

Sec. 24-75. - Communication towers and antennas.

- (a) Telecommunication facilities should be located so as to minimize adverse, aesthetic and visual impacts on the land, property, buildings, and other facilities where wireless communication devices are considered. New telecommunications facilities, towers, or antennas shall adhere to the following regulations.
- (b) Prior to approval of any application for a permit for a new telecommunication facility a public hearing shall be held by the county planning commission, notice which shall be published in the county no less than ten calendar days prior to the hearing. Also ten days prior to the public hearing this notice will be given to all landowners within 500 feet of the property.
- (c) After the public hearing and formal consideration of the application, the county planning commission may determine in writing the approval, approval with conditions, or denial of a permit. The planning commission can deny the location and placement of a telecommunication facility if it is a substantial detriment to the surrounding area.

(d) Definitions:

Applicant means any wireless service provider or agent submitting an application for a permit for a telecommunications facility.

Fall zone means the maximum area (the furthest distance from the tower base) in which a telecommunications facility will collapse in the event of a failure, usually less than the total height of the structure. This zone must be defined by a professional civil or structural engineer licensed in the state.

FCC means the Federal Communications Commission, or its duly designated and authorized successor agency.

Height means, when referring to a tower or other structure, the distance measured from the pre-existing grade level to the highest point on the tower or structure, even if said highest point is an antenna or lightning protection device.

Telecommunications means the transmission and/or reception of audio, video, data, and other information by wire, radio frequency, light, and other electronic or electromagnetic systems.

Tower means any structure designed primarily to support an antenna for receiving and/or transmitting a wireless signal. A "freestanding tower" shall mean a monopole or self-supporting tower. A "guyed tower" shall mean a tower supported and stabilized through the use of guy wires.

- (e)
 - (1) All new towers shall be designed to accommodate additional antennas equal in number to the applicant's present and future requirements.
 - (2) All applicable safety code requirements shall be met.
 - (3) Towers or antennas shall not be painted or illuminated unless otherwise required by state or federal regulations.
 - (4) No tower shall be located in any wetlands.
 - (5) No tower or antenna shall be located within 1,000 feet of an existing tower or antenna, unless the applicant certifies that the existing tower does not meet the applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
 - (6) Towers or antennas shall be exempt from the maximum height requirements of this chapter, except as provided for in section 24-203.
 - (7) Towers or antennas shall be located such that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching onto adjoining properties. Should this fall zone encroach onto another property, a recorded easement may be prepared and signed by the adjacent property owner to ensure that no structure will be built within the fall zone.
 - (8) Signage on communication towers and/or antennas.

- a. No advertising of any type may be attached to a communication tower; however, a communication tower and/or antennas may be placed upon an outdoor advertising sign provided the height of the sign is increased not more than 20 feet.
 - b. The placement of a communication tower and/or antennas upon an outdoor advertising sign shall not change the principal nature or classification.
 - c. A sign no larger than four square feet shall be placed in a visible location identifying the owner and operator of each antenna as well as their emergency phone number(s).
- (9) Communication towers shall be removed at the operator's expense within 120 days of the date such tower ceases to be used for its intended purpose.
- (10) Permit requirements for the erection or replacement of a tower or antenna shall be accompanied by the following:
- a. One copy of engineered stamped typical specifications for proposed structures and antenna, including description of design characteristics and material.
 - b. An engineered stamped site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, fall zone (as determined by a structural engineer, licensed and certified in South Carolina), photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property; [site plan not required if antenna is to be mounted on an approved existing structure].
 - c. A current map or update of an existing map on file, showing locations of applicant's antenna, facilities, existing towers, and proposed towers which are reflected in public records, serving any property.
 - d. Identification of the owners of all antenna and equipment to be located on the site. Allow Edgefield County to share the wireless telecommunications facility for emergency services and government use at no cost.
 - e. Written authorization from the site owner for the application.
 - f. Evidence that a valid FCC license for the proposed activity has been issued.
 - g. The applicant shall furnish a visual impact assessment, which shall include digital pictorial representations of "before and after" views from key roads, residential, commercial or other locations where the site is visible to a large number of individuals. The applicant shall provide a map showing the locations of where the digital pictures were taken and the distance from the proposed structure.
 - h. A written agreement to remove the tower and/or antenna within 120 days after cessation of use.
 - i. A certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, together with written indemnification of the county and proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the county.
 - j. The applicant shall demonstrate and provide in writing and/or by drawing how it shall effectively screen from view the base and all related equipment and structures of the proposed wireless facility.
 - k. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 standards and a determination of the fall zone.
 - l. A written agreement to allow other users to co-locate on the tower and documentation that the tower will be designed to allow it.

- (11) The provisions of this section shall not apply to amateur radio, citizens band radio, or television reception towers, masts and/or antennas.
- (12) All telecommunication facilities and antennas shall be located, fenced or otherwise secured in a manner that prevents unauthorized access.
- (13) The holder of a permit issued under this Section shall comply with all applicable State and Federal laws, regulations and rules pertaining to the wireless telecommunications facility for which the permit was issued

(Code 1999, § 152.045; Ord. No. 99-00-380, § 3-10, 4-4-2000; Ord. No. 10-11-630, § 1, 12-7-2010; Ord. No. 12-13-660, § 16, 4-2-2013)