



## AGENDA ITEM

### Public Hearing to amend Hall County's Zoning Map as follows:

---

**REPORT TO:** Work Session (06/19/23)

**REPORT TO:** Meeting (06/21/23)

**ITEM NO:** 325/2023

**SUBJECT:** **6084 Highway 52 | Use Subject to County Commission Approval |** on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | **Proposed use: telecommunications facility |** Commission District 3 | **Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.**

---

#### Meetings:

**Work Session Date:** 06/19/23

**Voting Meeting Date:** 06/21/23

#### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with conditions: 1. The proposed tower shall be located as shown on the site plan with revision date of January 26, 2023, and as described in the narrative that was submitted.

2. The applicant shall notify the county of any construction, tower, or site modifications that would be different from what is submitted for consideration. Of particular interest to the county are changes in height, structure, tower lighting, and ground facilities that would have any impact on the site's ability to support other users or affect the surrounding neighborhood.
3. The applicant shall provide tower and foundation design prior to the issuance of a building permit.
4. The height of the tower and all appurtenances shall be limited to 255 feet as describe in the application materials.
5. All plans and plats created for this development shall include the conditions of zoning approval.
6. Site must meet the requirements of [Section 17.410.060](#). The items required by this section must be shown on all plans.
7. Collocations of additional antennae and carriers must follow standard permitting process.
8. No variances or exceptions are granted other than those specifically granted herein:
  - a. Height shall not exceed 255FT.
  - b. Tower may have lattice construction.
9. Development shall follow the standard Hall County Development Review and construction permitting process.

**Purpose of Request:**

**History:**

**6084 Highway 52 | Use Subject to County Commission Approval** | on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | **Proposed use: telecommunications facility** | Commission District 3 | **Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.**

**Facts and Issues:**

**Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Renderings
- Deed
- Legal Description
- Balloon Test
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos