



## **REQUIREMENTS FOR AN APPLICATION TO ATTACH TO AN EXISTING WIRELESS TELECOMMUNICATION FACILITY OR OTHER STRUCTURE WITHOUT INCREASING THE HEIGHT OF THE WIRELESS TELECOMMUNICATIONS FACILITY OR OTHER STRUCTURE SITE PLAN APPROVAL**

This application is to be completed in full and submitted with three complete sets of the site plan, Functional Performance Standards, Functional Performance Standards Compliance Guaranty, additional items on the attached checklist and the appropriate nonrefundable administrative fee. A Building Permit may also be required. Building Permit applications must be reviewed separately by the Codes Division. A separate fee may also be required for Building Permits.

The site plan shall include the following information:

- Name and location of development with vicinity map showing major roadways;
- Name, address and telephone number of developer and surveyor, engineer or person preparing site plan;
- Tax parcel number, date, scale and zoning of the property;
- Shape and dimensions of lot and location of existing or proposed driveway(s);
- Proposed location, dimensions, setbacks and intended use of buildings/structures, height and square footage of all buildings/structures; number of floors of each building; and principle type of construction of buildings/structures (metal, concrete block, etc.);
- Delineate requirements for landscaping and bufferyards; indicate the required bufferyards, plan unit multiplier, total number of required plants, specific plant type and minimum planting size (Planning staff will provide assistance in this determination when requested);
- Proposed location of any fence; and
- Proposed location of exterior light devices and/or sources with area(s) to be illuminated.

**PROPOSED USE(S) OF TOWER/ANTENNA (I.E. NEW, CO-LOCATE INCREASING HEIGHT OF TOWER, ETC.):**

---

**APPLICANT NAME:** \_\_\_\_\_ **PHONE #:** \_\_\_\_\_

**ADDRESS OF APPLICANT:** \_\_\_\_\_

**TOWER OWNER NAME:** \_\_\_\_\_ **PHONE #:** \_\_\_\_\_

**ADDRESS OF TOWER OWNER:** \_\_\_\_\_

**ADDRESS/LOCATION OF DEVELOPMENT:** \_\_\_\_\_

---

**TAX PARCEL NUMBER OF DEVELOPMENT:** \_\_\_\_\_

**Note: Review and approval of this site plan may require 15 to 20 working days. Failure to provide any of the previously noted information may delay approval of the site plan.**

**I hereby submit the following for review and approval: (check all which are applicable)**

- Three site plans
- Functional Performance Standards
- Functional Performance Standards Compliance Guaranty
- Development Permit Review Fee (\$5,000.00)

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**NAME (Printed):** \_\_\_\_\_ **TITLE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE #:** \_\_\_\_\_

## ADDITIONAL ITEMS REQUIRED FOR SITE PLAN APPROVAL

- Provide documentation to verify the applicant has the right to proceed as proposed on the site. This requires an executed copy of the lease with the owner or the signed letter of agency acknowledging authorization for the applicant to attach an antenna to a wireless telecommunications facility on the site. If the applicant owns the site, a copy of the ownership documents is required.

The applicant shall include the following written statements:

- "The proposed wireless telecommunications facility shall be maintained in a safe manner and in compliance with all conditions of all applicable permits and authorizations, without exception, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all applicable County, State and Federal Laws, rules, and regulations."
- "The construction of the wireless telecommunications facility is legally permissible, including but not limited to the fact that the applicant is authorized to do business in the State."

An application to attach to an existing structure without increasing the height shall contain the following information:

### Documentation of Need

- A narrative description and explanation of the specific objectives for the new facility, expressly including and explaining the purpose and need for the facility, such as coverage and/or capacity needs or requirements, and the specific geographic area of intended coverage; and
- Technical documentation demonstrating the need for the wireless telecommunications facility. Such documentation shall include a propagation study of the proposed site and all adjoining planned, proposed, or existing sites that illustrate any significant gaps in coverage. If a capacity issue is involved also include an analysis of the current and projected usage.

### Ownership and Management

- The name, address and phone number of the person preparing the application;
- The name, address and phone number of the property owner and the applicant, including the legal name of the applicant. If the owner of the facility is different than the applicant, the owner's name and all necessary contact information shall be provided;
- The postal address and tax map parcel number of the property; and
- A copy of the FCC license applicable for the intended use of the facility.

### Zoning and Planning

- The zoning district or designation in which the property is situated;

- The size of the property on which the structure to be attached is located, stated both in square feet and acres, and a survey showing the location and dimensions of all lot lines;
- The location, size and height of all existing and proposed structures within the fall zone plus 10% on the property on which the structure is located and that is the subject of the application;
- If attaching to an existing wireless telecommunications facility, a site plan and elevation drawing showing the vertical rendition of the wireless telecommunications facility identifying apparatus, including height above pre-existing grade, materials, color and lighting;
- If attaching to a building or other structure, a site plan and elevation drawing showing the proposed attachments and all related fixtures, structures, appurtenances and apparatus, including height above the roof or balustrade, whichever is appropriate;
- The azimuth, size and center line height location of all proposed and existing antennas on the supporting structure; and
- The number, type and model of the antenna(s) proposed, along with a copy of the specification sheet(s) for the antennas.

## **Safety**

- If attaching to an existing wireless telecommunications facility, the age, make, model, type (guyed, self-supporting lattice, or monopole) and manufacturer of the wireless telecommunications facility and the structural design characteristics, certified by a Professional Engineer licensed in the State, certifying the wireless telecommunications facility's capability to safely accommodate the facilities of the applicant without change or modification;
- If any change to the wireless telecommunications facility or other structure to be attached to is needed, a detailed narrative explaining what changes are needed, why they are needed and who will be responsible for making the changes;
- If attaching to an existing structure other than a tower, a structural report signed and sealed by a Professional Civil or Structural Engineer licensed in the State certifying the structural adequacy of the structure to accommodate the proposed wireless facility, including any equipment shelter, unless the equipment shelter is located on the ground floor or on the lowest floor of a building;
- A signed statement that the applicant will expeditiously remedy any physical or RF interference with the other wireless devices or services;
- A statement certifying that the proposed telecommunication facility will be operated in compliance with the FCC's current RF emission standards;
- To protect the nature and character of the area and create the least visually intrusive impact reasonably possible under the facts and circumstances, for any attachment to a building or other structure with a fascia the antennas shall be mounted on the fascia and all such attachments and exposed cabling shall use camouflage or stealth techniques to match as closely as possible the color and texture of the existing structure;

- The applicant shall provide a certification by a Professional Engineer licensed in the State that the tower or other structure and its foundation as proposed to be utilized are designed and constructed to meet all local, County, State, Federal, and ANSI structural requirements for loads, including wind and ice loads and the placement of any equipment on the roof of a building after the addition of the proposed new facilities;
- If the application is to attach to or modify the existing facilities on a wireless telecommunications facility, the applicant shall provide signed documentation of the tower condition, specifically a report done pursuant to the latest edition of ANSI-EIA/TIA 222F-Annex E for any self-supporting tower that is five (5) years old or older or for a guyed tower that is three (3) years old or older. Any deficiencies, other than strictly cosmetic ones, must be completed or remedied prior to the issuance of a permit for the attachment of any component of the proposed wireless facilities;
- All antennas attached to a tower or other structure shall be flush mounted or as near to flush mounted as possible unless the applicant can demonstrate technically the flush mounting cannot be used and would serve to prohibit or have the effect of prohibiting the provision of service; and
- If deemed necessary or appropriate, an access road or driveway shall be provided to assure adequate emergency and service access. This road or driveway shall be maintained by the owner of the facility.

All utilities installed for a new wireless telecommunications facility shall be installed in compliance with all laws, ordinances, rules and regulations of the County, including specifically, but not limited to, the National Electrical Safety Code and the National Electrical Code where appropriate.

**Removal and Performance Security**

- The applicant and the owner of record of any wireless telecommunications facility shall, at its cost and expense, be required to execute and file with the County a bond or other form of security acceptable to the County as to type of security and the form and manner of execution, in an amount of at least \$75,000.00 for a wireless telecommunications facility and \$25,000 for a co-location on an existing wireless telecommunications facility or other structure and with such sureties as are deemed sufficient by the County to assure the faithful performance of the terms and conditions of this Section 24-3.5 and conditions of any permit issued pursuant to this Section 24-3.5. The full amount of the bond or security shall remain in full force and effect throughout the term of the permit and/or until any necessary site restoration is completed to restore the site to a condition comparable to that which existed prior to the issuance of the original permit.

**Liability Insurance**

- A holder of a permit for wireless telecommunications facilities shall secure and at all times maintain public liability insurance for bodily injuries, death and property damage, umbrella insurance coverage, automobile insurance coverage, and workers compensation insurance for the duration of the permit in amount as set forth below:

Commercial general liability covering bodily injuries, death and property damage: One million dollars (\$1,000,000) per occurrence/two million dollars (\$2,000,000) aggregate; and

Automobile Coverage: One million dollars (\$1,000,000) per occurrence/two million dollars (\$2,000,000) aggregate; and

Three million dollars (\$3,000,000) umbrella coverage; and

Workers compensation in statutory amounts.

For wireless telecommunications facility on property owned or leased by the County, the commercial general liability insurance policy shall specifically include all of the County and its officers, officials, appointees, employees, attorneys, agents and consultants as additional insured(s).

The insurance policies shall be issued by an agent or representative of an insurance company licensed to do business in the State and with a Best's rating of at least A.

The insurance policies shall contain an endorsement obligating the insurance company to furnish the county with at least thirty (30) days prior written notice in advance of the cancellation of the insurance.

Renewal or replacement policies or certificates shall be delivered to the county at least fifteen (15) days before the expiration of the insurance that such policies are to renew or replace.

Before construction of a permitted wireless telecommunications facility is initiated, but in no case later than fifteen (15) days after the issuance of the permit, the holder of the permit shall deliver to the county a copy of each of the policies or certificates representing the insurance in the required amount.

A certificate of insurance that states that it is informational purposes only and does not confer rights upon the county shall be deemed to not comply with this Section.

### **Compliance State and Federal Laws and Regulations**

Application fees for wireless telecommunication facilities will be as follows:

- Co-locations which attach to an existing tower or structure without increasing the height of the tower of structure: \$5,000.



## AIKEN COUNTY LAND MANAGEMENT REGULATIONS FUNCTIONAL PERFORMANCE STANDARDS

### Section 24 - 3.3 Manufacturing, Commercial, and Other Nonresidential Uses

The following performance standards are designed to ensure that all permitted manufacturing, commercial, and other nonresidential uses listed in Table 1, Permitted Uses, produce no injurious or obnoxious elements related to the operation of such uses beyond the premises.

Please indicate whether the following standards apply by checking the appropriate space below.

**(1) Vibration:**  **Applicable**  **Not Applicable**

No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at any point beyond the lot line; nor shall any vibration produced exceed the following particle velocity levels, measured with a vibration monitor in inches per second at the nearest:

- a) Residential property line: 0.02
- b) Nonresidential property line: 0.10

Vibration emanating from construction activities between 7:00 A.M. and 9:00 P.M. shall be exempt from these regulations.

**(2) Fire and explosives:**  **Applicable**  **Not Applicable**

All activities and all storage of flammable and explosive materials shall be provide with adequate safety devices against the hazards of fire and explosion, including adequate firefighting and fire suppression equipment, as prescribed in the International Building Codes.

**(3) Noise:**  **Applicable**  **Not Applicable**

All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness. In no event shall the sound pressure level of noise radiated continuously from a facility exceed at the lot line the following values in any octave band or frequency. Sound pressure level shall be measured with a sound level meter and an octave band analyzer that conform to specifications published by the American Standards Association.

Frequency Band (Cycles Per Second)	Sound Pressure Levels (In Decibels)	
	At Residential Lot Line	At Non-Residential Lot Line
0 – 75	72	79
75 – 150	67	74
150 – 300	59	66
300 – 600	52	59
600 – 1200	46	53
1200 – 2400	40	47
2400 – 4800	34	41
4800 – 10000	32	39

**(4) Air pollution:**  **Applicable**  **Not Applicable**

The emission of visible smoke, dust, dirt, fly ash, particulate matter from any pipes, vents, or other openings, or from any other source into the air, shall comply with the regulations of the South Carolina Department of Health and Environmental Control.

**(5) Odor:**  **Applicable**  **Not Applicable**

When an industrial plant is operating at close to maximum production the odors emissions, measured at the property line, shall not exceed a D/T (Dilution Threshold) of 100. Odor samples shall be taken and tested by an independent, qualified, odor-testing laboratory using ASTM (American Society of Testing and Materials) method of E79-91.

**(6) Glare:**  **Applicable**  **Not Applicable**

There shall be no direct or sky-reflected glare, whether from floodlights, high temperature processing, combustion, welding or otherwise, so as to be visible in any residence.

**(7) Fumes and vapors:**  **Applicable**  **Not Applicable**

There shall be no emission of any fumes or vapors of a noxious, toxic, or corrosive nature, which can cause damage or irritation to health, animals, vegetation, or to any form of property.

**(8) Heat, cold, dampness or movement of air:**  **Applicable**  **Not Applicable**

Activities which would produce an adverse impact on the temperature, motion, or humidity of the atmosphere beyond the lot line shall not be permitted.

**(9) Toxic matter:**  **Applicable**  **Not Applicable**

The applicant of a permit for any facility which would utilize toxic matter in the process of manufacturing, fabricating, assembling, packaging, or any related activity, shall provide with the application a certificate from the South Carolina Department of Health and Environmental Control, indicating compliance with the rules and regulations of such agency.

**(10) Exterior illumination:**  **Applicable**  **Not Applicable**

All outdoor light fixtures shall be fully shielded and installed in such a way that no light is emitted above a horizontal plane running through the lowest part of the fixture. Low-pressure sodium should be used wherever possible. The pattern of light pooling from each light source shall be carefully considered to avoid throwing light onto adjacent properties. Light sources visible in residential or medical areas shall not exceed 0.1-foot candles. Light sources visible in other areas shall not exceed 0.5-foot candles. Measurements shall be in a vented plane at the property line.

**(11) Compliance guarantee:**  **Applicable**  **Not Applicable**

The applicant of a permit for any manufacturing or processing plant or commercial or other nonresidential use which could produce any of the above "injurious or obnoxious elements" shall acknowledge in writing his or her understanding of the performance standards applicable to the proposed use and shall submit with the permit application an agreement to conform with such standards at all times. Any violation of the agreement shall constitute a violation of this chapter and shall be treated accordingly. Enforcement of this agreement may be precipitated by complaint from any person allegedly aggravated by failure of the industrial use to comply with the provisions of this section. Where there is a potential problem in meeting any one of the performance criteria in this section, the applicant shall be required to mitigate to the satisfaction of the Planning and Development Director any potential adverse impacts of such operation and/or request a variance before the board of appeals, in accord with the provisions of Article 10.



www.aikencountysc.gov

Aiken County
Planning and Development Department
1930 University Parkway, Suite 2800
Aiken, SC 29801
(803) 642-1520

FUNCTIONAL PERFORMANCE STANDARDS COMPLIANCE GUARANTY
FOR MANUFACTURING, COMMERCIAL, & NON-RESIDENTIAL USES

This is to acknowledge that I, \_\_\_\_\_, as

[ ] Owner [ ] Executive Officer of \_\_\_\_\_
(Business Name)

have been provided a questionnaire concerning Chapter 24, Section 3.3 of the Land Management Regulations, Aiken County Code of Ordinances, which requires that certain performance standards governing manufacturing, commercial, and other nonresidential uses are designed to prevent potential injurious or obnoxious elements related to such operations from extending beyond the premises. I understand the requirements of said provisions of Section 3.3 of the Aiken County Code, that have indicated the specific functional performance standards, if any, which are applicable to my proposed development, and agree to conduct the business located at \_\_\_\_\_
(Address)

in compliance with such applicable standards at all times. I also understand that any violation of this Guaranty shall constitute a violation of Section 3.3, Land Management Regulations, and shall be treated accordingly, unless and until remedied to the satisfaction of Aiken County.

\_\_\_\_\_
Date

\_\_\_\_\_
Owner/Executive Officer

\_\_\_\_\_
Name (printed)

Sworn to me before this \_\_\_\_\_
day of \_\_\_\_\_, 20\_\_\_\_\_

Notary Public of: \_\_\_\_\_

My Commission expires on: \_\_\_\_\_