

RICHLAND COUNTY BOARD OF ZONING APPEALS



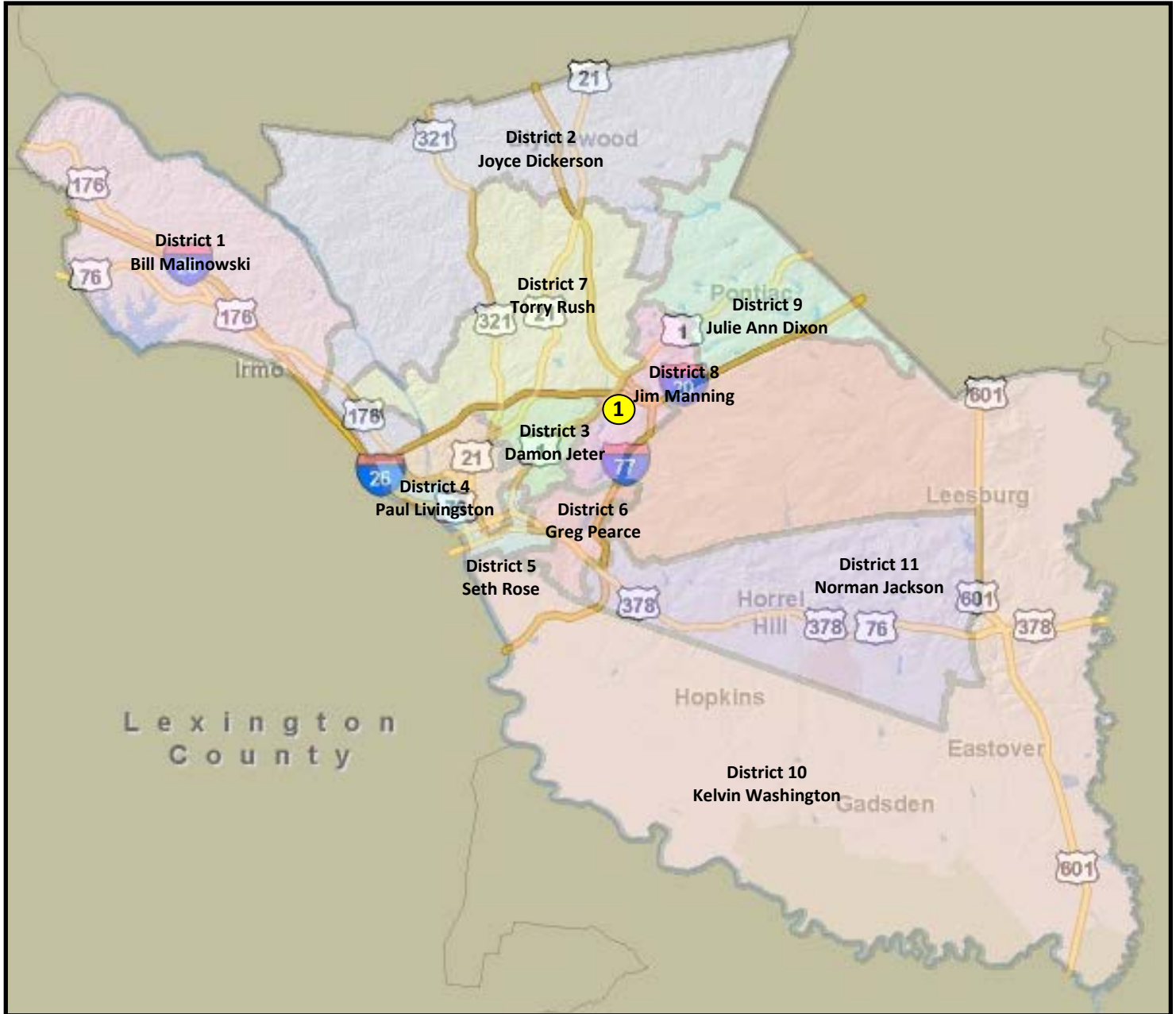
Wednesday, 5 November 2014

4 p.m.

Council Chambers

RICHLAND COUNTY BOARD OF ZONING APPEALS

November 5, 2014



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-04 SE	Jonathan Yates Optima Towers IV LLC	16907-03-06	2628 Decker Blvd. Columbia, SC 29206	Manning



**Richland County
Board of Zoning Appeals
Wednesday, November 5, 2014
2020 Hampton Street
2nd Floor, Council Chambers**

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 – October 2014**
- VI. PUBLIC HEARING** **Geonard Price,
Deputy Planning Director/Zoning Adm.**

OPEN PUBLIC HEARING

**14-04 SE
Optima Towers IV, LLC
2628 Decker Blvd.
Columbia, SC 29206
TMS# 16907-03-05**

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

- VII. OTHER BUSINESS**
- VIII. ADJOURNMENT**



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

14-04 Special Exception

REQUEST:

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

GENERAL INFORMATION:

Applicant: Jonathan Yates
Optima Towers IV LLC

TMS: 16907-03-06

Location: 2628 Decker Boulevard, Columbia, SC 29223

Parcel Size: 1.04 acre tract

Existing Land Use: The parcel is currently occupied by an automated teller machine.

Proposed Land Use: The applicant proposes to erect a 195-foot telecommunications tower, within a 5,000 (100 x 50) square foot leased area.

Character of Area: The parcels immediate to the subject site are commercially or institutionally developed. The parcel east of the site is heavily wooded and undeveloped.

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; 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 3,200 square foot fenced area.

Staff visited the site.

According to the provisions of subsection 26-152 (d) (22) (c) (3) "...towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located." The required setbacks for the GC district are:

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

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

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

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

Staff recommends approval for this request.

CONDITIONS:

Section 26-56 (f) (3)

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

OTHER RELEVANT SECTIONS:

N/A

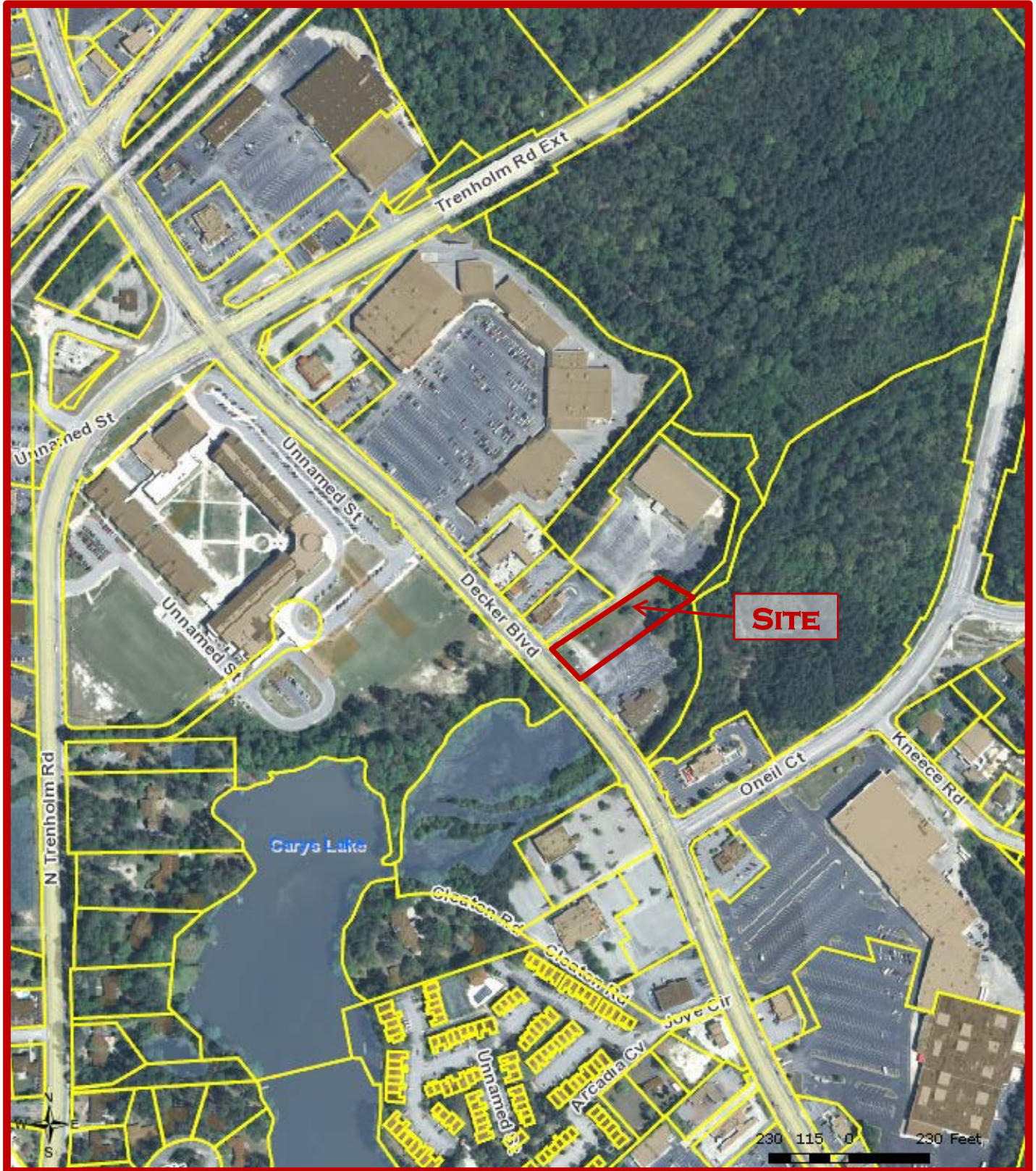
CASE HISTORY:

No record of previous special exception or variance request.

ATTACHMENTS:

- Site plan
- Zoning Application Packet

14-04 SE
2628 Decker Boulevard
TMS: 16907-03-06



14-04 SE
2628 Decker Boulevard
TMS: 16907-03-06

View of site from Decker Boulevard



LINE	LENGTH	BEARING
L1	15.01'	N 43°47'07" W
L2	15.30'	S 58°39'40" E

LAND DESCRIPTION: LEASE AREA
 Beginning at the approximate northeastern intersection of Decker Boulevard and O'Neill Court, thence following approximately 520 feet in a northeasterly direction along the eastern right-of-way of Decker Boulevard to a Calc. Point, this being the POINT OF BEGINNING (P.O.B.) for the Access and Utility Easement, thence running and running N 44°09'38" E along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 49.34' to a Calc. Point; thence running and running N 32°09'31" E along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 111.16' to a Calc. Point; thence running and running N 34°12'44" W along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 36.83' to a Calc. Point; thence running and running S 55°47'30" E along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 40.00' to a Calc. Point; thence running and running S 55°47'16" E along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 25.00' to a Calc. Point; thence running and running N 34°12'44" W along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 100.00' to a Calc. Point; thence running and running N 55°47'16" E along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 100.00' to a Calc. Point; thence running and running S 55°47'16" W along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 100.00' to a 1/2" Rebar (o); this being the POINT OF BEGINNING (P.O.B.) FOR THE LEASE AREA.

LAND DESCRIPTION: ACCESS EASEMENT
 Beginning at the approximate northeastern intersection of Decker Boulevard and O'Neill Court, thence following approximately 520 feet in a northeasterly direction along the eastern right-of-way of Decker Boulevard to a Calc. Point, this being the POINT OF BEGINNING (P.O.B.) for the Access and Utility Easement, thence running and running N 44°09'38" E along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 49.34' to a Calc. Point; thence running and running N 32°09'31" E along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 111.16' to a Calc. Point; thence running and running N 34°12'44" W along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 36.83' to a Calc. Point; thence running and running S 55°47'30" E along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 40.00' to a Calc. Point; thence running and running S 55°47'16" E along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 25.00' to a Calc. Point; thence running and running N 34°12'44" W along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 100.00' to a Calc. Point; thence running and running N 55°47'16" E along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 100.00' to a Calc. Point; thence running and running S 55°47'16" W along the property now or formerly belonging to Robert C. and Judy S. Chen for a distance of 100.00' to a 1/2" Rebar (o); this being the POINT OF BEGINNING (P.O.B.) FOR THE ACCESS AND UTILITY EASEMENT.

NOW OR FORMERLY
Warehouses, Inc.
 IMS#16907-01-01

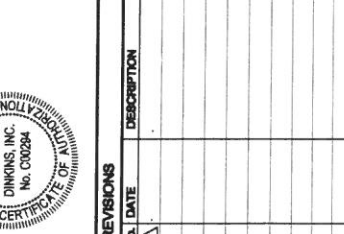
NOW OR FORMERLY
Richard County
Enriched Land Commission
 IMS#16907-03-02

NOW OR FORMERLY
Richard County
Enriched Land Commission
 IMS#16907-03-02

NOW OR FORMERLY
KNC Trading, LLC
 IMS#16907-03-04

NOW OR FORMERLY
KNC Trading, LLC
 IMS#16907-03-04

NOW OR FORMERLY
Camillo Benitez
 IMS#16907-03-03



PRELIMINARY

PREPARED FOR
OPTIMA TOWERS

RICHLAND COUNTY, NEAR COLUMBIA, S.C.

CERTIFICATION:

I hereby state that to the best of my professional knowledge, information, and belief, this map was prepared in accordance with the requirements of the Standards of Practice Manual for Surveying in North Carolina as they apply to the measurements as specified therein.

PROF. LAND SURVEYOR NO. 24278
GENE L. DINKINS, JR.

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1" = 30'

TAX MAP NUMBER: 16907-03-06

BOOK: 291-B

CHK: 16

SF: 213

NO.: 24

BY: 20

NOTES:

- 1) THIS IS A PLAT OF THE PROPOSED LEASE AREA PREPARED FOR OPTIMA TOWERS, LLC. IT IS NOT INTENDED FOR THE CONVEYANCE OF PROPERTY.
- 2) THERE MAY BE UNKNOWN UNDERGROUND UTILITIES AND SERVICES THAT WERE NOT SHOWN ON THIS PLAT. COX AND DINKINS, INC. IS NOT PROVIDING SUCH INFORMATION AS A DESIRED, A THIRD PARTY UNDERGROUND SERVICES, INC. IF SUCH INFORMATION IS A DESIRED, A THIRD PARTY UNDERGROUND SERVICES, INC. IS THE SOURCE OF SUCH INFORMATION.
- 3) CONTOUR INTERVAL ELEVATIONS ARE ONE (1) FOOT.
- 4) ELEVATION=345.4 (feet) (NAVD 88 DATUM), AS TAKEN FROM NCS DATA SHEET. (http://www.ngs.noaa.gov/)

REFERENCES:

- 1) A PLAT PREPARED FOR ZORBA THE GREEK, INC. BY BELTER & ASSOCIATES, INC. DATED SEPTEMBER 14, 1994, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY, SOUTH CAROLINA, BOOK 000284, PAGE 000001.
- 2) A PLAT PREPARED FOR KNC TRADING, LLC BY LIMITED PESSON SERVICES, INC., DATED SEPTEMBER 9, 2008, AND RECORDED IN PLAT BOOK 148.3, PAGE 3353.

COX AND DINKINS, INC.
 ENGINEERS - SURVEYORS

274 BELTLINE BLVD.
 COLUMBIA, SOUTH CAROLINA 29205
 PHONE: 803-765-9885
 FAX: 803-765-9886
 E-MAIL: COXANDINKINS@GMAIL.COM

DATE: FEBRUARY 5, 2014

COX AND DINKINS, INC.
 ENGINEERS - SURVEYORS

CERTIFICATE OF ADOPTION

COX AND DINKINS, INC.
 No. 000284

REVISIONS

NO.	DATE	DESCRIPTION

COX AND DINKINS, INC.
 ENGINEERS - SURVEYORS

CERTIFICATE OF ADOPTION

COX AND DINKINS, INC.
 No. 000284

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 ENGINEERS - SURVEYORS

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 No. 000284

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 ENGINEERS - SURVEYORS

CERTIFICATE OF ADOPTION

COX AND DINKINS, INC.
 No. 000284

Optima Towers proposed 195-foot monopole-style wireless telecommunications facility to be located at 2628 Decker Boulevard, Columbia, SC 29206

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

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

The proposed tower is a 195' monopole 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 shall be two hundred and fifty (250) feet.

There are no abutting parcels that are residentially zoned.

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

The proposed tower meets setback requirements. These details can be found on page Z01 of the Exhibit "1." All abutting parcels are more than fifty (50) feet from the base of the tower.

- 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 GC district setback requirements. These details can be found on page ZO1 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, as stated in the letter of Keith Powell of Optima Towers. Furthermore, ASR Registration search results indicate that there are no existing towers within a radius of 0.8 kilometers. This documentation is attached hereto as Exhibit "3." The closest tower is 1.11 miles away, as shown on Sheet ZO1 of Exhibit "1."

In addition, Optima Towers has designed this facility for collocation up to five (5) wireless carriers, as shown on Sheet ZO2 of Exhibit "1" and as shown in the Collocation Policy letter by Keith Powell of Optima 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 Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.

As the monopole is only 195 feet, the FAA will not require illumination, as shown in the FAA Determination of No Hazard to Air Navigation, attached hereto as Exhibit "6."

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

The proposed wireless communications tower and associated structures shall be appropriately secured by means of a six-foot chained link fence topped with three strands of barbed wire as an anti-climbing device, for a total height of seven (7) feet, as shown on Sheet ZO3 of Exhibit "1."

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

The tower site will be landscaped in accordance with the requirements of Section 26-176 of this chapter. Landscaping details can be found on Sheet ZO6 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 Z05 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.

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

In addition, a copy of the site survey is attached hereto as Exhibit “2” and a copy of the recorded plat is attached hereto as Exhibit “7.”



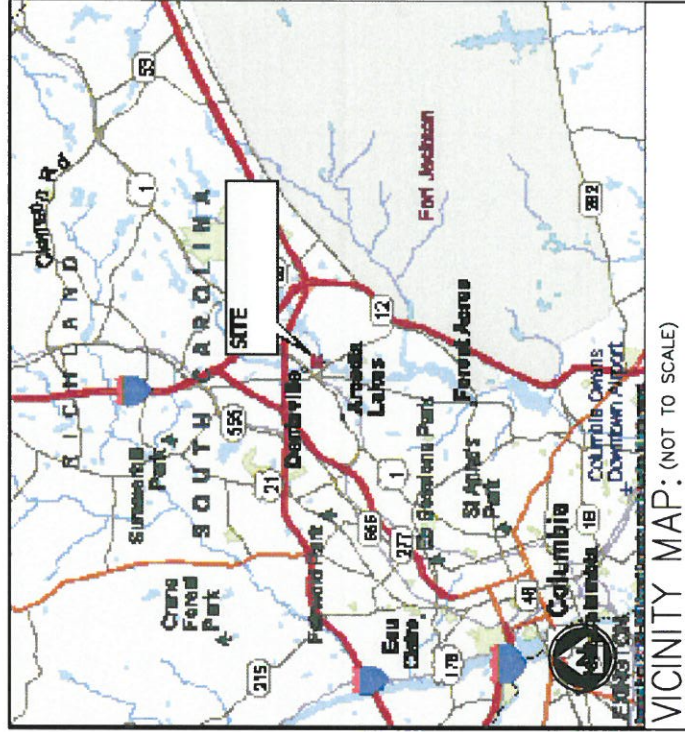
PO Box 2041
MT. PLEASANT, SC 29465

SITE NAME: TRENHOLM-DECKER

SITE NUMBER: SC-1068-A
2628 DECKER BOULEVARD
COLUMBIA, SC 29206

RICHLAND COUNTY, SOUTH CAROLINA
195-FT MONOPOLE TOWER WIRELESS COMMUNICATIONS FACILITY

SITE NAME:	TRENHOLM-DECKER
SITE NUMBER:	SC-1068A
SITE ADDRESS:	2628 DECKER BOULEVARD COLUMBIA, SC 29206
APPLICANT/LESSEE:	OPTIMA TOWERS IV PO BOX 279 AWENDAW, SC 29429
CONTACT:	KEITH POWELL (843) 324-9745
PROPERTY OWNER:	ROBERT CJ CHEN 2385 CHINGUAPIN DR. SUMTER, SC 29150
PARCEL No.:	16907-03-06-000
LATITUDE:	34° 3' 41.37" N
LONGITUDE:	-80° 57' 5.20" W
ELEVATION:	197-FT AMSL - GROUND ELEVATION
JURISDICTION:	RICHLAND COUNTY
ZONING:	GC
POWER COMPANY:	SCEG CAMILLE EPTING (803) 217-8451
TELCO COMPANY:	AT&T WES MCIVER (803) 233-6332



DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
GENERAL CONTRACTOR NOTES:

J.G. ALBERT
CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
811
EVERG-NCV
CALL 911

CONSTRUCTION OF AN UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF A FENCED, GRAVELED COMPOUND, UTILITY FRAME AND PROPOSED MONOPOLE TOWER.

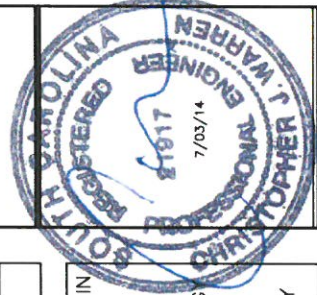
PROJECT DESCRIPTION:

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:

- 2012 IBC WITH SC MODIFICATIONS
- 2012 INTERNATIONAL FIRE CODE WITH SC MODIFICATIONS
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 NATIONAL ELECTRIC CODE
- 2012 NFPA 101 LIFE SAFETY CODE

CODE COMPLIANCE:

2255 SEWELL MILL ROAD
SUITE 130
MARIETTA, GA 30062
TEL: 678-444-4463
FAX: 678-444-4472



UNAUTHORIZED ALTERATION OR ADDITION OF ANYTHING TO THESE PLANS IS PROHIBITED BY APPLICABLE STATE AND/OR LOCAL LAWS.

D	ISSUED FOR ZONING	ICM/7/26/14
B	ISSUED FOR REVIEW	OLE/7/26/14
A	ISSUED FOR REVIEW	OLE/1/17/14
No.	Submitted / Revision	Issued / Date
Drawn:	OLE	Date: 4/15/14
Designed:		Date:
Checked:		Date:
Project Number	_XXXX-XXXX	

Project Title
TRENHOLM-DECKER
SC-1068A
2628 DECKER BOULEVARD
COLUMBIA, SC 29206

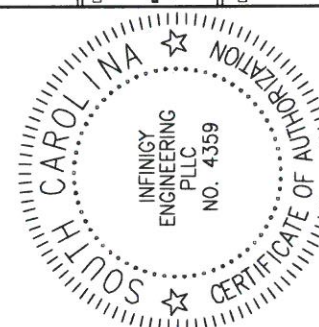
Prepared For
OPTIMA Towers IV
PO BOX 2041
MT. PLEASANT, SC 29465

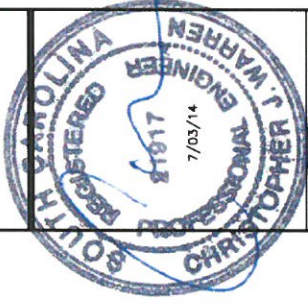
Drawing Scale:
AS NOTED
Date:
4/14/14

Drawing Title
TITLE SHEET
Drawing Number
T01

SHEET #	TITLE	REV.#	DATE
T01	TITLE SHEET	B	7/02/14
S01	SURVEY	B	7/02/14
Z01	OVERALL SITE PLAN	B	7/02/14
Z02	SITE LAYOUT, STAKING PLAN & TOWER ELEVATION	B	7/02/14
Z03	CIVIL DETAILS	B	7/02/14
Z04	CIVIL DETAILS	B	7/02/14
Z05	TYPICAL SITE SIGNAGE	B	7/02/14
Z06	LANDSCAPE PLAN	B	7/02/14

SHEET INDEX:





UNAUTHORIZED ALTERATION OR ADDITION
TO THIS SEAL IS ILLEGAL UNDER THE
APPLICABLE STATE AND/OR LOCAL LAWS

D	ISSUED FOR ZONING	ICM 7/26/14
B	ISSUED FOR REVIEW	OLE 7/26/14
A	ISSUED FOR REVIEW	OLE 1/17/14
No.	Sequential / Revision	Issued / Date
Drawn:	DAE	Date: 4/16/14
Designed:		Date:
Checked:		Date:
Project Number	XXX-XXX	

Project Title
**TRENHOLM-
DECKER
SC-1068A**

2828 DECKER BOULEVARD
COLUMBIA, SC 29206

Prepared For
**OPTIMA
TOWERS IV**

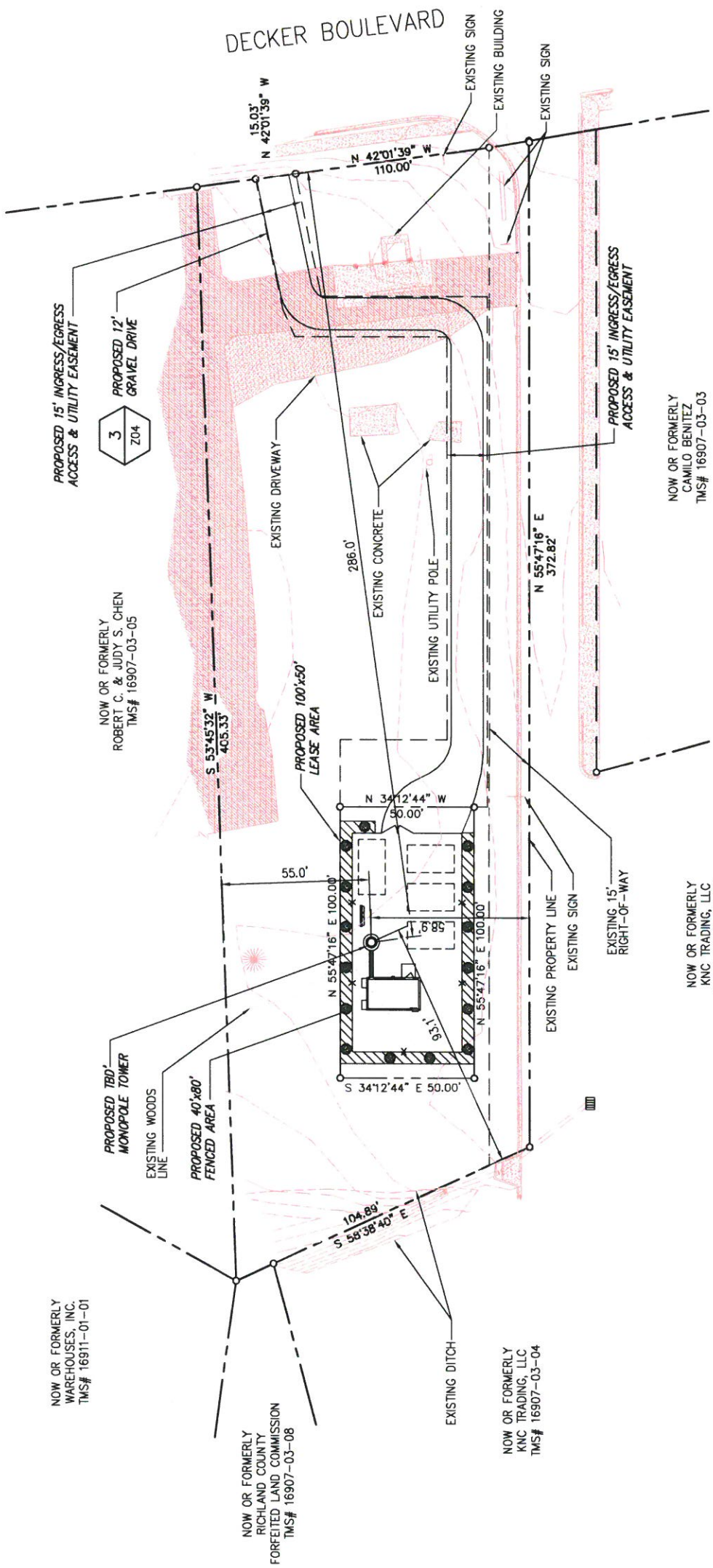
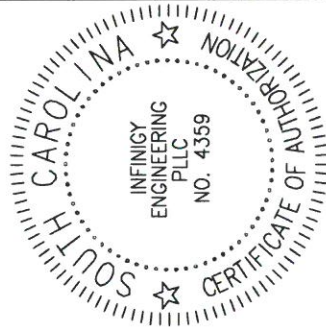
PO BOX 2041
MT. PLEASANT, SC 29465

Drawing Scale:
AS NOTED

Date:
4/14/14

Drawing Title
**OVERALL
SITE PLAN**

Drawing Number
Z01

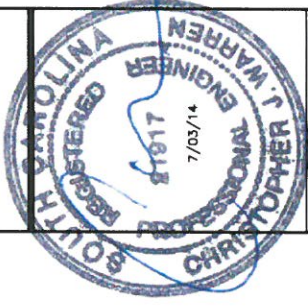


NOTE: NO RESIDENTIAL STRUCTURES OR HABITABLE DWELLING EXISTS WITHIN HEIGHT OF TOWER.

NOTE: EXISTING INFORMATION SHOWN IS BASED ON SURVEY PREPARED BY GLENN ASSOCIATES SURVEYING, INC. 12/16/13

*NEAREST TOWERS TO SITE:
1.66 MILES NE TO 195-FT TOWER BY AMERICAN TOWER
1.2 MILES E TO TOWER OWNED BY CROWN 813163
1.14 MILES SSW TO CROWN 813228
1.27 MILES W TO CROWN 808490
1.11 MILES NNE TO CROWN 813504

*DISTANCES BASED ON INFORMATION PROVIDED BY OPTIMA TOWERS IV AND HAS NOT BEEN FIELD VERIFIED BY INFIGNY ENGINEERING.



UNAUTHORIZED ALTERATION OR ADDITION
TO THIS SEAL IS PROHIBITED BY THE
APPLICABLE STATE AND/OR LOCAL LAWS

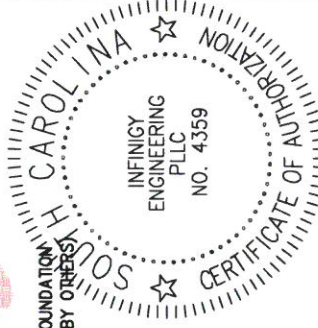
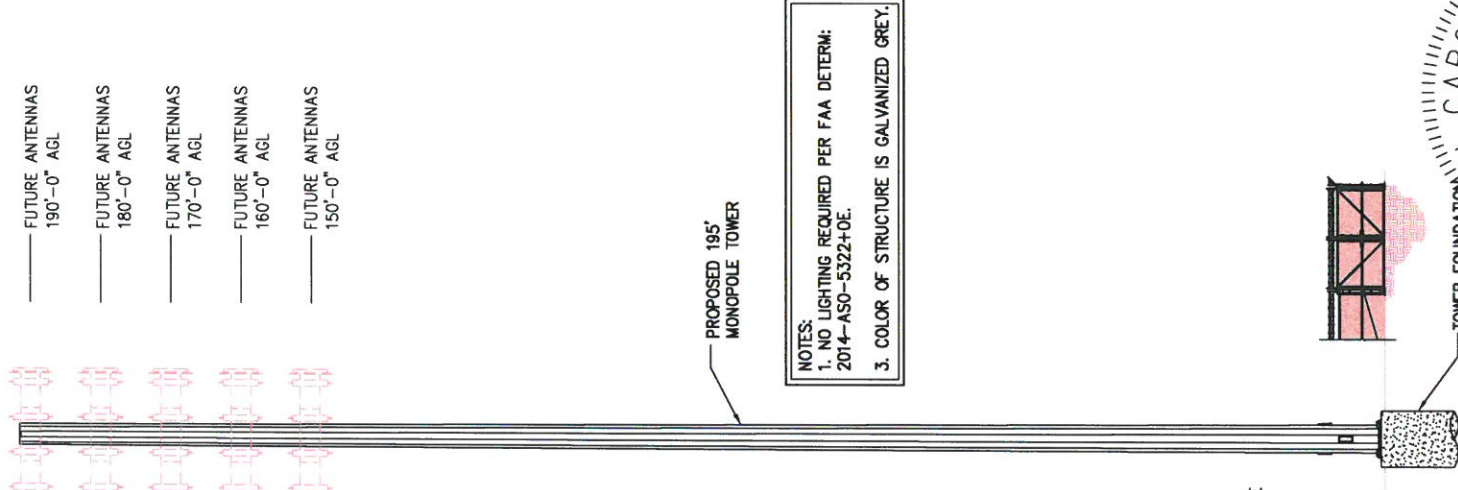
C	ISSUED FOR ZONING	ICM 7/26/14
B	ISSUED FOR REVIEW	OLE 7/26/14
A	ISSUED FOR REVIEW	OLE 11/11/14
No.	Submittal / Revision	App'd / Date
Drawn:	DL	Date: 4/14/14
Designed:		Date:
Checked:		Date:
Project Number	XXX-XXXX	
Project Title	TRENHOLM-DECKER SC-1068A	

2628 DECKER BOULEVARD
COLUMBIA, SC 29206

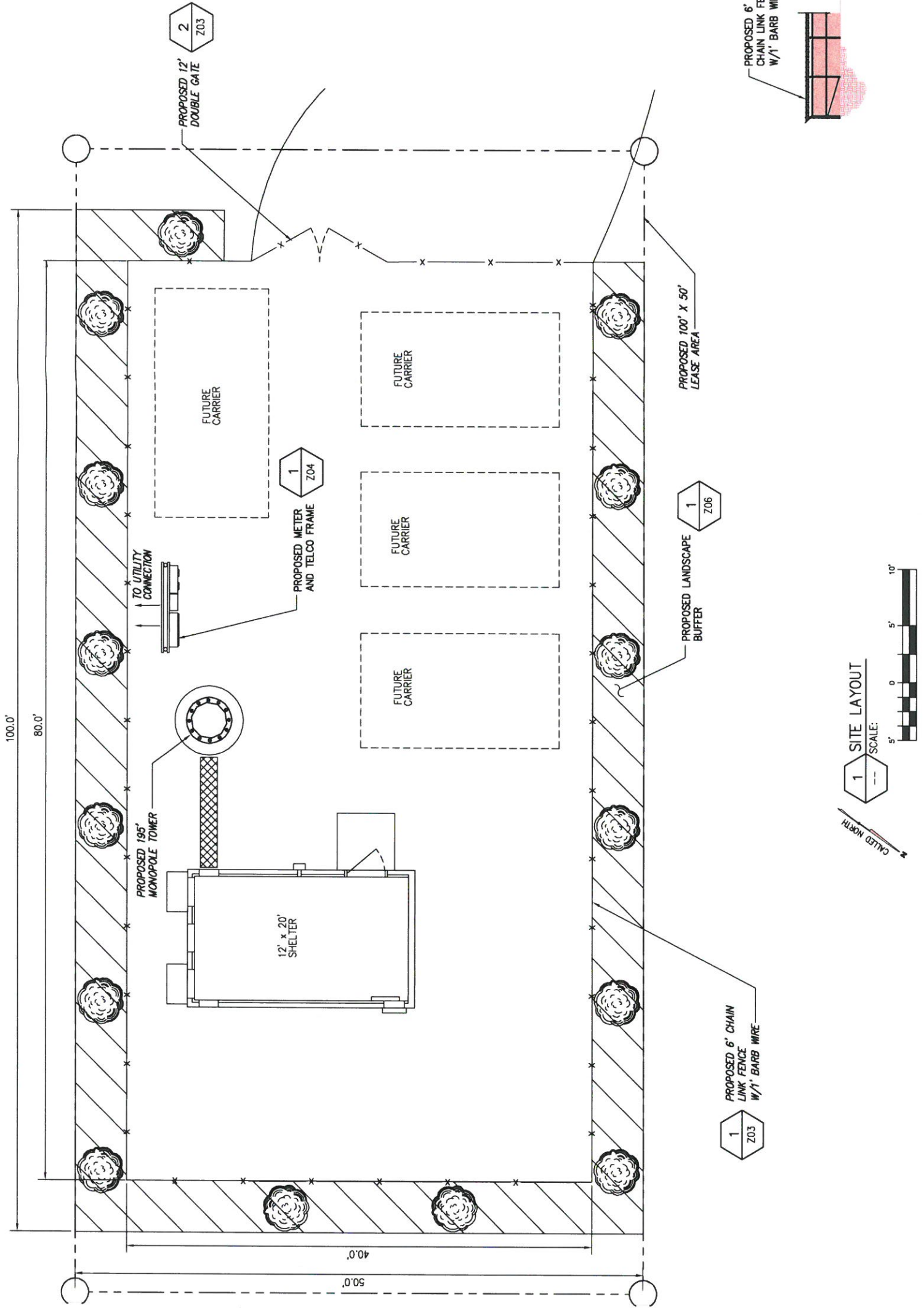
Prepared For
OPTIMA Towers IV
PO BOX 2041
MT. PLEASANT, SC 29465

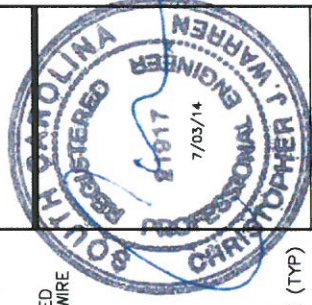
Drawing Scale:
AS NOTED
Date:
4/14/14

Drawing Title
SITE LAYOUT, STAKING PLAN & TOWER ELEVATION
Drawing Number
Z02



2 TOWER ELEVATION
SCALE: NOT TO SCALE





UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS AND CODES OF APPLICABLE STATE AND/OR LOCAL LAWS.

ISSUED FOR ZONING	C/W/2/03/14	
ISSUED FOR REVIEW	C/E/7/02/14	
ISSUED FOR REVIEW	C/E/4/14/14	
Number	Revision	Date

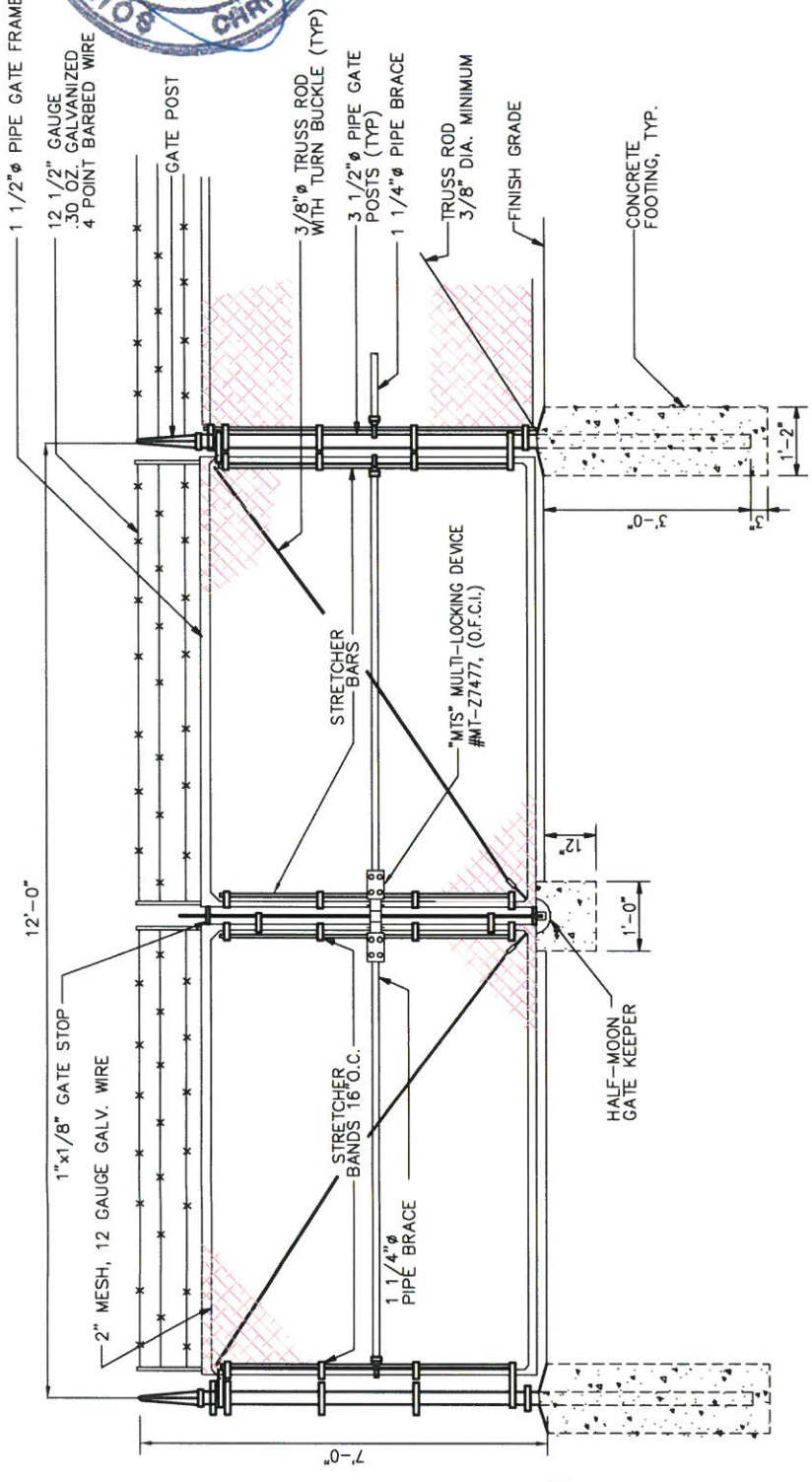
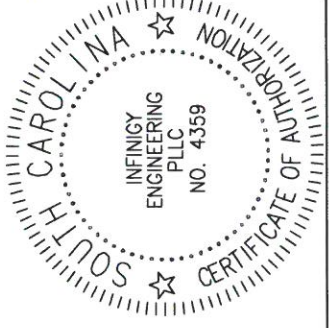
Drawn: DL Date: 5/15/13
 Designed: _____ Date: _____
 Checked: _____ Date: _____
 Project Number: XXX-XXX

Project Title: **TRENHOLM-DECKER SC-1068A**
 2628 DECKER BOULEVARD
 COLUMBIA, SC 29206

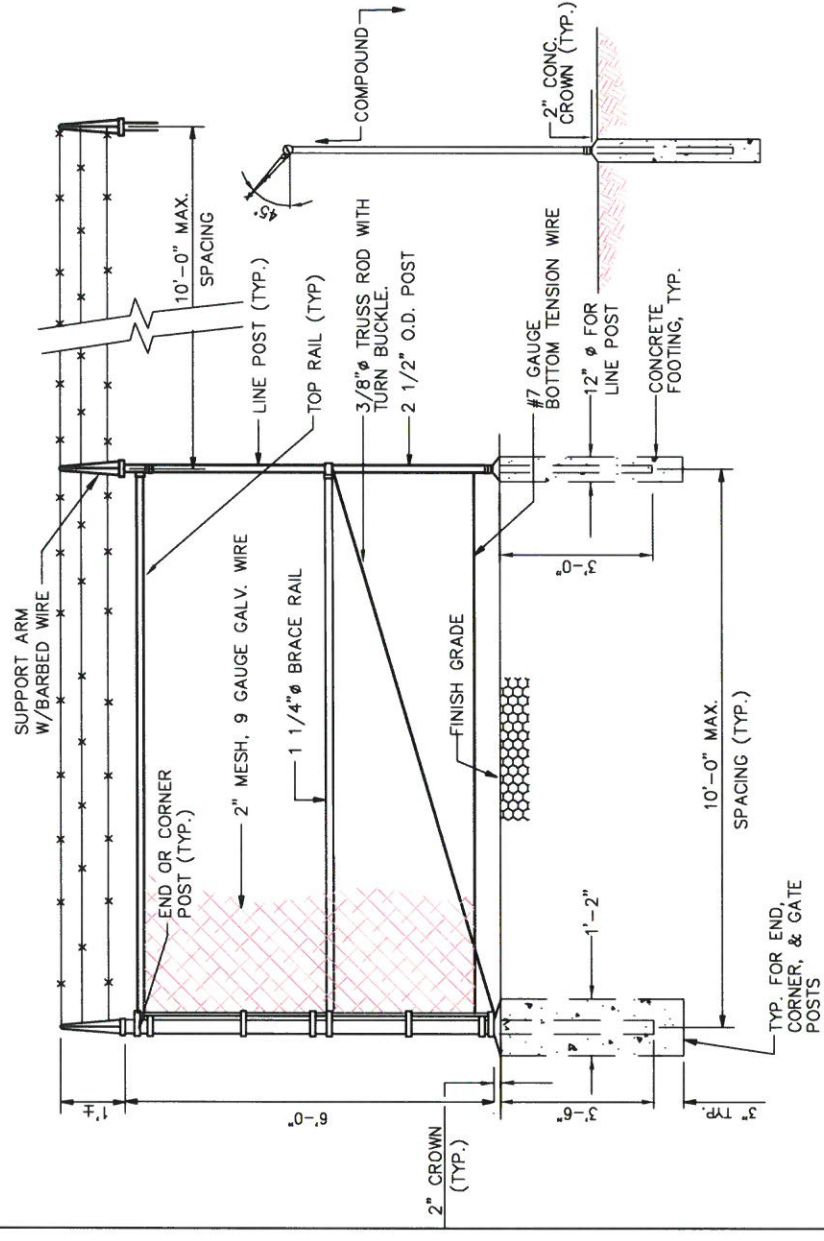
Prepared For: **OPTIMA TOWERS IV**
 PO BOX 2041
 MT. PLEASANT, SC 29465

Drawing Scale: **AS NOTED**
 Date: 4/14/14
 Drawing Title: _____

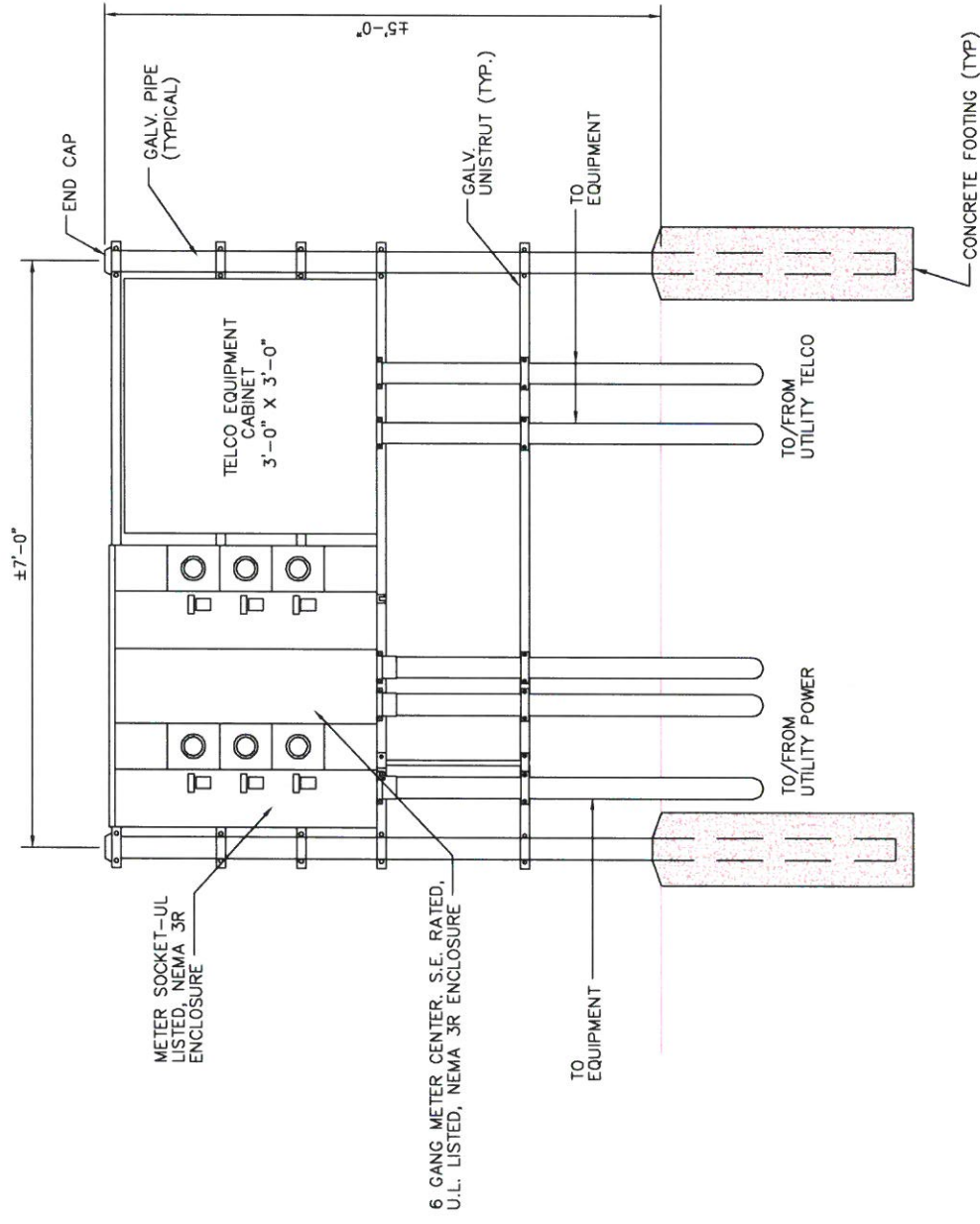
CIVIL DETAILS
 Drawing Number: **Z03**



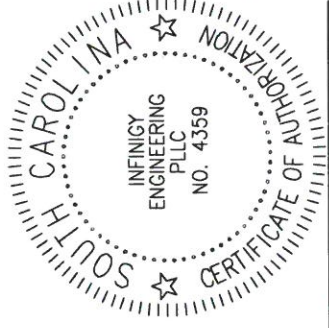
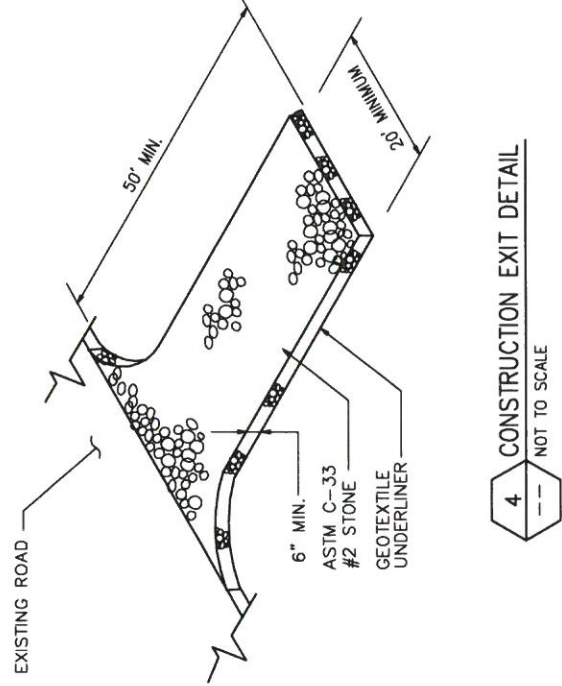
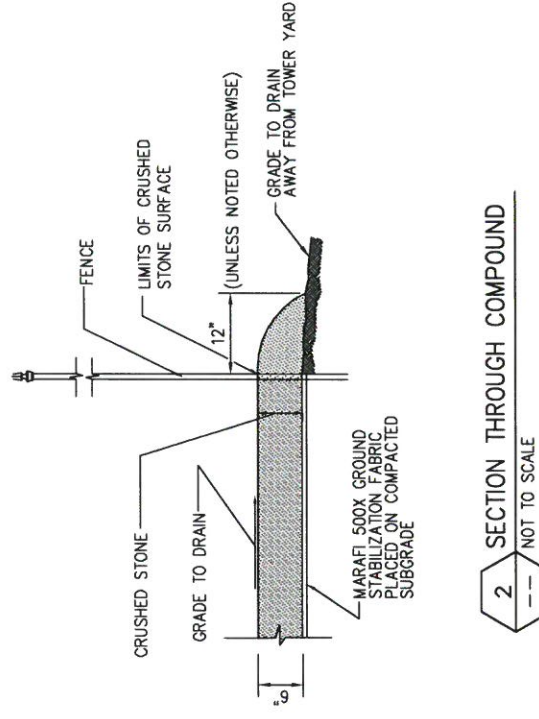
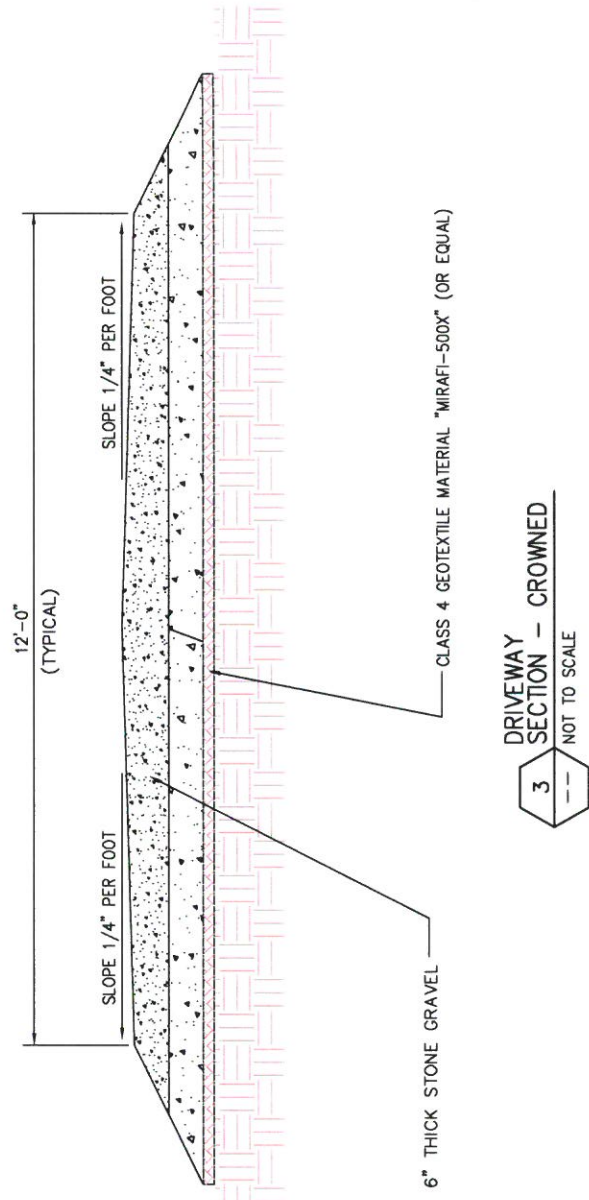
2 GATE DETAIL
 NOT TO SCALE



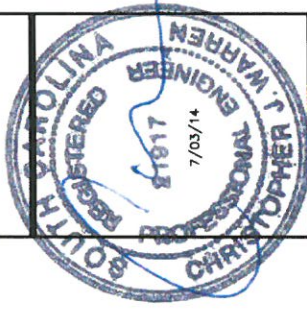
1 CHAIN LINK FENCE DETAIL (ELEVATION)
 NOT TO SCALE



1 H-FRAME DETAIL
NOT TO SCALE



infinity engineering
2255 SEWELL MILL ROAD
SUITE 130
MARIETTA, GA 30062
TEL: 678-444-4463
FAX: 678-444-4472



UNAUTHORIZED ALTERATION OR ADDITION OF ANY PART OF THIS DRAWING IS PROHIBITED. APPLICABLE STATE AND/OR LOCAL LAWS.	
D	ISSUED FOR ZONING (CJW 7/25/14)
B	ISSUED FOR REVIEW (CLE 7/22/14)
A	ISSUED FOR REVIEW (CLE 1/14/14)
No.	Submittal / Revision / Approval / Date
Drawn:	DATE: 4/14/14
Designed:	DATE:
Checked:	DATE:
Project Number	XXX-XXX
Project Title	TRENHOLM-DECKER SC-1068A
2628 DECKER BOULEVARD COLUMBIA, SC 29206	
Prepared For	OPTIMA TOWERS IV
	PO BOX 2041 MT. PLEASANT, SC 29465
Drawing Scale:	AS NOTED
Date:	4/14/14
Drawing Title	CIVIL DETAILS
Drawing Number	Z04

Property of OPTIMA TOWERS IV
Authorized Personnel Only

In case of emergency, or prior to performing maintenance on this site, call and reference cell site number _____

WHITE/ORANGE BACKGROUND,
BLUE/WHITE LETTERING
MOUNTING LOCATION: ALL 4 SIDES OF FENCE
QUANTITY: 4

OPTIMA Towers

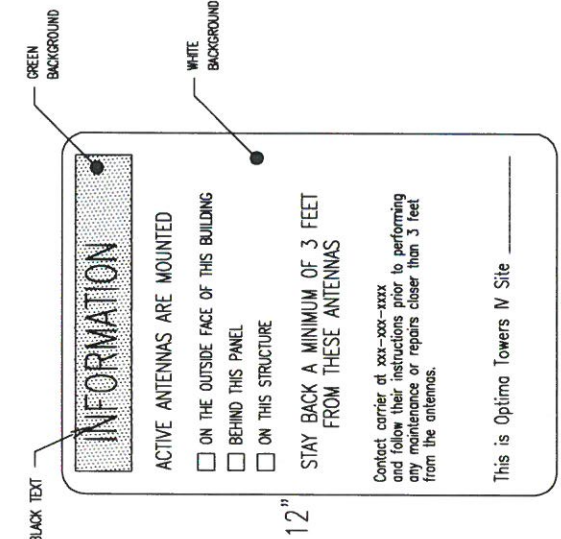
SITE NAME AND # TO BE LOCATED HERE.

FCC ID#: To be included along with FCC antenna transmitting information

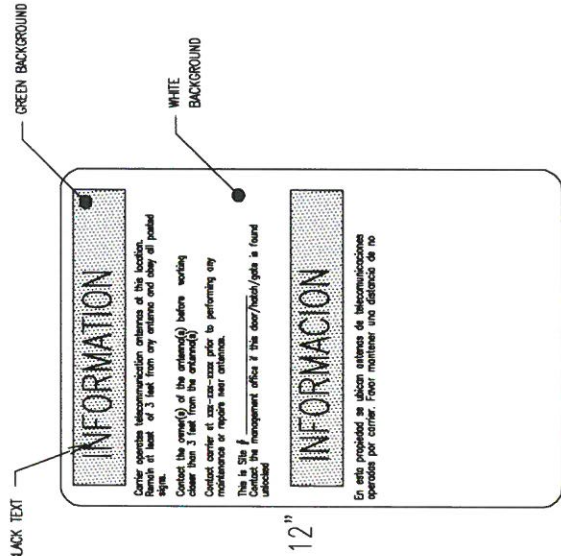
PLEASE CONTACT:
843-324-9745
optimatowerleasing@optimasc.net

SIGNAGE NOTES:

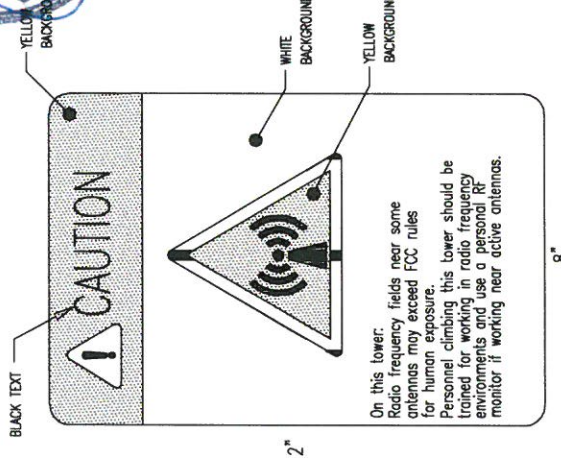
- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE & FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE. HOG RINGS (FENCE) OR SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
- ADDITIONAL E911 ADDRESS & FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
- CARRIER SITE & EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET WITH PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AID PLACEMENT UNTIL THE ADHESIVE SETS.



RF EXPOSURE INFORMATION SIGN
WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2



RF EXPOSURE INFORMATION SIGN 10-6
WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

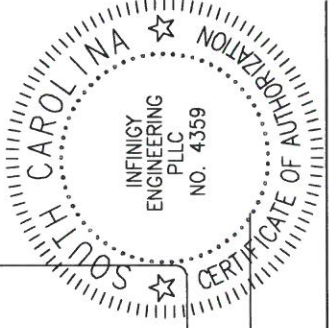


RF EXPOSURE CAUTION SIGN
WHITE/YELLOW BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: BASE OF TOWER
QUANTITY: 1

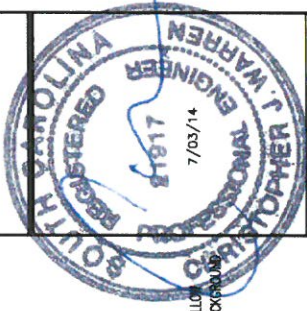
The Authorization for the Radio Equipment
At this facility is located at the Control Point:

Optima Towers IV
STREET
CITY, STATE
(XXX)-XXX-XXX office / (XXX)-XXX-XXX fax

AUTHORIZATION FOR RADIO EQUIPMENT SIGN
WHITE BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: SHELTER DOOR
QUANTITY: 1 PER CABINET DOOR



2255 SEWELL MILL ROAD
SUITE 130
MARIETTA, GA 30062
TEL: 678-444-4463
FAX: 678-444-4472



UNLESS OTHERWISE NOTED, ALL DIMENSIONS TO THE SIGNAGE IS IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE STATE AND/OR LOCAL LAWS.

D	ISSUED FOR ZONING	CWP/7/25/14
B	ISSUED FOR REVIEW	ICLE/7/22/14
A	ISSUED FOR REVIEW	ICLE/4/7/14
No.	Quantity/Revision	Issued Date
Drawn:	DL	Date: 4/14/14
Designed:		Date:
Checked:		Date:
Project Number	_XXXX-XXXX	

TRENHOLM-DECKER
SC-1068A

2628 DECKER BOULEVARD
COLUMBIA, SC 29206

Prepared For

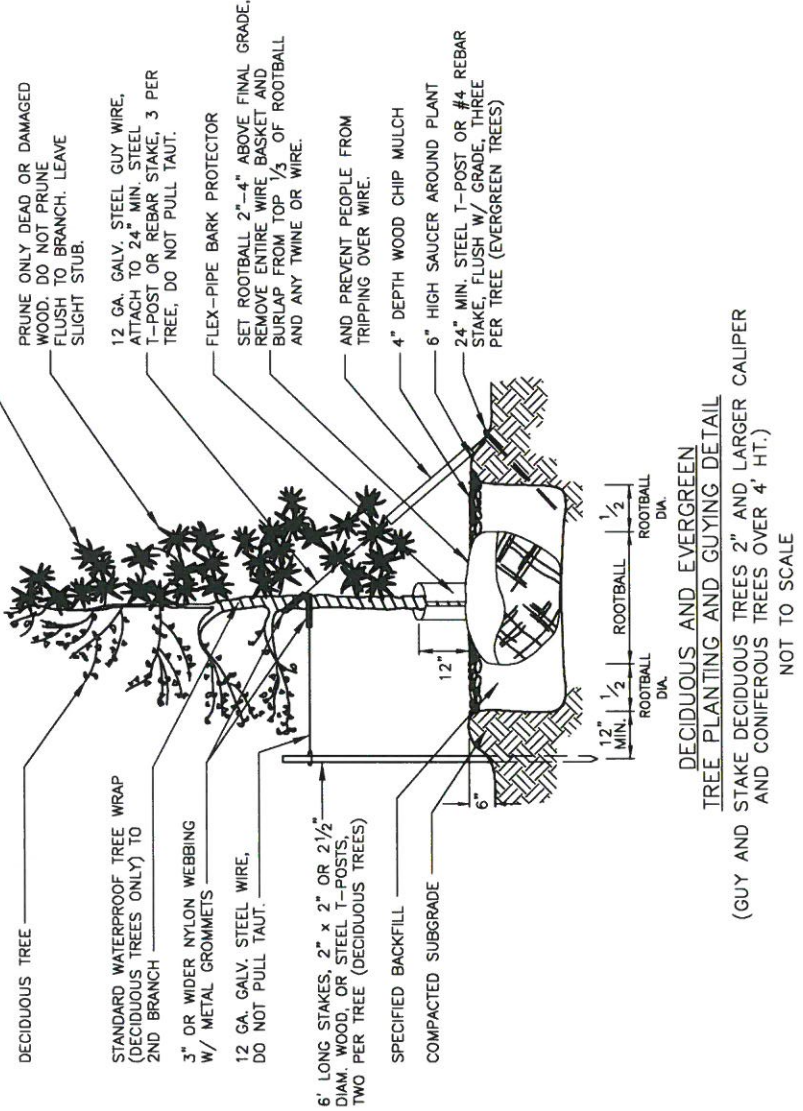
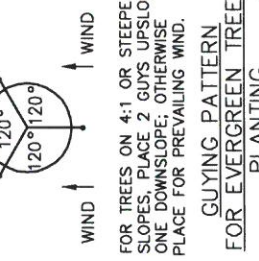
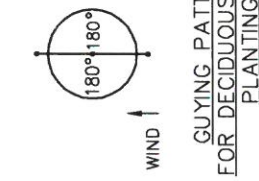
Project Title

PO BOX 2041
MT. PLEASANT, SC 29465

Drawing Scale: AS NOTED
Date: 4/14/14

Drawing Title
TYPICAL SITE SIGNAGE

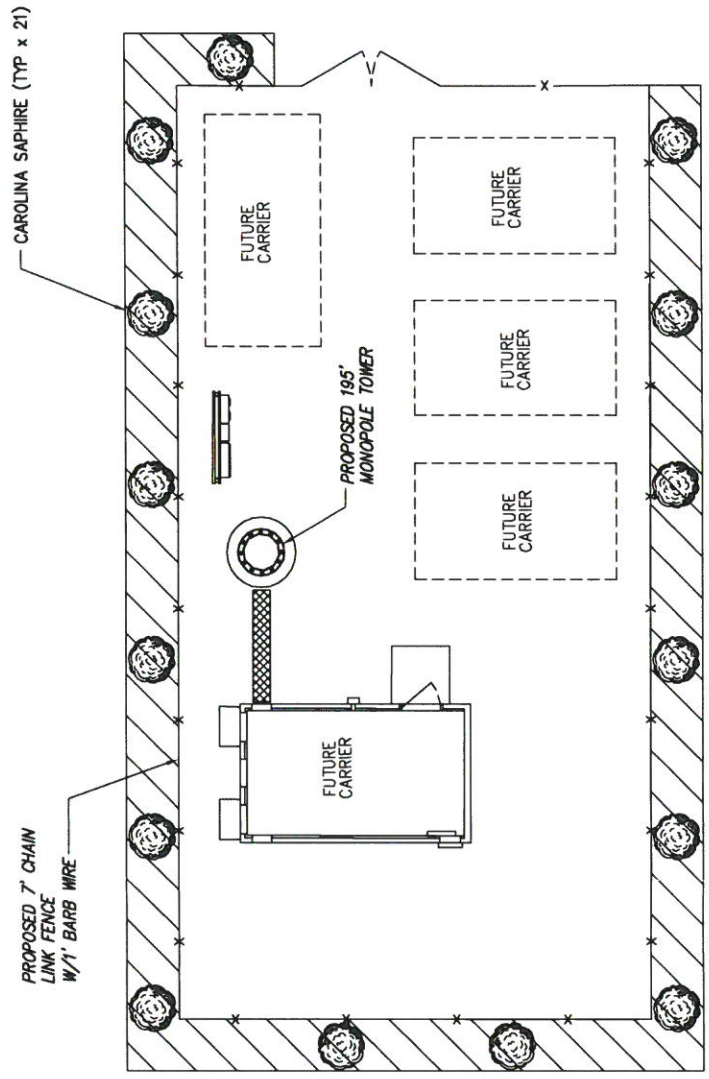
Drawing Number
Z05



GENERAL PLANTING NOTES

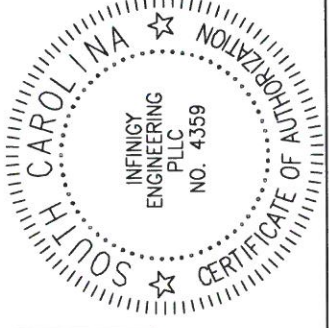
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.

DECIDUOUS AND EVERGREEN TREE PLANTING AND GUYING DETAIL
(GUY AND STAKE DECIDUOUS TREES 2" AND LARGER CALIPER AND CONIFEROUS TREES OVER 4' HT.)
NOT TO SCALE

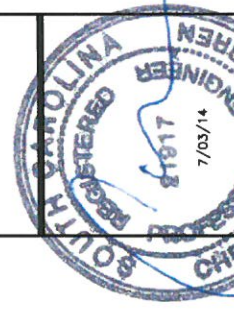


PLANT LIST

SYMBOL	QUANTITY	BOTANICAL	COMMON	SPECIFICATIONS
	15	CYPRESSUS ARZONICA CAROLINA SAPPHIRE	CAROLINA SAPPHIRE	5" O.C., 1 3/4" CALIPER AND 6" TALL AT TIME OF PLANTING.



infinity engineering
2255 SEWELL MILL ROAD
SUITE 130
MARIETTA, GA 30062
TEL: 678-444-4463
FAX: 678-444-4472



UNLESS OTHERWISE NOTED, THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS.

ISSUED FOR ZONING: C-1M7/23/14
 ISSUED FOR REVIEW: 04/17/20/14
 ISSUED FOR REVIEW: 04/17/20/14

No. _____ Date: _____
 Submitter/Revision: _____
 Drawn: _____ Date: 4/15/14
 Designed: _____ Date: _____
 Checked: _____ Date: _____

Project Number: XXX-XXXX

Project Title: TRENHOLM-DECKER SC-1068A
 2628 DECKER BOULEVARD
 COLUMBIA, SC 29206

Prepared For: OPTIMA Towers IV
 PO BOX 2041
 MT. PLEASANT, SC 29465

Drawing Scale: AS NOTED
 Date: 4/14/14

Drawing Title: LANDSCAPE PLAN
 Drawing Number: Z06



Optima Towers IV, LLC
PO Box 2041
Mt. Pleasant, SC 29465

June 27, 2014

Geonard Price
Richland County
Zoning Administrator
2020 Hampton Street, 1st Floor
Columbia, SC 29202

Re: Wireless Communications Facility Application- Lack of Collocation

Dear Richland County Zoning Administrator,

Please accept the signed statement below as confirming §§ 26-152, paragraph 24(d) of the Richland County Zoning Ordinance:

Please accept this letter as evidence by Optima Towers IV, LLC (Optima) confirming that no other structures exist to provide coverage for the vicinity of Decker Boulevard within the 0.5 mile search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria. Attached is a search of the FCC database confirming the non-existence of collocate-able structures and a map illustrating the closest existing structure. The closest existing structures are 1.66 miles to Northeast, 1.2 miles to East, 1.14 miles to South Southwest, 1.27 miles to West, and 1.11 miles to North Northwest. The proposed Optima site is designed to handle coverage and capacity between these five structures. If you have any questions, please feel free to give me a call at 843-324-9732.

Sincerely,

Keith Powell
Managing Member
Optima Towers IV, LLC



Optima Towers IV, LLC
PO Box 2041
Mt. Pleasant, SC 29465

June 27, 2014

Geonard Price
Richland County
Zoning Administrator
2020 Hampton Street, 1st Floor
Columbia, SC 29202

Re: Wireless Communications Facility Application- Collocation site design and policy statement

Dear Richland County Zoning Administrator,

Please accept this letter as notice and confirmation of Optima Towers (Optima) commitment to provide this communications facility for collocation to multiple wireless telecommunication entities. Optima's plan includes the engineered design to handle multiple (no less than four) collocations for its proposed site at 2628 Decker Boulevard. If you have any questions, please feel free to give me a call at 843-324-9732.

Sincerely,

Keith Powell
Managing Member
Optima Towers IV, LLC



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

Aeronautical Study No.
 2014-ASO-5322-OE

Issued Date: 07/11/2014

Keith Powell
 Optima Towers IV, LLC
 P.O. Box 2041
 Mt. Pleasant, SC 29465

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

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

Structure: Antenna Tower SC-1068-A
 Location: Columbia, SC
 Latitude: 34-03-41.37N NAD 83
 Longitude: 80-57-05.20W
 Heights: 197 feet site elevation (SE)
 199 feet above ground level (AGL)
 396 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 01/11/2016 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 (718) 553-2611. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-5322-OE.

Signature Control No: 216980257-223490604

(DNE)

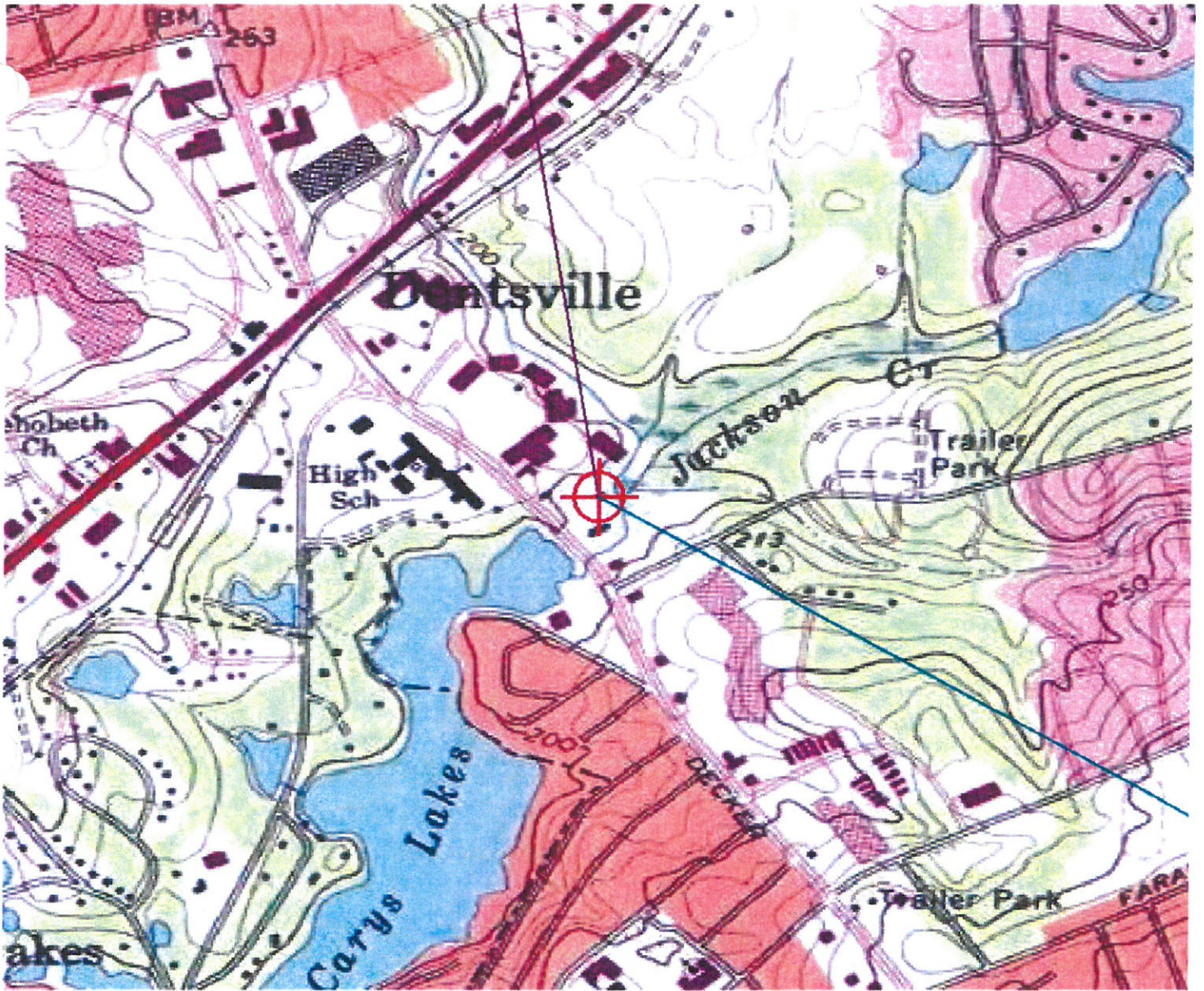
Angelique Eersteling
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2014-ASO-5322-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





Optima Towers IV, LLC
PO Box 2041
Mt. Pleasant, SC 29464

June 27, 2014

Geonard Price
Richland County
Zoning Administrator
2020 Hampton Street, 1st Floor
Columbia, SC 29202

Re: Wireless Communications Facility Application- Tower Removal

Dear Richland County Zoning Administrator,

Please accept the signed statement below as confirming §§ 26-152, paragraph 24(i) of the Richland County Zoning Ordinance:

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

Applicant: Optima Towers IV, LLC, a South Carolina limited liability company

Acknowledged and Accepted

By: Keith Powell

Its: Managing Member

Date: June 27, 2014

cc: Jonathan L. Yates, Esquire



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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