

**TOWERCO 2013 LLC**

**GASTON COUNTY**

**CONDITIONAL DISTRICT ZONING (CD)**  
**APPLICATION**

**BEFORE THE GASTON COUNTY**

**PLANNING BOARD**  
**JUNE 6, 2022**

**AND**

**BOARD OF COUNTY COMMISSIONS**  
**JUNE 28, 2022**

**SITE NAME**  
**“MCANDENVILLE”**

**SITE NO. NC0288**

**SITE ADDRESS**  
**900 PINHOOK LOOP ROAD**  
**GASTONIA, NC 28056**

**TOWERCO 2013 LLC**  
**GASTON COUNTY**  
**CONDITIONAL DISTRICT ZONING APPLICATION**

**BEFORE THE GASTON COUNTY**  
**PLANNING BOARD**  
**JUNE 6, 2022**  
**AND**  
**BOARD OF COUNTY COMMISSIONERS**  
**JUNE 28, 2022**

**TABLE OF CONTENTS**

<b>CONDITIONAL DISTRICT ZONING APPLICATION .....</b>	<b>1</b>
<b>PROJECT NARRATIVE .....</b>	<b>2</b>
<b>FIRST NET / FIRST PROVIDER INFORMATION .....</b>	<b>3</b>
<b>ZONING DRAWINGS .....</b>	<b>4</b>
<b>RF JUSTIFICATION REPORT AND PROPAGATION STUDIES .....</b>	<b>5</b>
<b>PROPERTY IMPACT REPORT .....</b>	<b>6</b>
<b>CERTIFIED STATEMENT “NO EXISTING COMMUNICATION TOWERS WITHIN 1,000 FEET OF PROPOSED SITE” AND SUPPORTING GIS MAP .....</b>	<b>7</b>



# GASTON COUNTY Department of Planning & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052  
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195  
Fax: (704) 866-3908

## CONDITIONAL DISTRICT ZONING (CD) APPLICATION

Complete by either typing or printing legibly in black or blue ink

Application Number: CD \_\_\_\_\_

### A.

#### APPLICANT INFORMATION

Name of Applicant: TowerCo 2013 LLC  
Mailing Address: 5000 Valleystone Drive, Suite 200, Cary, NC 27519  
Telephone Numbers: 919-653-5700  
(Area Code) Business (Area Code) Home

### B.

#### OWNER INFORMATION

Name of Owner: Lance P. and Kelly A. Theobald  
Mailing Address: 141 Lighthouse Road, Mount Holly, NC 28120  
Telephone Numbers: 417-839-3216  
(Area Code) Business (Area Code) Home

### C.

#### PROPERTY INFORMATION

Physical Address or General Street Location of Property: 900 Pinhook Loop Road, Gastonia, NC 28056  
Property Identification Number (PID): 183034  
Acreage of Parcel: 23.8 +/- Acreage to be Rezoned: .48 +/-  
Current Zoning: RS-20 Proposed Zoning: C-1  
Current Use: Vacant, Raw Land Proposed Use(s): for CDZ .48-acres - Telecommunications Tower

### D.

#### ADDITIONAL INFORMATION REQUIRED

☒ Copy of Plot Plan or Area Map ☐ PIM 1st. Meeting Date: TBD  
☒ Copy of Deed ☐ PIM 2nd. Meeting Date: TBD  
☒ Notarized Authorization ☐ PIM Comments to Planning Following PIMs  
☒ Payment of Fee

### E.

#### CONDITIONS SETFORTH BY APPLICANT

The use permitted in the acreage to be rezoned to C-1 is limited to a Telecommunication Tower and Facility.

### F.

#### APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the application and any applicable documents is true and accurate.

Kelly A. and Lance P. Theobald  
Signature of property owner or authorized representative

3-25-2022

Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

Date Received: \_\_\_\_\_ Application Number: \_\_\_\_\_ Fee: \_\_\_\_\_  
Received by Member of Staff: \_\_\_\_\_ Date of Payment: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
(Initial)





The FCC has designated and auctioned a limited number of radio spectra for wireless communication providers to deliver wireless communication services across the United States. AT&T holds one of those licenses. Increasingly, AT&T and other wireless communication licensees are competing with existing telecommunications services and each other, giving consumers more flexibility and lower prices, and fueling innovation and technological improvements.

The FCC's grant of wireless licenses comes with a mandate that the licensees substantially complete construction of their respective communication systems expeditiously. To complete their systems, licensees must develop an infrastructure or system of strategically placed, low-powered antennas. The signal for the antennas is limited by factors such as variations of the terrain and the finite capacity of signals at any given time; therefore, each antenna covers a limited geographic area. The antennas are therefore placed in such a way as to provide contiguous coverage and fill the gaps throughout a given region, as well as to provide sufficient and consistent "capacity."

In addition, in 2017, the Department of Commerce and FirstNet signed a 25-year contract with AT&T to build the first nationwide wireless network for America's first responders. The FirstNet network is planned to cover all 50 states, five U.S. territories, the District of Columbia, rural communities, and tribal lands. The proposed structure will be utilized by AT&T to support the deployment of FirstNet and its existing wireless needs. The deployment of FirstNet will be "an absolute game changer for public safety." For further information about the FirstNet deployment, please refer to the Application materials or online at <https://www.firstnet.gov>.

### **III. PROJECT DESCRIPTION**

AT&T's antennas are currently located on a Crown Castle 195-foot tower that is located approximately 0.75 miles from the proposed site. The property owner for the Crown Castle tower has made the decision not to renew the ground lease with Crown Castle, and the lease will be expiring in 2022. Therefore, in order for AT&T to maintain wireless coverage in this area of Gaston County, a new telecommunication tower must be constructed. The proposed Telecommunication Tower will enable AT&T and other carriers to locate their antennas on the Tower so that they will be able to continue providing coverage in this area after the Crown Castle tower is decommissioned. The proposed Telecommunication Tower will be 250 in height so that wireless coverage will be maintained in the area.

TowerCo respectfully requests approval to construct the 250-foot Telecommunication Tower on the property of Lance P. and Kelly A. Theobald ("Property Owners") within a 100' X 100' square-foot leased area of the 23.8-acre parent parcel located at 900 Pinhook Loop Road, Gastonia, North Carolina 28056 (Parcel I.D. Number 183034). The parcel is currently zoned RS-20. TowerCo requests approval to conditionally rezone a portion of the property—the 0.48-acre portion of the parcel where the Telecommunication Tower will be located—to Light Commercial District (C-1). The C-1 zoning district is the most appropriate zoning classification for the Telecommunication Tower, as telecommunication towers and facilities are permitted in the C-1 district and this district is designed to accommodate the needs of residential neighborhoods.

The portion of the property to be conditionally rezoned to C-1 is comprised of the 100' X 100' lease area (.23-acres) and 10,677.47 square feet for the 30-foot ingress / egress and utility easement. The area to be rezoned is identified on the Tower Survey Sheet and on Sheet C-1 of the Zoning Drawings.

The current use of the parcel is vacant land. The proposed conditional rezoning of about 0.48 acres of the full parcel will not affect the remaining area or use of the full parcel.

The setback requirement for the 250-foot tower is 187.5 feet (.75-foot for every one-foot of actual tower height). As shown on Sheet C-1 of the Overall Site Layout of the Zoning Drawings, the proposed tower will be set back 190.95 from the property line to the north, 564.13 from the property to the southeast, and 856.30 feet from the Catawba River which borders the property to the west. As shown on the Overall Site Plan, the Telecommunication Tower will be accessed from Pinhook Loop Road by a 30-foot ingress / egress and utility easement. The Telecommunication Tower will have room to accommodate the antennas and equipment of AT&T and at least two additional wireless service providers within the 60' X 60' chain link fenced area.

As shown on Sheet C-2.1 of the Zoning Drawings, a chain link fence will secure the compound. The fence will be eight feet in height with an additional foot of barbed wire (three strands) around the top of the perimeter of the fenced compound and further secured with a 12-foot wide locked gate.

The Telecommunication Tower will comply with all Federal Aviation Administration ("FAA") regulations; federal, state, and local regulations; and all applicable regulations of the County's Ordinance. In short, this site is an ideal location for the Telecommunication Tower that will allow AT&T to continue providing wireless telecommunications coverage and services to this area of Gaston County and that will allow FirstNet to provide services to the area.

#### **IV. STATEMENT OF NECESSITY**

The voice and data signals for mobile wireless telecommunications systems travel through the air to receiving and transmitting antennas. The antennas must therefore be at a height sufficient to provide coverage for users in the surrounding area. In unserved areas (or where the antennas' capacity has been reached), calls are "dropped" when a caller enters such areas and calls cannot be made. Where such gaps in coverage exist, the wireless provider issues a "search ring" within which well-placed antennas would fill the gap. Considerations in selecting a site include the size of the tract of land, zoning requirements, elevation, topography, accessibility, natural visual buffers, and proximity to current and prospective users. In selecting the proposed site, AT&T considered the Ordinance's objectives in conjunction with the area where service will be needed once the Crown Castle tower is decommissioned, and determined that attaching its antennas to the Telecommunication Tower at the proposed site will allow for the continuation of coverage for AT&T and provide coverage for FirstNet. AT&T has contracted with TowerCo for the construction of the Telecommunication Tower upon approval from the County to do so.

The Telecommunication Tower will provide coverage to first responders and continued coverage to mobile traffic, residences, businesses, and visitors along Highway I-85, in the Town of McAdenville, and the surrounding areas of Gaston County.

**V.  
AUTHORIZED AGENT**

Karen Kemerait with Fox Rothschild, LLP has been retained by TowerCo to assist with compliance with the Gaston County permitting process. At all times, TowerCo, AT&T, and their respective agents will cooperate with the County in every way possible in permitting, construction, and operation of the Telecommunication Tower.

**VI.  
STATEMENT OF COMPLIANCE  
WITH  
THE GASTON COUNTY UDO**

**SECTION 6.2.3 – COMMERCIAL DISTRICTS**

**C. Light Commercial**

This district accommodates a large variety of retail uses designed to meet the needs of individual neighborhoods, or other relatively small geographic areas. Stores and shopping complexes are relatively small in size and designed to be compatible and integrated with adjoining residential neighborhoods. This zoning district was not created to accommodate retail uses that attract persons from outside the neighborhood or attract large numbers of passing motorists.

*The C-1 zoning district is the most appropriate zoning classification for the Telecommunication Tower, as telecommunication towers and facilities are permitted in the C-1 district and this district is designed to accommodate the needs of residential neighborhoods.*

**SECTION 6.5 – CONDITIONAL DISTRICT (CD) ZONING**

The Conditional District (CD) zoning process allows for the establishment of specific uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. Section 5.16.5 outlines the process for approval of a (CD) district. The Rezoning of any parcel of land to a (CD) district shall be a voluntary process initiated by the property owner or their respective agent. Any area rezoned to a (CD) district shall be in general compliance with the goals, objectives, and implementation strategies of the adopted Comprehensive Land Use Plan and all other plans and regulations officially adopted by the Board of Commissioners. This review process provides for the accommodation of such uses by a reclassification of property into a (CD) district, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), to ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the County. A Conditional District zoning is not intended for security early zoning for a proposal.

Once a property has been rezoned to a (CD) district, it shall be referenced with the letters “CD” in front of the name of the applicable general zoning district listed in Section 6.2. For example, a property rezoned to a (C-2) Conditional District shall appear on the Zoning Map as “(CD/C-2)”.

*The parcel is currently zoned RS-20. TowerCo requests approval to conditionally rezone a portion of the property—the 0.48-acre portion of the parcel where the Telecommunication Tower will be located—to C-1. The C-1 zoning district is the most appropriate zoning classification for the Telecommunication Tower, as telecommunication towers and facilities are permitted in the C-1 district and this district is designed to accommodate the needs of residential neighborhoods.*

#### **SECTION 8.4.22 – TELECOMMUNICATION TOWERS AND FACILITIES**

If it is determined that telecommunication providers cannot provide an adequate service level from collocating an antennae on an existing telecommunication tower, locating antennae on existing electrical transmission towers or similar structures, or locating / camouflaging antennae within an existing structure (see Section 8.4.22(S)(9)), then telecommunication towers and a facilities shall be allowed as a special use subject to the following regulations in addition to applicable requirements set forth in each zoning district and elsewhere in this Ordinance (see also Section 9.15):

- A. In Residential, Office and (I-U) zoning districts, all new and proposed telecommunication towers shall be a monopole design and construction. All monopoles shall be designed to “telescope” or collapse inward unless documentation can be provided to prove that such design is not feasible.

*Not Applicable.*

In all Commercial and Industrial (except I-U) districts, a monopole which is designed to “telescope” or collapse inward is preferred by the County. If the applicant can demonstrate that a monopole cannot provide adequate service or structural integrity, then a lattice construction steel structure tower is acceptable. If a lattice tower is necessary, then it must be one that is designed to collapse inward upon itself.

*The proposed Telecommunication Tower is a lattice tower because a monopole is not a feasible design for the Telecommunication Tower. In order for AT&T to maintain its current coverage in the area, the 250-foot Telecommunication Tower is necessary since the proposed site is approximately 0.75 miles from the Crown Castle site. Therefore, the Telecommunication Tower will be a 250-foot self-supporting tower. A professional structural engineer certified letter and a Structural Design Report have been provided by Sabre Industries and are provided under Tab 11 of the application binder.*

Newly proposed telecommunication towers are prohibited in the Scenic View (SV) Overlay District.

*The location for the Telecommunication Tower is not in a Scenic View Overlay District.*



- B. It is the intent of the County to encourage providers to co-locate facilities in an effort to reduce the number of telecommunication towers in Gaston County. New telecommunication towers shall be capable of supporting additional communications antennas. Prior to completing an application for a telecommunication tower, the applicant shall provide to the County evidence of negotiation in good faith with other providers to lease space at a reasonable cost and for reasonable terms, and to publicize the fact that space is available on a lease basis as part of the Special Use Permit process.

*The Telecommunication Tower because AT&T must remove its antennas from the Crown Castle tower that will be decommissioned in 2022. AT&T will relocate its antennas at the 245-foot position on the TowerCo's Telecommunication Tower in order to maintain coverage in the area. TowerCo has contacted Verizon Wireless and T-Mobile that currently have their antennas on the Crown Castle tower to notify them of the Telecommunication Tower and colocation availability. The Telecommunication Tower will be marketed to other carriers as well. Please refer to Applicant's Colocation Statement provided under Tab 9 of the application binder.*

- C. The maximum allowable height of a tower is one hundred ninety-nine and nine tenths (199.9) feet. No increase to the height may be granted unless the applicant can prove the maximum height will not provide an adequate service level (i.e. cannot provide a reasonable level of service in the area). The height of a tower or structure shall be the vertical distance measured from the mean elevation of the finished grade at the front of the structure to the highest point of a structure.

*In order to maintain its current coverage in the area, AT&T needs to locate its antennas at the 245-foot height of the Telecommunication Tower. Therefore, a 250-foot Telecommunication Tower is necessary since a 199.9-foot tower would not enable AT&T to maintain coverage in the area. AT&T's RF Justification Report and propagation studies shows that the 250-foot Telecommunication Tower is necessary for AT&T to maintain coverage in the area. The report and propagation studies are under Tab 8 in the application binder.*

- D. Where a telecommunication tower is located on a lot with an existing principal use, the tower shall be located in the rear yard only. In addition, an access road of at least twelve (12) feet wide shall be maintained by the property owner and / or the applicant from a public street to the tower for use by service and emergency vehicles.

*The Telecommunication Tower will be located in the northern portion of the 23.8-acre parcel and will be accessed by a 30-foot wide ingress / egress and utility easement from Pinhook Loop Road. Please refer to the Tower Survey Sheet and to the Overall Site Layout Sheet C-1 in the zoning drawings located under Tab 7 of the application binder.*

- E. Towers are prohibited on the top of buildings or structures in all the Residential, office and (I-U) zoning districts as well as the Scenic View (SV) Overlay District. In Commercial and Industrial (except I-U) zoning districts, towers may be placed on roofs or walls with an approved Special Use Permit after submittal of a report by a qualified and licensed

professional engineer indicating the existing structure's suitability to accept the tower and the proposed method of affixing the tower to the structure. Complete details of all fixtures and couplings and the precise point of attachment shall be indicated.

Towers on roofs may be allowed when the tower height:

1. Does not exceed more than thirty (30) percent of the height of the building or is not more than fifty (50) feet above the building / structure, whichever is less.
2. Towers on roofs or walls shall be screened, constructed, and / or colored to match the structure to which they are attached.

*Not applicable. The Telecommunication Tower will be a standalone tower.*

- F. The County recognizes that a telecommunications facility (the original tower and antennae provider as well as any co-location entities) cannot be prohibited, nor can a Special Use Permit be denied, on the basis of environmental or health concerns relating to radio emissions if the telecommunications equipment and facility complies with the Federal Radio Frequency Emission Standards. The County requires that each applicant shall provide documentation proving that their telecommunications equipment complies with the Federal Radio Frequency Emission Standards.

*This Telecommunication Tower will comply with all federal radio frequency emission standards. Please refer to the RF Justification Report of AT&T's RF Engineer provided under Tab 8 of the application binder.*

- G. A minimum eight (8) foot high chain link fence is required immediately around the telecommunications tower and any equipment building(s) since the tower can be considered an attractive nuisance. Barbed wire, razor wire, or other similar types shall be used along the top of the fence and access to the tower area and equipment buildings shall be through a located gate. The Zoning Administrator may waive fencing requirements for stealth towers and other types of structures if the fencing serves no useful purpose.

*As shown on Sheet C-2.1 of the Zoning Drawings, a chain link fence will secure the Telecommunication Tower. The fence will be eight feet in height with an additional foot of barbed wire (three strands) around the top of the perimeter of the fenced compound and the compound will be further secured with a 12-foot wide locked gate.*

Note: Applicants building new towers shall plan the fence and screening (see below) to accommodate all future providers on the site such that the fence and screening materials surround the land designated for all future equipment buildings and the tower.

*Please refer to Sheet C-2 of the Zoning Drawings that shows that the Telecommunication Tower will be screened and surrounded by existing mature vegetation. Please also refer to Sheet C-1 of the Zoning Drawings for the Overall Site Layout that shows that the existing tree line will surround the Telecommunication Tower.*



- H. Landscape screening shall be required along the outside area of the perimeter fenced area(s) to mitigate the visual impacts of the tower and equipment buildings from nearby viewers. Landscape materials shall consist of evergreen shrubs planted in accordance with Type B buffer, with a five (5) feet planting strip (see Section 11.3). Evergreen shrubs should be of a size expected to reach a minimum of six (6) feet in height at maturity. Trees may be evergreen or deciduous. All landscaping shall be drought tolerant or irrigated to ensure good health and vitality.

The installation and maintenance requirements of Section 11.1.2(E) shall apply.

Screening requirements shall not apply to telecommunication providers who camouflage (stealth towers) towers or antennas within another structure (such as a bell steeple), or co-locate on an existing tower. Nor shall screening apply when an antenna will be mounted on an electrical transmission tower or on structures such as a water tower / tank, grain silos, etc. or similar structures.

The Administrator may waive any or all of the screening requirements upon determining existing topography or existing natural conditions on site will screen the property as effectively as the required screening, provided that the spirit and intent of this subsection are met. The Administrator may also waive screening on those sides of the proposed tower that are located adjacent to undevelopable property. Such a waiver may not be sought to relieve the screening requirement for towers to be located adjacent to vacant properties or along any public right-of-way. Undevelopable property shall constitute any such property or land that is unable to be used as a building site.

*There are mature trees surrounding the Telecommunication Tower that will screen the Telecommunication Tower. Therefore, Applicant requests that the existing, mature trees surrounding the Telecommunication Tower be used to screen the Telecommunication Tower and that additional buffering or landscaping not be required. The existing trees, topography, and natural conditions will effectively screen the Telecommunication Tower.*

- I. Minimum setback requirement, on all sides of the property including right-of-way, or leased area of a parcel, shall be seventy-five hundredths (.75) foot for every one (1) foot of actual tower height (i.e. a 199.9 foot tower would require a 149.9 foot setback on all sides), or the documented collapse zone, whichever is greater in all zoning districts in which telecommunication towers are allowed. This requirement shall not be applicable to a telecommunication tower proposing to locate in the (C-3) and Industrial (except I-U) zoning districts. These setback requirements are established to prevent ice-fall materials and / or debris from tower failure or collapse from damaging off site property.

*As shown on Sheet C-1 of the Overall Site Layout of the Zoning Drawings, the proposed 250-foot self-support tower will be set back 190.95 from the property to the north, 564.13 from the property to the southeast, and 856.30 feet from the Catawba River which borders the property to the west.*

Setbacks for free standing towers in the (C-3) and Industrial (except (I-U)) district setbacks shall be determined by the underlying zoning district.

*Not applicable.*

Setbacks for towers located within leased areas shall be measured to the edge of the parcel in which the leased area is located.

*The proposed Telecommunication Tower will be located within a 100' X 100' lease area. As shown on Sheet C-1 of the Overall Site Layout of the Zoning Drawings, the 250-foot self-support Telecommunication Tower will be set back 190.95 from the property to the north, 564.13 from the property to the southeast, and 856.30 feet from the Catawba River which borders the property to the west.*

- J. Minimum lot size requirements for telecommunication towers locating in Residential, Office, Commercial (except (C-3)) and (I-U) zoning districts shall be determined by the maximum setback possible for a proposed tower.

Minimum Lot size requirement for towers locating in all other zoning districts shall be determined by the underlying zoning district.

*Acknowledged.*

- K. Telecommunication providers who are leasing a portion of a lot for the proposed telecommunication tower shall obtain a written signed certification from the property owner that no future development or subdivisions of land of leased portions will be made within the established setbacks of the telecommunication tower until such tower is removed from the site (i.e. is abandoned and removed by the provider). This does not apply to telecommunication providers seeking to co-locate on an existing tower.

*Please refer to the Property Owner Compliance Statement provided under Tab 12 of the application binder.*

- L. Towers and related facilities must be removed by the applicant and / or tower owner upon abandonment of the tower (no longer used for its original intent) for a period of three hundred sixty-five (365) consecutive days. Such removal (clearing from site) shall take place and be fully completed within ninety (90) days of the first day the tower was declared to have been abandoned for three hundred sixty-five (365) days. It shall be the responsibility of the applicant or tower owner to notify the County when the tower has been abandoned for a period of three hundred sixty-five (365) days.

*Acknowledged.*

- M. Any planned increase in tower height to an existing approved telecommunication tower requires the provider to apply for an amendment to the original Special Use Permit. Normal maintenance and repair of the structure can be completed without the issuance of a new

permit at the discretion of the Administrator. Planned height increases for towers which were constructed prior to the adoption of the Gaston County Zoning Ordinance and / or do not have a Special Use Permit on file with the County shall be required to apply for a Special Use Permit which includes a review and approval by the County.

*Acknowledged.*

- N. Applications by providers to use co-location space on an approved existing tower shall be permitted by right provided that the tower height is not increased. If the co-locator or owner of the tower proposes to increase the tower's height, this shall require the co-locator or owner to apply for an amendment to the original Special Use Permit, which includes a new review and approval by the County. Co-location applicants must comply with all requirements provided in Section 8.4.24, unless provided by the original Special Use Permit applicant.

*Acknowledged.*

- O. Free-standing signs are prohibited. Wall signs shall be limited to (i) identification signage allowed on equipment structures or fences surrounding the telecommunication tower / structure provided it does not exceed nine (9) square feet in size for the purpose of identifying the tower owner of said tower, and co-location availability, and (ii) "No trespassing" signs, "Danger – High Voltage" signs, and other similar warning signs shall be installed to discourage trespassing by unauthorized persons.

Signs shall be installed and / or mounted on the perimeter fence, and or on tower at the base of the tower.

No advertising signs shall be allowed on the tower.

*Acknowledged. The only signage proposed for the Telecommunication Tower will be signs providing the ASR number and contact information for the tower owner and providing safety information. The signage will not exceed the nine-square foot requirement and all signage will be mounted and posted on the perimeter of the fence, with the exception of the Radio Frequency Caution sign which will be mounted on the tower itself.*

- P. The provider shall show proof of adequate insurance coverage for any potential damage caused by or to the telecommunications tower prior to the issuance of a Special Use Permit, or an amendment to that permit. Once approved, documentation of adequate insurance must be provided to the Gaston County Land Use Administrator every twelve (12) months.

*A Certificate of Liability Insurance is provided under Tab 13 of the application binder.*

- Q. Outdoor storage of equipment or other related or non-related items are prohibited.

*Acknowledged.*

- R. Associated telecommunication equipment buildings located in any zoning district shall not be used as an employment center. This provision does not prohibit the periodic maintenance or periodic monitoring of equipment and instruments.

*The tower compound and facility will be an unmanned facility. Service technicians will visit the Telecommunication Tower a couple of times per month to perform routine maintenance and to monitor the carriers' equipment.*

- S. All applications for a Special Use Permit (or amendment to the original Special Use Permit) for a telecommunication tower must include the following information in addition to any other applicable information contained in the Zoning Ordinance:

*Please note that TowerCo is not required to obtain a Special Use Permit. Nonetheless, TowerCo is providing information to demonstrate compliance with this section of the Ordinance.*

1. Identification of intended provider(s);

*AT&T will be the first carrier to locate its antennas on the Telecommunication Tower. TowerCo is marketing the Telecommunication Tower to other carriers.*

2. Documentation by a registered engineer that the tower has sufficient structural integrity to accommodate more than one (1) user. A statement about the general capacity of the tower in terms of the number of additional providers, or co-locators, it is designed to accommodate;

*Sabre Industries' structural engineer's report is provided under Tab 11 of the application binder. The tower will be constructed to accommodate the equipment of AT&T and at least two additional carriers' equipment.*

3. A statement from the provider indicating intent to allow shared use of the tower and how others will be accommodated;

*Please refer to TowerCo's Colocation Statement provided under Tab 9 of the application binder.*

4. Documentation that all property owners of residentially zoned property within three hundred (300) feet of the edge of all sides of the property (for leased sites this means the edge of the larger parcel in which the leased portion is located), as well as adjacent property owners, have been notified by the applicant of the proposed tower height and design. Notification of property owners is also required for amendments to existing Special Use Permits.

*Once the application has been submitted to the County, the County will provide a list of all the property owners that will need to be notified of the Telecommunication Tower. Applicant will provide notice to all neighboring property owners within the*

300-foot requirement and to all adjacent property owners as well. This will be done prior to the first Public Information Meetings (PIMs) as required by the Ordinance and then again prior to the second PIM. Applicant will also advertise the PIMs in the Gaston Gazette and mail notices to all property owners required to be notified.

*The County will provide notice to the property owners prior to the Board of Commissioners' Public Hearing.*

5. Documentation that the telecommunication equipment complies with Federal Radio Frequency Emission Standards.

*Please refer to AT&T's RF Justification Report provided under Tab 8 of the application binder.*

6. Documentation from a professional RF Engineer that towers over one hundred and ninety-nine and nine tenth (199.9) feet are necessary for a minimal level of service.

*Please refer to AT&T's RF Justification Report provided under Tab 8 of the application binder.*

7. A site plan drawn to scale, identifying the site boundary, tower, existing and proposed structures, including equipment buildings, access, fencing area, fall radius and landscape screening, detailing the type of landscaping, amount of plantings and location, and longitude and latitude in degrees and minutes, indicate the horizontal datum used either NAD 83 and NAD 27.

*Please refer to the zoning drawings located under Tab 7 of the application binder.*

8. Documentation of monopole tower or lattice tower collapse area, for newly proposed telecommunications towers.

*In the very unlikely event of structural failure of the Telecommunication Tower, the Tower is designed to and collapse upon itself at the halfway point of the Tower. Please refer to the Structural Engineer's Structural Design Report located under Tab 11 of the application binder.*

9. Expert testimony that demonstrates to the satisfaction of the County that the provider has explored all means for stealth tower locations and co-location opportunities. Evidence may consist of the following:
  - a. Existing or approved telecommunication towers with available co-location space are not located within the search area.
  - b. Existing or approved towers or structures are not sufficient height to meet the provider's specifications.



- c. Existing or approved towers or structures do not have sufficient structural strength to support the applicant's proposed antennae.
- d. The provider's proposed antenna would cause objectionable radio frequency interference with existing or planned antennae on an existing or planned tower, (i.e. the spacing requirement between antennae cannot be met).
- e. Existing or approved towers lack of co-location space.
- f. Documentation that the provider has sent copies of letter to owners of all existing towers within a one (1) mile radius of the proposed site, inquiring whether or not their existing tower could accommodate the proposed antennae without causing instability or radio frequency interference.
- g. If it is determined that an existing tower does not have the structural strength or integrity to support additional antennae and associated equipment, then the proposed provider shall provide documentation that the existing tower can not be structurally strengthened to accommodate an additional user.

*Prior to determining a site, AT&T's RF Engineers review all possible collocation opportunities on structures and on buildings, if any, within the search area where the site needs to be located to provide coverage. AT&T prefers collocation, as collocations are AT&T's preferred method of getting on air quickly. However, in this case, AT&T's antennas are currently located on the Crown Castle tower that will be decommissioned in 2022. In AT&T's search for a new tower to locate its antenna on, AT&T determined there are no other usable sites, building, towers or other structure locations where coverage is needed. The proposed Telecommunication Tower will enable AT&T and other carriers in the area to continue to provide coverage in this area of Gaston County.*

- T. In all zoning districts where telecommunication towers are allowed except for the (C-3) and Industrial (except I-U) districts, any newly proposed tower shall be located at least one thousand (1,000) feet from any other existing telecommunications tower. The provider shall provide on the proposed site plan any existing towers within the one thousand (1,000) foot separation requirement.

*There are no existing towers within 1,000 feet of the Telecommunication Tower.*

- U. Towers shall not restrict or interfere with air traffic or air travel to and from any existing or proposed public or private airport. All proposed towers shall comply with Federal Aviation Administration (FAA) standards.



*Please refer to the ASAC Site Specific Evaluation provided under Tab 10 of the application binder.*

- V. In (R-1) and (R-2) zoning districts, monopole type towers only.

*Not applicable.*

**SECTION 8.4.24**  
**CO-LOCATION FOR NEWLY PROPOSED AND REPLACEMENT**  
**TELECOMMUNICATION TOWERS**

- A. The location of antennae and its associated equipment on an approved telecommunications tower shall be permitted by right in all zoning districts provided the tower's height is not increased and the structural integrity of the tower is not diminished or compromised as determined and documented by a licensed professional structural engineer.

*Acknowledged.*

- B. Newly proposed or replacement telecommunication towers up to one hundred-fifty (150) feet shall be structurally designed and built to accommodate two (2) or more users.

*Not applicable.*

- C. Newly proposed or replacement telecommunication towers which exceed one hundred-fifty (150) feet shall be structurally designed and built to accommodate three (3) or more users.

*The Telecommunication Tower will be a 250-foot self-supporting tower, and it is structurally designed to accommodate at least three wireless carriers.*

- D. New telecommunication towers and replacement towers shall provide enough ground site area to accommodate future providers' ground equipment buildings associated with future co-locates.

*Please refer to Sheet C-2 of the Zoning Drawings. The compound has been designed to accommodate the ground equipment for AT&T and at least two additional wireless carriers.*

**SECTION 9.15**  
**GENERAL PROVISIONS FOR ALL COMMUNICATION TOWERS**

- A. In recognition of the Telecommunications Act of 1996, it is the intent of the County to allow communication providers the opportunity to locate telecommunication towers and related facilities within the County in order to provide an adequate level of service to its customers while protecting the health, safety, and welfare of its citizens. Wireless towers

may be considered undesirable with other types of uses, most notably residential uses, therefore special regulations are necessary to ensure that any adverse effects to existing and future development are mitigated.

B. Accordingly, the County finds that regulations related to telecommunication towers are warranted and necessary to:

1. Direct the location of communication towers within the jurisdiction of this Ordinance.

*TowerCo is requesting a Conditional District Zoning (rezoning) from RS-20 to C-1 for the 0.48-acre portion of the full 23.8-acre lot where the proposed Telecommunication Tower is located. The C-1 zoning district is the most appropriate zoning classification for the Telecommunication Tower, as telecommunication towers and facilities are permitted in the C-1 district and this district is designed to accommodate the needs of residential neighborhoods. The portion of the property to be conditionally rezoned to C-1 is comprised of the 100' X 100' lease area (.23-acres) and 10,677.47 square feet for the 30-foot ingress / egress and utility easement. The area to be rezoned is identified on the Tower Survey Sheet and on Sheet C-1 of the Zoning Drawings.*

2. Protect residential areas and land uses from potential adverse impacts of telecommunication towers.

*As mentioned above, the C-1 district is the most appropriate zoning classification for the Telecommunication Tower. There will be no adverse impacts from the Telecommunication Tower on any residential areas and land uses. Instead, the residential areas will benefit from the coverage that will be available due to the Telecommunication. In addition, the Telecommunication Tower will allow First Net to provide services to the first responders. In sum, the Telecommunication Tower will have no adverse impact on the surrounding area and will instead benefit the surrounding area and community.*

3. Minimize visual impacts of telecommunication towers through careful design, siting, landscape screening, and innovative camouflaging techniques.

*The Telecommunication Tower is located in a wooded, densely vegetated area of the property. The Telecommunication Tower will be well screened due to the mature trees surrounding the Tower. The Tower will have no adverse impact, visual or otherwise, to the area.*

4. Accommodate the need for telecommunication towers serving residents and businesses of the County.

*The Telecommunication Tower is necessary for AT&T to continue providing coverage in the area, including the residences and businesses in the area.*

5. Promote the shared use / co-location of existing and new communication towers as a primary option rather than construction of additional single-use towers.

*As referenced in TowerCo's Colocation Statement located under Tab 9 of the application binder, Applicant has contacted Verizon Wireless and T-Mobile about collocation space on the Telecommunication Tower and will continue to market the space on Telecommunication Tower to other carriers who need better coverage in the area.*

6. Consider the public health and safety aspect relating to telecommunication towers; and avoid potential damage to adjacent properties from tower failure and other occurrences through structural standards and setbacks, engineering and careful siting of telecommunication towers.

*The Telecommunication Tower will not endanger the public health or safety, and will instead improve the public health and safety of the County by ensuring that residents, businesses, and public safety operations in the County have reliable access to telecommunication networks and mobile broadband communication services. The Telecommunication Tower will enable AT&T to continue providing coverage and service to this area of Gaston County and will allow FirstNet to provide services to the first responders. Thus, the tower will improve the public health and safety for those living, working, and traveling in the coverage area.*

*The proposed site will be located within a 100' X 100' lease area. As shown on Sheet C-1 of the Overall Site Layout of the Zoning Drawings, Telecommunication Tower will meet the setback requirement.*

*In the very unlikely event of a structural failure, the Telecommunication Tower is designed to collapse upon itself at about the halfway point of the Tower. Please refer to the Sabre Industries' Structural Engineer's Structural Design Report located under Tab 11 of the application binder.*

- C. Refer to Table 7.1-1 for the zoning districts where Telecommunication Towers and Facilities are allowed, provided that the supplemental regulations contained in Chapter 8 and other applicable provisions set forth elsewhere in the Ordinance are met, and a Special Use Permit, if necessary, has been issued in accordance with Section 5.11.

*The C-1 zoning district is the most appropriate zoning classification for the Telecommunication Tower, as telecommunication towers and facilities are permitted in the C-1 district and this district is designed to accommodate the needs of residential neighborhoods. The Telecommunication Tower complies with all supplemental regulations of the Ordinance. Since the Telecommunication Tower is permitted in the C-1 zoning district, a Special Use Permit is not required.*

- D. Freestanding monopole towers, with a maximum height of one-hundred ninety-nine and nine-tenths (199.9) feet are allowed by right in (C-3), (I-1), (I-2), and (I-3) zoning districts provided all other applicable provisions set forth herein and elsewhere in this Ordinance are met. Towers with a height of two-hundred (200) feet or greater and all lattice towers in these zoning districts shall be subject to the issuance of a Special Use Permit.

*Since the 250-foot Telecommunication Tower is permitted in the C-1 zoning district, a Special Use Permit is not required.*

- E. Telecommunication towers can be denied on the basis of negative influence on property values or on aesthetic concerns provided that there is evidence to prove the impact on adjacent property owners will be significant. In accordance with the Telecommunications Act of 1996, the County must clearly state the reasoning and available evidence of the impact on adjacent property values if the request is denied on this basis.

*Acknowledged. However, the Telecommunication Tower will have no negative influence on property values or on aesthetic concerns.*

- F. Telecommunication towers may be considered either principal or accessory uses in any zoning district where a tower is allowed to be located. A different existing use or an existing structure on the same lot and / or parcel shall not alone preclude the installation of antennae or a tower on said lot or parcel.

*Acknowledged. The property where the Telecommunication Tower will be located is an undeveloped, vacant parcel.*

- G. The replacement of an existing tower of the same tower type, provided the original tower height is not increased, shall be permitted by right in any zoning district.

*Not applicable.*

- H. Collocation of Small Wireless Facilities, Supplemental

*Not applicable.*

## **VII. CONCLUSION**

The Telecommunication Tower will be in conformity with the Gaston County Unified Development Ordinance and will be an integral part of AT&T's and other wireless carriers' wireless telecommunications systems, and will allow AT&T and other carriers to continue to provide wireless telecommunications services to this area of Gaston County.

The Telecommunication Tower will comply with the telecommunications and other applicable provisions of the County's Ordinance. At all times, TowerCo, AT&T, and their agents will cooperate with the County in every way possible in permitting, construction, and operation of the Telecommunication Tower.

TowerCo hereby respectfully requests that Conditional District Zoning (rezoning) from RS-20 to C-1 be allowed for the 0.48-acre portion of the full 23.8-acre lot where the Telecommunication Tower is proposed.

This 24th day of March, 2022.

/s/ Karen M. Kemerait

Karen M. Kemerait  
NC Zoning Counsel for  
TowerCo, 2013, LLC





# Transforming public safety communications



The First Responder Network Authority (FirstNet) has entered into a public-private partnership with AT&T to build the first nationwide wireless broadband network dedicated to first responders for use in disasters, emergencies and daily public safety work.



FirstNet provides initial funding, 20 MHz of spectrum and deep public safety expertise to the partnership. AT&T brings a proven track record and strong commitment to public safety, as well as the commercial expertise and nationwide resources to deploy, maintain and operate the network.



This 25-year partnership offers the best overall value to America and its public safety responders – both from an investment perspective and in terms of the lifesaving technology it will put in the hands of law enforcement, fire and emergency medical personnel in communities across the nation.

## FirstNet will serve...

### FIRST RESPONDERS



fire, police, EMS

IN

### COMMUNITIES



counties, cities,  
tribal, rural

ACROSS

### THE NATION

50 states,  
5 territories & DC

## Technology first responders need to save lives, protect communities

### MODERNIZED

innovative  
app & device  
ecosystem



network  
improvements  
& upgrades



commercially proven  
cybersecurity  
solutions

### PRIORITIZED

emergency  
communications receive  
highest priority



rapid buildout  
with public safety  
input



nationwide  
public safety  
solutions  
leveraging  
existing  
infrastructure

### SPECIALIZED

robust coverage  
where public safety  
needs it



connectivity for  
advanced  
mobile data



highly available  
customer care



**FirstNet**

Learn more at [FirstNet.gov/mediakit](http://FirstNet.gov/mediakit)





# TOP 10 FREQUENTLY ASKED QUESTIONS



## 1. What is the First Responder Network Authority?

The First Responder Network Authority is the independent authority established by Congress to deliver a nationwide broadband network dedicated to public safety. The Network is strengthening public safety users' communications capabilities, enabling them to respond more quickly and effectively to accidents, disasters, and emergencies.

The First Responder Network Authority is led by a [Board of leaders and executives](#) from the public safety community; federal, state, and local governments; and the technology, finance, and wireless sectors. It has a staff of about 200 employees with expertise in public safety, telecommunications, customer service, technology, procurement, and other areas needed to develop the Network. It is headquartered in Reston, VA, and has a technology center and lab in Boulder, CO.

## 2. What led to the creation of the First Responder Network Authority?

The 9/11 terrorist attacks brought to the forefront the many communications challenges that first responders face during emergencies and disasters. These issues were captured in the *9/11 Commission Report*, which identified gaps in emergency communications and recommended a nationwide network for law enforcement, fire, and emergency medical personnel communications.

The public safety community united to fulfill the 9/11 Commission's recommendation. Public safety organizations and associations advocated before Congress for a dedicated, reliable wireless network for first responders. Their advocacy efforts led to the passage of legislation in 2012 to create the agency to deploy the Network in all U.S. states and territories, including rural communities and tribal nations.

## 3. How has public safety been involved in the vision for the FirstNet network?

Public safety officials have worked closely with the First Responder Network Authority since its inception in 2012 to ensure the Network meets first responders' needs – today and in the future. The agency's outreach and consultation efforts have connected the organization to more than 1.8 million first responders and state public safety and technology executives across the country.

Specifically, the First Responder Network Authority has consulted extensively with [state single points of contact \(SPOCs\)](#) in each of the 50 U.S. states, 5 territories, and the District of Columbia, as well as local/municipal, tribal and federal public safety leaders. It also coordinates with public safety through the [Public Safety Advisory Committee \(PSAC\)](#), which provides guidance and subject matter expertise from a first responder perspective. Public safety leaders at the national, state and local levels continue to advocate for and support deployment of the Network.

## 4. How was AT&T selected to build, operate, and maintain the FirstNet network?

The First Responder Network Authority and the Department of Interior made the 25-year award based on the determination of the overall best value solution for FirstNet and public safety. The buildup to the award included a fair, competitive procurement process that began in January 2016 with [release of the Network RFP](#).

The procurement process followed the Federal Acquisition Regulation (FAR) and encouraged offerors to provide innovative solutions that could meet or exceed the needs of public safety.

The procurement was open to all entities, whether traditional wireless companies or new entrants, provided their proposal could meet the RFP's statement of objectives. AT&T was selected on a best-value award that considered financial sustainability and was based on more than just a technically acceptable solution at the lowest cost. The evaluation of proposals assessed the offerors' ability to submit a cost-effective and innovative model, and to meet or exceed the 16 objectives and evaluation factors outlined in the FirstNet RFP.

## 5. Why is the Network being built and operated through a public-private partnership?

The First Responder Network Authority and AT&T are modernizing and improving public safety communications by leveraging private sector resources, infrastructure, and cost-saving synergies to deploy and operate the Network. This public-private model also helps keep costs down for American taxpayers. To do this, Congress used the sale of communications airwaves (or spectrum) to fund FirstNet's initial operations and help start network deployment; the \$7 billion FirstNet received in initial funding came from FCC spectrum auction revenue, not taxpayer funds.

If the federal government were to build, maintain and operate this Network, the estimated cost would be tens of billions of dollars over 25 years. [The Government Accountability Office has estimated](#) it could cost up to \$47 billion over 10 years to construct and operate the Network.

With this partnership approach, the First Responder Network Authority and AT&T do not need any additional federal funding to build and operate the Network – it is a fully funded, self-sustaining Network. In return, America's first responders get services far above and beyond what they have today over a first-class broadband network dedicated to their communications needs.



## 6. What are the key terms this public-private partnership?

Congress intended for the Network to be built and operated as a public-private partnership that brings together the best of the private sector, including commercial best practices, infrastructure, and resources – with the First Responder Network Authority's public safety expertise. This approach will lead to a fully-funded, self-sustaining Network that will serve public safety for years to come. This business model is built upon the efficient use of resources, infrastructure, cost-saving synergies, and incentives, including:

- 20 MHz of federally owned spectrum and \$6.5 billion in initial funding to the partnership; in return AT&T will deploy and operate a nation-wide high-speed broadband network for public safety over 25 years.
- AT&T will invest about \$40 billion over the life of the contract to build, operate, deploy, and maintain the Network, and together with the First Responder Network Authority will help ensure the Network evolves with the needs of public safety.
- AT&T can use FirstNet's spectrum when it is not being used by public safety for other, commercial purposes. The company will prioritize first responders over any other commercial users.
- First Responder Network Authority will oversee the contract to ensure it delivers innovation, technology and customer care to public safety through various mechanisms, including subscriber adoption targets, milestone buildouts, disincentive fees and other mechanisms outlined in the contract.

## 7. What will the FirstNet Network provide first responders that they don't have today?

Today, in emergencies and at large events, heavy public use can lead to wireless communications networks becoming overloaded and inaccessible. In those instances, public safety users are treated the same as any other commercial or enterprise user, and communications can be limited due to congestion and capacity issues.

With the FirstNet Network, public safety will get a dedicated "fast lane" that provides highly secure communications every day and for every emergency. It will deliver specialized features to public safety that are not available on wireless networks today – such as priority access; preemption; more network capacity; and a resilient, hardened connection. The Network will deliver more than just a public-safety-dedicated wireless connection – it is also creating devices and apps ecosystems that will connect first responders to innovative, life-saving technologies.

## 8. How will the Network benefit first responders and help them do their jobs better?

FirstNet will improve communications, response times and outcomes for first responders from coast-to-coast, in rural and urban areas, inland and on boarders – leading to safer, and more secure communities. The Network will provide first responders with innovation and robust capacity so they can take advantage of advanced technologies, tools and services during emergencies, such as:

- Applications that allow first responders to reliably share videos, text messages, photos and other information during incidents in near real-time;
- Advanced capabilities, like camera-equipped connected drones and robots, to deliver images of wildfires, floods or other events;
- Improved location services to help with mapping capabilities during rescue and recovery operations; and
- Wearables that could relay biometric data of a patient to the hospital or alert when a fire fighter is in distress.

Network technology will also be tested and validated through the [FirstNet Innovation and Test Lab](#), located in Boulder, CO, so first responders will have the proven tools they need in disasters and emergencies.

## 9. What's happening with FirstNet now?

All 50 states, five U.S. territories and Washington, D.C., have "opted in," to FirstNet, meaning each has accepted its individual State Plan detailing how the network will be deployed in their state/territory.

The First Responder Network Authority's public-private partnership with AT&T provides first responders with immediate access to mission-critical capabilities over the FirstNet network. This includes priority and preemption features that give first responders their own "fast lane" on the public safety network to communicate and share information during emergencies, large events, or other situations when commercial networks could become congested. FirstNet is the only broadband network to provide ruthless preemption for public safety.

Key FirstNet activities include:

**Expanding the Network and Building Out Band 14:** The First Responder Network Authority has issued work orders to deploy the RANs. This gave AT&T the green light to expand FirstNet's footprint and deploy Band 14 capacity and coverage throughout the nation, providing first responders with the bandwidth and mission critical connections they need to communicate, share information, and use innovative technologies every day and in every emergency.

**Driving public safety innovation:** FirstNet is also unlocking a new technology marketplace for public safety, enabling first responders to benefit from advancements in innovation. The FirstNet App Catalog store will be filling up with FirstNet-approved mobile apps that are optimized for public safety use over the Network.

**Securing emergency communications:** FirstNet's first-of-its-kind core infrastructure will give first responders the dedicated, highly secure, non-commercial network they deserve. The FirstNet Core, delivered in March 2018, provides full encryption of public safety data over FirstNet and end-to-end cyber security. FirstNet subscribers also have access to a dedicated Security Operations Center, offering 24/7/365 support.

**Engaging with public safety:** The First Responder Network Authority will continue to engage with public safety in the states, territories, federal agencies, and tribal nations to ensure the network meets their needs and incorporate their feedback in the design of future FirstNet products and services.

## 10. How can I learn more?

Stay up-to-date on the First Responder Network Authority activities and the building and deployment of FirstNet at [www.firstnet.gov](http://www.firstnet.gov). Follow us on [Twitter](#), [Facebook](#) and [YouTube](#).





## VICINITY MAP



## DRIVING DIRECTIONS

DIRECTIONS FROM CHARLOTTE, NC:

- TAKE NC-16 N & USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO I-85 S TOWARD GASTONIA
- MERGE ONTO I-85 S
- TAKE EXIT 26 TOWARD MT HOLLY/BELMONT/BELMONT ABBEY COL
- TURN LEFT ONTO BELMONT MT HOLLY RD
- TURN LEFT ONTO WOODLAWN ST
- TURN LEFT ONTO HICKORY GROVE RD
- TURN RIGHT ONTO LINN ST
- TURN LEFT ONTO PINHOOK LOOP RD & THE DESTINATION WILL BE ON THE LEFT SIDE OF THE ROAD

## SCOPE OF WORK

THIS PROJECT CONSISTS OF:

- NEW 60'-0"X60'-0" FENCED COMPOUND
- INSIDE NEW 100'-0"X100'-0" LEASE AREA
- NEW 250' TALL SELF SUPPORT TOWER
- NEW AT&T WIC & GENERATOR IN 12'-0"X16'-0" EQUIPMENT LEASE AREA
- NEW AT&T ANTENNAS ON SELF SUPPORT TOWER



NORTH CAROLINA ONE-CALL  
STATE WIDE CALL: 811  
CALL BEFORE YOU DIG

DEPARTMENT	NAME/SIGNATURE	DATE
LAND/TOWER OWNER		
SITE ACQU. AGENT		
ZONING/PERMITTING AGENT		
A&E MANAGER		
CONSTRUCTION MANAGER		
RF MANAGER		



TowerCo®



at&amp;t

SITE NAME:

MCANDENVILLE (NC0288)

FA NUMBER:

15451176

PROJECT DESCRIPTION:

PROPOSED 250' SELF SUPPORT TOWER

## NORTH CAROLINA CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS 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 THESE CODES:

CODE TYPE	CODE
BUILDING	2018 NC BUILDING CODES W/ NC AMENDMENTS
ELECTRICAL	2020 NEC NFPA 70 W/ NC AMENDMENTS

ANSI/TIA-222-G  
LOCAL BUILDING CODE  
CITY/COUNTY ORDINANCES

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS,  
THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN.

## PROJECT INFORMATION

SITE ADDRESS: 906 PINHOOK LOOP RD  
GASTONIA, NC 28056

LATITUDE (NAD 83): N 35° 16' 07.180"

LONGITUDE (NAD 83): W 81° 04' 31.538"

PARCEL ID: A PORTION OF 183034

CURRENT ZONING: RS-20 WITH US OVERLAY

PROPOSED ZONING: C-1 WITH US OVERLAY

JURISDICTION: GASTON COUNTY

PROPERTY OWNER: THEOBALD, LANCE P. & KELLY A

APPLICANT: TOWERCO 2013 LLC

PROJECT MANAGEMENT FIRM: TOWERCO 2013 LLC  
5000 VALLEYSTONE DR. (SUITE 200)  
CARY, NC 27519  
(919) 653-5700

ENGINEER: SMW ENGINEERING GROUP N.C., PLLC  
158 BUSINESS CENTER DRIVE  
BIRMINGHAM, AL 35244  
CONTACT: V.G. DUVALL, JR., PE  
PHONE: 205-252-6985

POWER: DUKE ENERGY

FIBER: NOT PROVIDED

## DRAWING INDEX

T-1	TITLE SHEET & PROJECT INFORMATION
-	SURVEY
C-1	OVERALL SITE PLAN
C-1.1	PARENT TRACT OVERVIEW
C-2	DETAILED SITE PLAN
C-2.1	LIGHTING/PHOTOMETRIC PLAN
C-2.2	FENCE DETAILS
C-3	TOWER ELEVATION & ANTENNA PLAN
C-4	SITE SIGNAGE
C-4.1	CABINET & GENERATOR SIGNAGE



SMW # 21-2312



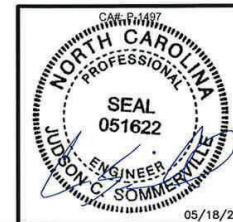
5000 VALLEYSTONE DR.  
SUITE 200  
CARY, NC 27519  
(919) 653-5700



#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING
3	05/03/22	REISSUED FOR ZONING
4	05/18/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)

TITLE SHEET &  
PROJECT INFORMATION



DESIGNED: JDS  
DRAWN: BMD  
CHECKED: RTB  
LAST REV. BY: BMD

FA #: 15451176

T-1

05/18/22



#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING
3	05/03/22	REISSUED FOR ZONING
4	05/18/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)

OVERALL SITE LAYOUT

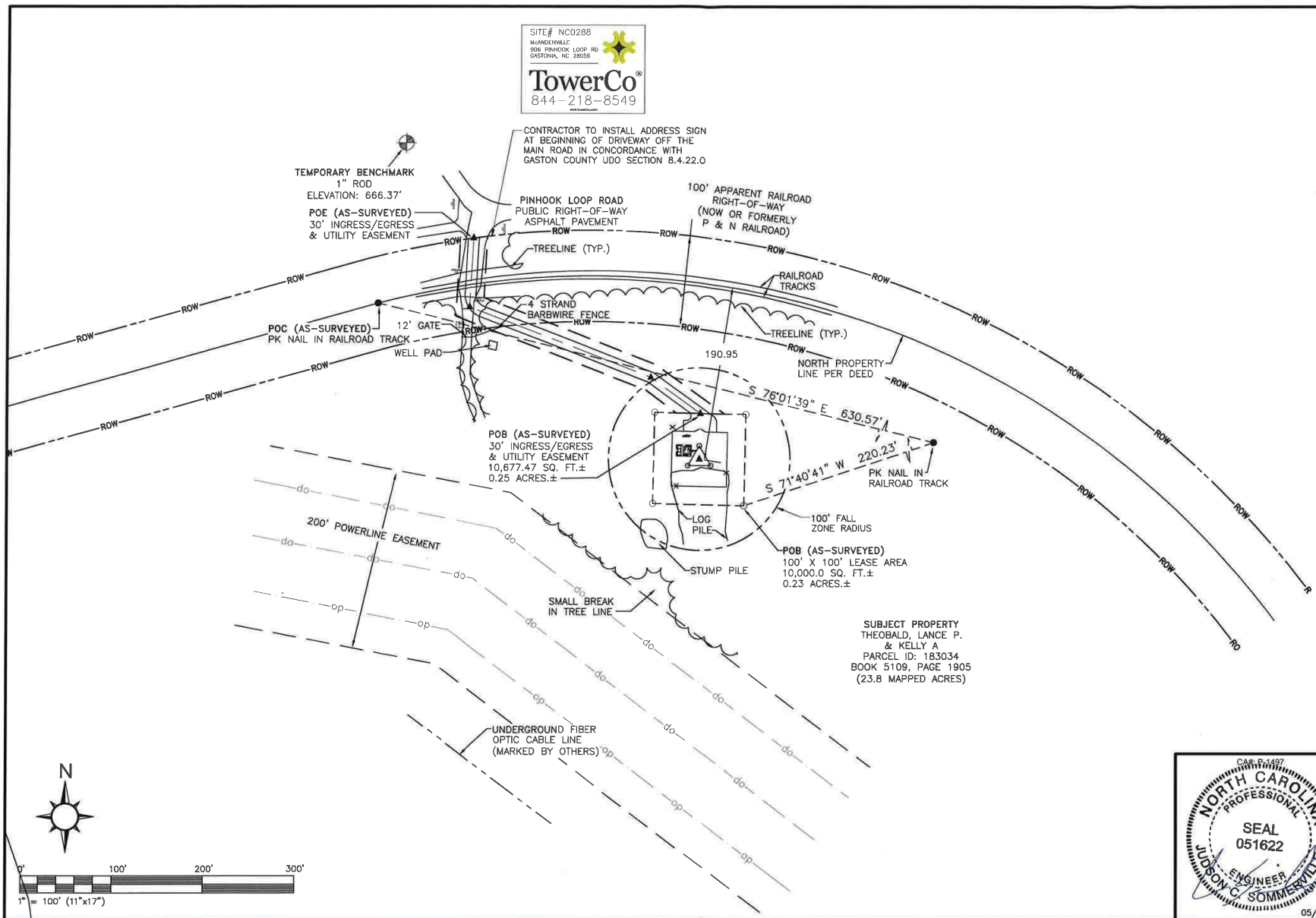
DESIGNED: JDS  
DRAWN: BMD  
CHECKED: RTB  
LAST REV. BY: BMD

FA #: 15451176

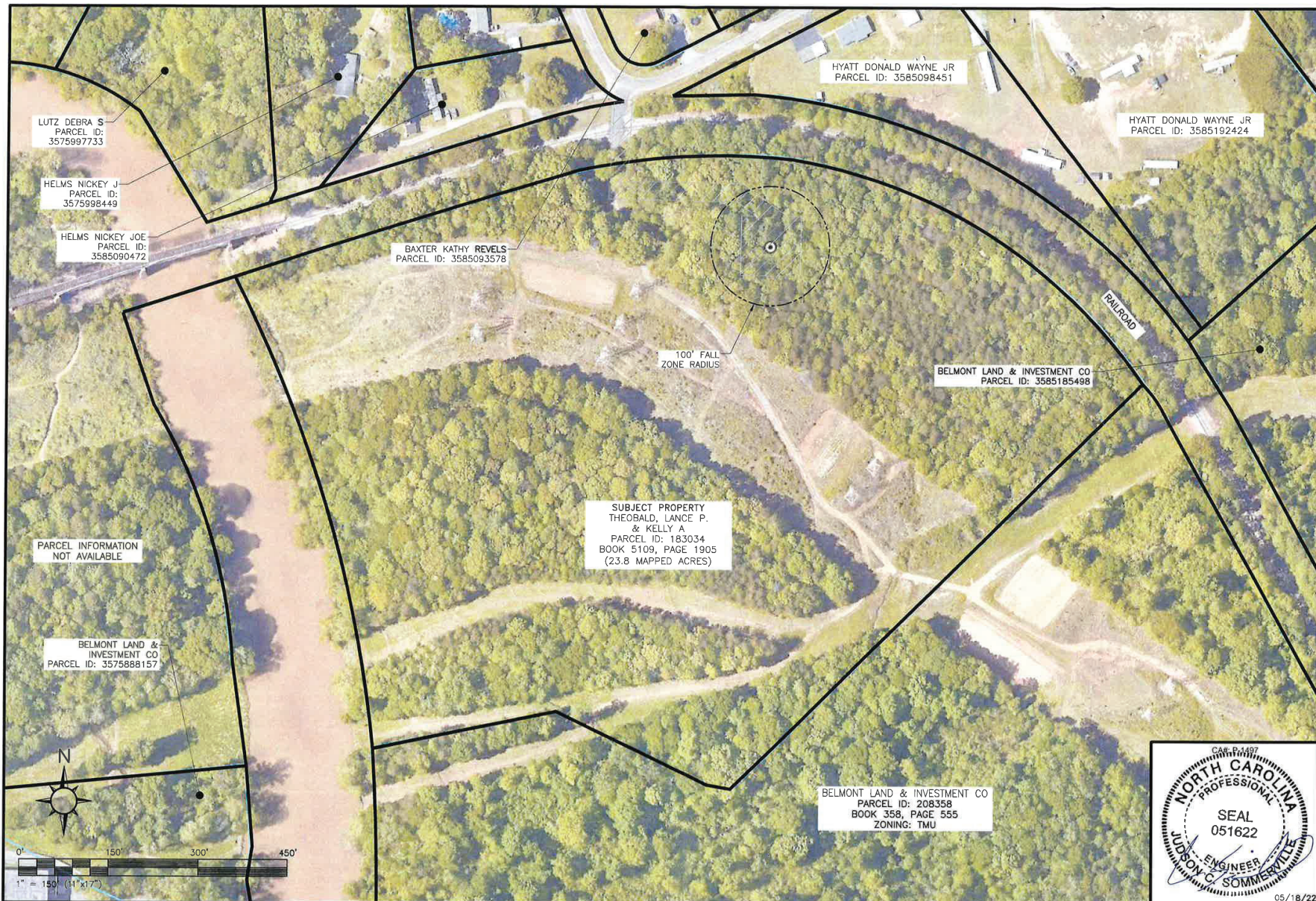
C-1



05/18/22







SMW # 21-2312



#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING
3	05/03/22	REISSUED FOR ZONING
4	05/18/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)

PARENT TRACT  
OVERVIEW

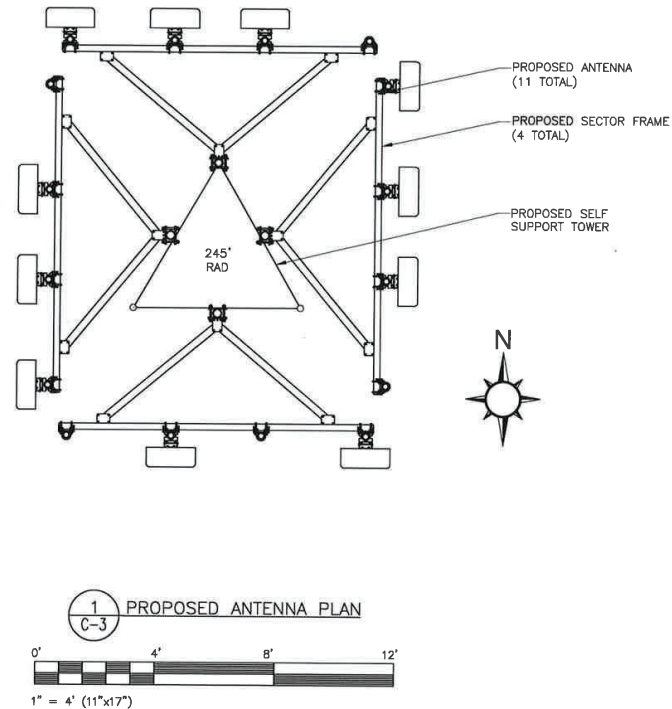
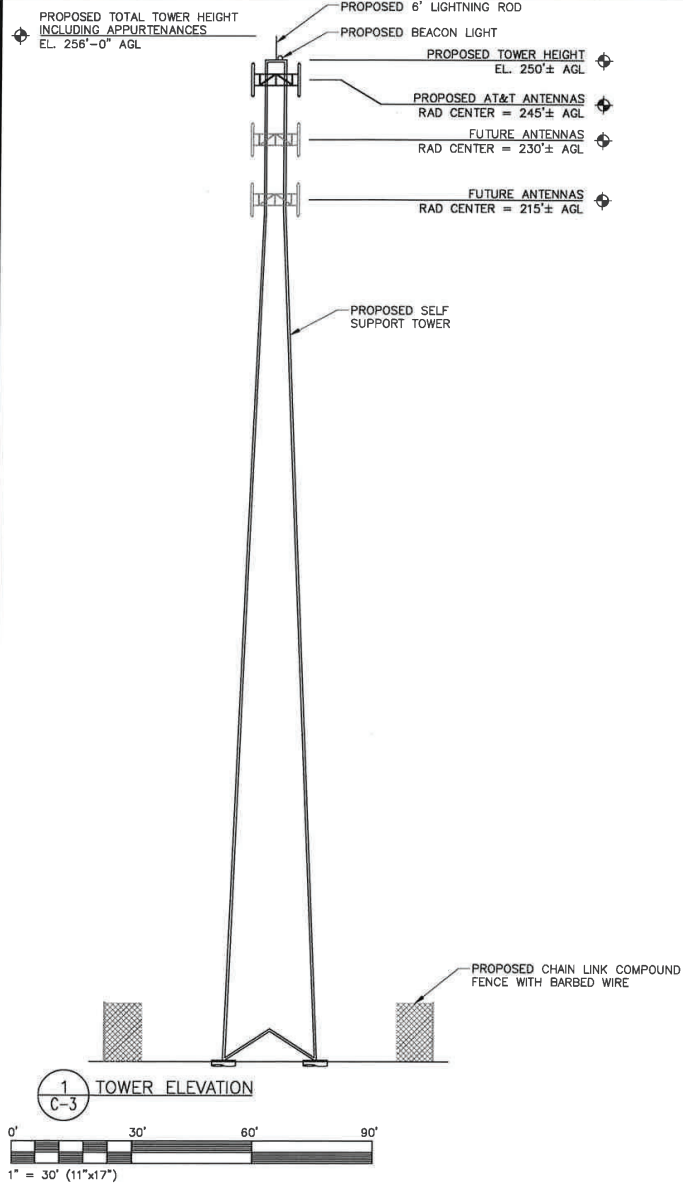


DESIGNED: JDS  
DRAWN: BMD  
CHECKED: RTB  
LAST REV. BY: BMD  
FA #: 15451176

C-1.1

05/18/22





NO MAPPING OR ANALYSIS HAS BEEN PERFORMED ON SECTOR MOUNTS, AND STRUCTURAL INTEGRITY OF MOUNTS UNDER NEW LOADING IS UNDETERMINED



SMW # 21-2312

TowerCo<sup>®</sup>  
5000 VALLEYSTONE DR.  
SUITE 300  
CARY, NC 27519  
(919) 855-5700



#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING
3	05/03/22	REISSUED FOR ZONING
4	05/18/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)

TOWER ELEVATION &  
ANTENNA PLAN



DESIGNED: JDS  
DRAWN: BMD  
CHECKED: RTB  
LAST REV. BY: BMD

FA #: 15451176

C-3

05/18/22



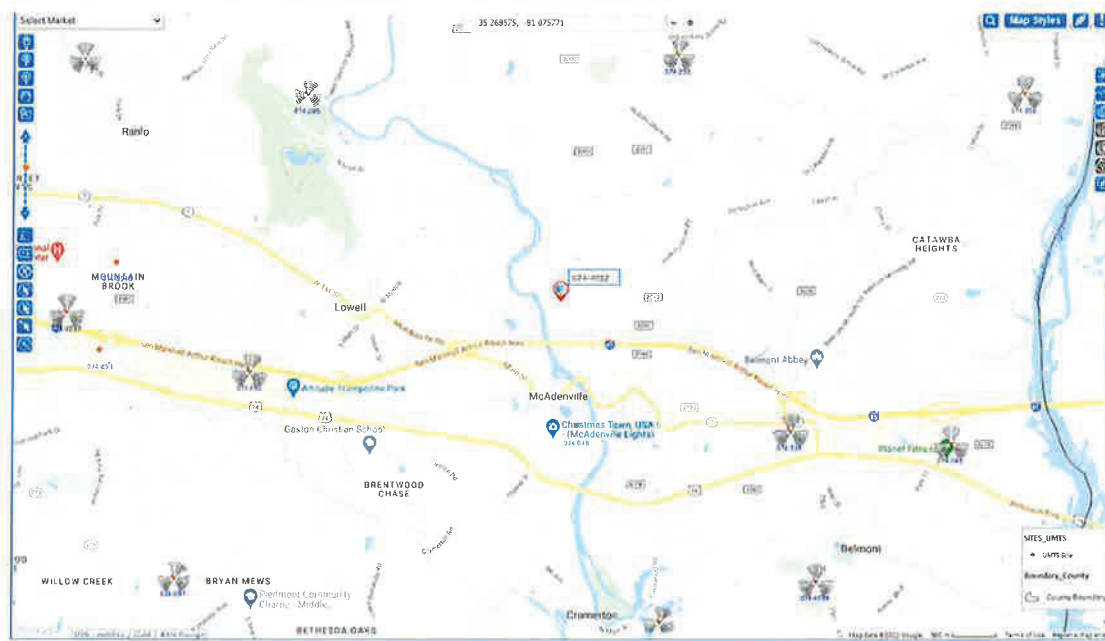


Paul Prychodko  
AT&T Mobility LLC,  
Charlotte/Greensboro/Asheville Markets

**DATE:** March 16, 2022  
**SUBJECT:** RF Justification for AT&T Wireless Site: 074-4082

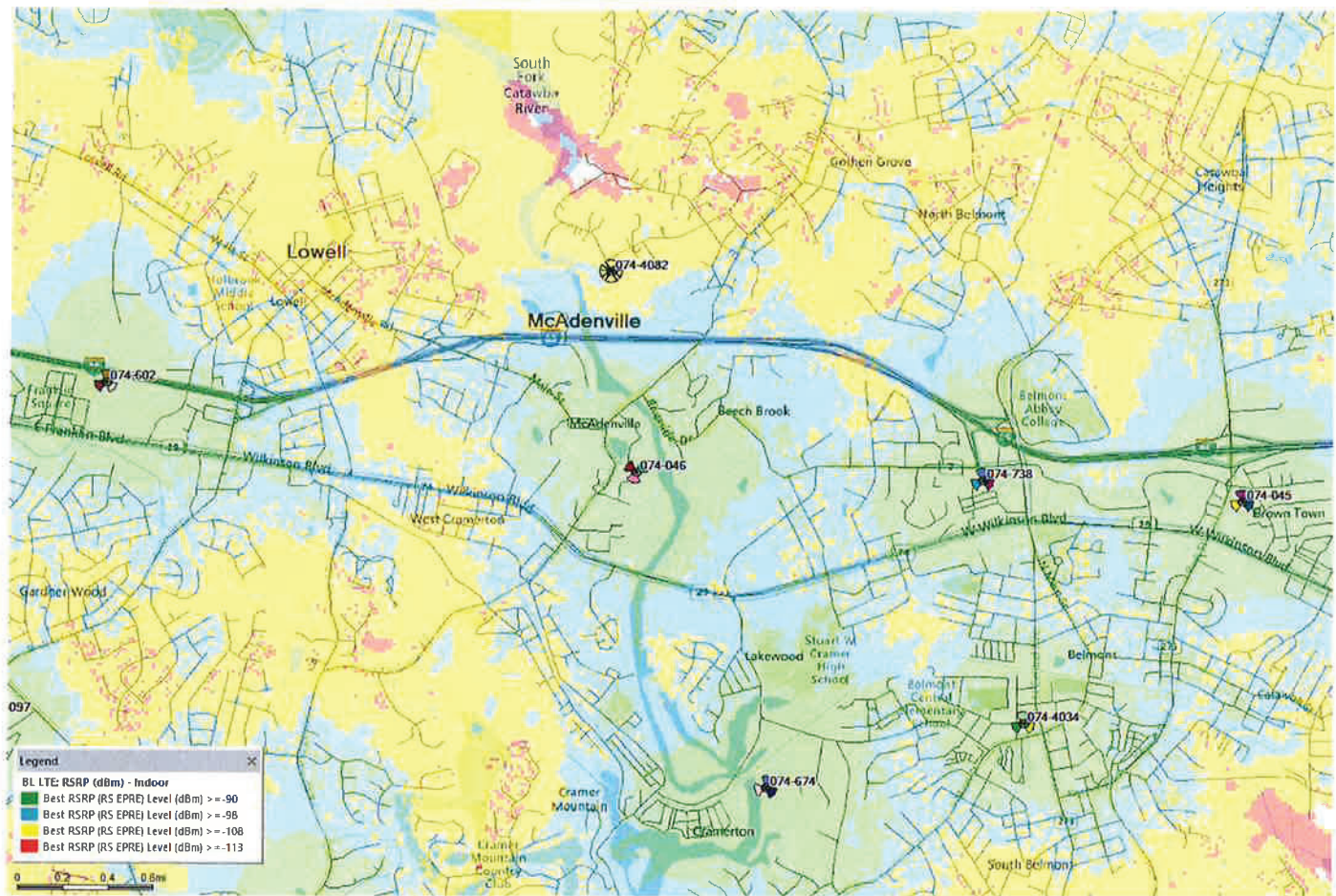
AT&T Mobility has been requested to provide justification for our proposed site 074-4082. AT&T Mobility is currently in the process of relocating our existing site in Gaston County. The proposed site will provide & extend the coverage along I-85 and provide indoor/outdoor coverage to residential and businesses in and around the town of McAdenville. The proposed tower height of 245 feet is the minimum necessary to meet AT&T's coverage objectives. Existing structures have been utilized whenever possible. AT&T certifies that all of its equipment will be installed and operated in keeping with applicable FAA and FCC rules and regulations and appropriate industry standards. The construction of this tower, including AT&T's installation of transmitter/receiver equipment, will not interfere with the usual and customary transmission or reception of radio, television, etc. service enjoyed by adjacent properties. AT&T certifies that the proposed tower will not interfere with Public Safety radio equipment in the vicinity. **Figure 1** shows the general area within Gaston County that the new relocated site will be located. In **Figure 1** blue text indicate the location of all existing sites and the AT&T pin and the white text box indicates the location of the proposed site.

**Figure 1: Map of AT&T Wireless' Existing and Proposed Site**



Current Network Coverage from existing old Crown site. Refer to **Figure 2**, which shows coverage with existing site.

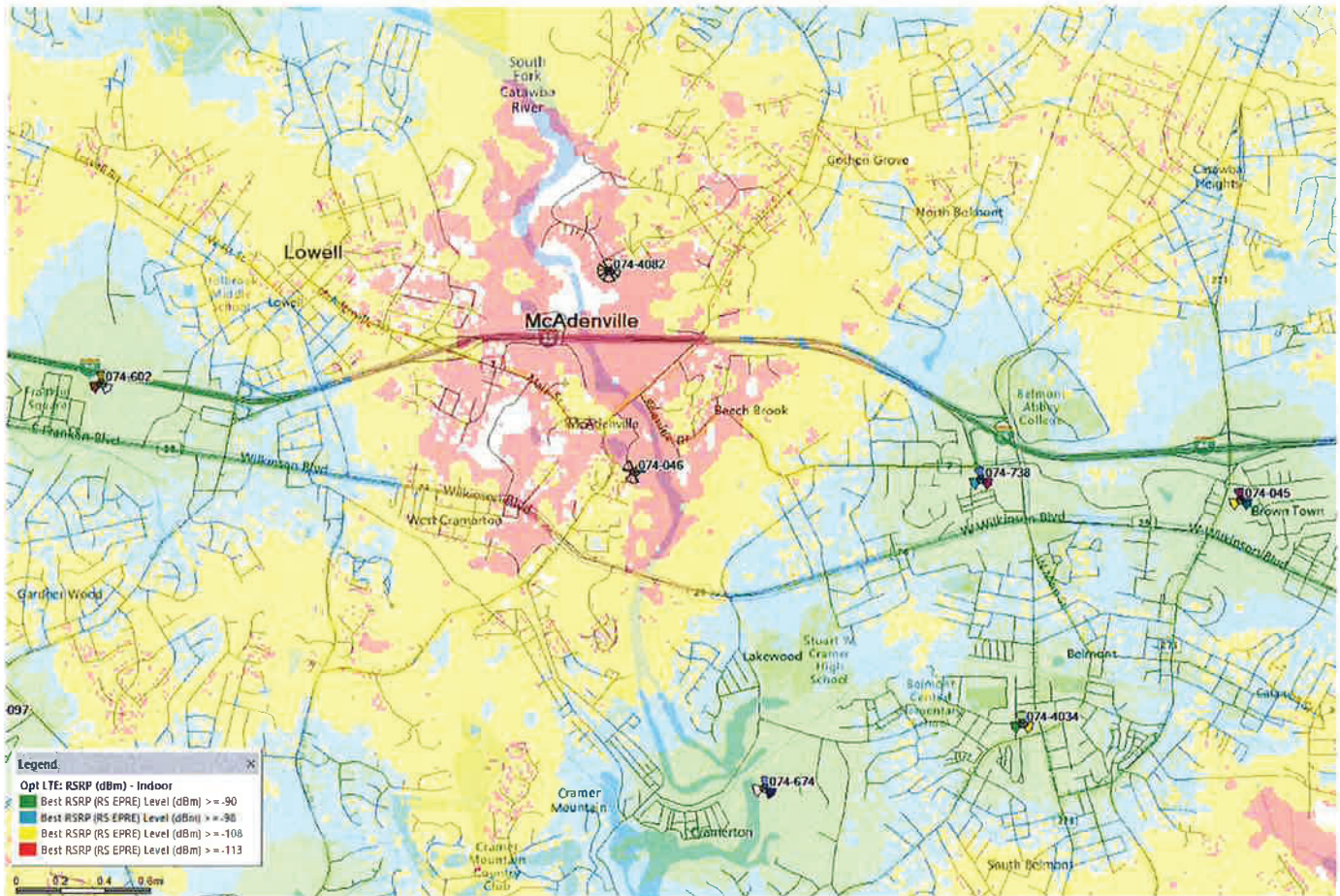
**Figure 2: Map of AT&T Wireless' Coverage with 074-046**





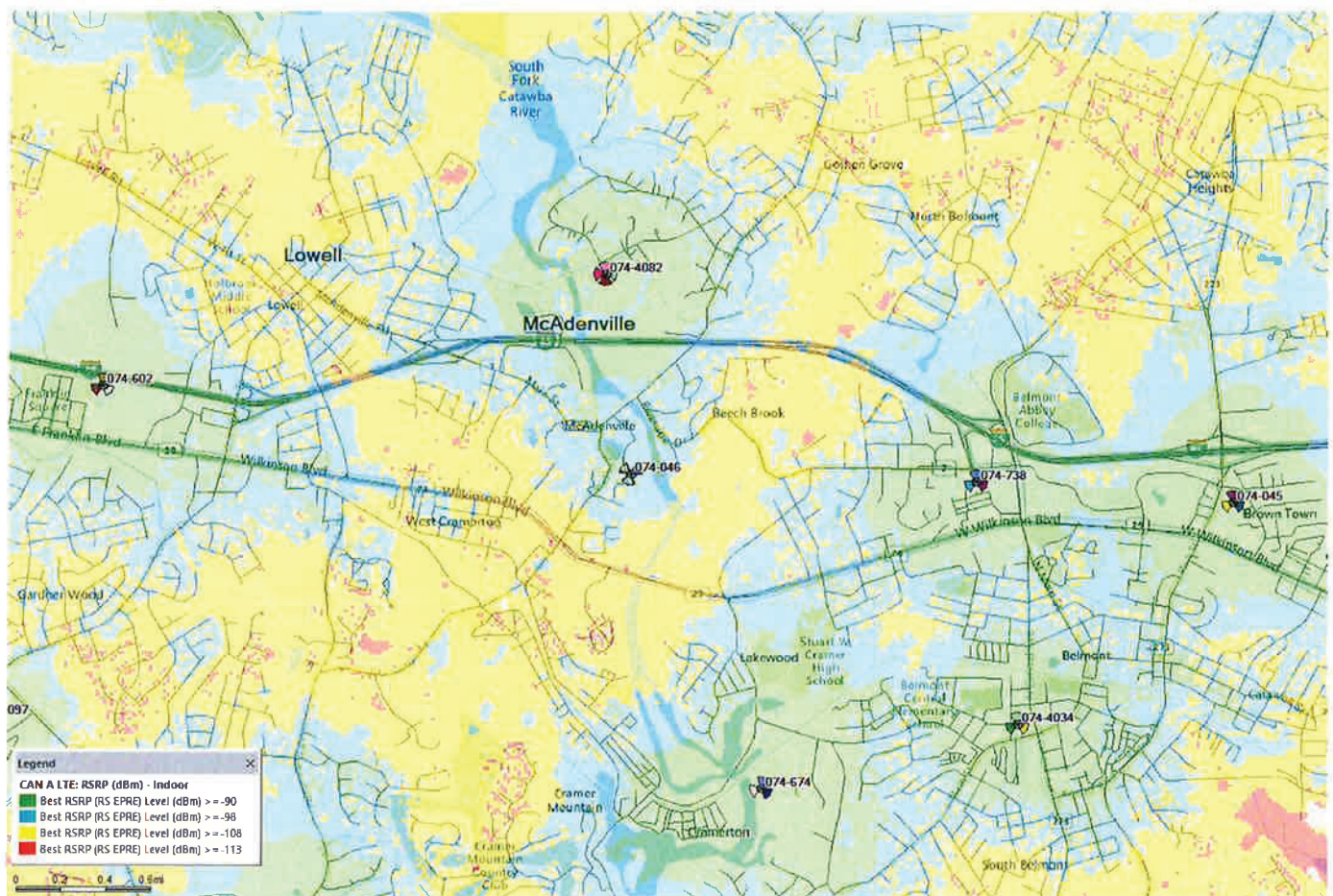
Coverage after Crown site was removed. Refer to **Figure 3**, which shows loss of coverage without existing site 074-046.

**Figure 3: Map of AT&T Wireless' Coverage without 074-046**



*With the addition of the relocation site 074-4082, AT&T Mobility will provide & enhance the coverage along I-85 and also provide outdoor/indoor coverage to residential and businesses around the town of McAdenville. Refer to **Figure 4** which shows coverage with proposed site 074-4082*

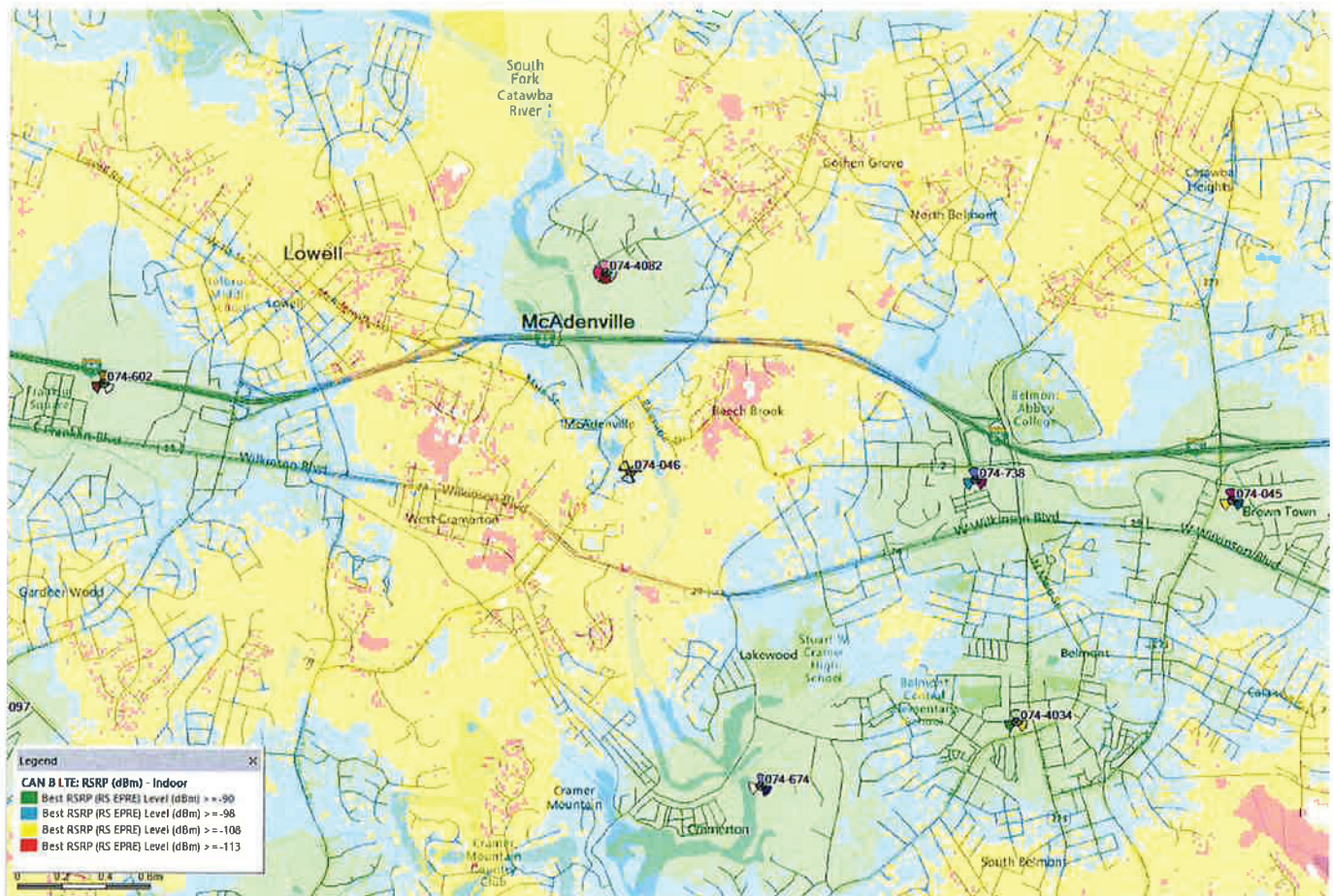
**Figure 4: Map of AT&T Wireless' Coverage with 074-4082 RAD height 245'**





AT&T could not meet their coverage and objectives if we lowered our RAD height to 195' which are to provide & enhance the coverage along I-85 and also provide outdoor/indoor coverage to residential and businesses around the town of McAdenville. Refer to **Figure 5** which shows coverage with proposed site 074-4082

**Figure 5: Map of AT&T Wireless' Coverage with 074-4082 RAD 195'**



Paul Prychodko  
AT&T Mobility LLC.  
Charlotte/Greensboro/Asheville Markets

*Paul Prychodko*



IMPACT ANALYSIS OF  
A PROPOSED TELECOMMUNICATIONS TOWER ON  
THE VALUE OF ADJOINING OR ABUTTING PROPERTIES

LOCATED ON

900 PINHOOK LOOP ROAD  
GASTON COUNTY, NORTH CAROLINA

AS OF

MARCH 29, 2022

FOR

KAREN KEMERAIT, PARTNER  
FOX ROTHSCHILD LLP  
434 FAYETTEVILLE STREET  
RALEIGH, NC 27601-2943

BY

DAVID A SMITH, MAI, SRA  
2007 FRONT STREET  
DURHAM, NORTH CAROLINA 27705

## **PART ONE - INTRODUCTION**



# DAVID A. SMITH, MAI, SRA

2007 FRONT STREET  
DURHAM, NORTH CAROLINA 27705  
PHONE (919) 493-1534  
[smithappraiser@verizon.net](mailto:smithappraiser@verizon.net)



March 31, 2022

Karen Kemerait, Partner  
Fox Rothschild LLP  
434 Fayetteville Street  
Raleigh, NC 27601-2943

As requested, I have inspected the site of a proposed telecommunications tower and the adjoining and abutting properties. The proposed tower would be located on 900 Pinhook Loop Road in Gaston County, North Carolina.

The purpose of this assignment is to determine if the proposed tower will substantially injure the value of adjoining or abutting property. The intended use of this assignment is to assist the approving body in determining if the proposed tower should be approved. The intended users of this report are officers and employees Fox Rothschild LLP and anyone they designate.

As requested, a summary report has been prepared. This is not an appraisal, but is a consulting assignment. This report assumes that the proposed tower has been constructed.

The properties were inspected on March 29, 2022 which is the effective date of this analysis. I made all necessary investigations and analyses. Based on a set of plans of the proposed tower, an inspection of the proposed tower site and adjoining and abutting properties, an analysis of data gathered and facts and conclusions as contained in the following report of 18 pages and addenda, and subject to the assumptions and limiting conditions as stated, it is my opinion that the proposed tower will not substantially injure the value of adjoining or abutting property and will be in harmony with the area in which it is to be located.

I certify that I have personally inspected the site of the proposed tower and those properties that adjoin or abut it. I further certify that I have no interest either present or contemplated in the property and that neither the employment to make this analysis nor the compensation is contingent upon the result of the analysis.

Respectfully submitted,

*David A. Smith*

David A. Smith, MAI, SRA  
NC State-Certified General Real Estate Appraiser #A281



TABLE OF CONTENTS

PART ONE-INTRODUCTION	PAGE
Letter of Transmittal	1
Table of Contents	2
Certification	3
 PART TWO-PREMISES OF THE ANALYSIS	
Statement of Competence	4
Extraordinary Assumptions and Hypothetical Conditions	4
General Assumptions and Limiting Conditions	4
Purpose, Intended Use and Users of the Report	5
Definition of Value	5
Date of Analysis and Date of Report	6
Property Rights	6
Scope of Work	7
 PART THREE-PRESENTATION OF DATA	
Description of Tower Site Property	8
Description of the Proposed Tower and Leased Area	9
Description of Contiguous and Nearby Properties	9
 PART FOUR-ANALYSIS OF DATA AND CONCLUSIONS	
Effect of the Proposed Telecommunications Tower	10
Conclusion	13
Qualifications of the Appraiser	14
 ADDENDA	
Area Map	
Subject Aerial Map	
Neighborhood Aerial Map	
Topographic and Floodplain Map	
Zoning Map	
Tax Card	
Deed	
Subject and Area Photos	
Tower Details	
Robinson Clemmer Aerial	
Photos of Robinson Clemmer Tower	

**CERTIFICATION**

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

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property assistance to the person signing this certification.

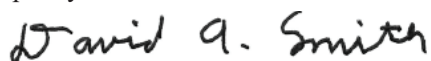
The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of the report, I have completed the requirements of the continuing education program of the Appraisal Institute.

This assignment was not made, nor was the report rendered on the basis of a requested minimum valuation, specific valuation, or an amount, which would result in approval of a credit transaction.

Unless otherwise stated in this report, I have not performed any services regarding the subject property within the three year period immediately preceding acceptance of this assignment as an appraiser or in any other capacity.



---

David A. Smith, MAI, SRA



## **PART TWO – PREMISES OF THE REPORT**

## **STATEMENT OF COMPETENCE**

I have completed all of the requirements to become a state certified general appraiser for the State of North Carolina and all of the requirements for the MAI designation. In addition I have successfully completed USPAP courses and continuing education seminars for forty years as well as preparing real estate appraisal reports over the same period. More detailed information about the courses and seminars are in the qualifications section of this report. I have prepared similar analyses and feel competent to perform this analysis.

## **EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS**

An extraordinary assumption is an assumption, directly related to a specific assignment, which if found to be false, could alter the appraiser's opinions or conclusions. A hypothetical condition is something that is contrary to what exists but is supposed for the purpose of the analysis. This analysis assumes that the proposed tower has been constructed as planned.

No other extraordinary assumptions or hypothetical conditions are made.

## **GENERAL ASSUMPTIONS AND LIMITING CONDITIONS**

The report has been made with the following general assumptions:

1. Possession of this report, or a copy thereof, does not carry with it the right of publication.
2. The appraiser by reason of this report is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
3. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the

public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraiser.

4. Definitions used in this report have been taken from *The Dictionary of Real Estate Appraisal*, 5th ed., published by the Appraisal Institute, copyright 2010, unless otherwise stated.

5. I relied on a set of plans identified as “TowerCo, AT&T, McAndenville (NC0288)” prepared by SMW Engineer Group, Inc. and last revised February 16, 2022.

6. I relied on public records from the Gaston County GIS for information regarding properties analyzed in this report. For purposes of this report, this information is assumed to be correct.

#### **PURPOSE, INTENDED USE AND USERS OF THE REPORT**

The purpose of this assignment is to determine if the proposed tower will substantially injure the value of adjoining or abutting proper property. The intended use of this assignment is to assist the approving body in determining if the proposed tower should be approved. The intended users of this report are officers and employees of Fox Rothschild LLP and anyone they designate.

#### **DEFINITION OF VALUE**

The opinions of value in this analysis are the market values. The definition of market value is that used by federally regulated financial institutions. This definition is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this

definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

#### **DATE OF ANALYSIS AND DATE OF REPORT**

The effective date of the analysis is March 29, 2022. The date of the report is March 31, 2022.

#### **PROPERTY RIGHTS**

The ownership interest considered in this analysis is the fee simple interest. The adjoining or abutting properties may be leased or have other property rights transferred, but the effect is for the fee simple value of the properties. The definition of fee simple as used in this report is:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

## **SCOPE OF WORK**

The scope of the report involves collection and confirmation of data relative to the property with the proposed tower and the adjoining or abutting properties. I made an inspection of the proposed tower site and referred to a set of plans for the tower. I also made an exterior inspection, from the street right-of-way of the adjoining or abutting property. I researched Gaston County for properties that adjoin or abut existing communication towers. I located property in Gaston County on Robinson Clemmer Road near Dallas where several properties either adjoin or abut existing communication towers or have a clear view of them. I compared them to similar properties with no clear view of a tower and used matched pair analysis to judge the effect of the proposed tower.



### **PART THREE – PRESENTATION OF DATA**

## **DESCRIPTION OF TOWER SITE PROPERTY**

Since the purpose of this report is to estimate the effect on adjoining or abutting property not the effect of the property the tower is on, only a brief description of the site where the tower is proposed will be given. More detail of the site is in the addenda.

According to public records from Gaston County, the address of the property where the tower would be located is 900 Pinhook Loop Hill Road. It has a mailing address of Gastonia but is not in the city limits. McAdenville is located to the west and I-85 is located a short distance to the south.

Tax records state that the property is owned by Lance P. Theobald and wife, Kelly A. Theobald. The parcel reference number for the property is 183034. The property is located in an RS-20 residential district and is in an urban standards overlay zone.

Tax records state that the land contains 23.8000 acres and the deed 24.6624 acres. It is located on the south side of a P & N railroad right-of-way and the east side of the Catawba River. Pinhook Loop Road is across the railroad but there is access across the right-of-way. The topography of the site slopes downward from north to south and east to west. The floodplain of the river is to the west but only a small part of the site is in the floodplain. There is a creek along the southern property boundary. The property is crossed by a 200 foot wide power line easement with three large overhead transmission lines and there is an underground fiber optic cable line.

The property is improved with a new single family dwelling and other related improvements.

A tax card, deed, aerial photograph, flood/topography map and zoning map are in the addenda.

## **DESCRIPTION OF THE PROPOSED TOWER AND LEASED AREA**

The tower will be located in the north central portion of the site between the railroad and the power lines. It will be 190.95 feet from the centerline of the railroad.

The leased area will be 100' x 100' and a fenced area will be 60' x 60' within the leased area. There will be a 30 foot wide ingress/egress and utility easement from Pinhook Road with a 12 foot wide gravel drive.

The tower will be 250 feet in height with a 6 foot lightning rod for a total of 256 feet. It will be self-supporting and of lattice design, have places for three antenna arrays and will be illuminated. The fenced area will have gravel and be enclosed with an eight foot high fence with fence fabric and topped with three strand barbed wire. The equipment structures for the tower will be below the level of the chain link fence. The site will be landscaped as required by the zoning ordinance and will be screened by existing trees from Pinhook Loop Road.

## **ADJOINING OR ABUTTING PROPERTIES**

The only property that directly abuts or adjoins the proposed site is owned by Belmont Land & Investment Company. It contains 75.17 acres and has no improvements of value. There is a 260.71 acre industrial tract across the river but is unimproved in this area. There are four properties across the railroad from the tower parcel. Two are improved with manufactured homes, one with a single family dwelling and one is a mobile home park.

## **PART FOUR – ANALYSIS OF DATA AND CONCLUSIONS**

## **EFFECT OF THE PROPOSED TELECOMMUNICATIONS TOWER**

The potential adverse effects from any proposed improvement are: environmental hazards, noise, odor, lighting, traffic and visual impact. Based on the plans of the proposed tower and conversations with those associated with it, there will be no environmental hazards associated with the proposed use. Also after construction there should be no significant adverse noise since the site is unmanned and none of the proposed items produce any significant noise. The improvement should also not produce any adverse odors. Traffic should not cause any significant adverse impact since the facility requires only periodic maintenance. If the tower is visible this has the potential to cause adverse impacts to other properties.

The tower site will be fenced and landscaped as required. All of the non-tower improvements will be screened by the fencing and landscaping. The only potential adverse effect is the visual impact of the tower itself.

To determine any potential adverse effects of the proposed tower I researched Gaston County for properties that adjoin or abut existing communication towers. I located property in Gaston County on Robinson Clemmer Road near Dallas where several properties either adjoin or abut existing communication towers or have a clear view of them. I compared them to similar properties with no clear view of a tower and used matched pair analysis to judge the effect of the proposed tower.

This cell tower site has four towers. Each tower is 244.1 feet in height is of lattice design, painted white and orange and is lit. They were constructed in 2005 and are owned by Truth Broadcasting Corporation.

I located six properties that sold recently, two that adjoin or abut the tower site and four others with a clear tower view. I compared them with four properties in a similar area but without a view of a tower. I adjusted them for all significant differences and compared them on a per square foot basis. The properties that adjoin or abut the communication towers or have a clear view gave an average of \$136.90 per square foot compared to those without a view of a tower which gave an average of



\$136.82 per square foot. A chart showing this comparison is on the following page. These close values indicates that communication towers in this area do not adversely affect property value.

COMPARISON OF PROPERTIES															
Properties that adjoin or abut a communication tower or with a clear view															
Address		Sold Price	Closing Date	Year Built	Carport	Garage	Porch	Patio	Storage	Baths	BR	FP	Quality	Living Area	Adjust Price/SF
406	Robinson Clemmer	\$195,000	12/29/2021	1971				72	100	1.0	3	0	Brick/Stone	1144	\$156.55
1010	Cloverdale	\$175,000	12/21/2021	1972			100	100	80	1.0	3	0	Brick/Stone	1144	\$136.14
320	Wooddale	\$173,000	10/29/2021	1972				52		2.0	3	0	Masonry	1144	\$137.28
1008	Cloverdale	\$168,000	9/2/2021	1972				48	120	1.0	3	0	Brick/Stone	1144	\$133.00
405	Robinson Clemmer	\$140,000	3/3/2021	1971				32	80	1.0	3	0	Brick/Stone	1144	\$115.28
403	Robinson Clemmer	\$175,500	6/15/2021	1971				32	81	2.0	3	0	Brick/Stone	1144	\$143.15
Average															\$136.90
Properties with no view of a communications tower															
2830	Monterrey Park	\$146,000	12/22/2020	1966	264		68		623	1.0	3	1	Brick/Stone	1040	\$122.99
2411	Lewiston	\$164,000	5/15/2021	1967	240			104	72	1.0	3	0	Brick/Stone	1088	\$145.43
1624	Rhonda	\$165,000	8/20/2020	1964	240			24	131	1.5	3	0	Brick/Stone	1204	\$137.12
2019	Auten	\$147,000	8/4/2020	1963		576		48		1.0	3	0	Brick/Stone	1000	\$141.73
Average															\$136.82

## **CONCLUSION**

To consider the effect of a proposed cellular tower, I inspected the property where the tower is proposed, the plans for the tower and the properties that adjoin or abut the tower site. I researched Gaston County and located single family properties that adjoin or abut a communications tower or have a clear view of one. Using matched pair analysis I compared these to similar properties. After adjusting the per square foot prices of the properties that adjoin or abut a communications tower or have a clear view were similar to those with no tower view indicating that properties that adjoin or about communication towers are not adversely affected by the tower.

Based on this it is my opinion that the proposed tower will not substantially injure the value of adjoining or abutting property and that it will be in harmony with the area.

Cellular telephones have become a necessary and desired item in today's world. Many potential buyers of real estate expect cellular communications just as they expect electric service and lack of this service or poor service could adversely affect value. In order to meet this need, telecommunications towers have become a common part of the landscape in much the same way that overhead power and telephone lines and other utilities have. Like these utilities, telecommunications towers are needed in locations throughout the country. As such they are in harmony with the area in the same way that other utilities are.

There have been surveys that show that visibility of cell towers are undesirable. However, they do not ask the right question. The real question is: "Does the presence of a cell tower adversely affect property values?" I have not found that to be the case. View of a cell tower is only one of many factors that a prospective buyer would consider. Factors such as proximity to work, schools, floor plan, condition, size, etc. are much more important and tend to completely negate the impact of a cell tower. Many residents did not even realize that a tower was visible for several months and others forget they are there in a short period.



## DAVID A. SMITH, MAI, SRA

DAVID A SMITH & ASSOCIATES, INC.  
2007 FRONT STREET  
DURHAM, NORTH CAROLINA 27705  
PHONE (919) 493-1534  
[smithappraiser@frontier.com](mailto:smithappraiser@frontier.com)



### QUALIFICATIONS OF DAVID A. SMITH, MAI, SRA

The appraiser, David A. Smith, has been involved in the appraisal of real estate for over thirty years. He worked with his father, Charles W. Smith, from 1976 to 2003. After the retirement of Charles W. Smith in 2003 he formed Smith & Whitfield, Inc. and later David A. Smith & Associates. In 1988 he was awarded the RM designation. With the merger of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers in January of 1991, the RM designation was changed to the SRA designation. In 1991 he was awarded the MAI designation of the Appraisal Institute. He became a state-certified real estate appraiser in 1991 the year the state first began licensing real estate appraisers and his certification number is A281.

He has also trained and supervised several appraisers and has prepared all types of appraisal reports. His primary focus is Durham County and the adjoining counties of Orange, Person, Granville and Chatham.

EDUCATION: Graduate Episcopal High School, Alexandria, VA, 1976  
A.B., Duke University, Durham, NC, 1981

#### APPRAISAL INSTITUTE COURSES:

Real Estate Appraisal Principles (Exam 1A-1/8-1), University of North Carolina, 1981  
Residential Valuation (Exam 8-2), University of North Carolina, 1981  
Basic Valuation Procedures (Exam 1A-2), University of North Carolina, 1983  
Standards of Professional Practice (Exam SPP), University of North Carolina, 1983  
Capitalization Theory & Techniques, A (Exam 1B-A), University of Colorado, 1984  
Capitalization Theory & Techniques, B (Exam 1B-B), University of Colorado, 1984  
Valuation Analysis and Report Writing (Exam 2-2), University of North Carolina, 1987  
Case Studies in Real Estate Valuation (Exam 2-1), University of North Carolina, 1987  
Advanced Sales Comparison & Cost Approaches, Atlanta, Georgia, 2002  
General Appraiser Market Analysis and Highest and Best Use, Atlanta, Georgia, 2007  
Online Business Practices and Ethics, Chicago, Illinois, 2007  
Appraisal Curriculum Overview, 2009  
Condemnation Appraising: Principles & Applications, Greensboro, NC, 2011

## APPRAISAL INSTITUTE SEMINARS:

Highest and Best Use, 1988  
Industrial Valuation, 1988  
Rates, Ratios and Reasonableness, 1988  
Valuation of Leased Fee Interests, 1989  
Current Problems in Industrial Valuation, 1989  
Methods of Subdivision Analysis, 1989  
Expert Witness in Litigation, 1989  
Discounted Cash Flow, 1990  
RTC Appraisal Standards, 1990  
Preparation and Use of the UCIAR Form, 1990  
Standards of Professional Practice Update, 1990  
Commercial Construction Overview, 1991  
Appraising Troubled Properties, 1991  
Appraisal Regulations of the Federal Banking Agency, 1992  
Real Estate Law for Appraisals, 1992  
Appraising Apartments, 1993  
Discounted Cash Flow Analysis, 1994  
Appraiser's Legal Liabilities, 1994  
Understanding Limited Appraisals, 1994  
Analysis Operating Expenses, 1995  
Future of Appraisals, 1996  
Highest and Best Use Applications, 1996  
Standards of Professional Practice, Parts A & B, 1997  
Litigation Skills for the Appraiser, 1997  
Eminent Domain & Condemnation Appraising, 1998  
Matched Pairs/Highest & Best Use/Revisiting Report Options, 1998  
Valuation of Detrimental Conditions, 1998  
Appraisal of Nonconforming Uses, 2000  
How GIS Can Help Appraisers Keep Pace with Changes in R E Industry, 2001  
Feasibility Analysis, Market Value and Investment Timing, 2002  
Analyzing Commercial Lease Clauses, 2002  
Standards of Professional Appraisal Practice, 2002  
Effective Appraisal Writing, 2003  
Supporting Capitalization Rates, 2004  
National USPAP Update, 2004  
Rates and Ratios: Making Sense of GIMs, OARs, and DCFs, 2005  
The Road Less Traveled: Special Purpose Properties, 2005  
National USPAP Update, 2006  
Appraisal Consulting: A Solutions Approach for Professionals, 2006  
What Clients Would Like Their Appraisers to Know, 2007  
Valuation of Detrimental Conditions, 2007  
Business Practice and Ethics, 2007  
Office Building Valuation: A Contemporary Perspective, 2008  
Subdivision Valuation, 2008  
National USPAP Update, 2009  
Effective Appraisal Writing, 2009



Appraisal Curriculum Overview, 2009  
Discounted Cash Flow Model: Concepts, Issues and Apps, 2010  
National USPAP Update, 2010  
Rates and Ratios: Making sense of GIMs, OARs and DCFs, 2011  
National USPAP Update, 2012  
Business Practices and Ethics, 2012  
Marketability Studies: Advanced Considerations & Applications, 2013  
Real Estate Valuation Conference, 2013  
2014 Real Estate Valuation Conference, 2014  
7-Hour National USPAP Update Course, 2014  
2014 Real Estate Valuation Conference, 2014  
Analyzing the Effects of Environmental, 2015  
7-Hour National USPAP Update Course, 2016  
Online Business Practices and Ethics, 2017  
Commercial Real Estate Finance, 2017  
Spring 2017 Real Estate Valuation, 2017  
7-Hour National USPAP Update Course, 2018  
The End of Experts: Mission Battleground and the Intelligent Layperson, 2018  
Ignorance Isn't Bliss: Understanding and Investigation by a State Appraiser  
Regulatory Board or Agency, 2018  
Advanced Land Valuation: Sound Solutions to Perplexing Problems, 2019  
Uniform Appraisal Standards for Federal Land Acquisitions, 2019  
7-Hour National USPAP Update Course, 2020  
2020 Real Estate Valuation Conference, 2020  
Business Practices and Ethics, 2020  
Advanced Land Valuation: Sound Solutions to Perplexing Problems, 2020  
Solving Land Valuation Puzzles, 2021  
7-Hour National USPAP Update Course, 2022

#### OTHER SEMINARS AND COURSES:

Commercial Segregated Cost Seminar, Marshall & Swift, 1988  
Appraisal Guide and Legal Principles, Department of Transportation, 1993  
The Grammar Game, Career Track, 1994  
Property Tax Listing and Assessing in NC, 2014

#### MEMBERSHIPS:

Appraisal Institute, MAI #09090  
Appraisal Institute, SRA/RM #2248  
Durham Board of Realtors  
North Carolina Association of Realtors  
National Association of Realtors

#### CERTIFICATION:

State Certified General Real Estate Appraiser for North Carolina, #A281

## OTHER:

Durham Sheriff's Community Advisory Board 2019 - Present  
Durham County Board of Equalization and Review, 2013 – Present, Current Chair  
Durham Citizens Police Review Board 2010- Present, Past Chair.  
Durham Public Schools Budget Advisory Committee, 2013 - 2018  
NC Property Tax Commission, 2013 – 2017  
City of Durham Audit Oversight Committee, 2002 – 2006  
Durham Board of Adjustment, 1994 - 2002  
Durham Planning Commission, 1990 – 1995  
John Avery Boys and Girls Club, 1994-2002  
Historical Preservation Society, 1992 - 1995  
Vice President of the Candidates, 1989, NC Chapter 40  
President of the Candidates, 1990, NC Chapter 40  
Candidate of the Year, 1990, NC Chapter 40

## RECENT CLIENTS:

### LENDING INSTITUTIONS

American National Bank & Trust Company  
AMEX Financial  
BB&T  
Citizens National Bank  
CommunityOne Bank NA  
Fidelity Bank  
Live Oak Banking Company  
Mechanics & Farmers Bank  
PNC Bank  
RBC Bank  
Self-Help  
State Farm Bank  
SunTrust Bank  
Wells Fargo Bank

### MUNICIPALITIES AND OTHER GOVERNMENT AGENCIES

City of Durham  
Town of Chapel Hill  
Town of Hillsborough  
NC Department of Administration  
Durham County  
Orange County  
Durham Public Schools  
Durham Technical Community College  
Housing Authority of the City of Durham  
NCDOT  
Orange Water and Sewer Authority

Person County

OTHER

Allenton Management  
Builders of Hope  
BCG Properties  
Blanchard, Miller, Lewis & Styers Attorneys at Law  
Blue Cross & Blue Shield of NC  
Boulevard Properties  
Carolina Land Acquisitions  
CRC Health Corporation  
Development Ventures Inc.  
Duke Energy  
Durham Academy  
Durham Rescue Mission  
Durham Technical Community College  
Edward Jones Trust Company  
Farrington Road Baptist Church  
Forest History Society  
GBS Properties of Durham, LLC  
Hayden Stanziale  
Georgia Towers, LLC  
Hawthorne Retail Partners  
Integral  
Investors Title Insurance  
IUKA Development  
Joelepa Associates LP  
LCFCU Financial Partners  
McDonald's USA  
Mt. Gilead Baptist Church  
Northgate Realty, LLC  
Property Advisory Services, Inc.  
Research Triangle Foundation  
Sehed Development Corporation  
Simba Management  
Stirling Bridge Group, LLC  
Styers, Kemeraite & Mitchell, PLLC  
Talbert & Bright Attorneys at Law  
Teer Associates  
Thalle Construction  
The Bogey Group  
TKTK Accountants  
Treyburn Corporate Park, LLC  
Trinity Properties  
UNC Hospitals  
Voyager Academy  
Wilhekan Associates

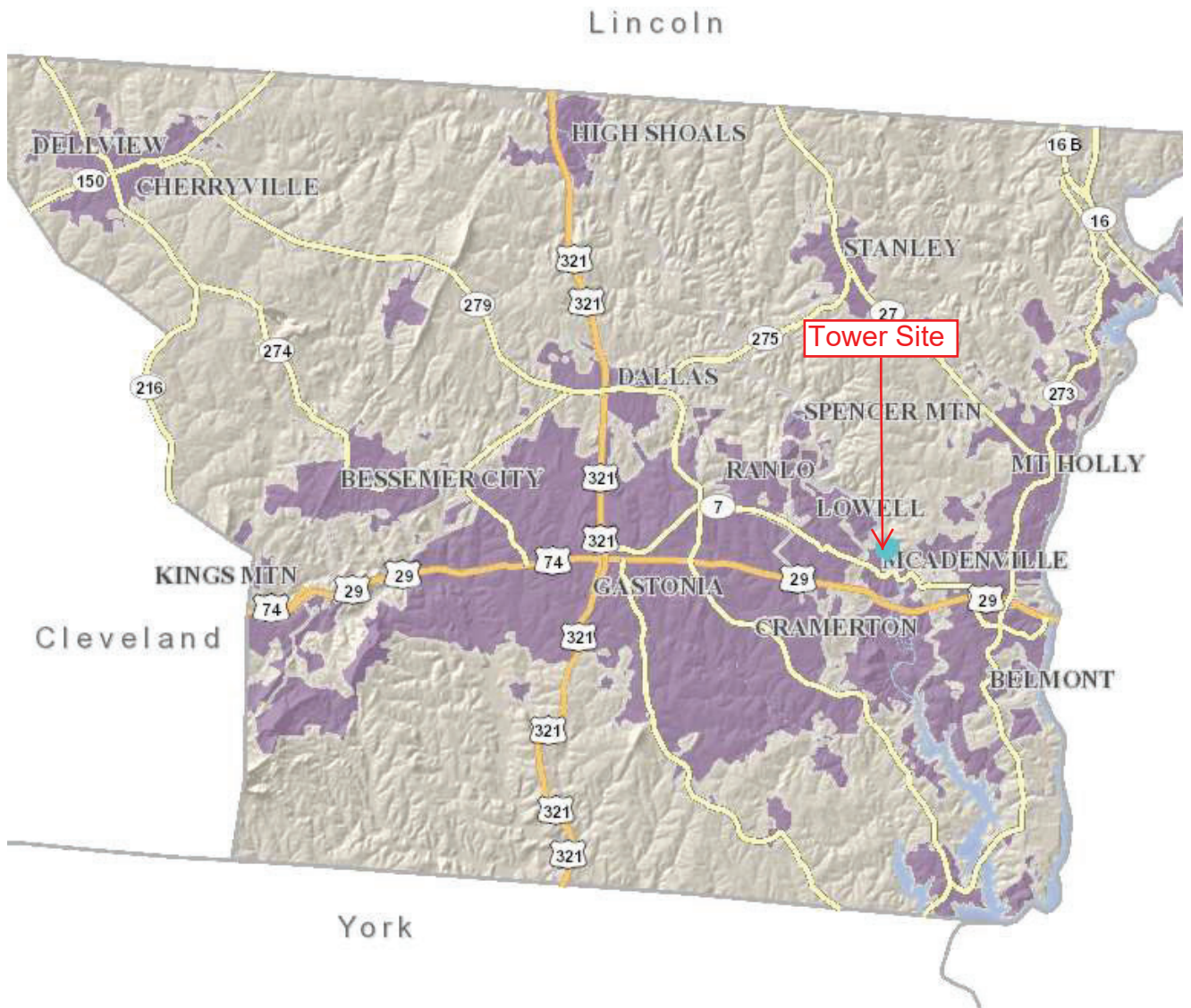


## **ADDENDA**





# Area Map Printed On: 3/31/2022



**Disclaimer:** The information provided is not to be considered as a Legal Document or Description. The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. **Values shown are a**





# Tower Site Aerial

Printed On: 3/31/2022



**Disclaimer:** The information provided is not to be considered as a Legal Document or Description.  
The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. **Values shown are as of January 1, 2019.**





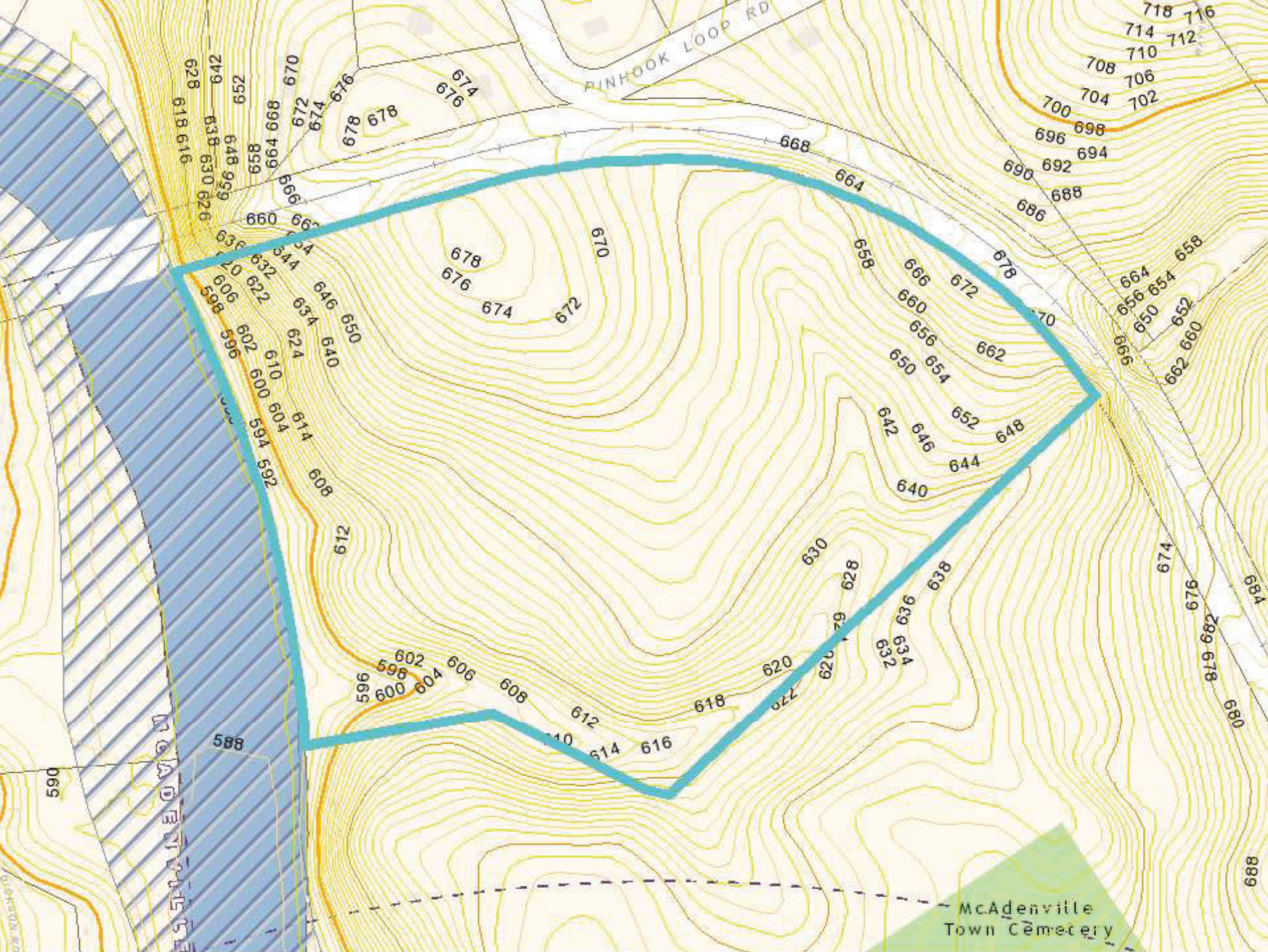
## Neighborhood Aerial

Printed On: 3/31/2022

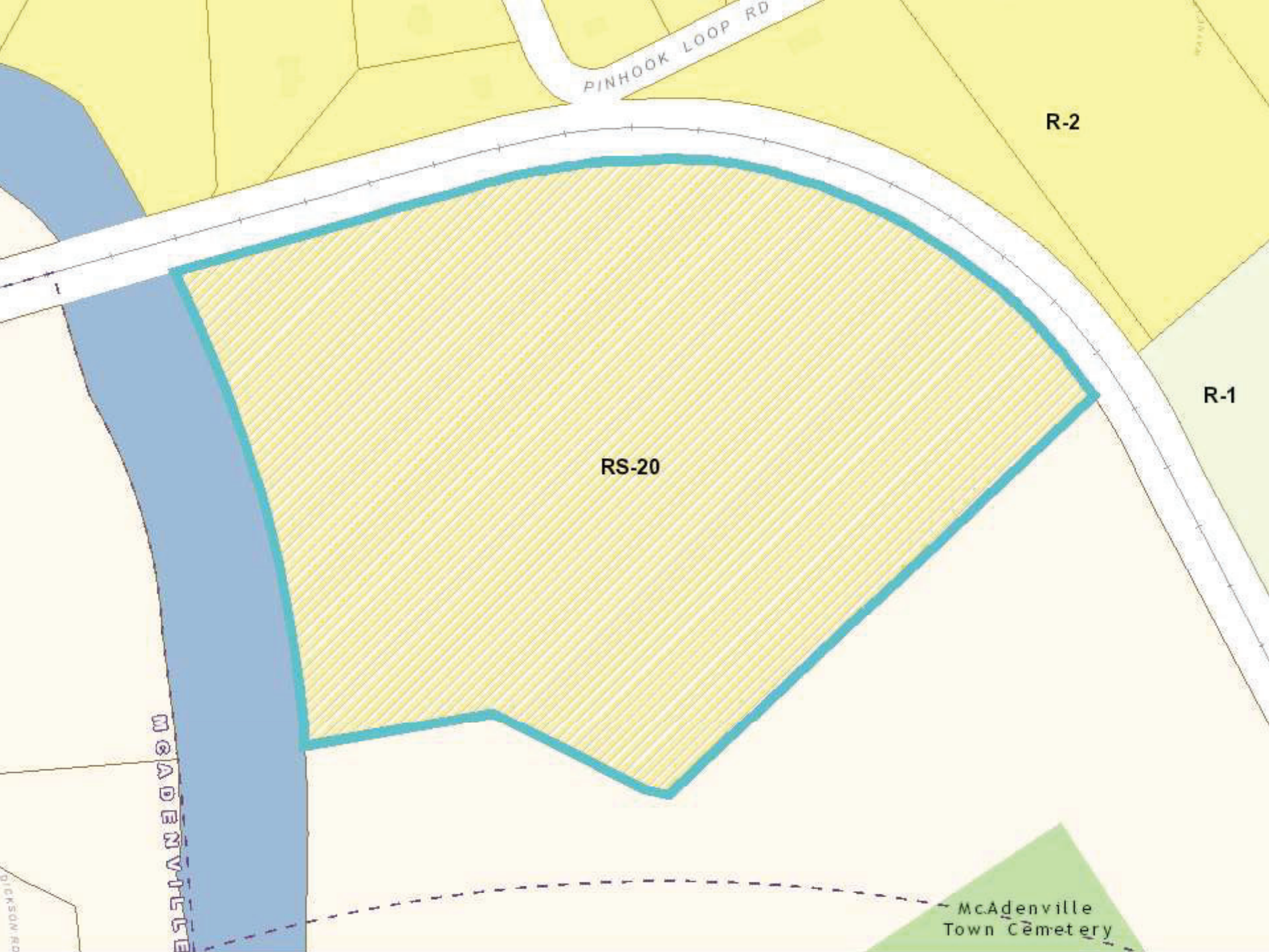


**Disclaimer:** The information provided is not to be considered as a Legal Document or Description. The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. **Values shown are a**









## Property Information

<b>Parcel Number</b>	183034	<b>Tax Code</b>	310 - COMMUNITY FD
<b>Tax Year</b>	2022	<b>Mapped Acres</b>	23.8000
<b>Class</b>	1010 - Residential 1 Family	<b>Market Land</b>	110,570
<b>Neighborhood</b>	4A010 - Northeast South Point 4A	<b>Market Building</b>	20,000
<b>Physical Address</b>	900 PINHOOK LOOP RD GASTONIA NC 28056	<b>Market Total</b>	130,570

## Owner Name

<b>OWNER</b>	THEOBALD LANCE P,	<b>Mailing Address</b>	141 LIGHTHOUSE RD MOUNT HOLLY, NC 28120
--------------	-------------------	------------------------	--

## Legal Descriptions

Legal Description	Subdivision Name	Block	Lot	Deed Book	
DAVE MITCHEM FARM BLK B L 38-45 PLAT BOOK 006 PAGE 071					

## Sales History

Year	Deed Book & Page	Sale Type	Sale Date	Sold By	Sold To
2021	5109 1905	WAR	3/20/2020	JEM STAR LLC	THEOBALD KELLY A THEOBALD LANCE P

Structure (1 of 1)

Description	FRAMING
Total Finished Area	0
Year Built	2021
Exterior Wall	
Roof Cover	
Foundation Type	
Number of Rooms	
Half Bath	
Full Bath	

Imported Image



Type: CONSOLIDATED REAL PROPERTY  
 Recorded: 3/20/2020 3:19:11 PM  
 Fee Amt: \$306.00 Page 1 of 4  
 Revenue Tax: \$280.00  
 Gaston, NC  
 Susan S. Lockridge Register of Deeds

BK 5109 PG 1905 - 1908

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 280.00

Parcel Identifier No. 183034 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Taylor Law, PLLC, 217 Glenway Street, Belmont, NC 28012

This instrument was prepared by: Taylor Law, PLLC, 217 Glenway Street, Belmont, NC 28012

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 20th day of March, 2020, by and between

GRANTOR

JEM Star, LLC  
 A North Carolina Limited Liability Company  
 Mailing Address: 118 Patrick Road  
 Gastonia, NC 28056

GRANTEE

Lance P. Theobald and wife,  
 Kelly A. Theobald  
 Mailing Address: 141 Lighthouse Road  
 Mount Holly, NC 28120  
 Property Address: Pinhook Loop Road  
 Gastonia, NC 28056

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

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

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

See attached Exhibit A and Exhibit B incorporated herein by reference.

Submitted electronically by "Taylor Law, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Gaston County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.  
 All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

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



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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: JEM Star, LLC (Entity Name) Barbara Padgett Penland Print/Type Name: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: Barbara Padgett Penland Print/Type Name: \_\_\_\_\_ (SEAL)  
Member/Manager

By: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
\_\_\_\_\_ personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

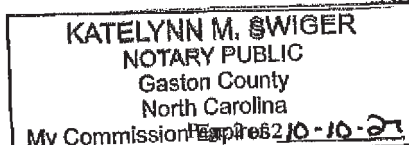
My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) \_\_\_\_\_ Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
\_\_\_\_\_ personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) \_\_\_\_\_ Notary's Printed or Typed Name

State of North Carolina - County or City of Gaston  
I, the undersigned Notary Public of the County or City of Gaston and State aforesaid, certify that  
Barbara Padgett Penland personally came before me this day and acknowledged that  
he is the Member/Manager of JEM Star, LLC, a North Carolina or  
\_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the  
inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its  
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 23rd day of March, 2020.

My Commission Expires: 10-10-21 Notary Public  
(Affix Seal) Katelynn M. Swiger Notary's Printed or Typed Name





## Exhibit "A"

Situate, lying, and being in South Point township, City of Gastonia, Gaston County, North Carolina, and being all of Lots No. 38-45 as shown on that plat recorded in Plat Book 6, Page 71, and being more particularly described by metes and bounds as follows:

BEGINNING at a point located in the center of the railroad tracks said point being located at North: 559195.94, East: 1379656.89, and traveling thence with the centerline of the railroad tracks, North 74-26-33 East 580.00 feet to a point located at North: 559351.49, East: 1380215.64; thence, traveling East along the centerline of the railroad tracks passing an asphalt driveway and curving to the right with a radius of 929.56, an arc length of 1147.15 feet, and a chord direction of South 69-34-56 East and a chord distance of 1075.73 feet to a point located at North: 558976.21, East: 1381223.78; thence, passing the Southwestern edge of the railroad tracks and running with the Northwestern property line of Belmont Land and Investment Co. (Deed book 358, Page 555), the following courses and distances: 1) South 55-11-34 West 51.24 feet to a point; 2) thence, South 40-09-45 West 182.94 feet to a point; 3) thence, crossing the Northeastern edge of the transmission line clearing, South 62-19-44 West 179.13 feet to a point; 4) thence, crossing under the overhead transmission lines South 55-46-42 West 157.95 feet to a point; 5) thence, South 28-01-08 West 139.16 feet to a point located just South of the Southern edge of the gas line clearing; 6) thence, South 05-17-08 West 51.42 feet to a point; 7) thence, North 50-26-00 West 37.57 feet to a point; 8) thence, South 61-38-31 West 80.83 feet to a point; 9) thence, South 48-18-41 West 84.77 feet to a point; 10) thence, South 66-50-39 West 68.49 feet to a point; 11) thence, North 57-33-45 West 31.85 to a point; 12) thence, North 84-50-34 West 34.81 feet to a point; 13) thence, South 76-25-08 West 90.69 feet to a point; 14) thence, South 58-09-08 West 27.07 feet to a point; 15) thence, crossing back across the Southern edge of the gas line clearing, North 38-42-44 West 89.83 feet to a point; 16) thence, crossing over the Northern edge of the gas line clearing, North 66-31-57 West 176.19 feet to a point; 17) thence, South 42-32-16 West 38.41 feet to a point; 18) thence, North 88-05-35 West 42.63 feet to a point; 19) thence, South 67-57-40 West 56.68 feet to a point of the at the Southern end of the approximate location of a 100 year flood line; 20) thence, North 23-42-42 West 24.44 feet to a point; 21) thence, North 82-17-58 West 62.11 feet to a point; 22) thence, South 62-45-46 West 35.51 feet to a point located at N: 558454.51 E: 1379863.45 and the Eastern edge of the South Fork of the Catawba River; thence traveling North with the Eastern edge of the South Fork of the Catawba River the following courses and distances: 1) North 07-59-20 West 241.45 feet to a point located at North: 558693.62 East: 1379829.89; 2) thence, passing under the overhead transmission lines and crossing over the the Southern edge of the railroad tracks, North 19-00-15 West 531.27 feet to the point and place of BEGINNING and containing **24.6624** acres more or less as shown on that survey prepared by T. Riley Casey, P.L.S. L-4896 on March 16, 2020 for Lance Theobald, said survey incorporated herein and attached hereto for reference.

Being the identical property as "Parcel 5" conveyed to Grantor by North Carolina Special Warranty Deed recorded on May 13, 2016, in Deed Book 4844 Page 1155 in the Gaston County Registry.

Exhibit "B"

Certificate of Survey and Accuracy  
I, T. Riley Casey, certify that this plat was drawn under my supervision from an actual survey made under my supervision (based on the information recorded in Book 4844, Page 1155), that the boundaries and surveyed are clearly indicated as shown from information furnished as shown Book 4844, Page 1155, that the plat is prepared as calculated in T. 10140 - 1, that the plat was prepared in accordance with G.S. 41-70 as amended.

Witness my original signature, registration number and seal this 16th day of March, A.D., 2020

T. Riley Casey P.L.S., L-4896

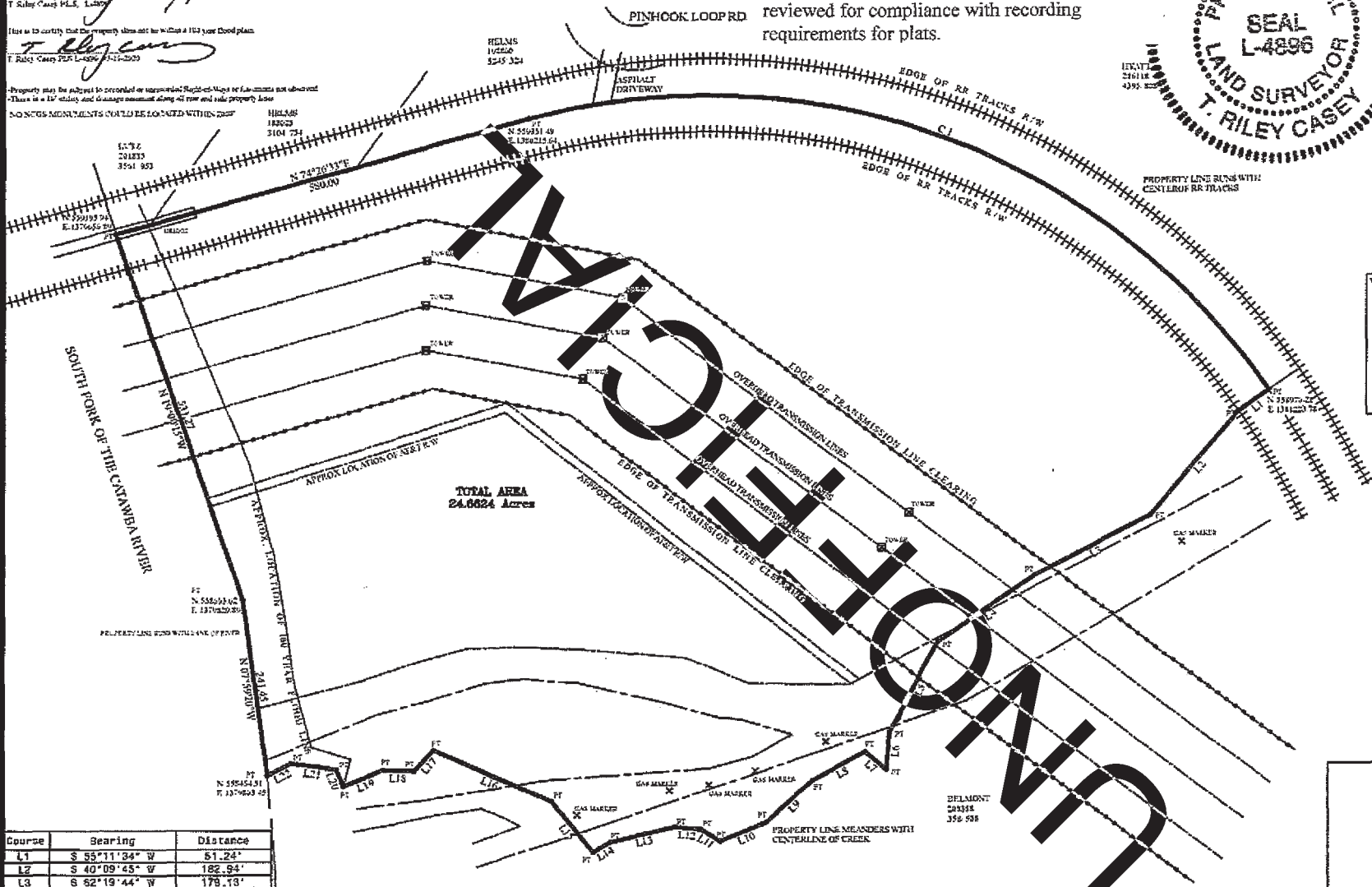
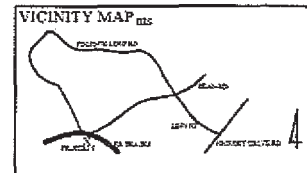
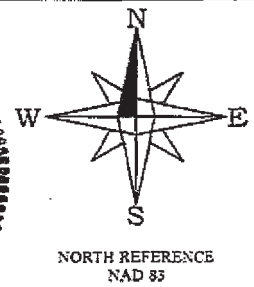
This is to certify that the property shown is within a 162 year flood plain.

T. Riley Casey P.L.S., L-4896 3/16/2020

Property may be subject to recorded or unrecorded rights of way or easements not shown here. There is a 10' utility and drainage easement along all river and side property lines.

NO OTHER MEASUREMENTS COULD BE LOCATED WITHIN 200'

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.



TOTAL AREA  
24.6624 Acres

Course	Bearing	Distance
L1	S 55°11'34" W	51.24'
L2	S 40°09'45" W	182.94'
L3	S 62°19'44" W	178.13'
L4	S 55°48'42" W	157.95'
L5	S 28°01'08" W	199.16'
L6	S 05°17'08" W	51.42'
L7	N 50°26'00" W	27.57'
L8	S 61°38'31" W	20.83'
L9	S 45°18'41" W	84.77'
L10	S 66°50'39" W	68.49'
L11	N 37°33'45" W	31.85'
L12	N 84°50'34" W	34.81'
L13	S 76°25'08" W	90.69'
L14	S 58°09'08" W	27.07'
L15	N 38°42'44" W	89.83'
L16	N 85°31'57" W	176.19'
L17	S 42°32'16" W	39.41'
L18	N 88°05'35" W	42.63'
L19	S 87°57'40" W	56.68'
L20	N 29°42'42" W	24.44'
L21	N 82°17'58" W	52.11'
L22	S 50°14'45" W	25.54'

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	929.56'	859.47'	1147.13'	70°42'27"	6°09'50"	1076.73'	S 69°34'56" E



NOT TO SCALE

- LEGEND
- N.P. New line Plat
  - E.P. Existing line Plat
  - C.P. Control from Plat
  - P.T. Point
  - T.W. Right-of-way
  - P.P. Power Pole
  - O.H. Overhead Utility
  - L.P. Light Pole
  - F.I.D. Field Station
  - P.C.S. P.C. Station
  - P.N. Nod Plat
  - T.P.P. T.P. Plat
  - N.M. Water Meter
  - R.F. R.F. Plat
  - A.D. Adjoining Owner
  - E.O. Edge of Easement
  - T.O. To Line
  - O.U. Overhead Utility

PARTIAL BOUNDARY SURVEY OF THE JEN STAR, LLC PROPERTY FOR LANCE THEOBALD

FILE # 161134  
P.O. # 161134

ADDRESS: 200 PENDING ROAD  
GASTONIA, NC 28053

SOUTH FORK TOWNSHIP	GASTON COUNTY
DATED REFERENCE 178 444, PG 1155	SCALE 1" = 100'
DATE OF SURVEY 03-16-2020	DATE OF PLAT 03-16-2020
T. RILEY CASEY, P.L.S. L-4896	
CASEY LAND SURVEYING, P.A.C. P.O. BOX 191 LINCOLN, NC 28135 (704) 754-1911	



PHOTOGRAPHS OF SUBJECT AND AREA  
Take By David Smith March 29, 2022



Street Scene along Pinhook Loop Road



Entrance into Site from Pinhook Road



PHOTOGRAPHS OF SUBJECT AND AREA  
Take By David Smith March 29, 2022



Drive of Site



Railroad in Front of Site



PHOTOGRAPHS OF SUBJECT AND AREA  
Take By David Smith March 29, 2022



Powerline across Site



Approximate Location of Proposed Tower



PHOTOGRAPHS OF SUBJECT AND AREA  
Take By David Smith March 29, 2022



View of Proposed Tower from Pinhook Loop Road



Property across Street



PHOTOGRAPHS OF SUBJECT AND AREA  
Take By David Smith March 29, 2022

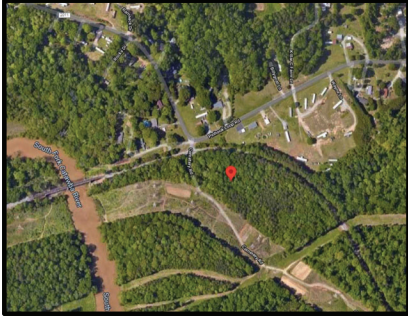


Property across Street



Street Scene East of Proposed Tower

## VICINITY MAP



## DRIVING DIRECTIONS

DIRECTIONS FROM CHARLOTTE, NC:

- TAKE NC-16 N & USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO I-85 S TOWARD GASTONIA
- MERGE ONTO I-85 S
- TAKE EXIT 26 TOWARD MT HOLLY/BELMONT/BELMONT ABBEY COL
- TURN LEFT ONTO BELMONT MT HOLLY RD
- TURN LEFT ONTO WOODLAWN ST
- TURN LEFT ONTO HICKORY GROVE RD
- TURN RIGHT ONTO LINN ST
- TURN LEFT ONTO PINHOOK LOOP RD & THE DESTINATION WILL BE ON THE LEFT SIDE OF THE ROAD

## SCOPE OF WORK

THIS PROJECT CONSISTS OF:

- NEW 60'-0"x60'-0" FENCED COMPOUND INSIDE NEW 100'-0"x100'-0" LEASE AREA
- NEW 250' TALL SELF SUPPORT TOWER
- NEW AT&T WIC & GENERATOR IN 12'-0"x16'-0" EQUIPMENT LEASE AREA
- NEW AT&T ANTENNAS ON SELF SUPPORT TOWER



NORTH CAROLINA ONE-CALL  
STATE WIDE CALL: 811  
CALL BEFORE YOU DIG

DEPARTMENT	NAME/SIGNATURE	DATE
LAND/TOWER OWNER		
SITE ACQU. AGENT		
ZONING/PERMITTING AGENT		
A&E MANAGER		
CONSTRUCTION MANAGER		
RF MANAGER		



TowerCo®



at&amp;t

SITE NAME:

MCANDENVILLE (NC0288)

FA NUMBER:

15451176

PROJECT DESCRIPTION:

PROPOSED 250' SELF SUPPORT TOWER

## NORTH CAROLINA CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS 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 THESE CODES:

CODE TYPE	CODE
BUILDING	2018 NC BUILDING CODES W/ NC AMENDMENTS
ELECTRICAL	2020 NEC NFPA 70 W/ NC AMENDMENTS

ANSI/TIA-222-G  
LOCAL BUILDING CODE  
CITY/COUNTY ORDINANCES

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS,  
THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN.

## PROJECT INFORMATION

SITE ADDRESS: 900. PINHOOK LOOP RD  
GASTONIA, NC 28056

LATITUDE (NAD 83): N 35° 16' 07.180"  
LONGITUDE (NAD 83): W 81° 04' 31.538"

PARCEL ID: 183034

ZONING: RS-20  
JURISDICTION: GASTON COUNTY  
PROPERTY OWNER: THEOBALD, LANCE P. & KELLY A  
APPLICANT: TOWERCO 2013 LLC  
PROJECT MANAGEMENT FIRM: TOWERCO 2013 LLC  
5000 VALLEYSTONE DR. (SUITE 200)  
CARY, NC 27519  
(919) 653-5700

ENGINEER: SMW ENGINEERING GROUP N.C., PLLC  
158 BUSINESS CENTER DRIVE  
BIRMINGHAM, AL 35244  
CONTACT: V.G. DUVALL, JR., PE  
PHONE: 205-252-6985

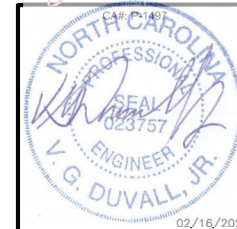
POWER: DUKE ENERGY  
FIBER: NOT PROVIDED

## DRAWING INDEX

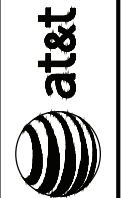
T-1	TITLE SHEET & PROJECT INFORMATION
-	SURVEY
C-1	OVERALL SITE PLAN
C-2	DETAILED SITE PLAN
C-2.1	FENCE DETAILS
C-3	TOWER ELEVATION & DETAILS

Verle G. Duvall

Digitally signed by Verle G. Duvall  
Date: 2022.02.16 15:10:04 -06'00'



SMW # 21-2312

5000 VALLEYSTONE DR.  
SUITE 200  
CARY, NC 27519  
(919) 653-5700

#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)

TITLE SHEET & PROJECT INFORMATION

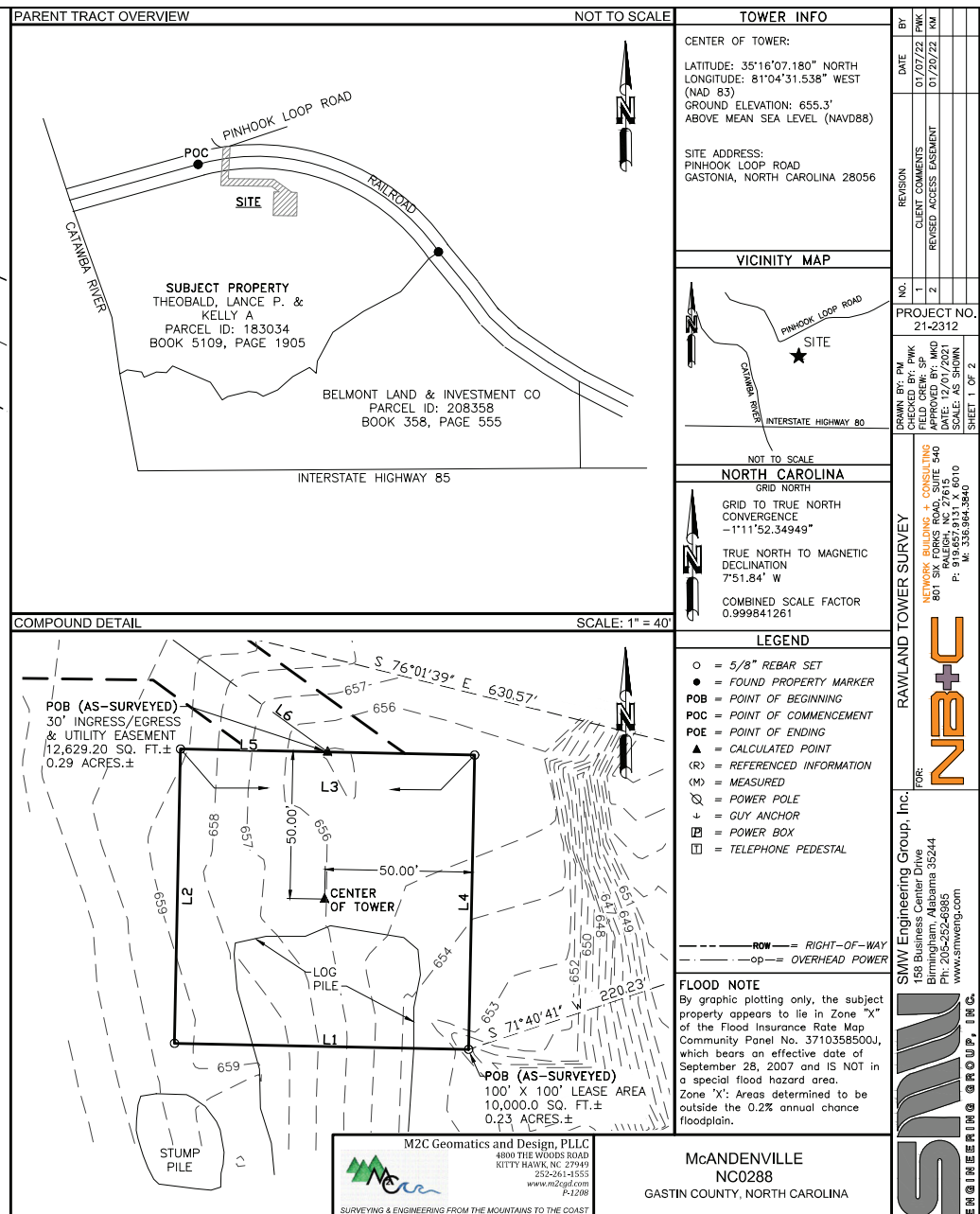
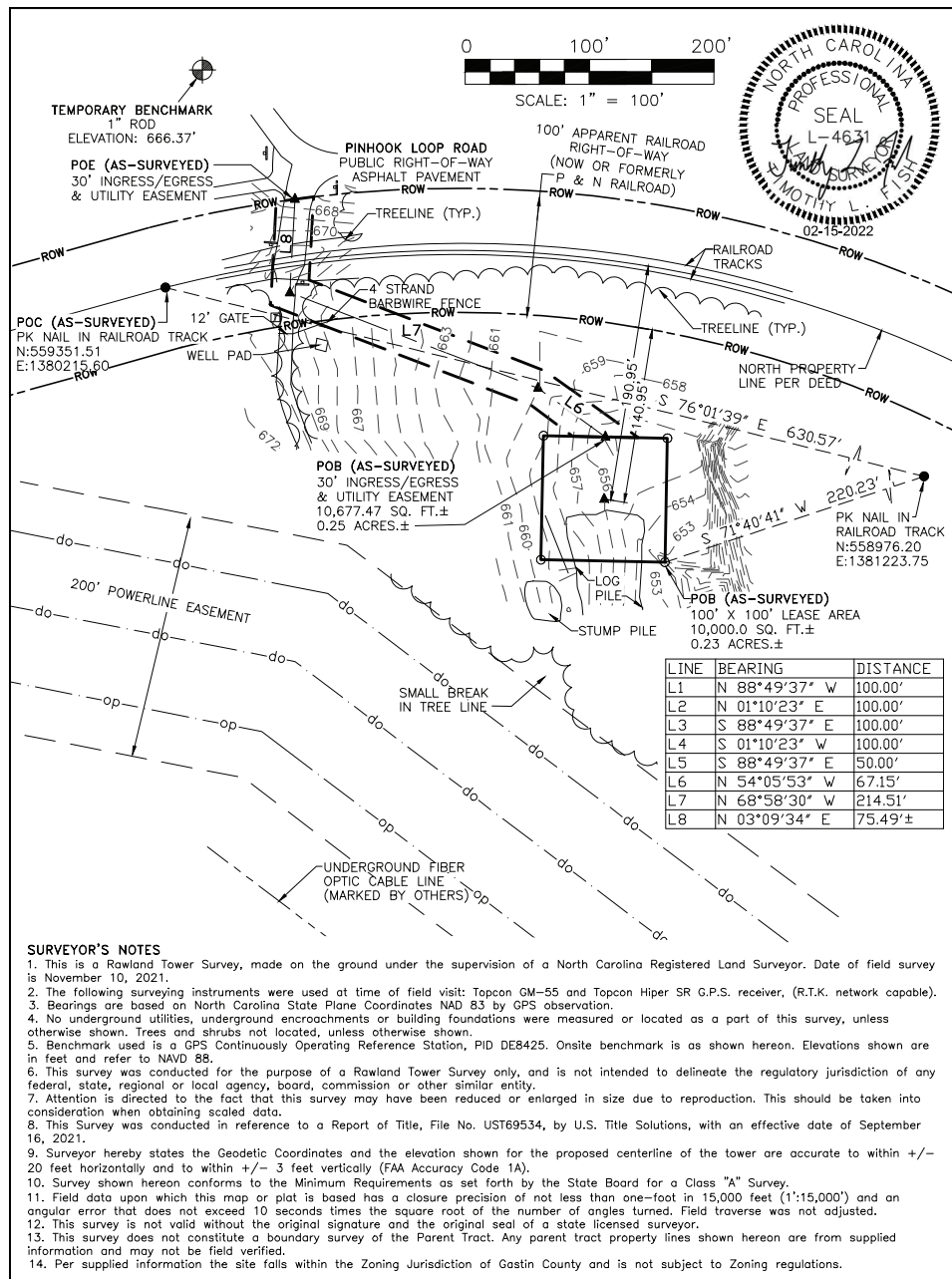
DESIGNED: JDS  
DRAWN: BMD  
CHECKED: RTB  
LAST REV. BY: BMD

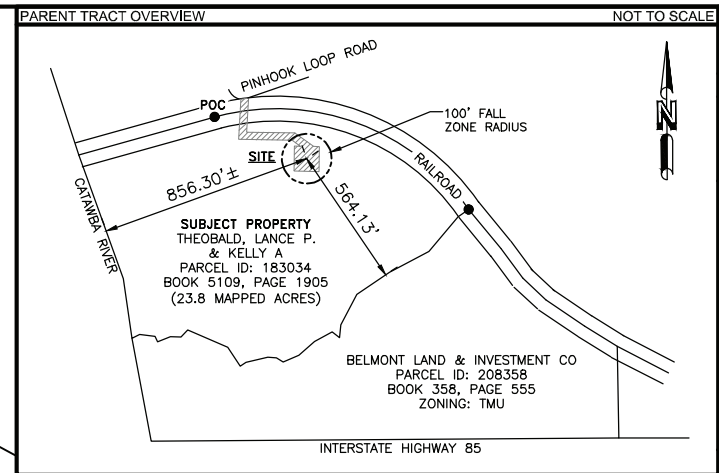
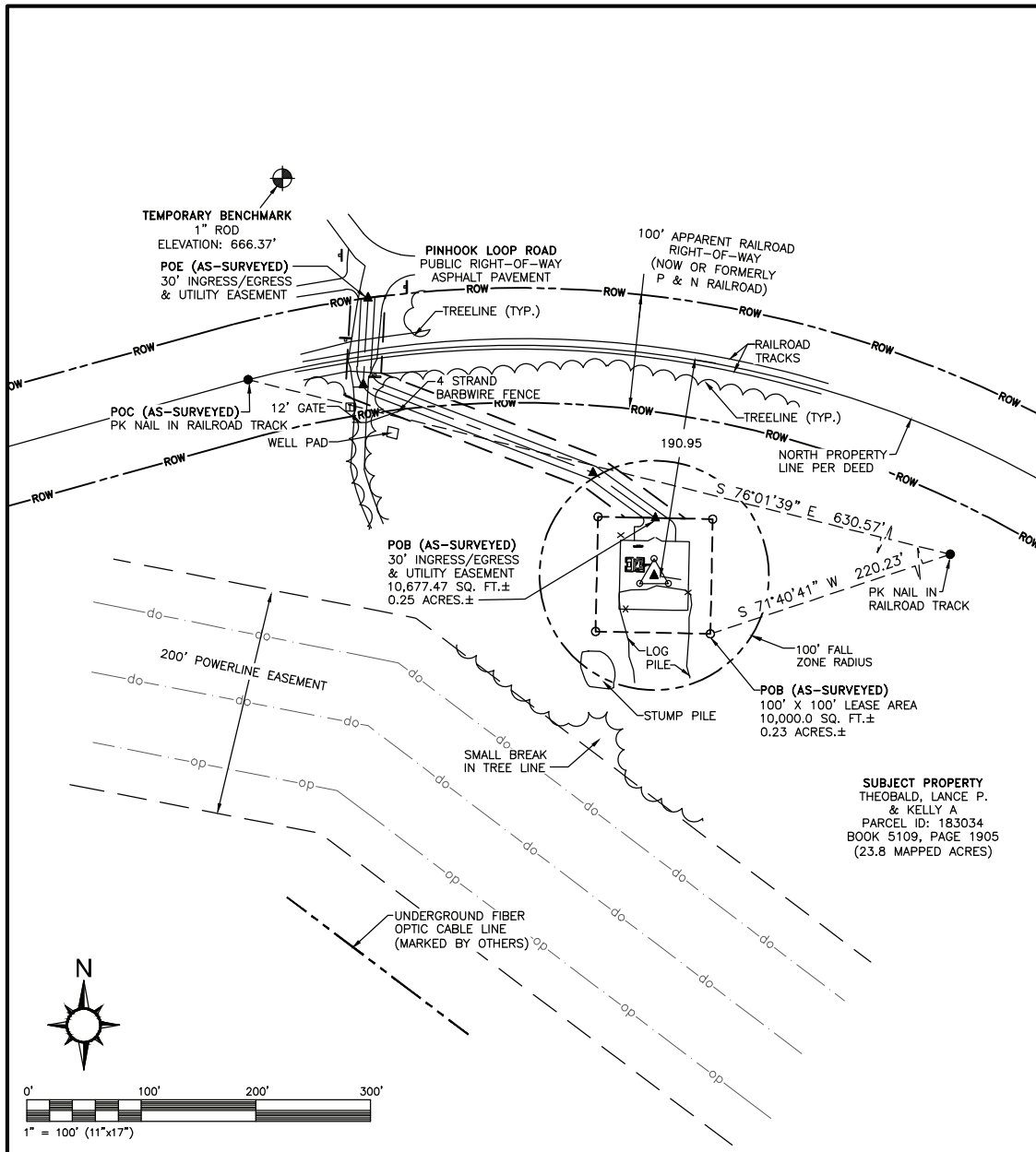
FA # 15451176

T-1

02/16/2022







**SMW**  
ENGINEERING GROUP, P.C., P.L.L.C.

SMW # 21-2312

**TowerCo**  
5000 VALLEYSTONE DR.  
SUITE 300  
CARY, NC 27519  
(919) 455-5700

**at&t**

**DESCRIPTION:**

#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING

**MCANDENVILLE (NC0288)**

**OVERALL SITE LAYOUT**

DESIGNED: JDS  
DRAWN: BMD  
CHECKED: RTB  
LAST REV. BY: BMD

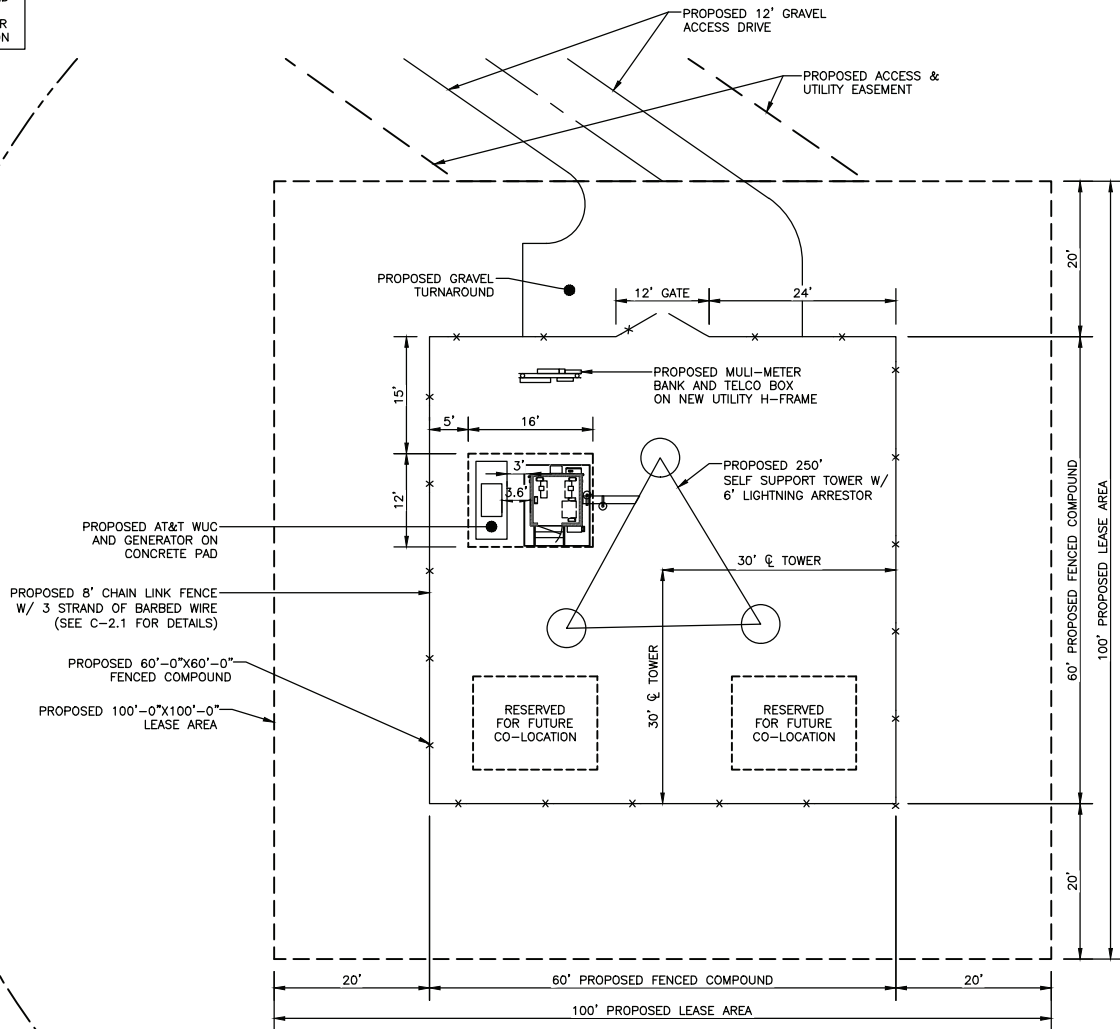
FA #: 15451176

**C-1**

02/16/2022



EXISTING TREES TO BE REMOVED WITHIN COMPOUND AND EASEMENT. EXISTING TREE COVER SURROUNDING THE FENCED COMPOUND WILL BE RETAINED IN LIEU OF PLANTED LANDSCAPING. CONTRACTOR TO FIELD VERIFY BEFORE CONSTRUCTION

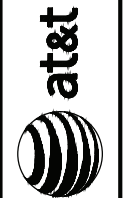


1  
C-2 COMPOUND PLAN



SMW # 21-2312

**TowerCo**  
5000 VALLEYSTONE DR.  
SUITE 300  
CARY, NC 27519  
(919) 455-5700



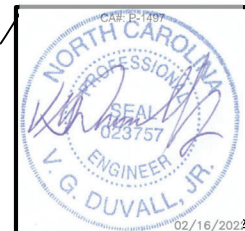
#	DATE	DESCRIPTION:
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING

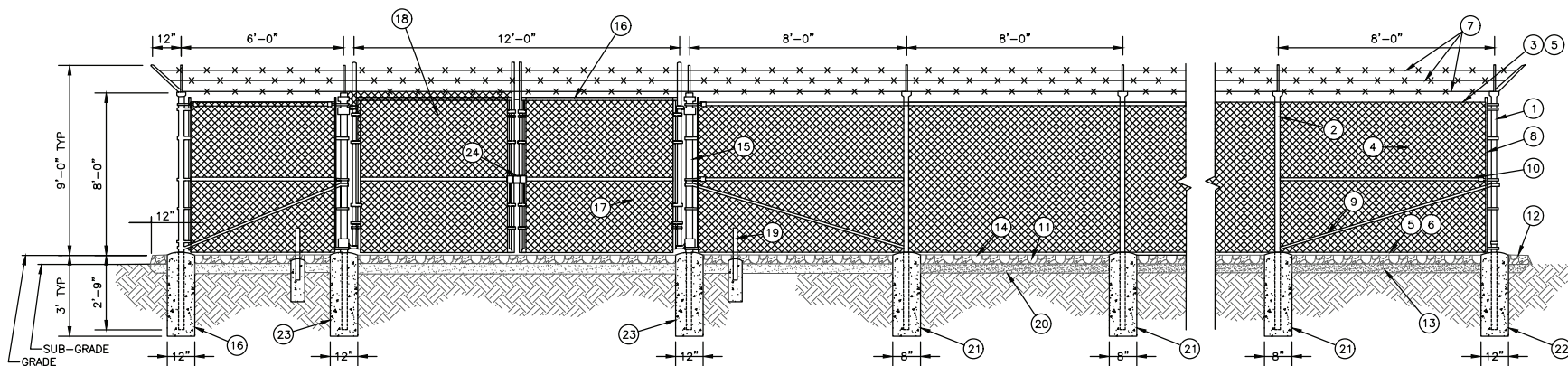
MCANDENVILLE (NC0288)

COMPOUND PLAN

DESIGNED: JDS  
DRAWN: BMD  
CHECKED: RTB  
LAST REV. BY: BMD  
FA # 15451176

C-2





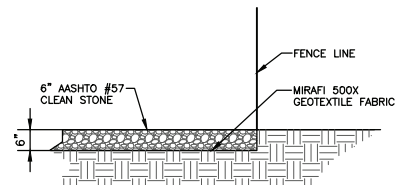
### GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM-900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL) ALL GATE FRAMES SHALL BE WELDED, ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL)
5. ALL OPEN POSTS SHALL HAVE END-CAPS
6. USE GALVANIZED HOG-RING WORE TO MOUNT ALL SIGNS
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC
8. USE COMMERCIAL GRADE MATERIALS ONLY

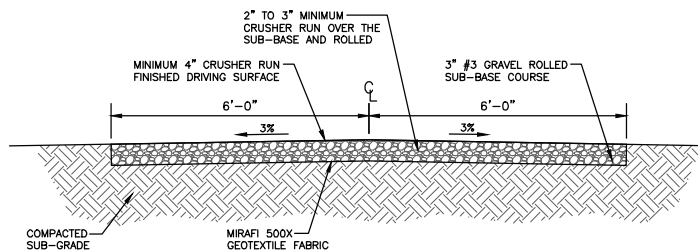
### REFERENCE NOTES:

- |  |   |
|--|---|
| ① CORNER END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE.   | ⑫ 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK  |
| ② LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.                                     | ⑬ 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.                      |
| ③ TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083   | ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL   |
| ④ FABRIC" 9GA CORE WIRE SIZE 2' MESH, CONFORMING TO ASTM-A392  | ⑮ GATE POST 4" SCHEDULE 40 PIPE. FOR GATE WIDTHS UP THRU 7 FEET OR 4 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083 |
| ⑤ TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE END AT TENSIONS WIRE BU HOG RINGS SPACED AX. AT 24" O.C. | ⑯ GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083   |
| ⑥ TENSION WIRE: 9GA GALVANIZE STEEL  | ⑰ GATE FRAME: 1 5/8" PIPE, PER ASTM-F1083   |
| ⑦ BARBED WIRE: DOUBLE STRAND 12 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC 14GA, 4PT. BARBS SPACE ON APPROX.5" CENTERS                              | ⑱ GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE  |
| ⑧ STRETCHER BAR  | ⑲ DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION                                    |
| ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD  | ⑳ GEOMETRIES FABRIC   |
| ⑩ FENCE CORNER POST BRACE: 1 5/8" DIAZ. EACH CORNER EACH WAY   | ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI)   |
| ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE  | ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI)   |
|  | ㉓ GATE POST" CONCRETE FOUNDATION (2000 PSI)   |
|  | ㉔ STYMIE LOCK OR EQUIVALENT   |

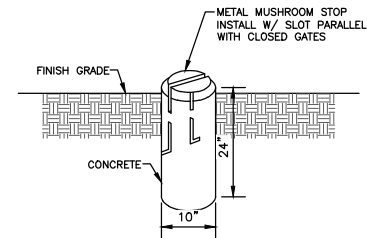
1 FENCE DETAIL  
C-2.1 NOT TO SCALE



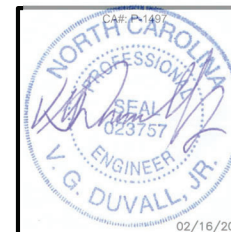
2 GRAVEL COMPOUND DETAIL  
C-2.1 NOT TO SCALE



4 GRAVEL DRIVEWAY TYPICAL SECTION  
C-2.1 NOT TO SCALE



3 MUSHROOM STOP DETAIL  
C-2.1 NOT TO SCALE



#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)

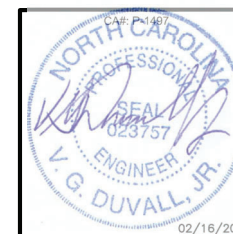
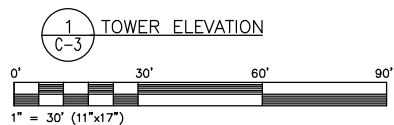
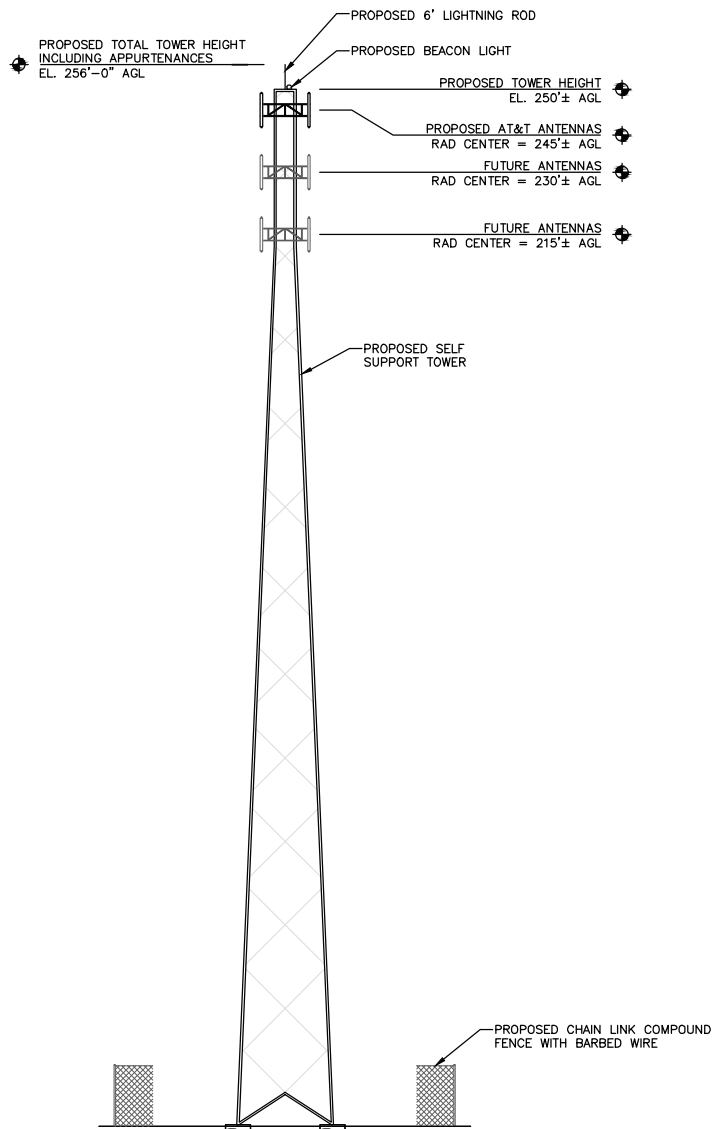
FENCE DETAILS

DESIGNED: JDS  
DRAWN: BMD  
CHECKED: RTB  
LAST REV. BY: BMD

FA #: 15451176

C-2.1

02/16/2022



 ENGINEERING GROUP, P.C., P.L.L.C.	
SMW # 21-2312	
 5000 VALLESTONE DR. SUITE 300 CARY, NC 27519 (919) 455-5700	
#	DATE DESCRIPTION
0	02/09/22 ISSUED FOR CLIENT REV.
1	02/14/22 ISSUED FOR ZONING
2	02/16/22 REISSUED FOR ZONING
MCANDENVILLE (NC0288)	
TOWER ELEVATION	
DESIGNED:	JDS
DRAWN:	BMD
CHECKED:	RTB
LAST REV. BY:	BMD
FA #:	15451176
C-3	





# Robinson Clemmer Tower Area

Printed On: 3/31/2022



**Disclaimer:** The information provided is not to be considered as a Legal Document or Description. The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. **Values shown are as of January 1, 2019.**



PHOTOGRAPHS OF ROBINSON CLEMMER TOWERS  
Take By David Smith March 29, 2022



View from 320 Wooddale Drive



View from 1008 & 1010 Cloverdale Lane



PHOTOGRAPHS OF ROBINSON CLEMMER TOWERS  
Take By David Smith March 29, 2022



View from intersection of Cloverdale Lane and Robinson Clemmer Road



View of 401 Robinson Clemmer Road



PHOTOGRAPHS OF ROBINSON CLEMMER TOWERS  
Take By David Smith March 29, 2022



405 Robinson Clemmer Road

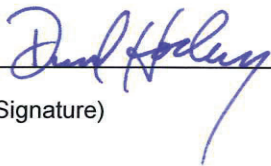


**NC0288- EXISTING TOWER STATEMENT**

This document is being provided to confirm that there are no existing communication towers within 1,000 feet of the proposed site.

Please see attached GIS map with database of all existing towers. This confirms that no tower exists within ¼ mile of the proposed tower.

Therefore, section 8.4.22 (T) of the Gaston County Unified Development Ordinance has been satisfied.

  
(Signature)

DAVID HOCKEY

(Print name)

04/13/22

Date

**ACKNOWLEDGMENT**

State of NC

County of Wake)

On April 13, 2022 before me, Catherine Phipps

personally appeared David Hockey, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Catherine M Phipps (Seal)

