Special Use Permit Application Form

P17-29F

Submittal Date: 11/06/17 Approval/Denial Date: _____

433 Hay Street, Fayetteville, North Carolina 28301
910-433-1612 Fax # 910-433-1776

Fee: $700.00 (Cell Tower Fee $2500) Received By: _____

Notes:

1. A pre-application conference is mandatory prior to submission of an application for a special use permit.
2. Applications for special use permits shall include the sketch plan from the pre-application conference or may include a site plan depicting the proposed special use.
3. Unless specified otherwise by the City Council, a Special Use Permit shall automatically expire if a Building Permit for the development authorized by the Special Use Permit is not obtained within one year after the date of issuance of the Special Use Permit, or if the development authorized by the Special Use Permit is discontinued and not resumed for a period of one year.
4. *Extension* - Upon written request submitted at least 30 days before expiration of the time period provided in accordance with Section 30-2.C.7.d.8.a above, and upon a showing of good cause, the City Manager may grant one extension not to exceed six months. Failure to submit a written request for an extension within the time limits established by this section shall result in the expiration of the Special Use Permit.

1. General Project Information

Project Address:	6491 Ramsey Street, Fayetteville, NC 28311
Tax Parcel Identification Number:	0531-94-7821
Zoning District:	Limited Commercial (LC)
Overlay zoning district(s):	None

2. Written Description of Special Use

A) Provide a written description of the proposed special use, including summary of existing uses and the proposed use/activity in detail. Also include hours and days of operation, number of employees, number of clients, etc.

South River Electric Membership Corp. (SREMC) proposes the installation of a 190-ft tall (total height) lattice telecommunications tower with a 10-ft x 12-ft equipment shelter (located at base of tower) to house communications equipment. The proposed facility will be unmanned and operate continually. A self-supporting latticed structure provides the increased structural rigidity that is required to ensure reliable high-speed microwave-antenna data rates. A monopole, is limited with respect to rigidity for upper structure heights and will limit the reliability of microwave-antenna data transmission (which is sensitive to tower movement).

SREMC continually strives to improve its operational capabilities in an effort to serve its members. Pursuant to this effort SREMC has identified communications as a critical area that needs enhancement. With the evolution of the SmartGrid and the need for real time communications in all areas of the business, speed and bandwidth must be increased between offices and across the distributed grid. SREMC currently transport SCADA, AMI and security data between both offices and substations across a five county area.

SREMC is proposing to install a licensed, point-to-point microwave system to provide connectivity between its corporate headquarters in Dunn and the district office in Fayetteville. By constructing a tower and utilizing infrastructure that is fully within SREMC control, SREMC can increase reliability by operating independent of public infrastructure that could be impacted or disrupted by inclement weather (Hurricane Matthew served as a wake-up call to all of us in this area).

B) Please provide a description of the zoning district designations and existing uses on adjacent properties, including across the street. (attach additional sheets if necessary)

North: Zoned PND, currently undeveloped
East: Zoned MR-5, Longhill Pointe Apartments and Townhomes
South: Zoned SF-10, Long Hill Elementary School
West: Zoned SF-10, The Cottages at North Ramsey single family residential structures

(See Sheets C-1.1 and C-1.2 of the submitted Zoning Drawings for additional adjacent property information)

3. Special Use Permit Justification. Answer all questions in this section (attach additional sheets as necessary).

A) Indicate how the special use complies with all applicable use-specific standards in the City Code of Ordinances.

The proposed SREMC tower will comply with the use-specific standards defined in Section 30-4.C.3.i. for Telecommunications Facilities. The tower will be designed to meet all applicable local, State, and Federal building codes and structural standards. The proposed tower will be a 190-ft (total height) lattice tower and shall have a galvanized steel finish. No lighting is required for this structure per the FAA. The tower will not be located within 1500-ft of an existing telecommunications tower. The tower will be setback a minimum of 1/2 tower height (95-ft) from all property lines. The associated equipment shelter will meet the building setback requirements for the LC district. The tower shall be designed to support at least two users in addition to SREMC and made available to other users at a fair market rental. The tower will be protected by a 10-ft tall security fence and a landscaped buffer will be planted to screen the fence. Existing trees and landscaping on the parcel will also serve as visual screening. The tower will not create interference to television or radio reception on adjoining land.

B) Describe how the special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands.

The proposed 190-ft telecommunications tower is consistent with the current commercial use of the 10.74-acre SREMC parcel which contains an existing shorter communications tower within the rear equipment storage yard. Telecommunications towers are allowable by special use permit within the LC zoning district of the parent parcel as well as the surrounding parcels which are zoned SF-10 and MR-5.

C) Indicate how the special use avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration.

The proposed tower will be accessed by an existing gravel drive off of McCloskey drive near the rear of the parcel. The tower facility is unmanned and will only generate approx. one trip per month for routine maintenance. Sufficient parking is available within the gravel lot that surrounds the proposed tower location. No significant noise, vibration, smoke, dust, or odor will result from the proposed tower facility. No tower lighting is required per FAA.

D) Demonstrate how the special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands.

The proposed tower center has been setback from property lines to the maximum extent practical, exceeding the 95-ft requirement to all property lines, and a landscaped buffer is proposed around the security fence at the base of tower. Additional screening is provided by native vegetation and an existing wood fence that are located along portions of the perimeter of the SREMC parcel. The proposed communications equipment will be housed in a small 10-ft x 12-ft equipment shelter that has the appearance of a small shed. No significant noise, vibration, smoke, dust, or odor will result from the proposed tower facility. No tower lighting is required per FAA.

E) Explain how the special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

The proposed project area is not located within wetlands or a special flood hazard zone. The proposed footprint of the project is minimal and will not result in a significant area of disturbance or a significant increase in storm water runoff. The proposed tower facility does not require water or sanitary sewer service. The project area currently consists of a densely compacted gravel surfaced storage/parking area and therefor wildlife habitat will not be impacted. The proposed project will not significantly impact scenic resources such as officially designated wilderness areas, national scenic trails, and/or wildlife preserves or refuges. No significant noise, vibration, smoke, dust, or odor will result from the proposed tower facility. No tower lighting is required per FAA.

F) Indicate how the special use maintains safe ingress and egress onto the site and safe road conditions around the site.

The proposed tower will be accessed by an existing gravel drive off of McCloskey drive near the rear of the parcel. The tower facility is unmanned and will only generate approx. one trip per month for routine maintenance. Sufficient parking is available within the gravel lot that surrounds the proposed tower location.

G) Demonstrate how the special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district.

The proposed 190-ft telecommunications tower is consistent with the current use of the 10.74-acre SREMC parcel which contains an existing shorter communications tower within the rear equipment storage yard. Telecommunications towers are allowable by special use permit within the LC zoning district of the parent parcel as well as the surrounding parcels which are zoned SF-10 and MR-5. The proposed tower project will not restrict the uses and/or ability to develop neighboring lands. The proposed tower enhances SREMC's communication capabilities and reliability thereof enabling them to better serve their members. The tower shall be designed to support at least two users in addition to SREMC and made available to other users at a fair market rental. Should additional carriers collocate on the proposed tower, phone and data coverage will be enhanced for the surrounding area.

H) The special use complies with all other relevant City, State and Federal laws and regulations

The proposed SREMC tower will comply with the use-specific standards defined in Section 30-4.C.3.i. for Telecommunications Facilities and tower will be designed to meet all applicable local, State, and Federal building codes and structural standards. FAA issued a determination of no hazard to air navigation for this proposed tower/location on 7/19/17.

5. Submittal Requirement Checklist

(Submittals should include 2 copies of listed items, unless otherwise stated.)

[X]	Pre-application Conference completed
[X]	Application fee
[X]	Completed site plan (information required includes parking, ingress, egress, fencing, play areas, setbacks, square footage of building, landscaping, etc.)
[X]	Special Use Permit Application Form
[N/A]	Vested Rights Certificate (if requested)
[X]	Copy of recorded deed
[N/A]	Copy of an approved Certificate of Appropriateness (COA) if located within the HLO
[N/A]	Proposed or existing development name (if different from project name)
[N/A]	Traffic impact analysis (if required)
[N/A]	Any additional information determined to be necessary by the Development Services Department

6. Primary Point of Contact Information for the Pre-application Conference

Primary Point of Contact Name:	Tim Peede South River Electric Membership Corporation		
Mailing Address:	17494 US 421 South, Dunn, NC 28334	Fax No.:	
Phone No.:	910-892-8071	Email:	tpeede@sremc.com

7. Owner Information

Owner Name:	South River Electric Membership Corporation, Contact: Tim Peede		
Mailing Address:	17494 US 421 South, Dunn, NC 28334	Fax No.:	
Phone No.:	910-892-8071	Email:	tpeede@sremc.com
Signature:	Tim Peede	Date:	11/7/17