



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner
(770) 830-5861

V-20-12-01

COMMISSION DISTRICT: 3
BOARD OF APPEALS MEMBER: Karen Curtis
COUNTY COMMISSIONER: Tommy Lee

BOARD OF APPEALS: December 3, 2020

REQUEST: Variance for increased cell tower height.

Applicant: Jonathan L. Yates for Diamond Communications
Owner: Catalyst Church of Carrollton

Acres: 21.81 and 7.02 acres for a combined total of 28.83 acres

Parcel Number(s): 107-0509 and 107-0125
Location: 1103 N Highway 113

Current Land Use: Church
Future Land Use: Agricultural

PROJECT DESCRIPTION: This variance request is to allow Diamond Communications to erect a telecommunications tower to the needed height of 250' from the allowed 150' in order to provide coverage and capacity to customers along Highway 113 and the surrounding outlying areas along that highway. The increase in height will allow for maximum coverage and capacity to offload the surrounding telecommunication towers in the area.

The applicant will also apply for a Conditional Use for the Telecommunications Tower which will be heard by the Planning Commission and Board of Commissioners at future meetings. This application is regarding the increased height ONLY.

Surrounding Properties:

	Current Zoning	Land Use
North	Agricultural	Residential
East	Agricultural	Residential
South	Agricultural	Residential
West	Agricultural	Agricultural

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING TELECOMMUNICATIONS TOWER VARIANCES:

The community development appeals board will have authority to grant an application for a variance in cases where strict adherence to height, size, setback, separation, or other standards for communications structures and antenna will cause an applicant special difficulties that includes one or more than the following:



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1. Preclude effective transmission or reception of signals, (or)

The applicant has provided evidence in RF Maps that the increased height is required to provide effective transmission.

2. Results in conditions contrary to purposes of this chapter, (or)

The purpose of the telecommunications chapter of the Zoning Ordinance is as follows:

“It is the intent of the county board of commissioners, referred to in additional places in this chapter as the governing authority, that the provisions of this chapter be construed to ensure compatibility of proposed facilities with surrounding areas by establishing standards for location, height, structural integrity, design review, landscaping, and visual screening; to sustain the peaceful character of the county by establishing standards to reduce the potential of wireless communication facilities to produce disruptive noise, vibration, or illumination; and to assist in identification of potential sources of interference with existing telephone, radio, television or electronic computing system currently in use in the area; and to reduce the apparent quantity of telecommunication structures by providing incentives to utilize co-location and stealth technologies, thereby lessening adverse visual impacts of these facilities on developed residential areas, agricultural areas, and natural surroundings, to facilitate the use of public property and to enhance the ability of providers of telecommunication services to provide such service to the community quickly, effectively, and efficiently.

This chapter is intended to allow telecommunication structures which are sufficient to allow adequate service to citizens, the traveling public, and others within the county; and to accommodate the need for connection of such services to telecommunication structures in adjacent and surrounding communities.”

The applicant has shown in its application and attachments that the height allowed in the ordinance is not sufficient to allow adequate service to citizens.

3. Creates unnecessary hardship to the landowner, telecommunication carrier, or telecommunications providers. Said hardships shall be set forth in detail and presented in writing to the community development appeals board.

The applicant has shown that the additional tower height will benefit customers who may not otherwise be reached with the current height allowance, and that customers would experience better performance with cell phones.

Brief descriptions of departmental comments on this request are as follows:

Carroll County Public Works

The subject property is located on Highway 113, which is a state highway.



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The subject property is not within the 100-year flood plain, per FEMA Firm 13045CO130D (09-19-2007). There are no known "state waters" on the property. Anticipated traffic Generation rates are 0 trips per day.

Carroll County Board of Education

The nearest school is Ithica Gin Elementary. This project would have no effect on schools.

Carroll County Water Authority

The property is served by Carroll County Water Authority.

Additional Comments: All Received Departmental Comments Available Upon Request.

STAFF COMMENTS: The subject property consists of approximately 28.83 acres. The applicant is requesting to construct a 250 foot telecommunications tower (cell tower), on the property. The Telecommunications Ordinance limits tower height in this district and lot size to 150 feet. The applicant is requesting the Variance to increase the height to 250 feet to maximize coverage (please see included Radio Frequency Engineering information). Adjacent zoning classifications are all Agricultural.

The applicant only has to adhere to one of the standards listed above for a variance in cell phone tower height and staff is of the opinion that this has been met with the attached RF Frequency maps attached.

NECESSARY FINDINGS FOR GRANTING OF A TELECOMMUNICATIONS TOWER VARIANCE:

A variance may be granted by the community development appeals board for antenna arrays and telecommunication structures upon finding of fact, as follows:

Agricultural, Residential, Mobile Home Subdivisions, Multifamily Residential, and High Density Residential may exceed applicable limits contained herein by variance provided that each of the above findings necessary for facilities in nonresidential district applies to agricultural and residential districts and provided that the Community Development Appeals Board may hold the applicant for a variance at a proposed site in a residential zone to a higher standard than nonresidential districts to demonstrate visual mitigation, elimination of potential adverse impacts, and protection of health and safety necessary to preserve the agricultural and residential character of the community.

STAFF RECOMMENDATION: APPROVAL. Findings of Fact above have been met.

PUBLIC NOTIFICATIONS: As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on November 18, 2020; a sign was posted on the subject property, and all abutting property owners were notified the rezoning request via U.S. mail.

Respectfully submitted,
Janet Hyde, County Planner