

	<p style="text-align: center;">Telecommunication Towers (TT) Zoning District</p> <p>The purpose of this Ordinance is to address the rapid development of wireless communications technology and the increased demand for wireless communications services for the public. The Town Council recognizes that the need may arise for communication towers to be sited within the Town to keep pace with this growing demand for services and desires to enact development regulations that will address the placement and construction of communication towers in a manner which protects the health, safety, and welfare of the citizens of Yemassee and preserves the aesthetic character of the Town, as well as, protect residential areas and land uses from potential adverse impacts of communications towers through design, siting, and landscape screening</p> <p style="text-align: center;">Section 5.19, Town of Yemassee Zoning Ordinance</p>
<p>Definitions for the TT District 5.19.1</p>	
<ul style="list-style-type: none"> • A communication tower shall be defined as a tower, pole, or similar structure which supports a telecommunications antenna operated for commercial purposes or by a commercial entity above ground in a fixed location, freestanding, guyed, or on a building. This does not include private home-use television reception antennae and satellite dishes, or communication towers for amateur radio operation licensed by the Federal Communications Commission. • Telecommunications shall be as defined in the Federal Telecommunications Act of 1996 as the transmission between or among points specified by the users of information of the user's choosing, without change in the form of content or other information as sent and received. • A tower's fall zone shall be defined as the area within which a communications tower can be predicted to collapse in the event of failure, plus the area surrounding the tower in which the public's health, safety, welfare, or property may be affected as a result of a collapse in the event of failure. 	
<p>Minimum Requirements for new Telecommunication Towers 5.19.11</p>	
<p>All applications for new communication towers shall include the following items:</p> <ol style="list-style-type: none"> a) A scaled Site Plan (no more than one (1) inch equals fifty (50) feet), sealed by a South Carolina registered engineer, showing the boundaries of the property involved, the location of the proposed tower, guy anchors (if any), required landscaping, existing and proposed buildings and other improvements, parking, driveways, fences, and setbacks of existing and proposed structures from adjacent properties, residential structures, and road rights-of-way. Adjacent land uses shall also be noted on the Site Plan; b) A map of the geographic area in which the Applicant's antenna must be located to reasonably serve the Applicant's coverage area, showing all existing and approved tower sites and all other structures equal to or greater than seventy-five (75) percent of the height of the proposed tower within this area; 	

- c) Written documentation that co-location on existing towers or structures in the vicinity of the proposed tower was attempted by the Applicant but found unfeasible with reasons explained. This documentation should include verification by a professional engineer that no alternative to the construction of a new tower exists;
- d) Copies of all applicable submissions made by the Applicant to any state or federal regulatory agency relative to the proposed project;
- e) Elevation drawings showing the height and design of the tower, materials to be used, color, and lighting. For applications requiring special exception review, the Applicant shall also submit visual renderings of the proposed tower as it will look from public roadways and adjacent non-commercially zoned areas;
- f) A sealed report from a professional engineer registered in South Carolina that describes the tower height and design and that demonstrates the tower's compliance with the structural requirements of the Standard Building Code and the co-location requirements of this Ordinance. The engineering report shall further certify that the tower will satisfy minimum wind load standards imposed by the American Society of Consulting Engineers and shall certify the tower's fall zone;
- g) A notarized affidavit that states the Applicant's willingness to allow co-location on the proposed tower at a fair market rate and in a timely manner to any other service provider licensed by the Federal Communications Commission for the Town of Yemassee market area;
- h) Identification of the owners of all antennae and equipment to be located on the site;
- i) Written authorization from the owner of the site, if different from the tower owner, to apply for approval of the proposed tower; and
- j) To insure removal of any abandoned tower, antennae, accessory structure, or equipment, a performance bond in the amount of the anticipated removal costs as determined by a South Carolina registered engineer.