



AGENDA ITEM

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

REPORT TO: Work Session (07/24/23)

REPORT TO: Voting Meeting (07/27/23)

ITEM NO: 376/2023

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.** NOTE: Tabled at the June 21, 2023 Meeting until the July 27, 2023 Voting Meeting.

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

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:

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History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

Revised Board Memo
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
Updated Notice Signs