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TOWERCO 2013 LLC

GASTON COUNTY BOARD OF COMMISSIONERS JUNE 28, 2022 6:00 P.M.

Marc C. Tucker, Esq.
NC Zoning Counsel for
TowerCo 2013 LLC

PROPOSED TELECOMMUNICATIONS TOWER

- Site Location: 906 Pinhook Loop Road.
- Acreage of Property: 23.8 acres.
- Current Zoning: RS-20.
- Proposed Zoning: .48 acres to C-1.
- Property Owner: Lance and Kelly Theobald.
- Height of Tower: 250 feet (+ 6 foot lightning rod).
- Type of Tower Proposed: Self-supporting lattice tower.



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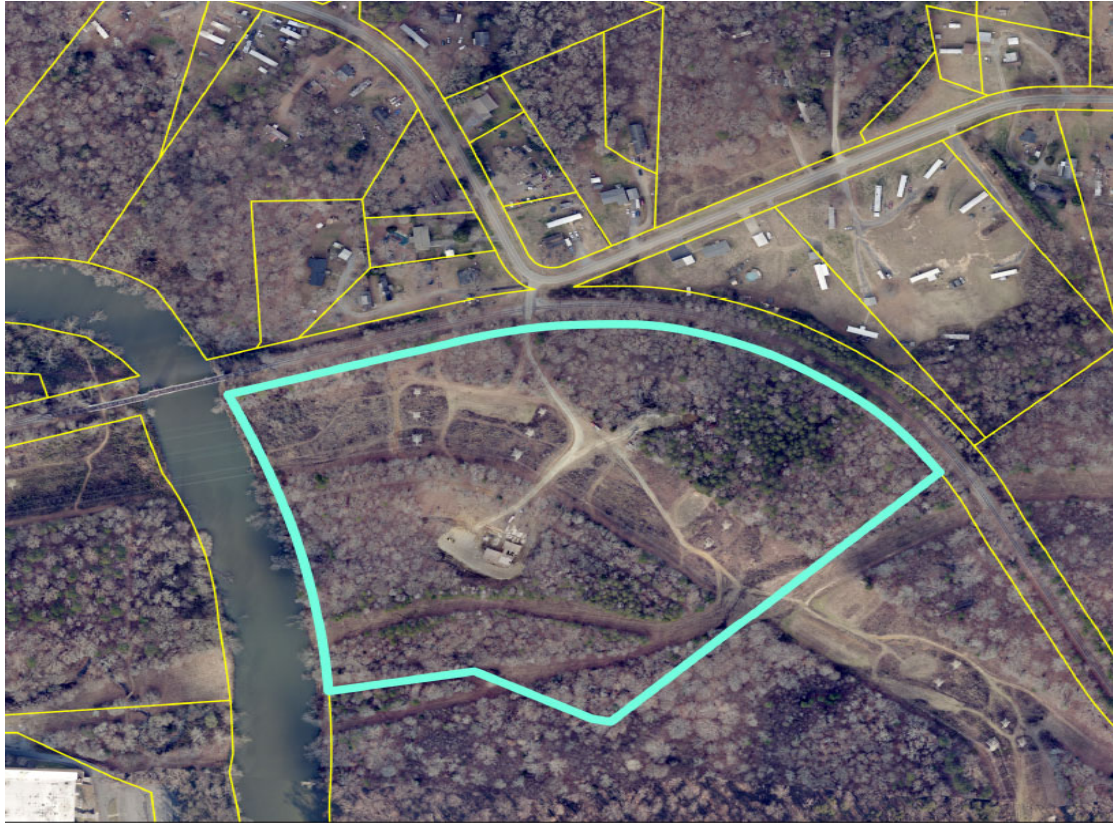
PROPOSED TELECOMMUNICATIONS TOWER

- AT&T antenna was located on former Crown Castle tower .75 miles from proposed site.
- Property owner decided not to renew lease with Crown Castle.
- In order for AT&T to maintain coverage in this area, a new tower must be constructed.
- New tower will enable AT&T, and two other carriers, to provide coverage to this area of the County.



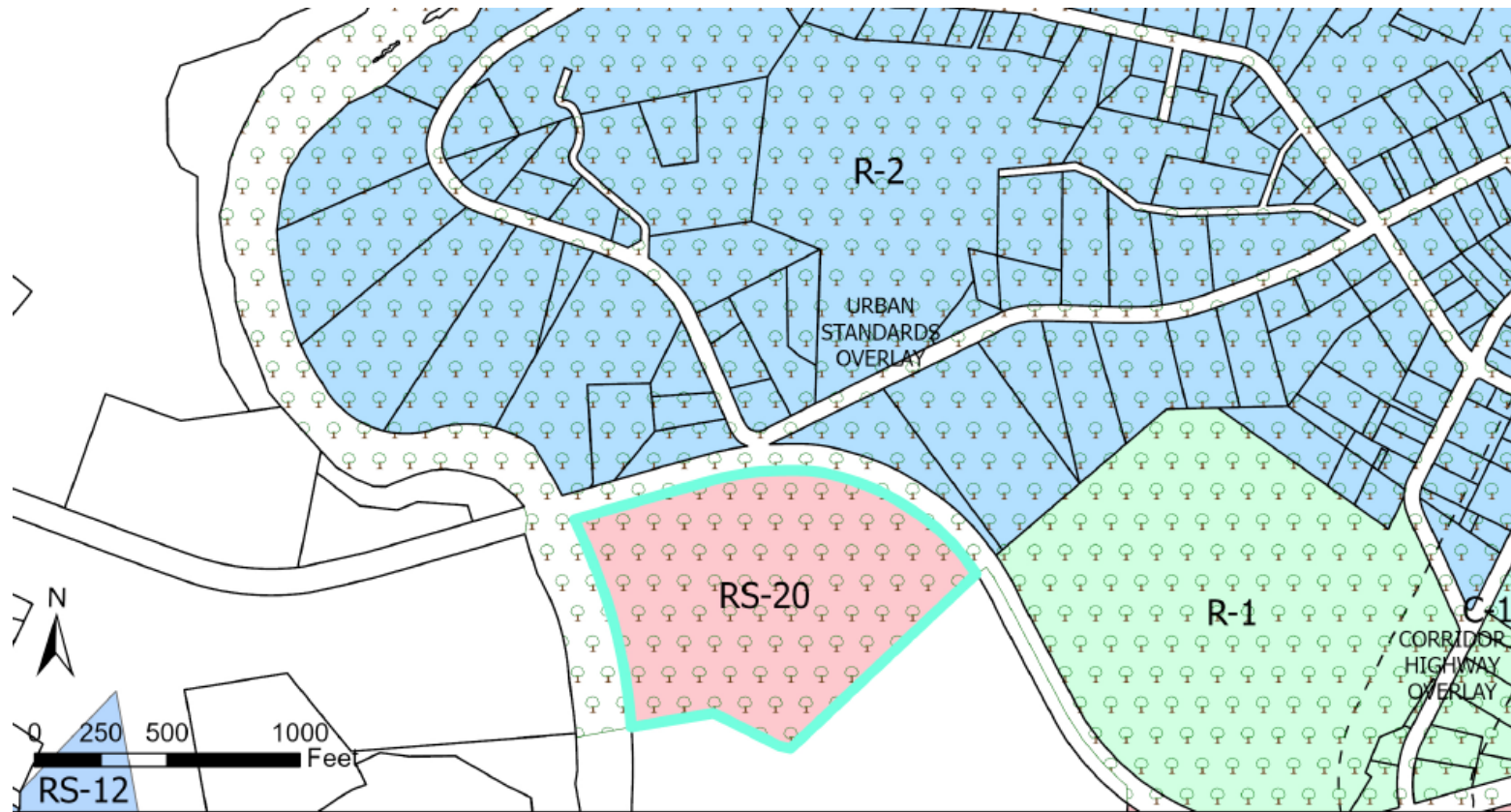
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SITE LOCATION



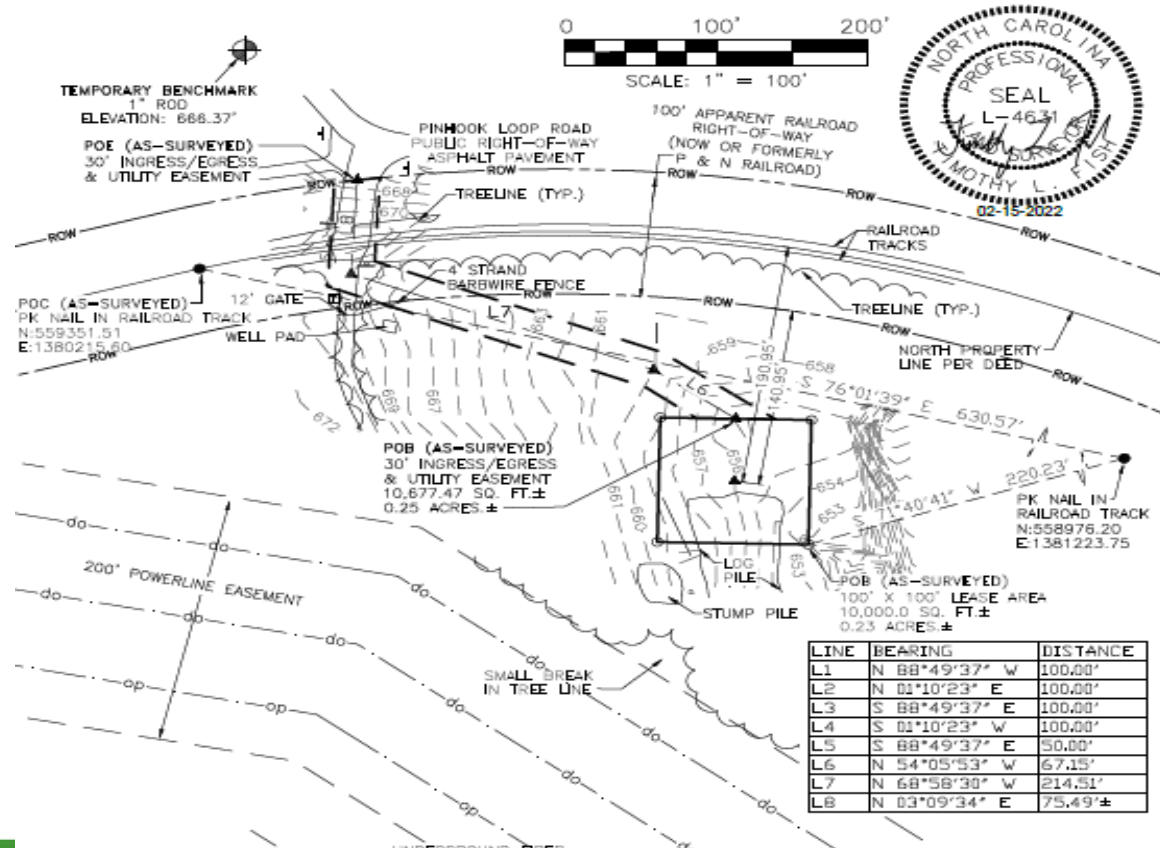
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ZONING



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SITE PLAN

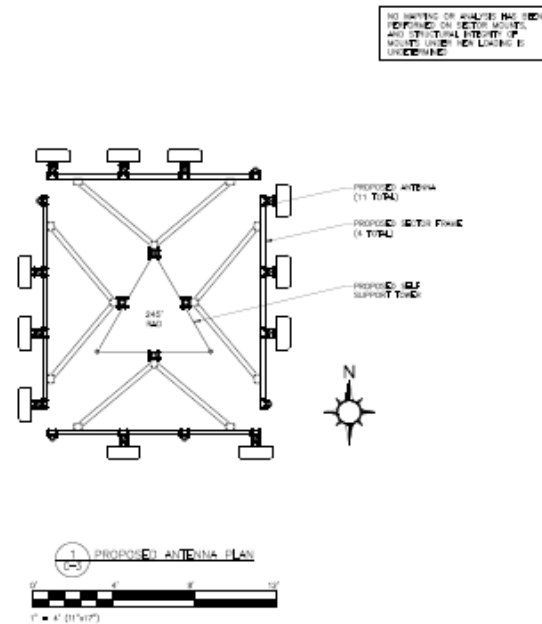
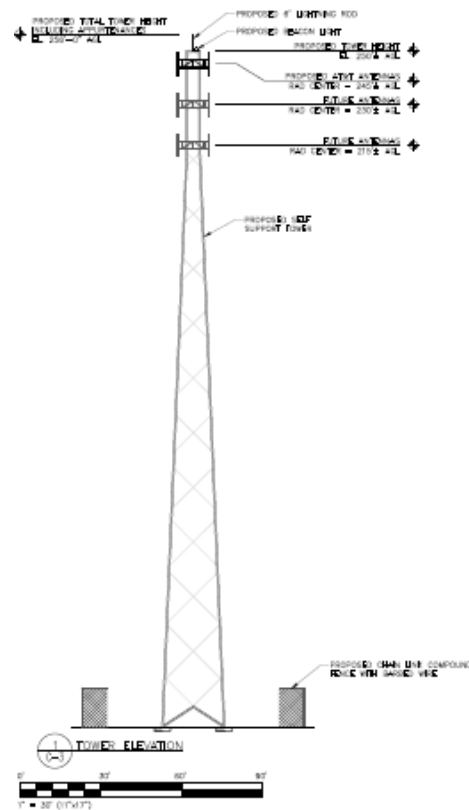

















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COMPOUND DETAIL

[illegible]

TOWER



PROPOSED TELECOMMUNICATIONS TOWER

- C-1 Light Commercial.
 - District is designed to accommodate the needs of residential neighborhoods.
- Telecommunication towers and facilities are permitted in this zoning district.
- Sections 8.4.22, 8.4.24, and 9.15.



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TELECOMMUNICATION TOWER STANDARDS

- Security fence at least 8 feet high.
- *Monopole/lattice type.
- No freestanding signs.
- Meets all FAA standards.
- Structural design has a fall zone radius of 100'.
- *Height of 200'.
- Equipment shelters will be installed, no other outside storage.
- Site will be accessed via a 30' ingress/egress utility easement.
- Setback requirement is satisfied.
- Property owner compliance statement.
- *Request existing mature trees satisfy buffer requirement.
- Located in rear yard and/or access road.
- There are no suitable structures or towers for providers to co-locate.
- No existing towers within 1000 feet.
- It is not an employment center.
- There will be no unrelated storage at site.
- Tower complies with all FCC Radio-Emission standards.
- Not located in Scenic View Overlay District.
- Held 2 community meetings, no attendees.
- Complies with decommissioning requirements.
- Insurance requirements in place.
- Satisfies all design standards.



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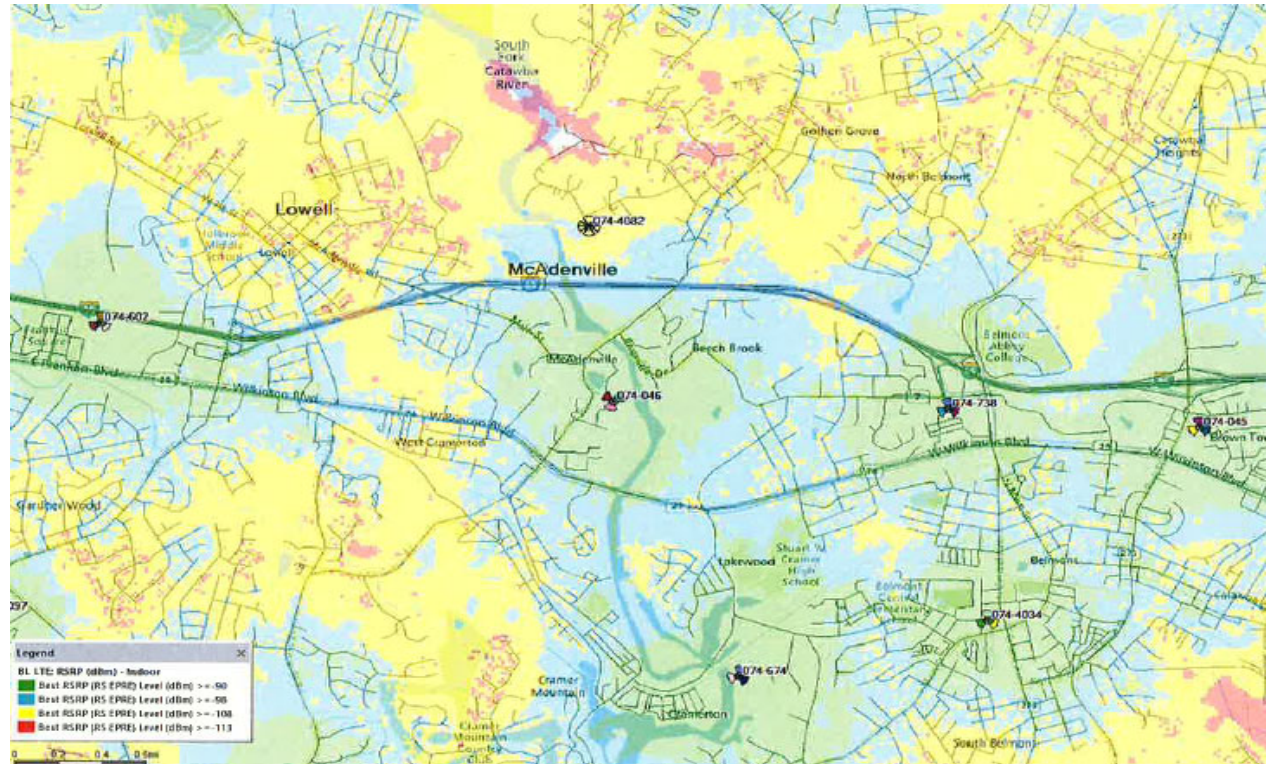
TELECOMMUNICATION TOWER STANDARDS

- Lattice structure.
- Height in excess of 200 feet.
- Utilize existing mature trees as buffer.



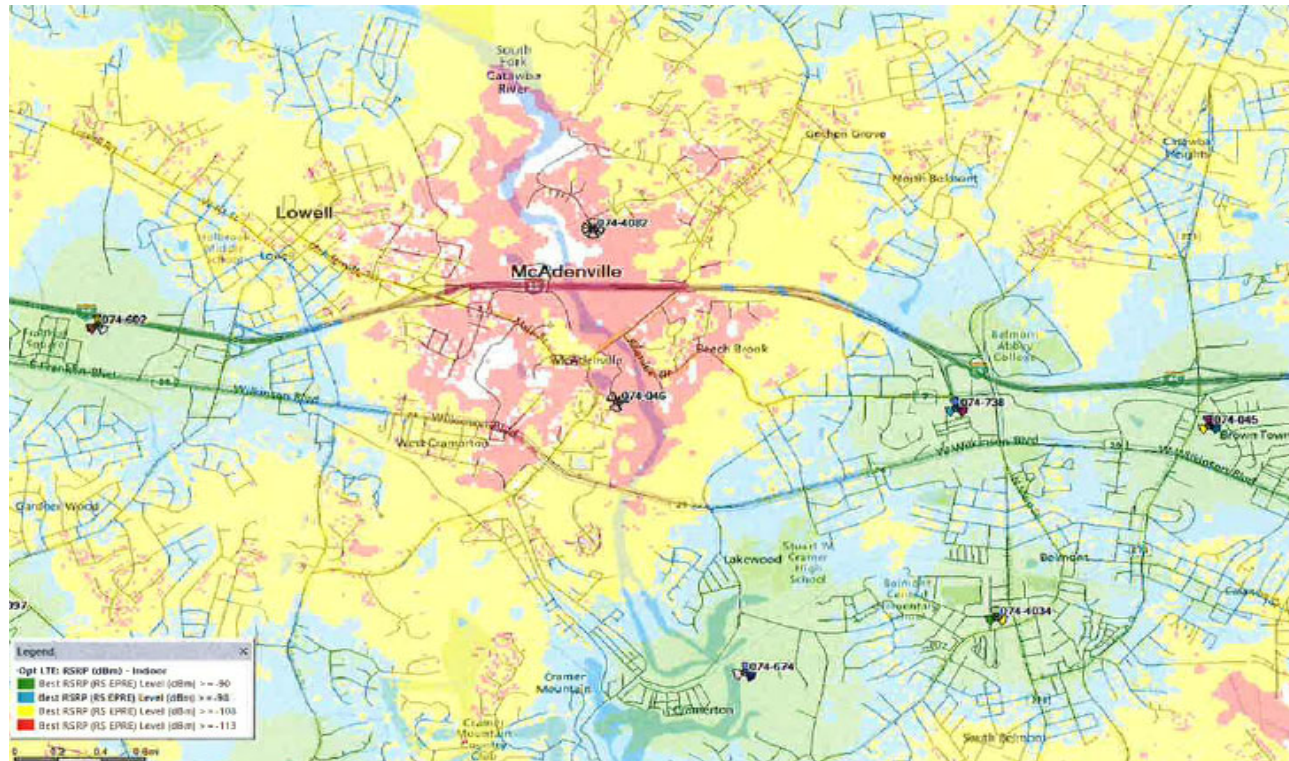
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COVERAGE WITH PRIOR CROWN CASTLE TOWER



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COVERAGE WITHOUT PROPOSED TOWER



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COVERAGE WITH PROPOSED TOWER



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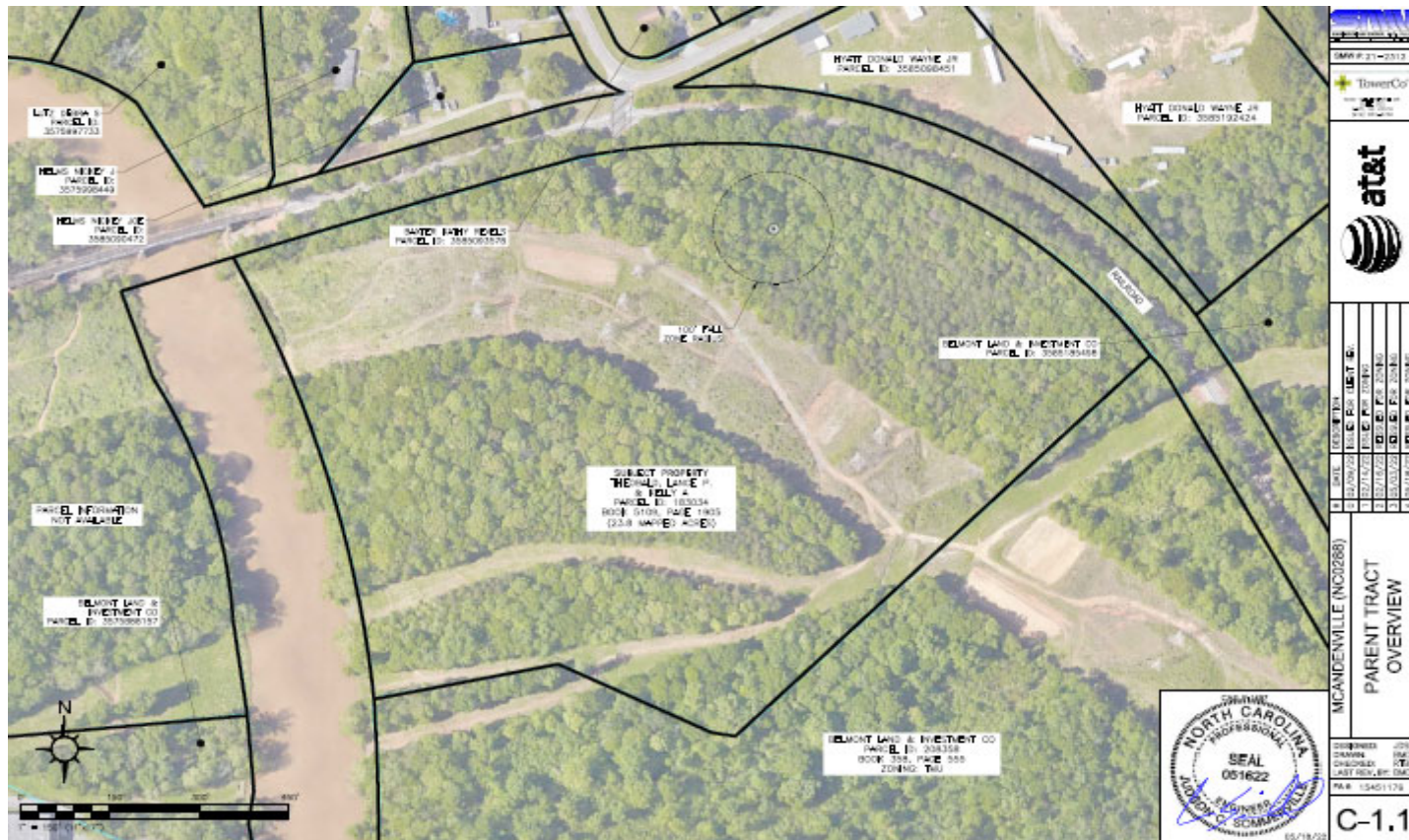
SITE LOCATION

- The setback requirement for the proposed tower is 187.5 feet.
- 190.95 feet from property to the north.
- 564.13 feet from the property to the southeast.
- 856.3 feet from the Catawba River which borders the property to the west.



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SITE LOCATION



THE TOWER WILL NOT ENDANGER THE PUBLIC HEALTH OR SAFETY

- Will improve the public health and safety.
- Wireless communications is a public safety necessity.
- Access to reliable telecommunication networks and mobile broadband communication services.
- Complies with all federal laws, including FCC emissions standards.
- Will allow FirstNet to provide services to first responders.



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BY THE NUMBERS

The **only** dedicated communications platform in the country that brings first responders:



Always-on, 24x7 priority and preemption across voice and data communications



A physically separate network core **fully dedicated** to public safety

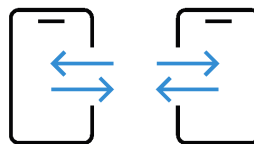


Government oversight and accountability from the **FirstNet Authority**

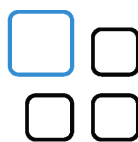
Updated: 4/22/2022

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3.3M
FirstNet
connections



20.5K+
Public safety agencies
and organizations subscribed



195+
apps in the FirstNet
App Catalog



400+
FirstNet Ready®
devices

AMERICA'S PUBLIC SAFETY NETWORK

2.81M+
Square miles
of coverage



50K+
Square miles more than
commercial networks



150
Dedicated assets
in the FirstNet fleet



30+
ROG the Dog
therapy animals

95%+
Band 14 coverage completion;
well ahead of schedule



150+
Solutions deployed
for public safety this year



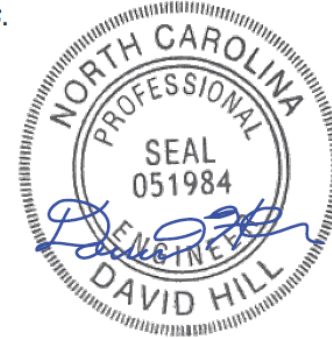
THE TOWER WILL NOT ENDANGER THE PUBLIC HEALTH OR SAFETY

- Sabre Industries.
- Tower design.
- Letter provided in application packet.

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location “folding over” onto the portion of the tower below the failure location and would effectively result in a fall radius of 100’. *Please note that this letter only applies to the above-referenced tower designed and manufactured by Sabre Industries.*

Sincerely,

David Hill, P.E.
Design Engineer II



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THE TOWER WILL NOT ENDANGER THE PUBLIC HEALTH OR SAFETY

- Tower located on large 23.8 acre tract.
- Unmanned facility.
- No traffic.
- Quarterly maintenance visits.
- No utilities or public services.
- No odors or noise.
- Impact Study performed by David A. Smith, MAI, SRA.



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THE TOWER WILL NOT SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY

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.



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THE TOWER WILL BE IN GENERAL COMPLIANCE WITH THE COMPREHENSIVE LAND USE PLAN AND ALL OTHER APPLICABLE PLANS AND REGULATIONS

- Small Area Designation.
 - Preservation of open space.
 - Increased job opportunities.
 - Maintaining a rural feel.
 - Increased commercial opportunities.
- Future Land Use: Suburban Development.
 - Placed around commercial pockets.
 - Multi family houses and support services.
 - Serve a significant city or commercial purpose.



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THE TOWER WILL BE IN GENERAL COMPLIANCE WITH THE COMPREHENSIVE LAND USE PLAN AND ALL OTHER APPLICABLE PLANS AND REGULATIONS

- It will involve minimal site clearing, will preserve open space, it will maintain the “rural” feel.
- It will provide essential services to both residential and future commercial development.
- It is a support service that will provide support to the immediate area.



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CONCLUSION

- The proposed tower will be in conformity with Gaston County's Unified Development Ordinance and Comprehensive Land Use Plan
- The proposed tower will be an integral part of AT&T's, and other wireless carriers', wireless telecommunications systems continuing wireless digital services to this part of the County.



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