



# Carroll County Department of Community Development

423 College Street  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

Janet Hyde  
County Planner

C-21-01-01

**COMMISSION DISTRICT:** 3  
**PLANNING COMMISSION MEMBER:** Kim Hagen  
**COUNTY COMMISSIONER:** Tommy Lee

**PUBLIC HEARING DATES**  
**PLANNING COMMISSION:** January 26, 2021  
**BOARD OF COMMISSIONERS:** February 2, 2021

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

**Applicant:** Jonathan Yates for Diamond  
Communications

**Acres:** 28.83  
**Current Land Use:** Church  
**Future Land Use:** Public/Institutional

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

**PROJECT DESCRIPTION:** Applicant is requesting a conditional use permit for a telecommunications (cell phone) tower.

**Surrounding Properties:**

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

**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.



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

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:** Approximately 5.5 acres of the 21.8 acre tract are within the 100-year flood plain (Parcel #107-0509). It is listed as Zone AE with base flood elevation of 996 feet. Surface runoff from this property will eventually enter an unnamed stream to Upper Little Tallapoosa River. There are state waters on the property. The property is within the seven mile upstream radius of public intake of the Upper Little Tallapoosa River.



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**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.

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

**STAFF COMMENTS:** The subject property consists of a total of 28.83 acres. The applicant is requesting to construct a 250 foot self-support telecommunications tower on the property, with highest appurtenance at 254 feet. The Telecommunications Ordinance limits tower height in this district and lot size to 150 feet. The applicant was granted a variance for this increased height by the Carroll County Board of Appeals on December 3, 2020.

The property lies in Agricultural zoning and the Future Land Use for the property is Public/Institutional. The zoning ordinance allows for a maximum height of 200 feet in Office/Institutional zoning. 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 January 9, 2021; 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