

TOWERCOM

ON AIR. ON TIME.

CASE STUDY: Coastal Shores, Built to Suit - Village of Pine Knoll Shores, NC

Tower Type/Height: 120' Flagpole (no flag)

Status: In Zoning

Zoning: height limit to 75' , Community Appearance Board, Planning Board and Town Council.

Setting: Dense coastal vacation community on barrier island/golf course.

The Challenge (client problem TOWERCOM was solving):

Our client was desperately seeking to fill a major hole and offload capacity from adjacent water tank sites in Pine Knoll Shores. This dense coastal vacation community on the North Carolina Crystal Coast barrier islands consists of a golf course country club and lots of small parcels with no defined commercial nodes. Nearly 100% developed and available property was zoned residential with no chance of changing the zoning. No suitable rooftop candidates existed along this stretch of the island and it was on the border of competing jurisdictions with adjoining sites both municipal water tanks. No free standing cell tower have ever been built on this island stretching from Atlantic Beach to Emerald Isle. The only viable was the Country Club of the Crystal Coast. This property had multiple levels of deed restrictions dating back to the 1930's when Theodore Roosevelt's family inherited the property.

- Restrictive covenants prohibiting any development other than golf course use and residential.
- Additional restrictions on the removal of trees (maritime forest).

The TOWERCOM Solution:

This property had multiple levels of deed restrictions dating back to the 1930's when Theodore Roosevelt's family acquired the property. Restrictive covenants prohibiting any development other than golf course use and residential were in place. Additional restrictions on the removal of trees (maritime forest) made siting very difficult and approval even more so. TowerCom carefully reviewed all options and despite the challenges came to the conclusion that the country club property was the only site with enough space for a tower of any height. Over a six month period we negotiated the ground lease option and initiated a plan to overcome the deed restriction.

For nearly two years, we worked weekly with the golf course's board of directors and outside counsel to pursue the amendment of the deed to allow for the inclusion of the tower site in the permitted uses. As part of this the heirs of the Roosevelt family had to be tracked down for the above-mentioned releases and majority of residential property owners bordering the golf course needed to sign off. We used a direct mail campaign and hosted two social signing events at the country club to help secure the remaining signatures.

The final approvals were obtained and the restriction was amended and recorded clearing the way for the golf course to finally sign the option and allow us to proceed with design and development.

Then came the next challenge. How do we site it without killing any trees or changing the appearance of the course? Working with our A/E group TEP and one of their project managers, who coincidentally grew up a few blocks away and whose parents still live there as members, we carefully laid out the site between two holes adjacent to their maintenance shed. We played with the layout to perfectly situate the tower among the live trees and only impact a few dead ones.

We were ultimately able to design it in a way that pleased everyone and successfully navigated multiple design review and public hearings to win approval. This is the first successful free standing tower project on the island. Our client is thrilled and the tower is now built and blends seamlessly with what was there before as our photo-simulations predicted it would.