



Proposed Cell Tower at Brassfield Elementary School

10/13/2026

Benefits from the Proposed Cell Tower

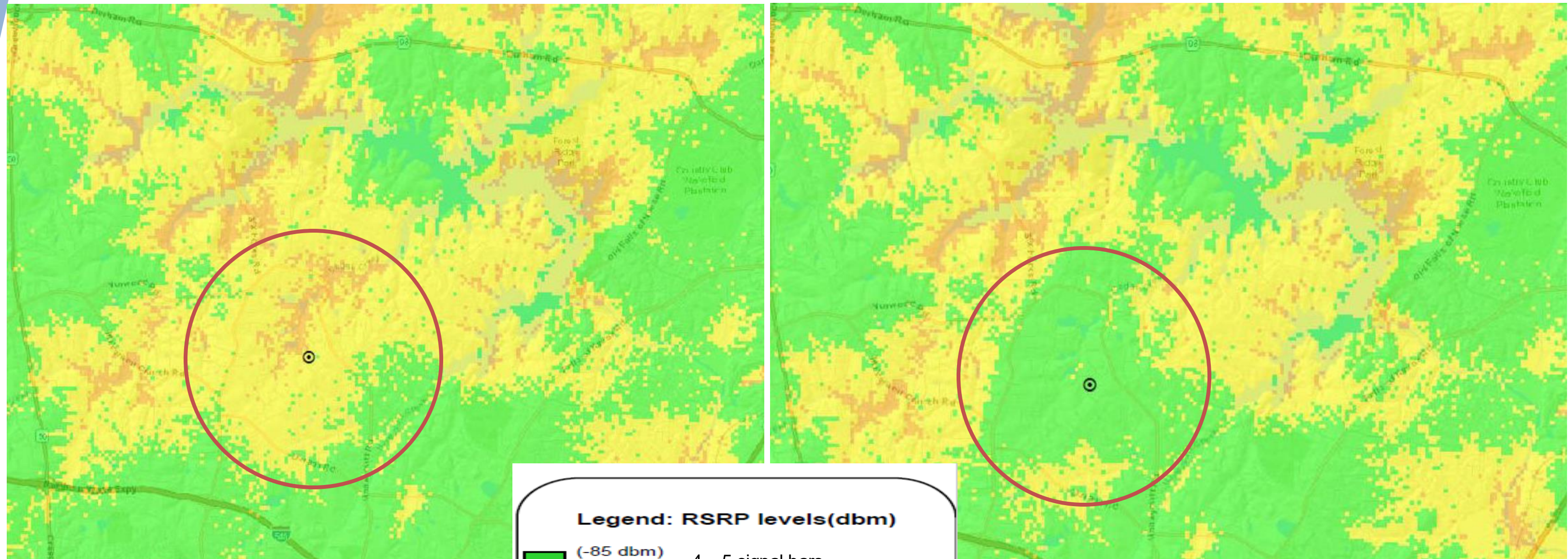
- 01 Recurring long term lease revenue
- 02 No educational funds required for construction or maintenance
- 03 Improves wireless coverage and capacity for students, staff, and families.
- 04 Strengthens communications access for emergency responders.
- 05 Supports public-safety communications during emergencies.
- 06 Increases safety. According to the FCC, 80% of 911 calls are from cell phones. In the state of NC, it is 88.5%.

COVERAGE MAPS

Verizon's Coverage Before and After

Pre

Post



Legend: RSRP levels(dbm)

- (-85 dbm) 4 – 5 signal bars
- (-110 dbm) 2 – 3 signal bars
- (-120 dbm) 0 – 1 signal bars

2100 Mhz Service

RADIO FREQUENCY (RF) SAFETY & FEDERAL OVERSIGHT

REGULATORY OVERSIGHT

Wireless facilities are federally regulated



- Wireless devices and facilities must adhere to RF emission guidelines established and enforced by the FCC
- According to the Health Physics Society, wireless tower RF levels are far below US and other regulatory standards

KEY POINT The proposed tower may not operate unless it complies with applicable FCC RF exposure requirements.

Sources: 47 C.F.R. §§ 1.1307(b), 1.1310; FCC, "Radio Frequency Safety."

WHAT THE FCC SAYS

Why ground-level exposure is typically far below the limits

- 01** Cellular antennas are commonly placed on towers, rooftops, water tanks, and other elevated structures.
- 02** RF power density decreases rapidly as distance from the antenna increases.
- 03** Normal ground-level exposure is much lower than exposure close to an antenna in its main transmitted beam.
- 04** Measurements near typical cell sites are well below FCC public-exposure limits. 99% of measurements are below 2% of the limit.

TAKEAWAY People on the ground are generally exposed to RF levels substantially below the federal limits.

Source: FCC, "Human Exposure to Radio Frequency Fields: Guidelines for Cellular and PCS Sites."

FEDERAL RF LAW

Telecommunications Act of 1996

No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

WHY THIS MATTERS

Congress assigned RF emissions regulation to the FCC. It's not the responsibility of state and local authorities to regulate RF when FCC standards are met.

Source: 47 U.S.C. § 332(c)(7)(B)(iv).

LATEST RESEARCH

The World Health Organization

- In 2024, completed a study of 22 countries over a 30-year period.
- Concluded that RF had no link to brain or early childhood cancer risk.

Journal of the National Cancer Institute

- In 2022, completed a study of 700,000 women over 15 years.
- Concluded cellular telephone use under normal conditions does not increase brain tumor incidence.

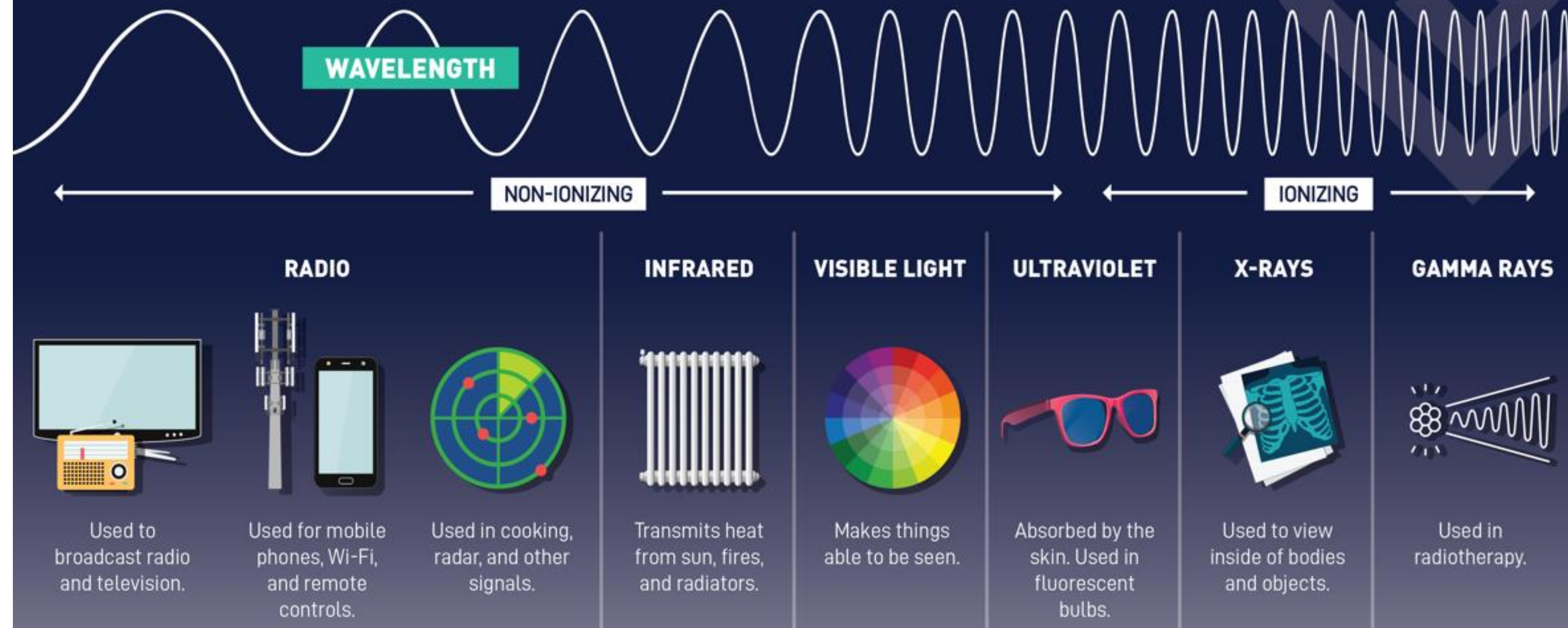
U.S. Food and Drug Administration (FDA)

- In 2020, reviewed 37 studies of animal exposure.
- Studies have not produced any clear evidence that RF exposure has any tumorigenic effect.
- Concluded there's no consistent or credible scientific evidence of health problems caused by RF exposure.

Wireless Infrastructure Association. *What the Science Says: Wireless Networks and Health Safety*. Accessed October 2026.

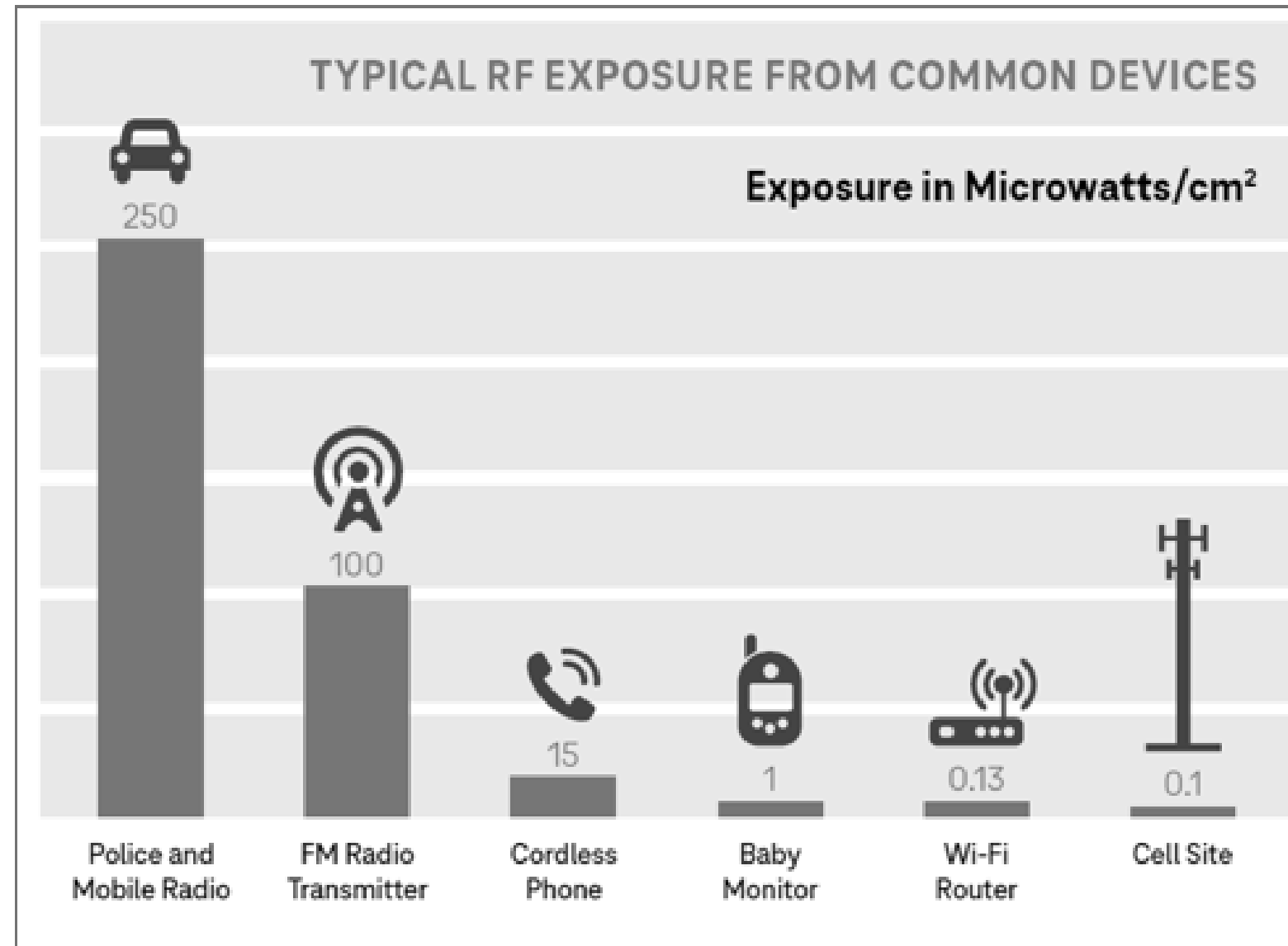
ELECTROMAGNETIC SPECTRUM

PREPARED BY THE WIRELESS INFRASTRUCTURE ASSOCIATION



KEY POINT Cell towers produce non-ionizing radiation and do not carry enough energy to ionize atoms or molecules, making it less harmful than ionizing radiation. Ionization is harmful because it can cause damage to cells and DNA, causing acute effects like radiation burns and long term risks such as cancer.

Typical RF Exposure



Source: T-Mobile

While cell towers do emit RF, the emissions are far less significant than some commonly used devices.

The FCC permits up to 500 watts per channel in effective radiated power, but most cell sites operate at 100 watts or less while using several channels.

RF has been around since the late 1800s. Cell towers have been around for 40 years.

TAKEAWAY Cell towers emit far less RF emissions than a lot of commonly used devices and operate using significantly less power than the FCC permits.

Conclusions on RF safety

- 01 RF emissions from the proposed facility will be regulated by the FCC.
- 02 The facility must comply with applicable federal exposure standards.
- 03 Federal law assigns RF emissions regulation to the FCC.
- 04 Congress preempts local regulation based on RF environmental or health effects when FCC standards are met.
- 05 Typical ground-level exposure near cellular facilities is well below federal public-exposure limits.
- 06 Several studies have concluded that there's no correlation between RF exposure and health problems.

VISUAL IMPACTS

Drone Testing Confirms Limited Visibility

A drone was flown at elevations of 195 feet to test visibility of the drone from specific vantage points and to test visual impacts on surrounding properties.

VIEW FROM THE GROUND

- 01 A drone was launched from the proposed tower location and flown to the planned 195-foot elevation.
- 02 Observers checked Honeycutt Road, Brassfield Road, both school parking lots, April Moon Lane, and Cadenza Lane.

VIEW FROM THE DRONE

- 01 Only limited neighboring rooftops were visible; no substantial views of residential structures were identified.
- 02 Mature evergreen tree canopy obscured direct views of most surrounding homes and screened the proposed facility.

TAKEAWAY

Existing evergreen vegetation and constrained sightlines substantially screen the proposed facility, limiting visual impacts on surrounding neighbors.

Drone Photos (195 ft)

Looking North



Looking West



Drone Photos (195 ft)

Looking South



Looking East



Ground Photos from Tower Location

Looking North



Looking South



Ground Photos from Tower Location

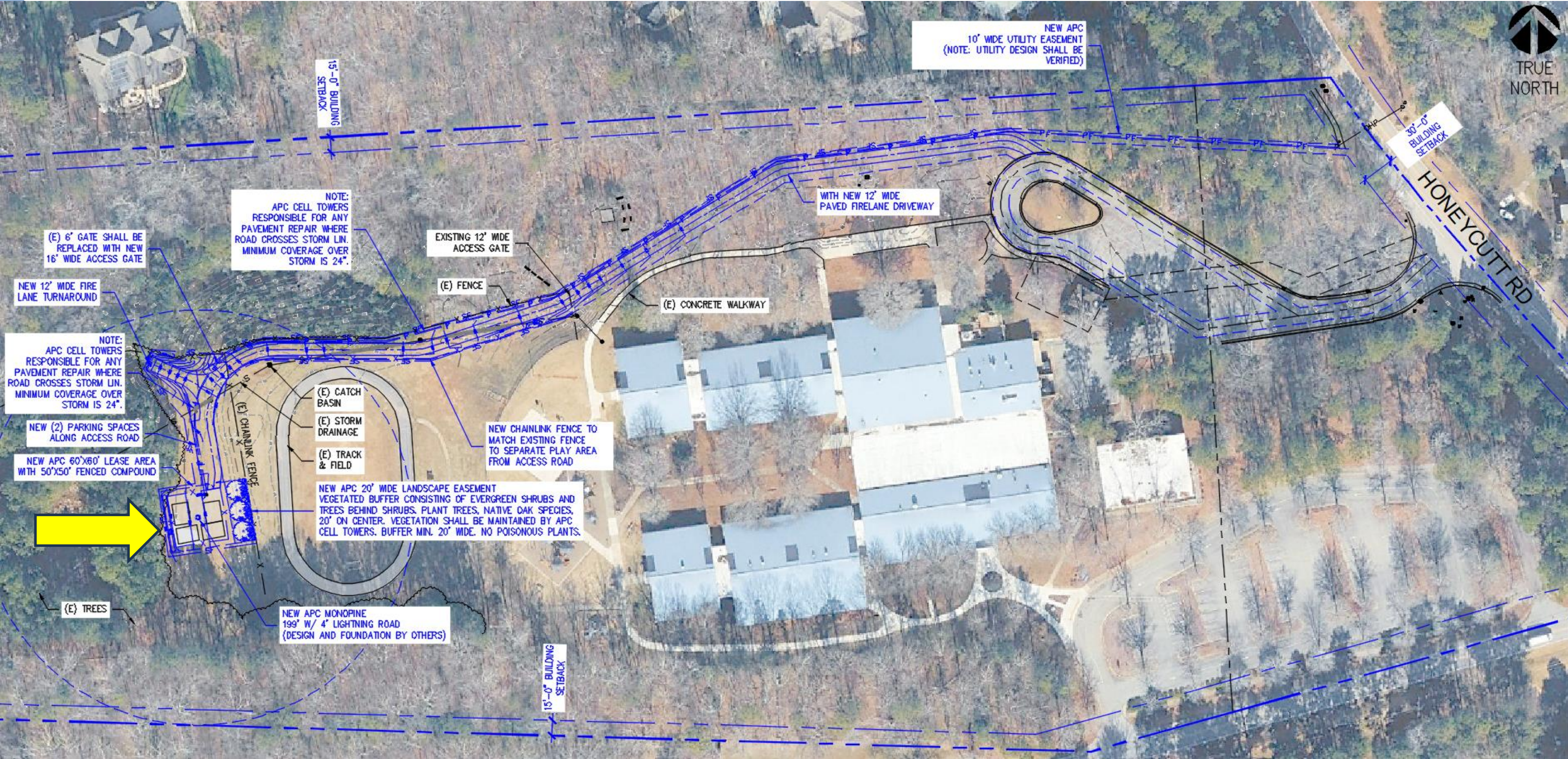
Looking East



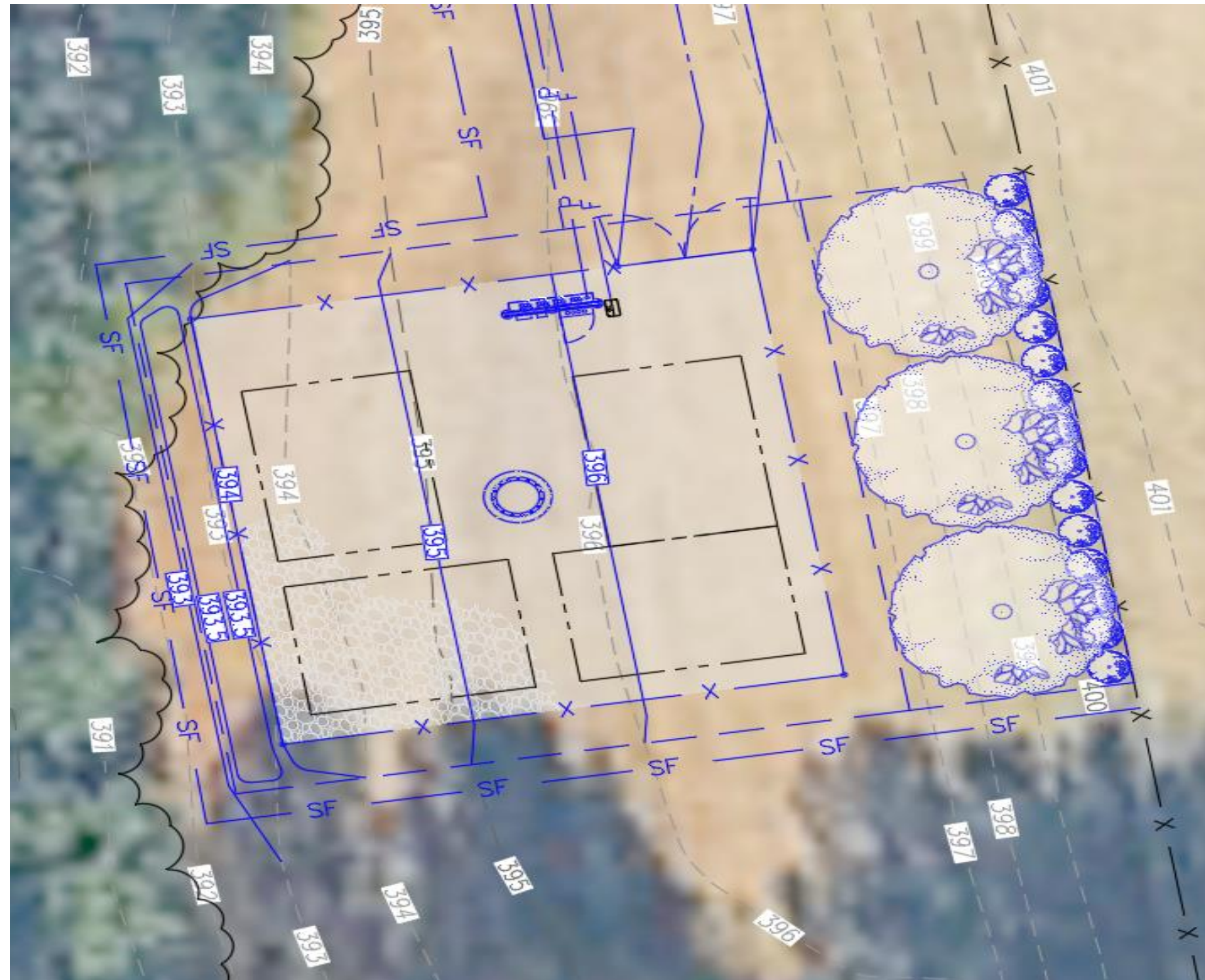
Looking West



Overall Tower Site Plan



Tower Site Plan



IMPACT ON PROPERTY VALUE

Property Value

PROPERTY VALUE CONSIDERATIONS

- 01 Telecommunication structures have proved to be an acceptable land use with no impact on surrounding property value and/or marketability.
- 02 The proposed facility is specifically designed to reduce visibility and blend into the landscape.
- 03 Drone photography confirmed limited visibility from surrounding properties.

CONCLUSION

The proposed facility does not negatively impact neighboring property value.

DESIGNED TO BLEND WITH THE SURROUNDING ENVIRONMENT

- 01 Concealed monopine (faux tree) design minimizes visual impact.
- 02 Integrates with the existing tree canopy and natural surroundings.
- 03 Existing vegetation provides substantial screening from nearby homes.
- 04 Many surrounding residences will have little or no direct view of the facility.

Source: Greystone Valuation Services; Value impact study for 6004 Grissom Road (Bexar County APN: 05955-000-0040) 09-09-2025

**PUBLIC
COMMENTS
10.6.2026
Board
Meeting**

Public Comments

Outcome

- 5 Neighbors voiced opposition at the 10.6.2026 Board meeting

Main Concerns

- Safety of children
- RF exposure
- Visual Impacts
- Property value impacts
- Environmental impacts
- Location



*Existing tower located at the **WRAL Soccer Park in Raleigh, NC**. The soccer complex hosts 2 million people per year and over 1,400 soccer teams visit. NCFC youth soccer program hosts **17,000 players** annually. The tower makes it easier for emergency responders to communicate during emergencies and **allows visitors to call 911 without having service issues**. The existing tower has three carriers on it.

Public Comments

Speaker 1 (female):

- Says here's no evidence that cell towers don't cause cancer because the science has not been established
- Referenced the 2012 study from the WHO from 2012 that labels RF as "possibly carcinogenic"

APC response:

- There have been several studies that have proven that RF exposure has no link to causing cancer. For example, the 2024 study from the WHO, 2022 study from the national cancer institute, and the 2020 study from the FDA.
- The 2012 study from the WHO is an old study. In 2024 the WHO conducted a new study and concluded that RF had no links to cancer and as cell phone use has skyrocketed cancer rates remained steady.

Public Comments

Speaker 2 (female):

- Called the proposed APC lease area a “playing field”
- Concerned about visual impacts and property values
- Concerned about EMF exposure

APC Response:

- The proposed lease area is not on a playing field it's on an unused part of the school property.
- The visual impacts from her property would be extremely limited.
- The visual impacts will not influence property values.
- RF produces non-ionizing radiation and is not harmful to humans.



*Speaker 2's house



Public Comments

Speaker 3 (male):

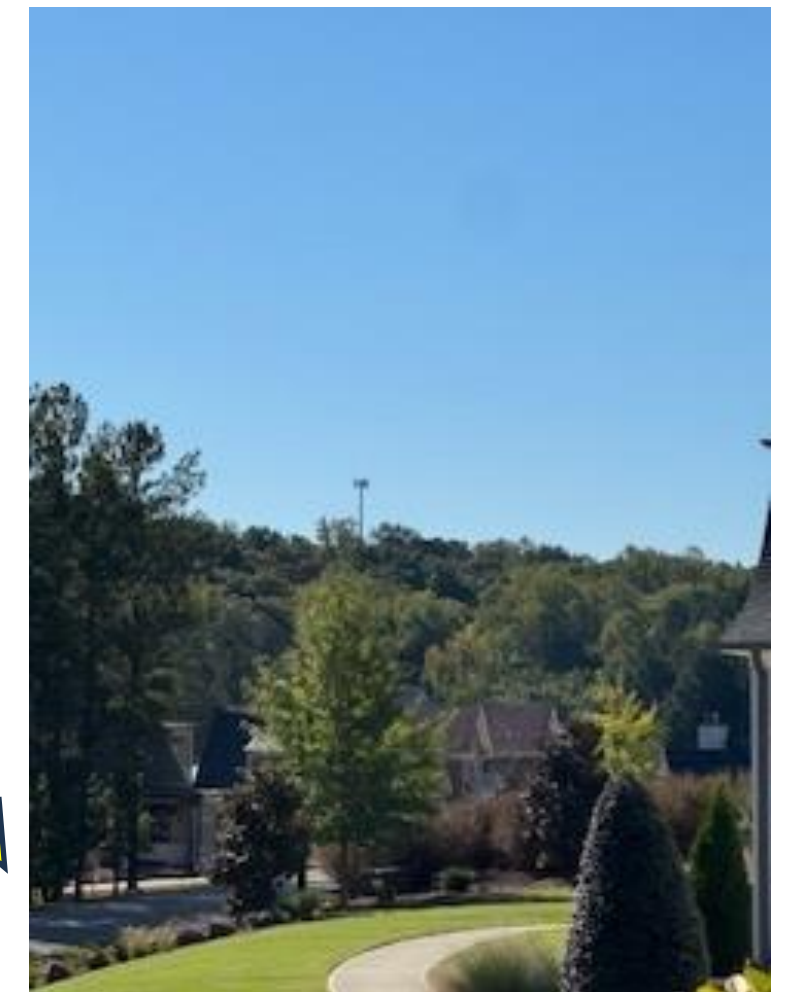
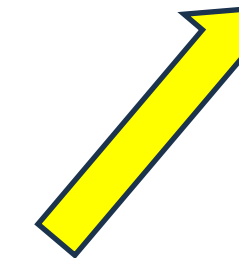
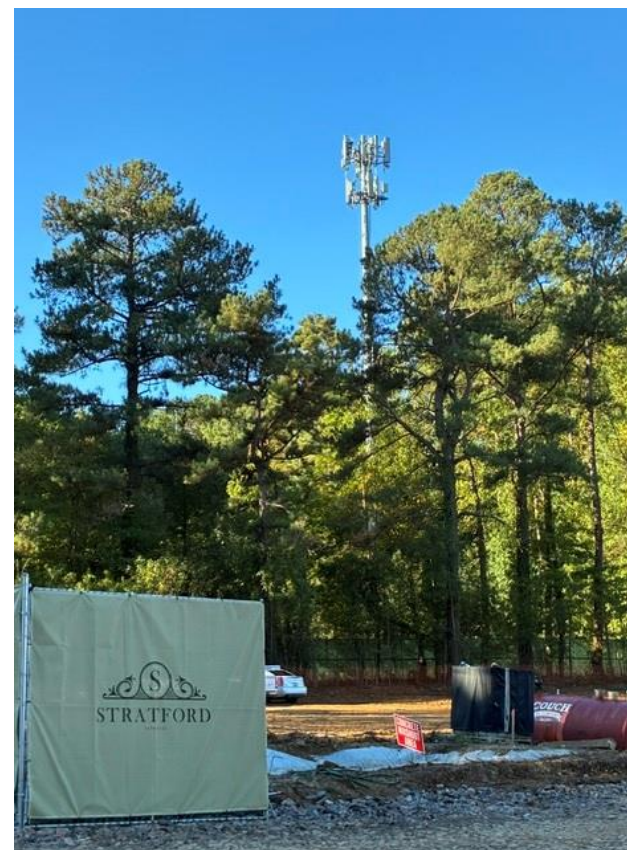
- “Significant impact on property values”
- People searching for homes will not buy houses near cell towers
- School districts are banning cell towers across the country (CA, OR and VA)

APC Response:

- Cell towers have no impacts on property values in this area.
- Communities are building properties around cell towers.
- Expensive homes near cell towers are being sold in the area without impacts to sales prices or property values.
- APC cannot speak to what’s going on in CA, OR and VA but several schools in the area have towers on them.

The 2019 MLA allows APC to market school properties. The infrastructure will increase safety for children, faculty, and neighbors.

*Homestead Building Company is building a community of luxury homes (Stratford) right next to an existing cell tower. Starting price is \$1.9 Million. 



*Shadow Creek: 31 lots averaging \$5 million per house. All houses are sold out and no decrease in Property values.

Public Comments

Speaker 4 (male):

- Shares border with the school to the south side
- Asking for vegetative screening to the south side
- Says it's a good opportunity for the school to make money but they could be making more
- Worried about visual impacts and aesthetics

APC Response:

- APC is open to vegetative screening on the south side of the lease area.
- Speaker 4 is correct. The school could make over \$1 million over time once the big three carriers collocate.
- APC believes that visibility of the cell tower from Speaker 4's property will be extremely limited due to the existing trees in the area.
- APC has scheduled a site walk with Speaker 4
- WCPSS staff has requested APC to build a monopine and APC has agreed to this.



*Ground level looking at Speaker 4's property from the lease area and drone photo looking south

Public Comments

Speaker 5 (male): He lives 1.5 miles away from the proposed tower

- Asked why APC cannot collocate on existing towers
- Mentioned safety of animals
- Asked why can't the tower be placed somewhere else

APC Response:

- The closest tower is 0.75 miles to the southeast. This tower will not help our customer's coverage objectives (Six forks Road, residential areas North of the school, residential areas West of school, and the school itself). Also, the tower is too close to our customer's tower at the water treatment plant.
- APC's environmental vendors complete an environmental checklist (NEPA report) for each of our sites to make sure APC is compliant with the FCC's environmental requirements. In the report it states that APC's tower will not have a negative impact on the environment (APC's NEPA will be completed by 12/17/26 but no issues are anticipated).
- Our customer has been looking for a candidate site since 2024. They ruled out all towers and tall structures for collocation, four large parcels near Possum Track Rd. and Bayleaf Church Rd., and several residential neighborhoods. They could not find a property with an interested Landlord that would also meet setback requirements.

QUESTIONS?