



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: June 5, 2023

Subject: **6084 Highway 52 | Use Subject to County Commission Approval | on a 53.96± acre tract | Proposed use: telecommunications facility | Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.**

The request before you is the request of Mattaniah S. Jahn P.A. obo VB BTS II, LLC for a use subject to County Commission approval for a telecommunications facility. This item is located within Commission District 3.

At their May 15, 2023 meeting, the Hall County Planning Commission voted to recommend approval with nine (9) conditions **(5-0)**.

There were **no written comments** submitted in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

There have been no changes to the request since the Planning Commission took action.

Planning Commission Approval 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.