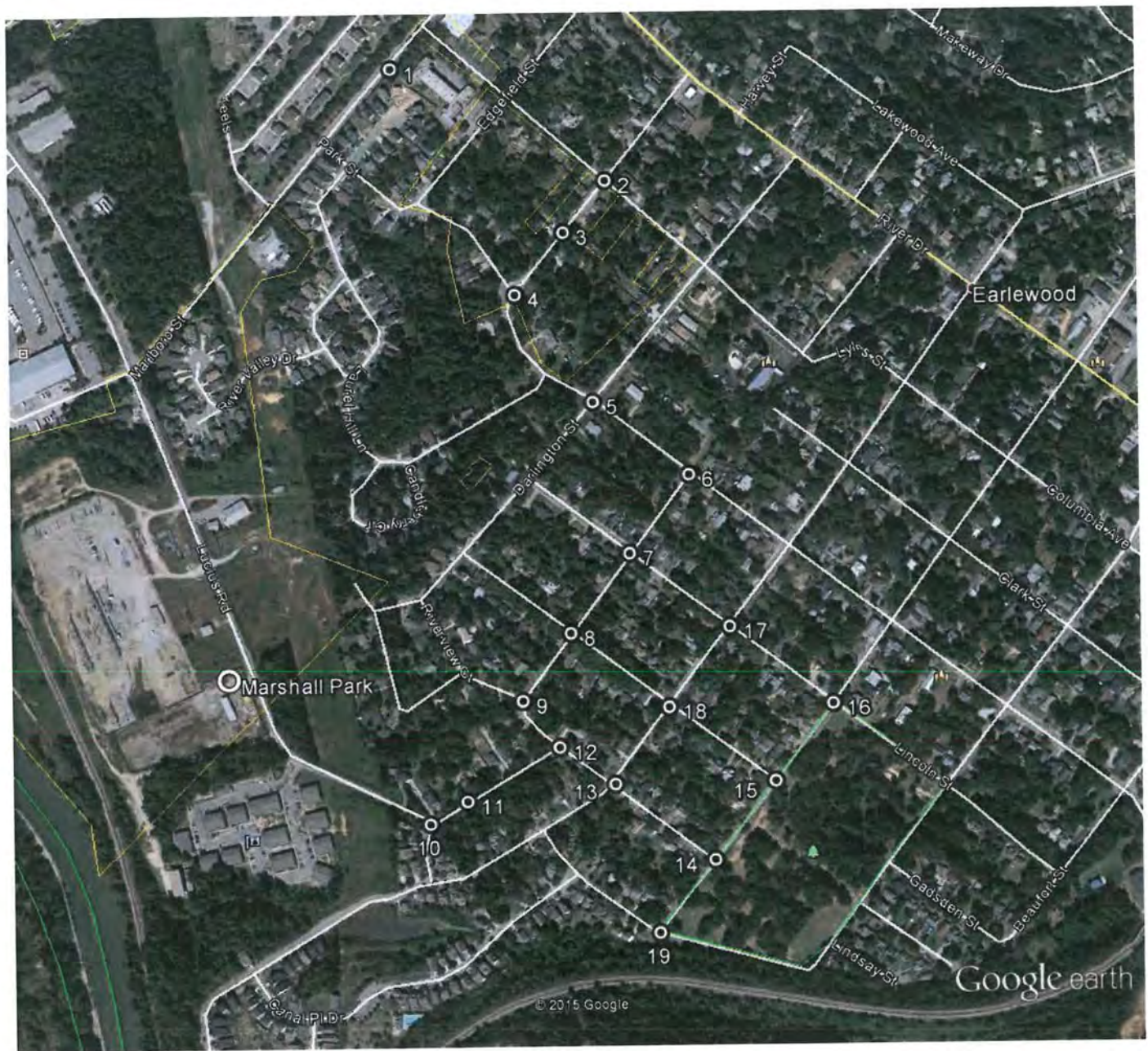
Please don't hesitate to contact me if there are any questions or concerns with regards to the balloon test report for the proposed undertaking.

Regards,

George T. Swearingen, III
Environmental Division Manager

Marshall Park

Balloon Test Results		
Photo Location	Location	Result
1	Marlboro Street	Not Visible
2	Intersection of Lyles Street & Lancaster Street	Visible
3	Lancaster Street	Not Visible
4	Intersection of Lancaster Street & Park Street	Not Visible
5	Intersection of Darlington Street & Park Street	Not Visible
6	Intersection of Park Street & Oconee Street	Not Visible
7	Intersection of Lincoln Street & Oconee Street	Not Visible
8	Intersection of Oconee Street & Gadsden Street	Not Visible
9	Intersection of Oconee Street & Riverview Court	Not Visible
10	Intersection of Lucius Road & Canal PI Way	Visible
11	Lucius Road	Visible
12	Intersection of Lucius Road & Lindsay St	Not Visible
13	Intersection of Lindsay St & Northwood St	Not Visible
14	Intersection of Lindsay St & Florence St	Not Visible
15	Intersection of Gadsden St & Florence St	Not Visible
16	Intersection of Florence St & Lincoln St	Not Visible
17	Intersection of Lincoln St and Northwood St	Not Visible
18	Intersection of Gadsden St & Northwood St	Not Visible
19	Intersection of Florence St & Richfield Dr	Not Visible
20	Three Rivers Greenway	Not Visible
21	Three Rivers Greenway	Not Visible
22	Three Rivers Greenway	Visible
23	Three Rivers Greenway	Visible
24	Three Rivers Greenway	Visible
25	Three Rivers Greenway	Visible
26	Three Rivers Greenway	Visible
27	Three Rivers Greenway	Not Visible
28	Elmwood Cemetery	Visible
29	Elmwood Cemetery	Visible



Google earth





1) Photo facing the proposed tower from Marlboro Street.



2) Photo facing the proposed tower from intersection of Lyles Street and Lancaster Street. Balloon Visible



3) Photo facing the proposed tower from Lancaster Street.



4) Photo facing the proposed tower from Lancaster Street and Park Street.



5) Photo facing the proposed tower from the intersection of Darlington & Park St.



6) Photo facing the proposed tower from the intersection of Park St & Oconee St.



7) Photo facing the proposed tower from the intersection of Lincoln St & Oconee St.



8) Photo facing the proposed tower from the intersection of Oconee St & Gadsden St.



9) Photo facing the proposed tower from the intersection of Oconee St and Riverview St.



10) Photo facing the proposed tower from the intersection of Lucius Rd and Canal Pl Way. Balloon Visible



11) Photo facing the proposed tower from Lucius Road. Balloon Visible



12) Photo facing the proposed tower from the intersection of Lucius Rd and Lindsay St.



13) Photo facing the proposed tower from the intersection of Lindsay St & Northwood St.



14) Photo facing the proposed tower from the intersection of Lindsay St and Florence St.



15) Photo facing the proposed tower from the intersection of Florence St and Gadsden St.



16) Photo facing the proposed tower from the intersection of Florence St and Lincoln St.



17) Photo facing the proposed tower from the intersection of Lincoln St and Northwood St.



18) Photo facing the proposed tower from the intersection of Gadsden St and Northwood St.



19) Photo facing the proposed tower from the intersection of Florence St and Richfield Dr.



20) Photo facing the proposed tower from the Three Rivers Greenway.



21) Photo facing the proposed tower from the Three Rivers Greenway.



22) Photo facing the proposed tower from the Three Rivers Greenway. Balloon Visible



23) Photo facing the proposed tower from the Three Rivers Greenway. Balloon Visible



24) Photo facing the proposed tower from the Three Rivers Greenway. Balloon Visible



25) Photo facing the proposed tower from the Three Rivers Greenway. Balloon Visible



26) Photo facing the proposed tower from the Three Rivers Greenway. Balloon Visible



27) Photo facing the proposed tower from the Three Rivers Greenway.



28) Photo facing the proposed tower from the Elmwood Cemetery. Balloon Visible



29) Photo facing the proposed tower from the Elmwood Cemetery. Balloon Visible



July 28, 2015

Mr. Gary Pennington
Pennington Law Firm, LLC
1501 Main Street, Suite 600
Columbia, SC 292201

Subject: Photo Simulation Letter Report
Proposed 150-ft (154-ft w/ appurtenances) Monopole Communications Tower
SCANA Communications Site: **Marshall Park**
3307 Lucius Road, Columbia, SC 29201 (Richland County)

Dear Mr. Pennington:

Tower Engineering Professionals, Inc. (TEP) of Raleigh, NC completed a balloon test, at the request of the South Carolina Department of Archives and History – South Carolina State Preservation Office (SC SHPO), for a proposed monopole communications tower facility that will be located at 3307 Lucius Road, north of the City of Columbia, in Richland County, SC. The balloon test was requested by the SC SHPO via comments utilizing the FCC E-106 System on April 30, 2015.

The balloon test was performed on Wednesday May 27, 2015 from 7:30 a.m. to 10:30 a.m. EDT. The balloon test photographs were taken between ~7:45AM-10:30PM. The weather at the time of the balloon flight consisted of temperatures ranging from ~60° to ~80° Fahrenheit. The atmospheric conditions were partly cloudy with approximately 4 mph winds from the south during the 3 hour balloon flight. TEP personnel deployed an approximately 10' long x 4'-1" wide yellow blimp with blue fins at an elevation of 150-ft above ground level (AGL). Based on the minimal amount of displacement of the blimp associated with the above referenced wind speeds at the time of the balloon test photographs, it is the opinion of TEP that the balloon flight is an accurate depiction of the proposed tower elevation AGL. The photographs were taken with a Nikon D3000 SLR Digital Camera set at 35mm, in an attempt to most accurately mimic the view of the human eye.

Balloon Flight

The balloon flight was located at the approximate tower centerline approximately 80-ft west of a portion of Lucius Road. According to the construction drawings provided to TEP by the client dated March 3, 2015 the proposed tower will be located within a heavily disturbed SCE&G facility at:

Latitude: N 34° 01' 15.350" (NAD 83)
Longitude: W 81° 03' 31.871" (NAD 83)

326 Tryon Road Raleigh, NC 27603-3530 O) (919) 661-6351 F) (919) 661-6350
gswearingen@tepgroup.net



Elevation: ~181.2-ft AMSL

TEP personnel obtained numerous photographs from twenty-nine (29) locations in an attempt to provide an accurate depiction of the view of the proposed tower facility from the surrounding area. Photographs taken from ten (10) of the twenty-nine (29) locations were selected for inclusion in this report and photo simulations were rendered depicting the proposed 150-ft (154-ft w/ appurtenances) monopole.

Balloon Flight	Approximate Location:	Distance from proposed structure:
Photo #2	Intersection of Lyles Street & Lancaster Street (N 34° 01' 33.42", W 81° 03' 14.77")	~0.43 miles
Photo #10	Intersection of Lucius Road & Canal Pl Way (N 34° 01' 10.09", W 81° 03' 22.77")	~0.18 miles
Photo #11	Lucius Road (N 34° 01' 10.94", W 81° 03' 21.10")	~0.19 miles
Photo #22	Three Rivers Greenway (N 34° 01' 19.12", W 81° 03' 51.23")	~0.32 miles
Photo #23	Three Rivers Greenway (N 34° 01' 18.52", W 81° 03' 50.49")	~0.30 miles
Photo #24	Three Rivers Greenway (N 34° 01' 17.57", W 81° 03' 49.51")	~0.28 miles
Photo #25	Three Rivers Greenway (N 34° 01' 16.71", W 81° 03' 48.49")	~0.26 miles
Photo #26	Three Rivers Greenway (N 34° 01' 11.23", W 81° 03' 42.39")	~0.18 miles
Photo #28	Elmwood Cemetery (N 34° 00' 58.07", W 81° 03' 18.17")	~0.40 miles
Photo #29	Elmwood Cemetery (N 34° 00' 58.46", W 81° 03' 18.84")	~0.38 miles

Please don't hesitate to contact me if there are any questions or concerns with regards to the balloon test report for the proposed undertaking.

Regards,

George T. Swearingen, III
Environmental Division Manager

326 Tryon Road Raleigh, NC 27603-3530 O) (919) 661-6351 F) (919) 661-6350

gswearingen@tepgroup.net



Photo Location 2: Intersection of Lyles Street & Lancaster Street
(N 34° 01' 33.42", W 81° 03' 14.77")



Photo Location 10: Intersection of Lucius Road & Canal Pl Way
(N 34° 01' 10.09", W 81° 03' 22.77")



Photo Location 11: Lucius Road
(N 34° 01' 10.94", W 81° 03' 21.10")



Photo Location 22: Three Rivers Greenway
(N 34° 01' 19.12", W 81° 03' 51.23")



Photo Location 23: Three Rivers Greenway
(N 34° 01' 18.52", W 81° 03' 50.49")



Photo Location 24: Three Rivers Greenway
(N 34° 01' 17.57"; W 81° 03' 49.51")



Photo Location 25: Three Rivers Greenway
(N 34° 01' 16.71", W 81° 03' 48.49")



Photo Location 26: Three Rivers Greenway
(N 34° 01' 11.23", W 81° 03' 42.39")



Photo Location 28: Elmwood Cemetery
(N 34° 00' 58.07", W 81° 03' 18.17")



Photo Location 29: Elmwood Cemetery
(N 34° 00' 58.46", W 81° 03' 18.84")

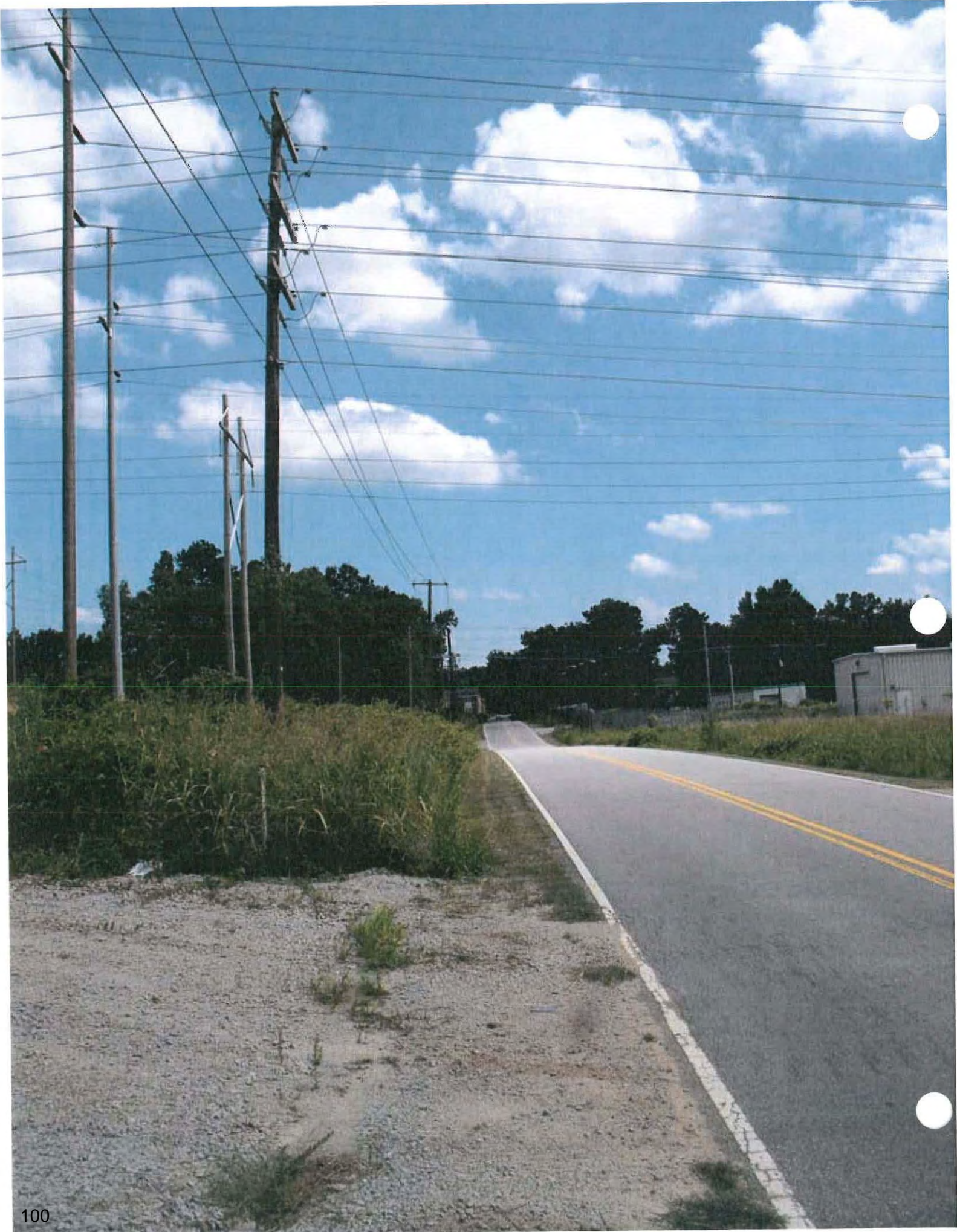








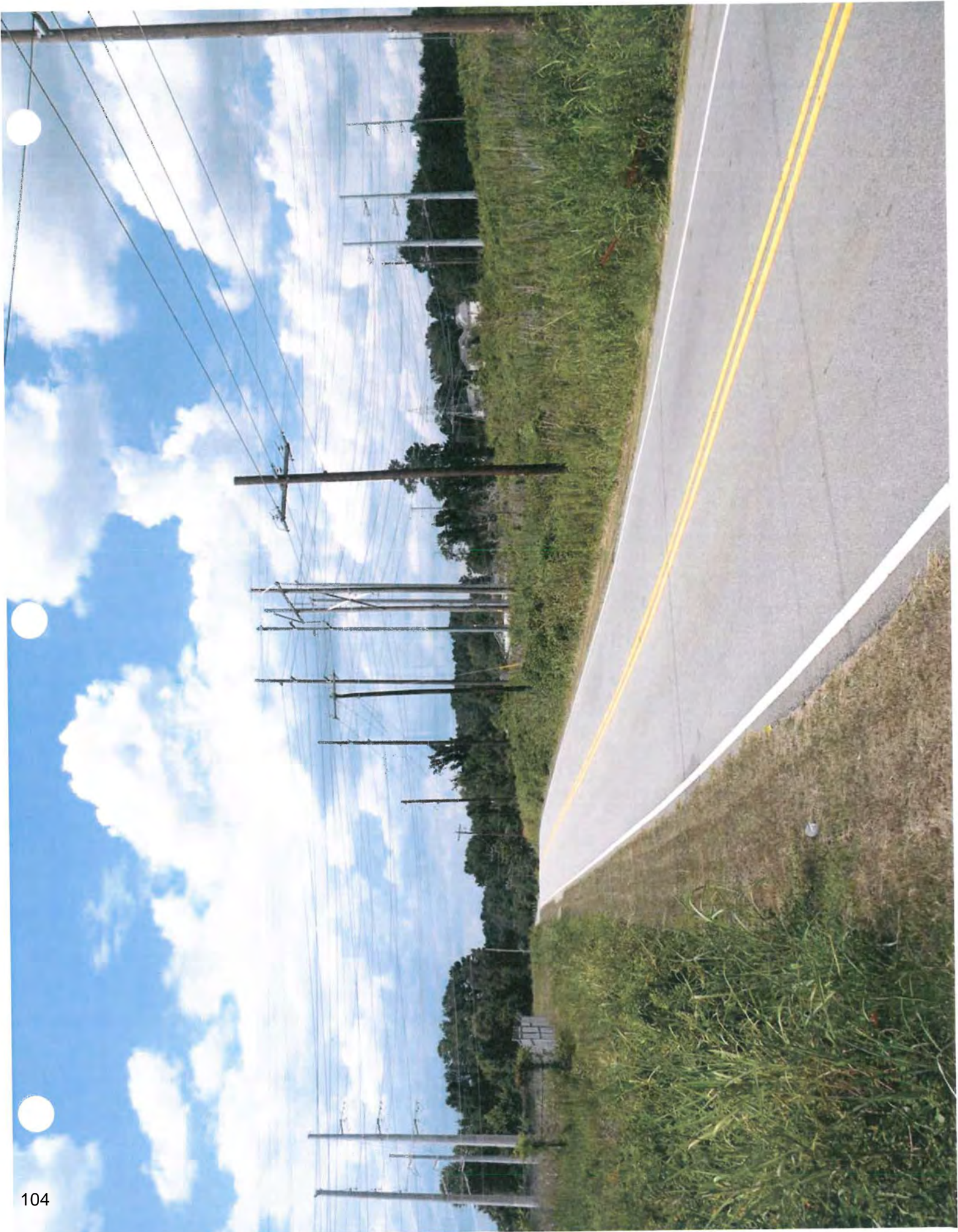










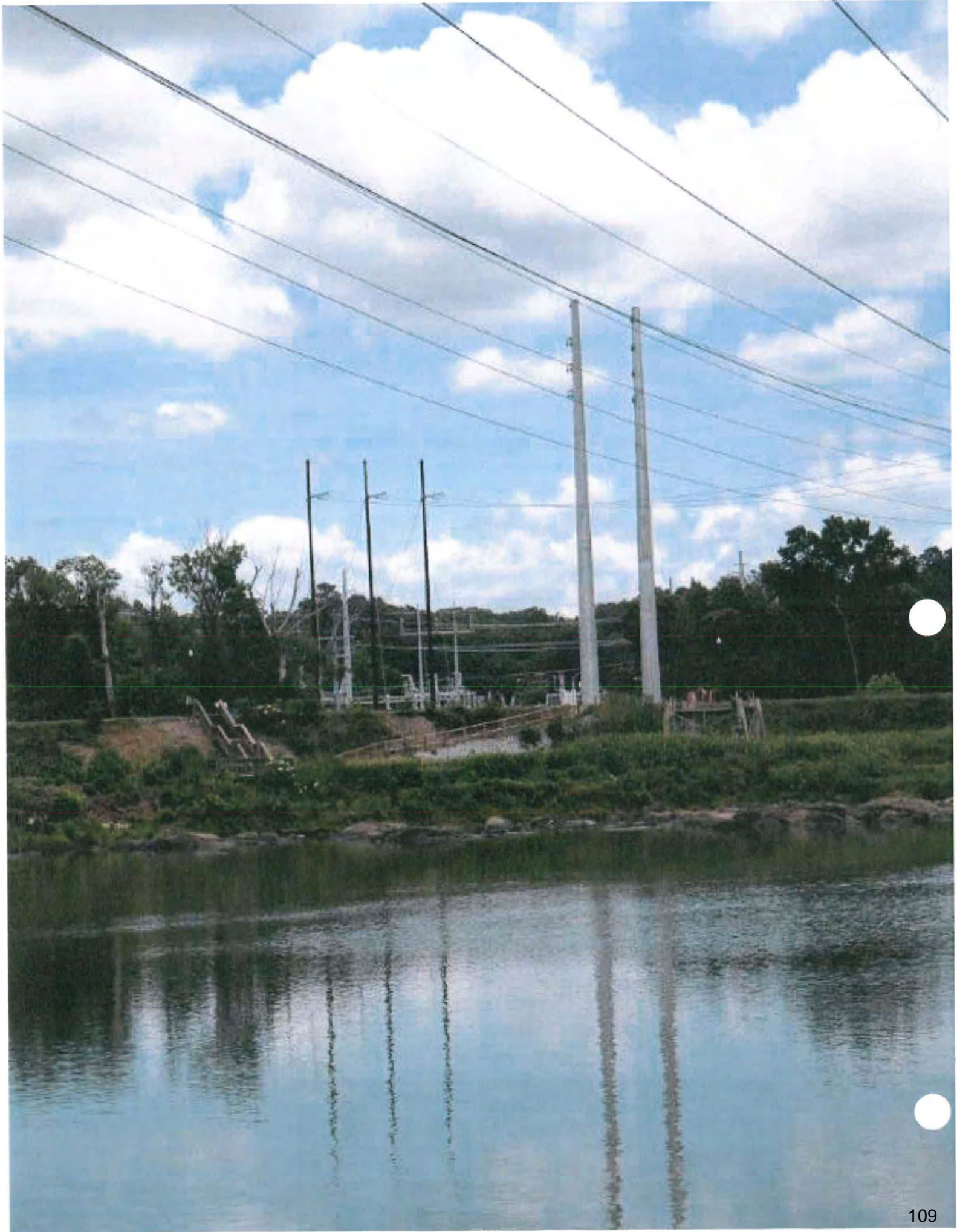


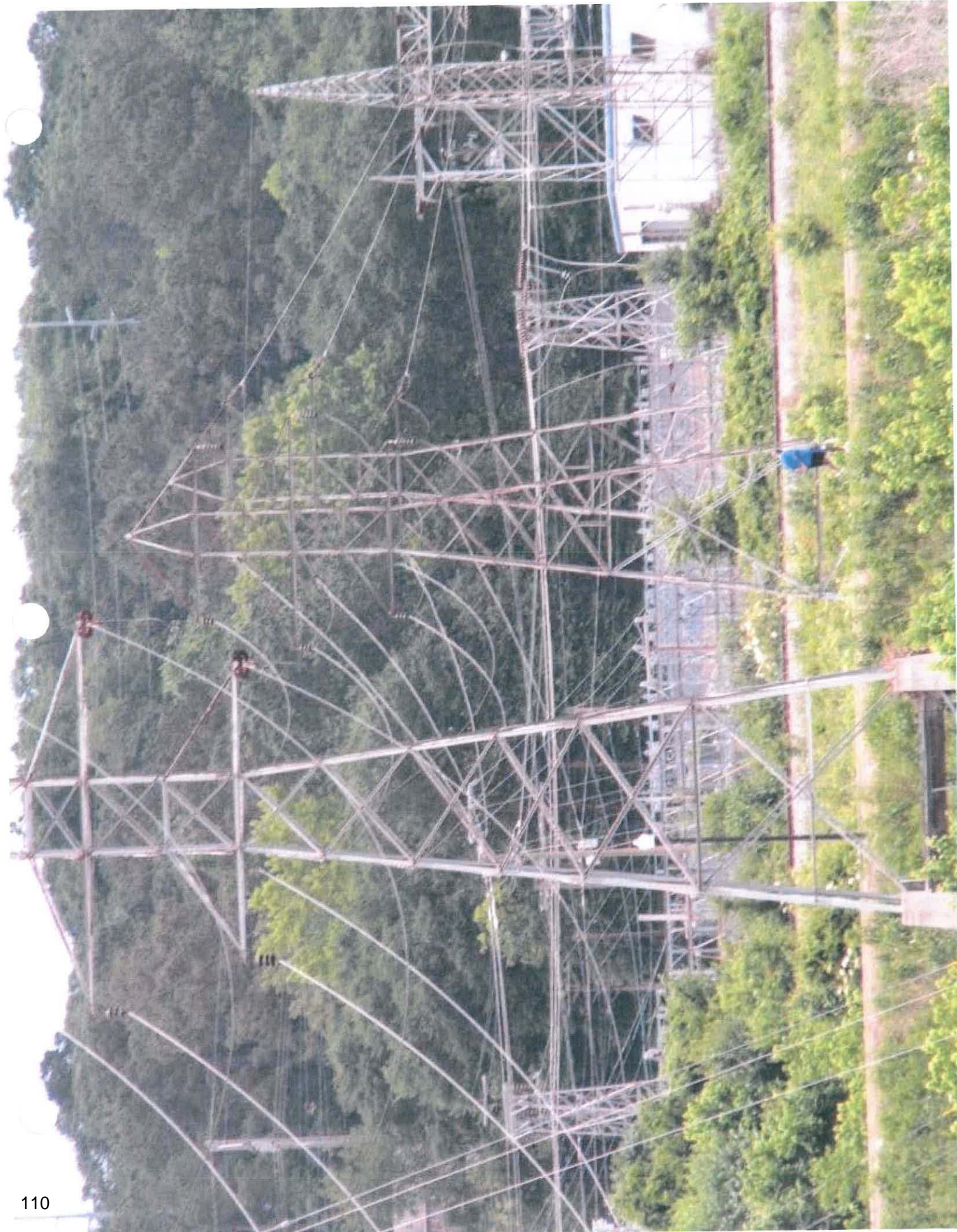














**APPLICATION FOR ZONING APPROVAL BY SCANA COMMUNICATIONS, INC. FOR
THE CONSTRUCTION OF A COMMUNICATION TOWER AND RELATED
APPURTENANCES**

(MARSHALL PARK SITE)

COMMUNITY MEETING AND NOTICE CERTIFICATION

Section 26-152(22)(b)(2) of the Richland County Land Development Ordinance establishes that although not required, it is highly recommended that the applicant of the proposed special exception use meet with representatives of the neighborhood in which the proposed use will be located. This meeting will allow the Applicant the opportunity to explain the proposed use and to be informed of the concerns of the neighborhood.

By signing this document I certify that Pennington Law Firm, LLC hosted a community meeting from 6:00 p.m. to 7:30 p.m. on Wednesday, July 15, 2015 at the Springhill Suites located at 511 Lady Street, Columbia, South Carolina. I further certify that notice of the community meeting was sent on July 7, 2015 by certified mail, return receipt requested, to the those individuals at the addresses, taken from the Richland County Property Records, set forth in Exhibit A and electronically to Wes Crosby, the president of the Earlewood Community Citizens Organization at wes97sc@yahoo.com and to the Earlewood Community Citizens Organization at info@earlewood.org on July 8, 2015. Upon request Pennington Law Firm, LLC will provide copies of the mailed letters and certified mail receipts for said mailing.

PENNINGTON LAW FIRM, L.L.C.



Gary C. Pennington

CASE 15-12 SE

**JONATHAN YATES
SKYWAY TOWERS
555 W. MIRIAM AVE.
COLUMBIA, SC 29203
TMS# 09204-01-01**

**SPECIAL EXCEPTION TO ESTABLISH A COMMUNICATION TOWER ON
PROPERTY ZONED RURAL (RU).**



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

15-12 Special Exception

REQUEST:

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

GENERAL INFORMATION:

Applicant: Jonathan Yates
Skyway Towers

TMS: 09204-01-01

Location: 555 W. Miriam Avenue, Columbia, SC 29203

Parcel Size: 63.93 acre tract

Existing Land Use: The parcel is currently heavily wooded and vacant.

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

Character of Area: The adjacent properties are industrially and residentially 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.
 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 4,900 square foot fenced area.

Staff visited the site.

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

In addition, 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 RU district are:

- **Front - 40 feet**
- **Rear - 50 feet**
- **Side – 20 feet**

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

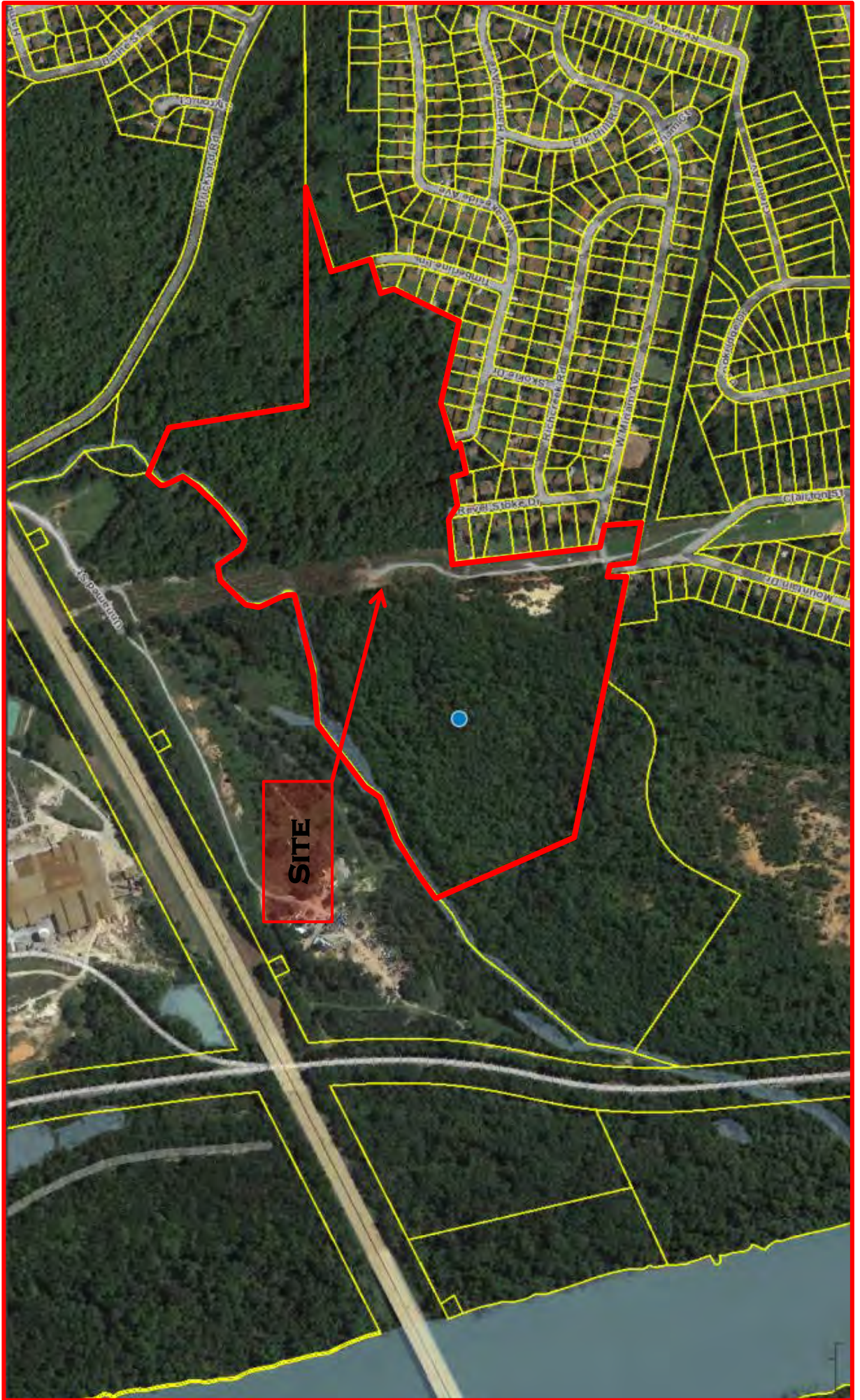
CASE HISTORY:

There are no records of any previous special exception or variance request.

ATTACHMENTS:

- Site plan
- Zoning Application Packet

15 - 12 SE
555 W. MIRIAM AVENUE
COLUMBIA, SC 29203





BOARD OF ZONING APPEALS

SPECIAL EXCEPTION



1. Location: 555 W. Miriam Ave, Columbia, SC 29203

TMS Page: 09204 Block: 01 Lot: 01 Zoning District: RU

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:
wireless Telecom. Facility

3. Describe the proposal in detail: Skyway Towers proposes a 195' monopole-style wireless telecom. facility with space for three (3) carriers in addition to T-mobile to serve the surrounding area with voice and advanced data coverage.

4. Area attributed to the proposal (square feet): 70' x 70' lease area

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

- a. Use _____ square footage _____
- b. Use _____ square footage _____
- c. Use _____ square footage _____

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

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

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

a. Traffic impact: The proposed monopole-style facility will be unmanned and will generate, on average, 8-10 maintenance visits per year, thus having no traffic impact.

b. Vehicle and pedestrian safety: The proposed facility will enhance vehicle and pedestrian safety by providing effective access to 911 first responders; police; fire; and EMS.

c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: The proposed facility will produce no noise, no lights, no fumes, and will not obstruct air-flow on the adjoining property.

d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: Due to its short height and lack of illumination, the proposed facility will have no adverse effect on the aesthetic character of the environs.

e. Orientation and spacing of improvements or buildings: Any support buildings will be placed inside of the lease area compound & will meet all Richland County requirements.



SKYWAY TOWERS

August 3, 2015

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

Re: Skyway Towers - Site Name: Romain Dr SC-08872 (T-Mobile - 8CO0788) –
Telecommunication Facility Application – Lack of Collocation Opportunities Letter

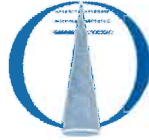
Dear Richland County Zoning Administrator,

Skyway Towers and T-Mobile conducted extensive site acquisition efforts to determine if collocation on an existing tower or other structure would be possible, and no adequate structure could be found. There are no structures in the area that could provide the required mounting height of 195 ft and support the load of the antennas, lines, and related apparatus needed for T-Mobile to deploy its GSM and UMTS equipment. Skyway Towers and T-Mobile considered all publicly owned sites, and available privately owned sites occupied by a compatible use, and have demonstrated that for the reasons described in §§ 26-152, paragraph 22(d) of the Richland County Zoning Ordinance that these sites and/or locations are unsuitable for operation of the facility under applicable state and federal communications regulations and Skyway Towers' and T-Mobile's technical design requirements.

SKYWAY TOWERS, LLC

Scott Behuniak
Chief Operating Officer

20525 Amberfield Drive • Suite 102 • Land O'Lakes, FL 34638
Phone: 813-960-6200 or 1-888-759-9290 Toll Free



SKYWAY TOWERS

August 3, 2015

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

Re: Skyway Towers - Site Name: Romain Dr SC-08872 (T-Mobile - 8CO0788) –
Telecommunication Facility Application – Collocation Policy Letter

Dear Richland County Zoning Administrator,

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

SKYWAY TOWERS, LLC

Scott Behuniak
Chief Operating Officer



SKYWAY TOWERS

August 3, 2015

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

Re: Skyway Towers - Site Name: Romain Dr SC-08872 (T-Mobile - 8CO0788) –
Telecommunication Facility Application – Tower Removal Letter

Dear Richland County Zoning Administrator,

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

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

SKYWAY TOWERS, LLC

Scott Behuniak
Chief Operating Officer

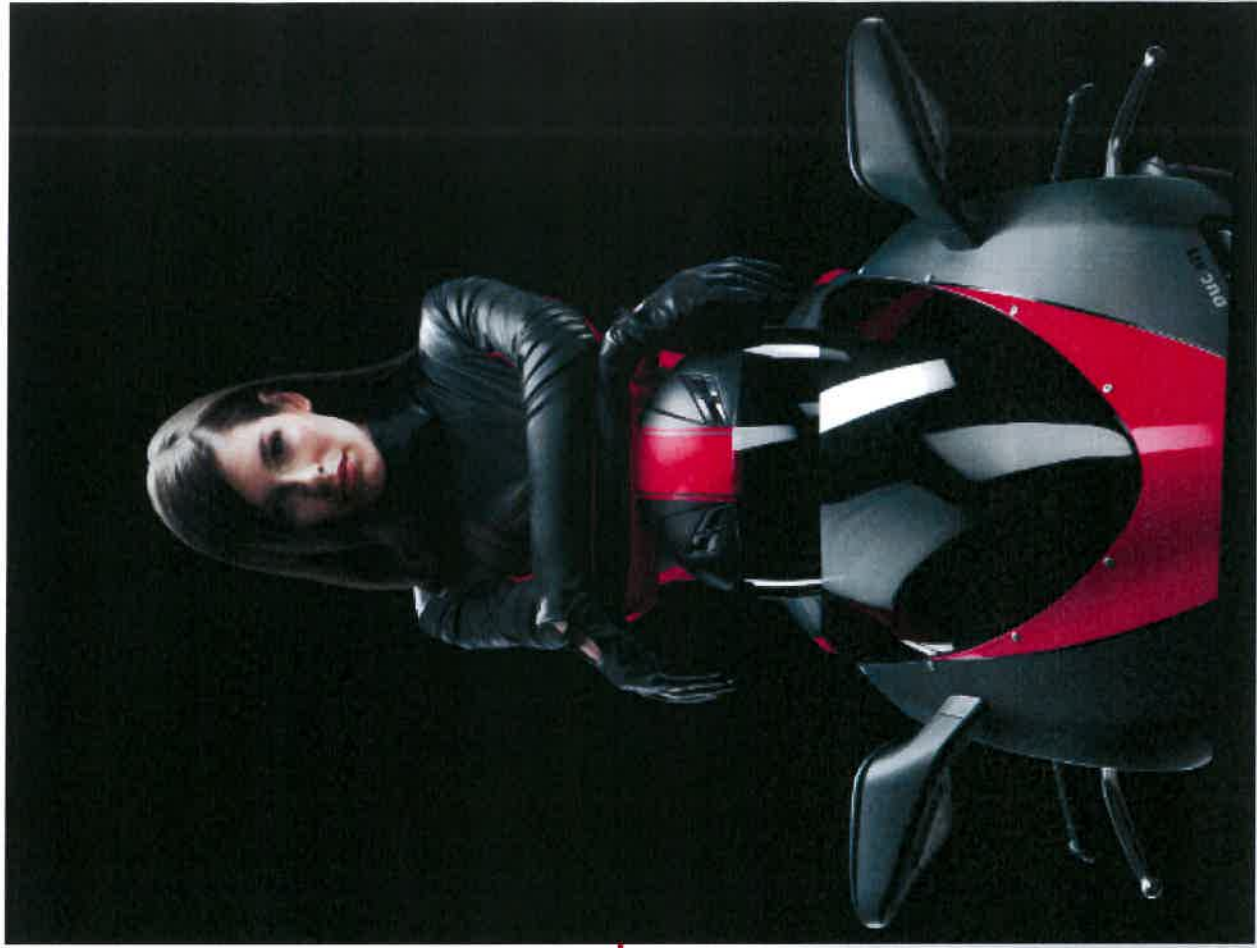


Coverage Analysis

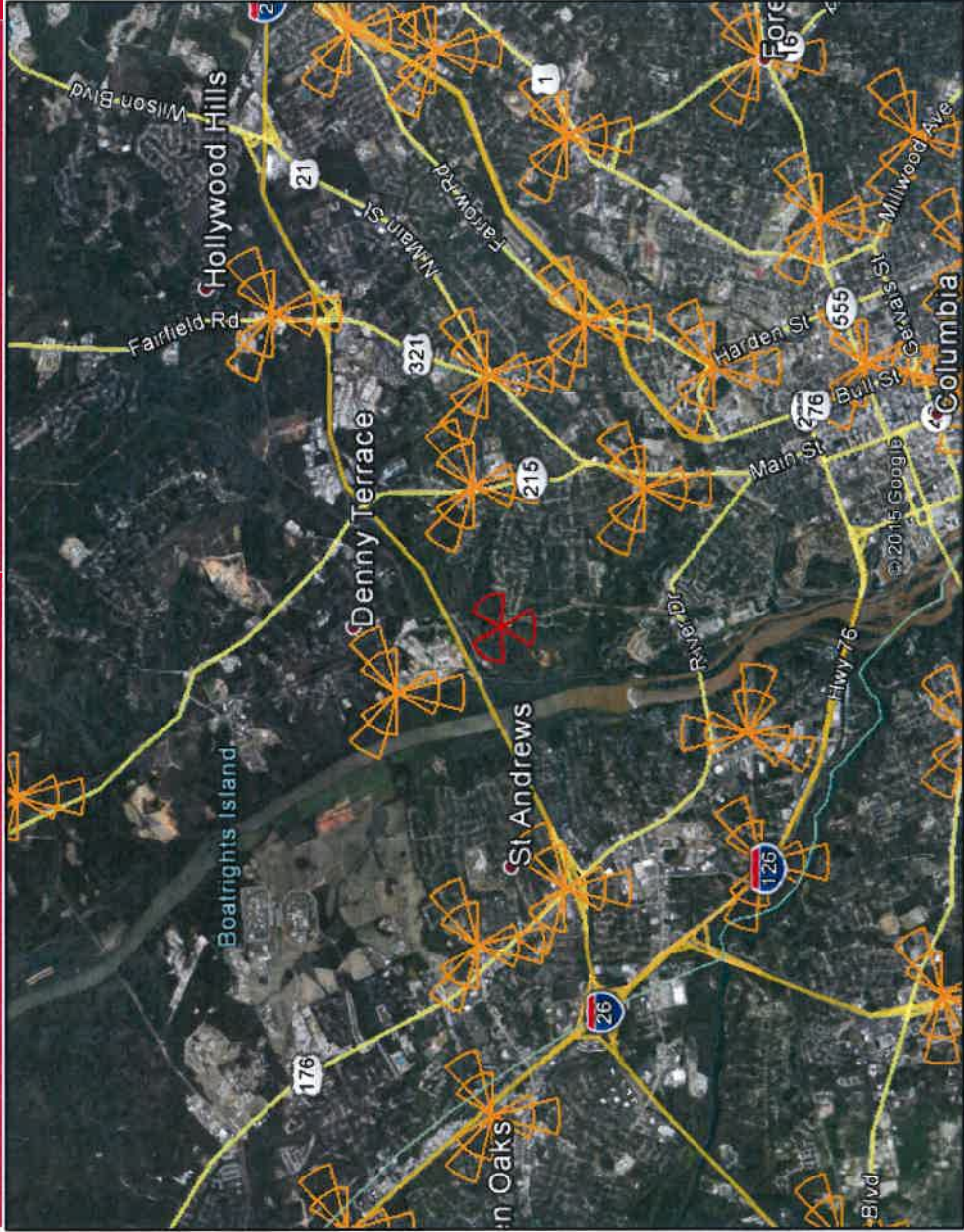
8CO0788

NSD– Carolinas Market

July 30, 2015



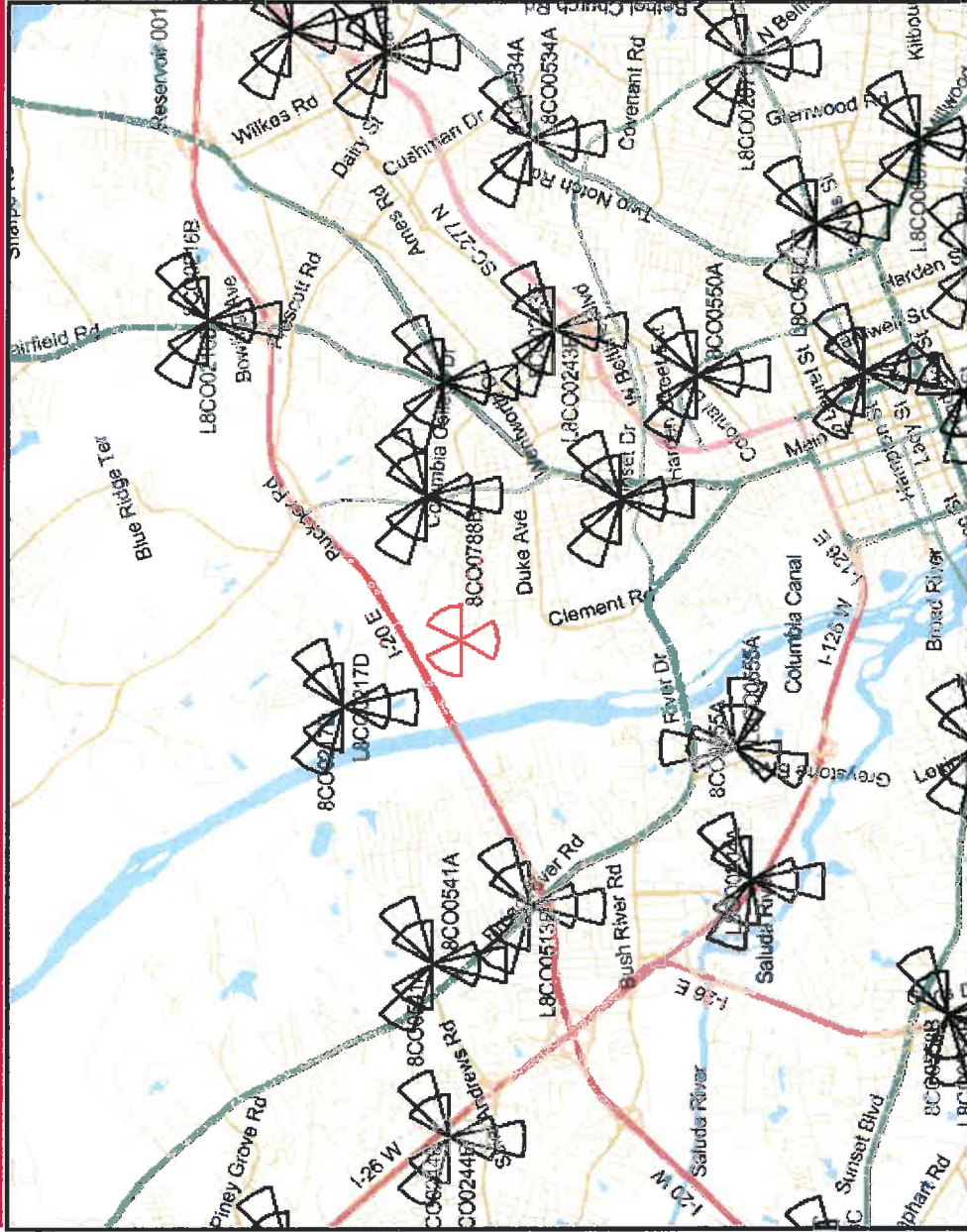
8CO0788 Overview



Coverage Objective

The main objective of this site is to enhance coverage nearby 8CO0513F1 & 8CO0217D2 and off load them.

8CO0788 Overview



On Air



Candidate

B

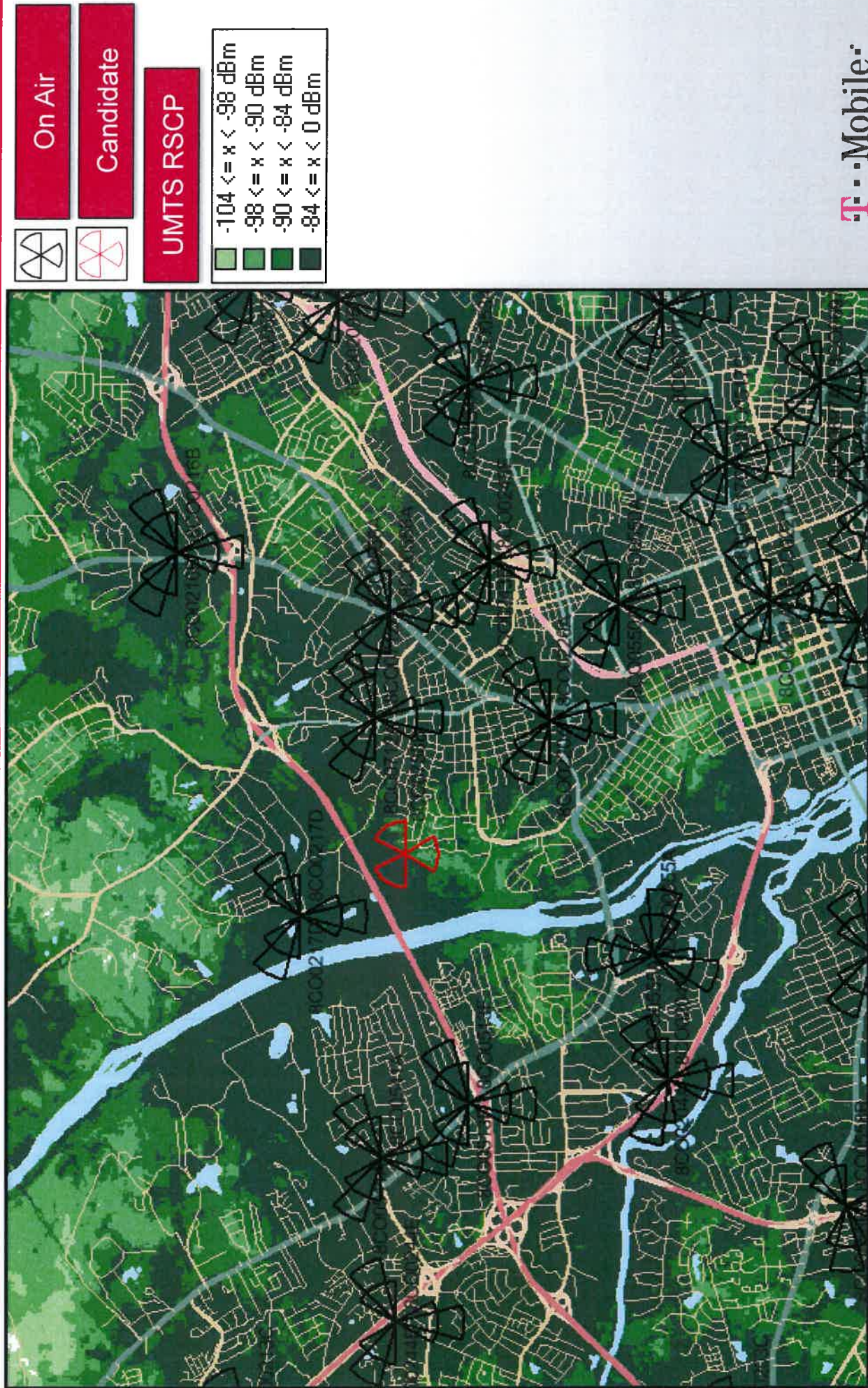
Raw Land

L-J Holding Company

Coverage Objective

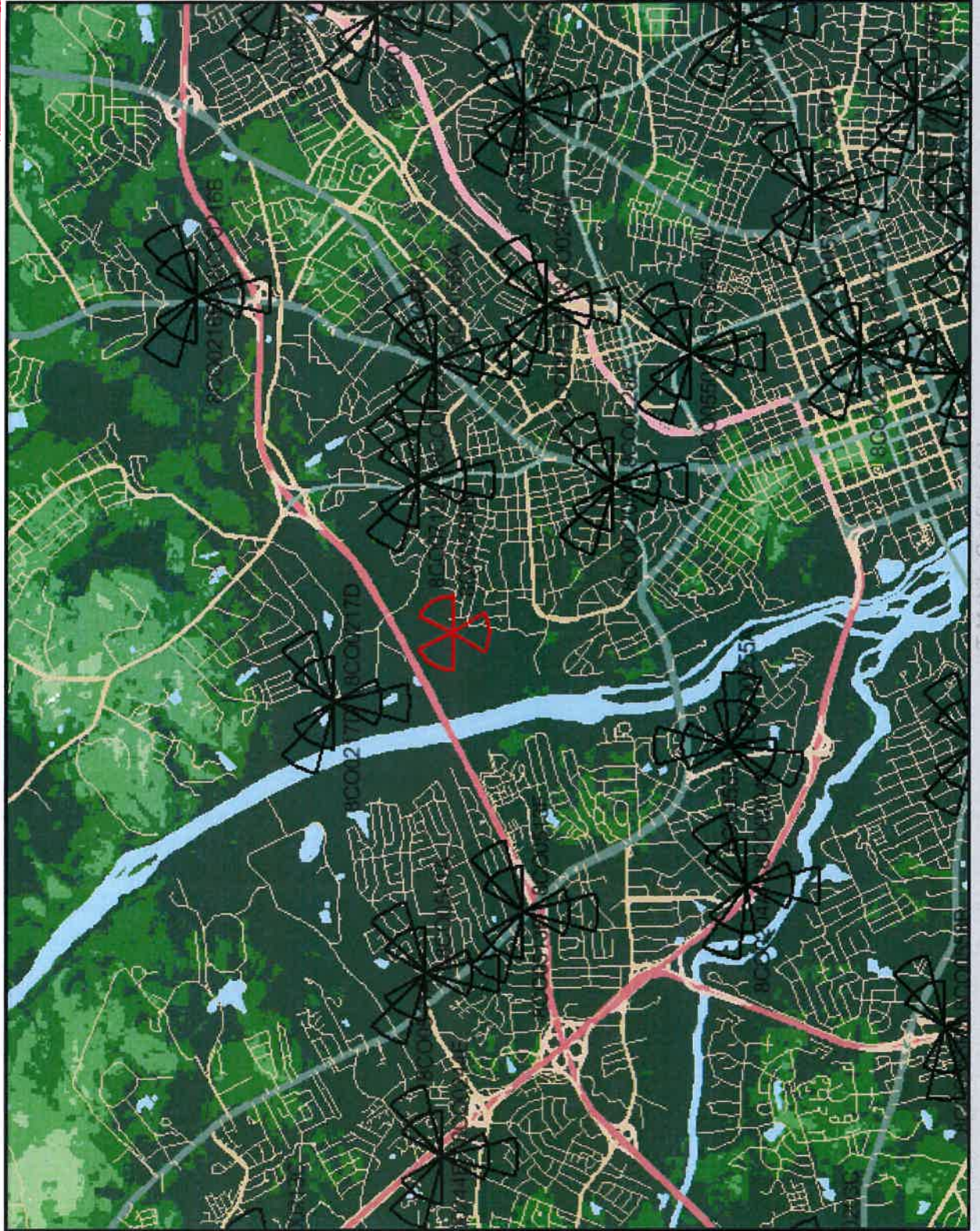
The main objective of this site is to enhance coverage nearby 8CO0513F1 & 8CO0217D2 and off load them.

8CO0788 RSCP Before Candidate

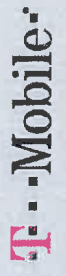


T-Mobile Confidential

8CO0788B – RSCP After Candidate



T-Mobile Confidential



Skyway Towers' proposed 195-foot Monopole-style Wireless Communications Facility for T-Mobile to be located at 555 W. Miriam Avenue in Columbia.

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 bold font beneath the section. As will be evident from a review of the attached, Skyway Towers has not only met, but has exceeded, all of the necessary requirements for approval under the Richland County Land Development Ordinance.

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

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; LI Light Industrial; Heavy Industrial.

The proposed monopole-style wireless communications facility shall be located in the Rural (RU) District of Richland County.

- b. Communications 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 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 communications towers shall be forty feet above the roofline.

The proposed tower is a 195' monopole-style communications tower, 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 each foot of height of the tower as measured from the base of the tower. The maximum required setback would be two hundred and fifty (250) feet.

The proposed 195' monopole-style wireless communications facility is at least 204' away from any abutting parcels that are residentially zoned, as shown on Sheet C-1 of the Site Plans and Drawings, attached hereto as Exhibit "1" and incorporated herein by reference.

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

The proposed tower meets setback requirements. These details can be found on Sheet C-1 of Exhibit 1.

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

The proposed tower meets the RU setback requirements. These details can be found on Sheet C-1 of Exhibit 1.

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

There were no existing towers, alternative towers, buildings or other structures available in the vicinity of the proposed monopole for T-Mobile to make use of, as stated in the letter of Skyway Towers, attached hereto as Exhibit "3" and incorporated herein by reference. The closest existing tower is 4823 feet away, as shown on Sheet C-1 of Exhibit "1. The need for additional coverage in this area is further detailed in the T-Mobile Coverage Analysis and Propagation Maps, which are attached hereto as Exhibit "7" and incorporated herein by reference.

Skyway Towers has designed this facility for collocation up to three (3) wireless carriers in addition to T-Mobile, as shown on Sheet C-3 of Exhibit "1," and agrees to allow other users to collocate on the structure in the future subject to engineering capabilities, as stated in the Collocation Policy letter by Skyway Towers, attached hereto as Exhibit "4."

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

As the monopole-style wireless communications facility is only 195 feet, the FAA will not require illumination, as shown on Sheet C-3 of Exhibit "1." The FAA determination will be provided by separate cover, to be attached hereto as Exhibit "6."

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

The proposed wireless communications tower and associated structures shall be appropriately secured by means of a eight-foot chained link fence topped with three strands of barbed wire as an anti-climbing device, for a total height of nine (9) feet, as shown on Sheet C-6 of Exhibit "1."

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

The proposed communication tower site will be landscaped in accordance with the requirements of Section 26-176 of this chapter. Landscaping details can be found on Sheets L-1 and L-2 of Exhibit "1."

- 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 C-7 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.

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

In addition, a copy of the site survey is attached hereto as Exhibit "2". A copy of the recorded plat is attached hereto as Exhibit "9," and a copy of the recorded deed is attached as Exhibit "8". The L-J Holding Company, Inc. property has provided the perfect location that not only meets T-Mobile's coverage objectives but also in a manner that has the least visual impact on the surrounding area due to the size of the property and existing tree cover.

We feel that we have met the requirements of the Richland County Ordinance, and we have found a location that will provide the best possible site to reduce visibility of the facility to the surrounding area. In addition, the facility will employ the monopole design, which is generally considered the most innocuous and visibly pleasing type of communications facility. After a construction period of 30-45 days, the facility will only be visited by T-Mobile for routine maintenance approximately 4-6 times per year, thus it will not increase traffic in the area. Finally, the facility

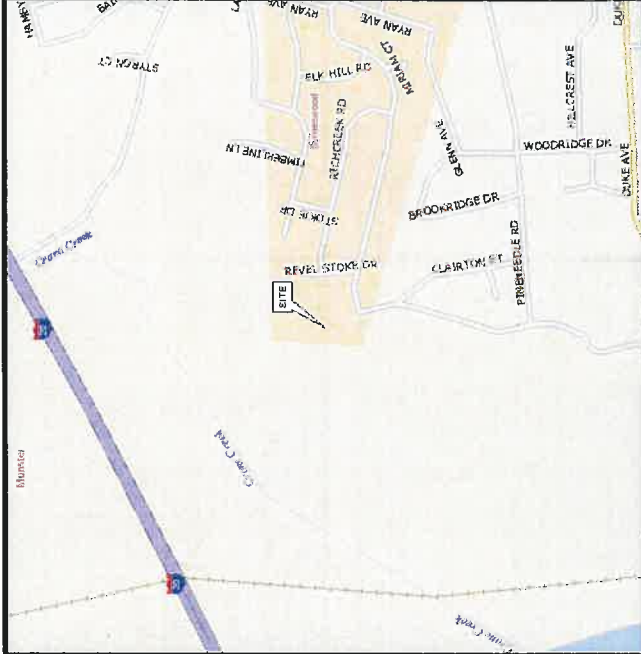
does not produce any off-site noise, light, odors or fumes. The facility will simply provide the necessary platform for T-Mobile and three of their competitors to deliver adequate wireless infrastructure to the surrounding area.

T-MOBILE SITE ID: 8CO0788
 SKYWAY SITE #: SC-08872
 SKYWAY SITE NAME: ROMAIN DR
 PROJECT DESCRIPTION: PROPOSED WIRELESS TELECOMMUNICATION FACILITY
 TOWER TYPE: 195' MONOPOLE TOWER (199' OVERALL)
 SITE ADDRESS: 555 W MIRIAM AVE COLUMBIA, SC 29203 (RICHLAND COUNTY)
 JURISDICTION: RICHLAND COUNTY
 DISTURBED AREA: 18,950± SQ FT (0.44± AC.)
 PRESENT OCCUPANCY TYPE: RURAL
 CURRENT ZONING: RU
 PARCEL NUMBER: R09204-01-01

PROJECT INFORMATION

LATITUDE N 34° 02' 47.991" (NAD '27)
 LONGITUDE W 81° 03' 41.730" (NAD '27)
 LATITUDE N 34° 02' 48.542" (NAD '83)
 LONGITUDE W 81° 03' 41.063" (NAD '83)
 GROUND ELEV. (AMSL) = 316.2' (NAVD '88)

1-A CERTIFICATION



LOCATION MAP

FROM CHARLESTON, SC: GET ON I-26W. CONTINUE ONTO I-95N. FOLLOW SIGNS FOR I-386/LAURENS/GREENVILLE. TAKE EXIT 23 FOR SC-418 TOWARD FOUNTAIN INNP/PELZER. TURN LEFT ONTO SC-418W/MCCARTER RD. CONTINUE TO FOLLOW SC-418W FOR 11.6 MI. TURN LEFT ONTO US-28S. TAKE THE FIRST RIGHT ONTO SC-247. TURN RIGHT ONTO CALHOUN RD. CONTINUE ONTO SR 8-4-208/BROADWAY SCHOOL RD. CONTINUE TO FOLLOW BROADWAY SCHOOL RD FOR 6.1 MI. TURN LEFT ONTO US-28S. SITE WILL BE ON THE RIGHT.

DRIVING DIRECTIONS



**185 FAIRCHILD STREET
 CHARLESTON, SC 29492**

**T-MOBILE SITE ID: 8CO0788
 555 W MIRIAM AVE
 COLUMBIA, SC 29203
 (RICHLAND COUNTY)**

LESSEE:
 NAME: T-MOBILE
 ADDRESS: 185 FAIRCHILD STREET
 CITY, STATE, ZIP: CHARLESTON, SC 29492
 CONTACT: ROBERT HILL
 PHONE: 843-216-1210

TOWER OWNER:

SKYWAY TOWERS
 ADDRESS: 3637 MADACA LN
 CITY, STATE, ZIP: TAMPA, FL 33618
 CONTACT: JUSTIN JONES
 PHONE: (813) 960-6211

SURVEYOR:

TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 326 TRYON ROAD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: CLIFFORD C. BYRD, P.L.S.
 PHONE: (919) 661-6351

CIVIL ENGINEER:

TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 326 TRYON ROAD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: GRAHAM M. ANDRES, P.E.
 PHONE: (919) 661-6351

ELECTRICAL ENGINEER:

TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 326 TRYON ROAD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: MARK S. QUAKENBUSH, P.E.
 PHONE: (919) 661-6351

PROPERTY OWNER:

L-J HOLDING COMPANY, INC
 ADDRESS: 220 STONERIDGE DR, STE 406
 CITY, STATE, ZIP: COLUMBIA, SC 29210
 CONTACT: DAVID JORDAN
 PHONE: (803) 924-1161

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:
 1. INTERNATIONAL BUILDING CODE
 2. ANS/NETA-222-G-2-2009
 3. 2011 NATIONAL ELECTRIC CODE
 4. LOCAL BUILDING CODE
 5. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

UTILITIES:
 POWER COMPANY: SC ELECTRIC & GAS
 CONTACT: CUSTOMER SERVICE
 PHONE: (800) 251-7234
 POWER POLE # NEAR SITE: 534392
 TELEPHONE COMPANY: AT&T
 CONTACT: CUSTOMER SERVICE
 PHONE: (800) 331-0500
 PHONE # NEAR SITE: (803) 786-4790
 PEDESTAL # NEAR SITE: UNKNOWN

CONTACT INFORMATION

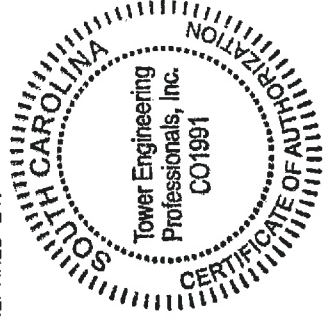


SKYWAY TOWERS

**3637 MADACA LANE
 TAMPA, FL 33618**

**ROMAIN DR
 SKYWAY SITE #: SC-08872**

PLANS PREPARED BY:

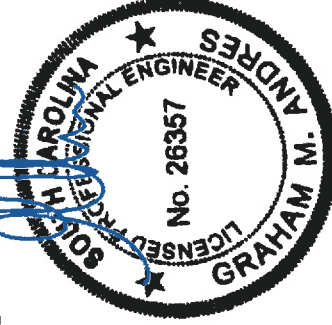


TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603
 OFFICE: (919) 661-6351
 www.tepgroup.net

REV	DATE	ISSUED FOR:
2	07-10-15	CONSTRUCTION
1	07-01-15	CONSTRUCTION
0	06-23-15	PRELIMINARY

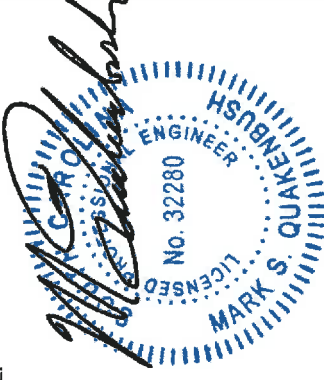
DRAWN BY: JAC CHECKED BY: GMA

SEAL:



July 10, 2015

SEAL:



July 10, 2015

SHEET NUMBER:

T-1

REVISION:

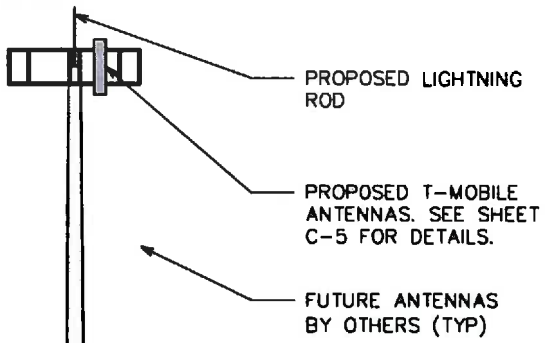
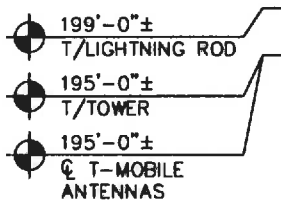
2

TEP#:

60689

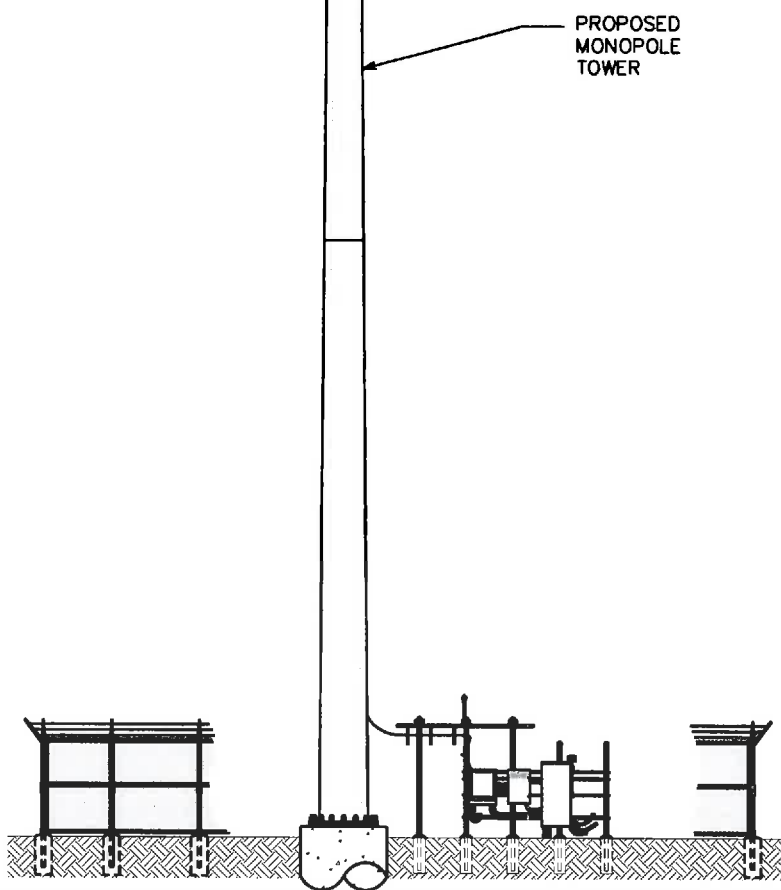
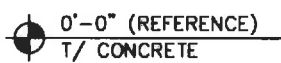
INDEX OF SHEETS

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	2
N1	GENERAL NOTES	1
C1	SITE PLAN	2
C2	COMPOUND DETAIL	1
C2A	EQUIPMENT RACK LAYOUT PLAN	1
C3	TOWER ELEVATION	2
C4	ICE BRIDGE DETAILS & EQUIPMENT DETAILS	1
C4A	PPC CABINET DETAIL	1
C5	PROPOSED ANTENNA PLAN & SCHEDULE	1
C5A	RF CABLE DETAILS I	1
C5B	RF CABLE DETAILS II	1
C6	FENCE DETAILS	1
C7	GATE SIGNAGE DETAILS	1
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E7	GROUNDING DETAILS II	1
E8	GROUNDING DETAILS III	1
E9	GROUNDING DETAILS IV	1
E10	GROUNDING DETAILS V	1



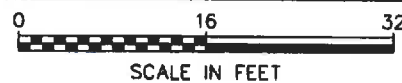
NOTES:

1. TOWER SHALL BE CONSTRUCTED OF GALVANIZED GREY OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
2. A SINGLE SIGN, 2 FEET SQUARE, IN A VISIBLE LOCATION SHALL BE REQUIRED WITH NAME AND EMERGENCY TELEPHONE NUMBER OF THE TOWER OWNER AND ALL COMPANIES OPERATING ON THE TOWER. NO ADVERTISING SHALL BE ATTACHED TO THE TOWER.
3. NO LIGHTING IS REQUIRED PER APPLICABLE STANDARDS OF THE FAA.



TOWER ELEVATION

SCALE: 1/8" = 1'-0"



<p>PLANS PREPARED FOR:</p> <p>185 Fokhid Street Charleston, SC 29492 Office: (843) 216-1210</p>		<p>PROJECT INFORMATION:</p> <p>ROMAIN DR T-MO SITE #: 8C00788 SKYWAY SITE #: SC-08872</p> <p>555 W MIRIAM AVE COLUMBIA, SC 29203 (RICHLAND COUNTY)</p>		<p>PLANS PREPARED BY:</p> <p>TOWER ENGINEERING PROFESSIONALS 326 TRYON ROAD RALEIGH, NC 27603-5263 OFFICE: (919) 661-6351 www.tengroup.net</p>		<p>SEAL:</p> <p>July 10, 2015</p>								
<p>SHEET NUMBER:</p> <p>C-3</p>		<p>REVISION:</p> <p>2</p>		<p>REVISIONS:</p> <table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>ISSUED FOR:</th> </tr> <tr> <td>1</td> <td>07-01-15</td> <td>CONSTRUCTION</td> </tr> <tr> <td>2</td> <td>07-10-15</td> <td>CONSTRUCTION</td> </tr> </table>		REV	DATE	ISSUED FOR:	1	07-01-15	CONSTRUCTION	2	07-10-15	CONSTRUCTION
REV	DATE	ISSUED FOR:												
1	07-01-15	CONSTRUCTION												
2	07-10-15	CONSTRUCTION												
<p>DRAWN BY: JTC</p> <p>CHECKED BY: GMA</p>		<p>SHEET TITLE:</p> <p>TOWER ELEVATION</p>												

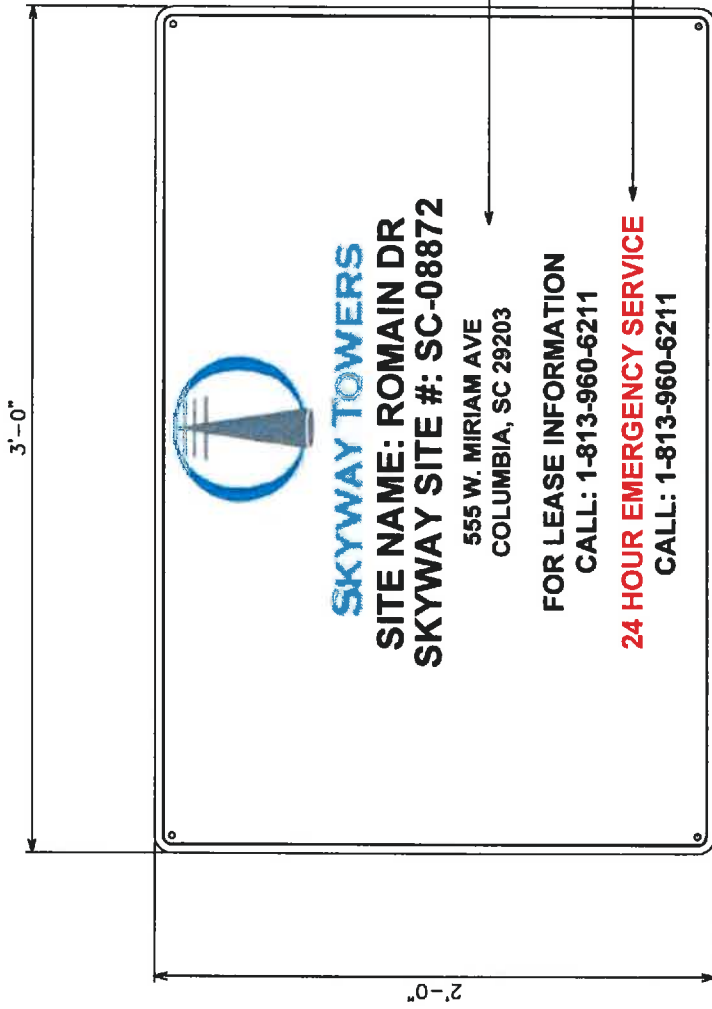
NOTES:

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL E911 ADDRESS SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
4. ADDITIONAL FCC REGISTRATION # SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF. SIGN SHALL MEASURE (20" LONG x 4" TALL). THE LETTERS SHALL BE 1" AND THE NUMBERS SHALL BE 2".
5. RECOMMENDED SOURCES FOR OBTAINING SIGNAGE:

ST. CLAIR SIGNS
3184 WADE HAMPTON BOULEVARD
TAYLORS, SC 29687
(864) 244-0040

RF EXPOSURE SIGNS
RICHARD TELL ASSOCIATES
3433 RINGSTAR ROAD, SUITE 3
NORTH LAS VEGAS, NV 89030
(702) 645-3338

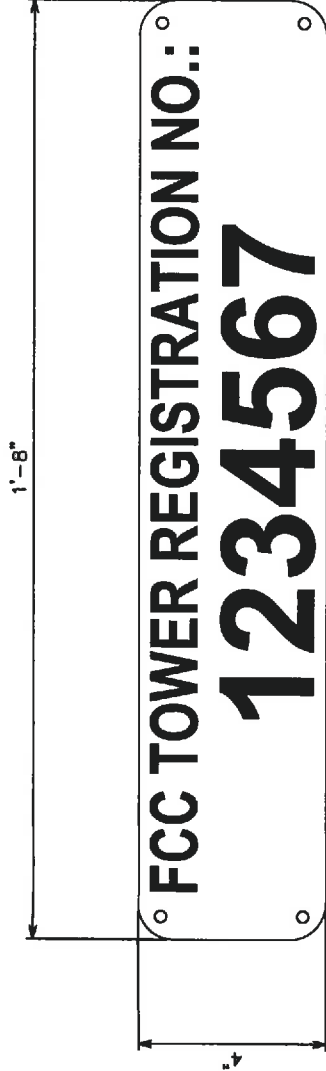
EXCEL SIGN & DECAL
1509 NORTH MILPITAS BLVD.
MILPITAS, CA 95035
(408) 942-8881



WHITE BACKGROUND WITH BLACK BORDER

QUANTITY: (2)

TO BE MOUNTED ON: COMPOUND ACCESS GATE ACCESS DRIVE GATE (SEE NOTE 3)

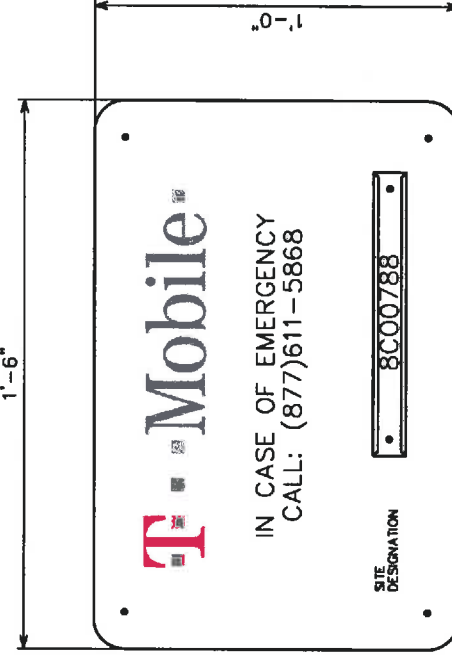


WHITE BACKGROUND WITH BLACK LETTERING

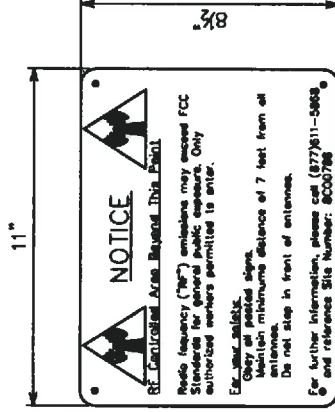
QUANTITY: (2)

TO BE MOUNTED ON: COMPOUND ACCESS GATE ACCESS DRIVE GATE (SEE NOTE 4)

NOTE: NUMBER SHOWN IS GENERIC, CONTRACT CONSTRUCTION MANAGER FOR ACTUAL FCC TOWER REG. #.



EMERGENCY SIGN (RED METAL W/ WHITE LETTERING)



RF NOTICE SIGN (WHITE METAL SIGN W/BLACK LETTERING)

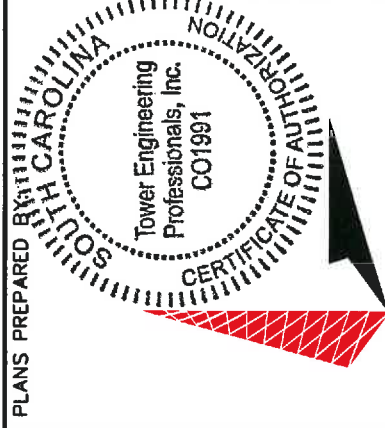
PLANS PREPARED FOR:



185 Fairchild Street
Charleston, SC 29492
Office: (843) 216-1210

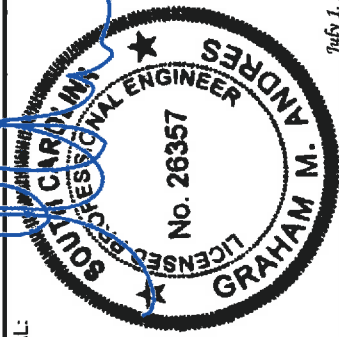
PROJECT INFORMATION:

ROMAIN DR
T-MO SITE #: 8C00788
SKYWAY SITE #: SC-08872
555 W MIRIAM AVE
COLUMBIA, SC 29203
(RICHLAND COUNTY)



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 861-6351
www.tppgroup.net

SEAL:



July 1, 2015

1	07-01-15	CONSTRUCTION
0	06-23-15	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: JTC CHECKED BY: GMA

SHEET TITLE:

**GATE SIGNAGE
DETAILS**

SHEET NUMBER: **C-7**

REVISION: **1**

TEP #: 60669

PLANS PREPARED FOR:

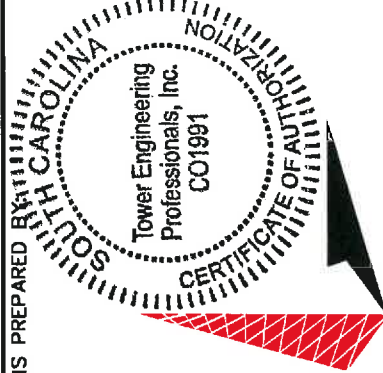


185 Fairchild Street
Charleston, SC 29492
Office: (843) 216-1210

PROJECT INFORMATION:

ROMAIN DR
T-MO SITE #: 8CO0788
SKYWAY SITE #: SC-08872
555 W MIRIAM AVE
COLUMBIA, SC 29203
(RICHLAND COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.teppro.com

SEAL:

1	07-01-15	CONSTRUCTION
0	06-23-15	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: JTC CHECKED BY: GMA
SHEET TITLE:

LANDSCAPING PLAN

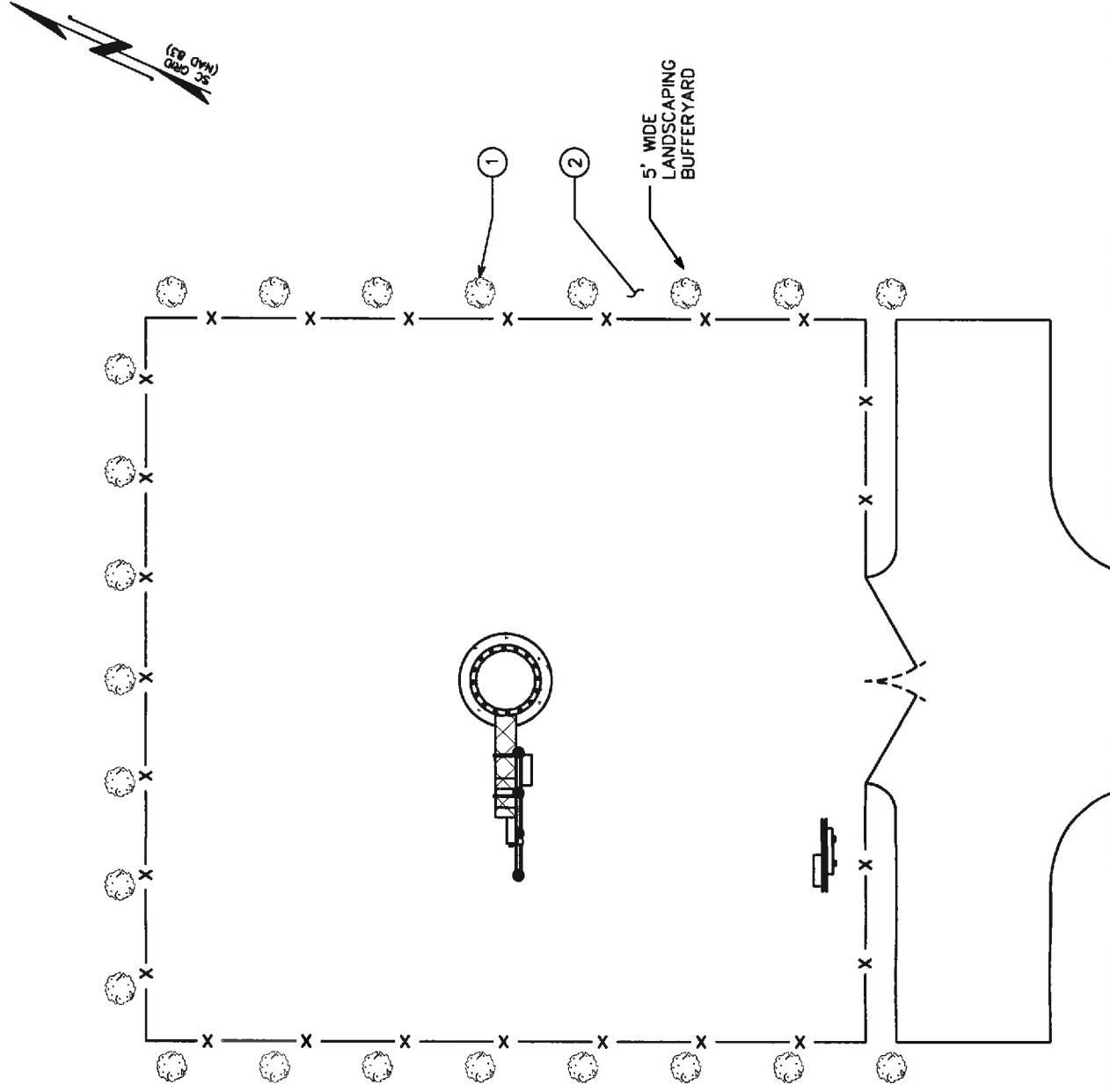
SHEET NUMBER:	L-1	REVISION:	1
		TEP #:	60689

PLANTING SCHEDULE

ITEM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING	HEIGHT @ 3 YRS.	SPREAD/ CALIPER	SPACING	REMARKS
EVERGREEN TREES								
①	23	<i>(Cuprocyparis Leylandii)</i>	LEYLAND CYPRESS	6'-0" (MIN.)	-	-	10'-0" (MIN.)	SHOWN AS
MULCH								
②	-	-	MULCH	-	-	-	-	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE. FOR GROUND COVER - APPLY 1"-2" DEEP

LANDSCAPING NOTES:

- TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
- EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
- ALL PLANTS TO BE FULLY GUARANTEED (LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF INSTALLATION.
- ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1973 IN REGARD TO SIZING, GROWING, AND B&B SPECIFICATIONS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN THE CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES.



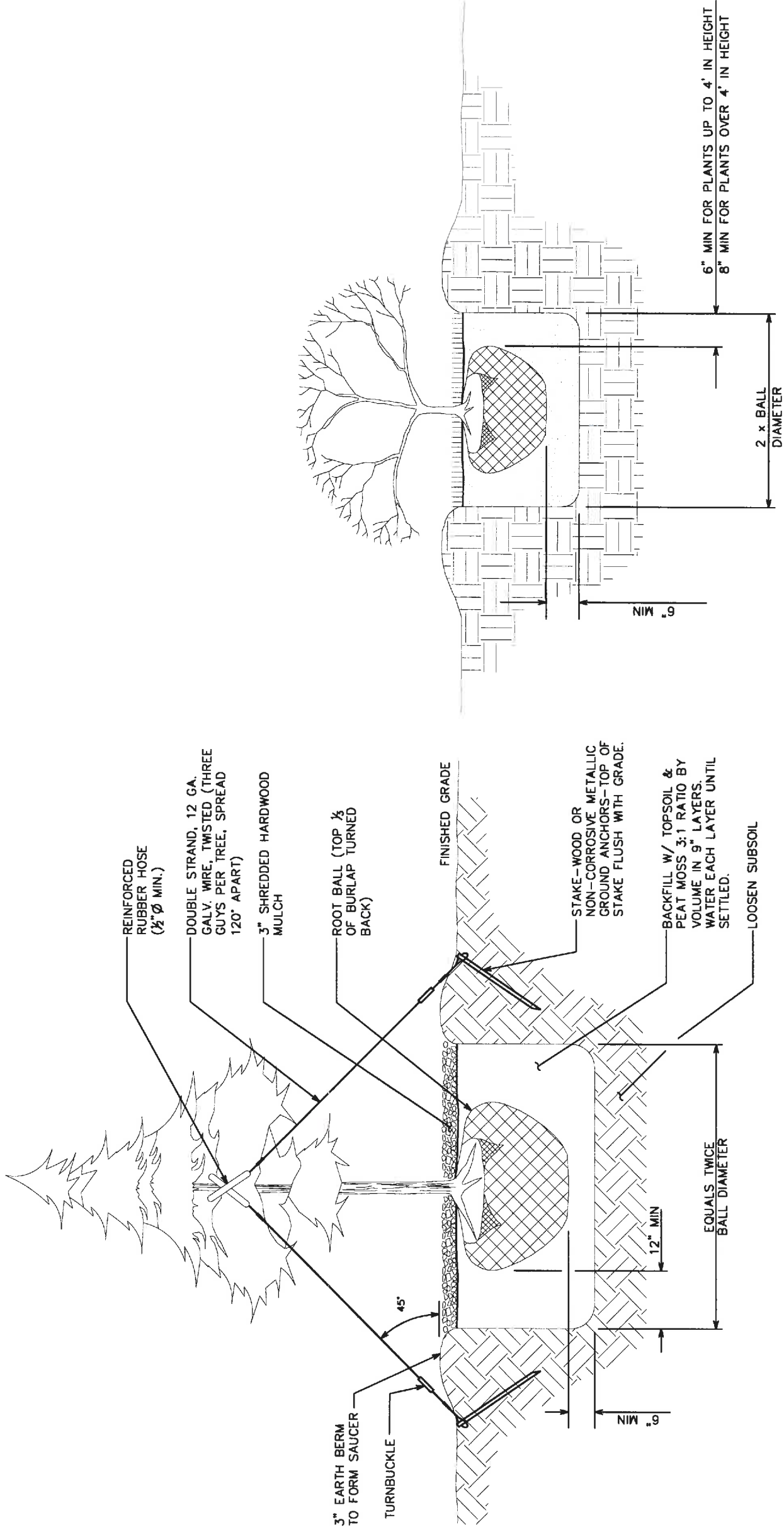
LANDSCAPING PLAN

SCALE: 1/8" = 1'-0"



NOTE:

SEE LANDSCAPING NOTES ON L-1



LANDSCAPING DETAILS

SCALE: N.T.S.

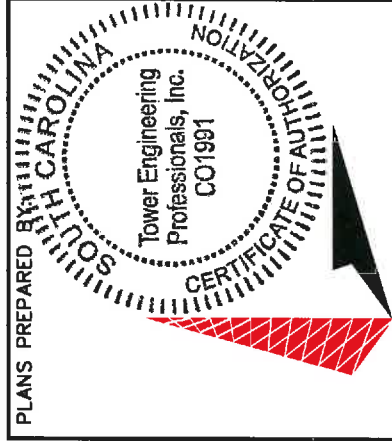
PLANS PREPARED FOR:



185 Fairchild Street
Charleston, SC 29492
Office: (843) 216-1210

PROJECT INFORMATION:

ROMAIN DR
T-MO SITE #: 8CO0788
SKYWAY SITE #: SC-08872
555 W MIRIAM AVE
COLUMBIA, SC 29203
(RICHLAND COUNTY)



TOWER ENGINEERING PROFESSIONALS
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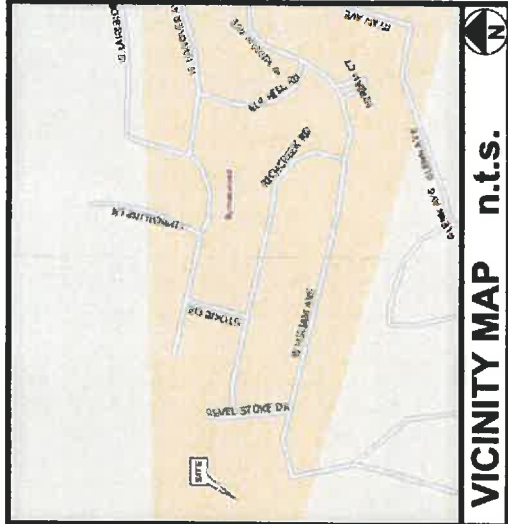
SEAL:

1	07-01-15	CONSTRUCTION
0	06-23-15	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: JTC CHECKED BY: GMA
SHEET TITLE:

LANDSCAPING DETAILS

SHEET NUMBER:	L-2	REVISION:	1
		TEP #:	60689



VICINITY MAP n.t.s.

Notes:

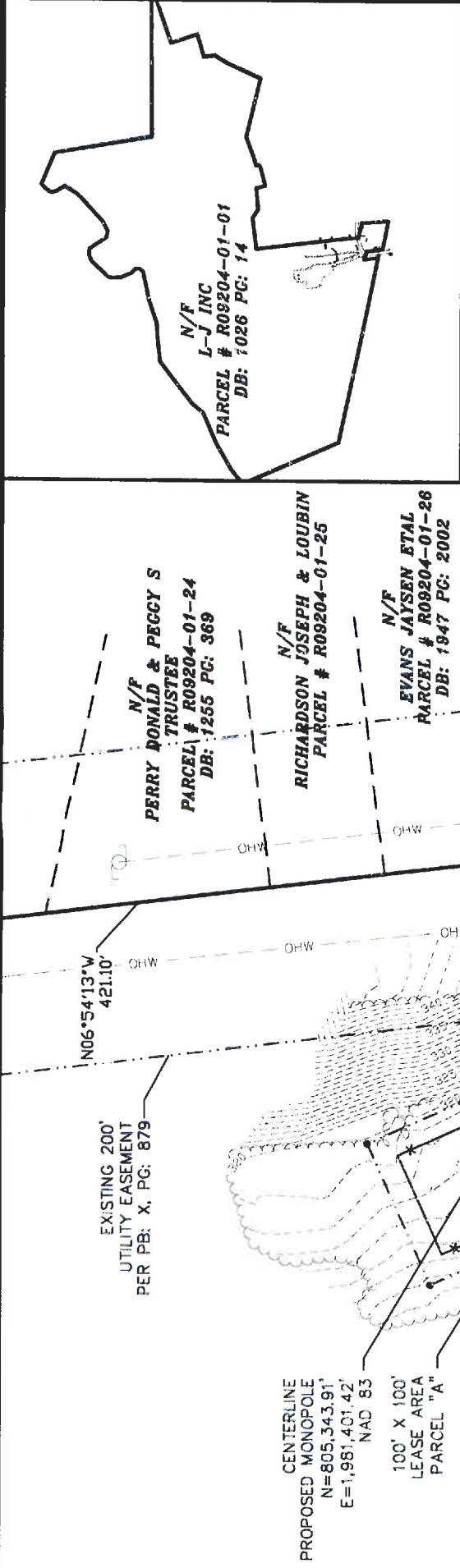
1. This plan was prepared with the benefit of a report of title.
2. This plan does not represent an alta/acsm land title survey.
3. The basis of the bearings and coordinates. For this plan is the South Carolina State Plane Coordinate System, North American datum (SCSPCS/NAD 83) based on differential gps observations performed on April 20, 2015 and tied to the National CORS System via the opus utility and expressed in International feet.
4. Vertical information shown, based on the North American Vertical Datum of 1988 (NAVD '88) in International feet.
5. This plan does not represent an actual boundary survey from monumentation found at property corners and information found in deed book 1026, page 14, of the Richland County Register of Deeds Records.
6. All distances are ground unless otherwise noted.
7. This property is located in flood zone "x", areas determined to be outside 0.2% chance of annual flood. (fema community panel # 45079C0241K, effective September 29, 2010).
8. Lessee information:
Skyway Towers, LLC
3637 Madaca Lane
Tampa, FL 33618
9. Property information:
L-J INC.
220 Stoneridge Dr., Ste 405
Columbia, SC 29210

1A CERTIFICATE

LATITUDE: N 34° 02' 47.991" (NAD '27)
 LONGITUDE: W 81° 03' 41.730" (NAD '27)
 LATITUDE: N 34° 02' 48.542" (NAD '83)
 LONGITUDE: W 81° 03' 41.063" (NAD '83)
 GROUND ELEV. (AMSL): 316.2± (NAVD '88)

SITE SURVEY

SCALE: 1" = 100'



PARCEL OVERVIEW

SCALE: N.T.S.

PREPARED FOR:
SKYWAY TOWERS
 SKYWAY TOWERS, LLC
 3637 MADACA LANE
 TAMPA, FL 33618

PROJECT INFORMATION:
8C00788 - ROMAIN DR.
 555 W MIRIAM AVENUE
 COLUMBIA, SC 29203
 (RICHLAND COUNTY)

PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 (919) 661-6351
 NC LICENSE NO. C-1794



RUSSELL L. WHITEHURST
 SOUTH CAROLINA LAND SURVEYOR
 No. 26214
 16/15

I, RUSSELL L. WHITEHURST, 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 MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY SPECIFIED THEREIN.

SOUTH CAROLINA PLS # 26214
RUSSELL L. WHITEHURST

SHEET TITLE:
SITE SURVEY

LEGEND

—	PROPERTY LINE
- - -	ADJOINERS PROPERTY LINE (NOT SURVEYED)
○	EXISTING UTILITY POLE
□	EXISTING TELCO PEDESTAL
●	1/2" IRON REBAR (FOUND)
○	1/2" IRON REBAR (SET)
○	1" IRON PIPE (FOUND)
○	GUY (ANCHOR)
■	EXISTING CONCRETE MONUMENT
○	PROPERTY CORNER (CALCULATED)
—	EDGE OF PAVEMENT
---OHW---	OVERHEAD WIRE
---R/W---	RIGHT-OF-WAY
X	CHAIN LINK FENCE
~	EXISTING TREE LINE



SCALE IN FEET

DATE: 7/15/2015
 SHEET #: 1 OF 3
 REVISION: 0
 TEP #: 60689



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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