



AGENDA
LAURENS COUNTY PLANNING COMMISSION
JANUARY 18, 2022
LAURENS COUNTY HISTORIC COURTHOUSE

Jim Royer, Chairman and Ed Burns, Vice-Chairman
Commission Members: Sylvester Grant,
Casey Robinson, Bobby Smith and Abney Smith, Vacant Seat

1. Call to Order – Chairman Royer
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda – January 18, 2022
5. Approval of Minutes – October 19, 2021, and November 16, 2021, Regular Session
6. Old Business:
 - a. No Items Available
7. New Business:
 - a. Variance Approval Parallel Infrastructure, AT&T Wireless
 - i. The Planning Commission will be requested to approve the Project along with the requested Variance
 - b. Variance Request for Subdivision of Parcel #228-00-00-023
 - i. Request by Access Center, Inc. to divide 1 parcel into 2.
8. Public Comment-15 Minute Period for Public Comment (*Required to Sign In Prior to Meeting*)
9. Commission Member Comments
10. Adjournment

ITEM 5
Minutes



MINUTES – DRAFT
LAURENS COUNTY PLANNING COMMISSION
OCTOBER 19, 2021 - 5:30 P.M.
HISTORIC COURTHOUSE

Commissioners Present: Chairman Jim Royer, Vice-Chairman Ed Burns, Skip Smith and Casey Robinson

Commissioners Absent: George Austin, Sylvester Grant, Bobby Smith

Administrative Staff: Irvin D. Satterfield, Chuck Bobo, Betty Ann Walsh

1. CALL TO ORDER - Commissioner Jim Royer called the meeting to order.
2. INVOCATION – Chairman Jim Royer led the invocation.
3. PLEDGE OF ALLEGIANCE – Chairman Jim Royer led the Pledge of Allegiance.
4. APPROVAL OF AGENDA - Recommendation was made to move Item 8 Public Comment before Item 6 Old Business. Jim Royer motioned, seconded by Casey Robinson to approve the agenda. Motion passed by a unanimous vote 4 to 0.
5. APPROVAL OF MINUTES – September 21, 2021, and October 5, 2021, minutes were presented for approval. Jim Royer motioned, seconded by Casey Robinson to approve the minutes. Passed unanimous 4 to 0.
6. Public Comment -Chairman Jim Royer opened the floor for Public Comment.
 - a. Tyler McCloud approached the podium and spoke in reference to the Clear Creek RV Park project. Mr. McCloud spoke against the Project receiving approval by the Commission.
 - b. Doreen Tabour approached the podium and spoke in reference to the Clear Creek RV Park project. Ms. Tabour spoke against the Project receiving approval.
 - c. Peter Littlefield approached the podium to speak in reference to the Clear Creek RV Park project. Mr. Littlefield spoke against the Project receiving approval.
7. OLD BUSINESS:
 - A.) CLEAR Creek RV Park-Approval to Develop Park
Chairman Royer invited the representative/s of the Clear Creek RV Park to the podium to present the project to the Planning Commission Board for approval. Kenneth Nettles, Jr., attorney for Clear Creek, presented the project to the Commission Board for approval. Mr. Nettles asked if there were other ordinance requirements that had not been met. Chairman Royer indicated that there were none of which he was aware. Mr. Damian Berrios, owner, joined Mr. Nettles to request approval. After discussion by the Commission, Chairman Royer motioned to approve the Clear Creek RV Park project, Commissioner Casey Robinson seconded the motion. The motion failed 2 – 2 with Commissioner Edward Burns and Commissioner Abney Smith voting no.



MINUTES – DRAFT
LAURENS COUNTY PLANNING COMMISSION
OCTOBER 19, 2021 - 5:30 P.M.
HISTORIC COURTHOUSE

-Continued-

B.) Bull Hill RV Park-Approval to Develop Park

Chairman Royer invited Victor Caponey to the podium present Bull Hill RV Park for approval. Mr. Caponey reviewed the construction details of the RV Park development. Motion for approval was made by Chairman Royer and seconded by Commissioner Casey Robinson. The motion passed unanimously 4 – 0.

8. NEW BUSINESS:

A.) Variance Request for Division of Property, Dianne Culbertson, Parcel #157-00-00-015

Plat #157-00-00-015 was presented to the Commission requesting approval for division into 2 parcels. On motion by Chairman Royer to approve, seconded by Commissioner Abney Smith, the division was approved by unanimous vote 4 – 0.

B.) Variance Request – Hilltop Drive Parcel #425-00-00-054

Plat #157-00-00-015 was presented to the Commission request approval for division into 2 parcels. A variance was needed to allow for road frontage less than the required distance per the Subdivision Ordinance. On motion by Commissioner Casey Robertson, seconded by Commissioner Edward Burns, the motion to approve passed 4 – 0.

C.) Subdivision Approvals

a. Bolt Road Subdivision – Parcel #055-00-00-010

Blake Loudermilk, Loudermilk Engineering, LLC, presented the Bolt Road Subdivision by LionJay Development Properties for approval. The proposed subdivision did not require any variances as the proposal met the current subdivision ordinance. On motion by Chairman Jim Royer, seconded by Commissioner Edward Burns, the proposed project was approved by a 4 – 0 vote.

b. Barnes Road Subdivision – Parcel #505-00-00-006

Joseph Beeson, Ridgewater Development, presented the Barnes Road Subdivision to the Commission for approval. The proposed design did not require any variances. On motion by Chairman Jim Royer, seconded by Commissioner Casey Robinson, the proposed subdivision passed 4 – 0.

D.) Review/Amend Nuisance Ordinance

a. Chuck Bobo, Building and Codes Director, presented the Nuisance Ordinance for amendment. The recommended amendment removed the blanket 60-day time period for abatement and prescribed abatement periods based on the type of nuisance. Chairman Jim Royer motioned to accept the changes and send to the County Attorney for review, seconded by Commissioner Casey Robinson, the motion passed 4 – 0.



MINUTES – DRAFT
LAURENS COUNTY PLANNING COMMISSION
OCTOBER 19, 2021 - 5:30 P.M.
HISTORIC COURTHOUSE

-Continued-

9. COMMISSION MEMBER COMMENTS - Time was given for Commissioner Comments.
10. ADJOURNMENT - Upon Motion by Commissioner Casey Robinson and Second by Commissioner Abney Smith, the meeting was adjourned. Vote 4 – 0 with three Commissioners absent.

Respectfully Submitted,

Irvin D. Satterfield, Director
Laurens County Public Works



MINUTES – DRAFT
LAURENS COUNTY PLANNING COMMISSION
NOVEMBER 16, 2021 - 5:30 P.M.
HISTORIC COURTHOUSE

Commissioners Present: Chairman Jim Royer, Vice-Chairman Ed Burns, Sylvester Grant, and Casey Robinson

Commissioners Absent: Bobby Smith, Abney Smith

CALL TO ORDER - Commissioner Jim Royer called the meeting to order.

INVOCATION – Commissioner Sylvester Grant led the invocation.

PLEDGE OF ALLEGIANCE – Chairman Jim Royer led the Pledge of Allegiance.

APPROVAL OF AGENDA – On motion by Commissioner Casey Robinson, seconded by Commissioner Sylvester Grant, the Agenda was unanimously approved by a vote of 4 yes – 0 no.

APPROVAL OF MINUTES – OCTOBER 19, 2021- No minutes for October 19, 2021, were available at the time of this meeting.

OLD BUSINESS

A. Barry Woods Motor Cross Food Venders Electrical Hook-Ups

Mr. Barry Woods presented a layout of the Motor Cross Park which included permanent parking locations for food vendors with electrical hook-ups only to be used during Special Event Permitting. It was agreed that the electrical connections can only be used during an event that is permitted under the Special Event Permit as issued by the Fire Marshal and Building Codes Office. On motion by Chairman Jim Royer, seconded by Commissioner Casey Robinson, the motion passed unanimously by a vote of 4 yes – 0 no.

NEW BUSINESS:

A. Variance Request for Parcel Division

David Younts – Parcel #150-00-00-001

Mr. David Younts presented parcel # 150-00-00-001 to be divided with a “Flag Lot”. On motion by Chairman Jim Royer, seconded by Vice-Chairman Ed Burns, the motion passed unanimously by a vote of 4 yes – 0 no.

B. Variance Request for Parcel Division

Perry Earl III – Parcel #147-00-00-001

Mr. Perry Earl III requested a variance to allow a “Flag Lot” division for parcel #147-00-00-001. On motion by Chairman Jim Royer, seconded by Commissioner Sylvester Grant, the variance was approved unanimously by a vote of 4 yes – 0 no.

C. Variance Request for Parcel Division

Samuel Earl Moore – Parcel #176-00-00-016

Mr. Samuel Moore requested a subdivision of parcel # #176-00-00-016 by use of creating a Flag Lot. On motion by Chairman Jim Royer, seconded by Commissioner Casey Robinson, the vote passed unanimously 4 yes – 0 no.

D. Subdivision Approval – No Variances Requested

Pennington Farms Subdivision – Heather Osegueda

Ms. Heather Osegueda presented a preliminary plan to the Commission to develop and build an equestrian based subdivision consisting of 6 lots. The homes will be valued from \$500,000 to \$1,000,000. The subdivision will enact a Homeowners Association. No variances will be required due to the lot sizes. The subdivision road will be required to meet Laurens County Road

Standards including asphalted pavement before consideration of acceptance. On motion by Chairman Jim Royer, seconded by Commissioner Casey Robinson, the motion passed 3 yes – 0 no – 1 abstention with Commissioner Sylvester Grant abstaining.

COMMISSION MEMBER COMMENTS - Time was given for Commissioner Comments.

ADJOURNMENT - Upon Motion by Commissioner Casey Robinson and Second by Vice Chairman Ed Burns, the meeting was adjourned. Vote 4 – 0 with two Commissioners absent and one vacant seat.

Respectfully Submitted,

Irvin D. Satterfield, Director
Laurens County Public Works

Parallel Infrastructure III, LLC (AT & T Wireless)

Applicant requests a Variance from Laurens Co. Land Development Code Section 8-746 (Standards for Approval of Towers) Section M(1): "The screen shall be a minimum radius of ten feet of land surrounding the tower, which shall support an appropriate plant material screen continuously around the tower except for one service access."

Applicant is asking for a Variance from this portion of the Laurens Co. Land Development Code as the tower will be constructed in a dense forest, set-back 156' from east property line, 420' from north property line, 236' from west property line and 599' from south property line. In addition, the nearest residential structure is approx. 635' due south through dense forest). We believe the plant material screen would serve no purpose in this situation.



PLANNING COMMISSION
LAURENS COUNTY
AGENDA ITEM – REQUEST FORM

ALL REQUESTS should be submitted by 1:00 P.M. on the **Wednesday 14 days prior** to the Tuesday meeting of the Commission (3rd Tuesday each Month). All other requests not submitted by the deadline will be retained and scheduled for the next meeting of Council. Please email word document to dalesatterfield@co.laurens.sc.us

Agenda Item #: _____XX_____ (to be filled in by Staff)

Tax Map # of parcel(s) (if applicable): **#332-00-00-002.**

COMMISSION ACTION REQUESTED (if variance(s) is requested please list specific part of the ordinance that variance is requested from, the reasoning behind the variance request, and the specifics of what variance(s) are being requested:

The purpose of this Application is to request zoning approval for the construction and operation of a 325-foot guy-wire telecommunications tower and facility compound on Laurens County tax parcel ID #332-00-00-002.

The tower owner, Parallel Infrastructure III, LLC's anchor tenant, AT&T Wireless, has a contract with the federal government to provide wireless services to the residents of Laurens County, South Carolina.

Additionally, The Telecommunications Act of 1996 establishes that wireless services are crucial to the general health, safety, and welfare of the citizens of the United States. As such, the proposed wireless telecommunications facility shall improve existing wireless capability, and further enhance E-911 services, thereby helping to maintain the health, safety, and welfare of the citizens of Laurens County, South Carolina.

The proposed facility shall be designed in accordance with the Land Development Code of Laurens County, South Carolina. The facility shall be routinely maintained to keep a high level of safety and security. Additionally, the facility shall operate under all applicable and permissible local codes, ordinances, and regulations, including but not limited to all County, State, and Federal Ordinances, rules and regulations.

The construction of the proposed 325-foot guy-wire Wireless Telecommunications Facility is legally permissible. All proposed wireless communications carriers shall be licensed by the FCC. The tower structure shall be approved and licensed by the FAA and FCC. AT&T Wireless is authorized and licensed to do business in the state of South Carolina and will design and erect the tower in accordance with all applicable laws pursuant to South Carolina.

Applicant requests a Variance from Laurens Co. Land Development Code Section 8-746 (Standards for Approval of Towers) Section M(1): "The screen shall be a minimum radius of ten feet of land surrounding the tower, which shall support an appropriate plant material screen continuously around the tower except for one service access."

Applicant is asking for a Variance from this portion of the Laurens Co. Land Development Code as the tower will be constructed in a dense forest, set-back 156' from east property line, 420' from north property line, 236' from west property line and 599' from south property line. In addition, the nearest residential structure is approx. 635' due south through dense forest). We believe the plant material screen would serve no purpose in this situation.



December 14, 2021

Mr. Chuck Bobo – Laurens Co. Bldg. Official
100 Hillcrest Square, Suite C
Laurens, SC 29360

RE: **Proposed Telecommunications Facility – 320' Guy Wire Tower
Parallel Infrastructure Project #FA-15535641 / PISC-410
Site Name: SC-Waterloo-Cedar Groves
Site Address: 8810 Hwy. 221 South, Waterloo, SC 29384**

Dear Mr. Bobo,

Thank you again for your assistance on this project. On behalf of PI Towers III, LLC, a Delaware Limited Liability Co. and pursuant to Article VIII of the Laurens Co. Land Development Code, enclosed is the Zoning Application package for the Laurens County Planning Commission review. Per Sec. 8-746 requirements:

- c) Not within 2,500' of an existing tower (3,070')
- d) Not in a residential area/district
- e) Designed to accommodate two (2) additional tenants
- f) Unpainted, galvanized steel
- g) Shall meet all req. codes and signed/stamped by SC Prof. Engineer
- h) Shall meet all applicable FCC/FAA rules
- j) Min setbacks of ½ tower height to all property lines
- k) Signage to be provided
- l) Site shall be secure from unauthorized use
- m) **We request a Waiver or Variance to Screening requirement** as tower site will be located in a dense forest approx.. 180' from Hwy. 221/Greenwood Hwy, 297' from SR-30-749/Cedar Grove Church Rd. and 622' from nearest Residence.

Upon your review of this package, please let me know if you need any additional information. Thank you again, Sir, for your time and consideration.

Kind Regards,

Mike Nuckols

RE Project Mgr.
1044 Virginia Drive, Sarasota, FL 34234
(941) 328-2264 / mike.nuckols@btgrp.com

Sec. 8-746. - Standards for approval of towers CHECKLIST

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

(b) Structures less than 60 feet in height shall comply with the applicable portions of [section 8-747](#) of this article. (N/A; This tower is over 60 feet in height.)

(c) If the applicant proposes 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. (N/A; This tower is over 2,500 feet from any existing tower.)

(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. (N/A; There are no existing facilities at this site, nor is this site in a residential area/district);

(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 tower is designed to accommodate its own present and projected future needs as well as a reasonable projection of two other comparable user's needs.)

(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 tower shall be constructed of light gray, unpainted galvanized steel.)

(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 South Carolina design professional in accordance with ANSI/EIA/TIA-222 (latest revision). (The plans are in accordance with this request.)

(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 article 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 any such entity is operating within the proper frequency range. (The plans are in accordance with this request.)

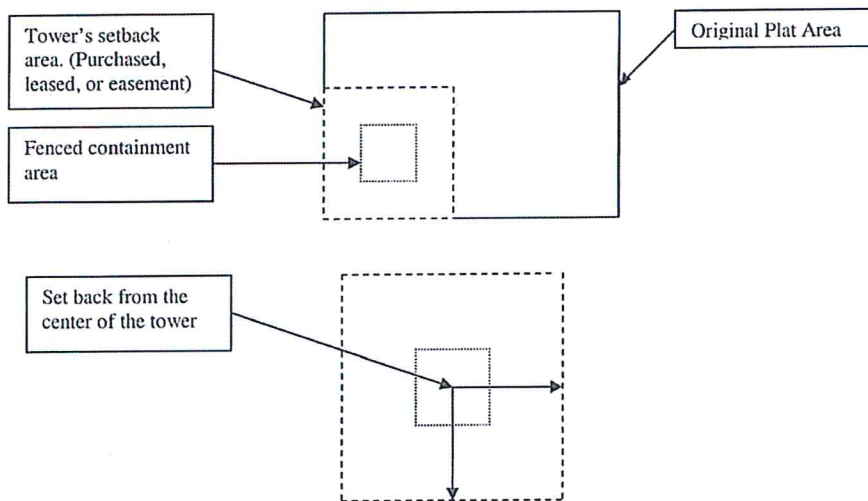
(i) The planning commission may consider the visual impact of a tower on those properties which are officially designated as scenic, historic, or architecturally significant in making its decisions.

(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. **(The tower is set-back a distance greater than half of the tower's height from the nearest property line, no break-point is needed.)**

(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. **(Confirmed.)**

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



(k) A single sign, approximately two 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. **(Upon construction of tower site, this sign will be installed.)**

(l) Towers and associated buildings shall be secured from unauthorized access. **(The tower site will be fenced, locked, and secured from unauthorized access.)**

(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 feet of land surrounding the tower, which shall support an appropriate plant material screen continuously around the tower except for one service access. **(Applicant is asking for a Variance from this portion of the Laurens Co. Land Development Code as the tower will be constructed in a dense forest, set-back 156' from east property line, 420' from north property line, 236' from west property line and 599' from south property line. In addition, the nearest residential structure is approx. 635' due south through dense forest). We believe the plant material screen would serve no purpose in this situation.)**

(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 South Carolina State Forestry Commission that are indigenous or native to the county area. Such plantings shall be appropriately spaced and of such a size so as to achieve a dense screen with a minimum height of six feet within a three-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. **(Existing trees shall be preserved to the maximum degree possible.)**

(4) If in extreme or 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 feet above ground level and constructed in accordance with applicable construction codes. **(N/A)**



at&t
Your World. Delivered.

PROJECT NARRATIVE

LENDLEASE PLANS TO BUILD A NEW WIRELESS TELECOMMUNICATIONS FACILITY WHICH WILL INCLUDE A NEW GUYED TOWER AND A FENCED COMPOUND AS DEFINED ON THIS PLAN SET. THE TOWER WILL BE DESIGNED WITH AVAILABLE SPACE ON THE TOWER AND GROUND FOR THREE (3) TOWER SITES. SITES LOCATIONS THE TOWER AND GROUND FOR THREE (3) TOWER SITES WILL NOT BE LOCATED INSIDE EXISTING WETLANDS OR RIPARIAN BUFFERS.

SITE INFORMATION

911 ADDRESS: 8810 HWY 221 S WATERLOO, SC 29384
 LATITUDE (NAD 83): N 34° 23' 30.69"
 LONGITUDE (NAD 83): W 82° 03' 12.96"
 GROUND ELEVATION: 622' (ASML)
 JURISDICTION: LAURENS COUNTY
 ZONING: UNKNOWN
 PARCEL ID: 332-00-00-002
 PARCEL AREA: 139.11 +/- AC
 CURRENT USE: UNKNOWN
 PROPOSED DISTURBED AREA: 13,200 SQ FT
 PARCEL OWNER: MICHAEL & ELIZABETH TURNER
 TOWER OWNER: PARALLEL INFRASTRUCTURE (PI TOWERS) 15105 JOHN J. DELANEY DR, SUITE D-3 CHARLOTTE, NC 28277 800-929-5153
 GUYED TOWER TOWER
 STRUCTURE TYPE: UNKNOWN
 CLASSIFICATION GROUP: RAW LAND
 CONSTRUCTION TYPE: 320'
 STRUCTURE HEIGHT: 325'
 OVERALL HEIGHT: LAURENS ELECTRIC COOP
 POWER PROVIDER: ADDRESS: 2254 HIGHWAY 14 LAURENS, SC 29380 PHONE: (800 942-3141
 WORK ORDER: -----

TELCO PROVIDER: AT&T

APPLICANT

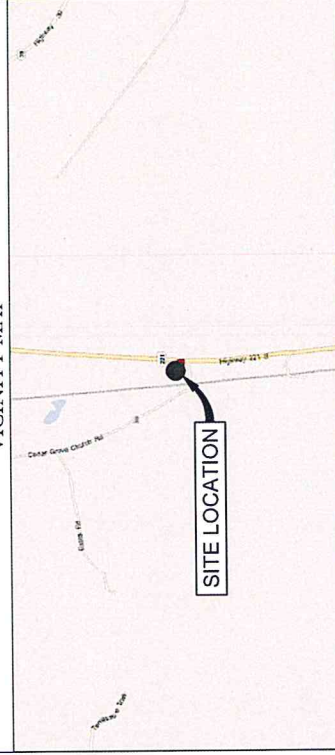
MARY LOU BOSSCARDIN
 LENDLEASE (US) TELECOM HOLDINGS, LLC
 300 PLYMOUTH BLVD, SUITE 300
 CHARLOTTE, NC 28208 (513) 259-3673

Parallel
INFRASTRUCTURE

FA NUMBER: 15535641
 PI TOWERS SITE ID: PISC410
 AT&T SITE ID: 177-496

SITE NAME: SC-WATERLOO-CEDAR GROVE
 911 ADDRESS:
 8810 HWY 221 S
 WATERLOO, SC 29384

VICINITY MAP



DEPART ADMINISTRATION DEPARTMENT, 126 E PUBLIC SQ, LAURENS, SC 29360 ON FRANKLIN PL (EAST) 65 YDS
 TURN RIGHT (SOUTH) ONTO US-221 [N HARPER ST] 8.7 MI
 TURN RIGHT (WEST) ONTO LOCAL ROAD(S) 65 YDS
 ARRIVE 34-39186N 82.053607W

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2018 INTERNATIONAL BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2021 NFPA 101, LIFE SAFETY CODE
- 2018 IFC
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANS/TIA-222-G
- TIA 807
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEERING 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275
- ANS/T 311

DRAWING INDEX

SHEET #	SHEET DESCRIPTION	REV. #
T-1	TITLE SHEET	1
GN-1	GENERAL NOTES	A
1 OF 2	SURVEY SHEETS	6/23/21
2 OF 2	SURVEY SHEETS	6/23/21
C-1	LOCATION PLAN	A
C-2	COMPOUND PLAN	A
C-3.1	GRADING & EROSION CONTROL PLAN	A
C-3.2	GRADING & EROSION CONTROL PLAN	A
C-4	TOWER ELEVATION	A
C-5	ANTENNA CONFIGURATION	A
C-6	FINAL RF EQUIPMENT SCHEDULE	A
D-1	EQUIPMENT DETAILS	A
D-2	GPS & ICE BRIDGE DETAILS	A
D-3	FENCE DETAILS	A
D-4	SITE DETAILS	A
D-5	DELTA WALK UP CABINET (WUC) DETAILS	A
D-6.1	WUC & GENERATOR CONCRETE PAD DETAILS	A
D-6.2	GENERATOR DETAILS	A
D-7.1	GENERATOR DETAILS	A
D-7.2	GENERATOR DETAILS	A
D-7.3	GENERATOR ENCLASURE DETAILS	A
D-7.4	GENERATOR COMPACT D2.2L BASETANK DETAILS	A
D-7.5	EQUIPMENT PLATFORM AND PAD DETAILS	A
D-8	SIGNAGE	A
D-9	UTILITY PLAN	A
E-1	ELECTRICAL DETAILS	A
E-2	ELECTRICAL NOTES	A
E-3	ONE-LINE DIAGRAM	A
E-4	SYSTEM DIAGRAM	A
E-5	TEMPORARY POWER DETAILS	A
E-6	COMPOUND GROUNDING PLAN	A
G-1	ANTENNA GROUNDING PLAN	A
G-2	GROUNDING DETAILS	A
G-3	GROUNDING DETAILS	A
G-4	GUY ANCHOR GROUNDING DETAILS	A
G-5	GUY ANCHOR GROUNDING DETAILS	A

DO NOT SCALE DRAWING

THESE DRAWINGS ARE FORMATED TO BE FULL-SIZE AT 20"X34". ALL DIMENSIONS SHALL BE GIVEN IN ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE COST OF CORRECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

PROJECT TEAM

PROJECT MANAGER:
 LINDSAY RHINEHART
 15105 JOHN J. DELANEY DRIVE,
 SUITE D-3
 CHARLOTTE, NC 28277
 (512) 560-4741

ENGINEERING FIRM:
 MAKE A SPEEDIE, PE
 B+T GROUP
 3707 E. SOUTHERN AVENUE,
 MESA AZ 85206
 (918) 587-4630

SURVEYOR:
 SAW ENGINEERING GROUP, INC.
 158 BUSINESS CENTER DRIVE
 CHARLOTTE, NC 28254
 (208) 252-6885



SC-WATERLOO-CEDAR GROVE
 911 ADDRESS:
 8810 HWY 221 S
 WATERLOO, SC 29384
 PROPOSED 320' GUYED TOWER

PROJECT NO:	GH14669008.01	
CHECKED BY:	MAS	
ISSUED FOR:		
REV	DATE	DESCRIPTION
A	8/24/21	0.5 PRELIMINARY REVIEW

B&T ENGINEERING, INC.
 Expires 12/31/21

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

E IS A SIGNATURE OF LAW FOR ANY RECORD, UNLESS THEY ARE SETTING UNDER THE JURISDICTION OF A COURT OF LAW.

TITLE SHEET

T-1

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE GAS IS BEING USED, SHALL BE PROTECTED AT ALL TIMES AND WHERE NECESSARY THE WORK SHALL BE STOPPED AT ALL TIMES AND WHERE DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BUT NOT BE LIMITED TO:
 - A. FALL PROTECTION
 - B. CONFINED SPACE
 - C. ELECTRICAL SAFETY
 - D. TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBER, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE RELOCATED OR CAPPED, AND THE LOCATION OF ALL CAPS AND POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BITS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE SUB CONTRACTOR SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT EROSION AND SEDIMENT CONTROL.
13. ALL REMOVED SPOILS TO BE UTILIZED FOR BACKFILL SHALL BE PROTECTED FROM FREEZE

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC, WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. THE ANCHOR BOLT SHALL NOT BE PLACED IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 - CONCRETE EXPOSED TO EARTH.....3 IN.
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - #6 AND SMALLER & WWF 2 IN.
 - #8 AND SMALLER & WWF 2 IN.
 - SLAB AND WALL 3/4 IN.
 - BEAMS AND COLUMNS 1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301, SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. THE ANCHOR BOLT SHALL NOT BE PLACED IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
7. COLD WEATHER CONCRETING (BELOW 40°F) SHALL COMPLY WITH ACI 301. CONTRACTOR SHALL NEVER PLACE CONCRETE IN TEMPERATURES BELOW 32°F. CONCRETE PLACEMENT CAN BE RAISED BY BATHING IT IN WATER UNTIL ICE DOES NOT FORM ON BARS. CONCRETE MATERIALS MAY BE HEATED, BUT MIX TEMPERATURE SHALL BE BETWEEN 50°F & 70°F AT TIME OF PLACING. ALL CONCRETE SHALL BE PROTECTED FROM INSULATED BLANKETS PLACEMENT OR DURING METHOD) SHALL BE PLACED OVER FRESHLY FINISHED CONCRETE TO ALLOW PROPER CURING/COMBAT FREEZING. THE CONCRETE TEMP. SHOULD BE MAINTAINED AT 50°F FOR FIVE (5) DAYS OR 70° FOR THREE (3) DAYS. CONCRETE SHALL NOT BE ALLOWED TO FREEZE BEFORE IT HAS REACHED A STRENGTH OF AT LEAST 500 PSI

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 - CONTRACTOR - TO BE DETERMINED
 - SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
 - OWNER - CENTRAL STATES TOWERS
 - DEM - ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL NECESSARY NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AGENCY HAVING JURISDICTION OVER THE PROJECT AND WITH ALL APPLICABLE FEDERAL, STATE, LOCAL, AND APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
8. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 DRAWING. GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED MATERIALS SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
11. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF CINGULAR GSM SITES."

APPLICABLE BUILDING CODES AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL APPLY TO THE DESIGN.

2008 NATIONAL ELECTRICAL CODE (NEC 2008)
 2008 NATIONAL ELECTRICAL CODE (NEC 2008)
 NFPA-101 SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING:

AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONSTRUCTION OF STEEL CONSTRUCTION (408C), MANUAL OF STEEL CONSTRUCTION, 10TH EDITION, 1989, AND THE AISC 360, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, 13TH EDITION, 2005.

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) EA-222-G, EXPOSURE CATEGORY C, STRUCTURE CLASS II, TOPO CATEGORY 1, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES (IEEE) 81, GUIDE FOR MEASURING AND TESTING OF ELECTRICAL CLEARANCE AND SURFACE POTENTIALS OF A GROUND SYSTEM (IEEE 1100 (1998)) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONICS

IEEE C92.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORIES C3 AND C4) AND THE ASSOCIATED STANDARDS REQUIREMENTS FOR TELECOMMUNICATIONS

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) EA-222-G, EXPOSURE CATEGORY C, STRUCTURE CLASS II, TOPO CATEGORY 1, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES (IEEE) 81, GUIDE FOR MEASURING AND TESTING OF ELECTRICAL CLEARANCE AND SURFACE POTENTIALS OF A GROUND SYSTEM (IEEE 1100 (1998)) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONICS

IEEE C92.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORIES C3 AND C4) AND THE ASSOCIATED STANDARDS REQUIREMENTS FOR TELECOMMUNICATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN. WHERE THERE ARE CONFLICTS BETWEEN THE SPECIFIC REQUIREMENT SHALL GOVERN, REQUIREMENTS AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.



SC-WATERLOO-CEDAR GROVE
 911 ADDRESS:
 8810 HWY 27 S
 WATKINSVILLE, SC 29384
 PROPOSED TOWER
 320 GUYED TOWER

PROJECT NO:	GH14669300.0.0	
CHECKED BY:	MAS	
ISSUED FOR:		
REV	DATE	DESCRIPTION
A	8/24/21	0.5 PRELIMINARY REVIEW

B&T ENGINEERING, INC.
 F-9683
 Expires 12/31/21

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DOCUMENT OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF B&T ENGINEERING, INC.

GENERAL NOTES

GN-1

TOWER INFO
 LATITUDE: 34°23'30.691" NORTH
 LONGITUDE: 82°03'12.963" WEST
 (NAD 83)
 GROUND ELEVATION: 622'
 ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP

LEGEND
 ○ = 5/8" REBAR SET
 ● = FOUND PROPERTY MARKER
 POB = POINT OF BEGINNING
 POE = POINT OF ENDING
 ▲ = CALCULATED POINT
 (R) = REFERENCED INFORMATION
 (M) = MEASURED
 ⊕ = POWER POLE
 ⊕ = GUY ANCHOR
 ⊕ = TELEPHONE PEDESTAL

FLOOD NOTE
 By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Hazard Insurance Study, which bears an effective date of August 16, 2012, and is NOT in a special flood hazard area. Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

RIGHT-OF-WAY OVERHEAD POWER

SURVEYOR'S NOTES

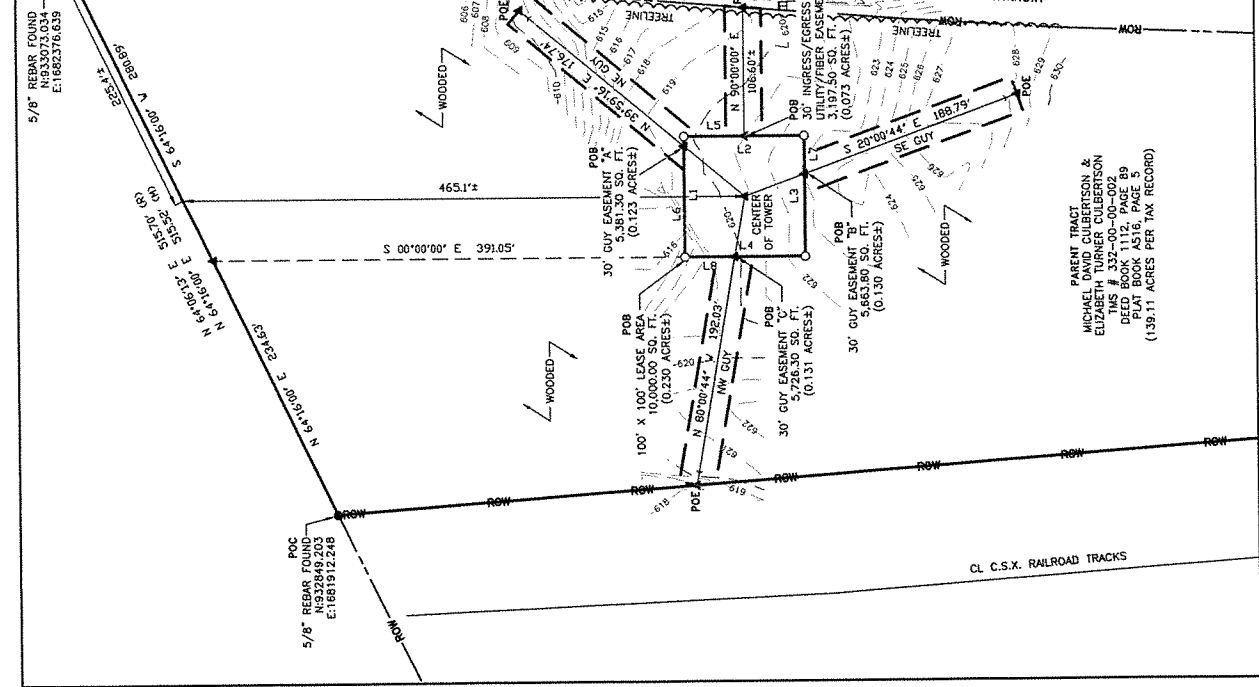
- This is a Rawland Tower Survey, made on the ground under the supervision of a South Carolina Registered Land Surveyor. Date of field survey is April 26, 2021.
- The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.I.K. network capable).
- Survey was conducted using the State Plane Coordinates NAD 83 by GPS observation.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, FID ED3442. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted under the authority of the State of South Carolina, Department of Transportation, the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This Survey was conducted under the authority of the State of South Carolina, Department of Transportation, the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plot is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000). Field measurements not exceeding 10 seconds times the square root of the distance were not adjusted.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor.
- This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
- For supplied information the site falls within the Zoning Jurisdiction of Laurens County and is not subject to Zoning regulations.

PLOTTABLE EXCEPTIONS
 Old Republic National Title Insurance Company
 Commitment No. 012114274021
 Effective Date: April 7, 2021
 Schedule B, Section II

Exception No.	Instrument	Comment
1-8		Standards exceptions. Contain no survey matters.
9	Book 22, Page 276	Does affect subject lease area and easement, blanket in nature and is not shown hereon.
10	Book 591, Page 165	Does affect subject lease area and easement, blanket in nature and is not shown hereon.
11	Book 664, Page 56	Does affect subject lease area and easement, blanket in nature and is not shown hereon.
12	Book A516, Page 5	Does affect subject lease area and easement, blanket in nature and is not shown hereon.

GUY WIRE INFORMATION FROM CENTER OF TOWER

LINE	BEARING	DISTANCE
L1	S 90°00'00" E	100.00'
L2	S 00°00'00" E	100.00'
L3	N 90°00'00" V	100.00'
L4	N 00°00'00" V	100.00'
L5	S 00°00'00" E	50.00'
L6	N 90°00'00" V	31.79'
L7	S 60°00'00" E	41.19'



SCALE: N.T.S.

PARENT TRACT OVERVIEW

PARENT TRACT (DEED BOOK 1112, PAGE 89) (FROM TITLE)
 All my interest in and to that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being in the State of South Carolina, County of Laurens, Town Limits of Waterloo, Tax District No. 53, containing 138.11 acres, being more particularly described as follows, to-wit: as shown on Plat Book A03516, by Mitchell Surveying, dated August 1, 2006, and recorded in the Office of the Clerk of Court for Laurens County on August 22, 2006, in Plat Book A03516, at Page 5, said plat being incorporated herein by reference.

This tract, TMS No. 332-00-00-002, is the identical tract conveyed to Mike Culbertson and Elizabeth Culbertson by deed of Wateres Holdings, LLC, dated August 15, 2006, and recorded in the Office of the Clerk of Court for Laurens County on August 22, 2006, in Deed Book 796, at Page 135, and conveyed to AT102, LLC by deed of Wateres Holdings, LLC, dated August 15, 2006, and recorded in the Office of the Clerk of Court for Laurens County on August 22, 2006, in Deed Book 796, at Page 144. Thereafter, the undivided interest of the above described tract was conveyed to Mike Culbertson and Elizabeth Culbertson by deed of Van Horkins AT102, LLC, dated February 3, 2009, and recorded in the Office of the Clerk of Court for Laurens County on February 9, 2009 in Deed Book D819, at Page 11. Thereafter, the undivided interest of the above described tract was conveyed to Mike Culbertson and Elizabeth Culbertson by deed of Van Horkins Culbertson, dated April 8, 2013 and recorded in the Office of the Clerk of Court for Laurens on April 10, 2013 in Deed Book 1112, at Page 84.

100' x 100' LEASE AREA (AS-SURVEYED)
 A portion of the Michael David Culbertson & Elizabeth Turner Culbertson tract described in Deed Book 1112, Page 89, as recorded in the Register of Deeds Office for Laurens County, South Carolina, being in the Town Limits of Waterloo, Tax District No. 2, Laurens County, South Carolina, and being more particularly described as follows:
 Commencing at a 5/8" rebar found having South Carolina State Plane Coordinates of N932849.203, E:1681912.248; thence N 64°16'00" E a distance of 234.63 feet to a point; thence S 00°00'00" E a distance of 391.05 feet to the Point of Beginning; thence S 90°00'00" E a distance of 100.00 feet to a 5/8" rebar set; thence S 00°00'00" E a distance of 100.00 feet to a 5/8" rebar set; thence N 90°00'00" W a distance of 100.00 feet to a 5/8" rebar set; thence N 00°00'00" W a distance of 100.00 feet to the Point of Beginning. Said Lease area contains (10,000.00 sq.ft.) 0.230 acres, more or less.

30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)
 A portion of the Michael David Culbertson & Elizabeth Turner Culbertson tract described in Deed Book 1112, Page 89, as recorded in the Register of Deeds Office for Laurens County, South Carolina, being in the Town Limits of Waterloo, Tax District No. 2, Laurens County, South Carolina, and being more particularly described as follows:
 Commencing at a 5/8" rebar found having South Carolina State Plane Coordinates of N932849.203, E:1681912.248; thence N 64°16'00" E a distance of 234.63 feet to a point; thence S 00°00'00" E a distance of 391.05 feet to a 5/8" rebar set; thence S 90°00'00" E a distance of 100.00 feet to a 5/8" rebar set; thence S 00°00'00" E a distance of 50.00 feet and the 5/8" rebar set; thence S 90°00'00" E a distance of 106.60 feet, more or less to a point on the westerly right-of-way line of Highway 221 S and the Point of Beginning. Said easement contains (3,197.50 sq.ft.) 0.073 acres, more or less.

30' GUY EASEMENT "A" (AS-SURVEYED)
 A portion of the Michael David Culbertson & Elizabeth Turner Culbertson tract described in Deed Book 1112, Page 89, as recorded in the Register of Deeds Office for Laurens County, South Carolina, being in the Town Limits of Waterloo, Tax District No. 2, Laurens County, South Carolina, and being more particularly described as follows:
 Commencing at a 5/8" rebar found having South Carolina State Plane Coordinates of N932849.203, E:1681912.248; thence N 64°16'00" E a distance of 234.63 feet to a point; thence S 00°00'00" E a distance of 391.05 feet to a 5/8" rebar set; thence S 90°00'00" E a distance of 91.94 feet to the Point of Beginning of an Guy Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence N 39°59'16" E a distance of 176.74 feet to the Point of Ending; containing (5,381.30 sq.ft.) 0.123 acres, more or less.

30' GUY EASEMENT "B" (AS-SURVEYED)
 A portion of the Michael David Culbertson & Elizabeth Turner Culbertson tract described in Deed Book 1112, Page 89, as recorded in the Register of Deeds Office for Laurens County, South Carolina, being in the Town Limits of Waterloo, Tax District No. 2, Laurens County, South Carolina, and being more particularly described as follows:
 Commencing at a 5/8" rebar found having South Carolina State Plane Coordinates of N932849.203, E:1681912.248; thence N 64°16'00" E a distance of 234.63 feet to a point; thence S 00°00'00" E a distance of 391.05 feet to a 5/8" rebar set; thence S 90°00'00" W a distance of 100.00 feet to a 5/8" rebar set; thence S 00°00'00" E a distance of 100.00 feet to a 5/8" rebar set; thence N 80°00'00" W a distance of 31.79 feet to the Point of Beginning of an Guy Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence S 20°00'44" E a distance of 188.79 feet to the Point of Ending; containing (6,663.80 sq.ft.) 0.130 acres, more or less.

30' GUY EASEMENT "C" (AS-SURVEYED)
 A portion of the Michael David Culbertson & Elizabeth Turner Culbertson tract described in Deed Book 1112, Page 89, as recorded in the Register of Deeds Office for Laurens County, South Carolina, being in the Town Limits of Waterloo, Tax District No. 2, Laurens County, South Carolina, and being more particularly described as follows:
 Commencing at a 5/8" rebar found having South Carolina State Plane Coordinates of N932849.203, E:1681912.248; thence N 64°16'00" E a distance of 234.63 feet to a point; thence S 00°00'00" E a distance of 391.05 feet to a 5/8" rebar set; thence S 90°00'00" E a distance of 41.19 feet to the Point of Beginning of an Guy Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence N 80°00'44" W a distance of 192.03 feet to the Point of Ending; containing (5,726.30 sq.ft.) 0.131 acres, more or less.

PARENT TRACT
 MICHAEL DAVID CULBERTSON & ELIZABETH TURNER CULBERTSON
 DEED BOOK 1112, PAGE 89
 PLAT BOOK A516, PAGE 5
 (139.11 ACRES PER TAX RECORD)

WAYNETTE FOGGIE
 DEED BK 186, PG 11

C.S.X. RAILROAD R.O.W.

HIGHWAY 221 S

MARIO INVESTMENTS, LLC
 TMS # 333-00-00-026
 DEED BOOK 749, PAGE 137

MARIO INVESTMENTS, LLC
 TMS # 333-00-00-026
 DEED BOOK 749, PAGE 137

W. MURRAY MADDEN
 TMS # 332-00-00-011
 DEED BOOK 207, PAGE 013

CROSS GREEVE CHURCH
 DEED BK 15, PG 169
 DEED BK 22, PG 276

MIKE & ELIZABETH CULBERTSON
 DEED BK 784, PG 55
 PLAT BK 10, PG 141

SMW Engineering Group, Inc.
 158 Business Center Drive
 Birmingham, Alabama 35244
 PH: 205-252-6985
 WWW.SMWENG.COM

Parallel
 INFRASTRUCTURE
 15105 JOHN J. DEANNEY DRIVE
 CHARLOTTE, NC 28277
 (212) 592-6700

PROJECT NO.
 21-0087

DATE
 08/16/21

BY
 RB

CHECKED BY
 RB

APPROVED BY
 RB

SCALE
 AS SHOWN

SHEET
 2 OF 2

WATERLOO
 RISCO 110
 TOWN LIMITS OF WATERLOO
 TAX DISTRICT NO. 53
 LAURENS COUNTY, SOUTH CAROLINA

Timothy I. Fish PE PLS
 SURVEYING AND ENGINEERING
 4601 THE WOODS SCOO PARTY WAY, NC 29584
 252-261-3122
 wifish@gmail.com
 SC PLS # 33484

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL.
 Timothy Leigh Fish
 South Carolina License No. 33464

SURVEYOR'S CERTIFICATION
 I certify that this survey and drawing have been completed in accordance with the Minimum Standards for the Practice of Land Surveying in the State of South Carolina to the best of my knowledge, information, and belief.

Access Funding Center, Inc

Variance Request: Please see information for background and request on email from Robert Templeton.

**7b Variance Request Parcel Division
Parcel #228-00-00-023**



AGENDA ITEM - VARIANCE REQUEST - PLANNING COMMISSION

ALL REQUESTS should be submitted by 1:00 P.M. on the Wednesday 14 days prior to the Tuesday meeting of Commission. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of the Planning Commission

DATE OF REQUEST: 12-13-21
COMPANY NAME: Access Funding Center, Inc (property owner)
PERSON REQUESTING ACTIONS NAME: Robert Templeton, Upstate Realty, as agent for owner
ADDRESS: 311-A Hillcrest Dr,
CITY: Laurens SC STATE: SC ZIP: 29360
PHONE NUMBER: 864-981-0416 EMAIL: templeton@backroads.net
SIGNATURE: Robert D. Templeton

ACTION REQUESTED OF THE PLANNING COMMISSION (please be as specific as possible):

see attached

ADDITIONAL DETAILS OF REQUEST:

see attached

(PLEASE - attach subject matter document pages as necessary)

Dale Satterfield

From: Robert Templeton <templeton@backroads.net>
Sent: Monday, December 13, 2021 12:56 PM
To: Dale Satterfield
Subject: Planning commisison variance request; Access Funding Center, Inc.
Attachments: scan.pdf

Dale, please find the attached variance form. Also, please print this email that contains the request.

Thank you,

Robby Templeton
864-981-0416

**RE: Request to record unrecorded plat from 12/03/2008 due to hardship
Portion of Tax Map 228-00-00-023
1 acre of 5 acre parcel**

I am writing to request a variance due to a hardship situation. Specifically, I am asking the planning commission to approve a variance to allow a survey from 2008 to be recorded per the county ordinance that existed in 2008. I will explain the situation that has arisen and how we wish to assist the party that has been harmed as a result of a foreclosure situation.

BACKGROUND: The subject property is a 5-acre tract (tax map 228-00-00-023) that was owned by Sandy Baldwin. The property is a "flag" lot with 50' of frontage on Sawmill RD., Gray Court. Sandy agreed to allow Anita Cselenko to place a single-wide mobile home at the back of the property. An agreement was formed between the parties to allow Anita Cselenko to purchase the 1-acre tract. Ms. Cselenko had the 1-acre parcel surveyed, paid for the clearing, gravel driveway, water tap, septic system, etc. Furthermore, she paid Ms. Baldwin the agreed-upon \$100 per month for approximately 6 years until the balance of the purchase price had been paid in full. Ms. Cselenko also paid the prorated portion of property taxes for the 1-acre tract to Ms. Baldwin each year. Ms. Cselenko fulfilled the agreement with Ms. Baldwin. However, Ms. Baldwin never deeded the 1-acre tract to Ms. Cselenko. The survey was also never recorded. Years went by with Ms. Cselenko likely not completely informed of the consequences of not having a deed or recorded survey. It is likely that Ms. Baldwin (the seller) could not convey the 1-acre parcel to Ms. Cselenko because there was an existing mortgage on the entire 5-acre tract that would have been required to have been satisfied, or a partial release obtained. Ms. Baldwin fell delinquent on the mortgage in 2019 and was foreclosed in 2021. My client, Access Funding Center (Anthony Cicone), purchased the property from the public sale. After meeting with the occupants of the property (both Baldwin and Cselenko), we became aware that the deed/plat had never been recorded and the implications of this.

CURRENT SITUATION: Due to the foreclosure, Ms. Baldwin is in the process of vacating the dbl wide home that is on the site. It is the new owner's desire to be able to allow Ms. Cselenko to remain on the 1-acre tract that she currently resides on. She is on a fixed income, and has already suffered harm due to the failure to record a deed and survey. In order for this to occur, the original survey from 12/03/2008 needs to be recorded. It is our belief that the survey meets the county criteria for flag lots from 2008. The lot meets the size criteria for a lot with public water and septic, and an easement for ingress / egress across the 50' strip is believed to be acceptable per the ordinance of record for 2008. The current owner intends to allow Ms. Cselenko to remain on the tract and will work out an agreement with her to provide her some stability in regard to her housing situation.

Aerial tax map photo



Recorded Survey of entire 5-acre tract

TMS 262-07
 PRINCE
 P.B. A-393-B

N85°30'14"E
 25.00'

APPROVED BY:
 E 911 OFFICE

Laurens County Dept. of Public Works
 DIRECTOR'S OFFICE
 12-1-08
 APPROVED SIGNATURE: *Scott Haskard*

REMAINDER
 TMS 228-23
 GARTNER
 P.B. A-89-2
 LOT #2

TMS 228-25
 WIDEMAN
 P.B. A-253-5
 PORTION
 LOT #3

5.00
 ACRES*
 PORTION LOT #2

TMS 228-22
 GARTNER
 P.B. A-89-2
 LOT #1

DOUBLE WIDE
 MOBILE HOME

REMAINDER
 TMS 228-23
 GARTNER
 P.B. A-89-2
 LOT #2

2008012711

LARGE PLAT

RECORDING FEES \$10.00

12-01-2008 03:25 PM

LYNN W. LANCASTER

BY: *LYNN W. LANCASTER*

BK: PC A589

PG: 8 - 8



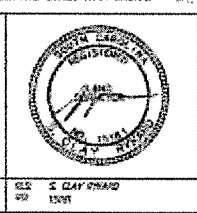
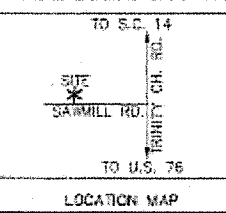
SCALE 1" = 120'

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 SURVEYING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS II SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

IPS - 1/2" REBAR FOUND
 - 1/2" REBAR SET
 PT. - POINT ONLY

C/L S 30-110
 SAWMILL ROAD

NOTE: ACREAGE INCLUDES TO CENTERLINE OF ROAD.

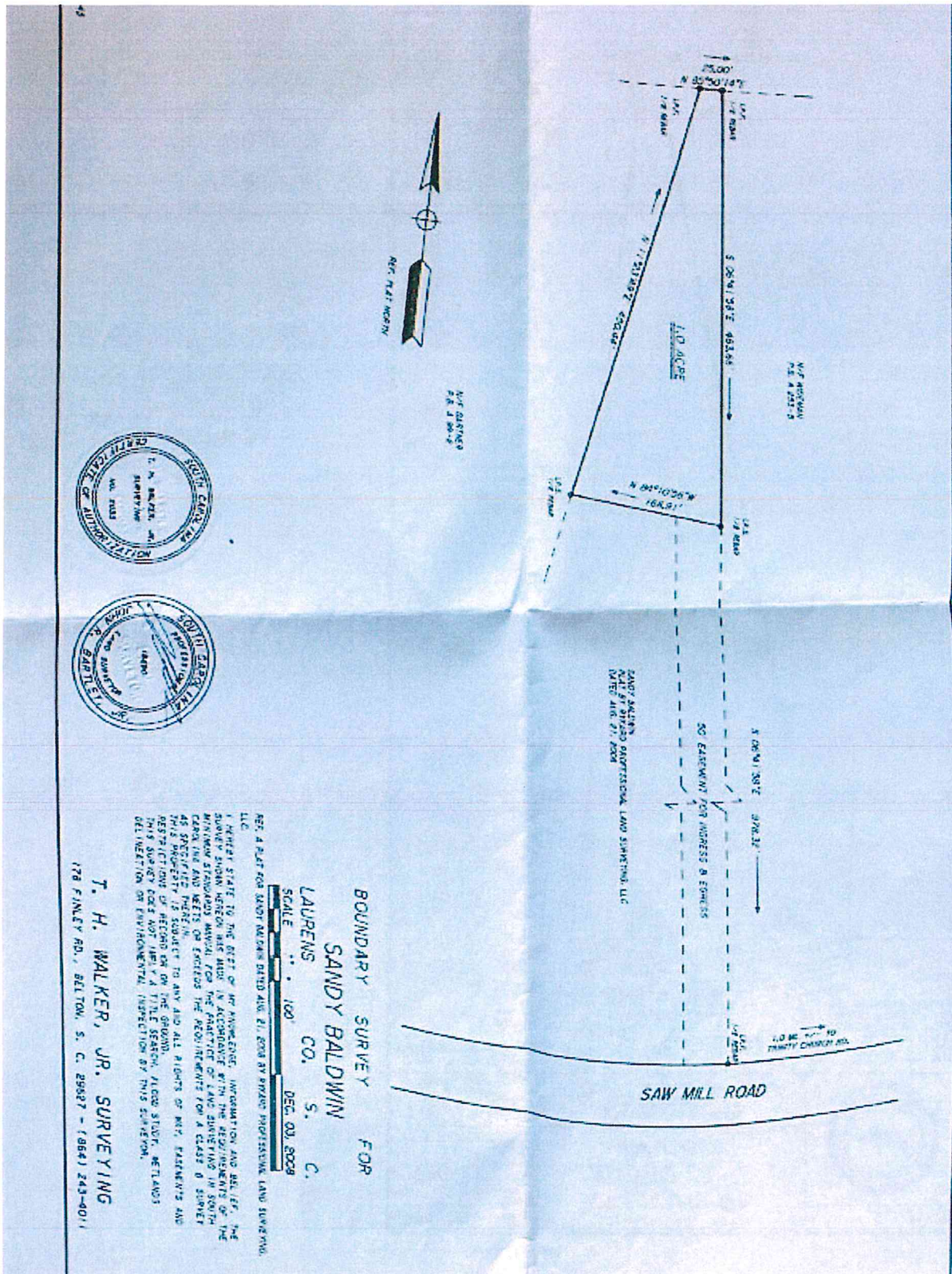


STATE OF SOUTH CAROLINA
 LAURENS COUNTY

SURVEY FOR
 SANDY BALDWIN
 3826 SAWMILL ROAD

PROFESSIONAL LAND SURVEYOR, L.L.C.	207 MARION STREET	LAURENS, S.C. 29550	(803) 304-1137	FAX(803) 304-1477
DATE PLAT MADE	4-25-08			
DATE MADE VIEW	5-27-08			
DATE MAP	2-28-08	PORTION		
PARTY CHIEF	101			
DATE	5-27-08			
DATE	08/08			

2008 Survey of 1-acre tract that we are asking to be able to record



Thank you for your consideration of this matter.

Robert Templeton, BIC

