

CAMDEN COUNTY LAKE AREA PLANNING & ZONING APPLICATION FOR WIRELESS TELECOMMUNICATION FACILITIES CONDITIONAL USE PERMIT OR ADMINISTRATIVE CONDITIONAL USE PERMIT

Wireless Telecommunication Facilities in the Camden County Lake Area Planning & Zoning District are regulated by Appendix K of the Unified Land Use Code. The placement of wireless telecommunications facilities requires a conditional use permit or administrative conditional use permit. Appendix K authorizes the administrative approval of telecommunication facility permits for permitted uses:

1. This Application is for a:

- Co-location (as such term is defined in Appendix K and meets the requirements for an eligible facilities request under 47 C.F.R. 1.4001): requires Administrative Conditional Use Permit under Appendix K
- Substantial Modification (as such term is defined in Appendix K): requires a Conditional Use Permit under Appendix K
- New Tower (as such term is defined in Appendix K): requires a Conditional Use Permit under Appendix K

2. Type of Application

- New Tower (the items on List B must be included with this Application)
- Co-location or Replacement on existing Tower (the items on List A must be included with this Application)
- Substantial Modification to existing Tower (the items on List B must be included with this Application)
- Building/Roof mounted Antenna (if a Co-location, the items on List A must be included with this Application; if a Substantial Modification, the items on List B must be included with this Application)
- Other _____

3. Property Location Information

Postal address and tax map parcel number or Property _____

4. Property Owner	
Property Owner Name	
Address	
Phone Number	
5. Applicant	
Applicant Name	
Address	
Phone Number	
6. Preparer	
Preparer Name	
Address	
Phone Number	

7. Attach and include the following:

- List A items or List B items, as applicable; and Application Fee (\$500 for Administrative Conditional Use Permit or \$1500 for Conditional Use Permit as set forth in Appendix K).

Certification of Preparer of Application for Conditional Use Permit for Wireless Telecommunications Facilities:
I, _____, have prepared this Application and attest that the contents and representations contained
herein and in any additional data attached hereto are true, complete, and accurate.

(Signature of Preparer)

For County Use Only:

Denied/Approved/Conditionally Approved on this _____ day of _____, _____

List any conditions: _____

Signed/Title: _____

Case Number:

Field Inspection Date/Notes

Received Date

Application Fee:

Form of Payment:

List A

Items that must be included with Application for Administrative Conditional Use Permit

1. Description of Wireless Telecommunications Facilities.
2. Statement in writing that:
 - a. The proposed Wireless Telecommunications Facilities shall be maintained in a safe manner, and in compliance with all conditions of the Administrative Conditional Use Permit, without exception, unless specifically granted relief by the County in writing, 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;
 - b. 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.
3. Copy of a lease, letter of authorization or other agreement from the property owner evidencing applicant's right to pursue the Application.
4. Certification or demonstration that the Wireless Telecommunications Facility conforms to applicable building permit requirements, National Electronic Safety Codes, and recognized industry standards for structural safety, capacity, reliability, and engineering requirements.
5. Signed documentation of the Tower condition such as an ANSI report as per Annex E, Tower Maintenance and Inspection Procedures, ANSUTIA/EIA 222F or most recent version. The inspection report must be performed every three (3) years for a guyed Tower and five (5) years for monopoles and self-supporting Towers.

List B

Items that must be included with Application for Conditional Use Permit

1. Description of Wireless Telecommunications Facilities.
2. Statement in writing that:
 - a. The proposed Wireless Telecommunications Facilities shall be maintained in a safe manner, and in compliance with all conditions of the Conditional Use Permit, without exception, unless specifically granted relief by the County in writing, 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; and
 - b. The construction of the Wireless Telecommunications Facilities is legally permissible, including, but not limited to the fact that the Applicant is authorized to do business in the State.
3. The Zoning District or designation in which the property is situated.
4. Size of the property stated both in square feet and lot line dimensions, and a survey showing the location of all lot lines.
5. The location of nearest residential structure.
6. The location, size and height of all existing and proposed structures on the property which is the subject of the Application.
7. The type, locations and dimensions of all proposed and existing landscaping, and fencing.
8. The azimuth, size and center-line height location of all proposed and existing Antennae on the supporting structure.
9. The number, type and model of the Antenna(s) proposed with a copy of the specification sheet.
10. The make, model, type and manufacturer of the Tower and design plan stating the Tower's capacity to accommodate multiple users.
11. A site plan describing the proposed Tower and Antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above pre-existing grade, materials, color and lighting.
12. Signed documentation to verify that the proposed Wireless Telecommunications Facility will be in full compliance with the FCC's rules for radio frequency emissions under 47 CFR § 1.1307(b)(1) or other applicable federal law, as amended.
13. A copy of the FCC license applicable for the intended use of the Wireless Telecommunications Facilities.
14. A copy of the geotechnical sub-surface soils investigation, evaluation report and foundation recommendation for a proposed or existing Tower site and if existing Tower or water tank site, a copy of the installed foundation design.
15. A written copy of an analysis, completed by a qualified individual or organization, to determine if the proposed new Tower or existing structure intended to support wireless facilities is in compliance with Federal Aviation Administration Regulation Part 77 and if it requires lighting. This requirement shall also be for any existing structure or building where the application increases the height of the structure or building. If this analysis determines, that an FAA determination is required, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided with the application.
16. A certification with documentation (structural analysis) including calculations that the Wireless Telecommunications Facility and foundation and attachments, rooftop support structure, water tank structure, and any other supporting structure as proposed to be utilized are designed and will be constructed to meet all local, County, State and Federal structural requirements for loads, including wind and ice loads.
17. A demonstration that the Wireless Telecommunications Facility will be sited so as to minimize visual intrusion as much as possible, given the facts and circumstances involved and will thereby have, within

reason, the least adverse visual effect on the environment and its character and on the residences in the area of the Wireless Telecommunications Facility.

18. A Visual Impact Assessment, which shall include:
 - a. A computer generated "Zone of Visibility Map" at a minimum of one mile radius from the proposed structure, with and without foliage shall be provided to illustrate locations from which the proposed installation may be seen.
 - b. Pictorial representations of "before and after" (photo simulations) views from key viewpoints both inside and outside of the County as may be appropriate, including but not limited to State Highways and other major roads; State and local parks; other public lands; historic districts; preserves and historic sites normally open to the public; and from any other location where the site is visible to a large number of visitors, travelers or residents. Guidance will be provided, concerning the appropriate key sites at the pre-application meeting. Provide a map showing the locations of where the pictures were taken and distance from the proposed structure.
 - c. A written description of the visual impact of the proposed facility including; and as applicable the Tower base, guy wires, fencing and accessory buildings from abutting and adjacent properties and streets as relates to the need or appropriateness of screening.
19. 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 Telecommunications Facility.
20. The Wireless Telecommunications Facility and any and all accessory or associated facilities shall maximize the use of building materials, colors and textures designed to blend with the structure to which it may be affixed and/or to harmonize with the natural surroundings, this shall include the utilization of Stealth or concealment technology as may be reasonably required by the County.
21. All proposed Towers and any other proposed Wireless Telecommunications Facility structures shall be set back from abutting parcels, recorded rights-of-way and road and street lines by the greater of the following distances: A distance equal to the height of the proposed Tower or Wireless Telecommunications Facility structure plus ten percent (10%) of the height of the Tower or structure, or the existing setback requirement of the underlying Zoning District, whichever is greater. Any Accessory structure shall be located so as to comply with the applicable minimum setback requirements for the property on which it is situated.
22. All utilities at a Wireless Telecommunications Facilities site shall be installed underground whenever possible and 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.
23. At a Telecommunications Site, an access road, turn-around space and parking shall be provided to assure adequate emergency and service access. Maximum use of existing roads, whether public or private, shall be made to the extent practicable. Road construction shall comply with county standards.
24. Documentation justifying the total height of any Tower, Facility and/or Antenna requested and the basis therefor.
25. Copy of a lease, letter of authorization or other agreement from the property owner evidencing applicant's right to pursue the Application.
26. For a new tower or support structure only: A statement that Applicant conducted an analysis of available Co-location opportunities on existing Towers within the same search ring defined by the Applicant.
27. Signed documentation of the Tower condition such as an ANSI report as per Annex E, Tower Maintenance and Inspection Procedures, ANSUTIA/EIA 222F or most recent version. The inspection report must be performed every three (3) years for a guyed Tower and five (5) years for monopoles and self-supporting Towers.
28. Any additional requirements under ULUR Section 408 for conditional use permits.