



**LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT**  
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092  
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners  
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: December 20, 2016

Re: CUP #349  
SCI Towers, LLC, applicant  
Parcel ID# 26755

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 9, 2017.*

**REQUEST**

The applicant is requesting a conditional use permit to erect a 108-foot wireless telecommunications tower in the R-S (Residential Suburban) district. Under the Unified Development Ordinance, a telecommunications tower in excess of 60 feet and no greater than 325 feet is a conditional use in the R-S district, subject to certain standards.

**SITE AREA AND DESCRIPTION**

The proposed site is an 11-acre tract located at 3252 E. NC 27 Hwy., on the south side of N.C. 27 at its intersection with Asbury Church Road, in Ironton Township. It is adjoined by property zoned R-S and B-N (Neighborhood Business). Land uses in this area include residential and business. This property is part of an area designated by the Lincoln County Land Use Plan as Mixed Residential, a designation with an option for higher-density development, including townhomes and apartments.

**AIRPORT OVERLAY DISTRICT**

This property is located in the Airport Overlay District's horizontal zone. In the horizontal zone, structures are limited to a maximum height of 978 feet above mean sea level (100 feet above the airport elevation). The proposed tower would extend to a height of 1,040 feet above mean sea level. Under a UDO amendment approved on a December 19, 2017, an exemption from the height limit may be approved for a wireless telecommunication tower as part of the conditional use permit process, provided an

applicant is able to demonstrate compliance with all Federal Aviation Administration (FAA) standards and regulations and receives approval from the FAA for the construction of the proposed tower. In this case, the FAA has issued a determination that the proposed tower would not be a hazard to air navigation provided it is lighted in accordance with FAA regulations. A copy of the FAA determination is included with this information packet.

## **ORDINANCE STANDARDS**

Wireless telecommunications facilities are classified under civic uses. The Unified Development Ordinance sets the following standards for such facilities:

### **§4.3.7 Wireless Telecommunication Facility**

- A.** The proposed tower, antenna or accessory structure and equipment will be placed in a location and in a manner which will minimize the visual impact on the surrounding area. Accessory structures and equipment must meet all applicable standards of this UDO.
- B.** Approval for a proposed tower within a radius of 10,500 feet from an existing tower or other suitable structure shall not be issued unless the applicant certifies that the existing tower or structure does not meet applicant's structural specifications or technical design requirements, or that a co-location agreement could not be obtained at a reasonable market rate and in a timely manner.
- C.** Minimum tower setbacks shall be as follows:
  - 1. From all lot lines and public right-of-ways, a distance equal to the tower's fall zone, as certified by a licensed professional engineer in the State of North Carolina, plus 20 feet; and
  - 2. From any residential use, a distance of its height plus 50 feet, unless the owner of the use waives this requirement by a notarized affidavit.
- D.** The proposed tower must be designed to accommodate additional antennae equal in number to applicant's present and future requirements.
- E.** Unless otherwise restricted, the height of a tower is limited per §2.2.1, Use Table. Antennae or equipment mounted on a building must meet the height requirements of §2.4.
- F.** A tower must not be illuminated or contain any lighting unless otherwise required by State or Federal regulations.
- G.** The color of a tower and its antennae shall be one that will blend to the greatest extent possible with the natural surroundings.
- H.** No commercial signs or advertising shall be allowed on any tower, antennae, accessory structure or equipment.
- I.** Existing towers may be replaced or modified providing that the existing height is not exceeded by more than 20 feet and the new or modified tower meets all of the above requirements except for the setback provisions.
- J.** Any tower, antennae, accessory structure or equipment that is not used for communication purposes for more than 120 days shall be considered as abandoned and shall be removed by the owner within 60 days. The County

shall require financial guarantees in accordance with §5.10 to guarantee removal of abandoned equipment in compliance with the requirements of this subsection.

- K.** Telecommunication/transmission towers shall not be constructed unless the tower owner has general liability coverage of at least \$1,000,000. The owner of the tower shall provide the County with a certificate of insurance showing evidence of its coverage and the certificate shall contain a requirement that the insurance company notify the County 30 days prior to the cancellation, modification or failure to renew the insurance coverage required. Lapse of this insurance shall be deemed by the County to be sufficient grounds to revoke the applicable County permits.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **SCI Towers, LLC**

Application No. **CUP #358**

Parcel ID# **26755**

Zoning District **R-S**

Proposed Conditional Use **108-foot wireless telecommunications tower**

### **FINDINGS OF FACT**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. The use meets all required conditions and specifications. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

After having held a Public Hearing on \_\_\_\_\_ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

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In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:

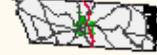
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## **Lincoln County, NC**

**Office of the Tax Administrator, GIS Mapping Division**  
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.



Date: 12/7/2016 Scale: 1 Inch = 400 Feet

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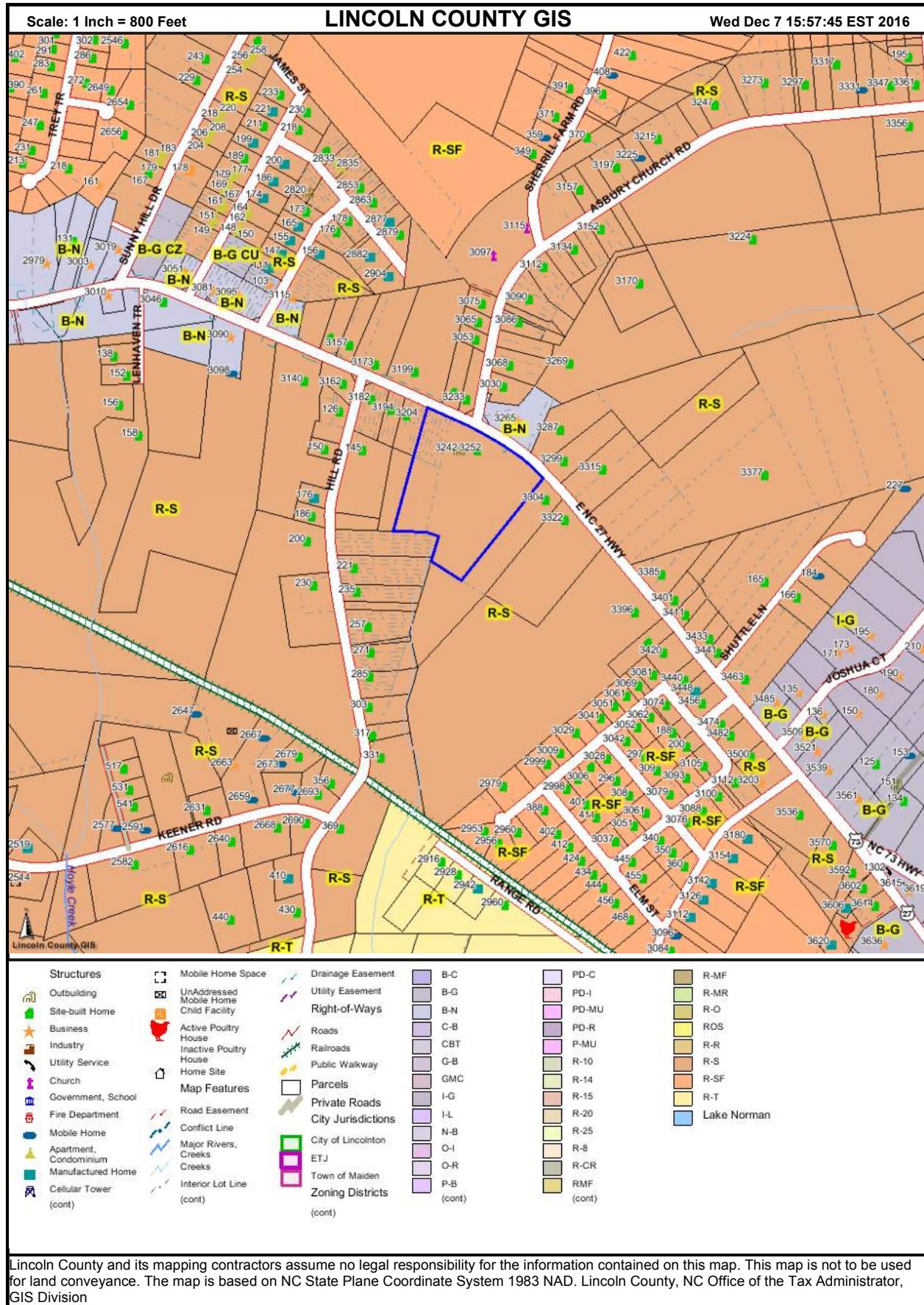
## PHOTOS



26755

PARCEL INFORMATION FOR 3643-86-7204

<b>Parcel ID</b>	<b>26755</b>	<b>Owner</b>	NICHOLS ROBERT KEVIN				
<b>Map</b>	<b>3643-02</b>	<b>Mailing</b>	3252 E HWY 27 LNCLNTN				
<b>Account</b>	<b>0082439</b>	<b>Address</b>	PO BOX 639 STANLEY NC 28164-0639				
<b>Deed</b>	<b>981-020</b>	<b>Recorded</b>	<b>3/19/1997</b>	<b>Sale Price</b>	\$115,000		
<b>Land Value</b>	<b>\$109,484</b>	<b>Total Value</b>	<b>\$194,603</b>	<b>Previous Parcel</b>			
<b>----- All values are for tax year 2016. -----</b>							
<b>Description</b>	LAND & HOME RD 27			<b>Deed Acres</b>	11.79		
<b>Address</b>	3252 E NC 27 HWY			<b>Tax Acres</b>	11.09		
<b>Township</b>	IRONTON			<b>Tax/Fire District</b>			
<b>Main Improvement</b>	CONVENTIONAL (PRE WWII)			<b>Value</b>	\$79,024		
<b>Main Sq Feet</b>	<b>1697</b>	<b>Stories</b>	<b>1 Year Built</b>				
<b>Zoning District</b>	<b>Calculated Acres</b>		<b>Voting Precinct</b>	<b>Calculated Acres</b>			
R-S	11.1		IRON STATION (IS23)	11.1			
<b>Watershed Class</b>	<b>Sewer District</b>						
Not in a watershed	Not in the sewer district						
<b>2000 Census County</b>				<b>Tract</b>	<b>Block</b>		
37109				071000	3021		
<b>Flood</b>	<b>Zone Description</b>			<b>Panel</b>			
X	NO FLOOD HAZARD			3710364300	11.1		







**SCI TOWERS, LLC**

207 Harbour Place Drive  
Davidson, NC 28036

T 888.318.2803  
F 888-549-3889  
Craig@SCI towers.com  
www.SCI towers.com

December 16, 2016

Lincoln County Planning & Inspection Dept.  
Attention: Mr. Randy Hawkins, Zoning Director  
302 N. Academy St.  
Lincolnton, NC 28092

**RE: Proposed Telecommunication Tower located at 3252 Easy Highway 27,  
Lincolnton, NC 28092; Parcel No. 26755; SCI Towers, LLC Site Name: Abraham**

Dear Mr. Hawkins:

Please accept this letter as correspondence that SCI Towers, LLC is submitting a Conditional Use Permit Application and supporting documents for a wireless telecommunications tower to be located at 3252 East Highway 27, Lincolnton, NC 28092.

If you have any questions or need further questions, please contact me at 904-210-8754.

Thank you for your assistance with this submission.

Sincerely,

A handwritten signature in black ink that reads "Craig Parker". The signature is fluid and cursive, with "Craig" on top and "Parker" below it, though the lines are connected.

Craig Parker  
Project Manager  
SCI Towers, LLC



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- SECTION 10. FINDING OF FACT

# **SECTION 1.**

# **CONDITIONAL USE PERMIT APPLICATION**



## **Conditional Use Permit Application**

Lincoln County Planning and Inspections Department  
Zoning Administrator  
302 N. Academy St., Suite A, Lincolnton, NC 28092  
Phone: (704)736-8440 FAX: (704)732-9010

### **PART I**

Applicant Name: SCI Towers, LLC

Applicant Address: 207 Harbour Place Drive, Davidson, NC 28036

Applicant Phone Number: 888-318-2803

Property Owner Name: Robert Kevin Nichols

Property Owner Address: 2832 Wheatfield Court, Lincolnton, NC 28092

Property Owner Phone Number: 980-241-1848

### **PART II**

Property Location: 3252 Easy Highway 27, Lincolnton, NC 28092

Property ID (10 digits): Pin 3643-86-7204 Property size 11.095 Map Acres

Parcel # (5 digits) 26755 Deed Book(s) 981 Page(s): 20

### **PART III**

Existing Zoning District: R-S

Briefly describe how the property is being used and any existing structures.  
One (1) residential structure located on parcel.

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

Wireless telecommunication structure.

### **APPLICATION FEE (less than 2 acres \$500, 2+ acres \$1,000)**

**MUST BE RECEIVED BEFORE PROCESSING.**

*I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.*

Craig Parker  
Applicant's Signature

12/16/16

Date

**RECOMMENDATIONS ON FINDINGS OF FACT FOR A  
CONDITIONAL USE PERMIT**

Application # \_\_\_\_\_ Date \_\_\_\_\_

Applicant's Name \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Property Location \_\_\_\_\_ Existing Zoning \_\_\_\_\_

Proposed Conditional Use \_\_\_\_\_

**FINDINGS OF FACT**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_

2. The use meets all required conditions and specifications. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_

After having held a Public Hearing on \_\_\_\_\_ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Board of Commissioners:

In recommendation such Conditional Use, the following conditions were recommended by the Lincoln County Board of Commissioners: \_\_\_\_\_

**BOARD'S ACTION**

with attached conditions.

## SECTION 2.

# STATEMENT OF JUSTIFICATION



December 16, 2016

Lincoln County Planning & Inspection Dept.  
Attention: Mr. Randy Hawkins, Zoning Director  
302 N. Academy St.  
Lincolnton, NC 28092

**RE: Statement of Justification for Proposed Telecommunication Tower located at 3252 East Highway 27, Lincolnton, NC 28092; Parcel No. 26755; SCI Towers, LLC (SCI) Site Name: Abraham**

Dear Mr. Hawkins:

Please accept this letter as a statement of justification per the Lincoln County Unified Development Ordinance (UDO) the following items must be addressed.

A. The proposed tower, antenna or accessory structure and equipment will be placed in a location and in a manner which will minimize the visual impact on the surrounding area. Accessory structures and equipment must meet all applicable standards of this UDO.

**The proposed tower site will include a 108' monopole tower on +/- 11.095 acre property zoned R-S. The UDO allows towers as a Conditional Use up to 325' in the R-S district.**

B. Approval for a proposed tower within a radius of 10,500 feet from an existing tower or other suitable structure shall not be issued unless the applicant certifies that the existing tower or structure does not meet applicant's structural specifications or technical design requirements, or that a collocation agreement could not be obtained at a reasonable market rate and in a timely manner.

**As indicated in the enclosed tower justification letter, including the Verizon before and after coverage maps, a search of the area found no existing towers or supporting structures that would meet its needs within 10,500 feet.**

C. Minimum tower setbacks shall be as follows:

1. From all lot lines and public right-of-ways, a distance equal to the tower's fall zone, as certified by a licensed professional engineer in the State of North Carolina, plus 20 feet; and;
2. From any residential use, a distance of its height plus 50 feet, unless the owner of the use waives this requirement by a notarized affidavit.

**The tower as proposed will be set back a minimum of the fall zone plus 20 feet from all property lines as shown in the enclosed drawing. No residential structures are located within the height of the tower plus 50 feet.**

D. The proposed tower must be designed to accommodate additional antennae equal in number to applicant's present and future requirements.

**As shown on the included drawings the tower will be designed to accommodate multiple users. A statement is also enclosed in this package indicating SCI Towers**



willingness to allow additional carriers to collocate at the proposed tower site. Verizon Wireless will be the initial user of this proposed tower.

E. Unless otherwise restricted, the height of a tower is limited per Section 2.2.1, Use Table. Antennae or equipment mounted on a building must meet the height requirements of Section 2.4.

**P = Permitted** | **S = Special Use** (Error! Reference source not found.) | **C = Conditional Use** (Error! Reference source not found.) | **\* = Group of Uses** (Error! Reference source not found.)

Civic Uses	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	B-C	I-L	I-G	Use Standard
Wireless facility and tower (up to 60 ft)	P	P	P	P	P	P			P	P	P	P	P	P	P	§4.3.7
Wireless facility and tower (60-100 ft)	C	C	C	C	C	C				C	C	C	C	P	P	§4.3.7
Wireless facility and tower (101-325 ft.)	C	C	C	C							C	C	C	C		§4.3.7

**The table above allows for a tower up to 325' in the R-S district as a Conditional Use. SCI is proposing a 108' monopole.**

F. A tower must not be illuminated or contain any lighting unless otherwise required by State or Federal regulations.

**The tower will be illuminated only as required by the Federal Aviation Authority (FAA) or other State or Federal agency of competent jurisdiction.**

G. The color of the tower and its antennae shall be one that will blend to the greatest extent possible with the natural surroundings.

**The tower will be constructed of galvanized steel or painted per applicable standards of the FAA or other applicable State or Federal agency.**

H. No commercial signs or advertising shall be allowed on any tower, antennae, accessory structure or equipment.

**Only signage required by the FCC and Federal or State regulations for emergency and cautionary purposes will be required at the proposed tower site. No advertising shall be attached to the tower.**

I. Existing towers may be replaced or modified providing that the existing height is not exceeded by more than 20 feet and the new or modified towers meets all of the above requirements except for the setback provisions.

**SCI will comply with the above requirement.**

J. Any tower, antennae, accessory structure or equipment that is not used for communication purposes for more than 120 days shall be considered as abandoned and shall be removed within 60 days. The County shall require financial guarantees in accordance with Section 5.10 to guarantee removal of abandoned equipment in compliance with the requirements of this subsection.



**Enclosed is a letter stating that SCI will provide a bond in the amount of 125% of the documented cost to remove the tower.**

K. Telecommunications/transmission towers shall not be constructed unless the tower owner has general liability coverage of at least \$1,000,000.00. The owner of the tower shall provide the County with a certificate of insurance showing evidence of its coverage and the certificate shall contain a requirement that the insurance company notify the County 30 days prior to the cancellation, modification or failure to renew the insurance coverage required. Lapse of this insurance shall be deemed by the County to be sufficient grounds to revoke the applicable County permits.

**Enclosed is proof of general liability insurance in the minimum amount of \$1,000,000.00.**

The proposed tower site meets all of the conditions and specifications of the UDO and will not materially endanger the public health or safety. Wireless service is considered a public necessity in some cases as it is often the only means citizens have to emergency services. The location and character of the use, if developed according to the plan submitted and recommended, will be in harmony with the area in which it is to be located. The proposed tower will meet the infrastructure needs of this area of the County and will provide much needed access to emergency services.

If you have any questions or need further information, please contact me at (904) 210-8754.

Thank you for your assistance with this submission.

Sincerely,

A handwritten signature in black ink that reads "Craig Parker". The signature is fluid and cursive, with "Craig" on the top line and "Parker" on the bottom line.

Craig Parker  
Independent Contractor  
Cramerica Ventures, Inc.  
Project Manager for  
SCI Towers, LLC

## **SECTION 3.**

# **LETTER OF BOND COMMITMENT**



**SCI TOWERS, LLC**

207 Harbour Place Drive  
Davidson, NC 28036

T 888.318.2803  
F 888-549-3889  
[Craig@SCItowers.com](mailto:Craig@SCItowers.com)  
[www.SCItowers.com](http://www.SCItowers.com)

December 16, 2016

Lincoln County Planning & Inspection Dept.  
Attention: Mr. Randy Hawkins, Zoning Director  
302 N. Academy St.  
Lincolnton, NC 28092

**RE: Proposed Telecommunication Tower located at 3252 East Highway 27, Lincolnton, NC 28092; Parcel No. 26755; SCI Towers, LLC Site Name: Abraham**

Dear Mr. Hawkins:

Please accept this letter as correspondence that SCI Towers, LLC will provide a bond for 125% of the documented cost to remove the tower prior to the building permit being issued. The documented cost will be provided in written form from an engineer licensed in the State of North Carolina. The bond will be to satisfy the requirements specified in the Lincoln County ordinance to remove the tower should it be abandoned.

If you have any questions or need further questions, please contact me at 904-210-8754.

Thank you for your assistance with this submission.

Sincerely,

A handwritten signature in black ink that reads "Craig Parker". The signature is fluid and cursive, with "Craig" on top and "Parker" on the line below it.

Craig Parker  
Independent Contractor  
Cramerica Ventures, Inc.  
Project Manager for  
SCI Towers, LLC

## **SECTION 4.**

# **CERTIFICATE OF INSURANCE**

ACORD™

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
6/15/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER <b>BB&amp;T-Atlantic Risk Management</b> 5850 Waterloo Road, Suite 240 Columbia, MD 21045 410 480-4400	CONTACT NAME: <b>Patricia Neubauer</b>		
	PHONE (A/C, No, Ext): <b>410 480-4400</b>	FAX (A/C, No): <b>866-549-3345</b>	
INSURED <b>SCI Towers LLC</b> P.O. Box 664 Hopkinton, MA 01748	E-MAIL ADDRESS:		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	<b>INSURER A : Hanover Insurance Company</b>		<b>22292</b>
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY) POLICY EXP (MM/DD/YYYY)	LIMITS	
<b>A</b>	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY  <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			<b>LHQA66108001</b>	<b>06/11/2016</b> <b>06/11/2017</b>	EACH OCCURRENCE	\$1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence)					\$1,000,000	
	MED EXP (Any one person)					\$10,000	
	PERSONAL & ADV INJURY					\$1,000,000	
	GENERAL AGGREGATE					\$2,000,000	
	PRODUCTS - COMP/OP AGG					\$2,000,000	
						\$	
	GEN'L AGGREGATE LIMIT APPLIES PER:  POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						
	OTHER:						
	AUTOMOBILE LIABILITY  ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						
UMBRELLA LIAB	<input type="checkbox"/> OCCUR				BODILY INJURY (Per person)	\$	
EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				BODILY INJURY (Per accident)	\$	
DED	RETENTION \$				PROPERTY DAMAGE (Per accident)	\$	
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N		N / A			E.L. EACH ACCIDENT	\$	
(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE	\$	
					E.L. DISEASE - POLICY LIMIT	\$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## Insurance Verification

CERTIFICATE HOLDER	CANCELLATION
<p><b>Lincoln County Government</b> 115 W. Main Street Lincolnton, NC 28092</p>	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  <i>Daniel J. Raul</i>

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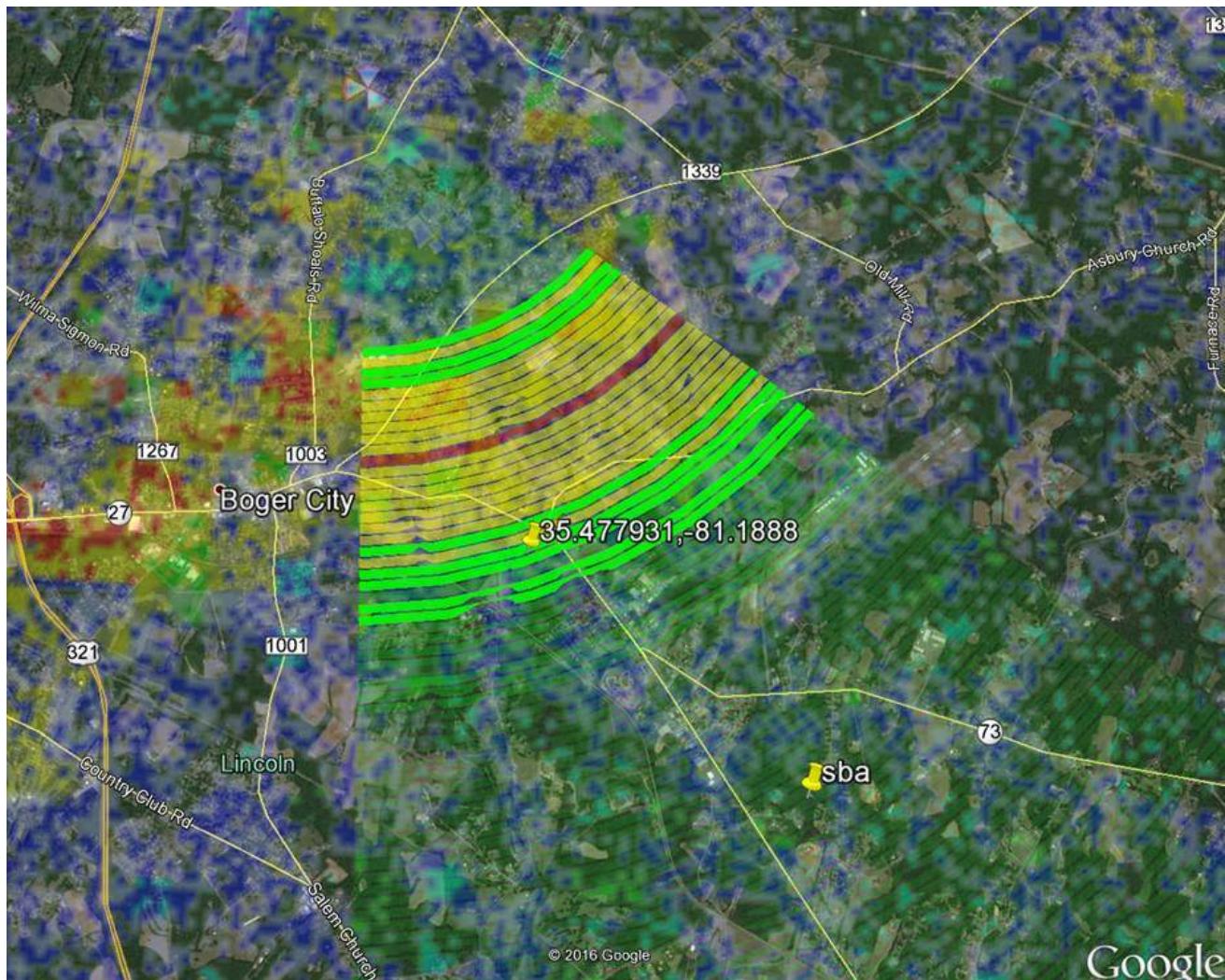
## **SECTION 5.**

## **COVERAGE MAPS**

## VERIZON WIRELESS BEFORE AND AFTER THE PROPOSED TOWER

Verizon Wireless is enhancing their service in Lincoln County. Specifically, this proposed tower will provide additional capacity to the traffic coming from Boger City and surrounding residents. It is Verizon's desire to utilize existing structures whenever possible. However, in this particular instance there are no existing structures suitable to meet Verizon's objectives. Specifically, Verizon investigated the structure located at 3510 Ironton Place which is approximately 8,100 feet from the proposed tower location. Per Verizon, the only available height was at a centerline of 102 feet and would not meet the coverage objectives referenced above due to height restrictions.

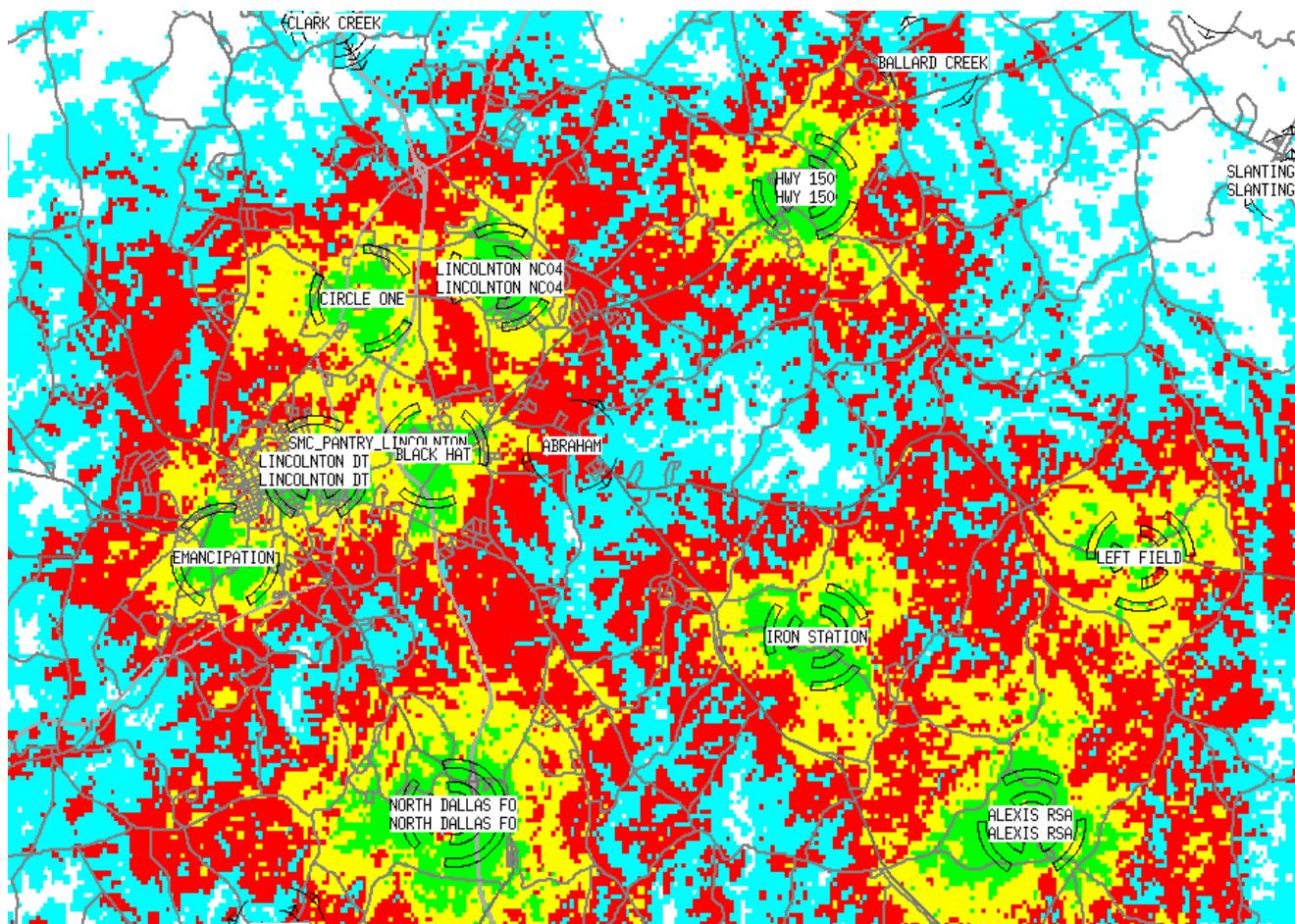
The figure below depicts the projected coverage objectives for the Abraham site.



The figures below represent the current and future coverage needs of Verizon Wireless in the area. The existing Verizon sites are named on the below figures along with the proposed tower, Abraham

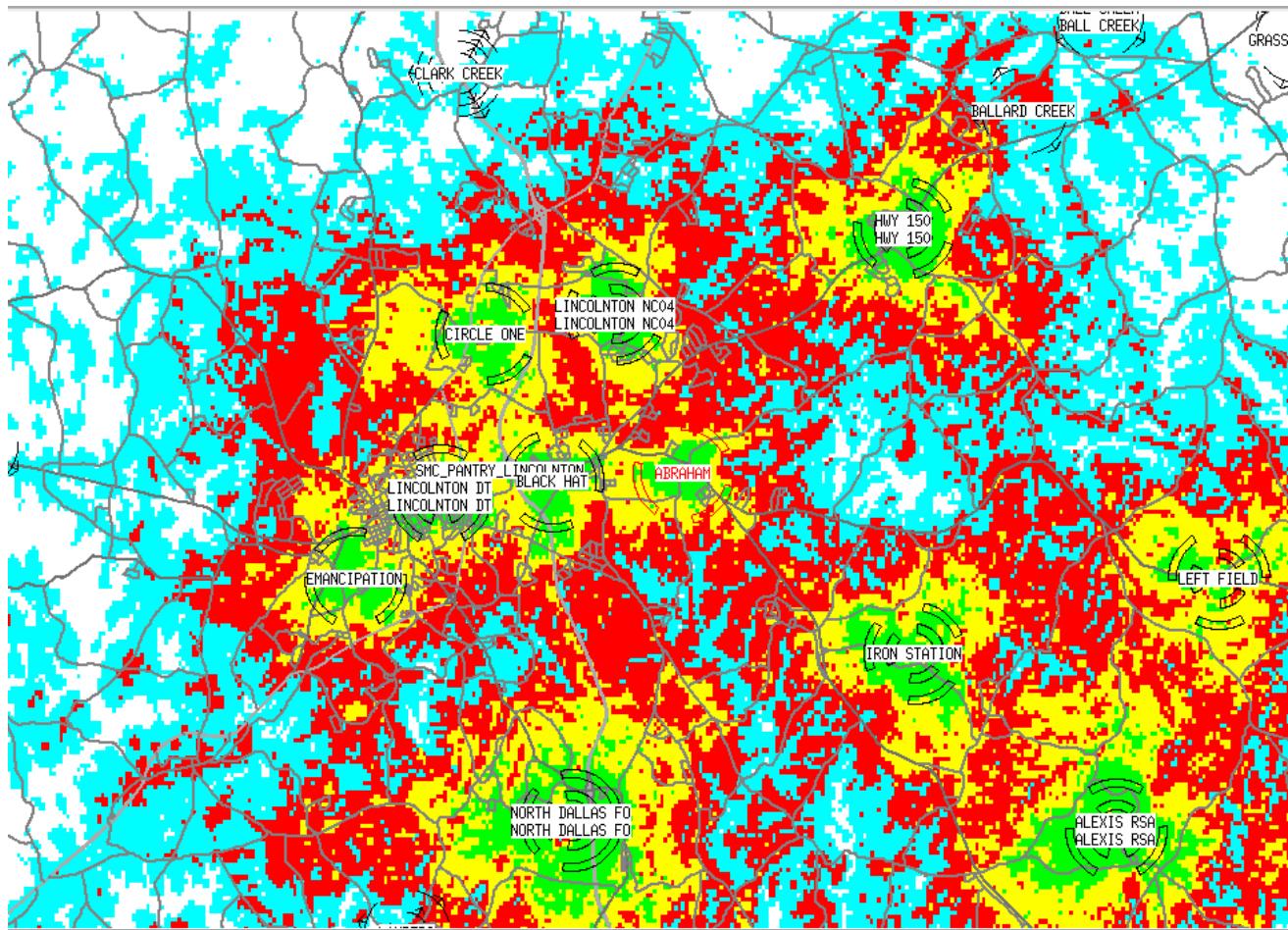
CURRENT:

The figure below illustrates the current Verizon Wireless coverage without the proposed tower. The proposed location of the tower is shown on the map with the label "Abraham." The areas that are depicted in red on the map signify areas of poor and unreliable service. As shown, the areas in and around the proposed site are significantly compromised.



## FUTURE:

The figure below illustrates the addition of the proposed tower. With the addition of the proposed site, Abraham, Verizon will provide reliable coverage to the area depicted and surrounding vicinity.



## SECTION 6.

# SCI TOWERS, LLC COLLOCATION POLICY



**SCI TOWERS, LLC**

**207 Harbour Place Drive**  
**Davidson, NC 28036**

**T 888.318.2803**  
**F «Phone»**  
**[Craig@SCIowers.com](mailto:Craig@SCIowers.com)**  
**[www.SCIowers.com](http://www.SCIowers.com)**

December 16, 2016

Lincoln County Planning & Inspection Dept.  
Attention: Mr. Randy Hawkins, Zoning Director  
302 N. Academy St.  
Lincolnton, NC 28092

**RE: Collocation Intent for Proposed Telecommunication Tower located at 3252 East Highway 27, Lincolnton, NC 28092; Parcel No. 26755; SCI Towers, LLC Site Name: Abraham**

Dear Mr. Hawkins:

SCI Towers, LLC (SCI) is committed to actively seeking licensed wireless providers to collocate on structures within its existing tower portfolio. The proposed site referenced above will be structurally designed and constructed to accommodate collocation by multiple tenants and reduce tower proliferation within the community. In addition, SCI's competitive rental rates offer value to wireless providers and are an attractive option to increase the footprint of its network.

The construction of the tower will enhance both wireless voice and data capabilities for residents, first responders, and those traveling through the structure's surrounding area.

If you have any questions or need further questions, please contact me at 904-210-8754.

Thank you for your assistance with this submission.

Sincerely,

A handwritten signature in black ink that reads "Craig Parker". The signature is fluid and cursive, with "Craig" on the top line and "Parker" on the bottom line.

Craig Parker  
Independent Contractor  
Cramerica Ventures, Inc.  
Project Manager for  
SCI Towers, LLC

## **SECTION 7.**

# **DEED & PROPERTY CARD**

3-19-97 10:25

1.	10.00
Stamps	230.00
	\$240.00

LINCOLN COUNTY  
2801

03-19-97



\$230.00

Real Estate  
Excise Tax

Excise Tax

Filed for registration and recorded  
this the 19th day of March, 1997,  
at 10:25 A.M. in Book 981, Page 020.

ELAINE N. HARMON

Register of Deeds for Lincoln County

BY: Judith W. Martin  
Debt Register of Deeds

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....

Verified by ..... County on the ..... day of ..... , 19 .....  
by .....  
.....

Mail after recording to RObert Kevin Nichols, P. O. Box 639, Stanley, N. C. 28164

This instrument was prepared by Richard E. Jonas, Attorney, Lincolnton, NC

Brief description for the Index



## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ..... day of March ..... , 1997, by and between

GRANTOR

GRANTEE

REBECCA LINK WITROW, Unmarried

ROBERT KEVIN NICHOLS, Unmarried

Address P O Box 639  
Stanley, N.C. 28164

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of ..... , Township, Lincoln ..... County, North Carolina and more particularly described as follows:

All that tract or parcel of land containing 11.798 acres in Ironton Township, Lincoln County, bounded now or formerly on the north by N. C. Highway #27, on the south and east by Harry Varner, on the south and west by portion of the Herbert Miller Subdivision, (Plat Book A, Page 184), the same being described in accordance with a map of a survey by Gene Ross, Registered Surveyor, dated February 14, 1997, as follows:

BEGINNING at a point where the centerline of N. C. Highway #27 is intersected by the centerline of Asbury Church Road (State Road 1354) extended, said beginning point also being located 203.28 feet in a northerly direction from a point where the center of N. C. Highway 27 crosses a culvert, and runs thence, from said beginning point so located, North 65 deg. 43 min. 15 sec. West 315.28 feet to another point in the center of N. C. Highway 27, an old corner; thence with a line of Antha D. Keener property in the Miller Subdivision, and passing through a new iron pin on the southern margin of N. C. Highway 27, South 15 deg. 5 min. 26 sec. West 779.90 feet to an existing iron pin; thence with property of Tommy L. Beal in the Miller Subdivision, South 89 deg. 00 min. East 177.67 feet to an existing iron pin, and South 66 deg. 36 min. 07 sec. East 94.64 feet to an existing iron pin, and South 19 deg. 54 min. 31 sec. West 124.90 feet to an existing iron pin and continuing South 19 deg. 54 min. 31 sec. West 23.63 feet to a new iron pin; thence two lines with Harry Varner property, South 58 deg. 17 min. 29 sec. East 223.25 feet to an existing iron pin, and North 39 deg. 4 min. 11 sec. East 799.22 feet to a point in the center of N. C. Highway #27 (passing an existing iron pin on the southern margin of the right of way of that road); thence along the center of N. C. Highway #27, North 47 deg. 13 min. 59 sec. West 138.73 feet to a point, and North 52 deg. 40 min. 23 sec. West 174.37 feet to a point where the center of N. C. Highway #27 crosses a culvert, and thence North 60 deg. 19 min. 8 sec. West 203.28 feet to the point and place of Beginning.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

A map showing the above described property is recorded in Plat Book ..... page .....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Valid and enforceable reservations, restrictions, conditions, easements and rights of ways in the record chain of title.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

-----  
(Corporate Name)

-----  
Rebecca Link Withrow (SEAL)

By: -----  
-----  
(SEAL)

-----  
President

ATTEST: -----  
-----  
(SEAL)

-----  
Secretary (Corporate Seal)

USE BLACK INK ONLY

-----  
(SEAL)

-----  
NORTH CAROLINA, DISTRICT OF COLUMBIA County.

I, a Notary Public of the County and State aforesaid, certify that -----

Rebecca Link Withrow -----  
Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 14th day of MARCH, 1977.

My commission expires: 9-30-98

-----  
Geoffrey W. Gray Notary Public

SEAL-STAMP

-----  
NORTH CAROLINA, ----- County.

I, a Notary Public of the County and State aforesaid, certify that -----

Rebecca Link Withrow -----  
personally came before me this day and acknowledged that he is -----  
Secretary of -----  
a North Carolina corporation, and that by authority duly  
given and as the act of the corporation, the foregoing instrument was signed in its name by its -----  
President, sealed with its corporate seal and attested by ----- as its -----  
Secretary.  
Witness my hand and official stamp or seal, this -----day of -----, 19-----.

My commission expires: -----  
-----  
Notary Public

The foregoing Certificate of -----  
Geoffrey W. Gray, Notary Public of District of Columbia, -----  
-----

-----  
I certify to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the  
first page hereof.

-----  
ELAINE N. HARMON -----  
REGISTER OF DEEDS FOR LINCOLN COUNTY

By *Judith W. Martin* Deputy/Assistant - Register of Deeds

# Lincoln County Property Record Card

Parcel 26755

Appraisal Year 2016

Pin 3643-86-7204

Physical Location 3252 E NC 27 HWY

Map 3643-02

## Owner

Owner	NICHOLS ROBERT KEVIN	Deed	981-020
Mailing	3252 E HWY 27 LNCLNTN	Deed Year	1997
Address	PO BOX 639	Plat	A-184
	STANLEY NC 28164-0639	Deed Acres	11.798
Account	0082439	Map Acres	11.095

Fire District	BOGER CITY	Land Market Value	\$109,484
Township	IRONTON	Improvement Market Value	\$85,119
Neighborhood	0443I	Total Market Value	\$194,603
Description	LAND & HOME RD 27		
Category	REAL		

## Sales History

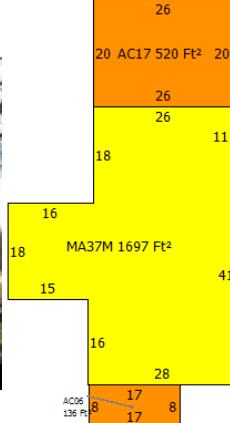
Deed	Sale Date	Type	Qualify	Sale Price	Stamps	Deed Name
981-020	3/19/1997	WD	YES	\$115,000	\$0	NICHOLS, ROBERT KEVIN
617-479	8/23/1984	CMB	NO	\$0	\$0	WITHROW, REBECCA L
617-0479		CVT	NO	\$0	\$0	WITHROW REBECCA L

## Land Segments

Land Segment	Zone Code	Land Type	Land Code	Quantity
1	R-S	AC	B1	1
2	R-S	AC	U	10.095
3	R-S	SI	CWS	1
		Total Acres		11.095

## Improvements

Improvement	1
Description	CONVENTIONAL (PRE WWII)
Quality Grade	C+-
Year Built	1936
Effective Year Built	1936
Stories	1
Rooms	7
Bedrooms	3
Bathrooms	1
Half Baths	0
Heat/Air	CENTRAL HEAT & AIR
Fireplace	
Finished Basement	0
Unfinished Basement	0
Main Finished Area	1697
Market Value	\$79,024



[Click here to zoom to this record](#)

## Miscellaneous Improvements

Improvement	Description	Area	Year Built	Market Value
2	C.B. STORAGE BLDG	1570	1940	\$6,095

**SECTION 8.**

**FALL ZONE LETTER**



**SCI TOWERS, LLC**

207 Harbour Place Drive  
Davidson, NC 28036

T 888.318.2803  
F 888-549-3889  
[Craig@SCItowers.com](mailto:Craig@SCItowers.com)  
[www.SCItowers.com](http://www.SCItowers.com)

December 16, 2016

Lincoln County Planning & Inspection Dept.  
Attention: Mr. Randy Hawkins, Zoning Director  
302 N. Academy St.  
Lincolnton, NC 28092

**RE: Fall Zone Compliance, Proposed Telecommunication Tower located at 3252 Easy Highway 27, Lincolnton, NC 28092; Parcel No. 26755; SCI Towers, LLC Site Name: Abraham**

Dear Mr. Hawkins:

Please accept this letter as verification that the above proposed structure meets the minimum set back requirements per the Lincoln County Unified Development Ordinance. The proposed structure is set back the height of the structure, plus 20 feet, from all lot lines and public right-of-ways. In addition, the structure is set back the height of the structure, plus 50 feet, from any structure designated for residential use.

The dimensions and set backs are notated on the plans submitted to Lincoln County and certified by a licensed professional engineer in the State of North Carolina.

If you have any questions or need further questions, please contact me at 904-210-8754.

Thank you for your assistance with this submission.

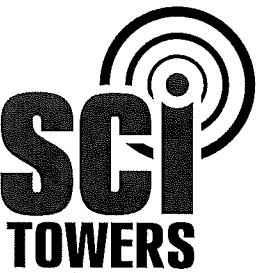
Sincerely,

A handwritten signature in black ink that reads 'Craig Parker'.

Craig Parker  
Independent Contractor  
Cramerica Ventures, Inc.  
Project Manager for  
SCI Towers, LLC

## **SECTION 9.**

## **SITE PLAN/DRAWINGS**

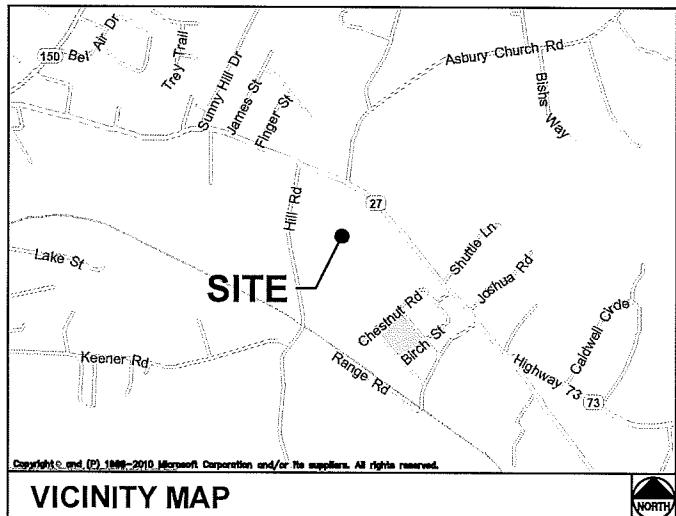


# verizon<sup>✓</sup>

8921 RESEARCH DRIVE  
CHARLOTTE, NC 28262

## ABRAHAM SITE ADDRESS

3252 EAST HWY 27  
LINCOLNTON, NC 28092  
LINCOLN COUNTY  
LATITUDE: 35° 28' 38.47" N  
LONGITUDE: 81° 11' 15.98" W  
PARCEL ID #: 26755  
ZONING: R-S



FROM CHARLOTTE OFFICE: START OUT GOING SOUTHWEST ON RESEARCH DRIVE TOWARDS HARRIS BLVD 0.4 MILE; TURN LEFT ONTO W W HARRIS BLVD 0.4 MILE; TURN LEFT ONTO THE I-85N RAMP AND MERGE ONTO I-85N 2.3 MILES; TAKE EXIT 48 FOR I-485 TOWARD ROCK HILL 0.2 MILE; KEEP LEFT AT THE FORK AND MERGE ONTO I-485/ I-485 OUTER 13.6 MILES; TAKE EXIT 16 FOR NC-16/ BROOKSHIRE BLVD TOWARD NEWTON 0.4 MILE; TURN RIGHT ONTO NC-16N/ BROOKSHIRE BLVD 10.0 MILES; TAKE THE NC-73 EXIT TOWARD NC-16N/ LINCOLNTON/ HUNTERSVILLE 0.2 MILE; TURN LEFT ONTO NC-73W 10.9 MILES; TURN RIGHT ONTO NC-27W 0.6 MILE; ARRIVE AT DESTINATION ON THE LEFT.

### DRIVING DIRECTIONS

NOTE:  
SITE IS LOCATED WITHIN FEMA FLOOD MAP  
AREA 3710364300J DATED 08/16/2007  
WITHIN FLOOD ZONE X.



PROJECT INFORMATION:

VERIZON NAME: ABRAHAM  
VERIZON No.: TBD

3252 EAST HWY 27  
LINCOLNTON, NC 28092  
LINCOLN COUNTY

CURRENT ISSUE DATE:

12/14/16

ISSUED FOR:

ZONING

REV.: DATE: ISSUED FOR: BY:

0	06/15/16	ZONING	WCE
1	12/14/16	ZONING	DMF

CONSULTANT:

Kimley»Horn

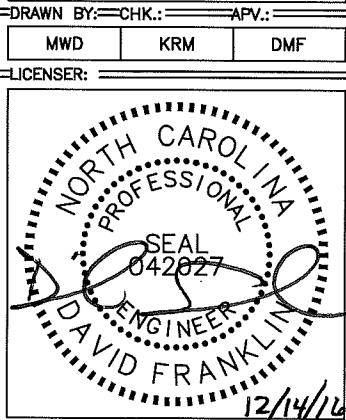
2 SUN COURT, SUITE 450  
PEACHTREE CORNERS, GA 30092  
PHONE: 770-825-0744  
WWW.KIMLEY-HORN.COM  
NC License F-0102

CONSULTANT:

THIS SET OF ZONING DRAWINGS IS PREPARED  
FOR SCI TOWERS TO REFLECT THE PROPOSED  
TELECOMMUNICATIONS COMPOUND AND TOWER.  
VERIZON CO-LOCATION WILL BE SUBMITTED  
UNDER A SEPARATE PERMIT APPLICATION.

SHEET	DESCRIPTION	REV.
T1	COVER SHEET	1
T2	APPENDIX B: BUILDING CODE SUMMARY	1
--	SITE SURVEY (SHEET 1 OF 2)	1
--	SITE SURVEY (SHEET 2 OF 2)	1
C1	OVERALL SITE PLAN	1
C2	SITE PLAN	1
C3	FENCE, GATE, AND COMPOUND DETAILS	1
C4	ACCESS ROAD DETAILS	1
C5	SITE SIGNAGE DETAILS	1
C6	ANTENNA AND TOWER ELEVATION DETAILS	1

### SHEET INDEX



SHEET TITLE:

COVER  
SHEET

SHEET NUMBER:	REVISION:
T1	1

017424001

LINCOLN COUNTY PLANNING & INSPECTIONS  
302 N. ACADEMY ST, STE A  
LINCOLNTON, NC 28092  
PHONE: (704) 736-8440  
ATTN.: ANDREW BRYANT

### PERMIT INFORMATION

DEVELOPER  
SCI TOWERS  
P.O. BOX 1695  
PALM CITY, FL 34991  
ATTN.: DAVE HERRING

POWER COMPANY  
PROGRESS ENERGY  
PHONE: (800) 452-2777  
ATTN.: CUSTOMER SERVICE

TELEPHONE COMPANY  
AT&T  
PHONE: (800) 288-2020  
ATTN.: CUSTOMER SERVICE

PROPERTY OWNER  
ROBERT KEVIN NICHOLS  
2832 WHEATFIELD CT  
LINCOLNTON, NC 28092  
PHONE: (980) 241-1848  
ATTN.: BOB NICHOLS

### CONTACTS

MUNICIPALITY:  
LINCOLN COUNTY

STATE:  
NORTH CAROLINA

TOWER TYPE:  
MONOPOLE TOWER

TOWER HEIGHT:  
106' (108' TO HIGHEST APPURTEINANCE)

NUMBER OF CARRIERS:  
0 EXISTING, 1 PROPOSED

USE:  
PROPOSED TELECOMMUNICATIONS TOWER  
AND UNMANNED EQUIPMENT

### CONSULTANT

KIMLEY-HORN AND ASSOCIATES, INC.  
2 SUN COURT, SUITE 450  
PEACHTREE CORNERS, GEORGIA 30092  
PHONE: (678) 533-3928  
ATTN.: KEITH MARKLAND

### PROJECT SUMMARY

**2012 APPENDIX B  
BUILDING CODE SUMMARY  
FOR ALL COMMERCIAL PROJECTS  
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)**  
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: **VERIZON WIRELESS - ABRAHAM**  
Address: **3252 EAST HWY 27, LINCOLNTON, NC** Zip Code **28092**  
Proposed Use: **WIRELESS COMMUNICATION SERVICES**  
Owner/Authorized Agent: **KEITH MARKLAND** Phone # **(678) 533 - 3928** E-Mail **keith.markland@kimley-horn.com**  
Owned By:  City/County  Private  State **Kimley-horn.com**  
Code Enforcement Jurisdiction:  City  County **LINCOLN**  State

**LEAD DESIGN PROFESSIONAL: DAVID M. FRANKLIN, P.E. (042027)**  
DESIGNER FIRM NAME LICENSE # TELEPHONE # E-MAIL  
Architectural **KIMLEY-HORN & ASSOC.** **DAVID M. FRANKLIN** **042027** **(678) 710-0304** **dmf@kimley-horn.com**  
Civil  
Electrical  
Fire Alarm  
Plumbing  
Mechanical  
Sprinkler-Standpipe  
Structural  
Retaining Walls >5' High  
Other

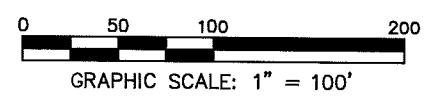
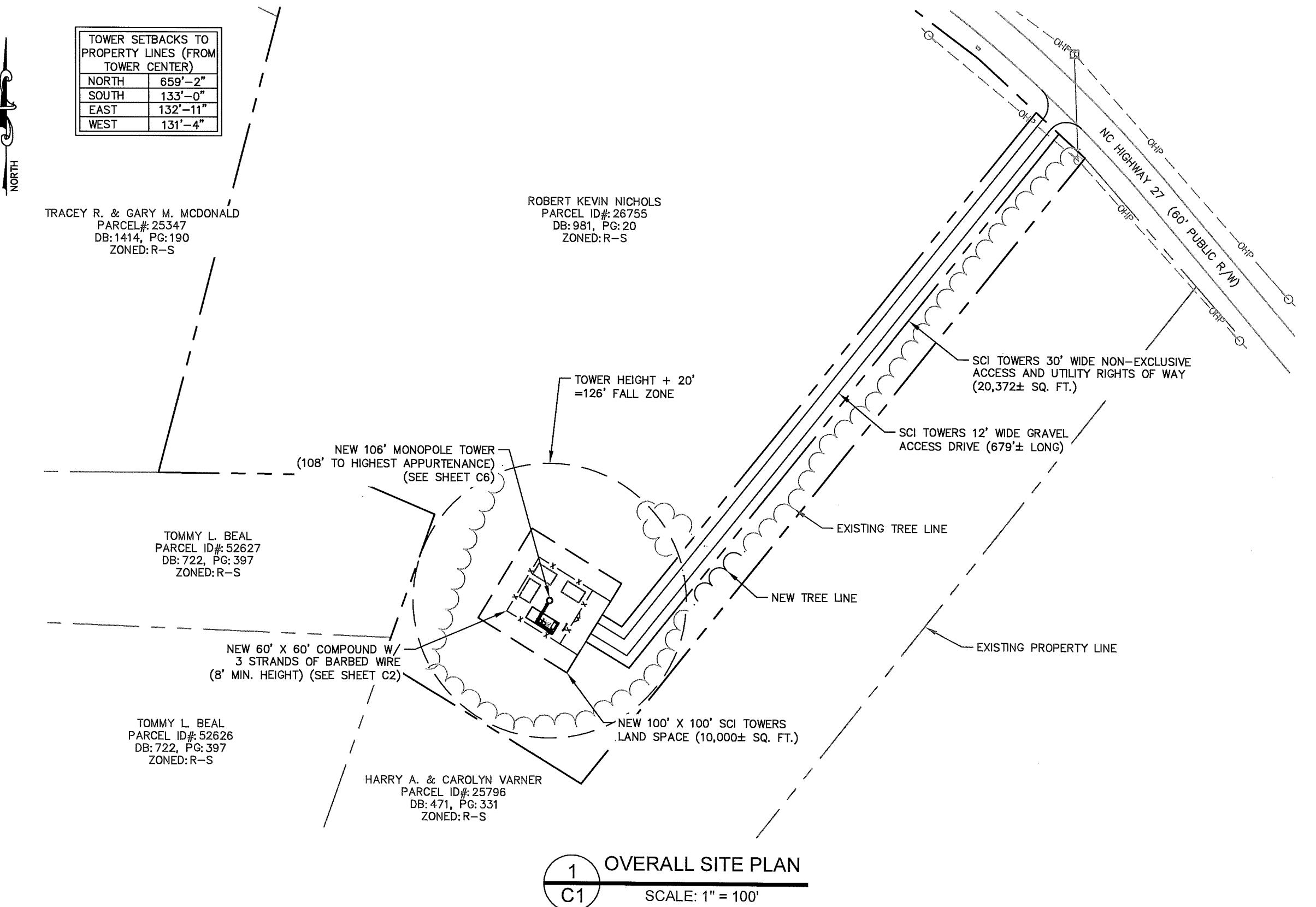
**2012 EDITION OF NC CODE FOR:**  New Construction  Addition  Upfit  
**EXISTING:**  Reconstruction  Alteration  Repair  Renovation  
**CONSTRUCTED:** (date) **ORIGINAL USE(S) (Ch. 3): TELECOMMUNICATIONS SITE**  
**RENOVATED:** (date) **CURRENT USE(S) (Ch. 3): TELECOMMUNICATIONS SITE**  
**PROPOSED USE(S) (Ch. 3): TELECOMMUNICATIONS SITE**

**BASIC BUILDING DATA**  
Construction Type:  I-A  II-A  III-A  IV  V-A  
(check all that apply)  I-B  II-B  III-B  
Sprinklers:  No  Partial  Yes  NFPA 13  NFPA 13R  NFPA 13D  
Standpipes:  No  Yes Class  I  II  III  Wet  Dry  
Fire District:  No  Yes (Primary) Flood Hazard Area:  No  Yes  
Building Height: (feet)  
Gross Building Area:  
FLOOR EXISTING (SQ FT) NEW (SQ FT) SUB-TOTAL  
6th Floor **N/A**  
5th Floor  
4th Floor  
3rd Floor  
2nd Floor  
Mezzanine  
1st Floor  
Basement **TOTAL**

**ALLOWABLE AREA**  
Occupancy:  A-1  A-2  A-3  A-4  A-5  
Business  
Educational  
Factory  F-1 Moderate  F-2 Low  
Hazardous  H-1 Detonate  H-2 Deflagrate  H-3 Combust  H-4 Health  H-5 HPM  
Institutional  I-1  I-2  I-3  I-4  
I-3 Condition  1  2  3  4  5  
Mercantile  
Residential  R-1  R-2  R-3  R-4  
Storage  S-1 Moderate  S-2 Low  High-piled  
Parking Garage  Open  Enclosed  Repair Garage  
Utility and Miscellaneous   
Accessory Occupancies:  
Assembly  A-1  A-2  A-3  A-4  A-5  
Business  
Educational  
Factory  F-1 Moderate  F-2 Low  
Hazardous  H-1 Detonate  H-2 Deflagrate  H-3 Combust  H-4 Health  H-5 HPM  
Institutional  I-1  I-2  I-3  I-4  
I-3 Condition  1  2  3  4  5  
Mercantile  
Residential  R-1  R-2  R-3  R-4  
Storage  S-1 Moderate  S-2 Low  High-piled  
Parking Garage  Open  Enclosed  Repair Garage  
Utility and Miscellaneous   
Incidental Uses (Table 508.2.5):  
 Furnace room where any piece of equipment is over 400,000 Btu per hour input  
 Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower  
 Refrigerant machine room  
 Hydrogen cutoff rooms, not classified as Group H  
 Incinerator rooms  
 Paint shops, not classified as Group H, located in occupancies other than Group F  
 Laboratories and vocational shops, not classified as Group H, located in a Group E or I-2 occupancy  
 Laundry rooms over 100 square feet  
 Group I-3 cells equipped with padded surfaces  
 Group I-2 waste and linen collection rooms  
 Waste and linen collection rooms over 100 square feet  
 Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium ion capacity of 1,000 pounds used for facility standby power, emergency power or uninterrupted power supplies  
 Rooms containing fire pumps  
 Group I-2 storage rooms over 100 square feet  
 Group I-2 commercial kitchens  
 Group I-2 laundries equal to or less than 100 square feet  
 Group I-2 rooms or spaces that contain fuel-fired heating equipment  
Special Uses:  402  403  404  405  406  407  408  409  410  411  412  413  414  415  416  417  418  419  420  421  422  423  424  
Special Provisions:  509.2  509.3  509.4  509.5  509.6  509.7  509.8  509.9

Mixed Occupancy:  No  Yes Separation: Hr. Exception: \_\_\_\_\_  
 Incidental Use Separation (508.2.5)  
This separation is not exempt as a Non-Separated Use (see exceptions).  
 Non-Separated Use (508.3)  
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.  
 Separated Use (508.4) - See below for area calculations  
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.  
$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$
  
$$+ \frac{\text{Actual Area of Occupancy C}}{\text{Allowable Area of Occupancy C}} + \dots = \leq 1.00$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 503 AREA	(C) AREA FOR FRONTAGE INCREASE <sup>1</sup>	(D) AREA FOR SPRINKLER INCREASE <sup>2</sup>	(E) ALLOWABLE AREA OR UNLIMITED <sup>3</sup>	(F) MAXIMUM BUILDING AREA <sup>4</sup>
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**SCI TOWERS**

PROJECT INFORMATION:

VERIZON NAME: ABRAHAM  
VERIZON No.: TBD  
3252 EAST HWY 27  
LINCOLNTON, NC 28092  
LINCOLN COUNTY

CURRENT ISSUE DATE: 12/14/16

ISSUED FOR: ZONING

REV.: DATE: ISSUED FOR: BY:  
0 06/15/16 ZONING WCE  
1 12/14/16 ZONING DMF

CONSULTANT: Kimley»Horn

2 SUN COURT, SUITE 450  
PEACHTREE CORNERS, GA 30092  
PHONE: 770-825-0744  
WWW.KIMLEY-HORN.COM  
NC License F-0102

CONSULTANT:

DRAWN BY: CHK: APV:  
MWD KRM DMF

LICENSER:

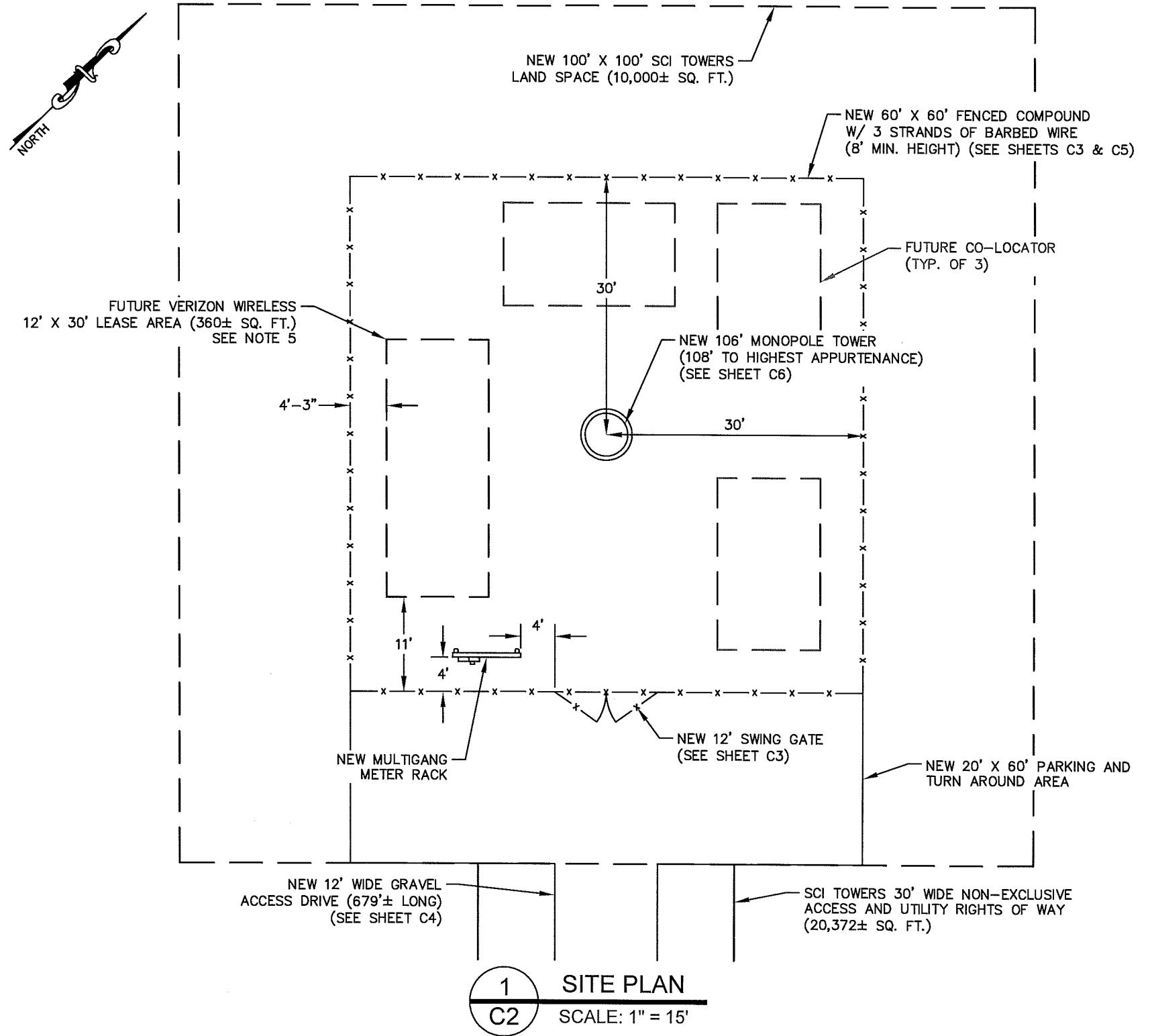
SEAL  
DAVID FRANKLIN  
12/14/16

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: REVISION: C1 1

017424001

Copyright Kimley-Horn and Associates, Inc., 2016



**SITE NOTES:**

1. SCI TOWERS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 06/08/2016 AND SITE VISIT ON 06/07/2016.
3. CONTRACTOR TO CONFIRM WITH SCI TOWERS CONSTRUCTION MANAGER THAT THE EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM VERIZON CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIOTS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.
5. VERIZON WIRELESS SPECIFIC SCOPE OF WORK TO BE SUBMITTED FOR ZONING/BUILDING PERMITS UNDER SEPARATE COVER.



PROJECT INFORMATION:

VERIZON NAME: ABRAHAM  
VERIZON No.: TBD

3252 EAST HWY 27  
LINCOLNTON, NC 28092  
LINCOLN COUNTY

CURRENT ISSUE DATE:  
12/14/16

ISSUED FOR:  
ZONING

REV.: DATE: ISSUED FOR: BY:  
0 06/15/16 ZONING WCE  
1 12/14/16 ZONING DMF

CONSULTANT:

**Kimley»Horn**

2 SUN COURT, SUITE 450  
PEACHTREE CORNERS, GA 30092  
PHONE: 770-825-0744  
WWW.KIMLEY-HORN.COM  
NC License F-0102

CONSULTANT:

DRAWN BY: CHK.: APV.:  
MWD KRM DMF

LICENSER:



SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER: REVISION:  
**C2** **1**

**1**

017424001



PROJECT INFORMATION:

VERIZON NAME: ABRAHAM  
VERIZON No.: TBD

3252 EAST HWY 27  
LINCOLNTON, NC 28092  
LINCOLN COUNTY

CURRENT ISSUE DATE:

12/14/16

ISSUED FOR:

ZONING

REV. DATE: ISSUED FOR: BY:

0	06/15/16	ZONING	WCE
1	12/14/16	ZONING	OMF

CONSULTANT:

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2 SUN COURT, SUITE 450  
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WWW.KIMLEY-HORN.COM  
NC License F-0102

CONSULTANT:

DRAWN BY: CHK.: APV.:

MWD KRM DMF

LICENSER:



ACCESS ROAD DETAILS

SHEET NUMBER: REVISION:

C4

1

017424001



## PROJECT INFORMATION:

VERIZON NAME: ABRAHAM  
VERIZON No.: TBD

3252 EAST HWY 27  
LINCOLN, NC 28092  
LINCOLN COUNTY

## CURRENT ISSUE DATE:

12/14/16

## ISSUED FOR:

ZONING

REV.: DATE: ISSUED FOR: BY:

0	06/15/16	ZONING	WCE
1	12/14/16	ZONING	DMF

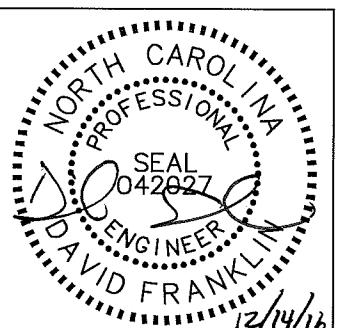
## CONSULTANT:

Kimley»Horn

2 SUN COURT, SUITE 450  
PEACHTREE CORNERS, GA 30092  
PHONE: 770-825-0744  
WWW.KIMLEY-HORN.COM  
NC License F-0102

## CONSULTANT:

DRAWN BY: CHK: APV:  
MWD KRM DMF  
LICENSER:



## SHEET TITLE:

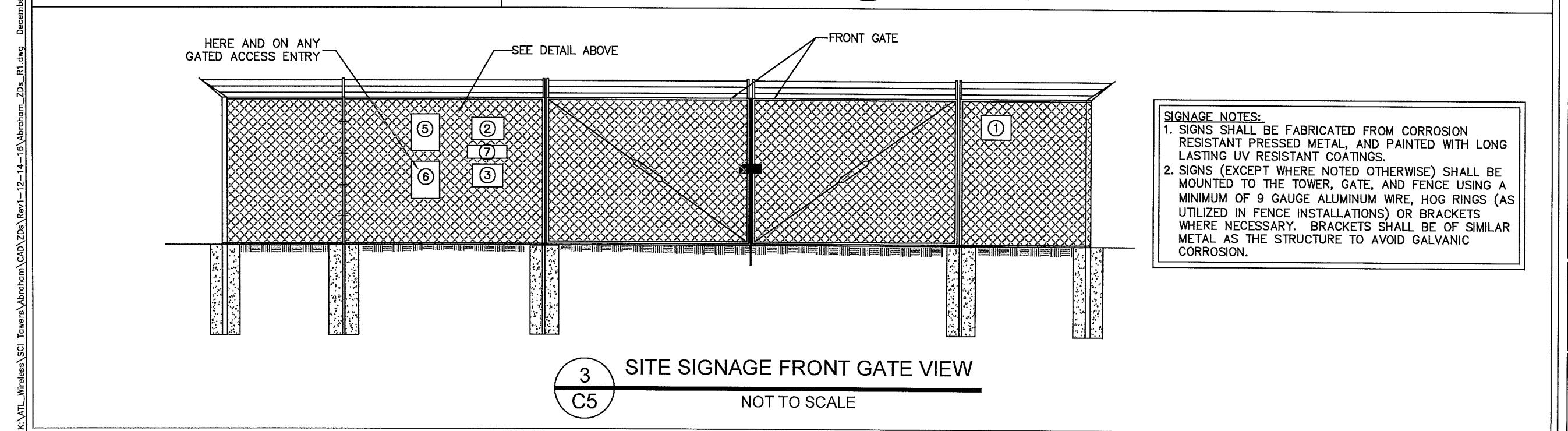
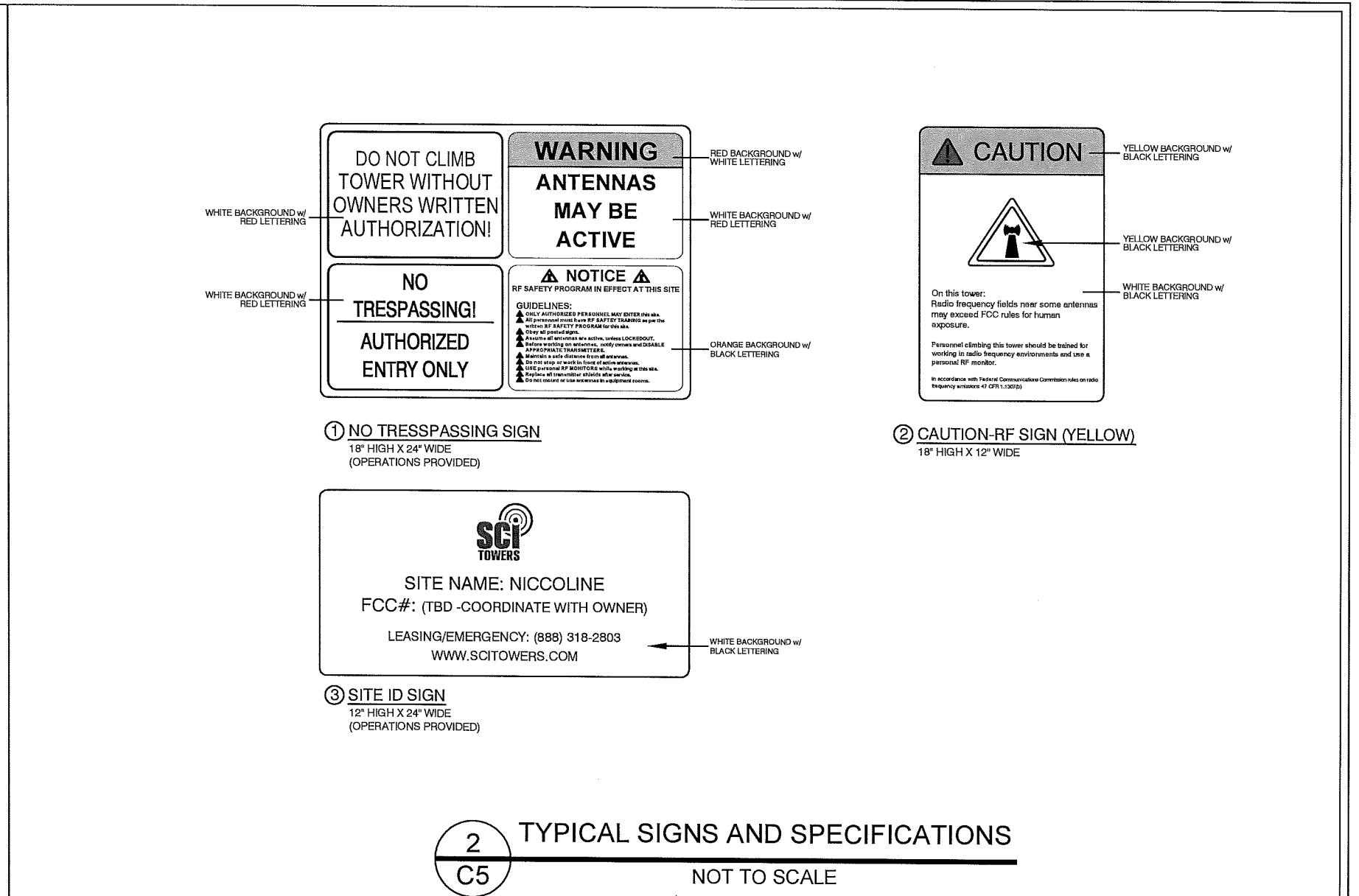
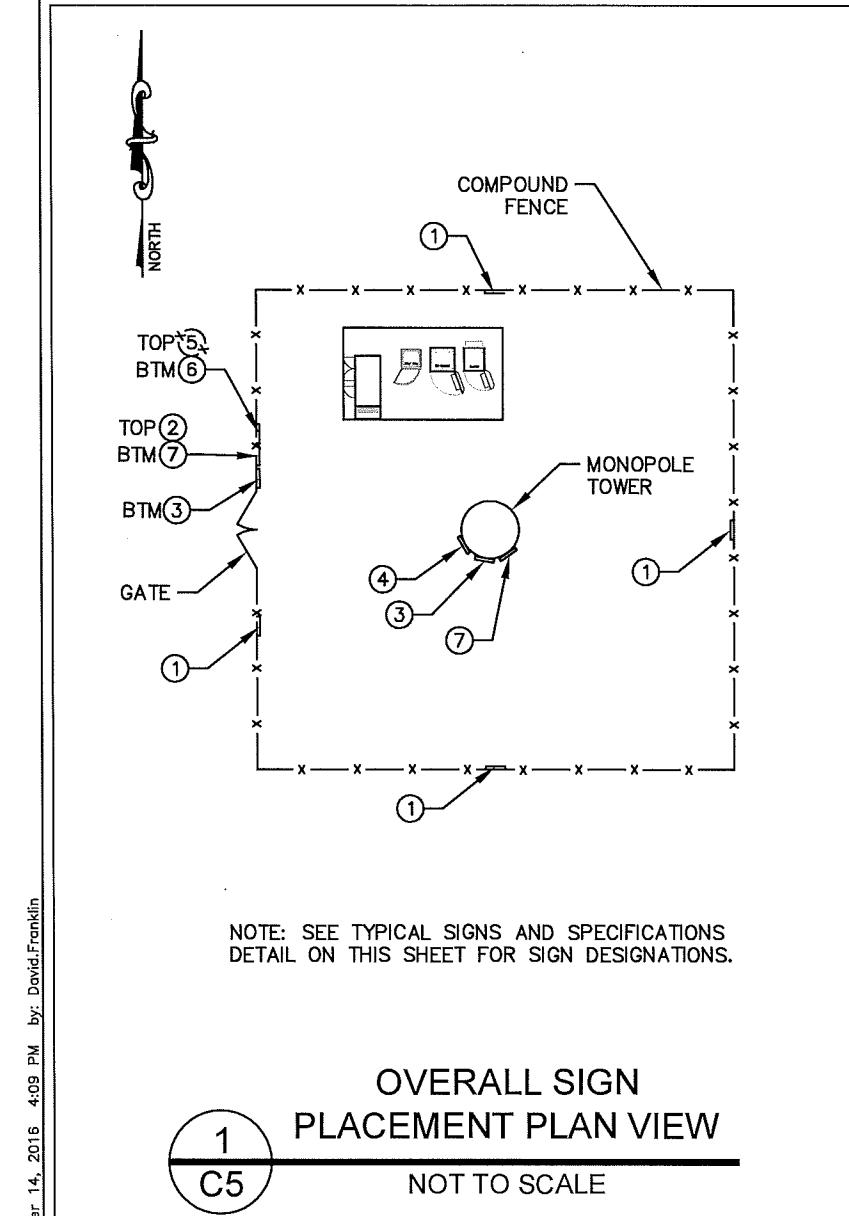
SITE SIGNAGE DETAILS

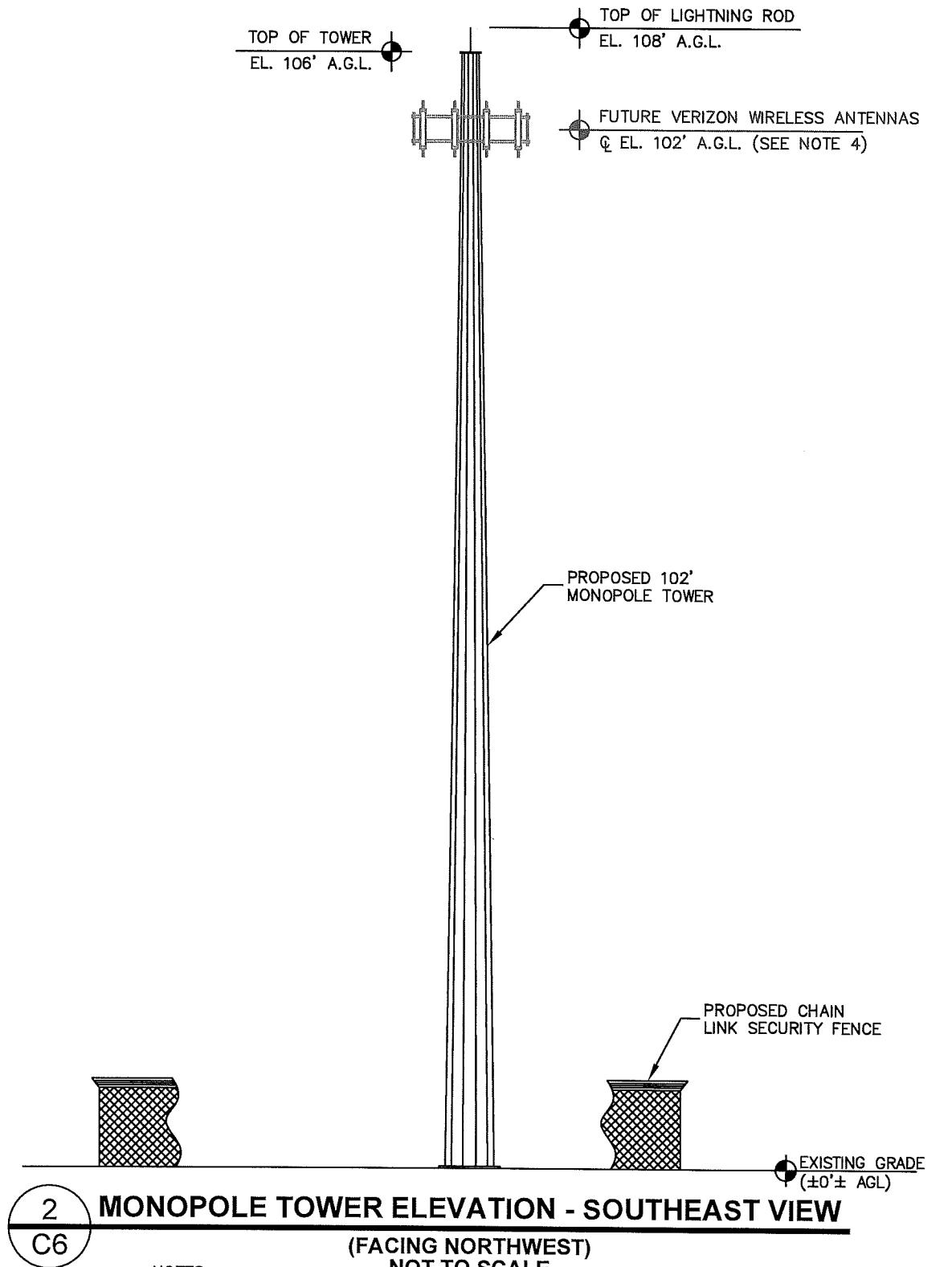
SHEET NUMBER: REVISION:

C5

1

017424001





2  
C6

**MONPOLE TOWER ELEVATION - SOUTHEAST VIEW**  
(FACING NORTHWEST)  
NOT TO SCALE

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. PROPOSED TOWER WILL BE GALVANIZED STEEL—GRAY IN COLOR.
4. VERIZON WIRELESS ANTENNAS TO BE INSTALLED UNDER SEPARATE PERMIT UPON COMPLETION OF TOWER CONSTRUCTION.

**SCI  
TOWERS**

PROJECT INFORMATION:

VERIZON NAME: ABRAHAM  
VERIZON No.: TBD  
3252 EAST HWY 27  
LINCOLN, NC 28092  
LINCOLN COUNTY

CURRENT ISSUE DATE: 12/14/16

ISSUED FOR: ZONING

REV.: DATE: ISSUED FOR: BY:  
D D6/15/16 ZONING WCE  
1 12/14/16 ZONING DMF

CONSULTANT: **Kimley»Horn**  
2 SUN COURT, SUITE 450  
PEACHTREE CORNERS, GA 30092  
PHONE: 770-825-0744  
WWW.KIMLEY-HORN.COM  
NC License F-0102

CONSULTANT:

DRAWN BY: CHK: APV:  
MWD KRM DMF

LICENSER:

FOR  
ILLUSTRATIVE  
PURPOSES ONLY-  
NO SIGNATURE  
REQUIRED

SHEET TITLE: ANTENNA AND  
TOWER ELEVATION  
DETAILS

SHEET NUMBER: REVISION:  
C6 1  
017424001

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**SECTION 10.**

**FINDING OF FACT**



December 16, 2016

Lincoln County Planning & Inspection Dept.  
Attention: Mr. Randy Hawkins, Zoning Director  
302 N. Academy St.  
Lincolnton, NC 28092

**RE: Applicants Proposed Finding of Fact for a Conditional Use Permit for Proposed Telecommunication Tower located at 3252 East Highway 27, Lincolnton NC 28092; Parcel No. 26755; SCI Towers, LLC Site Name: Abraham**

Dear Mr. Hawkins:

Please accept this letter as the finding of fact for the proposed telecommunications tower at 3252 East Highway 27, Lincolnton, NC 28092, Parcel No. 26755.

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

In compliance with the Ordinance provisions and FCC rules and regulations, the proposed use will not materially endanger the public health or safety, if located and developed according to the plan submitted. The proposed use will have virtually no impact on traffic conditions in the vicinity. The proposed use will have virtually no impact on the provisions of services and utilities; it will not require water, sewer, or garbage collection services. The proposed facility will have virtually no impact on soil erosion or sedimentation. The proposed use meets or exceeds all setback requirements. The proposed tower will fully comply with all FCC rules and standard regarding maximum permissible exposure to radio frequency emissions and public safety. The power density levels are much lower than federal and ANSI standards and will be constructed to meet or exceed all ANSI and FAA requirements. The proposed use will have virtually no adverse impact on the protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater. Finally, the improved wireless service provided from this site will provide better, and more reliable voice access to emergency services from wireless phones in this area of Lincoln County, improving public health and safety. Thus, the proposed development will not materially endanger the public safety and, in fact, will improve the public health and safety of the community.

2. The use meets all required conditions and specifications.

The proposed tower will include a 108' monopole on a +/- 11.095 acre site. The proposed lease area will be 100' x 100' in size. The proposed tower is zoned R-S and the Lincoln County Unified Development Ordinance allows towers as a conditional use in the R-S district. Access to the proposed tower site will be over an improved non-exclusive ingress/egress. The tower as proposed will be set back the documented fall zone plus twenty feet (20') from all property lines and no residential structures are located within the height of the tower plus fifty feet (50'). The tower base is enclosed in a chain link fence six (6) feet in height and the fence is a minimum of thirty (30) feet from the base of the tower. The applicant will comply with and operate in accordance with all FCC rules and regulations, including those with respect to environmental effects of electromagnetic emissions. The tower will be illuminated only as required by the FCC, or other State or Federal Agency of competent jurisdiction. The tower will be constructed of galvanized steel or painted per applicable standards of the FAA or other applicable Federal or State agency. Only signage required by the FCC and Federal or State regulations for emergency and cautionary purposes will be required at the proposed tower site. No advertising shall be attached to the tower. Landscaping will be provided as required.



3. The use will not substantially injure the value of adjoining or abutting property the use is a public necessity.

SCI Towers, LLC is sensitive to the placement of towers and selected this site in an effort to minimize the visual impact on the surrounding area. The proposed tower will be situated on a larger parcel of land and will be well screened with existing vegetation to minimize its visibility from neighboring parcels. The development of a wireless telecommunications facility on the site will enhance wireless telecommunications service in the area, for the benefit of the residents and business owners. Numerous studies, including an impact study prepared and submitted specifically in connection with this application, have demonstrated that similar towers do not substantially injure the value of neighboring or nearby land. For these reasons, SCI Towers, LLC submits that the proposed tower will maintain or enhance the value of adjoin property.

4. The location and character or use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

The location and character of the proposed use will be in harmony with the scale, bulk, coverage, density, and character of the area in which it is located. The proposed facility will not emit a continuous or frequent noise or glare. Furthermore, the proposed facility will be visually buffered as required by the Ordinance. Moreover, the proposed telecommunications facility will be in compliance with the general plan for the development of Lincoln County as evidenced by its inclusions as a conditional use in the R-S zoning district and is consistent with other similar existing sites with the County's jurisdiction. The tower will enhance the wireless infrastructure of the County resulting in better public safety and improved opportunities for economic development. Therefore, the proposed development will be in harmony with the area in which it is located.

If you have any questions or need further information, please contact me at (904) 210-8754.

Thank you for your assistance with this submission.

Sincerely,

A handwritten signature in black ink that reads "Craig Parker". The signature is fluid and cursive, with "Craig" on the top line and "Parker" on the bottom line.

Craig Parker  
Independent Contractor  
Cramerica Ventures, Inc.  
Project Manager for  
SCI Towers, LLC



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

Aeronautical Study No.  
2016-ASO-16225-OE

Issued Date: 10/05/2016

Lee Chapman  
SCI Towers  
PO Box 1695  
Palm City, FL 34991

**\*\* 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 Abraham
Location:	Lincolnton, NC
Latitude:	35-28-38.47N NAD 83
Longitude:	81-11-15.98W
Heights:	932 feet site elevation (SE) 108 feet above ground level (AGL) 1040 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 L, Obstruction Marking and Lighting, red lights - Chapters 4,5(Red),&12.

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)

See attachment for additional condition(s) or information.

To coordinate frequency activation and verify that no interference is caused to FAA facilities, prior to beginning any transmission from the site you must contact FAA Columbia TSC at the following telephone number: 803-822-4420.

This determination expires on 04/05/2018 unless:

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

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

This determination is subject to review if an interested party files a petition that is received by the FAA on or before November 04, 2016. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager, Airspace Policy & Regulation, Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591.

This determination becomes final on November 14, 2016 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Regulations & ATC Procedures Group via telephone -- 202-267-8783 - or facsimile 202-267-9328.

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.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

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 Andrew Hollie, at (817) 222-5933. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-16225-OE.

**Signature Control No: 295972849-306583630**

( DNH )

Mike Helvey  
Manager, Obstruction Evaluation Group

Attachment(s)  
Additional Information  
Frequency Data  
Map(s)

cc: FCC

**Abbreviations**

AGL - Above Ground Level RWY - runway MSL - Mean Sea Level

nm - nautical mile

Part 77 - Title 14 CFR Part 77, Safe, Efficient Use and Preservation of the Navigable Airspace

Our study has disclosed that this proposed antenna tower, located approximately 1.35 nm west of the airport reference point, is within the protected surfaces at Lincolnton-Lincoln County Regional (IPJ) NC.

At the proposed height, this structure will penetrate these protected airport surfaces:

> 77.17 (a)(5) The surface of a takeoff and landing area of an airport or any imaginary surface established under 77.19, 77.21, or 77.23.

77.19 (a) Horizontal surface. A horizontal plane 150 feet above the established airport elevation. Exceeds by 13 feet.

The proposal was circularized for public comment on 8/18/2016 for the antenna with zero responses.

**AERONAUTICAL STUDY FOR POSSIBLE INSTRUMENT FLIGHT RULES (IFR) EFFECT DISCLOSED THE FOLLOWING:**

> The proposed structure would have no effect on any existing or proposed IFR arrival/departure routes, operations, or procedures.

> The proposed structure would have no effect on any existing or proposed IFR en route routes, operations, or procedures.

> The proposed structure would have no effect on any existing or proposed IFR minimum flight altitudes.

**AERONAUTICAL STUDY FOR POSSIBLE VISUAL FLIGHT RULES (VFR) EFFECT DISCLOSED THE FOLLOWING:**

> The proposed structure would have no effect on any existing or proposed VFR arrival or departure routes, operations or procedures.

> The proposed structure would not conflict with airspace required to conduct normal VFR traffic pattern operations at any known public use or military airports.

> The proposed structure would not penetrate those altitudes normally considered available to airmen for VFR en route flight.

> While the structure would penetrate the PART 77 surface area, it would be located well below the traffic pattern altitude. Therefore, it would not conflict with airspace required to conduct normal VFR traffic pattern operations at any other known public use or military airports.

> FAA facilities, IPJ LOC, critical to aviation safety are located 0.87 nm from your proposed transmitter site. You may cause harmful interference to these facilities if your equipment meets only minimum FCC standards for spurious emissions. Before you begin any transmission from your facility, contact the FAA Columbia TSC at the following telephone number: 803-822-4420 to arrange procedures to verify that no interference is caused.

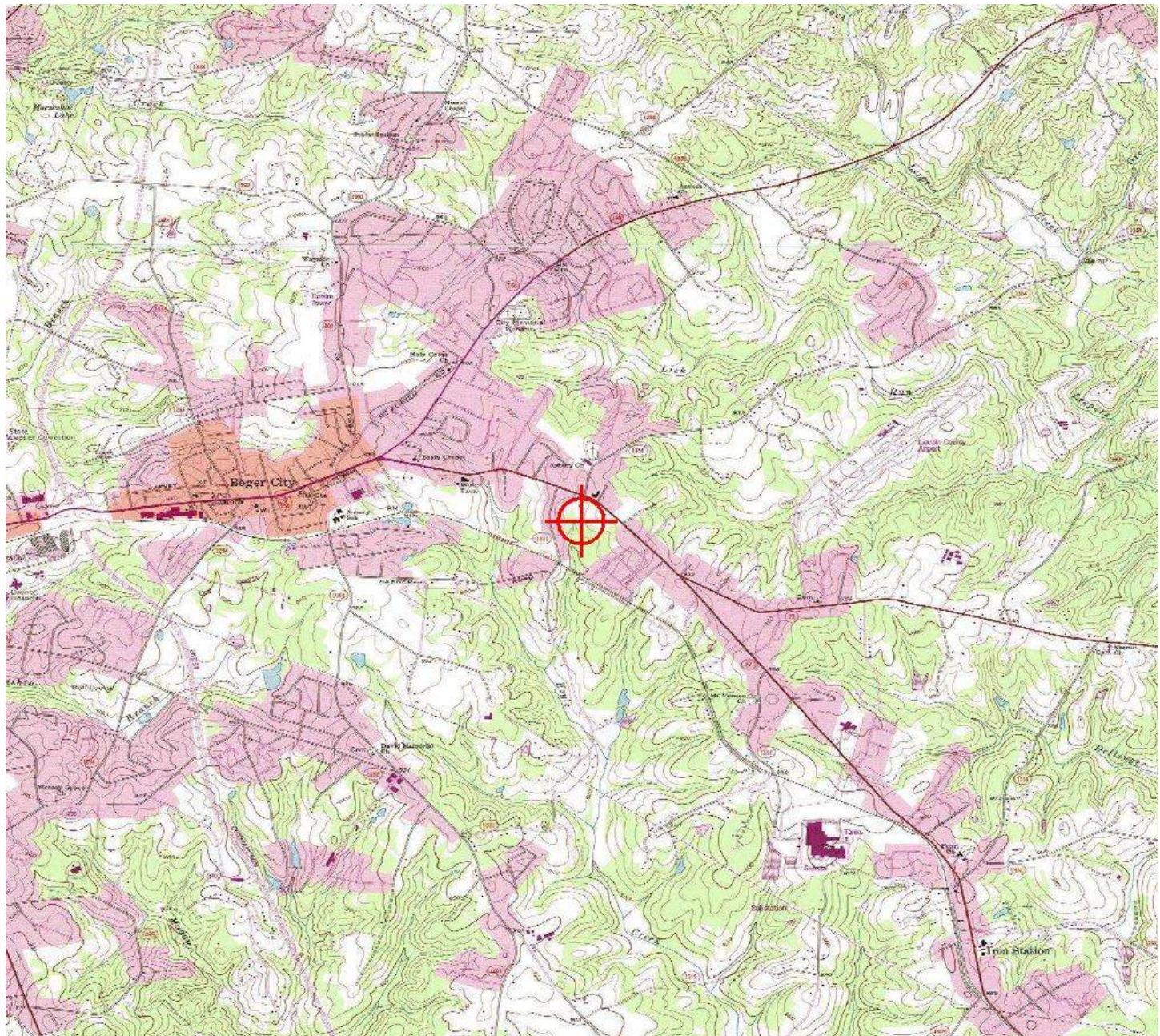
The cumulative impact of the proposed structure, when combined with other existing structures is not considered significant. Study did not disclose any adverse effect on existing or proposed public-use or military airports or navigational facilities. Nor would the proposal affect the capacity of any known existing or planned public-use or military airport.

Therefore, it is determined that the proposed construction would not have a substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on any air navigation facility and would not be a hazard to air navigation.

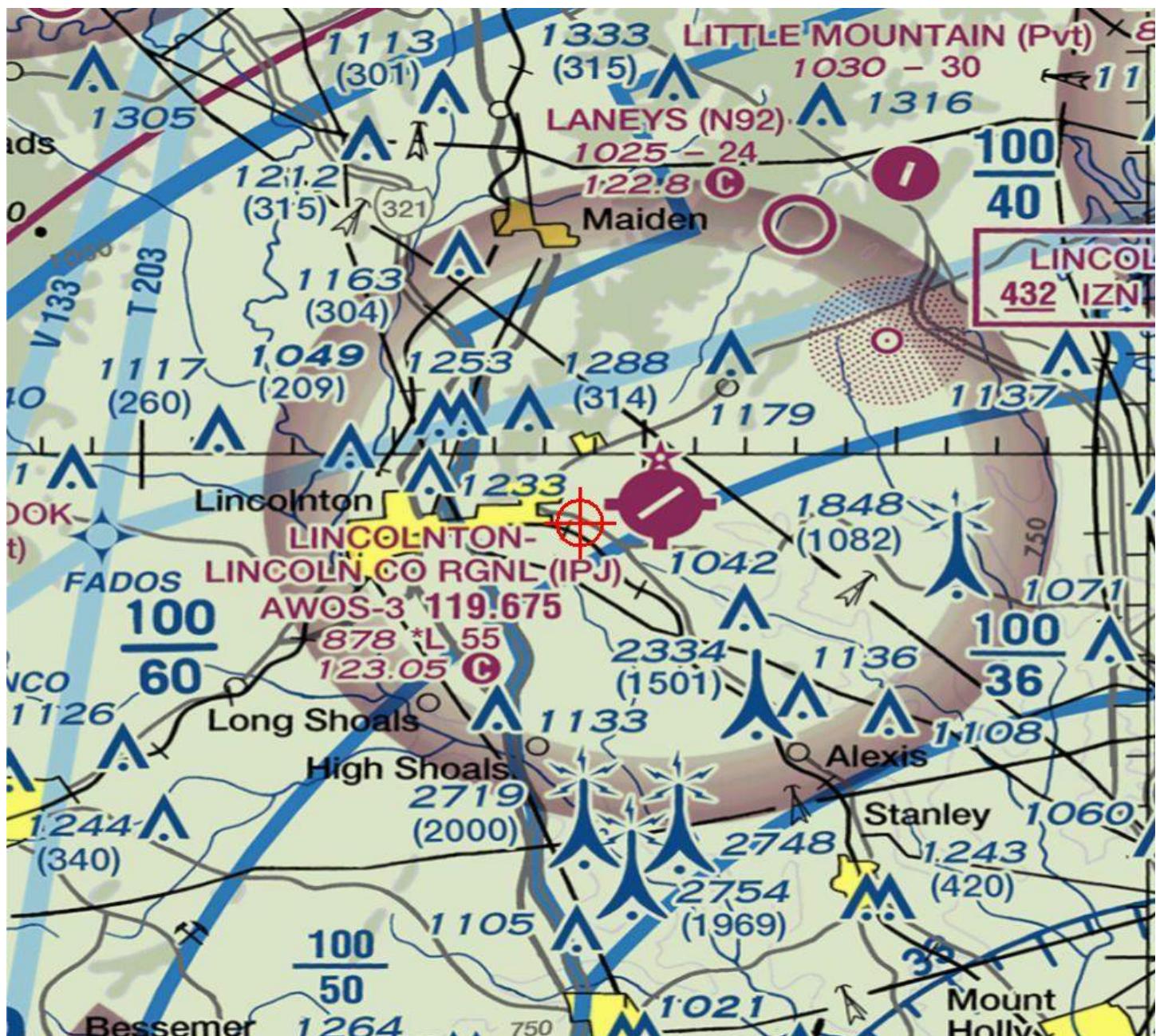
**Frequency Data for ASN 2016-ASO-16225-OE**

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 2016-ASO-16225-OE



## Sectional Map for ASN 2016-ASO-16225-OE



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## SCOPE OF THE ASSIGNMENT

In accordance with our agreement with the client, this impact study is specific to the needs of our client as part of an application for a special use permit. Our study and the reporting of our study is in agreement with our client as follows:

1. The assignment calls for the determination of whether the proposed development located at 3252 Highway 27 East will substantially injure the value of adjacent and/or abutting properties and whether the proposed development will be a detriment to the use or development of adjacent properties or other neighborhood uses.
2. The purpose of this report is to provide a summary of our findings in accordance with a special use permit application for SCI Towers.
3. The intended use of the study is to assist Lincoln County officials in making a decision regarding the issuance of a special use permit.
4. Our research includes review of information regarding the proposed site. We researched cell towers in Lincoln County as well as the impact on values of adjacent and abutting properties.
5. The primary factors in the analysis are the location of the proposed development, surrounding development patterns and the impact of other similar developments on adjacent or abutting properties.
6. The proposed development includes a 108-foot monopole tower. A full set of drawings will be provided with the application. I provide excerpts from the drawings in this report. Please note that the height of the tower varies slightly with the drawings provided to the analyst.

Included in the Addenda of this report are definitions provided for the reader's information. I also provide exhibits that are included in the application.

## PREMISES OF THE APPRAISAL

<b>Client</b>	Craig Parker SCI Towers, LLC 1650 Margaret Street Suite 302-314 Jacksonville, FL 32204
<b>Analyst</b>	Michael P. Berkowitz  MPB Real Estate, LLC 1100 Sundance Drive Concord, North Carolina 28027  <a href="mailto:mberkowitz28027@gmail.com">mberkowitz28027@gmail.com</a> 704-605-0595
<b>Subject</b>	Proposed Cell Tower "Abraham Site" 3252 East Highway 27 Unincorporated Lincoln County, North Carolina 28092 Tax Parcel ID – 26755
<b>Inspection</b>	I inspected the property and neighborhood surrounding the proposed development. Details of surrounding land uses and observations are provided throughout the report. I also performed off site visual inspections of several towers located in Lincoln County. I consider my observations in the context of the market data. They are a contributing factor to my conclusions.
<b>Purpose and Intended Use of the Study</b>	Purpose – The purpose of the study is to provide my opinion of the potential impact associated with the proposed cell tower located at 3252 Unincorporated Lincoln County, North Carolina.
	Intended Use – The intended use is to assist Lincoln County for my client's application for a special use permit. I understand that County officials will use this report to assist them in the decision to grant or deny the special use permit.

**Extraordinary Assumptions and Hypothetical Conditions of Study**

I assume for the purposes of this report that the development will be consistent with the plans provided to the analyst. I understand these plans will be included in the application for the special use permit. The information received included a proposed site plan and a brief description of the proposed development.

I assume for the purposes of the report that the acquisition of easement rights to access the property will be completed in accordance with the requirements of Lincoln County and NCDOT guidelines. Based on my review of the plans provided to the analyst, the proposed plan appears to include access which appears in accordance with the appropriate governmental authorities.

**Effective Date of Analysis** December 3, 2016

**Date of Report** December 13, 2016

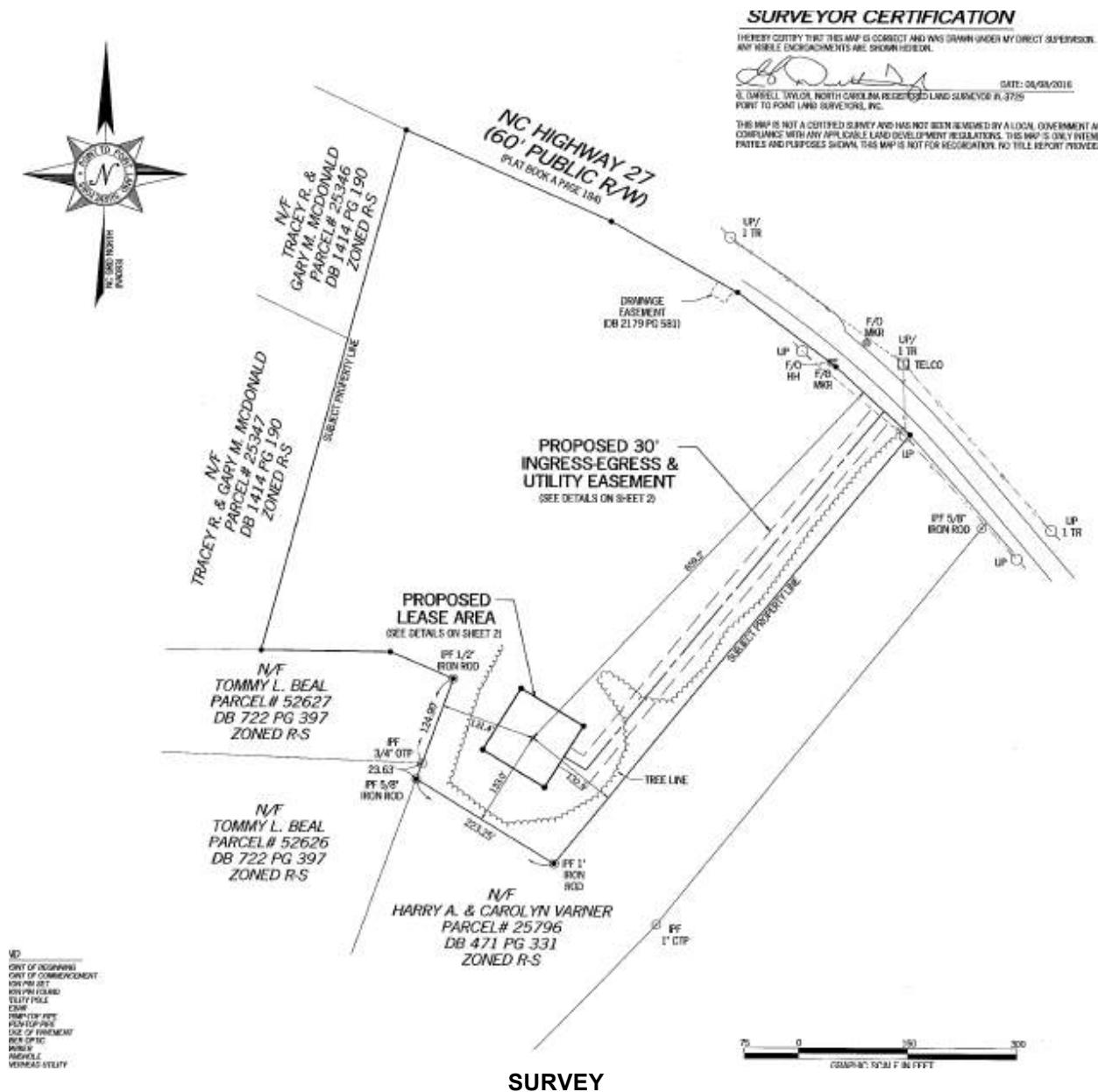
**Study Development and Reporting Process** In preparing this study, the analyst:

- Analyzes physical affects, if any, of the proposed construction on adjacent or abutting properties;
- Reviews plans for the proposed development to determine whether it is in compliance with the Lincoln County Unified Development Ordinance with respect to items within my field of expertise;
- Reviews a report and exhibits provided by the developer with respect to the physical characteristics of the proposed development;
- Reviews Section 4.3.8 of the UDO regarding wireless telecommunication facilities and addresses items within my field of expertise;
- Researches market data around existing cell towers in Lincoln County to determine whether the proposed development is in accordance with the other similar developments in the area.

# PROPOSED FACILITY

## Tower

Based on information provided to the analyst, the proposed tower will consist of a 108-foot monopole communications tower. The following site plan shows the proposed site.



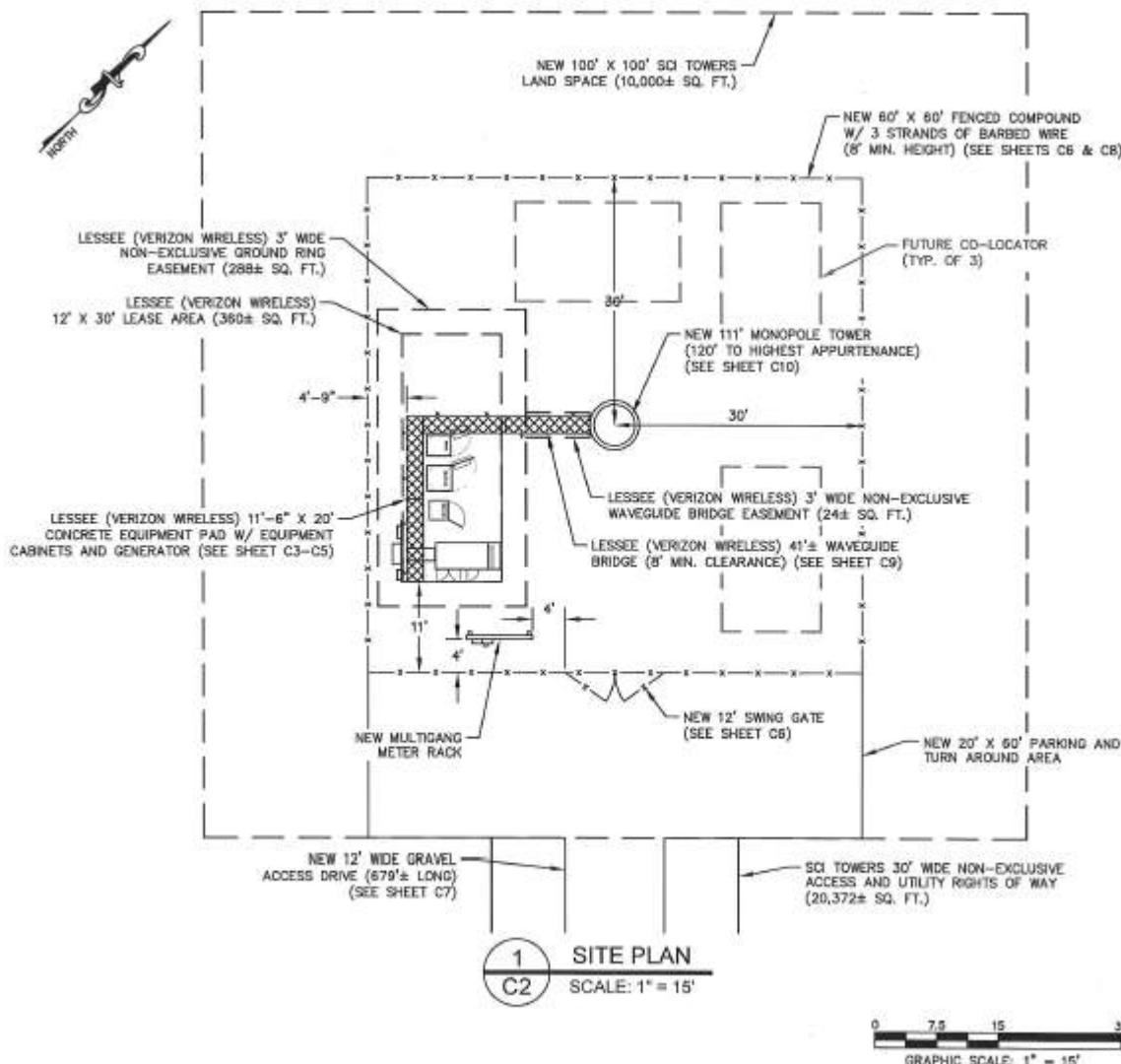
## Site Improvements

The site improvements, based on the information provided, will include the following.

- An eight-foot high chain link fence with three-strands

of barbed wire. The entrance will include one twelve-foot wide gate.

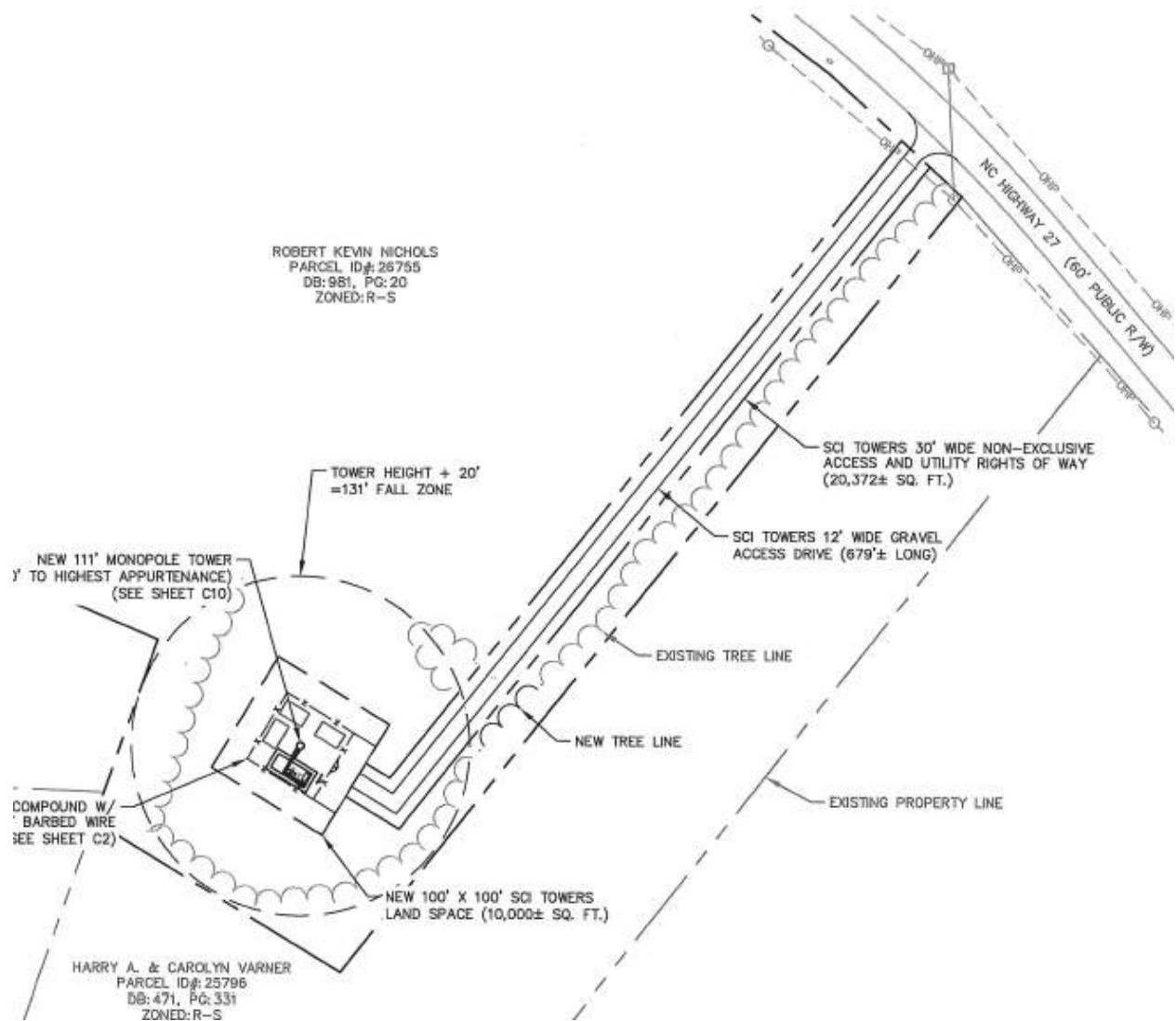
- An equipment shelter within the fenced area for Verizon Wireless.



### SITE PLAN

## Access

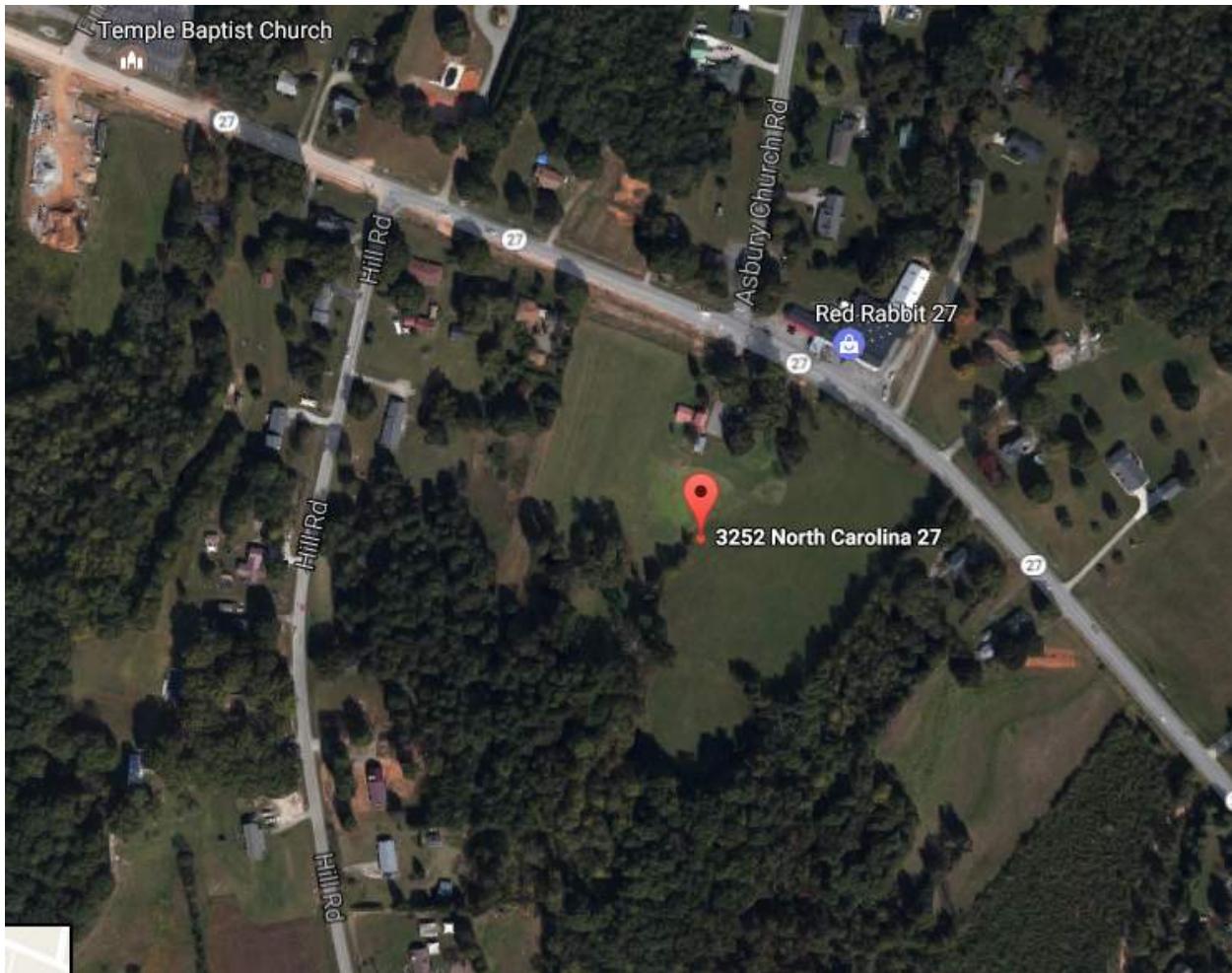
Access to the site will be provided by a proposed 30-foot wide access/utility right-of-way. The entrance extends from Highway 27 and runs near the eastern boundary of the site. The following is an inset from the plans provided to the analyst.



SITE PLAN

**Location**

The parcel for the proposed development is located on an 11.79 acres located along the south side of East Highway 27. The majority of the surrounding properties are zoned for residential uses including the subject. Based on my review of the site plans in concert with observations during the inspection and aerial photographs from the Lincoln County GIS, the proposed site will be nestled along the tree line in the rear of the site.



## ADJACENT AND ABUTTING LAND USES

The subject has frontage along NC Highway 27. This section of the 27 corridor lies between the city limits of Lincolnton to the northwest, the Lincoln Regional Airport to the northwest and the intersection of highways 73 and 27 to the southeast. The developments in the immediate area are low density residential with some interspersed industrial and commercial sites. The area has not experienced the development activity for other areas of the corridor.

The following chart provides a summary of the adjacent and abutting properties and was extracted from the Lincoln County GIS.

Parcel ID	Owner	Address
52626 & 7	BEAL TOMMY L	221 HILL RD
25796	VARNER HARRY A	3304 E HWY 27
25346 & 7	MCDONALD TRACEY R	3204 E HWY 27

- *Beal Properties* – Two of the parcels are located along Hill Road. The two parcels include one vacant parcel and the second improved with a single family dwelling. Given the location of the proposed improvements and the existing trees, I do not believe that the tower will be visible from these properties.
- *Varner Property* – This property is located immediately to the east of the subject property. This property is almost entirely wooded and the single family dwelling is constructed along Highway 27. The proposed tower may be visible above the tree line, but I do not believe will have a direct site line to the base of the tower.
- *McDonald Properties* – These two properties are located along the western boundary of the subject. Parcel 25346 is improved with a single family dwelling with existing trees along its eastern and rear boundaries. Parcel 25347 is a vacant lot with access from the adjacent parcel. Again, the location of the proposed tower and existing trees indicate that the

visibility of the proposed tower would be nominal if visible at all.

The most significant issue with respect to determining the potential impact on value for adjacent and abutting properties is the existing and likely uses for the respective properties. Further, the existing physical and legal characteristics of the adjacent and abutting properties are considered in the determination of the likely uses for these properties.

## **ZONING ORDINANCE 4.3.8**

The impact study report is intended to address those items in Section 4.3.8 of the Lincoln County Unified Development Ordinance. The following is a summary of the items that are addressed in the analysis. Some of the items are mentioned in the report based on verification by qualified personnel in their field of expertise.

### **Section A**

Section A states:

“The proposed tower, antenna or accessory structure and equipment will be placed in a location and in a manner which will minimize the visual impact on the surrounding area.”

The proposed tower will have a height of 108 feet and cannot be totally obscured from the surrounding area. However, the location within the existing tree line does obscure a significant portion of the tower from the majority of properties in the immediate area. Based on our tour of the neighborhood, the tower will either be totally or mostly obscured from vision from any of the adjacent or abutting properties. Any potential sight lines to the tower from Highway 27 would also include sight lines to the existing power lines. The placement of the proposed tower does minimize the visual impact on the surrounding area.

### **Section B**

This item will be addressed by the developer.

### **Section C**

This section acknowledges items with respect to the setbacks

for the tower. Based on my review of the survey, the proposed development appears to adhere to this section of the ordinance.

**Section D**

The drawings did not show whether the proposed tower will accommodate additional users. Typically, cell tower development includes space for additional carriers to increase revenues from leasing space on the tower.

**Section E**

The proposed tower will have a height of 108 feet. The tower is within the ranges as shown in 2.2.1 of the ordinance.

**Section F**

The proposed tower is 108 feet and will not require lighting. However, there may be some lighting at the base of the tower which will be obscured by the existing vegetation from adjacent and abutting properties. Therefore, the proposed development appears compliant with this section of the ordinance.

**Section L**

The buffers around the proposed development will include the existing vegetation on the site and apparently some additional trees along the eastern boundary of the site. The natural vegetation will surround three sides of the proposed development. The existing vegetation will effectively screen the view of the equipment compound from surrounding perspectives.

**Section M**

Based on the drawings provided to the appraiser, the security fence encompassing the facility will be eight feet in height and is compliant with this section of the ordinance.

**SPECIAL USE PERMIT**

According to Section 9.10.7, the findings of fact include four items for the Board to consider. The following is an excerpt from the UDO. The impact study addresses items A, C and D and focuses on Section C.

**§9.10.7. Findings of Fact Required**

No special use permit shall be approved unless the following findings are made concerning the application:

- A. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.
- B. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the applicable regulations of this UDO.
- C. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
- D. That the application will not adversely affect the adopted plans and policies of the County, or violate the character of existing standards for development of the adjacent properties.

**Section A**

There are federal and local regulations with respect to the minimization of environmental impact for any cell tower. This is a requirement for the special use permit and will be part of the application. This item is outside our field of expertise and is not considered in this study. However, our research including articles from the FDA, American Cancer Society and other agencies indicate that the proposed development does not pose any significant environmental issues.

**Section C**

The focus of the impact study is the possibility of injuring the values of adjacent or abutting properties. There are several issues considered in determining the potential impact on value. They include but are not necessarily limited to:

- Noise – Noise could influence the privacy and seclusion for some properties.
- Traffic – Significant increases in traffic could potentially impact values.
- Lights – Depending upon the screening, additional lighting could impact adjacent or abutting properties

especially if the lights are permanently illuminated and/or intensity of lighting.

- Visual – Visual aesthetics could impact adjacent or abutting properties and could impact values depending on the scope of intrusion.

## Analyses

*Noise* – The operations of a cell tower are essentially silent. Therefore, we do not consider the noise from the potential development to impact the value of adjacent or abutting properties.

*Traffic* – The additional traffic caused by the proposed development is nominal and would likely occur for routine maintenance. Any increases in traffic are considered nominal and do not impact the adjacent or abutting properties.

*Lights* – Towers with a height under 200 feet are not required to have permanent lighting on the tower. While there will likely be some lighting at the base of the tower, the lighting is not considered to impact surrounding properties.

## Visual

While the analyst was not provided with photo simulations of the proposed tower, my tour of the neighborhood included several of the surrounding properties. The tree lines on the subject obscure the majority of the tower in all directions except from Highway 27. For the properties along Highway 27, any view of the proposed tower would also include a view of the power lines along Highway 27, which represent a larger visual footprint than the proposed tower.. Given these factors, we do not consider the visual impact of the proposed development to adversely impact the value of the properties adjacent or abutting the subject.

## Tower Research

Research of towers in the area is derived from Antennasearch.com. The tower locator showed 22 towers within a three-mile radius of the proposed site including the proposed tower. Seven of the towers are below 100 feet in height and are not considered comparable to the proposed tower. Conversely, five of the towers have a height over 250

feet, which is not comparable to the proposed tower. The remaining towers are considered comparable based on their respective heights between 100 and 200 feet.

The first tower analyzed is located at 1630 Lee Huss Lane. The tower is lattice construction and has a recorded height of 149.9 feet. The surrounding developments are primarily manufactured housing. The market data for adjacent and abutting properties provides no empirical evidence that the tower adversely impacts the value of the properties surrounding this tower.

The second tower used for direct comparison is a 151-foot monopole located off Will Street. Research revealed 28 sales in the development from 2006 and 18 sales since 2009. We toured this neighborhood and identified those single family dwellings with a view of the tower. The sales along Will Street were consistent with other sales from Link Drive and other areas without a view of the tower. Again, the market data provides no empirical evidence that the tower adversely impacts property values.

The third comparable tower is located off Ronald Broome Lane. However, there was inadequate market data surrounding this tower to either support or refute the market data from the other towers included for direct comparison.

The remaining towers found were not considered comparable to the subject. Some of the towers were located along the US Highway 321 corridor, which poses a higher level of influence on value. The other towers were constructed on commercial or industrial sites, which are not considered comparable to the residentially zoned areas of the subject. The three towers summarized in this report are the most comparable to the subject.

## Conclusions

Based on the analysis, the value of the adjacent and abutting properties will not be substantially injured by the proposed development. Based on location within a heavily wooded area

and limited visual impact, the proposed development will not violate the character of existing standards for development of adjacent properties.



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**Michael P. Berkowitz**  
**Analyst**

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## **ADDENDA**

## **Certifications**

**CERTIFICATION OF THE ANALYST**

I, Michael P. Berkowitz, certify that, to the best of my knowledge and belief,

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. I have made a personal inspection of the property that is the subject of this report.
11. No one provided significant real property appraisal assistance to the person(s) signing this certification other than those individuals having signed the attached report.



A handwritten signature of Michael P. Berkowitz in black ink.

Michael P. Berkowitz

(NC State Certified General Real Estate Appraiser #A6169)  
(SC State Certified General Real Estate Appraiser #CG6277)

December 13, 2016

Date

(Rev: 06/18/12)

## **Assumptions and Limiting Conditions**

## ASSUMPTIONS AND LIMITING CONDITIONS

### **Limit of Liability**

The liability of Michael P. Berkowitz is limited to the client only and to the fee actually received by him. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. Further, client will forever indemnify and hold Michael P. Berkowitz harmless from any claims by third parties related in any way to the study which is the subject of the report. Third parties shall include limited partners of client if client is a partnership and stockholders of client if client is a corporation, and all lenders, tenants, past owners, successors, assigns, transferees, and spouses of client. Michael P. Berkowitz will not be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially, and/or legally.

### **Copies, Distribution, Use of Report**

Possession of this report or any copy of this report does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report remains the property of Michael P. Berkowitz for the use of the client, the fee being for the analytical services only.

The bylaws and regulations of the Appraisal Institute require each member and candidate to control the use and distribution of each report signed by such member or candidate; except, however, the client may distribute copies of this report in its entirety to such third parties as he may select; however, selected portions of this report shall not be given to third parties without the prior written consent of the signatories of this report. Neither all nor any part of this report shall be disseminated to the general public by the use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of Mr. Berkowitz.

### **Confidentiality**

This report is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by Michael Berkowitz whose signature appears on the report. No change of any item in the report shall be made by anyone other than Mr. Berkowitz. Mr. Berkowitz shall have no responsibility if any such unauthorized change is made.

Michael Berkowitz may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee as specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement, or by a court of law or body with the power of subpoena.

### **Information Used**

No responsibility is assumed for accuracy of information furnished by or work of others, the client, his designee, or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable; all are considered appropriate for inclusion to the best of our factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related

information. It is suggested that the client consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds for the subject property.

### **Testimony, Consultation, Completion of Contract for Report Services**

The contract for report, consultation, or analytical service is fulfilled and the total fee payable upon completion of the report, unless otherwise specified. Mr. Berkowitz will not be asked or required to give testimony in court or hearing because of having made the report, in full or in part, nor engage in post report consultation with client or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges, regardless of issuing party.

### **Exhibits**

The illustrations and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photographs, if any, are included for the same purpose as of the date of the photographs. Site plans are not surveys unless so designated.

### **Legal, Engineering, Financial, Structural or Mechanical Nature, Hidden Components, Soil**

No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and marketable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report. The legal description is assumed to be correct as used in this report as furnished by the client, his designee, or as derived by MR. BERKOWITZ.

The report is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling, ventilation, electrical, and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated.

### **Legality of Use**

The report is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building and use regulations, and restrictions of all types have been complied with unless otherwise stated in the report. Further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or may be obtained or renewed for any use considered in the value estimate.

## **Definitions**

Please click on the link below (or enter the address in your web browser) to access *The Online Dictionary of Real Estate Appraisal, Fifth Edition*, published by the Appraisal Institute, for an interactive database of term definitions that may be useful to the reader of this report.

<http://www.appraisalinstitute.org/dictionary/welcome.aspx?id=F8C6H8E9A3VL2N6Z3F>

## **Qualifications of the Analyst**

## QUALIFICATIONS OF THE ANALYST

**Michael P. Berkowitz**  
 1100 Sundance Drive  
 Concord, North Carolina 28027  
 (704) 605-0595

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### EDUCATION AND CREDENTIALS

- **Central Piedmont Community College**
  - R-1 - Introduction to Real Estate Appraisal, 2002
  - R-2 - Valuation Principles and Procedures, 2002
  - R-3 - Applied Residential Property Valuation, 2002
  - G-1 - Introduction to Income Property Appraisal, 2003
- **Bob Irock and Associates**
  - G-2 - Advanced Income Capitalization Procedures, 2003
  - G-3 - Applied Property Income Valuation 2004
- **Appraisal Institute**
  - 520 Highest and Best Use and Market Analysis, 2004
  - Seminar Rates, Multipliers and Ratios 2005
  - 530 Advanced Sales Comparison and Cost Approaches 2006
  - Seminar Apartment Appraisal, Concepts & Applications 2009
  - Seminar Appraising Distresses Commercial Real Estate 2009
  - Seminar Appraising Convenience Stores 2011
  - Seminar Analyzing Operating Expenses 2011
- **Duke University**
  - Major: Economics 1985-1989

### AFFILIATIONS AND ACTIVITIES

- **Association Memberships**
  - North Carolina State Certified General Real Estate Appraiser, October 2006, Certificate No. A6169

### RELATED EXPERIENCE

- Provided real estate consulting services for a variety of clients including real estate brokers, property owners and financial planners
- Performed financial feasibility studies for multiple property types including golf communities, and renovation projects.
- Developed plan for self-contained communities.

### APPRAISAL EXPERIENCE

A partial list of types of properties appraised include:  
 Retail Properties, Single and Multi-Tenant, Proposed and Existing  
 Office Single and Multi-Tenant Proposed and Existing  
 Mixed-Use Properties, Proposed and Existing

Industrial Properties, Warehouse, Flex and Manufacturing  
Vacant Land  
Condemnation  
C-Stores

## **CLIENTELE**

Bank of America  
Wachovia Bank, N.A.  
First Citizens Bank  
RBC Centura Bank  
City of Charlotte  
City of Concord  
Union County  
BB & T  
Aegon USA Realty Advisors  
Sun Trust Bank  
First Charter Bank  
Regions Bank  
Charlotte Housing Authority  
Alliance Bank and Trust  
Broadway Bank  
Duke Energy Corporation  
Jim R. Funderburk, PLLC  
Hamilton, Fay, Moon, Stephens, Steele & Martin  
Senator Marshall A. Rauch  
Perry, Bundy, Plyler & Long, LLP  
Robinson, Bradshaw & Hinson  
CSX Real Property  
Baucom, Clayton, Burton, Morgan & Wood, PA  
City of Mount Holly  
Our Towns Habitat for Humanity  
Parker, Poe, Adams & Bernstein, LLP  
Central Carolina Bank  
Southern Community Bank and Trust

