

Planning & Development Dept.- Permit Application Center

P.O. Box 11706, or 155 Johnston Street

Rock Hill, South Carolina 29731-1706

Phone: 803-329-5590

FAX: 803-329-7228 -- website: www.cityofrockhill.com



COMMUNICATION TOWER APPLICATION

Application Fee: Commercial - \$250 Non-Commercial - \$50

Please complete the following information. Regulations for communication towers can be found in the [Rock Hill Zoning Ordinance Section 4-300\(B\)\(9\)](#). Plan review typically takes 10 business days. The applicant will be notified when the review is complete.

Tower Site Address: _____ Tax Map #: _____

Applicant Name: _____

Applicant Address: _____

Phone: _____ Fax: _____ Email: _____

Property Owner: _____

Owner Address: _____

Phone: _____ Fax: _____ Email: _____

*Requires ZBA Approval?: YES NO

*To find out if ZBA approval is required, check Section 4-100(B) Table of Allowed Uses in the Zoning Ordinance. If yes, complete the [Zoning Appeals Application](#) with ZBA fee.

Application Fee: Commercial - \$250 Non Commercial - \$50

Grading Permit Fee: \$250 per disturbed acre

Building Permit Fee: Based on contract value of work. Due after antenna/ co-location approval at the time the permit is picked-up.

Checklist

Plans can be submitted for review digitally online. Please contact us to set up a password for the website. If you wish to submit paper plans, 2 sets of plans no smaller than 11 x 17 will be needed. If ZBA approval is required, additional sets of plans may be requested.

- Construction plans showing the information in the checklists below
- [Electrical Load Data Form](#)
- [Zoning Appeals Application](#) (if required)
- [Building permit application](#)
- [Stormwater Management and Erosion Control Checklist](#)
- Applicable Fees

Building Review Information

1. Provide footing and erection details for the tower with engineer's seal.
2. Provide foundation details for any equipment sheds, transformers or generators. Show tie-down or anchoring details.
3. Provide a floor plan of any equipment sheds. Prefabricated or modular building plans are required to be approved by the South Carolina Building Codes Council. Visit www.llr.state.sc.us for more information.
4. Provide bonding details for site and buildings.
5. Show transformer and/or meter location. Complete the [Electrical Load Data form](#).

Zoning Review Information

1. Detailed site plan with tower and guying location showing distances to property lines.

- a. Show all structure setbacks to property line. Note: Towers, guy anchors, equipment buildings, and any other appurtenances related to a wireless communication tower shall be located on a single parcel or tract of land. The setback shall be measured from a line connecting the outermost anchor points for guy wires.
 - b. Self supporting towers shall meet the minimum setback standards for the zone district where located, plus an additional distance equivalent to ten percent (10%) of the height of the tower.
 - c. Show any equipment buildings or other structures on site.
2. Landscaping/buffer plan including:
 - a. Existing vegetation [i.e. protected trees] and proposed species and sizes of plantings.
 - b. Describe screening and buffering of all buildings and tower to include plant materials that effectively screens the view of the ground-based portion of the tower facility from existing residential development.
 3. Tower height: See Table 4-300(B)(2) of the [Zoning Ordinance](#) for height limitations. There are also height limitations if the site is located in an Airport Overlay District. See Section 3-500(B)(4) of the [Zoning Ordinance](#), [Airport Land Use Protection Zones Map](#), and [Airport Field Height and Hazard Protection Zones Map](#) for more information.
 4. Lighting plan for tower, see 6-700 of the [Zoning Ordinance](#). (Requires FAA approval)
 5. Copy of FAA approval. Show any other pertinent or applicable information and include copies of all FAA and FCC approvals
 6. Design details: for wind loading requirements of the American National Standards Institute T/A-222F Report (as amended) and local building codes, and applicable standards for towers published in the American National Standards Institute (ANSI) as amended.
 7. Color: [] Galvanized steel finish [] Neutral color (i.e. light grey [] other FAA approved color
 8. Signage: Maximum allowable area two (2) square feet. Sign message shall identify the tower owner, street address, owner identification code and 24-hour emergency contact telephone number.
 9. Security fencing: Towers, guy anchor supports and ground-based equipment buildings shall be enclosed by security fencing not less than eight (8) feet in height and equipped with an appropriate anti-climbing device, [see 6-400].
 10. Provide Radiation report. Submit report showing compliance with FCC requirements.
 11. Separation: Any new tower within 1200 feet of an existing tower requires the applicant to submit a statement indicating the reasons why the existing tower(s) was inadequate or unavailable.
 12. Co-location: New wireless communication towers should be designed to accommodate present and future needs of the owner and at least one (1) comparable user. Unused space on an existing tower shall be made available to other users at a fair market value.
 13. Interference: No wireless communications tower, antenna or supporting equipment shall interfere with equipment operated by the Rock Hill/York County Airport or radio equipment operated at a fixed site by the City.

Stormwater Review Information

See [Stormwater Management and Erosion Control Checklist](#).

FOR OFFICE USE ONLY: Case #: _____ Date Filed: _____ Complete?: _____		
If incomplete, returned: _____ [<input type="checkbox"/>] Fee Paid _____ [<input type="checkbox"/>] Application [<input type="checkbox"/>] Forms/Docs Attached: _____		
[<input type="checkbox"/>] Rejected: [<input type="checkbox"/>] Approved [<input type="checkbox"/>] Conditional Approval/or Exemption: _____		
Reviewed by: _____	Date: _____	Comments: _____