



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner

C-21-04-03

COMMISSION DISTRICT: 5
PLANNING COMMISSION MEMBER: Randy Coggins
COUNTY COMMISSIONER: Ernie Reynolds

PUBLIC HEARING DATES
PLANNING COMMISSION: April 27, 2021
BOARD OF COMMISSIONERS: May 4, 2021

REQUEST: Conditional Use for a telecommunications (cell phone) tower.

APPLICANT: Verizon Wireless
OWNER: John and Nan Stephens

PARCEL NUMBER(S): 140-0073 and 140-0152
LOCATION: Adjacent to 3277 E. Highway 5

ACRES: 29.2

PROJECT DESCRIPTION: Applicant is requesting a conditional use permit for a telecommunications (cell phone) tower. 10,000 sf (0.23 acres) is being proposed for the cell tower use.

SURROUNDING PROPERTIES:

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

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING CONDITIONAL USE PERMITS:

A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

The proposed use will not have an adverse effect on the neighborhood.

B. Whether or not the use is otherwise compatible with the neighborhood.

The use is compatible with the neighborhood.

C. Whether or not the use proposed will result in a nuisance as defined under state law.

The proposed use will not result in a nuisance as defined under state law.

D. Whether or not quiet enjoyment of surrounding property will be adversely affected.



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The quiet enjoyment of surrounding property will not be adversely affected.

E. Whether or not property values of surrounding property will be adversely affected.

The surrounding property values will not be adversely affected.

F. Whether or not adequate provisions are made for parking and traffic considerations.

Not applicable.

G. Whether or not the site or intensity of the use is appropriate.

The site and intensity of the use is appropriate.

H. Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow non-compatible business uses.

There are no special or unique conditions to this request.

I. Whether or not adequate provisions are made regarding hours of operation.

Not applicable.

J. Whether or not adequate controls and limits are placed on commercial and business deliveries.

Not applicable.

K. Whether or not adequate landscape plans are incorporated to ensure appropriate transition.

Landscape plan is not required.

L. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

The public health, safety, welfare, and moral concerns of the surrounding neighborhood will not be adversely affected.

M. Whether the applicant can vary from any minimum required lot size requirement.

Not applicable.

DEPARTMENTAL COMMENTS:

Carroll County Public Works: No additional right of way or road improvements are needed for this request. No change in anticipated traffic generation. Roads, bridges, and other infrastructure expected to be utilized are adequate.

Carroll County Engineer: There is no flood plain or "state waters" on the property. The property is in CUVA from 2018 until 2027 and the owner is allowed to subdivide a cell tower up to six acres without breaching this covenant.

Carroll County Fire: No comments at the time of this report.

Carroll County Board of Education: This application will have no impact on the school system.



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Carroll County Water Authority: This application will have no impact on the water system.

STAFF COMMENTS: The subject property consists of a total of 29.2 acres. The applicant is requesting to construct a 255 foot self-support telecommunications tower on the property, with a 30' access and utility easement to the tower. The Telecommunications Ordinance limits tower height in this district and lot size to 150 feet. The applicant will be appearing before the Zoning Board of Appeals on May 6 to request the variance for the height.

The property lies in Agricultural zoning and the Future Land Use for the property is Agricultural. Radiofrequency engineering information supporting the increased height requirement is attached to this report.

The Carroll County Telecommunications Ordinance requires that new structures must be able to accommodate co-location efforts, in order that other carriers will be able to locate on tower structures as well. Applicant will meet this requirement.

STAFF RECOMMENDATION: APPROVAL.

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 April 11, a sign was posted on the subject property, and all abutting property owners received notification of the rezoning request via U.S. mail.

Respectfully submitted,

Janet Hyde
County Planner