

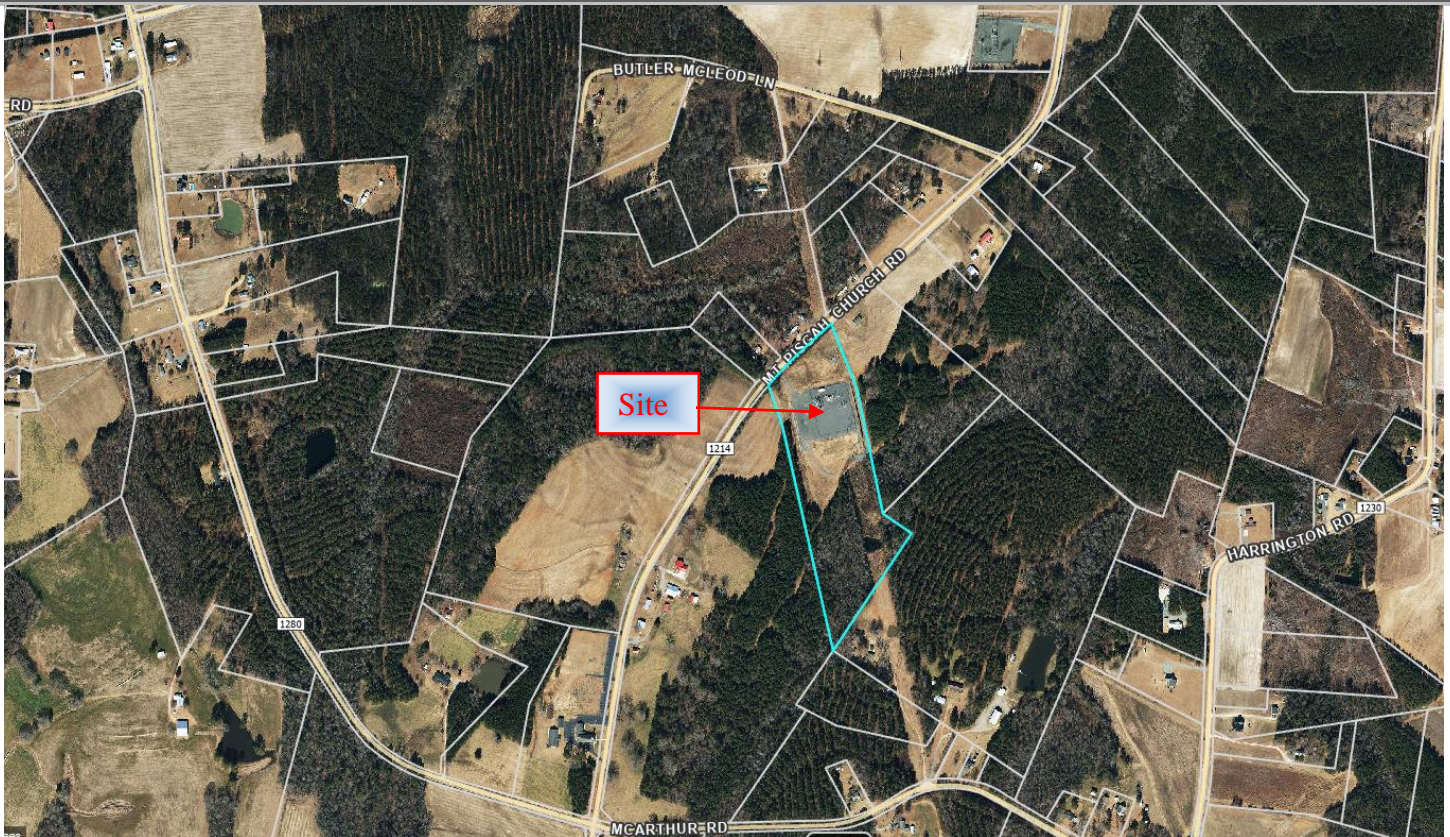
HARNETT COUNTY
BOARD OF ADJUSTMENTS
August 12, 2024

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

CASE NUMBER: BOA2408-0004
APPLICANT: Tower Engineering Professionals
OWNER: Carolina Power & Light Co. – Duke Energy
LOCATION: 1833 Mt. Pisgah Church Road Broadway, NC 27505
ZONING: RA-30 Acreage: 17.64 PIN#: 9690-43-7159.000
LAND USE CLASSIFICATION: Agricultural

REQUEST: Monopole Communications Cell Tower

AERIAL:



Directions from Lillington: Travel US 421 North toward Sanford – Turn left onto Mt. Pisgah Church Road – Site is located on the left after passing Butler McLeod Lane.

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 Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for this section of MT. Pisgah Church Road is unavailable.
- Site distances are good toward the northeast and fair toward the southwest due to the curvature of the road.

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.
- If approved, this request would have to complete the Commercial Site Plan review process, which will include the proper permitting, review and inspections prior to any final approvals.

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/ AGRICULTURAL and RURAL RESIDENTIAL AREAS

Agricultural and Rural Residential: Primarily agricultural and forestry uses with some rural residential areas. These areas are located outside of existing and future sewer service areas and rely on septic systems for wastewater treatment. They have a limited road network and in some cases lie within High Quality Watershed or Water Supply Watershed areas. The lack of utility and transportation infrastructure, the established low density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low intensity uses, single family residential up to one unit per acre and context sensitive rural design.

SITE PHOTOS

Site



Adjoining Property



Facility



Street View



Street View



Across Street



SUBMITTED SITE PLAN

NOTES

1. SITE PLAN SHOWN ON THIS PLAN IS TAKEN FROM HARNETT COUNTY GIS MAPS AND INFORMATION. ALL INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. CONTRACTOR TO VERIFY THAT ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES.
2. IES DID NOT SURVEY AND DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY, OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE OR INJURY THAT MIGHT OCCUR.
3. THE TOWER IS LOCATED IN SHADY ZONE "X" AREAS (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #1709980001) EFFECTIVE OCTOBER 3, 2006.

LEGEND


	EXIST. PROPERTY LINE
	EXIST. UTILITY POLE
	EXIST. LIGHT POLE
	EXIST. HYDRANT
	EXIST. TELCO RECENTRAL
	PROPERTY CORNER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	RIGHT-OF-WAY
	CHAIN LINK FENCE
	EXISTING TREE LINE

SITE PLAN

SCALE: 1" = 100'

SCALE IN FEET

PLANS PREPARED FOR:



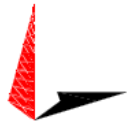
401 SOUTH WILMINGTON STREET
RALEIGH, NC 27601
OFFICE: (800) 452-2777

PROJECT INFORMATION:

**BEAR BRANCH 230 SUB
T2443 (NCBWWY015)**


1833 MT. PISGAH CHURCH RD
BROADWAY, NC 27505
(HARNETT COUNTY)

PLANS PREPARED BY:



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

SEAL:



September 30, 2022

REV	DATE	ISSUED FOR:	DESCRIPTION
2	09-30-22		CONSTRUCTION
1	09-29-22		CLIENT COMMENTS
0	06-21-22		PRELIMINARY CONSTRUCTION

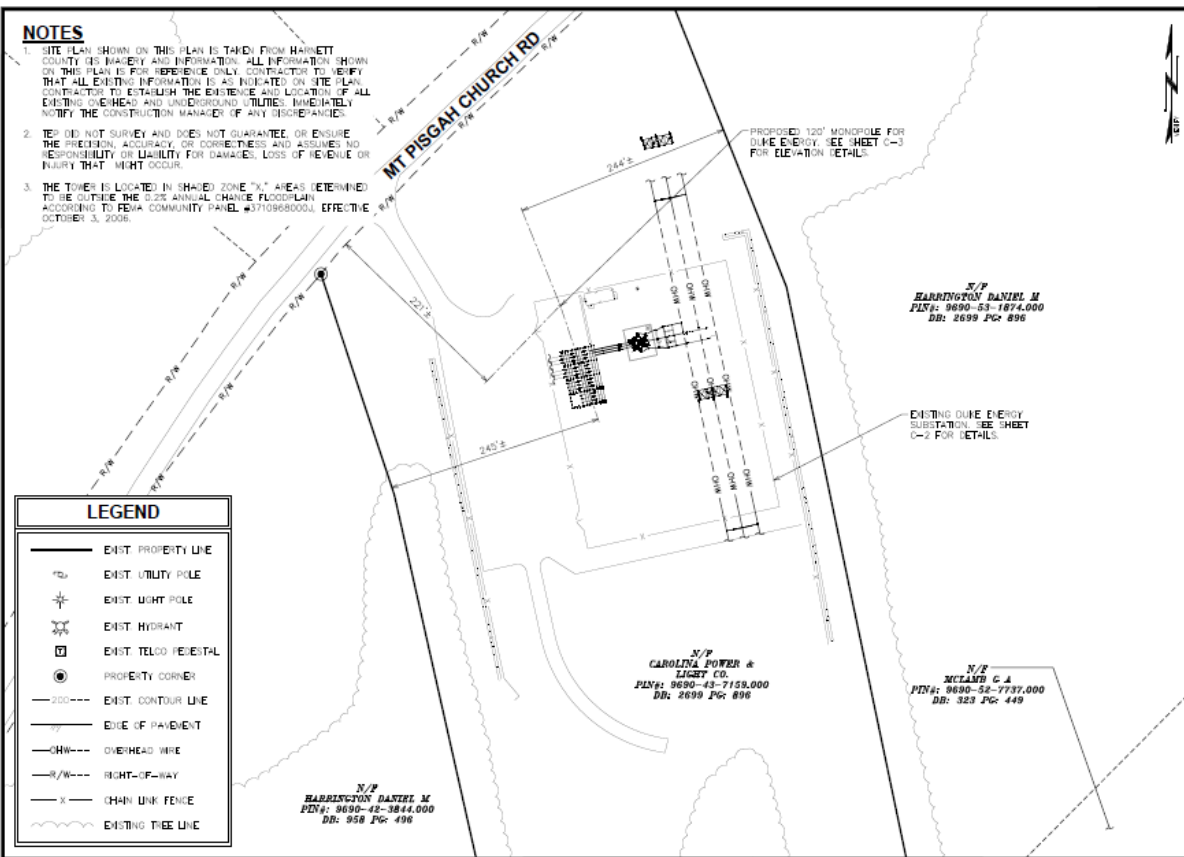
DRAWN BY: *slw* CHECKED BY: *jes*

SHEET TITLE:

SITE PLAN

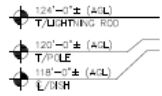
SHEET NUMBER: **C-1** REVISION: **2**

TWP# 210004.070000



NOTE:

- POLE TO REMAIN A GALVANIZED COLOR.
- POLE SHALL BE CUT ONLY IF REQUIRED BY THE REVENUE AGENCY ADMINISTRATION.

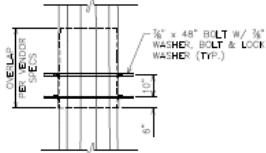


PROPOSED 4' LIGHTNING ROD

PROPOSED DEH AND MOUNT. SEE SHEET C-3 FOR DETAILS.

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.

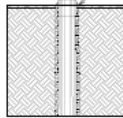
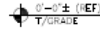


POLE SLIP JOIN DETAIL

SCALE: N.T.S.

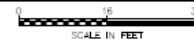
PROPOSED 140' CLASS M10 POLE BY VALMONT. REFER TO MANUFACTURER DESIGN DRAWINGS FOR DETAILS.

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:
BEAR BRANCH 230 SUB T2443 (NCBWY015)
 1833 MT. PISGAH CHURCH RD
 BROADWAY, NC 27505
 (HARRETT 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. 632017
 May 30, 2022

3	08-20-22	ADD POLE CONNECTION
2	08-20-22	CONSTRUCTION
1	05-26-22	CLIENT COMMITMENT
0	06-21-22	PRELIMINARY CONSTRUCTION
REV	DATE	ISSUED FOR:
DRAWN BY: RAW		CHECKED BY: JGG

SHEET TITLE:
POLE ELEVATION

SHEET NUMBER: **C-3** REVISION: **3**
 T:\Fig1\01016.ctb\1002