AGENDA
LAURENS COUNTY PLANNING COMMISSION
May 15, 2018
Hillcrest Square Administration Building
5:30 P.M.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of Previous Meetings
   a) 4/17/18 PC Regular Meeting
6. Old Business
   a) Ord 814 Junk Yard Ordinance
7. New Business
   a) Hunter Industrial Park Cell Tower Approval
   b) Rankin Variance Request
   c) Gaddis Variance Request
8. Public Comment- Fifteen (15) Minute Period for Public Comment *(Required to sign in prior to the meeting)*
9. Commission Member Comments
10. Adjournment

MEETING MINUTES- DRAFT
LAURENS COUNTY PLANNING COMMISSION
April 17, 2018
Hillcrest Square Administration Building
5:30 P.M.

Item #1: Call to Order- All Planning Commission members were present except Commissioners Roper, Grant, and Tribble.

Item #4 Approval of Agenda: Commissioner Peden made a motion to approve the agenda, Commissioner Copeland seconded the motion and the motion passed 3-0.

Item #5 Approval of Minutes: Commissioner Copeland made a motion to approve the minutes of the 3/22/18 meeting, Commissioner Peden seconded the motion and the motion passed 3-0.

Item #7a: Cooley Road Mobile Home Park Approvalon
PW Director Rob Russian explained that this 10 lot mobile home park meets the new regulation requirements. Commissioner Copeland made a motion to support this administrative action. Commissioner Peden seconded the motion and the motion passed 3-0.

Item #7b: Creekside Speedway Variance Request: CBO Chuck Bobo explained that this is a go kart course for lawnmower racing. The owners requested a clarification of what is required per ordinance #549 pg2 section 4e where a "guardrail of 42 inch height" is required. Currently they have tires stacked as guardrail for this track. The owners explained that for this type of lawnmower racing a high guardrail is not needed.

Vice Chairman Brewington made a motion to require tires to be stacked 3 high on the outside of the track at the grandstands and that 2 tires high on the rest of the outside and on the inside would be sufficient. Commissioner Copeland seconded the motion and the motion passed 3-0.

Item #7c: Junkyard Ordinance:
The PC went through the ordinance in detail. No action was taken.

Item #9 Commission Members Comments: NONE

Item #10 Adjournment: With no further business Commissioner Copeland made a motion to adjourn, seconded by Commissioner Peden and passed 3-0.

STATE OF SOUTH CAROLINA)
) **ORDINANCE # 814**
LAURENS COUNTY)

AN ORDINANCE TO RESCIND AND REPEAL LAURENS COUNTY ORDINANCE #433 AND LAURENS COUNTY ORDINANCE #554, AND REPLACE SAID ORDINANCES WITH THE NEW TEXT AS SET FORTH HEREIN AND ALL OTHER MATTERS RELATED THERETO FOR THE REGULATION OF JUNKYARDS IN LAURENS COUNTY SOUTH CAROLINA

WHEREAS, the Laurens County Council and the Laurens County Planning Commission have determined the need to consolidate, modify, revise, clarify and improve the ability to enforce the regulation of junkyards in Laurens County, and;

WHEREAS, Laurens County Council adopted and enacted Ordinance #433 on November 11, 1997, establishing and creating a Junkyard Enforcement Ordinance for Laurens County, and;

WHEREAS, Laurens County Council amended Ordinance #433 with Laurens County Ordinance #554 in 2002 by deleting and replacing the provisions of "Section 7 – Notice of Violation" in its entirety of Ordinance #433; and

WHEREAS, Laurens County Council, pursuant to the authority granted in the South Carolina Code of Laws, may from time to time rescind, amend, adopt and enact such ordinances as the Council may deem necessary and appropriate to better serve the health, safety and welfare of its citizens.

NOW THEREFORE, BE IT ORDAINED BY THE LAURENS COUNTY COUNCIL:

SECTION 1. FINDINGS - Laurens County Council finds it is in the public's best interest to regulate the operation of commercial junkyards in Laurens County. The implementation and administration of this Ordinance, while repealing Ordinance #433 and #554, will fulfill the purposes of the Ordinance to protect and promote the health, safety and welfare of Laurens County citizens, as well as to reduce waste disposal, conserve energy, promote recycling and a cleaner and more attractive environment.

Laurens County Council finds that commercial junkyards **can**:

1. Pose a hazard to the health, safety, and general welfare of the citizens of Laurens County within the communities they are located;
2. Depreciate the value of surrounding property;
3. Pose environmental and fire hazards;
4. ~~Are~~ **Be** a breeding ground for mosquitoes and other insects, snakes, rats, and other pests;
5. Pose a threat of injury to children and other individuals who may be attracted to the premises;
6. ~~Are~~ **Be** a visual blight and patently offensive to the aesthetic quality of the environment of Laurens County;
7. ~~Are~~ **Be** a point of concentration of gasoline, oil or other flammable, corrosive or explosive materials.

8. Laurens County Council further finds that junkyards that do not conform to the requirements of this ordinance are public nuisances.

SECTION 2. **PURPOSE**. Laurens County Council seeks to preserve the physical integrity of established neighborhoods for the quiet enjoyment of family, safety of children, and the maintenance of residential property values; to protect the citizens and residents of Laurens County from possible injury at junkyards; to achieve responsible economic growth in areas of Laurens County that is compatible with growth and development in nearby areas; to protect the public from health nuisances and safety hazards by controlling vectors, concentration of volatile or poisonous materials, and sources of danger to children; to promote the conservation of natural resources by encouraging the recycling of resalable scrap iron and metal of all kinds; therefore it is declared to be in the public interest to regulate the establishment, operation and maintenance of junkyards in Laurens County and to preserve and enhance the natural scenic beauty of areas in the vicinity of the primary and secondary roads of Laurens County. Further, because of the negative impacts that commercial junkyards have on the community, Laurens County Council hereby adopts this Ordinance, the purposes of which is to provide standards for the establishment, use, and maintenance of commercial junkyards in Laurens County so as to protect the health, safety and general welfare of the citizens of Laurens County.

SECTION 3. **ACTION TAKEN:** Pursuant to the enactment of this Ordinance, the Laurens County Council repeals and rescinds Ordinances #554 and #443 in their entirety and replaces said Ordinances with the language set forth herein.

SECTION 4. **AUTHORITY:** This ordinance is adopted pursuant to the authority and process granted by the South Carolina Code of Laws and by the Constitution of the State of South Carolina. Jurisdiction shall be exclusively in Laurens County, South Carolina.

SECTION 5. **APPLICABILITY:** This ordinance shall apply to all unincorporated areas of Laurens County, South Carolina.

SECTION 6. **LANGUAGE:** The language used in this Ordinance, if used in the present tense, shall include the future tense. Words used in the singular shall include the plural, and the plural the singular, unless, however, the context clearly indicates the contrary. The use of the word "shall" is mandatory and the word "may" is permissive.

SECTION 7. **EFFECTIVE DATE:** The effective date of this Ordinance shall be upon three (3) readings and a public hearing as required by law.

SECTION 8. **SEVERABILITY:** Should any paragraph, clause, phrase, or provision of this Ordinance be judged invalid or held unconstitutional by a Court of competent jurisdiction, such declaration shall not affect the validity of any other section of the Ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional. All meanings, enforcement and interpretations shall be pursuant to the laws of the State of South Carolina.

JUNKYARD ORDINANCE

SECTION 1. **DEFINITIONS**. As used herein the following terms shall have the meanings given below:

a.) Abandonmented– A junkyard or automotive dismantler and recycler, or both, which has not been used or operated for a 180 days ~~period of twelve (12) months~~, ~~or, that its license has not been renewed with thirty (30) days of notice to renew.~~

b.) Automotive dismantler and recycler – Any establishment or place of business which is maintained, used or operated for storing, keeping, buying, or selling wrecked, scrapped, reusable parts, ruined or dismantled vehicles, or motor parts.

c.) ~~**Antique Cars – The general sense of the term is an automobile that is an antique. Antique defined by the Antique Automobile Club of America as being over fifty (50) years of age. The antique car eras include the Veteran Era, the Brass Era and the Vintage Era that includes cars ranging from the 1930's.**~~ NOT USED IN THIS ORDIANCE

c.) ~~d.)~~ Appeals -Any person aggrieved by the decision of the approving authority may appeal, in accordance with the provisions of S.C. Code 1976, § 1-23-380, to the circuit court. Such appeals shall be filed within 30 days of the written notification from the enforcement authority.

d.) Building Official – The person or person(s) (Building Official / Department Head / Codes Officer[s]) designated as such within the Laurens County Building Codes and Inspections Department.

.) ~~**Classic Cars – A classic car is an older automobile. The Classic Car Club of America maintains that a car must be between thirty (30) and forty nine (49) years old.**~~ NOT USED IN THIS ORDIANCE

e.) Commercial Businesses - A person, as defined herein, who operates a business covered by the Ordinance, primarily for a profit or offering junk, as defined, for sale, resale, retail, wholesale, trade or recycling.

f.) Conforming Use - Any lawful use of a building, structure, lot, sign or fence, which complies with the provisions of this ordinance.

~~**i.) Evergreen Screening - The term "Evergreen Screening" shall mean evergreen trees or shrubs with a minimum height of not less than eight (8) feet when mature. Acceptable species include, but not limited to, Fragrant Tea Olive Fortune's Tea Olive, Chinese Fringe Flower, Eastern Red Cedar, Japanese Cedar, Arborvitae ("Green Giant"), Southern Magnolia Hemlock, and upright varieties of Juniper, American Holly and / or other species that may be approved by the Building Official. (See Exhibit 1)**~~

g.) Fencing - The term "fence" shall mean a six (6) foot tall chain link or wooden fence which forms a substantial physical barrier which is capable of withstanding the effects of the local climate and which completely surrounds the items defined as "junk". Other fencing materials may be approved by the Building Official.

h.) General penalty; continuing violations. Wherever in this Code or in any ordinance of the county any act is prohibited or is declared to be unlawful or an offense or misdemeanor, or the doing of any act is required, or the failure to do any act is declared to be unlawful or an offense or a misdemeanor, and no specific penalty is provided for the violation thereof, the violation of any such provision of this Code, or any such ordinance, shall be punished by a fine of not more than $200.00 or imprisonment for a period not to exceed 30 days. Each day any violation of this Code or any such ordinance, resolution, rule, regulation or order shall continue shall constitute, except where otherwise provided, a separate offense.

i.) Grandfathered - Describes the status accorded certain properties, uses, and activities that existed prior to the date of adoption of an amended ordinance. (**See Exhibit 2**).

j.) Junk - The term "junk" shall include, but not limited to abandoned barrels or drums, dismantled or inoperable industrial or commercial equipment or machinery being salvaged for parts, vacant/abandoned mobile homes and the following old scrap or used items: metal; rope; rags; batteries; paper; cardboard; plastic; rubber; pallets; appliances; motors; industrial or commercial fixtures; rubbish; debris; wrecked, dismantled or disabled motor vehicles or parts thereof; copper, brass, trash, rubber debris, waste, junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material.

k.) Junkyard Control Act – Refers to South Carolina Code 57-27-10. Et. Seq. which is incorporated herein by reference.

l.) Junkyard / Salvage Yard - The term "junkyard / salvage yard" shall mean an establishment that currently has a "Permit" and is used in part or in whole for maintained or used for storing, keeping, buying, or selling of items defined as "junk", or an automobile graveyard for the storage of ~~**ten (10) or more**~~ junked vehicles. This includes "Scrap Processors" which is defined below. For the purpose of this Ordinance, property licensed sanitary landfills are exempt.

m.) Junk Vehicle - A junk vehicle is defined as any vehicle, automobile, truck, van, or trailer of any kind or type that is abandoned, wrecked, dismantled, partially dismantled, inoperative, or has no current tag.

n.) ~~**Location – No junkyard / salvage yard shall be established within one thousand feet (1,000') of any existing church, school, daycare center, nursing home, health care facility, hospital, public building, public or private recreation facility, a concentration of ten or more contiguous residences, or closer than five hundred (500) feet from any single residence. No junkyard / salvage yard shall be established within one thousand feet (1,000') of scenic corridors. No Junkyard shall be placed upon property which contains less than five (5) contiguous acres.**~~ **Covered in section 2d and 5f, this is not a definition but a regulation.**

.) ~~**Motor Vehicle Graveyard – The phrase "motor vehicle graveyard" shall not include garbage dumps, sanitary landfills, establishments or places of business which are located entirely within a completely enclosed structure, or establishments or places which exclusively perform motor vehicle repair work or towing / wrecker services and do not sell wrecked, scrapped, ruined or dismantled motor vehicles or motor vehicle parts**~~.

o.) Nonconforming - A term applied to lots, structures, uses of land or structures, and characteristics of use of land or structures which were lawful before the passage or amendment of this ordinance, but which are prohibited by this ordinance or are not in compliance with the requirements of this ordinance.

p.) Owner/operator includes any part owner, joint owner, tenant in common, joint tenant or tenant by the entirety, of the whole or a part of building or land.

q.) Parking Space - An area on a lot designated for parking a motor vehicle as a principle use or as an accessory to business use.

r.) Permit –The official document that allows for the conducting of a business consisting of a junkyard / salvage yard within the unincorporated areas of Laurens County. Permits are issued by the Laurens County Codes Building Official and will be **inspected** ~~**renewed**~~ **annually** ~~**(See "Exhibit 2").**~~

s.) Permit fees. On all junkyards, buildings, structures, permit fees shall be paid as required at the time of filing the application, in accordance with the official fee schedule. ~~which is on file in the county offices.~~

t.) Person - The term "person" shall mean any individual, firm, partnership, association, corporation, company or organization of any kind.

u.) Scrap Processor - The term "scrap processor" shall mean any person, firm or corporation engaged only in the business of buying scrap iron and metals, including, but not limited to, old automobiles, for the specific purpose of processing into raw material for re-melting purposes only, and whose principal product is ferrous and nonferrous scrap for shipment to steel mills, foundries, smelters and refineries and maintaining an established place of business in this state and having facilities and machinery designed for such processing.

v.) Scenic Corridors – The term "Scenic Corridors" shall mean any South Carolina Highway, U.S. Highway and Interstates #26 & #385.

w.) Screening – All junkyards shall be enclosed on all sides by a ~~**visual**~~ screen consisting of a fence **with visual screening** or a combination of a fence and approved **evergreen screening** ~~**vegetation**~~. ~~**All grandfathered junkyards as of the initial date of registering with Laurens County will have one (1) year from the date of enactment of this ordinance to comply with the provisions contained herein**~~.

1.) Evergreen The term "Evergreen Screening" shall mean evergreen trees or shrubs with a minimum height of not less than eight (8) feet when mature.

2.) Visual - The term "Visual Screen" shall mean a static barrier which shields the junkyard from view. The visual screen shall extend from the ground to a height of six (6) feet. Not more than twenty-five (25) percent of the vertical surface shall be open to allow the passage of air, but any such openings shall be designed to obscure visibility.

x.) Service Station - A service station is any establishment or place of business which is maintained, operates and / or provides retail sales of fuel, lubricants, air, water or other

items for the operation or maintenance of motor vehicles and / or for making mechanical repairs, servicing or indoor washing of motor vehicles.

y.) Variance- official permission to make non-conforming use of property. Variances shall only be issued upon a showing of good and sufficient cause; a determination that failure to grant the variance would result in exceptional hardship; and a determination that the granting of a variance will not result in increased threats to public safety or extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

z.) ~~Visual Screen - The term "Visual Screen" shall mean a static barrier which shields the junkyard from view. The visual screen shall extend from the ground to a height of eight (8) feet. Not more than twenty-five (25) percent of the vertical surface shall be open to allow the passage of air, but any such openings shall be designed to obscure visibility. Is this describing planting or fencing?~~ **moved**

SECTION 2. GENERAL PROVISIONS.

a.) Anchoring. All metal or wooden fence posts shall have at least one-third of their length below ground level and shall be set in hard packed clay or concrete. All metal fence posts shall be treated with an anti-corrosive coating. All wooden posts shall be pressure treated or creosote coated lumber with at least a four inch by four inch (4" X 4") nominal cross section.

b.) Acreage - No Junkyard shall be placed upon property which contains less than five (5) contiguous acres.

c.) Fencing or Screening. All junkyards shall be enclosed on all sides by a **fence with evergreen** screening of an approved type **or approved natural buffers already present**; a chain link fence with vinyl, metal or wooden strips or slats woven into the fence fabric; a wooden privacy fence or other type material which has been given approval by the Building Official. ~~**Visual Screening shall apply to the front of the property facing a public paved road.**~~

d.) Setbacks - No junkyard shall be established closer than one-thousand (1,000) feet to a church, school, daycare center, nursing home, health care facility, hospital, public building, public or private recreation facility, a concentration of ten or more contiguous residences, or closer than five hundred (500) feet from any single family residence. An on-site residence at the junkyard by the owner or its agent is permitted. No junkyard shall be established closer than one-thousand (1,000) feet of any S.C. Highway, U.S. Highway and Interstates 26 & 385.

(1) When, for reasons of topography, it is determined by the Building Official that the fencing and screening requirements of the new junkyard will not produce a result that sufficiently shields the junkyard from view and otherwise preserves the policy and intent of this division, the following alternatives are available:

(a) The junkyard may locate at the site if it's fenced boundaries are no closer than one thousand (1,000) feet to any adjacent residence; or

(b) Topographic features shall be graded to adjacent roadway levels so that the provisions for fencing and screening can be effective; or

(c) The developer of a junkyard may seek another site that is more suitable to junkyard development.

SECTION 3. OPERATION.

a.) All junkyard businesses shall be conducted entirely within the screened area of the property.

b.) No junk shall be stacked, stored or maintained for an extended thirty (30) day period of time at a height no greater than eight (8) feet above the adjacent grade.

c.) Adequate off-street customer parking must be provided, and must be graveled or paved as per the County Building Official.

d.) All junkyards shall comply with applicable chapters the "Standard Fire Prevention Code" and any other; pertinent requirements.

e.) While considered to be junkyards by definition, the eight (8) foot stacking requirement shall not apply to a Scrap Metal Processor who is located substantially below the grade of the adjacent public road or is located more than one thousand feet (1,000) feet from any public paved road.

f.) If a junkyard closes or ceases operation for a period of ~~90~~ 180 days and desires to reopen, it must comply with the provisions herein. Evidence of closing shall be established by written notification, inspection of the property, ~~and / or non-renewal of a junkyard permit~~. No person shall establish, enlarge or operate a junkyard after the effective date of this Ordinance without first complying with the provisions set forth herein.

g.) All junkyards shall be maintained to protect the public from health nuisances and safety hazards. The Laurens County Building Official and Inspections Department may inspect each junkyard to determine that the junkyard does not create a nuisance or safety hazard. Should a nuisance or safety hazard be identified, the owner, operator, or maintainer shall submit satisfactory evidence to the Building Official Department that the nuisance or safety hazard has been eliminated. Laurens County has the right to defer to the South Carolina Department of Health and Environmental Control as needed. Failure to comply with this provision shall result in revocation of permit as well as other penalties and remedies for violation of this ordinance.

h.) Any sale, transfer, lease or other disposition of ownership of a junkyard, except for such cases of inheritance or estate matters, shall require that the provisions of any notice of violation of this ordinance must be complied with and the owner shall furnish to the Building Official a signed and notarized statement acknowledging the receipt of such notice of violation and fully accepting the responsibility, without condition, for making the corrections or repairs required by such notice of violation.

i.) Permitting Requirements:

1.) General Rule – No person shall establish, maintain, use or operate a junkyard or automotive dismantler and recycler business within the unincorporated areas of Laurens County without a valid permit;

~~2.) Permitting Period The Permit will be effective from January 1st to December 31st of the year granted and the permit must be renewed annually not later than thirty (30) days after the current expiration date. Failure to renew the Permit within the thirty (30) days following expiration will cause the business to be classified as abandoned and will require the removal of all junk from the premises, at the expense of the owner, within sixty (60) days following the expiration date of the Permit.~~

SECTION 4. GRANDFATHERED JUNKYARD PROCEDURES.

a.) All junkyards that are in operation and existence at time of the effective date of this ordinance; and, those that wish to continue their non-conforming use status of this Ordinance need to ~~be enclosed with~~ have visual screening ~~and/~~or evergreen plantings that screen the operations of the junkyard from front property lines. The determination of existence shall be based upon the issuance of a permit as set forth herein.

b.) All grandfathered commercial junkyards shall obtain a Permit and a letter acknowledging their existence from the Building Official Department.

c.) Any addition, change of ownership, enlargement, or expansion of a junkyard shall require a permit and be permitted in accordance with this division as a new junkyard.

d.) Any non-conforming junkyard will be in accordance with the standards and criteria for effective screening set forth in these regulations. For non-conforming junkyards, the owner/operator responsible will have one (1) year from the date of enactment of this ordinance to have ~~an~~ approved screening in place at front of the property.

e.) ~~The evergreen vegetation shall be planted between the property line and the outbound side of the fence. The distance spacing of the evergreen vegetation from the fence and the property line should allow for maintenance of the mature vegetation from inside the property line.~~ Evergreen vegetation that serves as screening shall be of an approved type that can reach a minimum height of eight feet when mature from the date planted and shall be planted at intervals evenly spaced and in close proximity to each other so that a continuous, unbroken screen (without gaps or open spaces) will exist to a height of at least eight feet (8') along the length of the fence surrounding the junkyard. The evergreen screen shall be maintained as a continuous, unbroken screen for the period the property is used as a junkyard. ~~Acceptable species include, but are not limited to, Fragrant Tea Olive Fortune's Tea Olive, Chinese Fringe Flower, Eastern Red Cedar, Japanese Cedar, Arborvitae ("Green Giant), Southern Magnolia, and upright varieties of Juniper, American Holly and / or other species that may be approved by the Building Official. (See Exhibit 1).~~

f.) Plans for the screening device shall be approved by the Building Official before it is erected or put into place.

SECTION 5. NEW JUNKYARDS / SALVAGE YARD PROCEDURES

All junkyards, within the unincorporated areas of Laurens County, are required to obtain a junkyard permit. ~~Such permit shall be valid until December 31st of each calendar year. To renew a permit~~ The junkyard must be inspected by the Building Official or designee each year to maintain the original permit. ~~There will be a late fee charged (see Exhibit 1 – fees / fines schedule) for each month a junkyard is open or in operation without a permit.~~ A permit shall

be issued by the Building Official Department upon completion of fencing and screening requirements. For junkyards established, opened, or re-opened after enactment of this ordinance, the permit shall only be issued upon approval of a junkyard plan by the Building Official.

a.) The Building Official may accept a written request for extension from any junkyard owner unable to plant an evergreen screen around the property due to seasonal weather conditions.

b.) No person shall establish, possess, open, reopen, own, enlarge, or operate a junkyard without first complying with the provisions of this ordinance.

c.) Any addition, enlargement, ~~or~~ expansion, **or new ownership** except for such cases of inheritance or estate matters of a junkyard shall require a permit and be permitted in accordance with this division as a new junkyard.

d.) New junkyards shall be situated on a continuous parcel of at least five (5) acres, excluding right-of-ways, that are undivided by road right-of-ways or public dedication.

e.) A minimum setback to the fence from front, side, and rear property lines, excluding road rights-of-way, must be at least fifty feet (50'). Wrecker, towing, and impoundment services as defined by this Ordinance shall have a minimum setback to the fence from front, side, and rear property lines, excluding road rights-of-way, of at least twenty-five feet (25').

f.) No new junkyard shall be established closer than one thousand feet (1,000') to a church, school, daycare center, nursing home, health care facility, hospital, public building, public or private recreation facility, a concentration of ten (10) or more contiguous residences, or closer than five hundred feet (500') from any single residence. An on-site residence at the junkyard by the owner or his agent is permitted. No junkyard shall be established closer than one thousand feet (1,000') of any SC Highway, US Highway, Interstate 26, or Interstate 385.

g.) All driveway entrances shall be from side property lines. The centerline of the driveway shall not be closer than thirty feet (30') from the side property line. An opaque gate shall be utilized.

h.) The junkyard shall be entirely surrounded by an opaque, woven or welded wire (11-gauge minimum), or chain link fence a minimum of ~~eight~~ **six** feet (~~6~~8') in height and with an opaque **visual screen or** evergreen screen with a minimum height of not less than eight feet (8') when mature. The evergreen vegetation shall be planted between the property line and the outbound side of the fence. The distance spacing of the evergreen vegetation from the fence and the property line should allow for maintenance of the mature vegetation from inside the property line. Evergreen vegetation that serves as screening shall be of an approved type that can reach a minimum height of eight feet (8') when mature from the date planted and shall be planted at intervals evenly spaced and in close proximity to each other so that a continuous, unbroken screen (without gaps or open spaces) will exist to a height of at least eight feet (8') along the length of the fence surrounding the junkyard. The evergreen screen shall be maintained as a continuous, unbroken screen for the period the property is used as a junkyard. ~~Acceptable species include, but are not limited to, Fragrant Tea Olive, Fortune's Tea Olive, Chinese Fringe Flower, Eastern Red Cedar, Japanese Cedar, Arborvitae ("Green Giant"), Southern Magnolia, and upright varieties of Juniper, American Holly and / or other species that may be approved by the Building Official.~~ Each owner, operator, or maintainer of a junkyard shall utilize good husbandry techniques by pruning, mulching, and fertilizing so that the vegetation can reach a height of

eight feet (8') within five (5) years of the date planted and will have maximum density and foliage. Dead or diseased vegetation shall be replace at the next appropriate planting time.

i.) A junkyard plan prepared by the owner or operator of any new junkyard shall be submitted prior to the junkyard permit being granted by Laurens County. The plan shall indicate setbacks, location of public rights-of-way, all proposed structures, all structures within five hundred feet (500') of a junkyard, driveways, entrances, fencing, screening, types of fencing, types of screening, dimensions of junkyard, gross acreage, owner(s)' name(s), address(es), and preparer of plan name(s) and address(es). Submission of information shall establish pre-existing conditions. Plan may be drawn at a scale of one inch (1") equals four hundred feet (400') or less.

j.) When, for reasons of topography, it is determined by the Building Official that the fencing and screening requirements of the new junkyard will not produce a result that sufficiently shields the junkyard from view and otherwise preserves the policy and intent of this section, the following alternatives are available:

1) The junkyard may locate at the site if its fenced boundaries are no closer than one thousand feet (1,000') to any adjacent residence; or

2) Topographic features shall be graded to adjacent roadway levels so that the provisions for fencing and screening can be effective; or

3) The developer of a junkyard may seek another site that is more suitable to junkyard development.

k.) Failure to pay a Permit fee ~~or late fee~~ shall be punishable in Summary Court as a misdemeanor by a fine of not more than two hundred dollars ($200) or by imprisonment for not more than thirty (30) days. Each day any violation of this Ordinance continues shall constitute a separate offense.

l.) Providing false; incomplete; or intentionally incorrect information on any application or permit form, or permit renewal form shall constitute a violation of this ordinance and may result in the withdrawal of or cancellation of a Permit as determined by the Building Official.

SECTION 6 EXCEPTIONS

Although the following are junkyards as defined by this ordinance and are subject to the provisions of this section, the following limited exemptions are granted:

a.) A recycling center is a facility where recoverable resources such as paper, plastic, glass and metal cans are collected, flattened, crushed, shredded or bundled for shipment to others who will use those materials to manufacture new products. Recycling centers shall not have outside storage of material except in closed containers. Recycling centers will be exempt from the five (5) acre requirement of Section 2. Recycling centers shall have a two (2) acre minimum lot size. All other provisions of this section shall apply including the fencing and anchoring requirement of Section 2.

b.) Service stations are exempt from provisions of this ordinance. A service station is any establishment or place of business which provides retail sales of fuel, lubricants, air, water or

other items for the operation or maintenance of motor vehicles or for making mechanical repairs, servicing or indoor washing of motor vehicles.

c.) Properly licensed sanitary landfills are exempt from these provisions.

d.) Wrecker, towing and impoundment services, as defined herein, are exempt from the five (5) acre requirement under this ordinance. All other provisions of this division shall apply including the fencing and anchoring requirements. A wrecker, towing or impoundment service is any establishment or place of business which provides towing or temporary storage services of no more than twenty five (25) currently licensed and currently registered motor vehicles which have been wrecked, or whose possession is by virtue of court order, a copy of which is in the possession of the proprietor of such service or affixed to the vehicle. Temporary storage is defined as not exceeding ninety (90) days from the date possession or custody of the vehicle is obtained except when possession is pursuant to a court order.

SECTION 7 VARIANCES

1.) An applicant may request the Planning Commission, in writing, to act upon a permit as follows:

a). If the Building Official has denied a permit or failed to act on an application within forty five (45) days, unless extended by agreement.

2.) An applicant may request a variance hearing as follows:

a.) For a variance from any area/district regulation or from requirements set forth within this Ordinance.

SECTION 8 NOTICE OF VIOLATION. It shall be the duty of the Building Official, or its designee to serve, or cause to be served, a notice of violation upon the owner or occupant of any property, who has committed a violation of this Ordinance. Such notice shall demand abatement of the violation within sixty (60) days of service. If after sixty (60) days' notice the violation has not been abated, the Building Official shall personally serve the owner or occupant with a citation.

SECTION 9 ENFORCEMENT OF NOTICE. It shall be the duty of the Building Official to enforce the provisions of this ordinance.

If a person served with notice of a violation does not abate the violation within sixty (60) days after service, the County may file an action to compel the owner or occupier to abate the violation, or it may proceed with its own resources or by contracting with another to abate such violation, keeping account of the expenses of the abatement, and such expense shall be charged and paid by the owner or occupant of the property.

SECTION 10 LIEN IMPOSED. The charge for compelling the owner or occupier to abate the violation or for the County's abatement of the violation shall constitute a lien upon the property. The Building Official shall send, or cause to be sent, a bill for such charges to the owner or occupier of the property. The Building Official shall also file a statement of the lien against the owner of the property in the office of the County Clerk of Court. Such lien shall be indexed in the mortgage books, as maintained from time to time for the County, and the statement shall contain the following: a legal description of the property; a statement of the violation of this Ordinance; the date of the County's action for abatement;

the expenses and costs incurred, including attorney fees, for the abatement proceedings; and a statement that the costs and expenses ascertained shall bear interest at the statutory legal rate.

SECTION 11. SEPARABILITY AND VALIDITY. Should any section, paragraph, clause, phrase or provision of this Ordinance be adjudged invalid or held unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 12. CONFLICTING ORDINANCES. If any provision of this Ordinance conflicts with any Ordinance or statute, the more restrictive requirement shall apply.

SECTION 13. PERMIT REQUIREMENTS. All junkyards shall, ~~**within sixty (60) days after the effective date of this ordinance,**~~ obtain a Permit ~~**and a letter from the Building Official stating the junkyard complies with the requirements of this ordinance. Such permit and letter of compliance shall be valid until January 1st of the following calendar year.**~~ No person shall establish, enlarge, or operate a junkyard after the effective date of this ordinance without first complying with the provisions set forth herein.

The Building Official shall then inspect the premises and notify the owner or operator seeking a permit of any required corrections**.**

SECTION 14. EFFECTIVE DATE. This Ordinance shall take full effect and be fully executed upon three (3) readings and a public hearing as required by law.

- SIGNATURE PAGE FOLLOWS -

~~EVERGREEN RECOMMENDATIONS~~

~~CLEMSON UNIVERSITY – RECOMMENDED:~~

~~*Camellia sasanqua*~~
~~XCupressocyparis leylandii~~
~~Cryptomeria japonica~~
~~Eurya japonica (unaware of availability)~~
~~Ilex 'Emily Bruner' and 'Mary Nell'~~
~~Ilex cornuta 'Burfordii'~~
~~Ilex xkoehneana 'Wirt L. Winn'~~
~~Ilex 'Nellie R. Stevens'~~
~~Ilex vomitoria~~
~~Ilex xattenuata 'Fosteri' (Foster #2), 'East Palatka', 'Savannah', 'Greenleaf'~~
~~Ilex latifolia~~
~~Ilex 'HL10-90' Christmas Jewel®~~
~~Ilex Red Hybrid hollies (Oakland™, Oak Leaf™~~
~~Illicium parviflorum (shrub)~~
~~Juniperus virginiana and J. virginiana var. silicicola~~
~~Loropetalum chinense~~
~~Magnolia grandiflora 'Hasse', 'Kay Parris', 'Little Gem', 'Southern Charm' [Teddy Bear®]~~
~~Myrica cerifera~~

~~Magnolia virginiana~~
~~Osmanthus fragrans~~
~~Osmanthus xfortunei~~
~~Osmanthus heterophyllus~~
~~Photinia serratifolia~~
~~Pittosporum tobira~~
~~Podocarpus macrophyllus 'Maki'~~
~~Prunus caroliniana~~
~~Quercus myrsinifolia~~
~~Ternstroemia gymnanthera~~
~~Thuja occidentalis 'Degroot's Spire' and 'Emerald'~~
~~Thuja orientalis~~
~~Thuja plicata~~
~~Thuja 'Green Giant'~~
~~Viburnum awabuki (concerned about annual branch dieback due to cold temps)~~
~~Viburnum obovatum~~
~~Viburnum tinus~~

~~U.S. FORESTRY – RECOMMENDED~~

~~Arborvitae 'Green Giant' (Thuja x 'Green Giant')~~
~~Eastern Red cedar 'Brodie' - Japanese Cedar (Cryptomeria japonica)~~
~~American Holly (Ilex opaca/Ilex attenuata)~~
~~- Tall & narrow Hollies: or southern cultivars/hybrids ('Foster's Holly', 'Savannah Holly')~~
~~Southern Magnolia cultivars~~
~~Fragrant Tea Olive (Osmanthus fragrans) - Fortune's Tea Olive (O. x fortune)~~
~~Chinese Fringe Flower (Loropetalum chinense~~

Exhibit 1 ~~2~~
FEE SCHEDULE

A.) Junkyard / Salvage Permit Fees:

Initial Permit Fee	$100.00
~~Late Fee~~	**~~$ 25.00~~**

Exhibit 2

"GRANDFATHERED"

Previously permitted or existing

Permit	Business Name	Location	Issued
1	Fords & Sams Parts	Catfish Cove Road, Waterloo	12/3/1997
2	Kelletts Auto Salvage	Wasson Gin Road, Laurens	12/4/1997
3	Tripp's Auto Sales, Inc.	117 Marler Road, Gray Court	12/4/1997
4	Hopkins Automotive	Telephone Exchange Rd, Ware Shoals	12/5/1997
5	Nabors and Son, Inc.	Arnold Lane, Waterloo	12/5/1997
6	Gault & Thompson	9 Ridgecrest Drive, Fountain Inn	12/8/1997
7	Burdette Auto Salvage	Riverfork Road, Waterloo	12/8/1997
8	Smith's Salvage	Highway 39 S., Cross Hill	12/10/1997
9	Williams Garage	100 Fairview Road, Gray Court	12/11/1997
10	Gibson's Scrap & Metals	115 Cooper Bridge Road, Fountain Inn	12/15/1997
11	J & V Auto Repair	Pinson/Ekom Beach Road, Laurens	12/30/1997
12	Classic Cars of S.C., inc	Frontage Road, Gray Court	12/31/1997
13	M & J Auto Wreckage	445 S. Frontage Road, Fountain Inn	1/5/1998
14	Todd Automotive & Salvage	Neely Farry Road, Laurens	1/16/1998
15	Robinson Motor Sales	851 Fleming St. Ext., Laurens	3/2/1998
16	Bannister's Auto	Airport Road, Laurens	3/3/1998
17	Mountville Motors	Hwy. 72/Mountville Road, Mountville	3/4/1998
18	L C Powell Garage	Bethel Church Road, Laurens	4/8/1998
19	Sharpe's Garage	Hwy 39/Liberty Springs St., Cross Hill	5/19/1998
20	Affordable Auto Parts	849 Fleming Street, Laurens	8/10/1998
21	Bishop's Body Shop & Used Cars	Rocky Springs Church Rd, Laurens	9/3/1998
22	Anderson's Used Auto & Parts	170 Quail Drive, Waterloo	1/20/1999
23	T J's Car Crushing & Used Auto Parts	939 Henderson Road, Gray Court	11/6/2000
24	Tripp's Auto Sales, Inc.	291 Marler Road, Gray Court	1/9/2002
25	Laurens Auto Salvage	1471 Fleming St. Ext, Laurens	6/11/2007
26	M&M Scrap Metal Inc.	12805 Hwy. 101 S	9/29/2010

LAURENS COUNTY COUNCIL:

_____
Joseph E. Wood, Jr, Chairman

_____
P. Keith Tollison, Vice Chairman

_____
Diane B. Anderson, Council Member

_____
Stewart O. Jones, Council Member

_____
Garrett C. McDaniel, Council Member

_____
Ted G. Nash, Council Member

_____
David A. Pitts, Council Member

ATTEST:

_____
Ernest B. Segars, Administrator
Laurens County Council
Laurens County, South Carolina

_____
Betty C. Walsh, Clerk
Laurens County Council
Laurens County, South Carolina

First Reading: March 22, 2016
Second Reading: April 12, 2016
Public Hearing:
Third Reading:

HELLMAN YATES & TISDALE
ATTORNEYS AND COUNSELORS AT LAW

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN YATES & TISDALE, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

May 8, 2018

VIA FEDERAL EXPRESS

Mr. Chuck Bobo
Building Official, Laurens County
Building Codes Department
100 Hillcrest Square, STE C
Laurens, SC 29360
(864) 984-6659

Re: Proposed 280' wireless telecommunications facility by Global Signal Acquisitions IV LLC on Hunter Industrial Park Road, Laurens, SC 29360 (Parcel ID # 389-00-00-039).

Dear Mr. Bobo,

Enclosed please find application of Global Signal Acquisitions IV LLC for a proposed 280-foot wireless telecommunications facility. The proposed facility will be located on the property of Richard Earl Robertson, which is designated by Laurens County tax parcel number 389-00-00-039. This is a very important facility to improve coverage for both voice and advanced data in this area of Laurens County In support of this request we have taken the liberty of recasting the relevant provisions of the Laurens County Code of Ordinances with our answer to the relevant provisions in the bold font beneath the section. As will be evident from a review of the attached, Global Signal Acquisitions IV LLC has not only met, but has exceeded, all of the necessary requirements for approval under the Laurens County Code of Ordinances.

Section 2: General Requirements

a. General requirements for all structures are applicable to towers. All applicable health, nuisance, noise, fire, building, and safety code requirements shall apply in addition to the conditions of this ordinance. Regulations covering visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general development standards regulations except those specifically superseded by this section shall apply to the use.

The Applicant accepts and acknowledges this provision. Please see the Site Plans and Drawings, attached hereto as Exhibit "1" and incorporated herein by reference.

b. No antenna or tower shall be erected, constructed, maintained, or operated except in conformance with the regulations set forth in this ordinance.

The Applicant accepts and acknowledges this provision. The proposed 280-foot wireless communications facility meets all of the requirements of Ordinance # 836.

Section 3: Standards for Approval of Towers

a. A tower shall be reviewed by the Laurens County Planning Commissions upon determination that all of the applicable conditions in this section are met.

The Applicant accepts and acknowledges this provision.

b. Structures less than sixty feet in height shall comply with applicable portions of Section 4 of this ordinance.

The Applicant accepts and acknowledges this provision.

c. If the applicant proposed to establish a new tower within 2,500-feet of an existing tower the applicant shall submit a statement and technical data to support that each such tower does not meet applicant's structural specifications or technical design requirements, or that space on such other tower is not available at fair market value.

The only tower within 2,500 feet is the one the proposed tower is replacing.

d. The location for a new tower to be established at a site on which the communications provider has no existing facilities shall not be placed in a residential area/ district until the applicant has demonstrated that higher priority locations are unsuitable for operation of the facility under FCC regulations or applicant requirements (including timing, leasing or valid technical requirements) or are not available at fair market value.

The Applicant accepts and acknowledges this provision.

e. The Applicant shall design any new tower to accommodate its own present and projected future needs as well as a reasonable projection of two other comparable user's needs. Any unused tower space, not reserved for the applicants own use, shall be made available at fair market value. Unused tower space does not have to be offered to other parties whose proposed use is likely to technically or mechanically interfere with the existing users of said tower.

The proposed communication facility has been designed for five wireless carriers, as shown on Sheet Z2 of Exhibit "1". In addition, please see the Colocation Policy Letter by Bryce Pickens of Crown Castle, attached hereto as Exhibit "2" and incorporated herein by reference.

f. Towers shall be a blending color such as light Gray, unless required to be painted otherwise by the Federal Aviation Administration. Properly maintained unpainted galvanized steel color shall meet this condition.

The proposed wireless communications facility will be designed to extent possible the blend with the natural setting. It will have a galvanized gray finish which quickly weather to a dull gray patina which is non-reflective and emits no glare.

g. All newly constructed towers must meet the seismic and wind load standards as prescribed in the latest adopted International Building Code. The designs shall be stamped drawings submitted by a licensed S.C. design professional in accordance with the ANSI/EIA/TIA-222 (latest revision).

Please see the certification by South Carolina Professional Engineer Jason Mark Lambert, attached hereto as Exhibit "5" and incorporated herein by reference. Final Design Drawings will be submitted to Laurens County prior to Building Permit application.

h. The proposed installation shall meet all applicable FCC and FAA rules and shall be operated in accordance therewith. No equipment using a tower subject to this ordinance shall interfere with operation of any radio equipment operated at a fixed site by the county or any other entity so long as the County or such entity is operation within the proper frequency range.

The Applicant accepts and acknowledges this provision. Please see the FAA Aeronautical Evaluation, attached hereto as Exhibit "3" and incorporated herein by reference.

i. The Planning Commission may consider the visual impact of a tower on those properties which are officially designated as scenic, historic, or architecturally significant in making its decisions.

The Applicant accepts and acknowledges this provision.

j. Setbacks- In order to provide and maintain all setback requirements, all of the required setback area must be purchased leased or be recorded as an easement by the tower owner. The minimum setback shall be equal to half of the tower's height or the height from the ground to the first-to-yield point of the tower. The longer of the two setbacks must be used.

1. For the purpose of measuring the applicable setback, distance measurements on monopole and guyed towers will be made from the center point of the ***tower*** footprint. Distance measurements on lattice towers will be made from the legs of the lattice tower.

2. The height of the tower shall be the distance from the base of the ***tower*** to the top of the tower structure.

As shown on Sheet V1 of Exhibit "1", the one-half height of the proposed 280-foot wireless telecommunications facility is 140-feet and is contained inside of the Robertson property. In addition, please see the certification by South Carolina Professional Engineer, Jason Mark Lambert, attached hereto as Exhibit "4". Additionally, please see the Deed of Easement, attached hereto as Exhibit "5" and incorporated herein by reference.

k. A single sign, approximately two (2) square feet in size, shall be placed in a visible location on or near the tower identifying the owner, the street address and owners identification code of the

tower and an all-hours emergency telephone number. The sign shall also identify other users of the tower.

The Applicant accepts and acknowledges this provision.

l. Towers and associated buildings shall be secured from unauthorized access.

As shown on Sheet Z2 of Exhibit "1", the proposed communications facility will be enclosed with a 8-foot chain link fence that is topped with three strands of barbed-wire as an anti-climbing device, for a total height of 9'-3".

m. Screening- The purpose of this subsection is to establish control for the visual quality of towers from the ground level. A tower, as pertains to this subsection, includes the tower and the land and everything within the required security fencing including any other building and equipment.

1. The screen shall be a minimum radius of ten (10) feet of land surrounding the tower, which shall support an appropriate plant material screen continuously around the tower except for one service access.

2. An appropriate plant material screen shall be evergreen plants of a quality and planted in accordance with the standards of the Planning Commission latest approved list from Clemson Extension or S.C. State forestry Commission that are indigenous or native to the County area. Such planting shall be appropriately spaced and of such a size so as to achieve a dense screen with a minimum height of six (6) feet within a three (3) year period from erection of a tower. These are the minimum standards. Additional screening with deciduous or evergreen trees is desirable and encouraged.

3. Existing trees shall be preserved in the maximum degree possible.

4. If in extreme and unusual situations where it is proven impossible to properly construct the plant material screen, the County Building Official may grant permission to construct the security fence as a solid masonry wall, either brick or stucco-type finish with a minimum height of six (6) feet above ground level and constructed in accordance with applicable construction codes.

As shown on Sheet Z3 of Exhibit "1", the proposed wireless communications facility will be surrounded by a 10-foot landscape buffer, which will consist of 40 Nellie Steven's Holly and they will reached a maximum height of 6-feet within three years of erection.

In addition, please find the Tower Removal Letter by Bryce Pickens of Crown Castle, attached hereto as Exhibit "6" and incorporated herein by reference; and the Photo Simulations, attached hereto as Exhibit "7" and incorporated herein by reference.

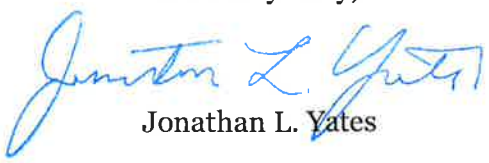
We respectfully request that our application be placed on the Planning Commission agenda for their May 15, 2018 meeting.

If you have any questions or concerns, please do not hesitate to contact me at 843-414-9756.

Thank you so much for all of your help with this.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

JLY:jlc
Enclosures

Index to Exhibits

1. Site Plans & Drawings;
2. Collocation Policy Letter;
3. FAA Aeronautical Evaluation;
4. Fall Zone Letter;
5. Deed of Easement;
6. Tower Removal Letter; and
7. Photo Simulations.

Crown Castle
3530 Toringdon Way
Suite 300
Charlotte, NC 28277

February 27, 2018

Mr. Chuck Bobo
Building Official, Laurens County
Building Codes Department
100 Hillcrest Square, STE C
Laurens, SC 29360
(864) 984-6659

Re: Global Signal Acquisitions IV LLC - Site Name: 830402 "Laurens" - Site Address: Hunter Industrial Park, Laurens, SC 29360- Telecommunication Facility Application - Collocation Policy Letter

Dear Mr. Bobo,

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

Sincerely,

Bryce Pickens
Real Estate Project Manager

SITESAFE®
RF COMPLIANCE EXPERTS
A BUSINESS OF FDH VELOCITEL

SITE SPECIFIC EVALUATION
FOR
BU Number: 812973
Client Site Name: South Martin
Client Site Location: Laurens, SC.

Client/Requestor Name: Bryce Pickens Date: 8/11/17
Company Name: Crown Castle
Address: 3530 Toringdon Way, Suite 300
Address: Charlotte, NC. 282707

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

EXECUTIVE SUMMARY OF FINDINGS

- **The maximum height that can be built at this site without notice to the FAA is 200 feet AGL or 887 feet AMSL.**
- Maximum No Extended Study height at this site is 499 AGL, or 1186 AMSL.
- Maximum No Hazard height at this site is 499 AGL, or 1186 AMSL.
- Maximum no marking and lighting height at this site is 200 AGL, or 887 AMSL.

SITE DATA SUBMITTED FOR STUDY

Type of Structure: Antenna

Coordinates of site:	Lat:	34° 33' 55.3"
	Long:	82° 1' 38.83"
	NAD 83	

Site Ground Elevation:	687
Total Height above the ground of the entire structure (AGL):	300
Overall height of structure above mean sea level (AMSL):	987

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

AIRPORT AND HELIPAD INFORMATION

Nearest public use or Government Use (DOD) facility is Laurens County.

This structure would be located 5.2 NM or 32179 FT from the airport on a bearing of 131 degrees true to the airport.

Nearest private use facility is Triple Tree.

This structure would be located 6.6 NM from the airport on a bearing of 11 degrees true to the airport.

FINDINGS

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

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

FCC Notice Requirements:
(FCC Rules, Part 17)

This structure does not require notification to the FAA or FCC based on these rules.

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

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

Military Airspace:

This structure will not affect this airspace.

FAA Evaluation:

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

This structure does not require notification to the FAA.

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

This structure does not exceed these surfaces.

MARKING AND LIGHTING

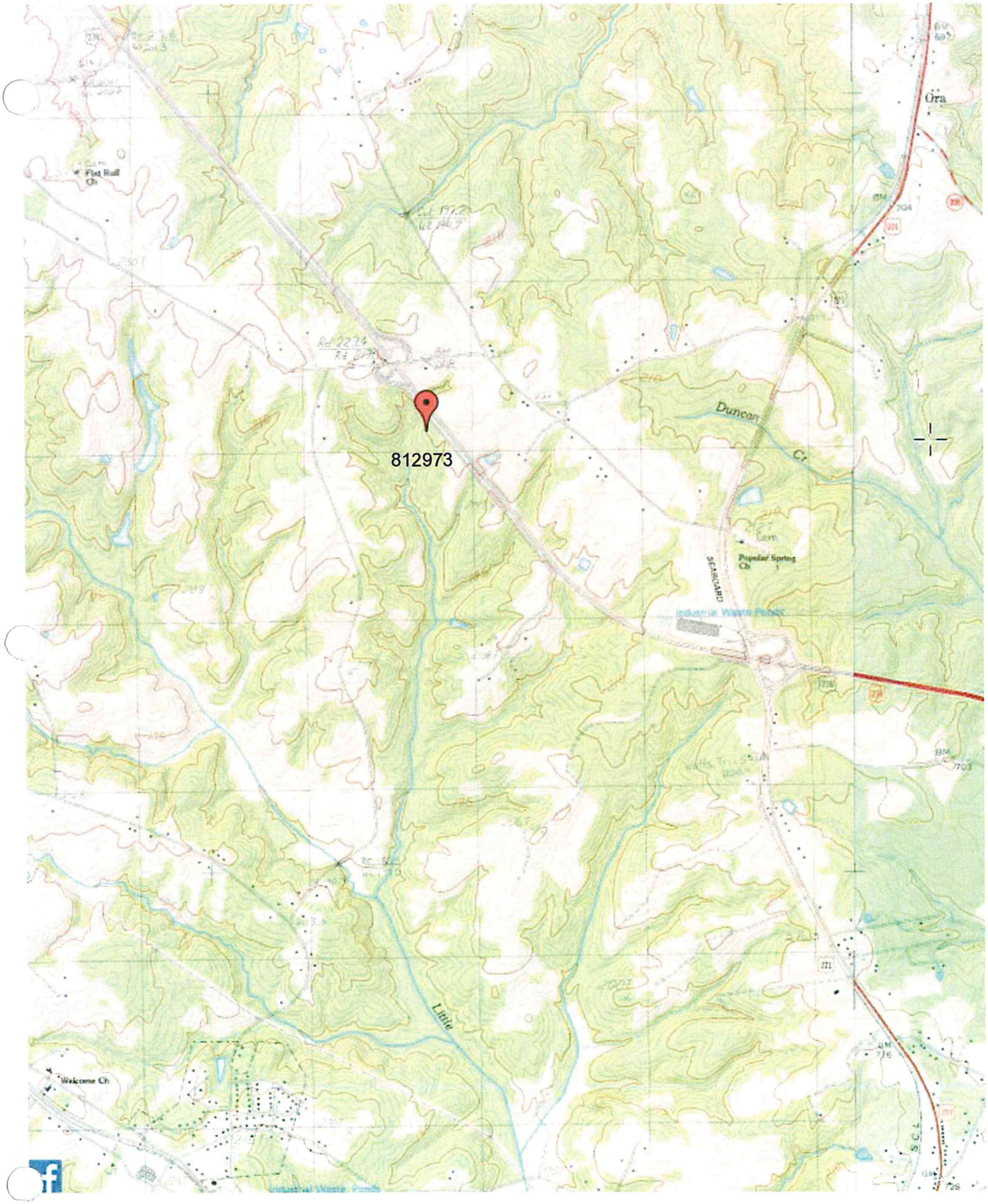
FAA Advisory Circular 70/7460-1

Marking and lighting is not required for this structure.

RECOMMENDATIONS OR ACTIONS

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

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



Gmap4 - Use at your own risk
mappingsupport.com

Google

500 m

N E L L O

1201 S Sheridan St
South Bend, IN 46619

Phone: 574-288-3632
Fax: 574-288-5860
www.nelloinc.com

December 6, 2017

Megan Baxendell
Crown Castle International
2000 Corporate Drive
Canonsburg, PA 15317

Re: Nello Tower Fall Radius - Nello 280' NSX Lattice Self-Support Tower
Project Name: BU830342 Laurens
Nello Job #: SO24528
Tower Drawing #: 401948

To Whom It May Concern:

This letter is regarding your inquiry about the expected performance of your proposed tower designed by Nello Corporation based on site-specific criteria.

Our towers are designed to meet or exceed industry standards defined by TIA-222-G, "Structural Standards for Antenna Supporting Structures and Antennas" (TIA Standard). It is our opinion that the possibility of a tower collapse is very unlikely. The tower is designed using extreme wind and ice conditions. In fact, wind speeds specified by the TIA Standard are 50-year wind speeds. That is, they have only a 2% statistical chance of occurring in any given year.

This tower has been designed using the following wind conditions as a minimum: a 90 mph 3-second gust wind speed with no ice and a 30 mph 3-second gust wind with 0.75" ice. The TIA Standard specifies 90 mph as the wind speed required for Laurens County, South Carolina. The "3-second gust wind speed" refers to a wind measured at 33 feet above the ground. Equations in the TIA Standard take into account that wind speed escalates with increasing height of the tower.

Although we cannot guarantee exactly how a tower would fall if it were to fail, the most likely mode of failure would be a buckling failure of one of the tower sections due to excessive wind loading. The tower leg with the highest stress ratio is located at the 140' – 160' level. The stress ratio in that leg is calculated to be 93.6% of the code-permitted design loading. Given that the tower section with the highest stress ratio will most likely fail first, the proposed tower would fail at the 140' level with the top 140' of the tower collapsing. Depending on the conditions at the time of failure and the stress levels in structural material below, the top 140' of the tower would likely fall within a no greater than 140' fall radius.

The fall radius statement above assumes proper foundation construction and tower installation. The foundation design should be reviewed to ensure that no foundation limit state governs the entire structural system and negates the fall radius design. The fall radius expectancy requires that the foundation be designed with a capacity greater than that of the tower capacity. If the foundation design used in association with this tower is performed by a third party then Nello must be provided the opportunity to review the design in order to confirm that the fall radius remains satisfactory. If for some reason Nello does not provide the tower design or is not given the opportunity to design or review the foundation for this specific project then the content of this letter becomes void.

If you have any other questions or concerns regarding the design of your structure or tower, please contact our engineering or sales department.

Sincerely,

Jason M. Lambert, PE
Vice President of Engineering

SOUTH CAROLINA
NELLO
CORPORATION
No. 5237
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 29453
JASON MARK LAMBERT

DEC 06 2017

Prepared out of State.
Return to:

_____
_____
_____
_____

Parcel ID: 380-00-00-039

DEED OF EASEMENT

THIS DEED OF EASEMENT ("Easement") is entered into as of the date of the last signature below, by and between RICHARD EARL ROBERTSON ("Grantor"), with a mailing address of 248 Sherman Avenue, Apt. 32, New York, New York 10034, and GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited liability company ("Grantee"), with a mailing address of c/o Crown Castle USA Inc., 2000 Corporate Drive, Canonsburg, Pennsylvania 15317.

WHEREAS, pursuant to that Option and Ground Lease Agreement dated September 25, 2015 (the "Agreement"), Grantee has an option to build a wireless telecommunications tower facility (the "Tower") on a portion of property located at Hunter Industrial Park Road, Laurens, South Carolina, which property is described in the Laurens County Register of Deeds ("Registry") in Book D899, Page 213 ("Grantor's Property"). The Agreement and option granted therein is evidenced by that Memorandum of Option recorded in the Registry in Book D1238, Page 107; and

WHEREAS, to comply with local zoning and permitting ordinances and laws (including, without limits, Laurens County, South Carolina Code of Ordinances, Approval Standards for Towers Section 8-746 ("Laurens County Tower Ordinance")), and such other purposes provided for herein, Grantee desires to acquire an easement interest in an area surrounding the Tower area; and

WHEREAS, Grantor is agreeable to the granting of an easement for not only compliance with the requirements of such local zoning and permitting ordinances and laws, including the Laurens County Tower Ordinance, and also for the other purposes set forth below.

NOW, THEREFORE, Grantor, for and in consideration of the premises and such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby agree to the following:

1. Effective as of the Effective Date, as defined below, Grantor does hereby grant, bargain, sell and assign unto Grantee, its successors and assigns, a non-exclusive easement over that portion of Grantor's Property shown as the "140' Fall Zone Radius from Tower Legs" on Exhibit A attached hereto ("Easement Area") to be used for the purposes provided in this Easement. The "Effective Date" is the date that Grantee exercises its option to lease a portion of Grantor's Property in accordance with the Agreement.

2. Such easement is granted for all purposes necessary and convenient for the use of the Grantor's Property to construct and maintain the Tower on Grantor's Property. Such uses shall include, without limitation, (i) complying with local zoning and permitting ordinances and laws, including, without limits, the Laurens County Tower Ordinance's setback requirements and screening requirements, and (ii) performing any grading or other construction activities necessary for the construction of the Tower on Grantor's Property adjacent to the Easement Area. Such Easement Area may be used and accessed by Grantee and its affiliated entities and each of their employees, agents, contractors, subcontractors, tenants, subtenants and licensees ("Grantee's Representatives") for said purposes. Additionally, if the Tower ever collapsed into the Easement Area, Grantee and Grantee's Representatives may access the Easement Area to remove the Tower and repair any damage to the Easement Area at Grantee's sole cost and expense, all the while using best efforts to avoid disturbing the Easement Area.

3. The easement granted herein shall in no way affect Grantor's use of the Easement Area, except to the extent Grantor may be restricted from any development, construction or other uses as required by law.

4. Beginning on the Effective Date and subject to Grantee's termination right below, the term of this Easement shall run coterminously with the term of the Agreement, as same may be amended and the term of which may be extended from time to time. Upon expiration or termination of the Agreement, this Easement shall terminate ninety (90) days thereafter without any further action by either party hereto.

5. In the event that any laws or ordinances no longer requires this Easement or Grantee otherwise decides it is no longer necessary, Grantee may terminate this Easement at any time upon providing notice to Grantor of its intent to terminate the Easement. Grantee shall record a notice of termination in the Registry.

6. Grantor represents and warrants that it is seized of good and sufficient title and interest to Grantor's Property and has full authority to enter into and execute this Easement. Grantor represents that to the best of its knowledge (a) there are no aspects of title that might interfere with or be adverse to the rights granted to Grantee herein and its use of the Easement Area, and (b) there are no threatened or pending actions in the nature of foreclosure of any mortgage or other lien against the Easement Area. In the event that the Easement Area is or shall

be encumbered by a mortgage, deed of trust or other lien, Grantor shall obtain and furnish to Grantee a non-disturbance agreement for each such mortgage, in recordable form.

7. Grantee may sell, assign or transfer its interest in this Easement and the Easement Area granted herein without the approval or consent of the Grantor.

8. All notices to be provided hereunder shall be in writing and shall be given by (i) established express delivery service which maintains delivery records, (ii) hand delivery, or (iii) certified or registered mail, postage prepaid, return receipt requested. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. The notices shall be sent to the parties at the following addresses:

Grantor: Richard Earl Robertson
c/o Sing For Hope
575 Eighth Avenue, Suite 1812
New York, New York 10018

Grantee: Global Signal Acquisitions IV LLC
General Counsel
Attn: Legal-Real Estate Department
2000 Corporate Drive
Canonsburg, PA 15317

9. This Easement shall be construed and governed by the laws of the State of South Carolina.

TO HAVE AND TO HOLD all of the interests, rights and privileges herein granted in and to the Easement Area unto the Grantee, its successors and assigns, for the term stated herein, it being agreed that this Easement shall run with the land.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Easement as of the date and year first above written.

GRANTOR:

Signed, Sealed and Delivered
In the presence of:

_____
Witness #1

_____
Witness #2

_____(SEAL)
Richard Earl Robertson

State of New York)
) ACKNOWLEDGMENT
County of New York)

I, Kalpesh S. Bodawala, Notary Public for the State of New York, do hereby certify that the above-named Richard Earl Robertson personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Easement.

Witness my hand and official seal this the 7 day of August, 2017.

_____
Print Name: Kalpesh S. Bodawala
Notary Public
My commission expires: 09/15/2018

[AFFIX SEAL]

KALPESH S. BODAWALA
Notary Public, State of New York
Registration #01BO6311367
Qualified In New York County
Commission Expires Sept. 15, 2018

IN WITNESS WHEREOF, the parties have executed this Easement as of the date and year first above written.

GRANTEE:

Signed Sealed and Delivered
in the Presence of:

Witness #1

Witness #2

Global Signal Acquisitions IV LLC,
a Delaware limited liability company

By: _____ (SEAL)
Print Name: Helen V. Smith
Title: National Transaction Manager

State of TEXAS)
)
County of Harris)

ACKNOWLEDGMENT

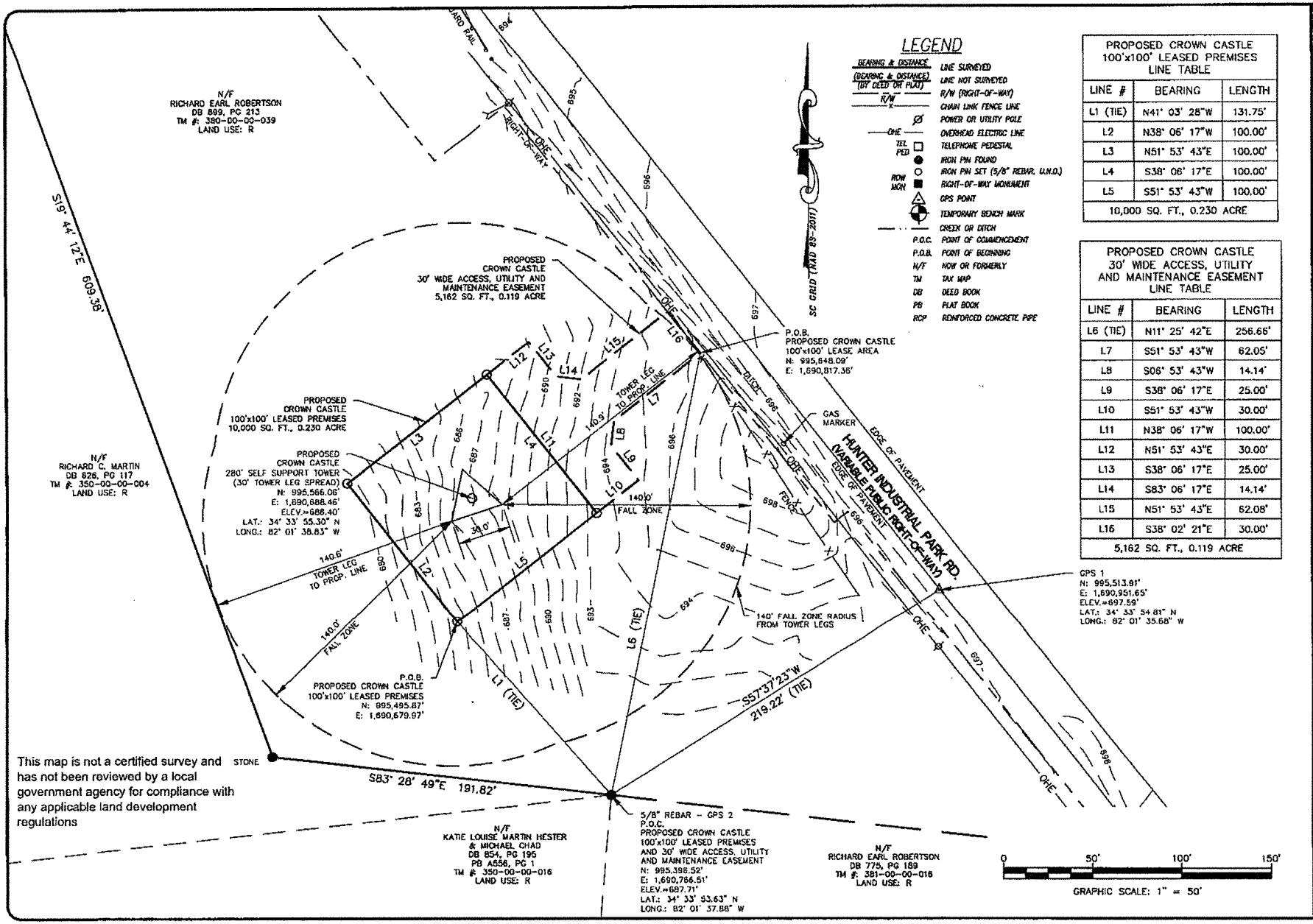
I, Caren Shaughnessy, Notary Public for the State of TEXAS, do hereby certify that the above-named Helen Smith [name], Ntl. Trans. Mgr. [title] of Global Signal Acquisitions IV LLC, a Delaware limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Easement.

Witness my hand and official seal this the 23 day of August, 2017.

Print Name: Caren Shaughnessy
Notary Public
My commission expires: 3.19.18

[AFFIX SEAL]

CAREN SHAUGHNESSY
Notary Public, State of Texas
Comm. Expires 03-19-2018
Notary ID 12975285-5



PROPOSED CROWN CASTLE 100'x100' LEASED PREMISES LINE TABLE		
LINE #	BEARING	LENGTH
L1 (TIE)	N41° 03' 28"W	131.75'
L2	N38° 06' 17"W	100.00'
L3	N51° 53' 43"E	100.00'
L4	S38° 06' 17"E	100.00'
L5	S51° 53' 43"W	100.00'
10,000 SQ. FT., 0.230 ACRE		

PROPOSED CROWN CASTLE 30' WIDE ACCESS, UTILITY AND MAINTENANCE EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L6 (TIE)	N11° 25' 42"E	256.65'
L7	S51° 53' 43"W	62.05'
L8	S06° 53' 43"W	14.14'
L9	S38° 06' 17"E	25.00'
L10	S51° 53' 43"W	30.00'
L11	N38° 06' 17"W	100.00'
L12	N51° 53' 43"E	30.00'
L13	S38° 06' 17"E	25.00'
L14	S83° 06' 17"E	14.14'
L15	N51° 53' 43"E	62.08'
L16	S38° 02' 21"E	30.00'
5,162 SQ. FT., 0.119 ACRE		

This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations

ACE Engineering and Surveying, Inc.
3 Mauldin Drive, Greenville, SC 29615
Ph. (864) 268-0553, Fax (864) 268-0559

PRELIMINARY FOR REVIEW ONLY

These documents are for Design Review and not intended for Construction Bidding or Permit Purposes. They were prepared by, or under supervision of:

THOMAS D. LINDSEY
Type or Print Name
No. 29419 XX/XX/17
Date

SOUTH CAROLINA — ACE Engineering and Surveying, Inc. No. C02691 — CERTIFICATE OF AUTHORIZATION

CROWN CASTLE
SITE SURVEY
BU #: 812973
SOUTH MARTIN 177-035
HUNTER INDUSTRIAL PARK RD.
LAURENS, SC 29360
LAURENS COUNTY
SOUTH CAROLINA

ISSUE	REVISION	DATE
1	ISSUED FOR OWNER'S REVIEW	10/05/17

PROJECT NUMBER: 16174.821
SHEET CONTENTS: SITE SURVEY

SHEET NUMBER: V2

Crown Castle
3530 Toringdon Way
Suite 300
Charlotte, NC 28277

February 27, 2018

Mr. Chuck Bobo
Building Official, Laurens County
Building Codes Department
100 Hillcrest Square, STE C
Laurens, SC 29360
(864) 984-6659

Re: Global Signal Acquisitions IV LLC - Site Name: 830402 "Laurens" - Site Address: Hunter Industrial Park, Laurens, SC 29360- Telecommunication Facility Application - Tower Removal Letter

Dear Mr. Bobo,

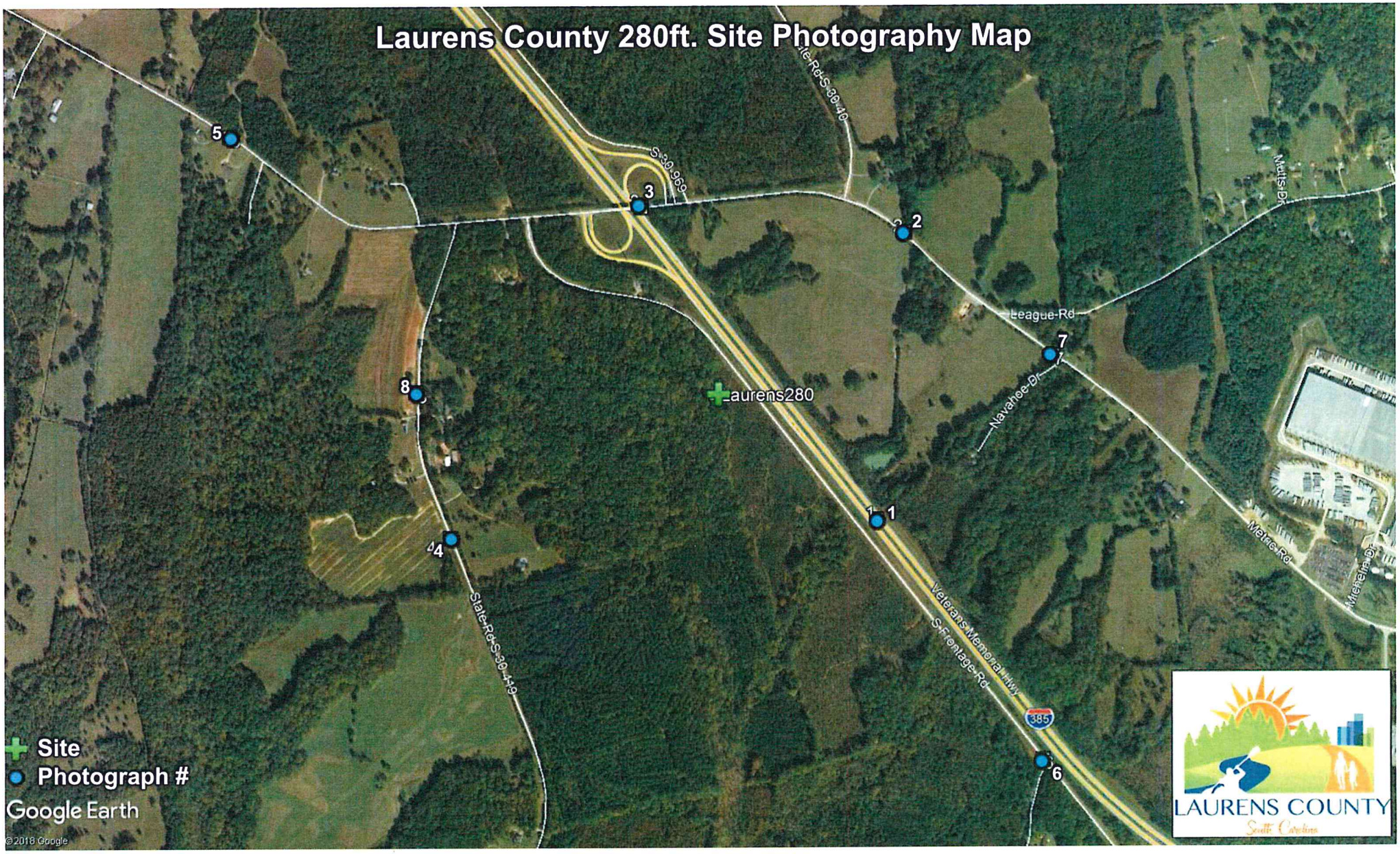
Please accept the signed statement below as confirming Section 8-750 (a) of the Laurens County Code of Ordinances:

Global Signal Acquisitions IV LLC, its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to assure the proposed communications tower, which is no longer used for communications purposes, will be dismantled and removed within ninety (90) days of the date the tower is taken out of service.

Please contact me should you have any questions.

Sincerely,

Bryce Pickens
Real Estate Project Manager


Laurens County 280ft. Site Photography Map
5
3
2
7
8
1
4
6
S-30-969
Ste-Rd-S-30-40
Mutts-Dr
League-Rd
Navahoe-Dr
Laurens280
Metric-Rd
Michelin-Dr
Veterans-Memorial-Hwy
S-Frontage-Rd
State-Rd-S-30-419
385
Site
Photograph #
Google Earth
©2018 Google
LAURENS COUNTY
South Carolina

CROWN CASTLE

BU#: 830342 LAURENS

Hunter Industrial Park Rd.
Laurens, SC 29360

280ft. SELF SUPPORT TOWER SIMULATION

View from I-395 Northbound
approximately 1,500ft. southeast of site

LAURENS COUNTY
South Carolina

Existing View
CROWN CASTLE
BU#: 830342 LAURENS
Hunter Industrial Park Rd.
Laurens, SC 29360
280ft. SELF SUPPORT TOWER SIMULATION
View from Metric Road
approximately 1,780ft. northeast of site
LAURENS COUNTY
South Carolina

CROWN CASTLE

BU#: 830342 LAURENS

Hunter Industrial Park Rd.
Laurens, SC 29360

280ft. SELF SUPPORT TOWER SIMULATION

View from Metric Rd I-395 overpass approx. 1,500ft. north-northwest of site

LAURENS COUNTY
South Carolina

CROWN CASTLE

BU#: 830342 LAURENS

Hunter Industrial Park Rd.
Laurens, SC 29360

280ft. SELF SUPPORT TOWER SIMULATION

View from State Road S 30 419
approximately 2,275ft. southwest of site

LAURENS COUNTY
South Carolina

CROWN CASTLE

BU#: 830342 LAURENS

Hunter Industrial Park Rd.
Laurens, SC 29360

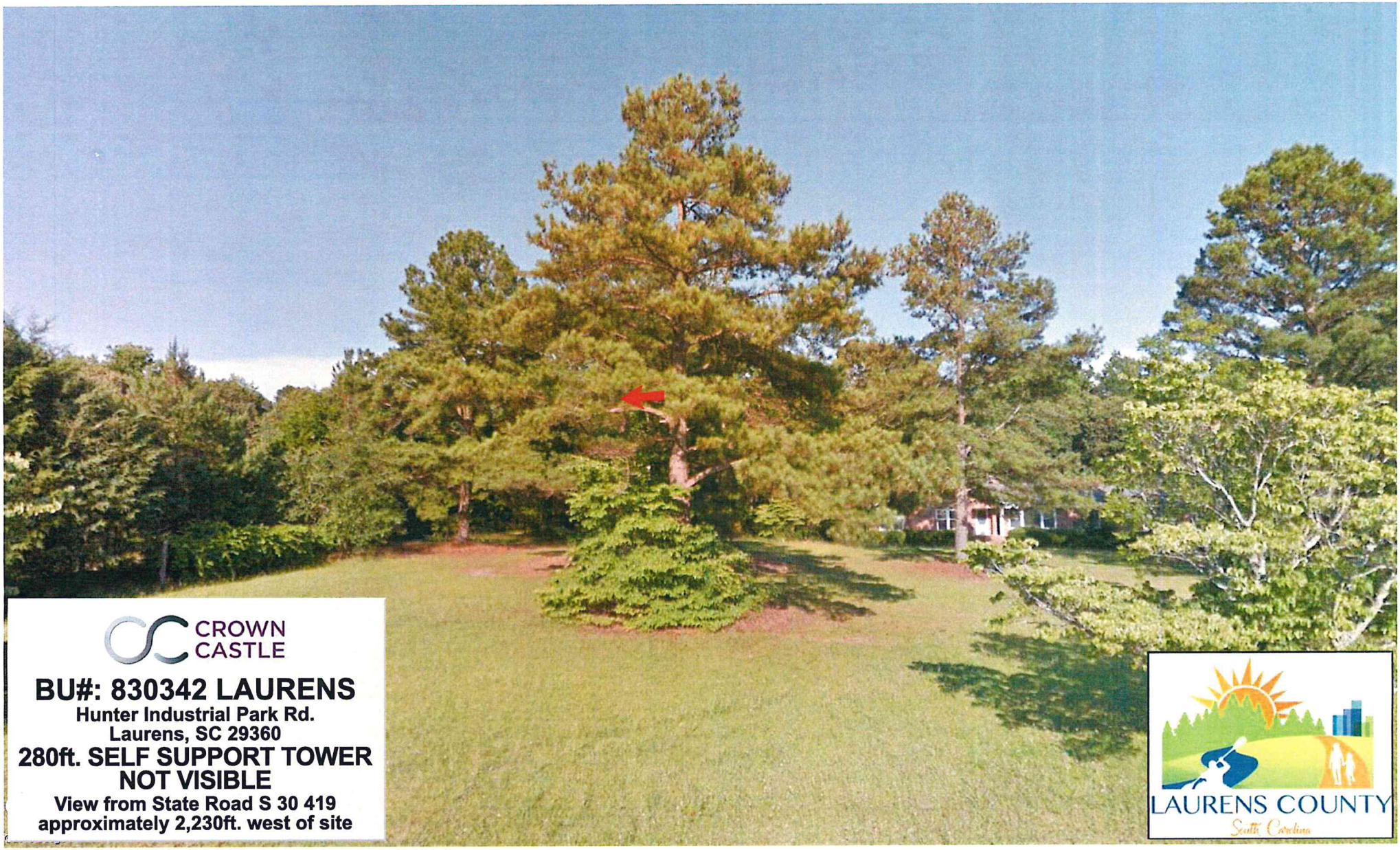
280ft. SELF SUPPORT TOWER SIMULATION

View from Metric Road approximately 4,150ft. northwest of site

LAURENS COUNTY
South Carolina

Existing View
CROWN CASTLE
BU#: 830342 LAURENS
Hunter Industrial Park Rd.
Laurens, SC 29360
280ft. SELF SUPPORT TOWER SIMULATION
View from South Frontage Road approximately 3,650ft. southeast of site
LAURENS COUNTY
South Carolina

Existing View
CROWN CASTLE
BU#: 830342 LAURENS
Hunter Industrial Park Rd.
Laurens, SC 29360
280ft. SELF SUPPORT TOWER SIMULATION
View from Metric Road
approximately 2,560ft. east of site
LAURENS COUNTY
South Carolina


CROWN CASTLE
BU#: 830342 LAURENS
Hunter Industrial Park Rd.
Laurens, SC 29360
280ft. SELF SUPPORT TOWER
NOT VISIBLE
View from State Road S 30 419
approximately 2,230ft. west of site
LAURENS COUNTY
South Carolina

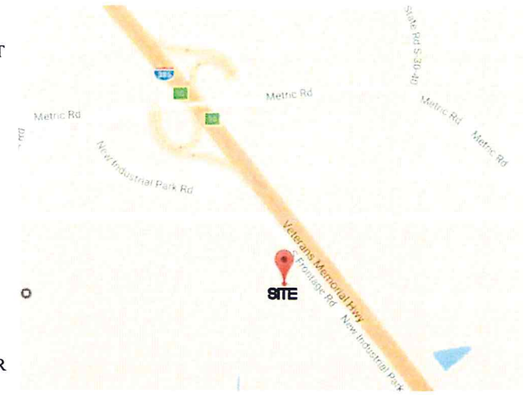
ISSUE	REVISION	DATE
A	ISSUED FOR OWNER'S REVIEW	08/23/17
B	REVISED SITE NAME AND NUMBER	01/30/18

A PROJECT FOR:

CROWN CASTLE

BU #: 830342
LAURENS
HUNTER INDUSTRIAL PARK RD.
LAURENS, SC 29360
LAURENS COUNTY
SOUTH CAROLINA

DIRECTIONS:
FROM 3530 TORINGDON WAY, CHARLOTTE, NC: START OUT GOING NORTH ON I-485 N. CONTINUE FOR APPROX. 15.60 MILES. TAKE THE I-85 S/I-485 N., EXIT 10. CONTINUE FOR APPROX. 0.92 MILES. MERGE ONTO I-85 S. VIA EXIT 10B ON THE LEFT TOWARD GASTONIA/SPARTANBURG (CROSSING INTO SOUTH CAROLINA). CONTINUE FOR APPROX. 66.03 MILES. MERGE ONTO I-26 E. VIA EXIT 70 TOWARD COLUMBIA. CONTINUE FOR APPROX. 23.06 MILES. TAKE SC-92, EXIT 41, TOWARD ENOREE. CONTINUE FOR APPROX. 0.22 MILES. TURN RIGHT ONTO SC-92/HIGHWAY 92. CONTINUE TO FOLLOW SC-92 FOR APPROX. 2.32 MILES. TURN LEFT ONTO PARKER RD/SC-92 CONTINUE FOR APPROX. 0.02 MILES. TURN LEFT ONTO HIGHWAY 221 N/US-221 S/SC-92. CONTINUE TO FOLLOW HIGHWAY 221 N/US-221 S. FOR APPROX. 7.06 MILES. TURN RIGHT ONTO METRIC RD. CONTINUE FOR APPROX. 1.59 MILES. TURN LEFT ONTO HUNTER INDUSTRIAL PARK RD. CONTINUE FOR APPROX. 0.40 MILES. END AT XXX HUNTER INDUSTRIAL PARK RD., LAURENS, SC.



VICINITY MAP

DRAWING INDEX

SURVEY

V1 SITE SURVEY
V2 SITE SURVEY

ZONING

Z1 SITE LAYOUT
Z2 COMPOUND FENCE DETAILS AND TOWER ELEVATION
Z3 LANDSCAPING PLAN

SITE INFORMATION:

PROPERTY OWNER:
RICHARD EARL ROBERTSON
248 SHERMAN AVE, APT 32
NEW YORK, NY 10034

PARCEL ID#:
380-00-00-039

SURVEYOR:
DAN LINDSEY
AC&S ENGINEERING & SURVEYING, INC.
(864) 288-0553

APPLICANT:
CROWN CASTLE SOUTH LLC
3530 TORINGDON WAY, SUITE 300
CHARLOTTE, NC 28277
TEL: (704) 405-6600
SITE ID: 812973

POWER:
DUKE ENERGY
(800) 777-9898

TELCO:
AT&T
(866) 620-6000

TOWER INFORMATION:
PROPOSED 280' SELF SUPPORT TOWER
LAT.: 34° 33' 55.30"N
LONG.: 82° 01' 38.83"W
ELEV.: 686'

ZONING INFORMATION:
LAURENS COUNTY BUILDING CODES & INSPECTIONS
(864) 984-6659
CLASSIFICATION: R
OCCUPANCY: VACANT

PLANNING DEPARTMENT:
LAURENS COUNTY BUILDING CODES & INSPECTIONS
100 HILLCREST SQUARE, SUITE C,
LAURENS, SC 29360
(864) 984-6659

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

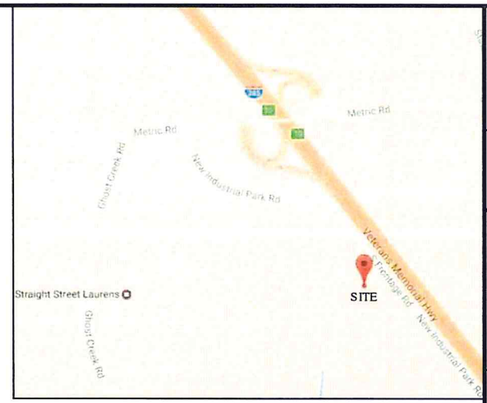
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

REF. PLAT

RIGHT-OF-WAY PLAN FOR SOUTH CAROLINA, LAURENS COUNTY, PROJECT NUMBER F:2611(1), ROUTE NUMBER 276, SHEET NUMBER 49.

NOTES:

1. SOUTH CAROLINA GRID AND DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN OR NOTED. COORDINATES ARE ON SOUTH CAROLINA GRID (NAD 83-2011) AND THE VERTICAL DATUM IS (NAVD 88).
2. GRID COORDINATES SHOWN WERE OBTAINED FROM USE OF GPS OBSERVATION, USING A TOPCON HIPER-V SURVEY GRADE RECIEVER (DUAL FREQUENCY) UTILIZING GNSS VRS RTK TECHNIQUES AND/OR STATIC DATA SOLUTIONS VIA NGS OPUS.
3. ALL IPS ARE 5/8" IRON REBAR UNLESS OTHERWISE NOTED.
4. THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.
5. THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
6. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS MADE AVAILABLE AND PROVIDED TO THE UNDERSIGNED SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE UNDERSIGNED DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AND PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE UNDERSIGNED, DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE ON THE SURVEY SITE.
8. THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY JURISDICTIONAL WETLANDS ON THE SURVEY SITE OTHER THAN SHOWN, IF ANY. WETLANDS SHOWN ARE SUBJECT TO FINAL APPROVAL BY THE U.S. CORPS. OF ENGINEERS.
9. THIS PLAT WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED WITHIN THE HEREON STATEMENT AND/OR TITLE. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED PERMISSION OF AC&S, NAMING SAID PERSON, PERSONS, OR ENTITY.
10. AREA COMPUTED BY DMD METHOD.
11. IT IS THE EXPRESSED INTENT THAT THE ACCESS, UTILITY AND MAINTENANCE EASEMENT SHOWN ON THIS SURVEY IS TO MEET AND ABUT AND BE CONTIGUOUS WITH BOTH THE LEASE AREA AND THE PUBLIC ACCESS OR PUBLIC RIGHT OF WAY WITHOUT ANY GAPS OR OVERLAPS.



VICINITY MAP
(NTS)

N/F
DAVID JOSEPH MARTIN
& ALLISON MARTIN
DB 1249, PG 312
PB 68, PG 663
TM #: 350-00-00-002
LAND USE: R

5/8" REBAR

N/F
RICHARD EARL ROBERTSON
DB 899, PG 213
TM #: 380-00-00-039
LAND USE: R

N/F
RICHARD C. MARTIN
DB 626, PG 117
TM #: 350-00-00-004
LAND USE: R

SC GRID (NAD 83-2011)

S19° 44' 12"E 609.38'

140' FALL ZONE RADIUS
FROM TOWER LEGS

RIGHT-OF-WAY

PROPOSED
CROWN CASTLE
30' WIDE ACCESS, UTILITY AND
MAINTENANCE EASEMENT
5,162 SQ. FT., 0.119 ACRE

PROPOSED
CROWN CASTLE
TEMPORARY CONSTRUCTION EASEMENT
(APPROXIMATE LOCATION)

PROPOSED
CROWN CASTLE
100'x100' LEASED PREMISES
10,000 SQ. FT., 0.230 ACRE

PROPOSED
CROWN CASTLE
280' SELF SUPPORT TOWER
(APPROX. 30' TOWER LEG SPREAD)
N: 995,566.06'
E: 1,690,688.46'
ELEV.=686.40'
LAT.: 34° 33' 55.30" N
LONG.: 82° 01' 38.83" W

140.0' FALL ZONE
140.9' TOWER LEG TO PROP. LINE
140.0' FALL ZONE
140.6' TOWER LEG TO PROP. LINE
140.0' FALL ZONE
30.0'

HUNTER INDUSTRIAL PARK RD.
(VARIABLE PUBLIC RIGHT-OF-WAY)
EDGE OF PAVEMENT
EDGE OF PAVEMENT

GPS 1
N: 995,513.91'
E: 1,690,951.65'
ELEV.=697.59'
LAT.: 34° 33' 54.81" N
LONG.: 82° 01' 35.68" W

S57°37'23"W
219.22' (TIE)

STONE

S83° 28' 49"E 191.82'

5/8" REBAR - GPS 2
P.O.C.
PROPOSED CROWN CASTLE
100'x100' LEASED PREMISES
AND 30' WIDE ACCESS,
UTILITY AND MAINTENANCE
EASEMENT
N: 995,396.52'
E: 1,690,766.51'
ELEV.=687.71'
LAT.: 34° 33' 53.63" N
LONG.: 82° 01' 37.88" W

N/F
KATIE LOUISE MARTIN HESTER
& MICHAEL CHAD
DB 854, PG 195
PB A556, PG 1
TM #: 350-00-00-016
LAND USE: R

N/F
RICHARD EARL ROBERTSON
DB 775, PG 189
TM #: 381-00-00-016
LAND USE: R

FLOOD ZONE
PROPERTY IS IN FLOOD ZONE "X"
ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
PER FEMA FIRM, LAURENS COUNTY SOUTH CAROLINA AND INCORPORATED AREAS
MAP NUMBER 45059C0200C
PANEL 200 OF 560
EFFECTIVE DATE AUGUST 16, 2012

LEGEND

BEARING & DISTANCE	LINE SURVEYED
(BEARING & DISTANCE) (BY DEED OR PLAT)	LINE NOT SURVEYED
R/W	R/W (RIGHT-OF-WAY)
	CHAIN LINK FENCE LINE
	POWER OR UTILITY POLE
OHE	OVERHEAD ELECTRIC LINE
TEL PED	TELEPHONE PEDESTAL
	IRON PIN FOUND
	IRON PIN SET (5/8" REBAR, U.N.O.)
ROW MON	RIGHT-OF-WAY MONUMENT
	GPS POINT
	TEMPORARY BENCH MARK
	CREEK OR DITCH
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
N/F	NOW OR FORMERLY
TM	TAX MAP
DB	DEED BOOK
PB	PLAT BOOK
RCP	REINFORCED CONCRETE PIPE

CROWN CASTLE
SITE NAME "LAURENS"
BU#: 830342
PARTY CHIEF: D. LINDSEY
DATE SURVEYED: 06/05/17
DRAWN BY: K. SCOTT
OWNER: RICHARD EARL ROBERTSON
DEED BOOK 899, PAGE 213
TM #: 380-00-00-039
LAURENS COUNTY, SOUTH CAROLINA

0 100' 200' 300'

GRAPHIC SCALE: 1" = 100'

AC&S
ENGINEERING AND SURVEYING, INC.
3 Marcus Drive, Greenville, SC 29615
Ph. (864) 288-0553, Fax. (864) 288-0559

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 6949
THOMAS D. LINDSEY

SOUTH CAROLINA
AC&S Engineering and Surveying, Inc.
No. C02691
CERTIFICATE OF AUTHORIZATION

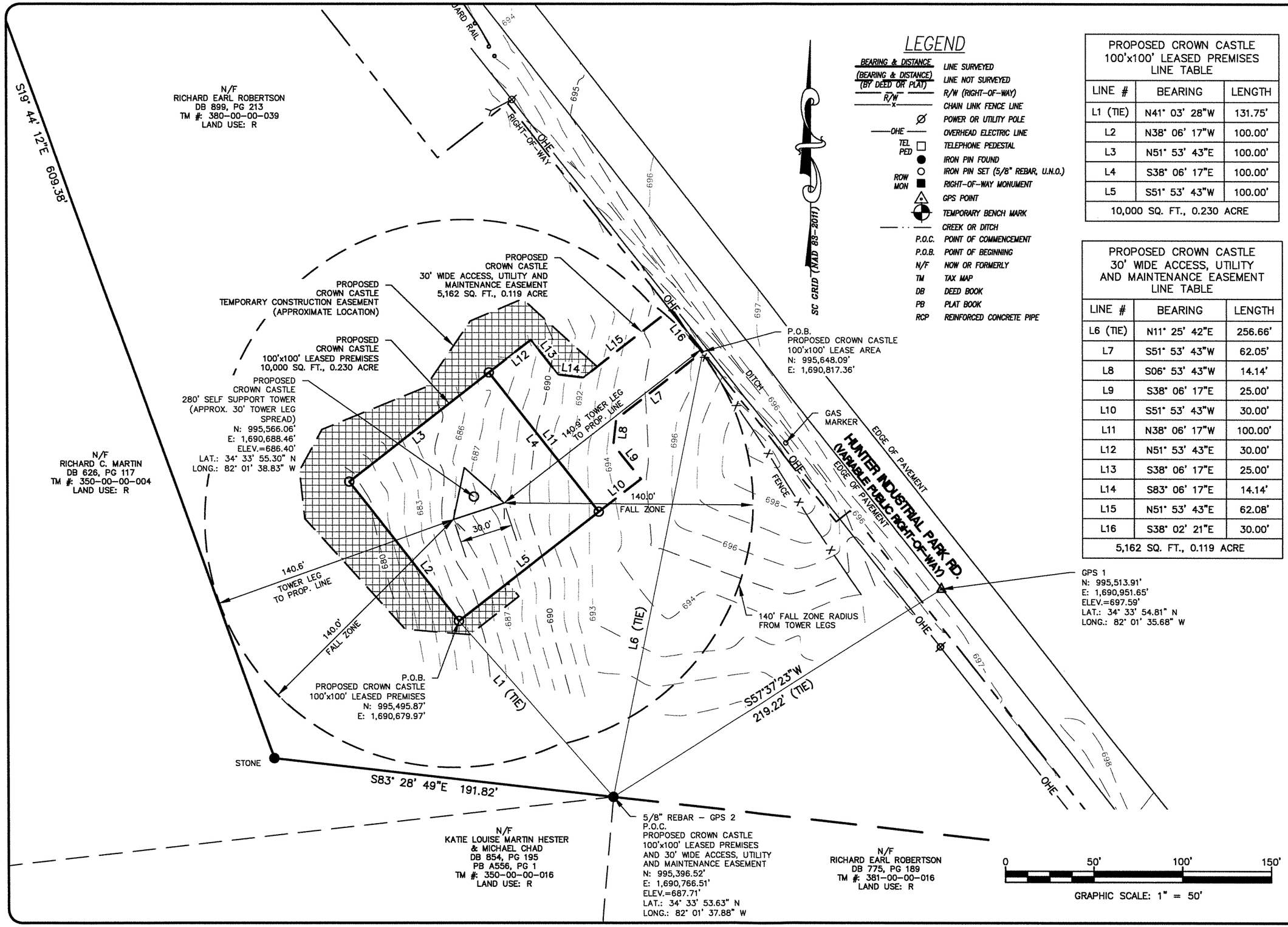
CROWN CASTLE

BU #: 830342
LAURENS
HUNTER INDUSTRIAL PARK RD.
LAURENS, SC 29360
LAURENS COUNTY
SOUTH CAROLINA

ISSUE	REVISION	DATE
1	ISSUED FOR OWNER'S REVIEW	08/23/17
2	INITIAL ISSUE	12/06/17
3	REVISED SITE NAME AND NUMBER	01/30/18

PROJECT NUMBER:
16174.021
SHEET CONTENTS:
SITE SURVEY

SHEET NUMBER:
V1



LEGEND

BEARING & DISTANCE	LINE SURVEYED
(BEARING & DISTANCE) (BY DEED OR PLAT)	LINE NOT SURVEYED
R/W	R/W (RIGHT-OF-WAY)
	CHAIN LINK FENCE LINE
	POWER OR UTILITY POLE
OHE	OVERHEAD ELECTRIC LINE
TEL PED	TELEPHONE PEDESTAL
	IRON PIN FOUND
ROW MON	IRON PIN SET (5/8" REBAR, U.N.O.)
	RIGHT-OF-WAY MONUMENT
	GPS POINT
	TEMPORARY BENCH MARK
	CREEK OR DITCH
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
N/F	NOW OR FORMERLY
TM	TAX MAP
DB	DEED BOOK
PB	PLAT BOOK
RCP	REINFORCED CONCRETE PIPE

SC GRID (NAD 83-2011)

PROPOSED CROWN CASTLE
100'x100' LEASED PREMISES
LINE TABLE

LINE #	BEARING	LENGTH
L1 (TIE)	N41° 03' 28"W	131.75'
L2	N38° 06' 17"W	100.00'
L3	N51° 53' 43"E	100.00'
L4	S38° 06' 17"E	100.00'
L5	S51° 53' 43"W	100.00'
10,000 SQ. FT., 0.230 ACRE		

PROPOSED CROWN CASTLE
30' WIDE ACCESS, UTILITY
AND MAINTENANCE EASEMENT
LINE TABLE

LINE #	BEARING	LENGTH
L6 (TIE)	N11° 25' 42"E	256.66'
L7	S51° 53' 43"W	62.05'
L8	S06° 53' 43"W	14.14'
L9	S38° 06' 17"E	25.00'
L10	S51° 53' 43"W	30.00'
L11	N38° 06' 17"W	100.00'
L12	N51° 53' 43"E	30.00'
L13	S38° 06' 17"E	25.00'
L14	S83° 06' 17"E	14.14'
L15	N51° 53' 43"E	62.08'
L16	S38° 02' 21"E	30.00'
5,162 SQ. FT., 0.119 ACRE		

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

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 6949 THOMAS D. LINDSEY

SOUTH CAROLINA AC&S Engineering and Surveying, Inc. No. C02691 CERTIFICATE OF AUTHORIZATION

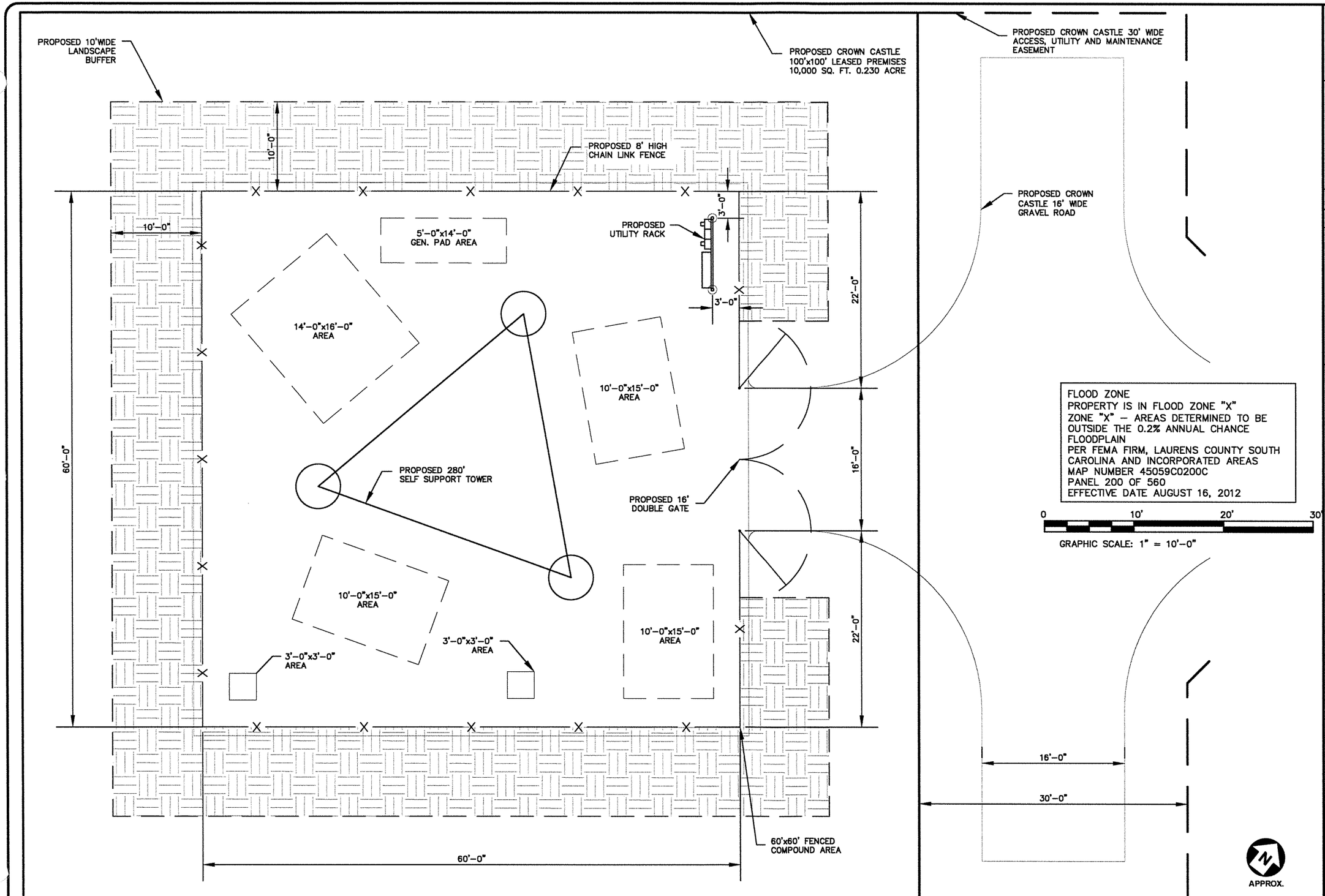
CROWN CASTLE

BU #: 830342
LAURENS
HUNTER INDUSTRIAL PARK RD.
LAURENS, SC 29360
LAURENS COUNTY
SOUTH CAROLINA

ISSUE	REVISION	DATE
1	ISSUED FOR OWNER'S REVIEW	09/23/17
2	INITIAL ISSUE	12/06/17
3	REVISED SITE NAME AND NUMBER	01/30/18

PROJECT NUMBER:
16174.021
SHEET CONTENTS:
SITE SURVEY

SHEET NUMBER:
V2



FLOOD ZONE
PROPERTY IS IN FLOOD ZONE "X"
ZONE "X" – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
PER FEMA FIRM, LAURENS COUNTY SOUTH CAROLINA AND INCORPORATED AREAS
MAP NUMBER 45059C0200C
PANEL 200 OF 560
EFFECTIVE DATE AUGUST 16, 2012

0 10' 20' 30'

GRAPHIC SCALE: 1" = 10'-0"

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

PRELIMINARY
FOR REVIEW ONLY

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THERESA McCRAW ALDRICH
Type or Print Name

No. 11941 — 01/30/18
— Date

SOUTH CAROLINA
AC&S Engineering and Surveying, Inc. No. C02691
CERTIFICATE OF AUTHORIZATION

CROWN CASTLE

BU #: 830342
LAURENS
HUNTER INDUSTRIAL PARK RD.
LAURENS, SC 29360
LAURENS COUNTY
SOUTH CAROLINA

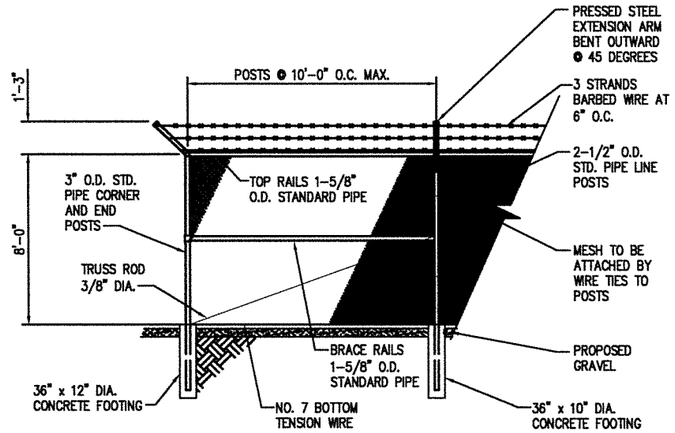
ISSUE	REVISION	DATE
1	ISSUED FOR OWNER'S REVIEW	08/23/17
2	REVISED SITE NAME AND NUMBER	01/30/18

PROJECT NUMBER:
16174.021
SHEET CONTENTS:

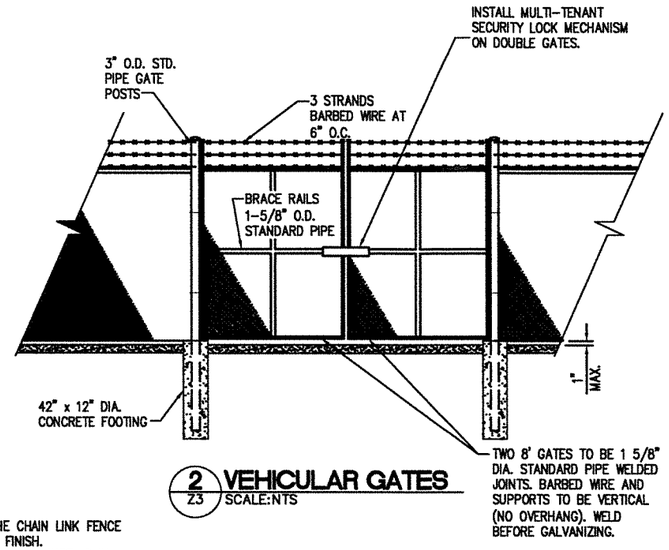
SITE LAYOUT

SHEET NUMBER:

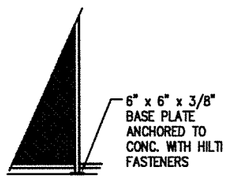
Z1



1 FENCE PANEL
Z3 SCALE:NTS

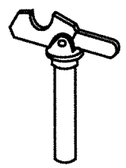


2 VEHICULAR GATES
Z3 SCALE:NTS

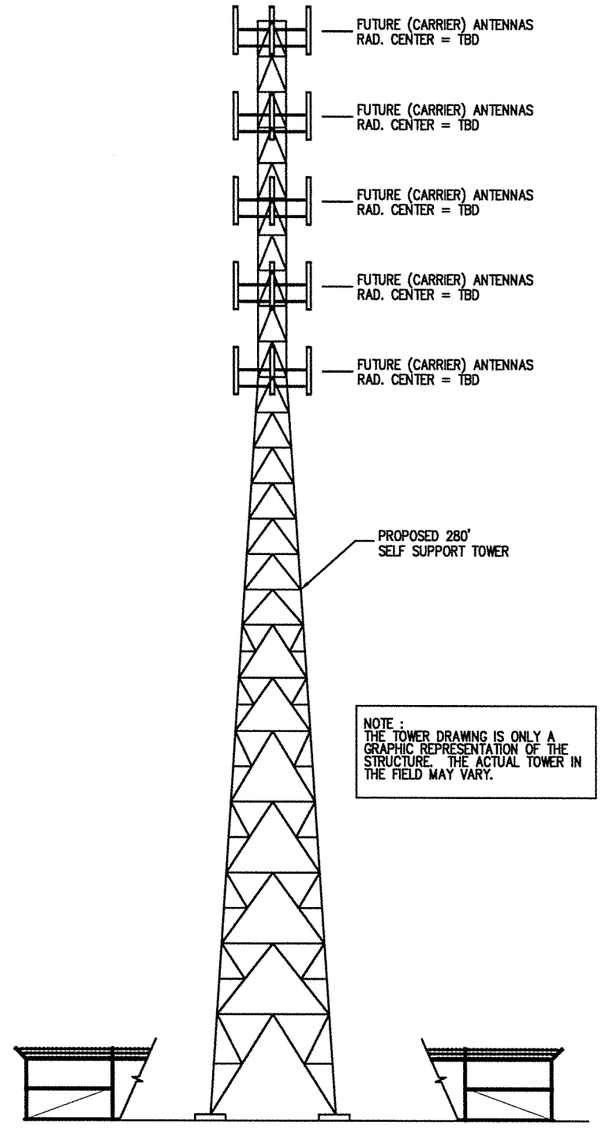


ALT. POST ANCHOR DETAIL
FOR FASTENING TO CONCRETE

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



GATE KEEPER DETAIL TO HOLD GATES OPEN
3 Z3 SCALE:NTS



4 TOWER ELEVATION
Z3 SCALE:NTS

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LAURENS
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LAURENS, SC 29360
LAURENS COUNTY
SOUTH CAROLINA

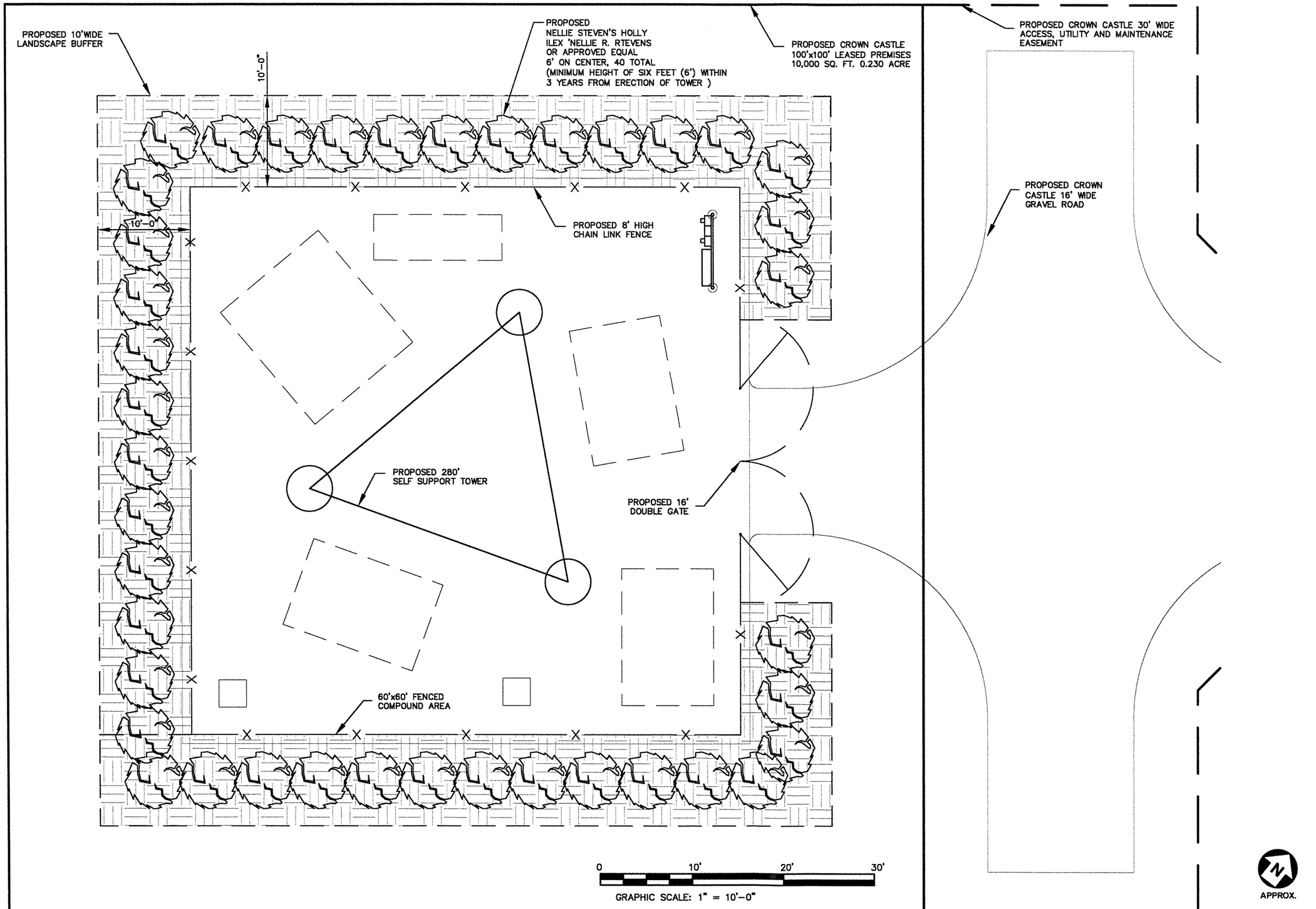
ISSUE	REVISION	DATE
1	ISSUED FOR OWNER'S REVIEW	06/23/17
2	REVISED SITE NAME AND NUMBER	01/30/18

PROJECT NUMBER:
16174.021
SHEET CONTENTS:

COMPOUND FENCE DETAILS AND TOWER ELEVATION

SHEET NUMBER:

Z2



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16174.021
SHEET CONTENTS:

LANDSCAPING PLAN

SHEET NUMBER:

Z3

VARIANCE REQUEST – PLANNING COMMISSION

ALL REQUESTS should be submitted at least seven days prior to the scheduled meeting of the Commission. All requests not submitted by the deadline will be retained and scheduled for the next meeting of the Commission. The Commission normally meets on the third Tuesday of the month, at 5:30pm, in the main conference room of the Laurens County Administration Building.

DATE OF REQUEST: May 3, 2018

NAME: Peter S. Rankin

ADDRESS: 11398 Hwy 76 W

CITY: Laurens STATE: SC ZIP: 29360

PHONE NUMBER: (864) 420-6773 EMAIL: psrankin@outlook.com

SIGNATURE: Peter Rankin

VARIANCE REQUEST (please be as specific as possible): 7-8 ft. Variance from Hwy 76 W to house structure. Seeking relief from setback of 50' to 42'. One inspector left a note, but I did not see it. Another new inspector approved it before the pour, and then I poured the footing.

(PLEASE – attach documentation as necessary)

LAURENS COUNTY BUILDING CODES
P O BOX 815, LAURENS, SC 29360
PHONE (864) 984-6659 / FAX (864) 984-1502

17LAW-02028 Angelo

RESIDENTIAL BUILDING PERMIT APPLICATION

SITE DATA

APPLICANT NAME: Peter S. Rankin

PROPERTY OWNER'S NAME: Peter S. Rankin

PROPERTY 911 ADDRESS: 11398 Highway 76 West

CITY: Laurens STATE: SC ZIP: 29360

DAYTIME PHONE: (864) 420-6773 E-MAIL: psrankin@outlook.com

INSIDE TOWNSHIP: ☐ YES ☒ NO NAME OF TOWNSHIP:

FLOOD AREA: ☐ YES ☒ NO

OFFICE USE ONLY

TAX MAP #: 133-03 *FIRE DISTRICT:* *SCHOOL DISTRICT:*

PROJECT DESCRIPTION

PROJECT/WORK DESCRIPTION: Foundation, framing, roof, siding, porch

EXTERIOR VENEER: ☐ BRICK ☐ VINYL ☒ OTHER (SPECIFY) Wood

TOTAL SQ FT: 1,468 HEATED SQ FT: 1,308 UNHEATED SQ FT: 160 covered

TOTAL PROJECT COST: ~50,000 PROJECT COST LESS TRADES: ~30,000

HOW MANY STORIES: 2 HOW MANY BEDROOMS: 3 BATHROOMS: 3 OTHER: X3

BASEMENT: ☒ NONE ☐ UNFINISHED ☐ PARTIAL ☐ FULL/FINISHED

GARAGE: ☒ NONE ☐ ATTACHED ☐ DETACHED FIREPLACE (INSERT OR MASONERY):

CONTRACTOR: N/A (Owner/ builder) SC LICENSE #:

ADDRESS:

CITY: STATE: ZIP:

PHONE NUMBER: CONTRACTOR E-MAIL:

UTILITIES

SOURCE OF HEAT: ☒ GAS ☐ ELECTRIC ☐ WOOD AIR CONDITIONING: ☒ YES ☐ NO

SEPTIC TANK: ☒ NEW ☐ EXISTING PUBLIC SEWER: ☐ NEW ☐ EXISTING

POWER COMPANY: Duke GAS COMPANY: LCPW

I HEREBY CERTIFY THAT THE INFORMATION GIVEN HEREIN IS CORRECT AND TRUE:

APPLICANT SIGNATURE: Peter Rankin DATE: Dec-13-2017

DAYTIME PHONE: (864) 420-6773

Rev Date: 9/16/2016

PERMIT TO CONSTRUCT
Onsite Wastewater System

File Nbr **2017100020**
County: **Laurens**

Name: PETER RANKIN
Type Facility: HOUSE
Subdivision:
Block: Lot:

Address: 11448 76 HWY W
GRAY COURT, SC 29645

Site: 76 HWY W
GRAY COURT, SC

Program Code: 360
System Code: 380
TM#: 133-00-00-008
Water Supply: PUBLIC

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 480
LTAR: .30

Tank Sizes (gal): Septic Tank: 1000 Pump Chamber: Grease Trap:

Trenches: Length (ft): 374 Width (in): 36 Max. Depth (in): 48 Agg. Depth (in): 28

Min Pump Capacity: gpm at ft. of Head

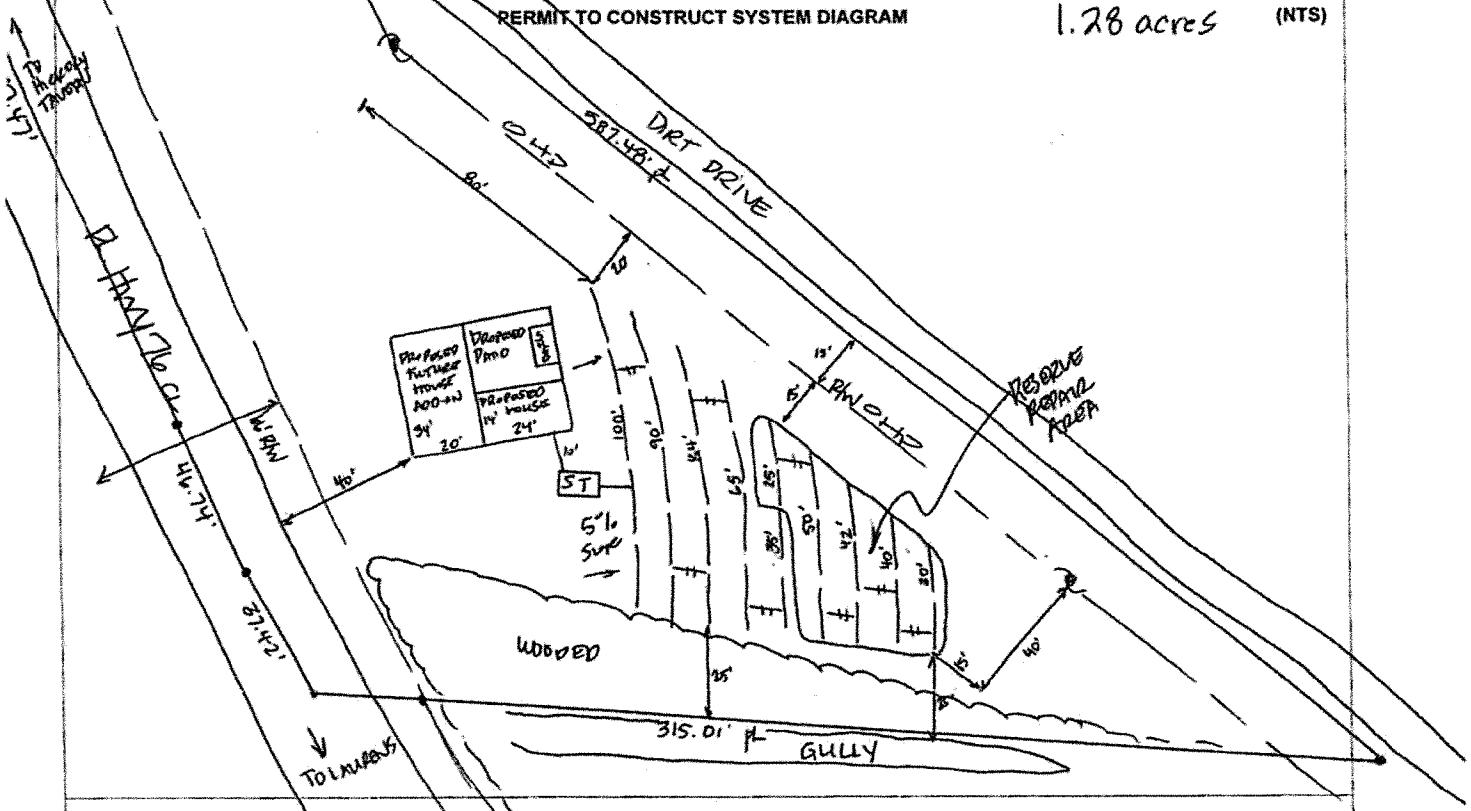
SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

DRAINLINES TO BE INSTALLED ON LEVEL SURFACE CONTOUR
DRAINLINES TO BE 10'+ ON CENTER
USE STEPDOWNS BETWEEN LINES AS NEEDED (INDICATED BY ǂ BELOW)
SYSTEM MUST BE 5'+ FROM FOUNDATION AND PROPERTY LINES, 75'+ FROM WELLS , 25'+ from WASH/GULLY
SYSTEM MUST BE 15'+ FROM THE OVERHEAD POWER LINES
DO NOT DRIVE OR PARK OVER SYSTEM

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

1.28 acres (NTS)



Issued/Revised By: JEBe (Betsy Royal) Date: 11/7/17 (1350)

DHEC 1781 (01/2014)

This Permit is Appealable Under the Administrative Procedures Act.
There may be an Additional Fee for Changes in this Permit that Require a Site Reevaluation.

VARIANCE REQUEST – PLANNING COMMISSION

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DATE OF REQUEST: 5.7.18

NAME: Michael Earl Lyons and Kanaice Alicia Gaddis

ADDRESS: 968 Creek Rd

CITY: Gray Court STATE: SC ZIP: 29645

PHONE NUMBER: 864 871 3573 EMAIL: KKmay31@outlook
kgaddis@ghs.org

SIGNATURE: Kanai Gaddis

VARIANCE REQUEST (please be as specific as possible): We currently live at 968 Creek Rd and would like to divide the property into two seperate lots. Making the new property come off of Clemwood Dr where there is already a driveway and an address established. The driveway leads to a shop at the back of our property and has been there for a few years now without issues or concerns. After going thru a surveyor we discovered we needed 230 ft of Road Frontage to divide the property. and it needed to be from Creek Rd not Clemwood. our frontage is only 210. With us only lacking 20 ft we are asking for the approval to move forward in dividing the property to place a modular home there this year. The maintaning of Clemwood Dr. will not be an issue or concern because we have helped maintain it thru the years so far and will continue to do so while living at this resident.

(PLEASE – attach documentation as necessary)

Laurens County GIS

968 Cheek Road

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY FOUND WITHIN THIS JURISDICTION, AND IS COMPILED FROM RECORDED DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HEREBY NOTIFIED THAT THE AFORMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE COUNTY AND MAPPING COMPANY ASSUME NO RESPONSIBILITY FOR THE INFORMATION CONTAINED ON THIS MAP.

*** THIS MAP IS NOT TO BE USED AS A PLAT ***