

# Oconee County Board of Zoning Appeals



415 S. Pine Street  
Walhalla, SC 29691  
Telephone (864)638-4218 Fax (864)638-4168

## ORDER ON SPECIAL EXCEPTION APPLICATION

**Application Date: February 10, 2012 Permit Application No.: -120210-1**

The Board of Zoning Appeals held a public hearing on March 15, 2012, and held a subsequent meeting on April 19, 2012, to consider the request for a Special Exception and Variance appeal by Blue Ridge Electric Cooperative which may be approved by the Board pursuant to Section 32-134 of the Oconee County Unified Performance Standards for the unincorporated areas of Oconee County (Chapter 32 Article 4). The request for a Special Exception and Variance by said Blue Ridge Electric Cooperative was set forth on the Land Use Application #-120210-1, submitted on February 10, 2012, requesting a to build a communication tower at 6095 West Oak Hwy. Westminster SC, 296 (Tax Map # 290-00-04-009).

After consideration of the evidence and arguments presented, the Board makes the following conclusions:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property. These conditions do not generally apply to other property in the vicinity.
2. The Board concludes that the variance to the setback standards is appropriate so it can locate within the existing transmission station.
3. The Board concludes that the proposed special exception is compatible with land uses in the district, and will not substantially diminish the value of adjacent property or property in the district.

THE BOARD, THEREFORE, ORDERS that the variance is granted.

1. The Board concludes that the standards in Chapter 32 of the Oconee County Unified Performance Standards Ordinance which are applicable to the proposed special exception have been met.
2. The Board concludes that the proposed special exception will have a positive impact upon the general health, safety and welfare of the citizens of Oconee County.

THE BOARD, THEREFORE, ORDERS that the special exception is granted.

Date issued: \_\_\_\_\_

Chairman

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Secretary

Date mailed to parties in interest: \_\_\_\_\_

Notice of appeal to Circuit Court must be filed within 30 days after date this Order was mailed.

# Oconee County Board of Zoning Appeals



415 S. Pine Street  
Walhalla, SC 29691  
Telephone (864)638-4218 Fax (864)638-4168

## ORDER ON SPECIAL EXCEPTION APPLICATION

**Application Date: February 27, 2012 Permit Application No.: -120227-1**

The Board of Zoning Appeals held a public hearing on March 15, 2012, and held a subsequent meeting on April 19, 2012, to consider the request for a Special Exception and Variance appeal by Pinnacle Towers Inc. which may be approved by the Board pursuant to Section 32-134 of the Oconee County Unified Performance Standards for the unincorporated areas of Oconee County (Chapter 32 Article 4). The request for a Special Exception and Variance by said Pinnacle Towers Inc. was set forth on the Land Use Application #-120227-1, submitted on February 27, 2012, requesting to build a communication tower at 120 Hagood Dr., Seneca SC, 29678 (Tax Map # 254-00-03-095).

After consideration of the evidence and arguments presented, the Board makes the following conclusions:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property. These conditions do not generally apply to other property in the vicinity.
2. The Board concludes that the variance to the setback standards is appropriate so it can locate within the existing tower facility.
3. The Board concludes that the proposed special exception is compatible with land uses in the district, and will not substantially diminish the value of adjacent property or property in the district.

THE BOARD, THEREFORE, ORDERS that the variance is granted.

1. The Board concludes that the standards in Chapter 32 of the Oconee County Unified Performance Standards Ordinance which are applicable to the proposed special exception have been met.
2. The Board concludes that the proposed special exception will have a positive impact upon the general health, safety and welfare of the citizens of Oconee County.

THE BOARD, THEREFORE, ORDERS that the special exception is granted.

Date issued: \_\_\_\_\_

Chairman

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Secretary

Date mailed to parties in interest: \_\_\_\_\_

Notice of appeal to Circuit Court must be filed within 30 days after date this Order was mailed.

VICINITY MAP



SITE

DIRECTIONS TO THE SITE

FROM CHARLOTTE: START OUT GOING EAST ON TORINGDON WAY TOWARD N COMMUNITY HOUSE RD. TURN LEFT ONTO N COMMUNITY HOUSE RD. TURN LEFT ONTO JOHNSTON RD. TAKE THE I-485 S/US-521 N RAMP. MERGE ONTO I-485 W. TAKE THE I-85 EXIT, EXIT 10, TOWARD SPARTANBURG/GREENSBORO. TAKE THE I-485 N EXIT ON THE LEFT TOWARD STATESVILLE. MERGE ONTO I-85 S VIA THE EXIT ON THE LEFT TOWARD GASTONIA/SPARTANBURG (CROSSING INTO SOUTH CAROLINA). TAKE THE SC-153 N EXIT, EXIT 40, TOWARD EASLEY. MERGE ONTO SC-153 N. MERGE ONTO US-123 S TOWARD EASLEY. TURN LEFT ONTO WELLS HWY. TURN RIGHT ONTO S WALNUT ST. TURN LEFT ONTO W CRESCENT DR. TURN LEFT ONTO HAGOOD DR. SITE WILL BE ON THE LEFT.

SITE SUMMARY

SITE TYPE:	PROPOSED COLOCATION
TOWER TYPE:	MONOPOLE
TOWER LATITUDE:	34° 39' 58.79"
TOWER LONGITUDE:	-82° 56' 43.09"
ZONING JURISDICTION:	OCONEE COUNTY
PARCEL ID:	TBD
POWER COMPANY:	TBD
TELEPHONE COMPANY:	TBD

**HANDICAP REQUIREMENTS**  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED.

**PLUMBING REQUIREMENTS**  
FACILITY HAS NO SANITARY OR POTABLE WATER.



UNDERGROUND SERVICE ALERT  
CALL TOLL FREE  
811 OR 1-800-632-4949  
THREE WORKING DAYS BEFORE YOU DIG



208' FROM PROPOSED CENTER OF TOWER

EXISTING CENTER OF MONOPOLE

75' FROM PROPOSED CENTER OF TOWER

PREPARED BY:  
**FDH**  
ENGINEERING INNOVATION  
2730 ROWLAND RD.  
RALEIGH, NC 27615  
PHONE: 919-755-1012  
FAX: 919-755-1031

PREPARED FOR:  
**CROWN CASTLE INTERNATIONAL**

**PRELIMINARY**

DRAWN BY: CB  
CHECKED BY: CGP  
ENG APPV'D: CGP  
PROJECT NO: 12-02447

SUBMITTALS		
DATE	DESCRIPTION	REV
2/21/12	CONSTRUCTION	0

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SITE NAME:  
SENECA (HAGOOD DR.)  
CCI SITE NUMBER:  
872807  
T-MOBILE SITE NUMBER:  
8AN0736A

SHEET TITLE  
TOWER FALL ZONE PLAN

SHEET NUMBER  
T-1

# CERTIFICATE OF INSURANCE

02/15/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

THIS IS TO CERTIFY THAT: **Blue Ridge Electric Co-op, Inc.**  
**Blue Ridge Security Systems, Inc.**  
 PO Box 277  
 Pickens, SC 29671



**FEDERATED RURAL ELECTRIC  
 INSURANCE EXCHANGE**

NAIC 11118  
 P.O. Box 25147, Lenexa, KS 66285-5147  
 (815) 941-0150 Fax (815) 941-8604  
 www.federatedrural.com

IS, AT THE ISSUE DATE OF THIS CERTIFICATE, INSURED BY THE COMPANY UNDER THE POLICY(IES) LISTED BELOW, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOW MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	POLICY NUMBER	POLICY DATES	LIMITS (\$)	
GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY OCCURRENCE-BASIS COMPREHENSIVE FORM PREMISSES/OPERATIONS UNDER EXPLOSION & COLLAPSE PRODUCTS/COMPOS CONTRACTUAL BROAD-FORM PROPERTY DAMAGE NO GENERAL AGGREGATE	39 ARB 006-10	10/1/2010 to 10/1/2012	EACH OCCURRENCE	\$2,000,000
			DAMAGE TO RENTED PREMISES	\$2,000,000
			MED EXP (PER PERSON)	\$1,000
			PERSONAL & ADV INJURY	\$2,950,000
AUTOMOBILE LIABILITY ANY AUTO HIRED & NON-OWNED AUTO GARAGE LIABILITY (ANY AUTO)	39 ARB 006-10	10/1/2010 to 10/1/2012	COMBINED SINGLE LIMIT (EACH ACCIDENT)	\$2,000,000
UMBRELLA LIABILITY OCCURRENCE-BASIS \$10,000 SELF-INSD RETENTION	39 UMB 006-10	10/1/2010 to 10/1/2012	EACH OCCURRENCE PRODUCTS/COMPOS/ACC	\$15,000,000 \$15,000,000
WORKERS COMPENSATION AND EMPLOYERS LIABILITY	39 WC 006-11	10/1/2011 to 10/1/2012	WC LIMITS	STATUTORY
			E.L. EACH ACCIDENT	\$1,000,000
			E.L. DISEASE EACH EMPLOYEE	\$1,000,000
ALL-RISK BLANKET PROPERTY INCLUDING PHYSICAL DAMAGE TO VEHICLES	39 ARB 006-10	10/1/2010 to 10/1/2012	DEDUCTIBLES	
			PROPERTY	\$500
			COLLISION	\$500
			PROPERTY LIMIT	\$1,100,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EQUIPMENT / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS**  
 Please see endorsement attached

**CERTIFICATE HOLDER:**  
 Oconee County Planning Dept.  
 Attn: Art Holbrooks  
 415 S. Pine Street  
 Walhalla, SC 29691

**CANCELLATION:**  
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED  
 BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE  
 DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

**AUTHORIZED REPRESENTATIVE:**





### Miscellaneous Endorsement

Effective 2/15/2012 12:01 a.m. standard time, this endorsement forms a part of Policy No. 39 ARB 006-10 issued by Federated Rural Electric Insurance Exchange to Blue Ridge Electric Co-op, Inc. Blue Ridge Security Systems, Inc.

In consideration of the premium charged, Federated and the Insured agree, subject to all provisions of the policy except as modified herein, as follows:

Oconee County South Carolina is hereby named as an additional insured with regards to liability caused by, in whole or in part, operations performed by, or on behalf of the policyholder as they relate to the 180' radio communications tower located at 6095 West Oak Highway, Westminster, SC.

It is agreed that paragraph E. Subrogation, under General Conditions applying to the policy is hereby deleted only with respect to any right of recovery Federated may have against Oconee County, South Carolina.

Paragraph E. remains applicable to any right of subrogation Federated may have against any other person or organization.

It is hereby understood and agreed that coverage under this policy is primary and non-contributory as regards Additional Insured Oconee County, South Carolina.



P. O. Box 5999  
Peoria, IL 61601 USA  
Phone 309-566-3000  
FAX 309-566-3079  
Toll Free 800-727-ROHN

March 20, 2012

Blue Ridge Electric Cooperative  
734 Main Street  
Pickens, SC 29671

Atten: Barney Drake

Reference: 180' Self-supporting Tower  
Site Name: Oakway Substation, South Carolina  
File: 201223

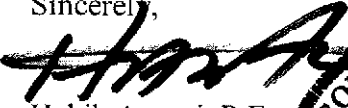
Dear Mr. Drake:

The referenced tower will be designed to meet the specified loading requirement in accordance with the ANSI/TIA/EIA-222-G-2005 for the 160 MPH 3-second survival wind speed with no ice and 45 MPH 3-second gust wind speed with 1.0 inch radial ice; Structure Class III; Exposure Category:C; Topographic Category 2 with a height of crest of 50 feet.

It is our understanding that the design of the referenced tower requires consideration of a contained fall radius in the event a catastrophic wind speed were to result in a failure. Although the tower would not be designed to fail, stronger leg and brace members than required by analysis would be provided in the lower portion of the tower. This would result in an increased safety factor in the lower sections. This design would enable the tower to fail through a combination of bending and buckling in the upper portion of the tower should a catastrophic wind loading occur. Failure in the manner would result in the upper portion of tower folding over the lower portion, preventing a total collapse of the structure and resulting in a fall zone radius of less than 80 feet.

Please contact us at your convenience should you have further questions concerning the safety of tower structures or other aspects of tower design.

Sincerely,

  
Habib Azouri, P.E.  
Engineering Manager

