

RE: Revised Site Plan and Narrative – Proposed Wireless Telecommunications Facility

Property: 2378 Pine Circle Drive, Gainesville, Georgia

Applicant: Kelly Towers III, LLC

Proposed Facility: 175' Wireless Telecommunications Tower

To: Hall County Board of Commissioners

Dear Members of the Hall County Board of Commissioners:

On behalf of Kelly Towers III, LLC, please accept this narrative in connection with the revised site plan for the proposed 175' wireless telecommunications facility located at 2378 Pine Circle Drive, Gainesville, Georgia.

Prior to the public hearing on the application on August 27th, I requested that consideration of the application be tabled in order to evaluate concerns expressed regarding the proposed location of the telecommunications tower, particularly its proximity to the property located immediately east of the proposed facility.

I have taken those concerns seriously and have worked with the property owner and project team to identify an alternative tower location that provides substantially greater separation from the eastern property line while maintaining the technical feasibility of the proposed wireless facility.

Revised Tower Location (Exhibit "A")

Under the original site plan, the proposed tower was located approximately 100' from the eastern property line. The revised site plan relocates the tower approximately 75' farther west, resulting in a separation of approximately 175' between the proposed tower and the eastern property line.

The revised location was selected specifically to provide additional separation from the adjoining property and to address concerns raised while continuing to allow the facility to meet its intended telecommunications purpose.

Tower-Height Setback and Buffering (Exhibit B")

I also want to address the expressed concern regarding the integrity of the tower and any potential failure. Monopoles have a very low failure rate. I have included a letter from the tower engineer reinforcing the safety of the tower. I have also included a 175' radius around the tower to illustrate there are no residential structures within a fall distance.

By relocating the tower 75' farther west, the adjoining property to the east will be outside this radius. This provides a conservative tower-height separation between the proposed tower and the neighboring property.

Existing vegetation will also be preserved to the greatest extent practicable, and the telecommunications compound will incorporate all required fencing, landscaping, screening, and buffering in accordance with applicable Hall County requirements and the approved site plan.

We believe that the combination of the 175' tower-height separation, relocation farther west, existing vegetation, and required screening represents a significant improvement to the proposed site design and meaningfully addresses the concerns expressed by neighboring residents.

Construction Traffic and Access

Concerns were also expressed regarding construction vehicles and the potential effect of construction activity on neighboring residents.

Construction of a telecommunications facility is temporary in nature. During construction, we along with our contractors will make reasonable efforts to coordinate deliveries and construction activities in a manner that minimizes unnecessary disruption to surrounding residents. We will install temporary fencing around the construction area to eliminate the potential of any person or animal gaining access during off hours. Construction will take place during the workday and will cease on the weekends. Construction is normally completed within 4-6 weeks depending on weather conditions.

Following completion of construction, the proposed facility will be an unmanned telecommunications facility. It will not generate regular customers, employees, or delivery traffic. Vehicle trips to the facility will generally be limited to occasional inspections, maintenance, repair, and equipment servicing. When an additional carrier collocates, a standard size bucket truck will be used for installation.

Accordingly, the long-term traffic impact associated with the proposed use is expected to be minimal.

Distance to Residential Structures (Exhibit "C")

The proposed telecommunication facility's new location also adds distance to the homes along Green Hill Road and the rental properties owned by the east property owner. Included is an aerial view showing the distance and elevations to the homes along Green Hill Road and the rental properties. The closest home is approximately 230' from the tower and is owned by our owner. Also, the homes along Green Hill Road are shielded from any visibility due to a 50' increase in elevation along the back of their properties. The closest property line along Green Hill Road is approximately 360' from the tower.

Response to Community Concerns

I believe the revised site plan demonstrates a meaningful effort to address the concerns presented by the adjacent property owner.

Rather than proceeding with the original tower location, I requested additional time to evaluate the concerns and determine whether the facility could be repositioned on the property.

As a result of that evaluation, we have:

- Relocated the proposed tower approximately 75' farther west;
- Increased the separation from the eastern property line from approximately 100' to approximately 175';
- Preserved the ability to maintain appropriate screening and buffering; and
- Committed to reasonable coordination of temporary construction activities to minimize impacts on surrounding residents.

The revised location therefore represents a substantial modification to the original site design and directly responds to the principal land-use concerns expressed regarding the tower's proximity to the neighboring property.

Conclusion

Wireless telecommunications infrastructure has become an important component of modern public infrastructure, supporting wireless voice and data services, emergency communications, businesses, residents, and the traveling public.

The proposed facility is an unmanned, low-traffic use with a relatively small physical footprint. Once construction is complete, the facility is not expected to have any impact on surrounding traffic and public services.

I respectfully submit that the revised site plan provides an appropriate balance between the need for wireless telecommunications infrastructure and the concerns expressed by neighboring residents.

By relocating the tower farther west and providing approximately 175' of separation from the eastern property line, we have made a significant and voluntary modification to the project in response to the concerns raised.

For these reasons, Kelly Towers III, LLC respectfully requests favorable consideration of the revised application and site plan by the Hall County Board of Commissioners.

Respectfully submitted,

Kelly Towers III, LLC
Applicant

EXHIBIT “A”

EXHIBIT “B”

Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064

(614) 398-6250 - mike@mfpeng.com

August 25, 2026

Skyway Towers

Re: Proposed 175-ft Monopole

Located in Hall Co., GA: GA-02012 Gainesville

MFP Project #: 23526-599 / TAPP Project #TP-26340.

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222-I, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This Structure is to be fabricated by TransAmerican Power Products; this letter is only applicable to a pole design exclusively for TransAmerican Power Products.

I have designed this monopole to withstand a 3-sec. gusted wind speed of 105 mph as recommended by TIA-222-I for Hall Co., GA. The design also conforms to the requirements of the 2024 International Building Code.

Due to the numerous safety factors incorporated into the design standard, failure of the structure would not be expected to occur at the exact moment the design wind speed is exceeded. Therefore, it is extremely rare to encounter a failure of a monopole tower. Statistically, loads reaching 2x the design wind pressures would be required to cause a failure of the structure, where total devastation of the surrounding area would also occur. Most failures of this nature occur due to an Act of God, uncontrollable acts of vandalism, or gross neglect of routine maintenance. A properly designed, erected and maintained monopole is not subject to collapse as a result of structural loads prescribed by Building Code.

Therefore, theoretically, this structure may be considered to be designed for a 0-ft fall radius based on rarity of failures, and the requirements of the Building Code and the TIA-222 Standard.

The structure has been designed with all of the applicable factors as required by the code. Monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.



Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
P.E. Licensed in 48 Jurisdictions



EXHIBIT "C"

