

HARNETT COUNTY
BOARD OF ADJUSTMENTS

August 12, 2024

Staff Contact: Randy Baker, Assistant Manager of Planning Services
(910) 893-7525 or rbaker@harnett.org

CASE NUMBER: BOA2408-0005
APPLICANT: Tower Engineering Professionals
OWNER: Carolina Power & Light Co. – Duke Energy
LOCATION: 1716 NC 27 E Lillington, NC 27546
ZONING: RA-30 Acreage: 15.35 PIN#: 0680-64-0848.000
LAND USE CLASSIFICATION: Low Density Residential
NC WATERSHED: WS-IV-P

REQUEST: Monopole Communications Cell Tower

AERIAL:



Directions from Lillington: Travel US 421 South toward Campbell College – Turn left onto Leslie Campbell Ave. – Turn right onto NC 27 E – Property is located on the left behind the property addressed as 1714.

PHYSICAL CHARACTERISTICS

- A. Site:** Currently contains an electrical substation on a portion of the property and the remainder consists of vegetation and forestry products.
- B. Surrounding Land Uses:** Residential home sites, agricultural and forestry related land uses.
- C. Utilities:** **Water** – Public Availability **Sewer** – Public Availability

TRANSPORTATION:

- Annual daily traffic count for this section of NC 27 East is 2100.
- Site distances are good.

BACKGROUND:

- The applicant's request is for the placement of a wireless network device and utility pole as part of its communication network. This structure and equipment will allow the company to securely transmit data to and from substations in order to meet customer needs.
- Harnett County's tower consultant firm performed a technical review in order to verify that the request for tower location is consistent with the county's regulatory guidelines.
- The consulting firm has determined that the substation location is technically appropriate based on the lack of available alternatives and the need for wireless connectivity to this substation to improve grid reliability.
- This site is located within the NC Watershed protected area of the County. The requested use will be located within an existing facility. Therefore, the facility is Grandfathered and would not be required to apply for a SNIA.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
OTHER USES												
Comm. Towers: Microwave, TV, Telephone, Radio, & Cellular	S*	S*	S*	S*		S*	S*	S*	S*		4	U

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

FUTURE LAND USE PLAN

The Harnett community envisions a future where the county will continue to grow and prosper in a way that promotes a high quality of life, capitalizes on and protects the assets that make Harnett County unique, and ensures that all Harnett residents have access to a variety of housing, transportation, recreation and employment options.

FUTURE LAND USE CATEGORIES/ RESIDENTIAL AREAS

Low Density Residential: Single family detached residential intended to remain predominantly suburban in character and provide for low-density single-family residential development on lots smaller than those in Rural Residential areas. Gross densities of 1-3 dwelling units per acre depending on utilities, soils and character of adjacent development.

SITE PHOTOS

Site



Adjoining Property



Facility



Street View



Street View



Across Street From Access Easement



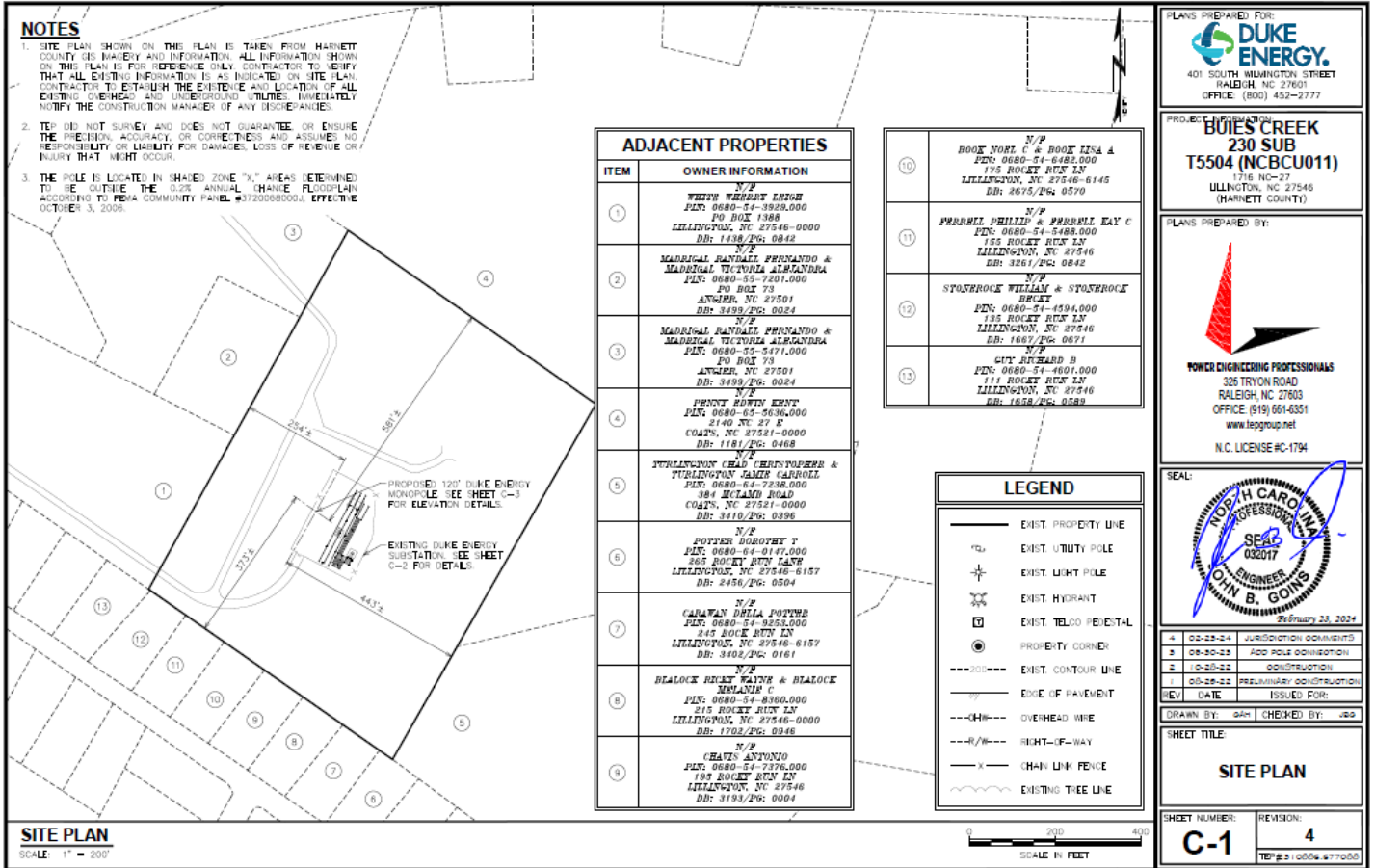
Access Easement



Adjoining Property



SUBMITTED SITE PLAN

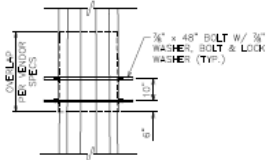


NOTE:

1. POLE TO REMAIN A GALVANIZED COLOR.
2. POLE SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.

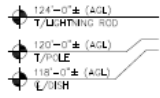
DETAIL NOTE:

IF POLE SECTIONS ARE JACKED TOGETHER PRIOR TO LIFTING AND SETTING THE POLE IN THE HOLE, THE POLE SECTIONS SHALL BE BOLTED AT THE SLIP JOINTS.



POLE SLIP JOINT DETAIL

SCALE: N.T.S.

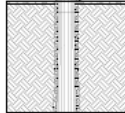
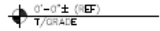


PROPOSED 4' LIGHTNING ROD

PROPOSED DEH AND MOUNT SEE SHEET C-5 FOR DETAILS.

PROPOSED 140' CLASS H10 POLE BY VALMONT, REF'D TO MANUFACTURER DESIGN DRAWINGS FOR DETAILS.

PROPOSED POLE FOUNDATION. SEE SHEET C-4, FOR DETAILS.



POLE ELEVATION

SCALE: 3/8" = 1'-0"



PLANS PREPARED FOR:

 401 SOUTH WILMINGTON STREET
 RALEIGH, NC 27601
 OFFICE: (800) 452-2777

PROJECT INFORMATION:
BOIES CREEK
230 SUB
T5504 (NCBCU011)
 1716 NC-27
 ULLINGTON, NC 27546
 (HARNETT COUNTY)

PLANS PREPARED BY:

POWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603
 OFFICE: (919) 661-6351
 www.leggroup.net
 N.C. LICENSE #C-1794

SEAL:

 JOHN B. GOINS
 ENGINEER
 STATE OF NORTH CAROLINA
 LICENSE NO. 032947
 MAY 30, 2023

1	08-30-22	ADD POLE CONNECTION
2	10-25-22	CONSTRUCTION
3	08-28-22	PRELIMINARY CONSTRUCTION
4	07-07-22	PRELIMINARY CONSTRUCTION
REV	DATE	ISSUED FOR:
DRAWN BY: gah		CHECKED BY: jgg

SHEET TITLE:
POLE ELEVATION

SHEET NUMBER: **C-3** REVISION: **3**
 TEL# 919.666.6770