

Staff Report

Subject: Site Plan Request
Author: Elizabeth Sapp, Land Use Planning Analyst
Department: Development Services
Meeting Date: May 6, 2025
Item Description: “The Towers, LLC” - Wes Bancroft as Agent for Kim Barnes request approval for a **Site Plan** to allow for the installation of a telecommunication tower. Located at 450 CEL Old Augusta Rd South, zoned AR-1. [Map# 462 Parcel# 75]

Executive Summary/Background

- The request for approval of a **site plan** is a requirement of **Article V Telecommunications Regulations Section 14.134(b)(1) Development Standards:**

The purpose of this article is to:

- (1) *Provide for the appropriate location and development of communication towers and antennae in such locations as will maximize service levels and promote public safety and general welfare;*
 - (2) *Minimize adverse visual impacts of towers and antennae through careful design, siting, landscape screening, and innovative camouflage measures;*
 - (3) *Avoid potential damage to adjacent property from tower failure through engineering and proper siting of tower structures;*
 - (4) *Encourage the use of existing structures for antenna locations as an alternative to the development of increased single use towers;*
 - (5) *Promote and maximize the shared-use/collocation of new and existing towers;*
 - (6) *Promote the location of new communication towers in areas not zoned for residential use; and*
 - (7) *Accommodate the increasing demand for the development of towers and wireless telecommunications.*
- At the February 15, 2022 Board of Commissioners Meeting, this 9-acre lot zoned AR-1 was approved for a Conditional Use to allow the placement of a telecommunication tower shown on map parcel 462-75.
 - The Conditional Use was approved if the lease area was shown on the plat, it was reviewed by Development Services, and it met the requirements of Article V – Telecommunications Regulations.
 - The proposed Monopole Tower is a 195ft tall structure with an additional 4ft tall lightning rod at the top, totaling an overall height of 199ft.
 - Per the site plans submitted, the distance from lot lines shown is 130 ft from the center of the Monopole Tower.
 - The County received a fall zone letter by a design professional, stating that the tower was designed to buckle at the 91ft elevation of the tower, leaving the upper 108ft top portion of the tower (to include lighting rod), to swing down and rest on the ground. Due to the design of the Monopole Tower, and the location of the yield/buckle zone, the engineers letter states that the approximate fall radius is 49ft.
 - Per the County Ordinance Section 14-134(b)(1): *Communication tower setbacks must be located at a minimum horizontal distance of 1.2 times the length of the complete tower including the highest antenna, measured from the bottom of the tower to the very top of the highest antenna to an existing structure or property line, or in case of a break-away monopole tower, the setback distance shall be 1.2 times the length of the break-away portion of the monopole type tower.*
 - Per the County Ordinance, the County has determined that the current fall zone of the Monopole Tower is 129.6ft. and the setbacks shown on the site plan meet the fall zone requirements.

Determination:

Staff has reviewed the application, and it is complete.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Site Plan & Monopole 2. Permit Application 3. Aerial Photograph