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**2022-50 (1<sup>ST</sup> READING): TO AMEND THE CODE OF ORDINANCES, CITY OF MYRTLE BEACH, APPENDIX A ZONING SECTION 1311.M.8 CONCEALED WIRELESS FACILITY TO INCLUDE ADDITIONAL OPTIONS FOR WIRELESS FACILITIES AND THEIR SUPPORT STRUCTURES TO ALLOW FOR IMPROVED VENTILATION OF EQUIPMENT.**

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**Applicant/Purpose:** (AT&T) / to amend the Concealed Wireless Facilities section of the Zoning Code to allow for additional concealment options.

**Brief:**

- The Zoning Code regulates construction and appearance of wireless communications facilities (radios/antennae) and the structures supporting them, to the extent permitted by federal regulations.
- Per Code, some areas of the City only allow concealed facilities.
  - The concealment measures are designed in such a way as to be hidden from public view, often by the design of their support structure (e.g. radios and antennae housed within a church steeple).
- This Ordinance, if adopted, would increase the concealment options available to meet current technologies developed by the industry.
- Planning Commission (11.1.22): recommend approval (7-0)

**Issues:**

- Communications technology is ever changing.
- Older technology secured the radio on the ground, and placed the antennae near the top of the tower.
- Newer technology has discovered a significant increase in data speed by placing the radios in close proximity to the antennae.
- This advancement requires a different type of concealment structure that does not meet current code. The new technology requires increased ventilation to prevent equipment from overheating.
- CAB approves site design, including fencing and landscaping,
- Communications facilities and support structures design are approved by staff.

**Public Notification:** Ad in newspaper, agenda published and posted.

**Alternatives:**

- Amend the zoning request. Deny the proposal.

**Financial Impact:**

- Minimal property tax revenue. There aren't any expenses associated with these towers.

**Manager's Recommendation:**

- I recommend 1<sup>st</sup> reading (11.8.22).

**Attachment(s):** Ordinance, staff report

CITY OF MYRTLE BEACH  
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

TO AMEND THE CODE OF ORDINANCES,  
CITY OF MYRTLE BEACH, APPENDIX A  
ZONING SECTION 1311.M.8 ~~CONCEALED~~  
~~WIRELESS FACILITY~~ TO INCLUDE  
ADDITIONAL OPTIONS FOR WIRELESS  
FACILITIES AND THEIR SUPPORT  
STRUCTURES TO ALLOW FOR  
IMPROVED VENTILATION OF  
EQUIPMENT.

IT IS HEREBY ORDAINED that Section 1311.M.8 of Appendix A Zoning of the Code of Ordinances, City of Myrtle Beach, South Carolina, is hereby amended as follows:

8. ~~Concealed Wireless Facility~~ /Concealed Wireless Support Structure. Any wireless facility that is integrated as an architectural feature of an existing wireless support structure or any new wireless facility structure that is camouflaged or concealed so that the presence of the wireless facility is either:
- a. Virtually invisible to the casual observer, such as an antenna behind louvers on a building, or inside a steeple or similar structure; or
  - b. Camouflaged through stealth design so as to blend in with its surroundings and to be such an extent that it is a casual observer would perceive it as part of the design of the structure on which it is placed, a natural element of the surrounding on which it is located, or a structure other than a wireless facility or wireless support structure, appropriate for the location proposed in light of other provisions of the Code;
  - c. Examples of concealed wireless facilities include, but are not limited to, wireless facilities which are disguised as flagpoles, as indigenous trees, as rocks, as public art, as monopoles with concealment shrouds including but not limited to lampshade style and marquee style, or as architectural elements such as dormers, steeples, and chimneys. To qualify as "concealed" design, the item in question must match the type of item that it is mimicking in size, scale, shape, dimensions, color, materials, function, and other attributes as closely as possible. The elements that make a facility a concealed wireless facility are concealment elements. Without limitation, for a concealed wireless facility to be approved, the application must show ~~that the concealment is consistent with the character of the surrounding area, considering all relevant elements, including the landscaping and shielding proposed; and must show that the concealment elements will not be defeated by weathering, or show how weathering will be addressed to maintain the concealed nature of the facility.~~

This ordinance will take effect upon second reading

\_\_\_\_\_  
BRENDA BETHUNE, MAYOR

ATTEST:

\_\_\_\_\_  
JENNIFER ADKINS, CITY CLERK  
1<sup>st</sup> Reading:  
2<sup>nd</sup> Reading:

**Additional Information**

**Staff Input:**  
Fire: No Concerns  
Zoning: No Concerns

**Section 403. Findings of Fact Required**

In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition, and shall report its findings in full, along with its recommendations for disposition of the petition, to the City Council. Factors shall include, but shall not be limited to, the following:

- 403.A. Whether or not the requested zoning change is consistent with the Comprehensive Plan or is justified by an error in the original ordinance.
- 403.B. The precedents and the possible effects of such precedents, which might result from approval or denial of the petition.
- 403.C. The capability of the City or other government agencies to provide any services, facilities, or programs that might be required if the petition were approved.
- 403.D. Effect of approval of the petition on the condition or value of property in the City.
- 403.E. Effect of approval of the petition on adopted development plans and policies of the City.











## LARSON CONCEALMENT SOLUTIONS FOR ANY ENVIRONMENT Pine Tree

- Larson Ultraflex bark is a specially formulated exterior grade epoxy composite to simulate tree bark on monotree camouflaged towers. Our bark is:
  - Unparalleled in strength, flexibility, and durability by means of extensive laboratory testing, including EMMAQUA-NTW method, environmental freeze/thaw cycle testing, flexural elongation, and tensile strength testing.
  - Tested in temperatures ranging from -50°F to 180°F.
  - Painted with multiple colors and washes to create a natural appearance.
  - A proprietary blend that is applied wet, directly to the pole and then hand textured and will not peel or delaminate like sheet bark.
  - Ensured to have a strong bond to between bark and galvanized pole because poles are etched prior to application.
- RF-friendly Larson Antenna Socks are vital to camouflage antennas within the canopy of the tree & the addition of Larson Antenna Branches can create complete concealment.
- Microwave & RRU Socks & Branches are also available to help all equipment blend into the canopy.
- We offer engineering and design expertise as well as a broad understanding of telecom requirements. Design assistance in photo simulations and 3-D renderings.
- RF-friendly materials yield extremely low insertion and return loss properties.



Comparison of foliage colors and diameters.

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