



AGENDA  
LAURENS COUNTY PLANNING COMMISSION  
April 19<sup>th</sup>, 2022  
LAURENS COUNTY HISTORIC COURTHOUSE

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

April 19th, 2022

1. Call to Order – Chairman Royer
2. Invocation- Commissioner Sylvester Grant
3. Pledge of Allegiance
4. Approval of Agenda – April 19th, 2022
5. Approval of Minutes – March 15, 2022

6. Old Business:

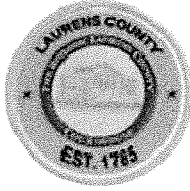
**A. Bridgeway Subdivision**

Mrs. Paige will be re-submitting the Bridgeway Subdivision for approval. She will submit the requested additional Traffic Impact Study information as requested along with other requested information.

7. New Business:

**A. Parallel Infrastructure III, LLC's Anchor Tenant, and AT&T**

The purpose of this Application is to request zoning approval for the construction and operation of a 320-foot guy-wire telecommunications tower w/5' lightning rod (325' total height) and facility compound on Laurens County tax parcel ID #332-00-00-002. The 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 the east property line, 420' from the north property line, 236' from the west property line and 599' from the south property line. In addition, the nearest residential structure is approx. 635' due south through dense forest). We believe the required plant material screening can be met by mandating that a border be left around the tower site should the owner desire to harvest the forest at a later date.



**AGENDA**  
**LAURENS COUNTY PLANNING COMMISSION**  
**April 19th, 2022**  
**LAURENS COUNTY HISTORIC COURTHOUSE**

-CONTINUED-

8. Public Comment-15 Minute Period for Public Comment (*Required to Sign In Prior to Meeting*)
9. Commission Member Comments
10. Adjournment



MINUTES  
LAURENS COUNTY PLANNING COMMISSION  
MARCH 15, 2022 - 5:30 P.M.  
HISTORIC COURTHOUSE

Commissioners Present: Chairman Jim Royer, Vice-Chairman Ed Burns, Bobby Smith, Abney Smith, Casey Robinson, Sylvester Grant

Commissioners Absent: 1 Vacant Seat

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 –Approval motion by Commissioner Bobby Smith and seconded by Commissioner Sylvester Grant.

APPROVAL OF MINUTES – FEBRUARY 15, 2022- The minutes for February 15th, 2022, were presented for approval. With no requested changes, on motion by Commissioner Abney Smith, seconded by Commissioner Bobby Smith, the minutes were approved. 6 -yes – 0 no, 1 vacant seat.

OLD BUSINESS

TABLED ITEM FROM FEBRUARY 15, 2022, MEETING.

Parcel Subdivision, Edward Ann G, ETAL: Parcel #340-01-01-004

Mr. and Mrs. Edwards presented to the Commission a variance request to subdivide Parcel #340-01-01-004. The parcel is shown with two lots (# 11 and 12) on the recorded parcel. The Edwards desire is to subdivide the parcel into two parcels. Lot #12 would have 39.15 feet of road frontage, and the newly created parcel, Lot #11, would have 21.15 feet of road frontage. The ordinance requires 100 feet of road frontage per parcel to comply. There was a discussion on splitting the parcel and setting the precedence with the new parcels meeting the requirements of the ordinance for the 100-foot road frontage. The request to divide the property was not back to the original platted subdivision lot, but a new configuration. There was a discussion of road frontage as it pertains to emergency services and access. The GSI also showed that some of the original Lot 11 had been sold at some point to reduce the road frontage. A lengthy discussion proceeded as to a review of the ordinance parcel subdivision requirements and the appropriate application to lakefront parcels. There was concern the ordinance requires 100 feet of road frontage per parcel when subdivided with a septic tank and public water.

The landowners were not present at the meeting. Commissioner Bobby Smith asked that we vote on whether to approve or disapprove the variance. Commissioner Royer stated the item needed to be taken from the table to vote on it. Commissioner Royer made a motion to TAKE FROM THE TABLE Parcel #340-01-01-004, seconded by Commissioner Grant, no discussion, Vote passed 6 for 0 against.

After further discussion, a motion was made by Commissioner Bobby Smith to deny the variance with a second by Commissioner Ed Burns, vote to deny the subdivision of the property was 6 for and 0 against. A variance to subdivide the property failed.

NEW BUSINESS:

**Covey Chase**

Mr. Austin Allen submitted the Covey Chase Subdivision which has been designed under the Open Space Development (OSRD) Concept. The parcel ID# is 157-00-00-012. The Active Amenities includes All-Purpose sports fields (softball and baseball fields) and pocket parks. Landscape design is included with the design submittal. Lot sizes are and average 52'by 140' for 7,280 square feet. It appears that it complies with the OSRD ordinance.

Comments by Commissioner Burns on whether the SC DOT is considering the already approved subdivisions into the traffic studies when they review/comment and approve such traffic studies. Commissioner Royer commented that we will request a briefing through Mr. Satterfield on the process by SC DOT. Commissioner Royer asked if there was anyone in attendance to speak for or against these subdivisions. Public comments were made by Nancy Garrison and Ram Riddle (see comments below)

Discussion on designated sports fields and baseball areas, the developer assured the PC that all areas would be graded and prepared for use as depicted. The developer committed that if the natural screening along the road was not sufficient to screen the homes from Frontage Road that the developer would add additional screening as per the subdivision ordinance to screen homes from the road.

Commissioner Jim Royer motioned, and Commissioner Sylvester Grant seconded the motion to approve the subdivision, with no further discussion, The motion passed unanimously 4-yes - 2-no, with one vacant seat. Commissioners Casey Robinson and Ed Burns opposed the motion.

**Bridgeway Subdivision**

Mrs. Paige presented the Bridgeway Subdivision for approval as Designed under the Open Space Residential Development (OSRD) concept. The Director of Public Works Dale Satterfield asked for more detail on the altered open space on the map. The information was that was given for the altered open space was not enough for the commissioners to grant the subdivision but to table the motion to grant the subdivision. Commissioner Ed Burns motioned to table the discussions until SCDOT can explain why the traffic will not be an issue and Commissioner Casey Robinson seconded the motion. Yes- 6 - No- 0, 1 vacant seat.

PUBLIC COMMENT – 15 Minute periods were given for Public Comments.

Mrs. Nancy Garrison approached the podium to speak briefly of her concern about the numerous subdivisions that were being proposed and approved in Laurens County. Mrs. Kay Hauk approached the podium and had some of the same concerns as Mrs. Nancy Garrison about subdivisions being proposed. Pam Riddle approached the podium to ask about how many housetops are coming to the area of Gray Court and Fountain Inn area as well the inform the commission that the roads are not equipped for traffic that will be coming to the area.

The Commissioners received their comments under consideration.



COMMISSION MEMBER COMMENTS - Time was given for Commissioner Comments.

ADJOURNMENT

Upon Motion by Commissioner Bobby Smith and Second by Commissioner Sylvester Grant, the meeting was adjourned. Vote 6 – 0, 1 vacant seat.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Cortni Motes', written in a cursive style.

Cortni Motes, Clerk 3  
Laurens County Public Works

## Mary Paige

---

**From:** Michael Dennis <mdennis@rameykemp.com>  
**Sent:** Tuesday, March 22, 2022 11:48 AM  
**To:** Paul Harrison  
**Cc:** Jeff Ingham; Mary Paige  
**Subject:** FW: Traffic impact study scoping - Hunts Bridge Road site  
**Attachments:** 21679 - Hunts Bridge Signed.pdf; Bridgeway PP-1 - signed.pdf

Paul,

Please see Nick's email below concerning the changes to the Hunts Bridge Road Development. Please let me know if you have any questions or need anything further for this project.

**Thanks,**  
**Michael A. Dennis, PE**  
**SC Public Sector Traffic Lead**

D 803 234 6821 C 803 606 2834



---

**From:** Rebovich, Nicholas S <RebovichNS@scdot.org>  
**Sent:** Tuesday, March 22, 2022 11:45 AM  
**To:** Michael Dennis <mdennis@rameykemp.com>  
**Cc:** Lybrand, Billy <LybrandJW@scdot.org>; Jeff Ingham <jingham@rameykemp.com>  
**Subject:** RE: Traffic impact study scoping - Hunts Bridge Road site

Michael,

Yes, it was a great to chat. And correct, I've been keeping my two wheels on the ground so I don't break my bones!!!!

The attached traffic impact study is still valid. The reduction in number of lots will serve only to reduce the overall impact in the community. There is no need to modify/update the attached TIS. Please include this email confirmation with your final submittal.

Thanks,  
Nick

---

**From:** Michael Dennis <mdennis@rameykemp.com>  
**Sent:** Tuesday, March 22, 2022 11:38 AM  
**To:** Rebovich, Nicholas S <RebovichNS@scdot.org>  
**Cc:** Lybrand, Billy <LybrandJW@scdot.org>; Jeff Ingham <jingham@rameykemp.com>  
**Subject:** FW: Traffic impact study scoping - Hunts Bridge Road site

\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\*

Nick,

Attached is the Hunts Bridge TIA we have discussed over the past couple of weeks. Will you please review it and let me know if we need to make any corrections or changes.

Thanks for all that you do to help us do our job and I look forward to seeing you soon.

Michael

---

**From:** Rebovich, Nicholas S <[RebovichNS@scdot.org](mailto:RebovichNS@scdot.org)>  
**Sent:** Wednesday, September 1, 2021 10:20 AM  
**To:** Jeff Ingham <[jingham@rameykemp.com](mailto:jingham@rameykemp.com)>  
**Cc:** Michael Dennis <[mdennis@rameykemp.com](mailto:mdennis@rameykemp.com)>; Lybrand, Billy <[LybrandJW@scdot.org](mailto:LybrandJW@scdot.org)>  
**Subject:** RE: Traffic impact study scoping - Hunts Bridge Road site

Jeff,

Good morning sir. For this TIS we will only need you to study the two new roadway intersections. Would it be within your purview to address line of sight in the TIS? Normally I don't see this in a TIS but I am concerned with the line of sight from the NE roadway intersection and it might be prudent to address it early on.

Thanks  
Nick



Laurens County Property Parcel





# TRAFFIC IMPACT STUDY

*for the*

## HUNTS BRIDGE ROAD TRACT RESIDENTIAL DEVELOPMENT

*Located in*  
Laurens County, South Carolina

*Prepared for*  
Contender Development, LLC

*Prepared by*  
Ramey Kemp & Associates, Inc.

Moving forward.



December 2021  
RKA Project #21679

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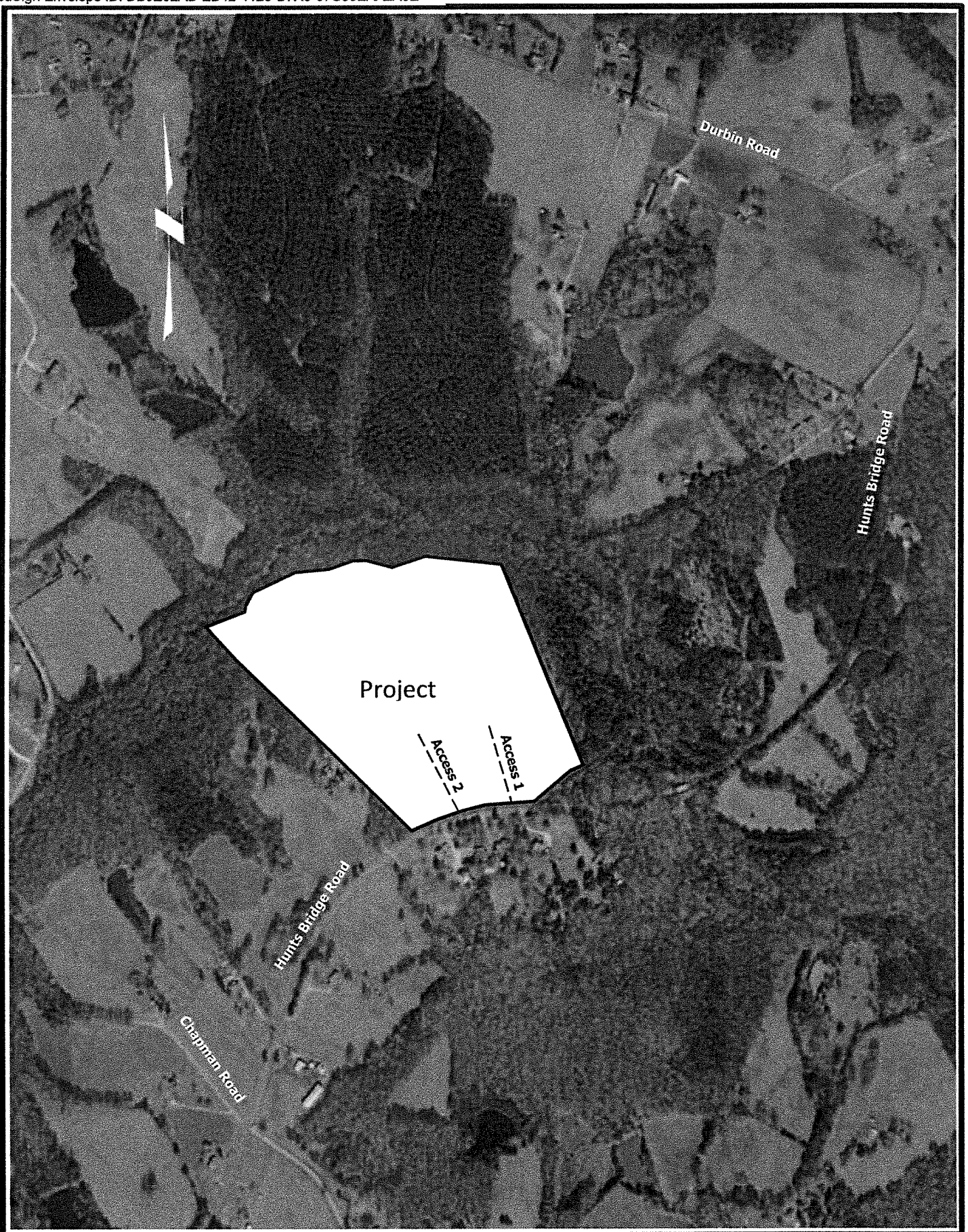
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## **EXECUTIVE SUMMARY**

A traffic impact study was conducted for the proposed Hunts Bridge Road Tract residential development in accordance with SCDOT guidelines. The proposed development is located on the north side of Hunts Bridge Road (S-30-731) in Laurens County, South Carolina. The development is proposed to consist of approximately 206 single-family detached residential units. There will be two access points on Hunts Bridge Road.

Both accesses should function with minimal delays in both peak hours. The accesses should function adequately with one ingress and one egress lane. Neither left nor right turn lanes into the site are warranted. Access points should be constructed in accordance with SCDOT design criteria, including ensuring proper site distance is available for each location.





Moving forward.



## 1.2. Existing Roadway Conditions

A review of the existing roadway conditions in the study area was conducted and is summarized in Table 1. Figure 3 illustrates the existing lane geometry.

Table 1 - Street Inventory

Facility Name	Route #	Typical Cross Section	Posted Speed Limit	Maintained By	2020 AADT
Hunts Bridge Road	S-30-731	2-lane undivided	45 MPH	SCDOT	1,450*

\*-SCDOT Count station 30-0515

## 1.3. Driveway Location

Two access points are proposed for the development on the north side of Hunts Bridge Road. The spacing of the proposed access points appears to meet SCDOT criteria.

## 2. PROJECT TRAFFIC

### 2.1. Proposed Land Uses

The proposed development will consist of approximately 206 single-family detached residential units. The project site is currently vacant.

### 2.2. Trip Generation Estimates

The trip generation potential for the development was estimated using information contained in ITE's *Trip Generation Manual*, 10<sup>th</sup> Edition (2017) for land use code (LUC) 210 – Single Family Detached Housing. The weekday daily, the weekday AM peak-hour of the adjacent street, and the weekday PM peak-hour of the adjacent street time periods are shown in Table 2 and documented in Appendix A.

Table 2 – Trip Generation Estimates

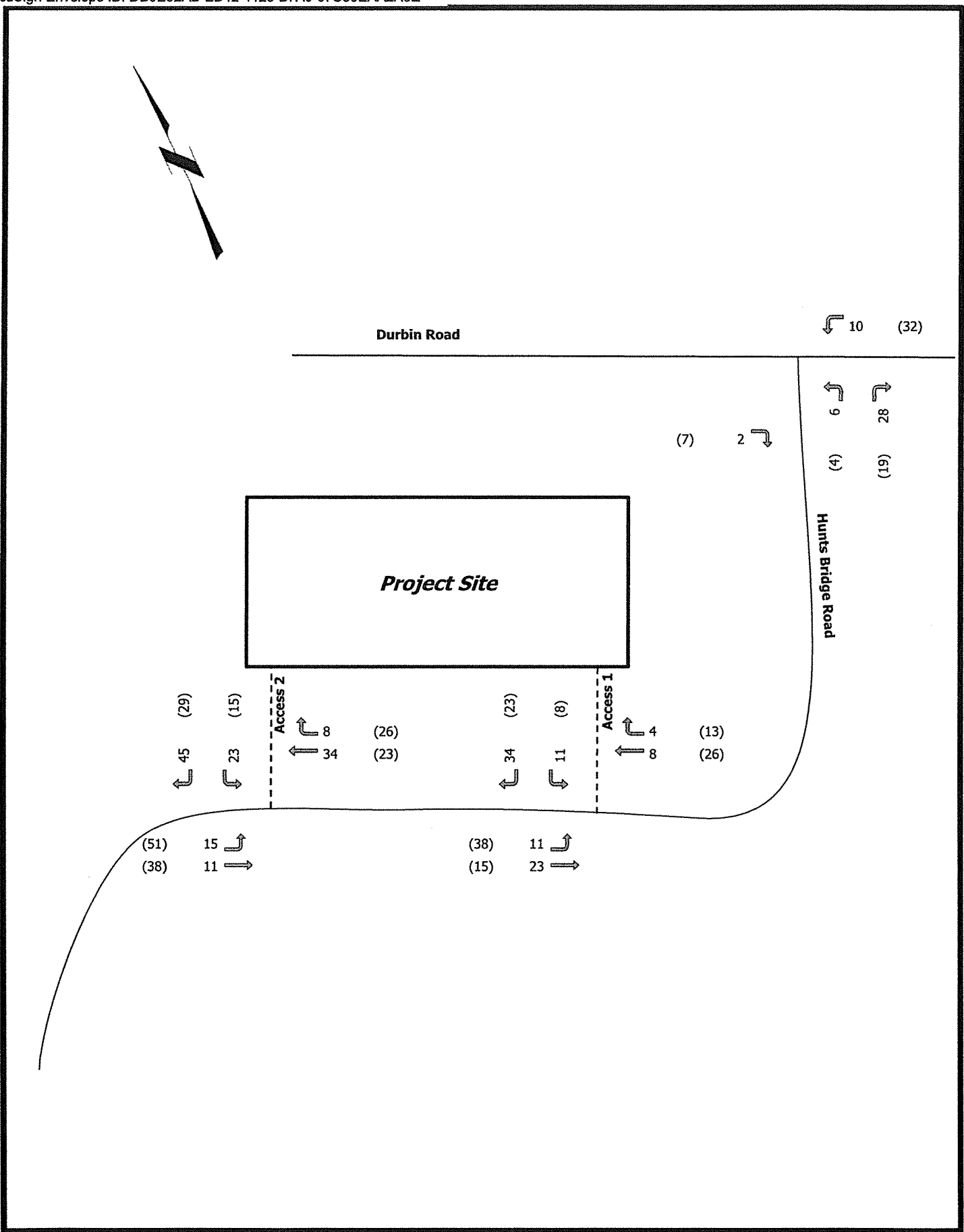
Land Use	ITE LUC	Size	Daily Traffic	AM Peak			PM Peak		
				Enter	Exit	Total	Enter	Exit	Total
Single Family Detached Housing	210	206 Dwelling Units	2,022	38	112	151	128	75	203

### 2.3. Trip Distribution & Assignment

New external traffic expected to be generated by the proposed development was distributed and assigned to the roadway network based upon existing travel patterns and professional judgement. The general distribution of new external project trips was assumed to be:

- 70% to/from the west via Hunts Bridge Road; and
- 30% to/from the east via Hunts Bridge Road.

The directional distribution assumptions are shown in Figures 4; the assignment of the project traffic is shown in Figure 5.

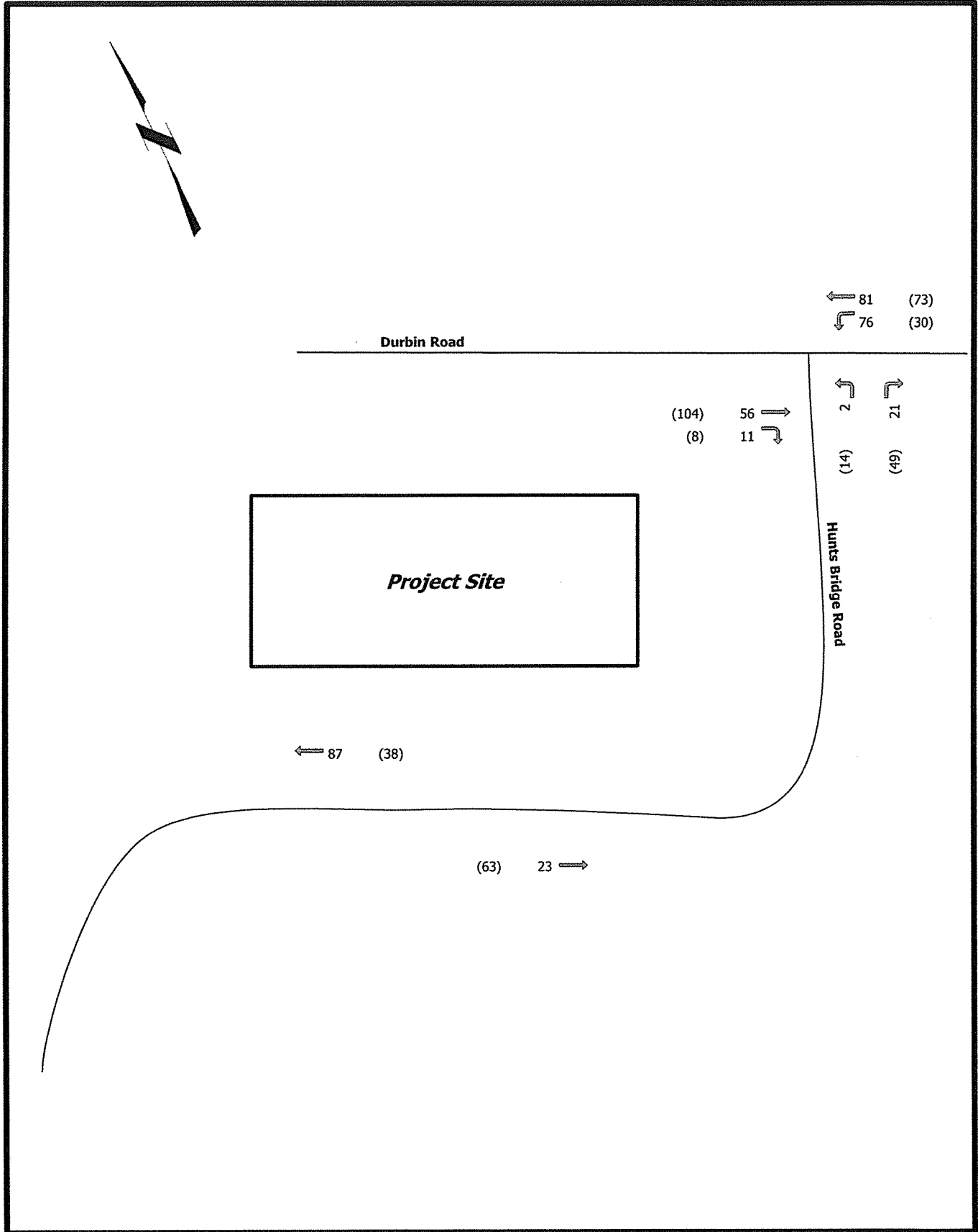


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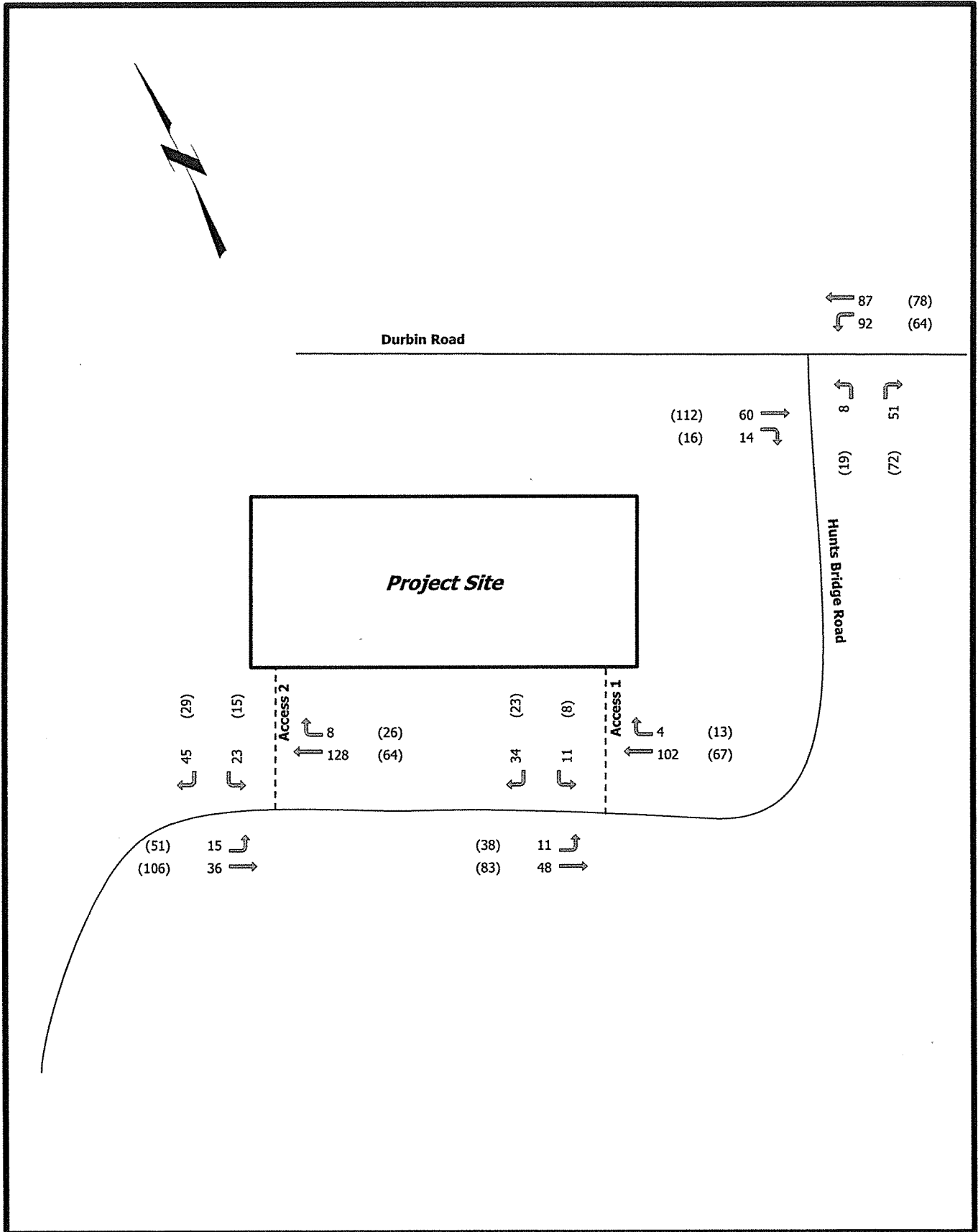


Hunts Bridge Road Residential Development - Traffic Impact Study

Figure 5 - Project Traffic Assignment







As part of the intersection analysis, SCDOT's default *Synchro* parameters were utilized. A constant PHF of 0.90 was applied. Existing heavy vehicle percentages were utilized for all analysis scenarios, with a minimum percentage of 2% considered.

Using the *Synchro* software, intersection analyses were conducted for 2021 Existing conditions, 2026 No-Build conditions, and 2026 Build conditions for the weekday AM peak-hour and weekday PM peak-hour time periods. The results of the intersection analyses are summarized in Table 4.

**Table 4 - Unsignalized Intersection Analysis Results**

Intersection	Approach	LOS/Delay (seconds)					
		2021 Conditions		2026 No-Build Conditions		2026 Build Conditions	
		AM	PM	AM	PM	AM	PM
Hunts Bridge Road & Access 1	EB <sup>1</sup>	--	--	--	--	A/7.5	A/7.5
	WB	--	--	--	--	--	--
	SB <sup>2</sup>	--	--	--	--	A/9.3	A/9.2
Hunts Bridge Road & Access 2	EB <sup>1</sup>	--	--	--	--	A/7.5	A/7.5
	WB	--	--	--	--	--	--
	SB <sup>2</sup>	--	--	--	--	A/9.7	A/9.6

1. LOS for major street left turn movement
2. LOS for minor street approach

Access 1 and Access 2 should function with minimal delays in both peak hours. The accesses should function adequately with one ingress and one egress lane.

## **APPENDIX A**

### **Project Scoping Correspondence**





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To: Rebovich, Nicholas S <RebovichNS@scdot.org>

Cc: Michael Dennis <mdennis@rameykemp.com>

Subject: [WARNING: UNSCANNABLE EXTRACTION FAILED]Traffic impact study scoping - Hunts Bridge Road site

\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\*

Nick,

This is the other one – 206 lots in Laurens County just outside of Fountain Inn, 2 accesses on Hunts Bridge Road.

Please let us know what scope we should plan for.

Thanks again.

**Jeff Ingham, PE, PTOE, RSP<sub>2I</sub>**

**State Traffic Engineering Lead**

D 843 614 3802 | C 843 819 0270

Moving forward.



**RAMEY KEMP ASSOCIATES**

OWNERSHIP > OUR CULTURE > YOUR SUCCESS

[rameykemp.com](http://rameykemp.com)

HUNTS BRIDGE ROAD TRACT  
TRIP GENERATION ESTIMATES

Daily Trips

Land Use	ITE LUC Code	Size	Unit	Equation Type	Equation			Directional Distribution		Gross Trips			External Trips			New External Trips			
					$\ln(T) =$	$0.92$	$\ln(X) +$	$2.71$	50%	50%	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached Housing	210	206	DU	Log	$\ln(T) =$	0.92	$\ln(X) +$	2.71	50%	50%	1,011	1,011	2,022	1,011	1,011	2,022	1,011	1,011	2,022
Total:											1,011	1,011	2,022	1,011	1,011	2,022	1,011	1,011	2,022

AM Peak Hour Trips

Land Use	ITE LUC Code	Size	Unit	Equation Type	Equation			Directional Distribution		Gross Trips			External Trips			New External Trips			
					$T =$	$0.71$	$(X)$	$+ 4.8$	25%	75%	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached Housing	210	206	DU	Linear	$T =$	0.71	$(X)$	+ 4.8	25%	75%	38	113	151	38	113	151	38	113	151
Total:											38	113	151	38	113	151	38	113	151

PM Peak Hour Trips

Land Use	ITE LUC Code	Size	Unit	Equation Type	Equation			Directional Distribution		Gross Trips			External Trips			New External Trips			
					$\ln(T) =$	$0.96$	$\ln(X) +$	$0.2$	63%	37%	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached Housing	210	206	DU	Log	$\ln(T) =$	0.96	$\ln(X) +$	0.2	63% <td>37%</td> <td>128</td> <td>75</td> <td>203</td> <td>128</td> <td>75</td> <td>203</td> <td>128</td> <td>75</td> <td>203</td>	37%	128	75	203	128	75	203	128	75	203
Total:											128	75	203	128	75	203	128	75	203

# SHORT COUNTS, LLC

735 Maryland St  
Columbia, SC 29201

*We can't say we're the Best, but you Can!*

File Name : Hunts Bridge Rd @ Durbin Rd  
Site Code :  
Start Date : 11/04/2021  
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	Southbound				Durbin Rd Westbound				Hunts Bridge Rd Northbound				Durbin Rd Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00	0	0	0	0	17	19	0	0	2	0	5	0	0	17	2	0	62
07:15	0	0	0	0	23	23	0	0	0	0	6	0	0	13	2	0	67
07:30	0	0	0	0	20	23	0	0	0	0	5	0	0	12	0	0	60
07:45	0	0	0	0	16	16	0	0	0	0	5	0	0	14	7	0	58
Total	0	0	0	0	76	81	0	0	2	0	21	0	0	56	11	0	247
08:00	0	0	0	0	15	17	0	0	2	0	5	0	0	17	1	0	57
08:15	0	0	0	0	10	7	0	0	0	0	5	0	0	15	2	0	39
08:30	0	0	0	0	9	10	0	0	0	0	2	0	0	6	0	0	27
08:45	0	0	0	0	6	9	0	0	1	0	2	0	0	6	0	0	24
Total	0	0	0	0	40	43	0	0	3	0	14	0	0	44	3	0	147
16:00	0	0	0	0	7	15	0	0	5	0	17	0	0	33	2	0	79
16:15	0	0	0	0	6	18	0	0	2	0	15	0	0	23	2	0	66
16:30	0	0	0	0	8	21	0	0	6	0	6	0	0	25	4	0	70
16:45	0	0	0	0	9	19	0	0	1	0	11	0	0	23	0	0	63
Total	0	0	0	0	30	73	0	0	14	0	49	0	0	104	8	0	278
17:00	0	0	0	0	5	13	0	0	3	0	12	0	0	20	3	0	56
17:15	0	0	0	0	6	15	0	0	3	0	20	0	0	23	1	0	68
17:30	0	0	0	0	10	20	0	0	2	0	15	0	0	21	4	0	72
17:45	0	0	0	0	5	11	0	0	5	0	22	0	0	22	2	0	67
Total	0	0	0	0	26	59	0	0	13	0	69	0	0	86	10	0	263
Grand Total	0	0	0	0	172	256	0	0	32	0	153	0	0	290	32	0	935
Apprch %	0	0	0	0	40.2	59.8	0	0	17.3	0	82.7	0	0	90.1	9.9	0	
Total %	0	0	0	0	18.4	27.4	0	0	3.4	0	16.4	0	0	31	3.4	0	
Passenger Vehicles	0	0	0	0	170	250	0	0	32	0	150	0	0	285	32	0	919
% Passenger Vehicles	0	0	0	0	98.8	97.7	0	0	100	0	98	0	0	98.3	100	0	98.3
Heavy Vehicles	0	0	0	0	1	1	0	0	0	0	3	0	0	0	0	0	5
% Heavy Vehicles	0	0	0	0	0.6	0.4	0	0	0	0	2	0	0	0	0	0	0.5
Buses	0	0	0	0	1	5	0	0	0	0	0	0	0	5	0	0	11
% Buses	0	0	0	0	0.6	2	0	0	0	0	0	0	0	1.7	0	0	1.2

# SHORT COUNTS, LLC

735 Maryland St  
Columbia, SC 29201

*We can't say we're the Best, but you Can!*

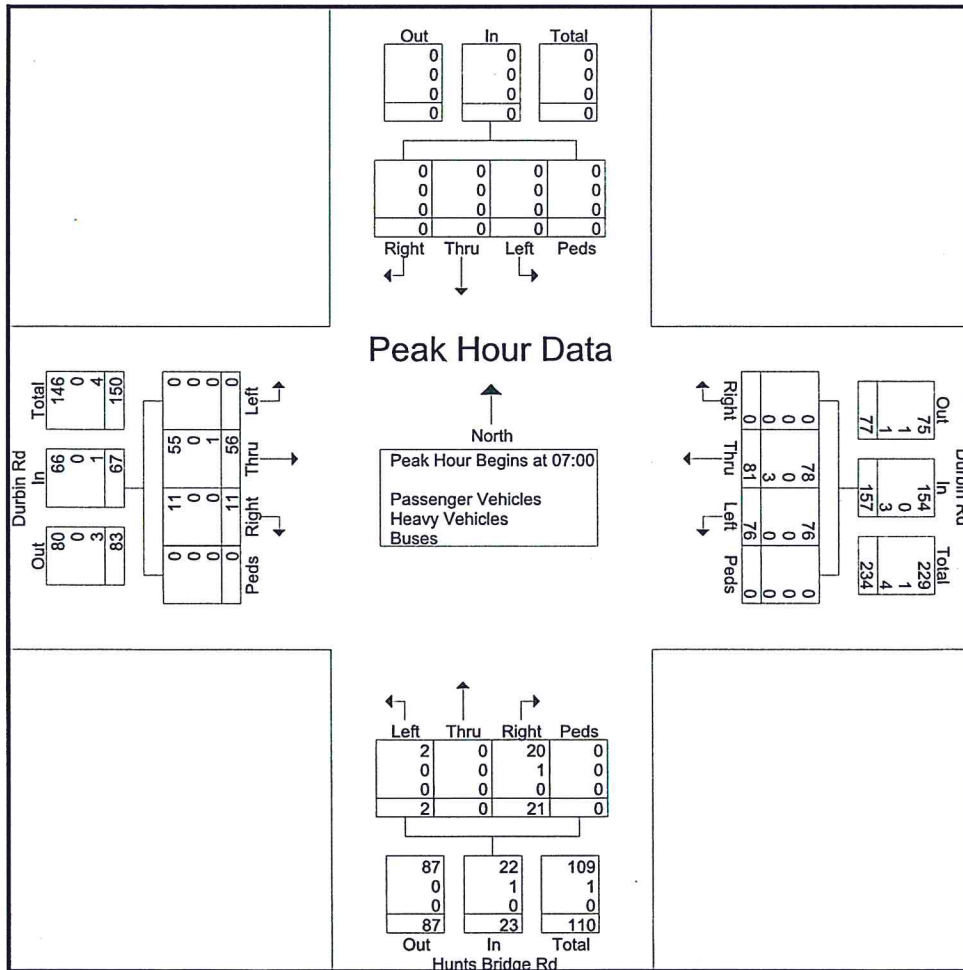
File Name : Hunts Bridge Rd @ Durbin Rd

Site Code :

Start Date : 11/04/2021

Page No : 3

Start Time	Southbound					Durbin Rd Westbound					Hunts Bridge Rd Northbound					Durbin Rd Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00																					
07:00	0	0	0	0	0	17	19	0	0	36	2	0	5	0	7	0	17	2	0	19	62
07:15	0	0	0	0	0	23	23	0	0	46	0	0	6	0	6	0	13	2	0	15	67
07:30	0	0	0	0	0	20	23	0	0	43	0	0	5	0	5	0	12	0	0	12	60
07:45	0	0	0	0	0	16	16	0	0	32	0	0	5	0	5	0	14	7	0	21	58
Total Volume	0	0	0	0	0	76	81	0	0	157	2	0	21	0	23	0	56	11	0	67	247
% App. Total	0	0	0	0	0	48.4	51.6	0	0		8.7	0	91.3	0		0	83.6	16.4	0		
PHF	.000	.000	.000	.000	.000	.826	.880	.000	.000	.853	.250	.000	.875	.000	.821	.000	.824	.393	.000	.798	.922
Passenger Vehicles	0	0	0	0	0	76	78	0	0	154	2	0	20	0	22	0	55	11	0	66	242
% Passenger Vehicles																					
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	4.8	0	4.3	0	0	0	0	0	0.4
Buses	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	4
% Buses	0	0	0	0	0	0	3.7	0	0	1.9	0	0	0	0	0	0	1.8	0	0	1.5	1.6





## **APPENDIX D**

### **Traffic Volume Development Worksheets**

<b>INTERSECTION TRAFFIC VOLUME DEVELOPMENT</b>
--

### Hunts Bridge Road & Access 1

TRAFFIC CONTROL: Unsignalized/Signalized

DATE COUNTED:

AM PEAK HOUR (7:15-8:15 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
<b>2021 TRAFFIC VOLUMES</b>	0	23			87	0				0		0
Years To Current Year (2021)	0	0			0	0				0		0
Yearly Growth Rate	1.5%	1.5%			1.5%	1.5%				1.5%		1.5%
Background Traffic Growth	0	0			0	0				0		0
<b>2021 TRAFFIC VOLUMES</b>	0	23			87	0				0		0
Peak Season Factor	1.000	1.000			1.000	1.000				1.000		1.000
<b>2021 PEAK SEASON TRAFFIC VOLUMES</b>	0	23			87	0				0		0
Years To Buildout (2026)	5	5			5	5				5		5
Yearly Growth Rate	1.5%	1.5%			1.5%	1.5%				1.5%		1.5%
Background Traffic Growth	0	2			7	0				0		0
<b>2026 NO-BUILD TRAFFIC VOLUMES</b>	0	25			94	0				0		0
New Project Traffic	11	23			8	4				11		34
<b>2026 BUILD TRAFFIC VOLUMES</b>	11	48			102	4				11		34

PM PEAK HOUR (4:00-5:00 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
<b>2021 TRAFFIC VOLUMES</b>	0	63			38	0				0		0
Years To Current Year (2021)	0	0			0	0				0		0
Yearly Growth Rate	1.5%	1.5%			1.5%	1.5%				1.5%		1.5%
Background Traffic Growth	0	0			0	0				0		0
<b>2021 TRAFFIC VOLUMES</b>	0	63			38	0				0		0
Peak Season Factor	1.000	1.000			1.000	1.000				1.000		1.000
<b>2021 PEAK SEASON TRAFFIC VOLUMES</b>	0	63			38	0				0		0
Years To Buildout (2026)	5	5			5	5				5		5
Yearly Growth Rate	1.5%	1.5%			1.5%	1.5%				1.5%		1.5%
Background Traffic Growth	0	5			3	0				0		0
<b>2026 NO-BUILD TRAFFIC VOLUMES</b>	0	68			41	0				0		0
New Project Traffic	38	15			26	13				8		23
<b>2026 BUILD TRAFFIC VOLUMES</b>	38	83			67	13				8		23

## **APPENDIX E**

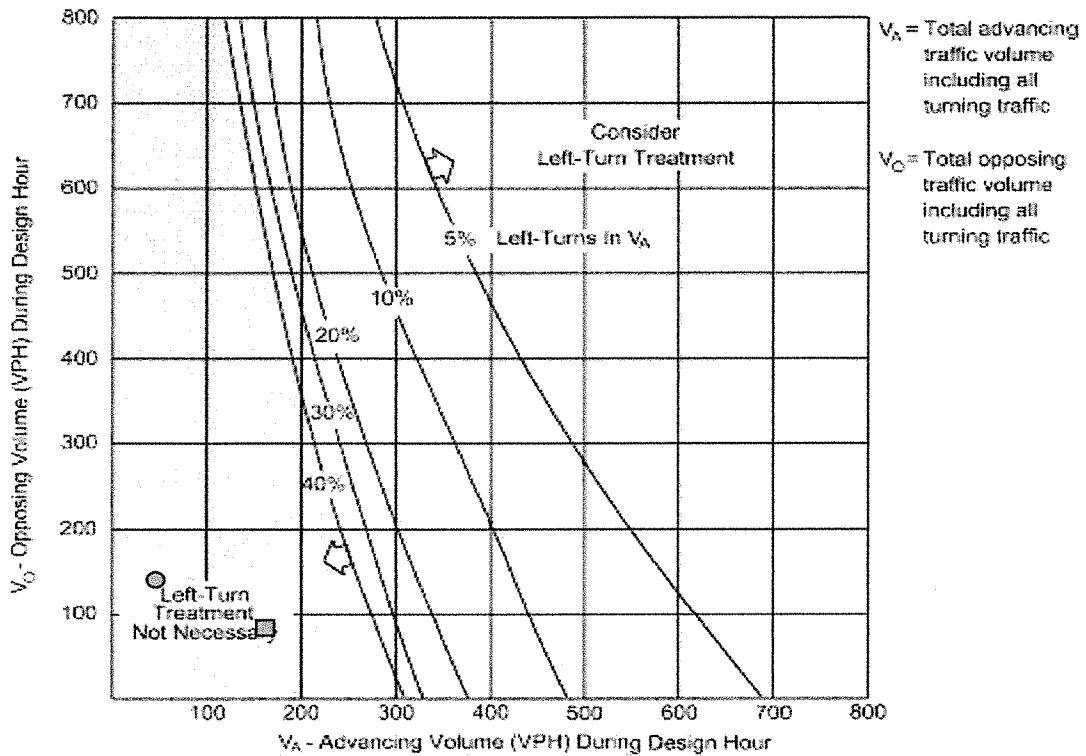
### **Turn Lane Analysis Worksheets**

**HUNTS BRIDGE ROAD RESIDENTIAL DEVELOPMENT  
LEFT-TURN LANE WARRANT REVIEW**

March 2017

INTERSECTIONS

9.5-7

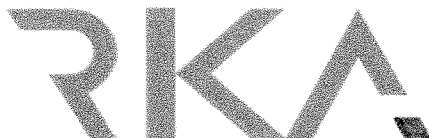


**VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (50 mph)**  
Figure 9.5-E

**INTERSECTION:** Hunts Bridge Road & Access 2  
**MOVEMENT:** Eastbound Left Turn

SCENARIO	Advancing Volume ( $V_a$ )	Eastbound Left Turn	Opposing Volume ( $V_o$ )	Left Turn % of $V_a$	Symbol
AM Build	51	15	136	29.4%	●
PM Build	157	51	90	32.5%	■

Moving forward.



**RAMEY KEMP ASSOCIATES**

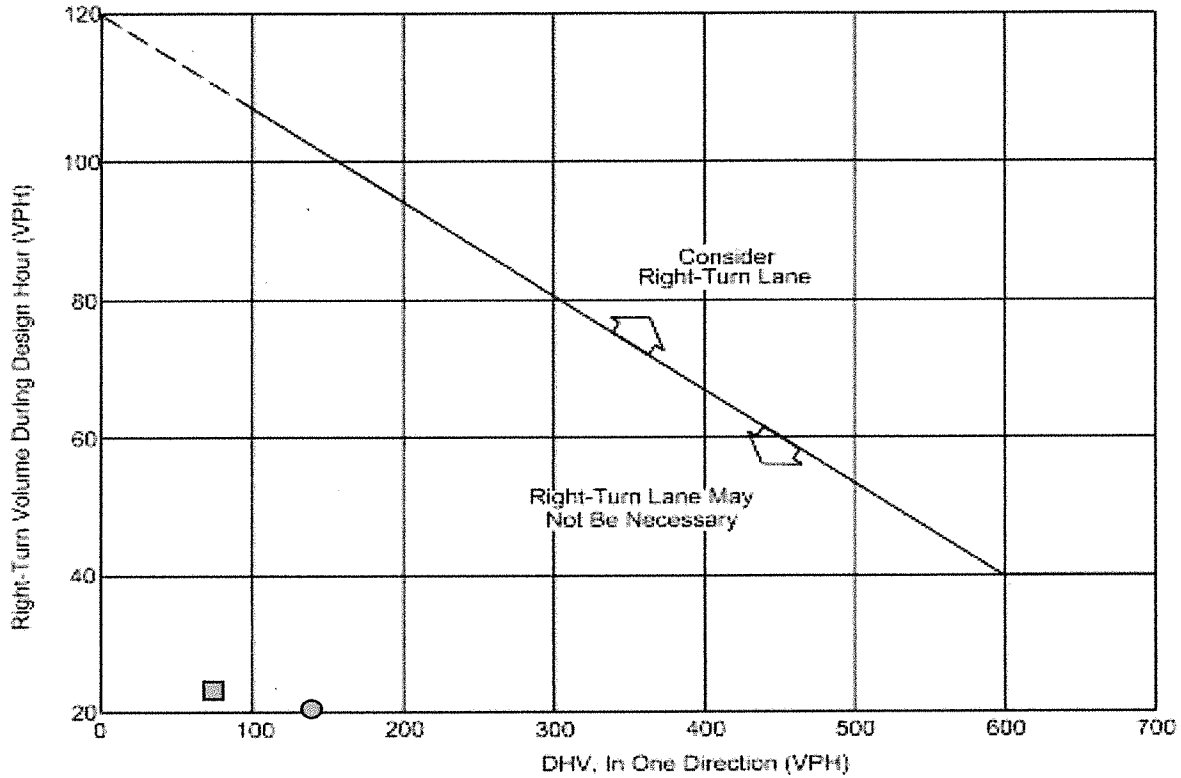


**HUNTS BRIDGE ROAD RESIDENTIAL DEVELOPMENT  
RIGHT-TURN LANE WARRANT REVIEW**

9.5-2

INTERSECTIONS

March 2017



*Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.*

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS  
ON TWO-LANE HIGHWAYS**

**Figure 9.5-A**

**INTERSECTION:** Hunts Bridge Road & Access 2

**MOVEMENT:** Westbound right turn

SCENARIO	Design Hour Volume	Right Turn Volume	Symbol
AM Build	136	8	●
PM Build	90	26	■

## HCM 6th TWSC

### 2: Hunts Bridge Road & Access 1

2026 Build Conditions  
AM Peak Hour

Intersection						
Int Delay, s/veh	2.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔	↔		↔	↔
Traffic Vol, veh/h	11	48	102	4	11	34
Future Vol, veh/h	11	48	102	4	11	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	53	113	4	12	38

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	117	0	-	0	192 115
Stage 1	-	-	-	-	115 -
Stage 2	-	-	-	-	77 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1471	-	-	-	797 937
Stage 1	-	-	-	-	910 -
Stage 2	-	-	-	-	946 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1471	-	-	-	791 937
Mov Cap-2 Maneuver	-	-	-	-	791 -
Stage 1	-	-	-	-	903 -
Stage 2	-	-	-	-	946 -

Approach	EB	WB	SB
HCM Control Delay, s	1.4	0	9.3
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1471	-	-	-	897
HCM Lane V/C Ratio	0.008	-	-	-	0.056
HCM Control Delay (s)	7.5	0	-	-	9.3
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2

## HCM 6th TWSC

### 2: Hunts Bridge Road & Access 1

2026 Build Conditions  
PM Peak Hour

Intersection						
Int Delay, s/veh	2.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Traffic Vol, veh/h	38	83	67	13	8	23
Future Vol, veh/h	38	83	67	13	8	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	42	92	74	14	9	26

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	88	0	-	0	257 81
Stage 1	-	-	-	-	81 -
Stage 2	-	-	-	-	176 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1508	-	-	-	732 979
Stage 1	-	-	-	-	942 -
Stage 2	-	-	-	-	855 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1508	-	-	-	711 979
Mov Cap-2 Maneuver	-	-	-	-	711 -
Stage 1	-	-	-	-	915 -
Stage 2	-	-	-	-	855 -

Approach	EB	WB	SB
HCM Control Delay, s	2.3	0	9.2
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1508	-	-	-	892
HCM Lane V/C Ratio	0.028	-	-	-	0.039
HCM Control Delay (s)	7.5	0	-	-	9.2
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1

**ITEM 7b**  
**SUBDIVISION APPROVAL**  
**BRIDGEWAY**







***Sample Common Area Amenities:***

*Sample 1: Walking Trail*



*Sample 2: Fire Pit*



*Sample 3: Tot Lot*





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 Drivec, Sarasota, FL 34234  
(941) 328-2264 / [mike.nuckols@btgrp.com](mailto:mike.nuckols@btgrp.com)



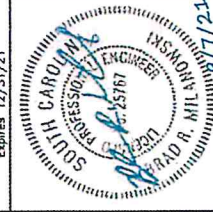


SC-WATERLOO-CEDAR GROVE  
 911 ADDRESS:  
 8810 HWY 221 S  
 WATERLOO, SC 29384  
 PROPOSED 320' GUYED TOWER

PROJECT NO: 001-0609-006-0  
 CHECKED BY: JMS

REV.	DATE	BY	DESCRIPTION
1	09/27/21	JMS	PRELIMINARY REVIEW
0	09/07/21	JMS	FINAL

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



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

TITLE SHEET

T-1

DRAWING INDEX

SHEET #	TITLE SHEET DESCRIPTION	REV. #
T-1	TITLE SHEET	0
0N-1	GENERAL NOTES	0
1 OF 2	SURVEY SHEETS	8/23/21
2 OF 2	SURVEY SHEETS	8/23/21
C-1	OVERALL ASBUL PLAN	0
C-2	OVERALL SITE PLAN	0
C-3	COMPOUND PLAN	0
C-4	TOWER ELEVATION	0

DO NOT SCALE DRAWING

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"x34". CONTRACTOR SHALL VERIFY 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 DELIVERY. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

PROJECT TEAM

PROJECT MANAGER:  
 LINDSAY RHINEHART  
 PARALLEL INFRASTRUCTURE (PI TOWERS)  
 SUITE D-3  
 CHARLOTTE, NC 28277  
 (912) 560-4741

ENGINEERING FIRM:  
 MIKE A SPEEDE, PE  
 B&T GROUP  
 3707 E. SOUTHERN AVENUE  
 MESA, AZ 85206  
 (916) 587-4830

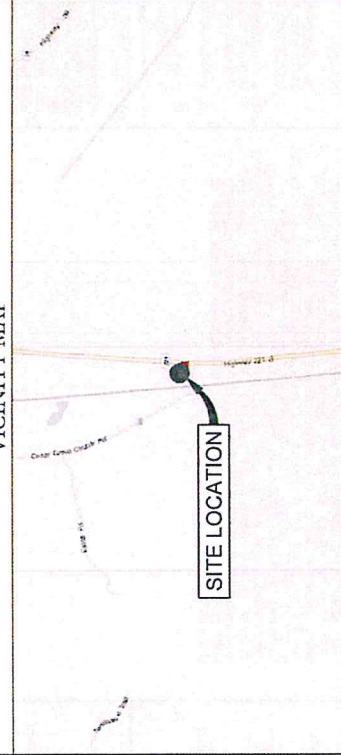
SURVEYOR:  
 SHW ENGINEERING GROUP, INC.  
 158 BUSINESS CENTER DRIVE  
 BIRMINGHAM, AL 35244  
 (205) 232-6886

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, SC29384

VICINITY MAP



SITE LOCATION

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 34.391861N 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/ITM-222-G
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEERING 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275
- ANS/T 311



PROJECT NARRATIVE

PI TOWERS 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) TENANTS AND WILL NOT BE LOCATED INSIDE EXISTING WELDLANDS 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

STRUCTURE TYPE: GUYED TOWER TOWER  
 CLASSIFICATION GROUP: UNKNOWN  
 CONSTRUCTION TYPE: RAW LAND  
 STRUCTURE HEIGHT: 320'  
 OVERALL HEIGHT: 325'  
 POWER PROVIDER: LAURENS ELECTRIC COOP  
 ADDRESS: 2254 HIGHWAY 14  
 LAURENS, SC 29360  
 PHONE: (800) 942-3141  
 E-MAIL:   
 WORK ORDER:   
 TELCO PROVIDER: AT&T

APPLICANT

MARY LOU BOSCARDIN  
 PARALLEL INFRASTRUCTURE (PI TOWERS)  
 15105 JOHN J. DELANEY DR., SUITE D-3  
 CHARLOTTE, NC 28277



**TOWER INFO**  
 LATITUDE: 34°23'30.891" NORTH  
 LONGITUDE: 82°03'12.963" WEST  
 (NAD 83)  
 GROUND ELEVATION: 622'  
 ABOVE MEAN SEA LEVEL (NAVD83)

**VICINITY MAP**

**SOUTH CAROLINA GRID NORTH**  
 GRID TO TRUE NORTH  
 CONVERGENCE  
 0.722  
 TRUE NORTH TO MAGNETIC  
 DECLINATION  
 8.97° W  
 COMBINED SCALE FACTOR  
 0.98984469

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

**FLOOD NOTE**  
 By graphic plotting only, the subject of this Flood Insurance Rate Map (Community Panel No. 45055C0345C, 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**  
 ———— RIGHT-OF-WAY  
 ———— OVERHEAD POWER

**WATERLOO**  
 PISCATAWAY  
 TOWN LIMITS OF WATERLOO,  
 TAX DISTRICT NO. 55  
 LAURENS COUNTY, SOUTH CAROLINA

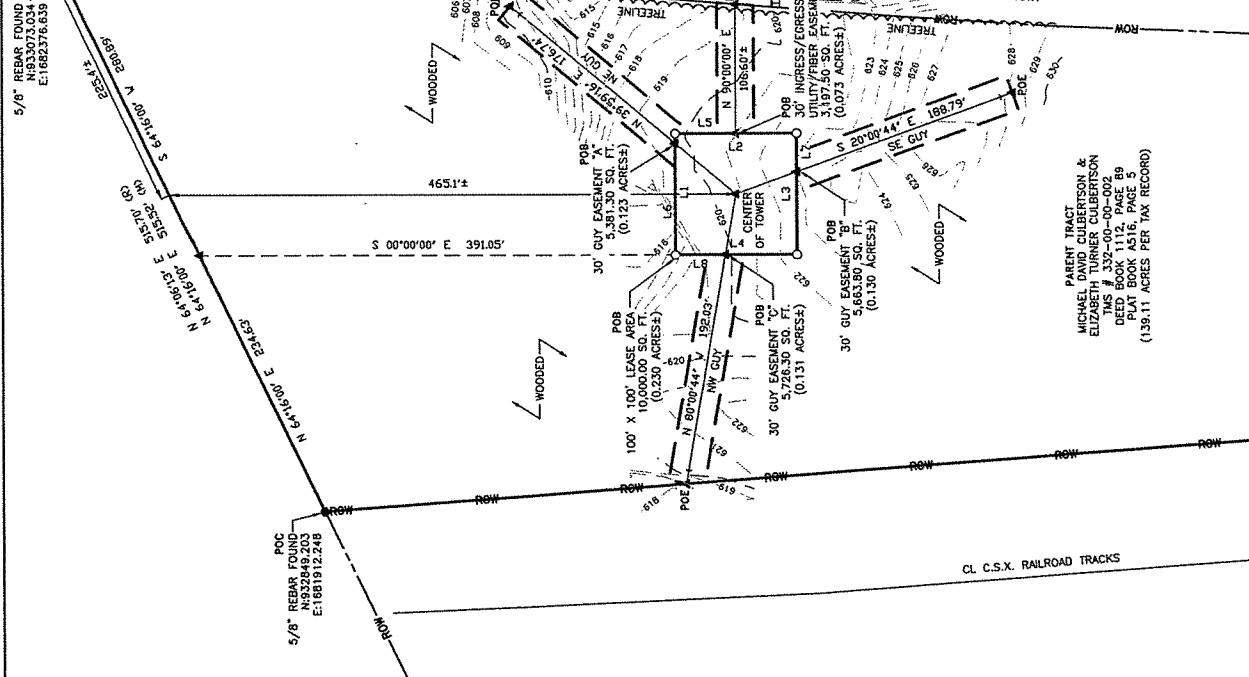
**SURVEYOR'S NOTES**  
 1. This is a Rawlans Tower Survey, made on the ground under the supervision of a South Carolina Registered Land Surveyor. Date of field survey is April 26, 2021.  
 2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR 3. Rebar set, based on South Carolina State Plane Coordinates NAD 83 by GPS observation.  
 4. 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.  
 5. Benchmark used is a GPS Continuously Operating Reference Station, PID ED3442, Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to MLLW 86.  
 6. This survey was conducted under the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.  
 7. 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.  
 8. This survey was conducted in accordance with the provisions of the South Carolina Code of Laws, Title 48, Chapter 13, which states the Geographic Coordinates and the location shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).  
 9. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.  
 10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.  
 11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000) and angular error that does not exceed 10 seconds times the square root of the distance in feet.  
 12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.  
 13. 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.  
 14. Per 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. 01-21042481-01T  
 Effective Date: April 7, 2021  
 Schedule B, Section II

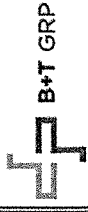
Excavation No.	Instrument	Comment
1-8		Standard exceptions. Contain no survey matters.
9	Book 22, Page 276	Does affect subject lease area and easement, blanket in nature and is not shown hereon.
10	Book 591, Page 165	Does affect subject lease area and easement, blanket in nature and is not shown hereon.
11	Book 664, Page 56	Does affect subject lease area and easement, blanket in nature and is not shown hereon.
12	Book 4516, 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 90°00'00" E	100.00'
L3	S 90°00'00" V	100.00'
L4	S 90°00'00" V	100.00'
L5	S 90°00'00" E	50.00'
L6	S 90°00'00" E	91.94'
L7	N 90°00'00" V	31.79'
L8	S 90°00'00" E	43.19'



PARENT TRACT  
 MICHAEL DAVID CULBERTSON &  
 ELIZABETH TURNER CULBERTSON  
 THIS # 332-00-00-002  
 IS PART OF PLAT BOOK 4516, PAGE 5  
 (139.11 ACRES PER TAX RECORD)

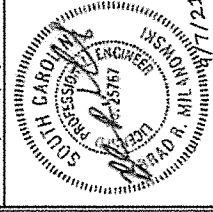


**SC-WATERLOO-CEDAR GROVE**  
 911 ADDRESS:  
 8810 HWY 221 S  
 WATERLOO, SC 29384  
 PROPOSED 320' GUYED TOWER

PROJECT NO: C11669900001  
 CHECKED BY: DLS  
 ISSUED FOR:

REV	DATE	REVISION
A	02/27/21	ISS PRELIMINARY REVIEW
B	02/17/21	ISS FINAL

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



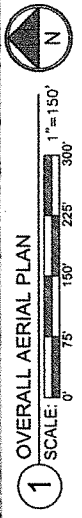
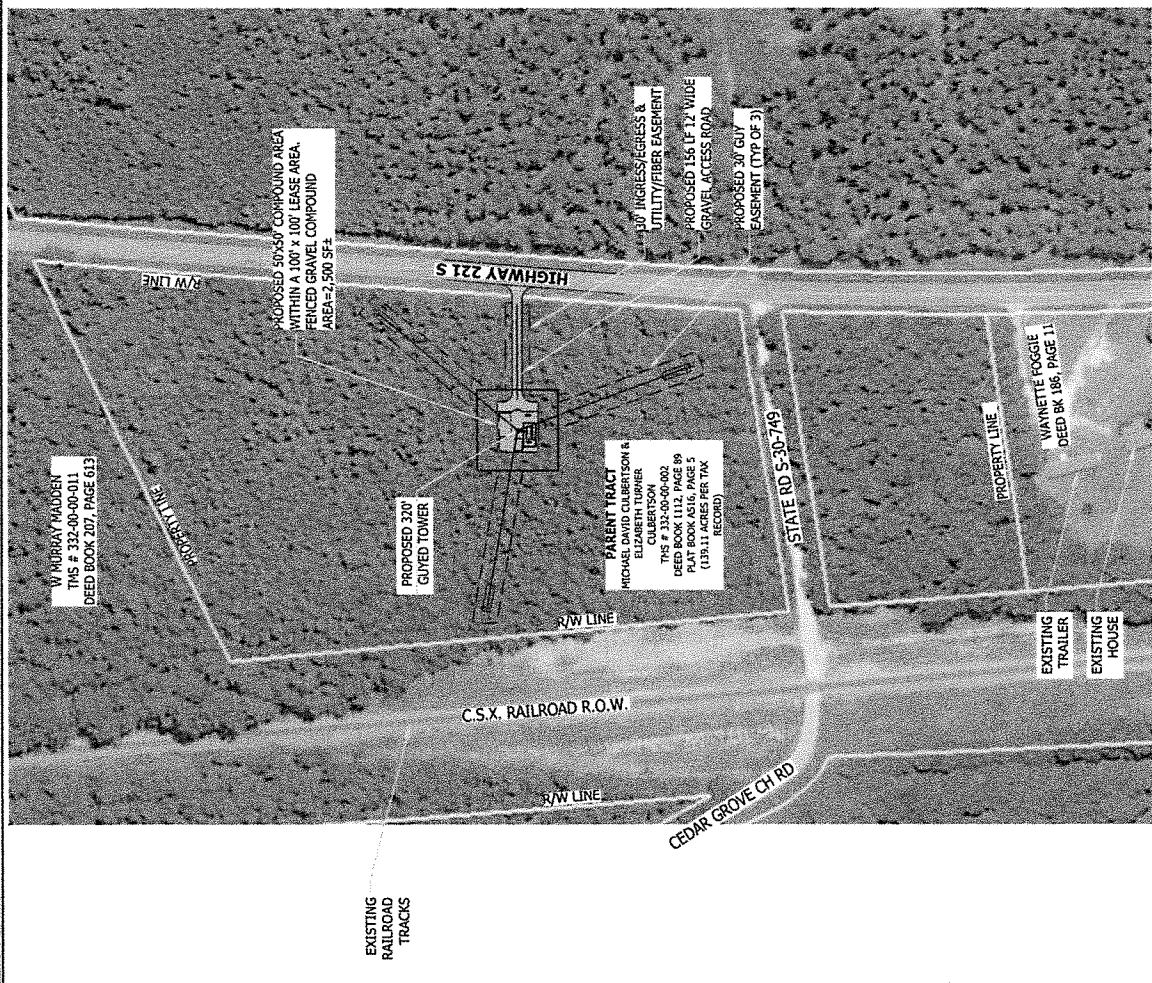
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS HE OR SHE IS A LICENSED PROFESSIONAL ENGINEER TO SIGN THIS DOCUMENT.

**OVERALL AERIAL PLAN**

**C-1**

NOTE:  
 1. THIS MAP IS FOR GENERAL INFORMATION PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY.  
 2. NOT FOR RECORDING OR PROPERTY TRANSFER.

CALL SOUTH CAROLINA ONE CALL  
 (800) 721-7877  
 CALL 3 WORKING DAYS BEFORE YOU DIG!







SMW Engineering Group, Inc.  
158 Business Center Drive  
Birmingham, Alabama 35244  
Telephone: (205) 252-6985  
Fax: (205) 320-1504

## 1-A CERTIFICATION

Date: May 11, 2021

RE: Site Name: Waterloo

Site Number: PISC410

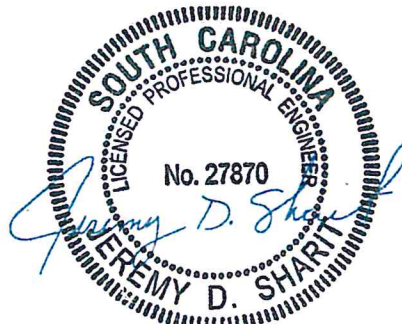
Ground Elevation: 622'

City Name: Mountville County: Laurens State: South Carolina

I certify that the Latitude of 34 Degrees 23 Min. 30.691 Sec. North and the longitude of 82 Degrees 03 Min. 12.963 Sec. West is accurate to within +/- 20 feet horizontally; and is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) is in terms of the North America Datum of 1983 (NAD83) and is expressed in degrees, minutes and seconds. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD88).

### Decimal Format

34.391859 Latitude  
-82.053601 Longitude



State of South Carolina

Date: 5/11/21

Jeremy D. Sharit  
South Carolina Registered No. 27870  
SMW Job No. 21-0697  
Prepared By: BMS



**UNITED STATES OF AMERICA  
FEDERAL COMMUNICATIONS COMMISSION  
ANTENNA STRUCTURE REGISTRATION**



OWNER: Parallel Infrastructure III, LLC

FCC Registration Number (FRN): 0023395601

ATTN: PISC410 Parallel Infrastructure III, LLC 15105 John J. Delaney Drive Suite D-3 Charlotte, NC 28277	<b>Antenna Structure Registration Number</b>  1320783						
	<b>Issue Date</b>  10-04-2021						
<b>Location of Antenna Structure</b> Greenwood Hwy Mountville, SC 29384 County: LAURENS	<b>Ground Elevation (AMSL)</b>  189.6 meters						
	<b>Overall Height Above Ground (AGL)</b>  105.2 meters						
<table border="0"> <tr> <td><b>Latitude</b></td> <td><b>Longitude</b></td> <td><b>NAD83</b></td> </tr> <tr> <td>34- 23- 30.7 N</td> <td>082- 03- 13.0 W</td> <td></td> </tr> </table>	<b>Latitude</b>	<b>Longitude</b>	<b>NAD83</b>	34- 23- 30.7 N	082- 03- 13.0 W		<b>Overall Height Above Mean Sea Level (AMSL)</b>  294.8 meters
<b>Latitude</b>	<b>Longitude</b>	<b>NAD83</b>					
34- 23- 30.7 N	082- 03- 13.0 W						
<b>Center of Array Coordinates</b>  N/A	<b>Type of Structure</b> GTOWER  Guyed Structure Used for Communication Purposes						
FAA Chapters 4, 8, 15  Paint and Light in Accordance with FAA Circular Number 70/7460-1M							

This registration is effective upon completion of the described antenna structure and notification to the Commission. **YOU MUST NOTIFY THE COMMISSION WITHIN 24 HOURS OF COMPLETION OF CONSTRUCTION OR CANCELLATION OF YOUR PROJECT, please file FCC Form 854.** To file electronically, connect to the antenna structure registration system by pointing your web browser to <http://wireless.fcc.gov/antenna>. Electronic filing is recommended. You may also file manually by submitting a paper copy of FCC Form 854. Use purpose code "NT" for notification of completion of construction; use purpose code "CA" to cancel your registration.

The Antenna Structure Registration is not an authorization to construct radio facilities or transmit radio signals. It is necessary that all radio equipment on this structure be covered by a valid FCC license or construction permit.

You must immediately provide a copy of this Registration to all tenant licensees and permittees sited on the structure described on this Registration (although not required, you may want to use Certified Mail to obtain proof of receipt), and *display* your Registration Number at the site. See reverse for important information about the Commission's Antenna Structure Registration rules.

FCC 854R  
June 2012



ULS License

**Cellular License - KNKN989 - AT&T Mobility Spectrum LLC**

Call Sign	KNKN989	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular
<b>Market</b>			
Market	CMA626 - South Carolina 2 - Laurens	Channel Block	B
Submarket	0	Phase	2
<b>Dates</b>			
Grant	09/01/2020	Expiration	10/01/2030
Effective	09/01/2020	Cancellation	

**Five Year Buildout Date**

03/18/1996

**Control Points**

None

**Licensee**

FRN	0014980726	Type	Limited Liability Company
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**Licensee**

AT&T Mobility Spectrum LLC  
 208 S. Akard St., RM 1015  
 Dallas, TX 75202  
 ATTN Cecil J Mathew

P:(855)699-7073  
 F:(214)746-6410  
 E:FCCMW@att.com

**Contact**

AT&T Mobility LLC  
 Cecil J Mathew  
 208 S Akard St. RM 1015  
 Dallas, TX 75202  
 ATTN Michael P. Goggin

P:(855)699-7073  
 F:(214)746-6410  
 E:FCCMW@ATT.COM

**Ownership and Qualifications**

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

**Alien Ownership**

The Applicant answered "No" to each of the Alien Ownership questions.

**Basic Qualifications**

The Applicant answered "No" to each of the Basic Qualification questions.

**Demographics**

Race

Ethnicity

Gender

**LETTER OF AUTHORIZATION**

Please allow this letter to serve as authorization for B+T Group Engineering and Parallel Towers III, LLC to prepare and submit to Laurens County, South Carolina any documents necessary to secure a special permit that is required for the construction of the cell tower referenced on Page 1. This Authorization pertains only to the land as further described on the Exhibit A, attached hereto and made a part hereof.

**IN WITNESS WHEREOF**, the undersigned has caused this Authorization to be executed as of the last signature date below.

**LANDOWNERS**

Michael David Culbertson and Elizabeth Turner Culbertson, Trustees of the Elizabeth Turner Culbertson Living Trust dated January 19, 2010, and any amendments thereto; and Michael David Culbertson and Elizabeth Turner Culbertson, Trustees of the Michael Culbertson Living Trust dated January 19, 2010, and any amendments thereto.

By: Elizabeth Turner Culbertson

Name: Elizabeth Turner Culbertson

Title: Landowner

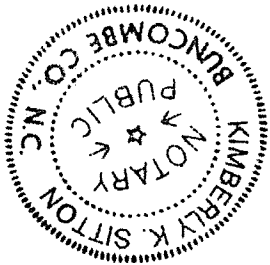
Date: 12-2-21

**LANDOWNER**

STATE OF SOUTH CAROLINA  
COUNTY OF LAURENS

State of NC  
County of Burcombe

The foregoing instrument was acknowledged before me this 2nd day of December, 2021, by Elizabeth Turner Culbertson () who is personally known to me OR ( ) who has produced N/A as identification.



Kimberly K. Sitten  
Notary Public Kimberly K. Sitten

My Commission Expires: Dec. 3, 2023

## EXHIBIT A

PARENT TRACT (DEED BOOK 1112, PAGE 89)

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. 55, containing 139.11 acres, being more particularly described on a plat of a survey 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 A0516, 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 Wateree 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 Wateree 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 said AT102, LLC was conveyed to Van Harkins Culbertson by deed of AT102, LLC, dated February 8, 2007 and recorded in the Office of the Clerk of Court for Laurens County on February 9, 2007 in Deed Book D819, at Page 173. Thereafter, the undivided interest of the said Van Harkins Culbertson was conveyed to Mike Culbertson and Elizabeth Culbertson by deed of Van Harkins 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.



# 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 (3<sup>rd</sup> 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](mailto: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:**

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The purpose of this Application is to request zoning approval for the construction and operation of a 320-foot guy-wire telecommunications tower w/5' lightning rod (325' total height) 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.

**More Detailed Description:**

**(PLEASE – attach subject matter document pages as necessary)**