

October 18, 2021

Hall County Board of Commissioners
Hall County Planning Commission
c/o Ms. Beth Garmon, Principal Planner/Development Review Coordinator
Hall County Planning & Development
2875 Browns Bridge Road
Gainesville, GA 30504

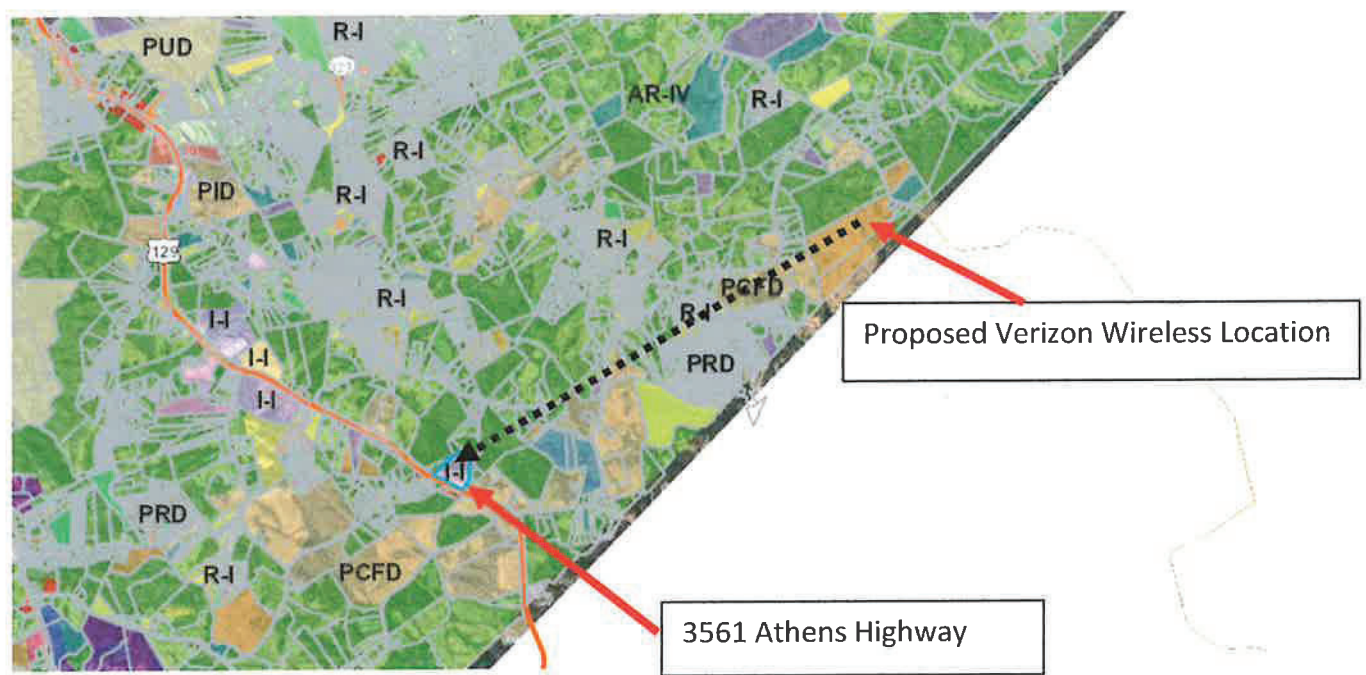
**Re: Verizon Wireless Conditional Use Application and Variance Request for 265-foot Self-Supporting Tower
4410 Holly Springs Road, Gillsville, GA 30543**

Dear Commission Members:

On behalf of Verizon Wireless and the property owner, Lazy L Land and Cattle Company, LLC, I respectfully submit this application for a Conditional Use Permit for a wireless facility to include a self-supporting telecommunications structure at an overall height of 265-feet, this includes the antennas at a level of 250-feet, the top of the structure will be 255-feet, and there will be a ten-foot lightning rod placed at the top. The subject property address is 4410 Holly Springs Road, Gillsville, GA 30543 and is tax parcel 15002 000061. Due to the required height needed for this structure, Verizon also requests approval of a variance to increase the height from 195-feet to 265-feet. The proposed facility includes a 100' X 100' lease area and will include a 30-foot-wide access and utility easement from Holly Springs Road. The subject property is currently used as a cow pasture.

In researching an area in which a wireless facility is needed, one of the first tasks is to review the jurisdictional ordinance as it relates to cell towers and the zoning maps. Properties that meet the ordinance requirements are vetted as potential candidates. This particular area of Hall County is primarily zoned AR-IV which allows cell towers, although structures are restricted to 195-feet. Nearby properties are primarily medium to large tracts with a mix of single-family and agricultural uses. There are also large tracts that are heavily wooded within the area. The closest non-residentially zoned parcel to the area in need is zoned I-I and is located 2.8 miles southwest at 3561 Athens Highway, see Zoning Map below.

Zoning Map



Additionally, there are no preferred location sites, as described in the County Ordinance, within the area. This includes co-location sites, publicly-used structures, industrial and commercial structures, and alternative structures. Although the proposed location is considered a disfavored location by the County Ordinance, the Ordinance does allow for a cell tower on AR-IV zoned property with approval of a Conditional Use. This site was selected because of owner interest and due to its size. Even at the requested height of 265-feet, the property can accommodate the required setbacks from property lines and residential structures. Additionally, the tower is placed toward the center of the 100.37 acre tract and will have a limited impact upon the area. This area does not include any preferred locations or more favorably zoned parcels, therefore, the property that is under consideration was selected. Additional details regarding this facility's compliance with the County Ordinance is included as Exhibit A – Response to Chapter 17.410 – Standards for Telecommunication Antennas and Towers of the Hall County Code of Ordinances.

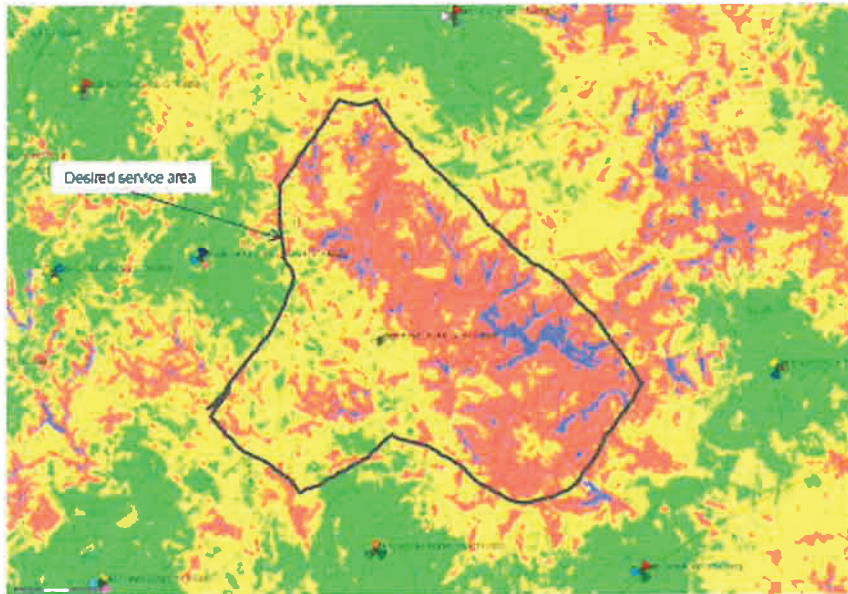
Verizon Wireless does make every reasonable effort to explore existing structures for co-location that are within the communities it is seeking to improve service. This includes existing towers and buildings with significant height to meet the needs for the placement of antennas to provide optimal coverage within an area. By co-locating on an existing tower or building, Verizon Wireless is able to shorten its timeframe to improve service and be more cost effective. The closest tower to the search area is approximately 3.6 miles northwest at 3177 Suggs Road, Pendergrass, GA 30567. Verizon is proposing to co-locate on this tower and it is noted as the Gaines Mill Road site in the RF documentation provided in Exhibit B.

The 100' X 100' lease area includes a 70' X 70' fenced in compound area which will be secured by six-foot fence with two feet of strained barbwire. The compound will be screened by five-foot landscape area to include Leland Cypress along the north, east, and south. There is no landscaping proposed along the west due to existing vegetation that effectively screens the compound from the west. The proposed 265-foot self-supporting structure will be located in the center of the compound with equipment cabinets located at its base.

Verizon Wireless makes every reasonable effort to explore existing structures for co-location that are within the communities it is seeking to improve service. This includes existing towers and buildings with significant height to meet the needs for the placement of antennas to provide optimal coverage within an area. By co-locating on an existing tower or building, Verizon Wireless is able to shorten its timeframe to improve service and be more cost effective. The closest tower to the search area is approximately 3.6 miles northwest at 3177 Suggs Road, Pendergrass, GA 30567. Verizon is proposing to co-locate on this tower and it is noted as Gaines Mill Road in RF documentation in Exhibit B.

There is currently a significant gap in wireless coverage in eastern Hall County. This gap extends southwest of Gillsville to just north of Athens Highway (see propagation map A on following page). The service in this area is limited to outside service only or poor coverage. Therefore, wireless service in homes, business, schools, and vehicles is restricted. Residents and travelers using their cell phone or tablet for business, education, personal, or in the event of an emergency in this area, may have difficulties with reliable service. This gap is in between three existing sites and two proposed locations. Additional details regarding these sites can be found in Exhibit B – RF Propagation Maps for Pond Fork Site. In order to cover this large area, the subject property located on Holly Springs Road was selected. With the proposed site, wireless service in buildings and homes is greatly improved as is service in vehicles. Additionally, there is reduction in areas that are limited to outside only or areas of poor coverage (see propagation map B on following page).

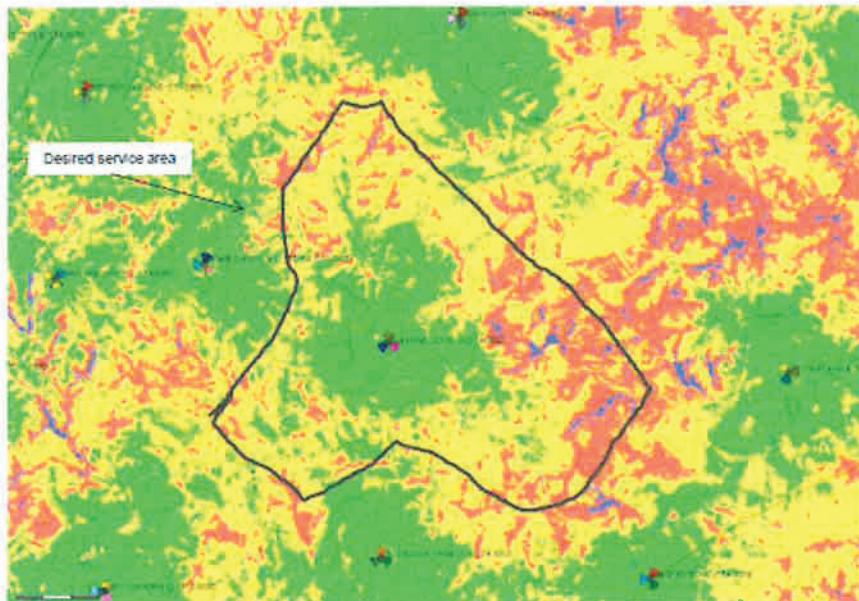
Propagation Map A - Service Area & Coverage Objective



■ Inbuilding Coverage
■ In Car Coverage
■ On Street Coverage
■ Pool Coverage

- As shown, there is no adequate coverage with in desired service area (black polygon) for businesses, residences, farmhouses, vehicles & pedestrians along Holly Springs Rd, Three Bridges Rd, Mangum Mill Rd, Harmony Church Rd, Gills Ville Hwy & other small streets within the desired service area.

Propagation Map B – Coverage with Proposed Site



■ Inbuilding Coverage
■ In Car Coverage
■ On Street Coverage
■ Pool Coverage

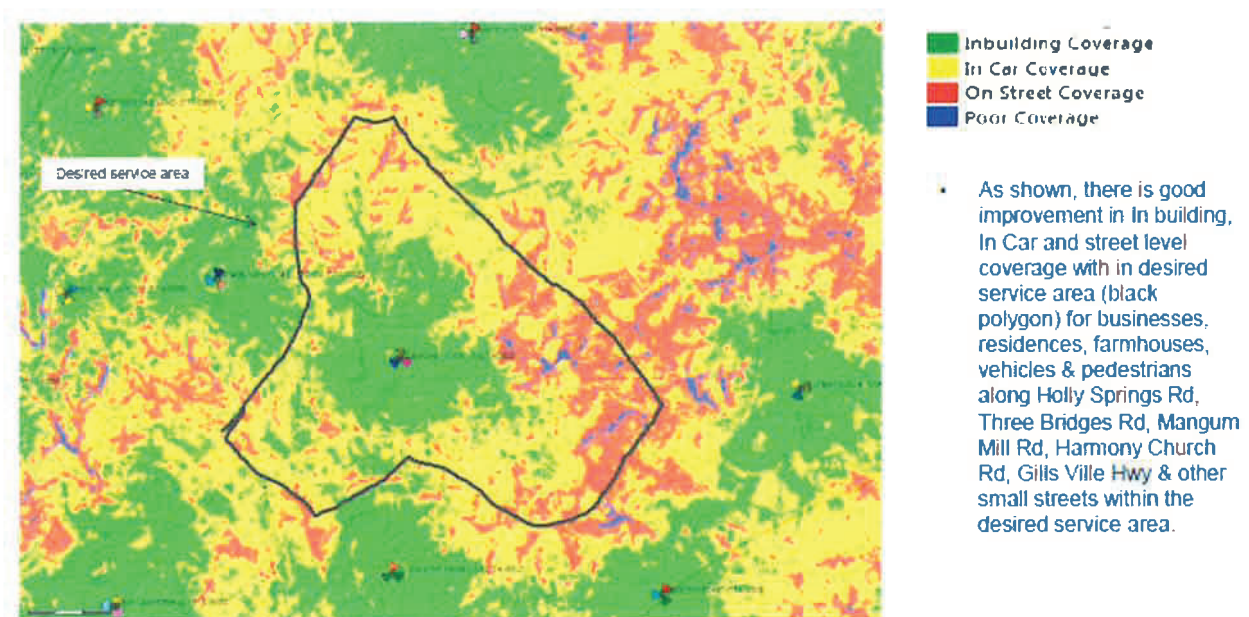
- As shown, there is good improvement in In building, In Car and street level coverage with in desired service area (black polygon) for businesses, residences, farmhouses, vehicles & pedestrians along Holly Springs Rd, Three Bridges Rd, Mangum Mill Rd, Harmony Church Rd, Gills Ville Hwy & other small streets within the desired service area.

The proposed tower will be designed, constructed, and operated in a safe manner, and in compliance with all applicable and permissible county, state, and federal codes, ordinances, regulations, and standards. The facility will meet all applicable Federal Communications Commission (FCC) requirements. Additionally, the 265-foot structure has been determined to have no hazard to air navigation by the Federal Aviation Administration (FAA), see Exhibit E.

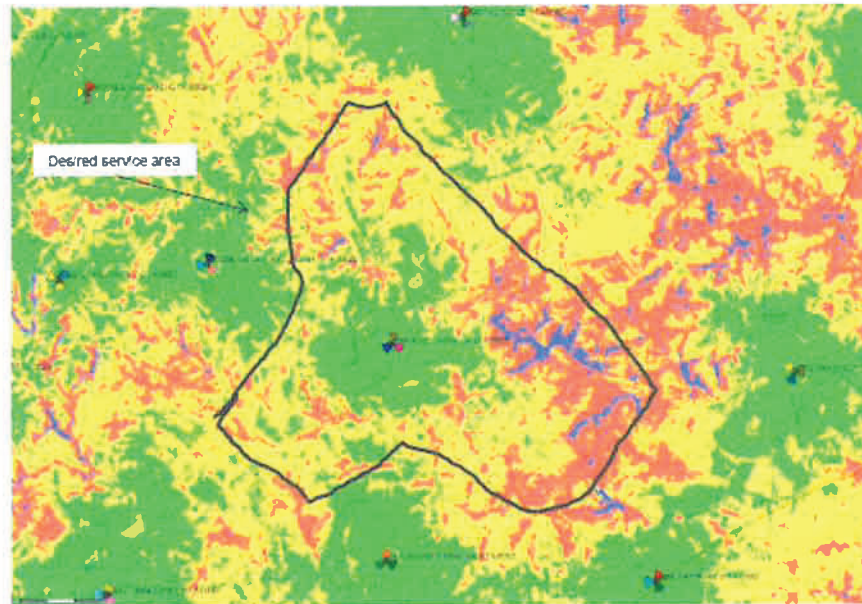
The approval of this Conditional Use application and the associated request to increase the height from 195-feet to 265-feet will allow Verizon Wireless to construct a wireless facility that will better serve residents and travelers in this rural area of eastern Hall County. These customers rely on seamless wireless service for their devices in their homes, places of businesses, and in their cars. They use these devices for personal, business, education, and in the event of an emergency on daily basis. As of June 2020, the National Center for Health Statistics of the Center for Disease Control (CDC) determined that 62.5% of U.S. households are now wireless only. This proposed facility is a part of the infrastructure that will meet the growing demand for reliable wireless service in Hall County.

The proposed height of 265-feet is the minimum height needed to properly fill the significant gap that exist and is documented in this application. Included with the RF documentation in Exhibit B and also below, are propagation maps detailing the level of service with antennas at 250-feet and at 190-feet, see propagation maps C and B below. These maps show the substantial difference in service at the two different levels. Areas that are currently experiencing on-street coverage (in red) are greatly reduced. Furthermore, the service levels received while driving in a car (in yellow) and in-building (in green) are greatly expanded. This is especially noticeable in the southern area of the area in need. This will improve the more populated areas along Harmony Church Road. At this height, the proposed tower meets setbacks from residential structures and property lines. Finally, the tower will be designed to accommodate four additional wireless providers. At this height, other carriers will be able to provide better service to its customers, if there is a need.

Propagation Map C – Antennas With Centerline of 250-feet



Propagation Map D – Antennas With Centerline of 190-feet



- Inbuilding Coverage
- In Car Coverage
- On Street Coverage
- Poor Coverage

- As shown, there is much worse deterioration in coverage when compared to coverage at 250' in slide-8 more prominently in the SE and East regions of the desired service area (black polygon). We can see further coverage deterioration in North and SW regions also.
- As such, 190' is not the ideal height for antenna placement.
- Based on coverage plots in slides 7-11, 250' is the ideal height to place the antennas to provide adequate coverage with in the desired service area.

In support of this application, I have included the following:

- Exhibit A – Response to Chapter 17.410 – Standards for Telecommunication Antennas and Towers of the Hall County Code of Ordinances
- Exhibit B – RF Engineer Statement of Need and Related Propagation Maps
- Exhibit C – Trileaf Correspondence with Georgia Historic Preservation Division
EDR NEPA Search – Historic Sites
- Exhibit D – Engineers Letter of Opinion of Tower Fall Zone by David Cousins, P.E., Kimley-Horn
- Exhibit E – FAA Determination of No Hazard to Air Navigation
- Exhibit F – Balloon Test Letter and Property Owner List

With the exception of the requested height increase and structure type, the proposed wireless facility meets or exceeds all applicable codes in its design, construction, and operation. Therefore, on behalf of Verizon Wireless and the property owner, I respectfully request your approval of this application. If you should have any questions or comments, please feel free to contact me at 678-780-9221 or lgreene@pyramidns.com.

Sincerely,



Lannie Greene, Project Manager
Pyramid Network Services for Verizon Wireless

Exhibit A

Chapter 17.410 – Standards for Telecommunication Antennas and Towers of the Hall County Code of Ordinances
17.410.40. Basic criteria for the location, size and design of telecommunications facilities.

- A. Micro telecommunication facilities shall be allowed in all zoning districts as a use by right following administrative review by the planning department and receipt of a building permit from the building official.

N/A

- B. The placement and installation of all other telecommunications facilities shall be restricted to the AR-III, AR-IV, S-S, H-B, I-I, and I-II zoning districts and shall be subject to county commission approval.

The subject property is zoned AR-IV. Based on a review of the County Zoning Map, properties within this area of Hall County are generally zoned AR-IV, with some R-1, and one nearby parcel zoned PID. The closest parcel, other than AR-IV parcels, which would allow a tower is an I-I zoned tract located 2.8 miles southwest at 3561 Athens Highway. This location is too far to meet the coverage requirements for the subject area in need.

- C. Preferred location sites. It is the expressed intent to require the installation of micro telecommunication facilities at preferred location sites, rather than permitting the construction of new towers. An exception should be made only when it is clearly demonstrated that no suitable preferred location site exists.

1. *Co-location sites.* Any existing telecommunications towers currently being used for transmitting and/or receiving analog, digital, microwave, cellular, telephone, personal wireless service or similar forms of electronic communication shall be a preferred location site regardless of the underlying zoning designation of the site; provided, however, that locations which meet this criteria shall be subject to the design and siting components of this chapter and co-location sites shall not become an "antenna farm" or otherwise be deemed by the director or the county commission to be visually obtrusive.

There are no towers or other feasible structures located within 3 miles. The closest tower that is located in Hall County is located 3.6 miles northwest at 3177 Suggs Road. Verizon is proposing to co-locate on this tower. This location is noted as Gaines Mill Road in the included RF Propagation Maps.

2. *Publicly used structures.* Publicly used structures are preferred locations throughout Hall County because they appear in virtually all neighborhoods, are dispersed throughout Hall County, and due to their institutional or infrastructure uses are generally similar in appearance to, or readily adaptable for micro telecommunications facilities. Therefore, antennae should be less noticeable when affixed to publicly used structures, such as police or fire stations, libraries, community centers, civic centers, courthouses, utility structures, water towers, elevated roadways, bridges, flag poles, and schools, than when placed on commercial or residential structures.

There are no publicly used structures within the area in need of service.

3. *Industrial and commercial structures.* Wholly industrial and commercial structures, located in zoning districts permitting telecommunication facilities as defined in section 17.410.040 above, such as warehouse factories, retail outlets, supermarkets, banks, garages, or service stations shall be preferred locations particularly where existing visual obstructions or clutter on the roof or along a roof line can and will be removed as part of the installation of the telecommunications facility.

There are no industrial or commercial structures within the area in need of service.

4. *Alternative structures.* Installation on existing alternative structures such as electric transmission towers or billboards, or construction of alternative structures appropriate to the proposed location context such as bell towers, church steeples or flagpoles.

There are no alternative structures of sufficient height within the area in need of service.

- D. *Disfavored location sites.* Any residentially zoned property or residentially occupied structure, or sites within four tower lengths of a residentially zoned property shall be a disfavored site for the location of telecommunications facilities. Any site having a negative visual impact on historically significant structures or designated scenic views.

The proposed tower is to be setback a distance of 1060' from the closest residential structure located at 4428 Holly Springs Road. This distance is equal to four tower lengths of the proposed 265-foot structure. Verizon Environmental and NEPA consultant, Trileaf, submitted its findings to the Georgia Historic Preservation Division on April 19, 2021. The Division allowed the 30-day review period to lapse. Under Section VII B.2 of the National Programmatic Agreement if there is no response within the 30-day period it is deemed that no Historic Properties exist within the area, or the proposed tower will have no effect on Historic Properties. Additionally, a search for historic properties or structures using the Environmental Data Resources, Inc. (EDR) database at www.edrnet.com, found no historic properties or structures within the immediate area. See Exhibit C.

- E. *Setbacks.* Multiple towers that are otherwise justified under the criteria of this chapter may be permitted on the same site provided they meet all setback and separation requirements. The following setback requirements shall apply to all towers:

1. Telecommunications towers within the AR-III or AR-IV zoning districts shall be set back a minimum of two tower lengths from the base of the tower to all property lines.

At 265-feet, the proposed tower requires a setback of 530-foot. The setback from the northerly property line is 530-feet; 959-feet from the easterly property line; 561-feet from the southerly property line; and over 2,000-feet from the westerly property line.

2. Telecommunications towers in commercial or industrial districts shall be set back a minimum of two tower lengths from the base of the tower to any residentially zoned property (including the AR-III and AR-IV zones) and a minimum distance equal to the height of the tower from any other property line.

N/A

3. All telecommunications towers shall be set back from any residential structure either a minimum of four tower lengths from the base of the tower or 500 feet from the base of the tower, whichever is greater. For residential structures on the same property as the tower, the setback shall be one tower length from the base of the tower to the structure.

The proposed tower is to be setback a distance of 1060' from the closest residential structure located at 4428 Holly Springs Road. This distance is equal to four tower lengths of the proposed 265-foot structure. There are no inhabitable residential structures located on the property.

4. Due to circumstances unique to the specific location; the county commission may approve a reduction or increase of any required set back based upon the finding(s) that the adjacent land, including its future development pursuant to zoning and the Comprehensive Plan, will or will not be impacted in an adverse manner.

N/A

5. All accessory buildings and facilities to a telecommunications facility installation shall meet the minimum zoning district setback requirements for such buildings or facilities.

All accessory buildings and related facilities comply with the AR-IV district setbacks.

- F. *Tower height, design and provisions for co-location.* When a new tower is being requested, the following height and configuration requirements must be met through the appropriate approval process.

1. *Tower height.* Maximum tower height in the AR-III and AR-IV zones shall be 195 feet. There is no maximum height in other permitted zones, as long as the height is justified as the lowest possible in order to meet the intent of this chapter, and the design criteria of this chapter are met.

265-feet is the minimum height required to effectively fill a significant gap in service between existing sites and one proposed co-location site, Gaines Mill Rd, mentioned previously, antennas must be placed at a centerline of 250-feet. Therefore, a variance to increase the height of the tower from 195-feet to 265-feet is requested as a part of this Conditional Use application. The area that requires coverage does not include parcels zoned S-S, H-B, I-I, or I-II which would allow a tower in excess of 195-feet. The closest parcel that fits the zoning district criteria is zoned I-I and is located 2.8 miles southwest of the proposed location. Additionally, included with the RF Propagation Maps are coverage plots that show the coverage levels with an antenna centerline at 250-feet and 190-feet.

In reviewing the coverage maps for centerlines at 250-feet and 190-feet, it is easy to see that there is a substantial difference in the areas of on-street coverage (in red) and in-car coverage (in yellow) throughout the area. Additionally, at 250-feet there is greater in-building coverage (in green) throughout the area as well, but especially for the more populated areas to the south and along Harmon Church Road.

2. *Tower design criteria.*

- a. All new towers shall be of monopole design. Where special circumstances suggest that the construction of a tower of a different design would specifically further the intent of this chapter, the planning commission may recommend, and the county commission may approve a tower of a design other than monopole construction.

Due to the height of the tower, a monopole design is not feasible from an engineering or cost perspective, therefore a self-supporting tower is proposed.

- b. Towers and antenna support arms shall be of a galvanized steel finish or, subject to any applicable standards of the FAA or other applicable federal or state agency, may be painted a neutral color or color to match the visual background.

Verizon will comply.

- c. No illumination is permitted on telecommunications facilities unless required by the FCC, FAA or other state or federal agency of competent jurisdiction, or unless necessary for air traffic safety. Any required lighting shall be restricted to dual lights (medium intensity white strobe lights daylight mode and red obstruction lights nighttime mode) unless the FAA or state aeronautics division requires some other form of lighting.

Due to the height of the tower, lighting is required. The tower will comply with the above-mentioned lighting requirements.

- d. No advertising is permitted on telecommunications facilities. However, an antenna installation may be allowed on any legally permitted permanent billboard or outdoor advertising sign as long as the other requirements of this chapter are met.

Verizon will comply.

3. *Provisions for co-location.* All new tower installations of 150 feet in height or less shall provide antenna and support space for at least three (3) carriers. All new tower installations of over 150 feet in height shall provide antenna and support space for at least five (5) carriers. Tower installations of less than 195 feet shall be structurally designed to be extended to a height of 195 feet.

The tower will be designed for a total of five carriers.

17.410.050. Approval process.

A. County commission approval. All new telecommunication facility installations shall be considered a use subject to county commission approval, except as outlined below.

1. Application for a use subject to county commission approval shall be made to the director by the person, company or organization that will own and operate the telecommunications facility. The application shall be processed in accordance with the special use provision of section 17.380 of the Official Code of Hall County, Georgia. The Board of Commissioners of Hall County may issue a special use permit under this section provided it shall be determined that all of the requirements of this chapter have been satisfied.

Acknowledged.

2. In order to cover the actual cost to Hall County of obtaining expert opinion and studies, fees in addition to those established in section 17.30.010 are established for those telecommunications facility applications requiring county commission approval. An initial deposit of \$1,000.00 shall be paid to Hall County to review the application. If the actual cost to Hall County is greater than this deposit, the applicant shall be billed for the difference and payment shall be made prior to the hearing before the county commission. In no case shall the maximum total charge exceed \$3,000.00. If the actual cost is less than the initial deposit, the difference will be refunded to the applicant within 20 days following the county commission hearing.

A check in the amount of \$1000 is included with this application.

3. In granting a special use permit, the board of commissioners of Hall County may impose additional zoning conditions to the extent determined necessary to buffer or otherwise minimize adverse effects of the proposed tower or antenna on surrounding properties, or lessen the overall impact of the applicant's towers on the county.

Acknowledged.

4. Along with the other requirements of this chapter, the board of commissioners shall consider the following factors in acting upon a new tower construction application under the provisions of this article:

- a. The height and setbacks of the proposed tower; **Acknowledged**
- b. The proximity of the tower to residential structures and residential district boundaries; **Acknowledged**
- c. The nature of uses on adjacent and nearby properties; **Acknowledged**
- d. The surrounding topography; **Acknowledged**
- e. The surrounding tree coverage and foliage; **Acknowledged**
- f. The design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness; **Acknowledged**
- g. The proposed ingress and egress; **Acknowledged**
- h. The availability of suitable existing towers or other structures for antenna co-location; and **Acknowledged**
- i. The impact of the proposed tower upon scenic views and visual quality of the surrounding area. **Acknowledged**

- B. Administrative approval is available for the installation of an antenna on any existing tower, alternative structure, or existing buildings, including the placement of support buildings or equipment, so long as the addition does not add more than 20 feet of height to the existing structure or exceed the maximum height allowed in the zoning district, and does not require an unlighted structure to become lighted. Application for administrative review and approval shall be made to the director by the person, company or organization that will own and operate the telecommunications facility. If a request for administrative approval is denied, the applicant may appeal the decision to the planning commission. The denial of an appeal can be appealed to the board of commissioners.

N/A

- C. *Application information.* The applicant shall provide the following information for all proposed telecommunications installations. Applications will not be considered until they are complete.

1. A survey, site plan, and elevation drawings, drawn to scale, showing the location of the tower or other structure, antenna locations, equipment buildings and/or other accessory uses, utilities and drainage lines, access, parking, fences, landscaped areas, and adjacent utilities, ownership, structures and land uses. The plan shall include labeled dimensions of setbacks to property lines, adjacent residential structures and zoning boundaries.

Drawings detailing the requirements above are included with this application.

2. A landscape plan, drawn to scale, showing existing vegetation proposed to be retained on the site, and indicating size, spacing and type of new plantings required in this chapter.

Landscape plan is included with the drawings submitted with this application. See sheet L1.

3. A full description of the environment surrounding the proposed telecommunications facility, including adjacent residential structures and districts, structures and sites of historic significance, streetscapes or scenic view corridors.

Included as a part of this letter.

4. The findings from the state historic preservation officer, based on review of a study conducted by the applicant of the proposed site and structure's impact on historic properties.

Verizon Environmental and NEPA consultant, Trileaf, submitted its findings to the Georgia Historic Preservation Division on April 19, 2021. The Division allowed the 30-day review period to lapse. Under Section VII B.2 of the National Programmatic Agreement if there is no response within the 30-day period it is deemed that no Historic Properties exist within the area, or the proposed tower will have no effect on Historic Properties. Additionally, a search for historic properties or structures using the Environmental Data Resources, Inc. (EDR) database at www.edrnet.com, found no historic properties or structures within the immediate area. See Exhibit C.

5. A description of anticipated maintenance needs for the telecommunications facility, including frequency of service, personnel and equipment needs, and traffic, noise or safety impacts of such maintenance.

The facility is unmanned and once constructed the facility will be typically visited once a month for routine maintenance and inspection. The amount of traffic and noise at the site will be at its peak during construction activities. Construction should not exceed 60 days.

6. An estimate of the cost of tower removal and site restoration, should the tower be abandoned.

An estimate for the removal of the tower and subsequent site restoration is \$75,000.00

7. A report from a qualified, independent engineer licensed in the State of Georgia, documenting the following:

A report specific to this proposed tower requires a geotechnical study. Verizon respectfully requests that the County allow Verizon to submit any specific drawings related to the design of the tower as a part of the building permit application package. If the Board so desires, Verizon is agreeable to a conditional approval of this application with the requirement that the tower and foundation design be provided prior to the issuance of a building permit.

- a. Height and design of the tower or other structure, including technical, engineering, and other pertinent factors governing selection of the proposed design;

Upon approval of this conditional use permit, Verizon will proceed with the tower and foundation design report which will include a geotechnical report of the soils for the foundation. The tower will be designed to meet or exceed the standards of the Telecommunications Industry Association (TIA) as expressed in TIA-222-H Standards. Furthermore, the tower will be designed to meet or exceed any local, state, or federal requirement. The height and design of the tower is shown on sheet C13 of the drawings submitted as a part of this application. A self-supporting tower was selected due to the necessary height of an antenna center line of 250-feet. The structure will be 255-feet with a ten-foot lightning rod at the top for an overall height of 265-feet.

- b. Total anticipated capacity of the tower or other structure, including number and types of antennae which can be accommodated;

As shown on sheet C13 of the drawings, the tower will be designed to accommodate a total of five wireless providers. This will be included as a part of the tower and foundation design report prepared for permitting.

- c. Evidence of structural integrity of the tower structure; and

To be included as a part of the tower and foundation design report prepared for permitting.

- d. Structural failure characteristics of the tower or other structure and demonstration that site and setbacks are of adequate size to contain debris.

Included with this application is a letter dated April 23, 2021, by David Cousins, P.E of Kimley-Horn, which details the failure characteristics of the tower and confirms that the setbacks are of adequate size to contain any debris. See Exhibit D.

8. A complete discussion of the need and intended service area for the facility, including: a map showing the specific area being served, the proposed site and the nearest or associated telecommunications facility sites within the network; how the proposed location covers the intended service area, and whether nearby facilities may be modified after installation of the proposed facility; whether the facility is needed for coverage or capacity; and any anticipated nearby future installations that would further support the network.

Included with this application is a report prepared by Verizon RF Engineer Sriharikrishna Nimmagadda that includes a letter and other details, including propagation maps, that addresses the need for this facility. See Exhibit B.

9. Letters of intent, lease agreements or other documentation from other carriers with interest in co-locating on the proposed structure.

N/A

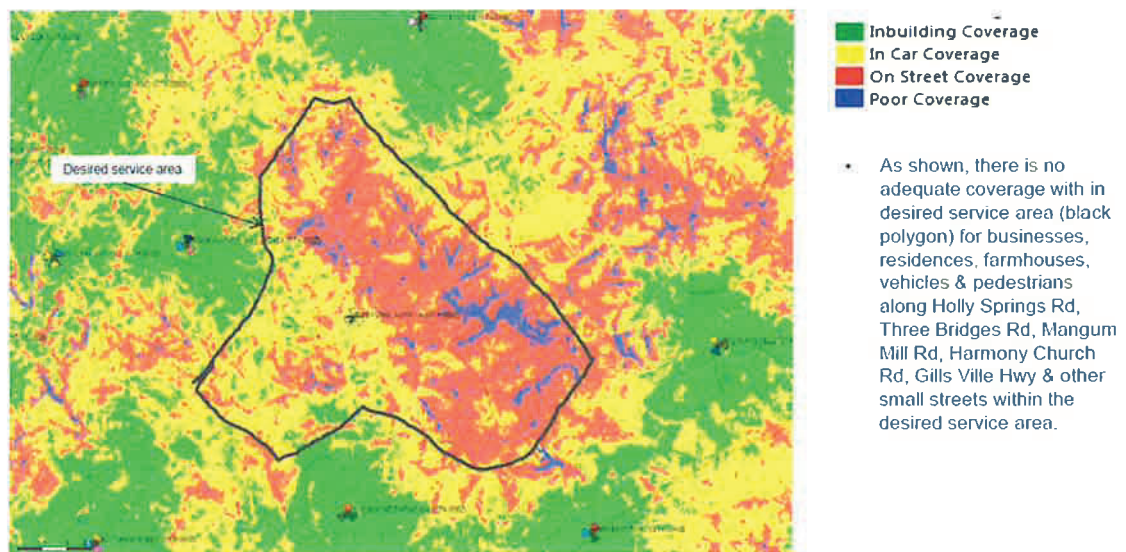
10. The identity of a community liaison officer appointed by the applicant to resolve issues of concern to neighbors and residents relating to the construction and operation of the facility. Including name, address, telephone number, facsimile number and electronic mail address, if applicable.

Lannie Greene, Pyramid Network Services
1765 Grassland Pkwy STE A,
Alpharetta, GA 30004
678-780-9221
lgreene@pyramidns.com

11. Verification that the proposed tower meets one of the location preferences identified in this chapter. If the proposed location is not a preferred location, or is a disfavored site, the applicant shall provide the following: (a) a list of co-location sites or other preferred location sites are located within the geographic service area; (b) an explanation of good faith efforts and measures taken to secure each of these preferred location sites and why each such site was not technologically, legally or economically feasible; (c) how and why the proposed site is essential to meet service demands for the geographic service area and county wide network.

Within the area in need there are no co-location sites, publicly-used structures, industrial or commercial structures or alternative structures that could be considered as possible candidates for a micro telecommunication facility.

- (a) **There are no structures located within the geographic service area that can be considered for co-location. The closest tower to the search area is approximately 3.6 miles northwest at 3177 Suggs Road, Pendergrass, GA 30567. Verizon is proposing to co-locate on this tower and is noted as Gaines Mill Road on page 6 of the included RF Engineer documentation, see table on Inventory of existing towers around Pond Fork search area.**
- (b) **There are no structures within the geographic service area to be considered**
- (c) **There is a significant gap in service in this area of eastern Hall County. This area is currently experiencing service that is primarily limited to on-street coverage in the eastern half of the service area and primarily in-car coverage area in the western half. There is virtually no in-building service within the entire area. This facility will greatly improve the service in this area with regards to better in-car and in-building service. See photo below for current service in the area. For additional details please see Exhibit B for the RF letter of need and related propagation maps.**



12. Antenna inventory. Each application shall include an inventory of all antenna installations and towers in Hall County or within one mile of Hall County owned by the carrier, or towers or other structures on which the applicant plans to locate an antenna in the future. The inventory must include the following information for each site:

- a. The name and contact information for the owner of the structure, latitude and longitude of the antenna, and street address, if applicable; Assessor's block and lot or other applicable ad valorem tax identification number; and zoning district.
- b. Type of structure supporting the antenna and relevant details of installation (i.e., on monopole tower, on legs of water tower, flush with facade of 5-story office building, inside church steeple); the number of existing and planned antennas at the site; and the names of carriers with antennas at the site.
- c. The height from grade to the top of the tower or structure, and to each antenna installation.

Verizon currently does not own any towers in Hall County or within one mile of Hall County. Verizon is proposing to co-locate on an American Tower structure, details below.

Owner:	American Tower	Structure Type:	Monopole
Phone:	617-375-7500	Proposed VZW # Antennas:	TBD - In Design
Tower Address:	3177 Gillsville Hwy/Suggs Rd.	Other Carriers:	One Unknown
Coordinates:	34.27342, -83.73489	Tax Parcel ID:	15015B000012A
Height:	199'	Zoning:	AR-IV

13. Additional information requirements for proposed towers or structures.

- a. If the proposed site is zoned AR-III, AR-IV, S-S or H-B and there are alternative sites in the I-I or I-II zoning districts, the applicant must justify why those alternate sites have not been proposed. The county commission will review with special care justifications that rely only upon undue expense and/or undue difficulties in entering into a lease agreement. The county commission shall carefully weigh such claims, and the evidence presented in favor of them, against a facility's negative impacts at the proposed site and on the surrounding area.

The closest parcel that is zoned either I-I or I-II is a parcel zoned I-I which is located 2.8 miles southwest of the proposed location. This location was not considered as a possible candidate because it is located too far from the area in need.

- b. Applicants must identify all existing towers and all towers for which there are applications currently on file with the planning department which are located within or near the applicant's search area. Applicant must provide evidence of the lack of space on all suitable existing towers to locate the proposed antenna and of the lack of space on existing tower sites to construct a tower for the proposed antenna. If co-location of any such towers would result in less visual impact than the visual impact of the proposed tower, applicant must justify why such co-location is not being proposed. If co-location on any such tower would increase negative visual impact, then the applicant must so state and demonstrate. The county commission will review with special care, justifications that rely only upon undue expense and/or undue difficulties in entering into a lease agreement. The county commission shall carefully weigh such claims, and the evidence presented in favor of them, against a project's negative impacts at the proposed site and on the surrounding area.

The closest tower in Hall County is approximately 3.6 miles northwest at 3177 Suggs Road, Pendergrass, GA 30567. Verizon is proposing to co-locate on this tower and is noted as Gaines Mill Road on page 6 of the included RF Engineer documentation, see table on Inventory of existing towers around Pond Fork search area.

It was confirmed on October 15 with Beth Garmon, Principal Planner, with the Hall County Planning and Development Office that there are no proposed structures within the area in need.

- c. In all zoning districts, applicants must demonstrate that they cannot provide personal wireless communication service without the use of a new tower.

Within the search area, there are no structures with significant enough height to meet the needs to properly cover this area. Furthermore, there are no existing towers within three miles of the targeted area.

- 14. The applicant must provide any other information that may be reasonably requested by the director to fully evaluate and review the application and the potential impact of the proposed telecommunications facility.

Verizon will comply.

- E. Visual simulation. For all towers, the applicant shall contract with a company to fly a balloon at proposed tower height for a period of 4 hours, during normal daylight hours on a Saturday, prior to the planning commission meeting. The applicant will be responsible for notifying the planning commission, county commission, & officially noticed area residents of the date and time of the simulation. The applicant shall provide third party certification to verify the correct location and height was used. The applicant shall provide color photos prior to the planning commission meeting showing a rendering of the proposed tower at the proper height from four locations demonstrating the most significant impact on the view of nearby residents or the traveling public in each general direction from the tower.

The balloon test is scheduled to be held on November 6, 2021, starting at 10:00 am and ending at 2:00 pm, with a back-up date of November 13, 2021 at the same times. Included as Exhibit F is the letter to be sent and the list of property owners to be notified. Upon the completion of the test, visual simulations of the proposed tower will be submitted.

17.410.060. Additional general requirements for all telecommunications facilities.

- A. *Building codes and safety standards.* To ensure the structural integrity of telecommunications facilities, the owner of such a facility shall ensure that it is maintained in compliance with standards contained in applicable local building and safety codes for telecommunications facilities, as amended from time to time.

Verizon will comply.

- B. *Regulatory compliance.* All telecommunications facilities must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate telecommunications facilities. If such standards and regulations are changed, to the extent required by any such regulations, then the owners of the telecommunications facilities governed by this chapter shall bring such telecommunications facilities into compliance with such revised standards and regulations within the date established by the agency promulgating the standards or regulations.

Verizon will comply.

- C. *Security.* All towers and supporting equipment shall be enclosed by fencing not less than six feet in height and shall also be equipped with appropriate anti-climbing devices. Fencing shall be of chain link, wood or other approved alternative and must include a secure gate and lock. Each tower shall have posted on the gate a metal sign 12" X 12", black letter, white background identifying owner's name, address, and telephone number. The sign shall be immediately updated for any changes and maintained for legibility.

Fencing details are included with the drawings submitted with this application. See sheet C7.

- D. *Landscaping and buffering.* landscaping shall be used to effectively screen the view of the equipment shelters or cabinets from adjacent public ways, public property and residential property. Native vegetation on the site shall be preserved to the greatest practical extent. The applicant shall provide a site plan showing existing significant vegetation to be removed, and vegetation to be planted so as to, at a minimum, meet the buffer requirements for outdoor retail activities. The county commission may waive or modify the landscaping requirement where lesser requirements are desirable for adequate visibility for security purposes, for continued operation of existing bona fide agricultural or forest uses such as farms, nurseries and tree farms, or where an antenna is placed on an existing structure. In certain locations where the visual impact of the tower would be minimal, such as remote agricultural or rural locations or developed heavy industrial areas, the landscaping requirement may be modified or waived by the county commission.

Landscape plan is included with the drawings submitted with this application. The proposal is to utilize existing vegetation to screen the west side of the compound. The north, south, and east will include a planted buffer as shown on sheet L1.

- E. *Maintenance impacts.* Equipment at a telecommunications facility shall be automated to the greatest extent possible to reduce traffic and congestion. Access to the site shall be provided off of the adjacent street with the lowest functional classification.

Verizon will comply.

- F. *Principal, accessory and joint uses.*

1. Accessory structures may be installed in direct support of a telecommunications facility, but the site shall not be used for offices, vehicle storage or other outdoor storage. Mobile or immobile equipment not used in direct support of a telecommunications facility shall not be stored or parked on the site of the telecommunications facility.

Verizon will comply.

2. Telecommunications facilities may be located on sites containing another principal use in the same buildable area.

Acknowledged

17.410.070. Additional general requirements for towers.

- A. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses, and the zoning district as much as possible. Towers shall be integrated through location and design to blend in with existing characteristics of the site to the extent practical.

Acknowledged

- B. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.

The proposed facility is located in a pasture and no vegetation is to be removed. In fact, existing vegetation is proposed to be used as a part of the screening of the west side of the compound

- C. At a tower site the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend the tower and related facilities to the natural setting and built environment.

The facility will be screened from public view with Leyland Cypress. Additionally, the site will include cabinets that will not easily be seen from nearby properties due to the location of the facility on the subject property.

- D. With the exception of those towers to be located on the same parcel of property, towers shall not be located any closer than 1500 feet from an existing tower unless technologically required or visually preferable, or if the tower has insufficient antennae mounting space or insufficient structural capacity to accommodate co-location.

There are no existing towers within 1500-feet of the proposed tower site.

- E. Towers shall not be sited where they will negatively affect historic or scenic view corridors as designated by the governing body or any state or federal law or agency, or where they will create visual clutter.

Verizon Environmental and NEPA consultant, Trileaf, submitted its findings to the Georgia Historic Preservation Division on April 19, 2021. The Division allowed the 30-day review period to lapse. Under Section VII B.2 of the National Programmatic Agreement if there is no response within the 30-day period it is deemed that no Historic Properties exist within the area, or the proposed tower will have no effect on Historic Properties. Additionally, a search for historic properties or structures using the Environmental Data Resources, Inc. (EDR) database at www.edrnet.com, found no historic properties or structures within the immediate area. See Exhibit C.

- F. When two or more towers are proposed on the same site, they may be located as close to each other as technically feasible, provided tower failure characteristics of the towers on the site will not lead to multiple failures in the event that one fails. The clustering of new towers on the same parcel near existing telecommunications facilities is encouraged.

N/A

- G. Towers shall be located in a manner such that all icefall or debris from the tower structure or guy wires will not fall outside the parcel under the ownership or control of the applicant and on which the tower is located.

Proposed 100' X 100' lease area is of sufficient size to allow for any icefall or debris from the tower.

- H. The use of strobe lights or other visibility lighting shall be the least number and shortest duration of use as required by the Federal Aviation Administration or any other agency of the state or federal government with the authority to regulate telecommunications facilities.

Verizon will comply.

- I. The county shall have the right to co-locate its own antennas on any approved tower, at no cost, if such installation does not interfere with existing or proposed antennas.

Verizon will comply.

Exhibit B



10300 Old Alabama Connector Road
Alpharetta, GA 30022-1117

October 4, 2021

Hall County Board of Commissioners
2875 Browns Bridge Road
Gainesville, GA 30504

RE: Verizon Wireless Conditional Use Permit & Variance Request Application
For a 265' Self-Supporting Structure Located at Tax Parcel ID 15002 000061
4410 Holly Springs Road, Gillsville, GA 30543

Dear Board of Commissioner Members,

I request your approval of a Conditional Use Permit for a wireless telecommunication facility with a related Variance to increase the height an additional 70' in order to provide more enhanced wireless service in east and southeast Hall County for Verizon Wireless customers and their wireless devices. The information provided hereto, and the included coverage maps and related documents support the need for this structure at the subject location at 4410 Holly Springs Road.

The proposed cell site includes a 265-foot self-supporting tower (with 10' lightning rod) within a 100' X 100' lease area. The facility has been specifically located and designed to enable Verizon Wireless to provide reliable voice and broadband data coverage throughout the surrounding area. More specifically, the objective was to improve the In-building, In-car and Street level coverages for businesses, residences, vehicles & pedestrians along Holly Springs Rd, Three Bridges Road, Mangum Mill Road, Harmony Church Road, Gillsville Highway and other small streets within the desired service area (area within the black polygon as shown in slide 2 of the coverage maps presentation). The proposed location and height will greatly improve wireless service capacity and coverage in this rural area of eastern Hall County for users in their everyday activities, including social, business, education, and in the event of an emergency.

The proposed tower height of 265', is the minimum height necessary to effectively provide improved coverage and capacity through 3G/4G technology to this area. Reducing the tower height would result in diminished service improvements to the surrounding area. As a part of the support for the requested height, I have included coverage maps that depict coverages a 20' intervals beginning at 190', which would be the centerline of the antennas on a 190' tall monopole to a maximum of 250'. As the antenna height is increased, service within homes and non-residential buildings or "in-building" coverage is more spread through the area. Additionally, current service gaps are filled, which means better service in a car. Not only is the coverage area enhanced but data speeds are more acceptable for those that may work from home or attend classes digitally. In order to maximize this location and limit the need for another facility somewhere else within this general area, the requested height of 265' is essential.



10300 Old Alabama Connector Road
Alpharetta, GA 30022-1117

The site will be equipped with battery back-up and an emergency generator to provide extended runtime capabilities that would enable Verizon Wireless to provide additional calling and data resources that may be needed in the event of an emergency. This is often most urgent during power outages caused by storms.

Verizon Wireless provides Commercial Mobile Radio Services ("CMRS") under licenses granted by the Federal Communications Commission ("FCC"). Pursuant to these licenses, Verizon Wireless is authorized to provide CMRS and operate a CMRS network in many geographic areas throughout the nation, including Crawford County. The FCC exclusively regulates all technical aspects of Verizon Wireless' operations and network and preempts all state and local regulation of radio frequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference. The proposed facility will be designed and built-in compliance with all applicable FCC requirements. The following points cover Verizon Wireless' practices pertinent to complying with the FCC requirements:

1. Verizon Wireless locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All operating hardware at the site is type-accepted by the FCC as far as radio frequency emission levels within our licensed frequency band in addition to spurious emissions outside of our frequency band.
3. The power levels generated by the base station hardware and corresponding effective radiated power (ERP) from the transmit antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS) or Part 101 (for microwave) of the FCC's rules.
4. Intermodulation studies are prepared and analyzed considering all other wireless carriers on our tower to ensure no mixing of frequencies will create harmful interference to or from our wireless system.

For the reasons above, Verizon Wireless respectfully requests approval of this application for the proposed 265' telecommunications facility that will allow Verizon Wireless to continue to provide the most reliable wireless network to its customers in Hall County. Thank you for your thoughtful consideration of this request.

Sincerely,

N. Sriharikrishna

SRIHARIKRISHNA NIMMAGADDA
RF System Performance
Verizon – GA/AL



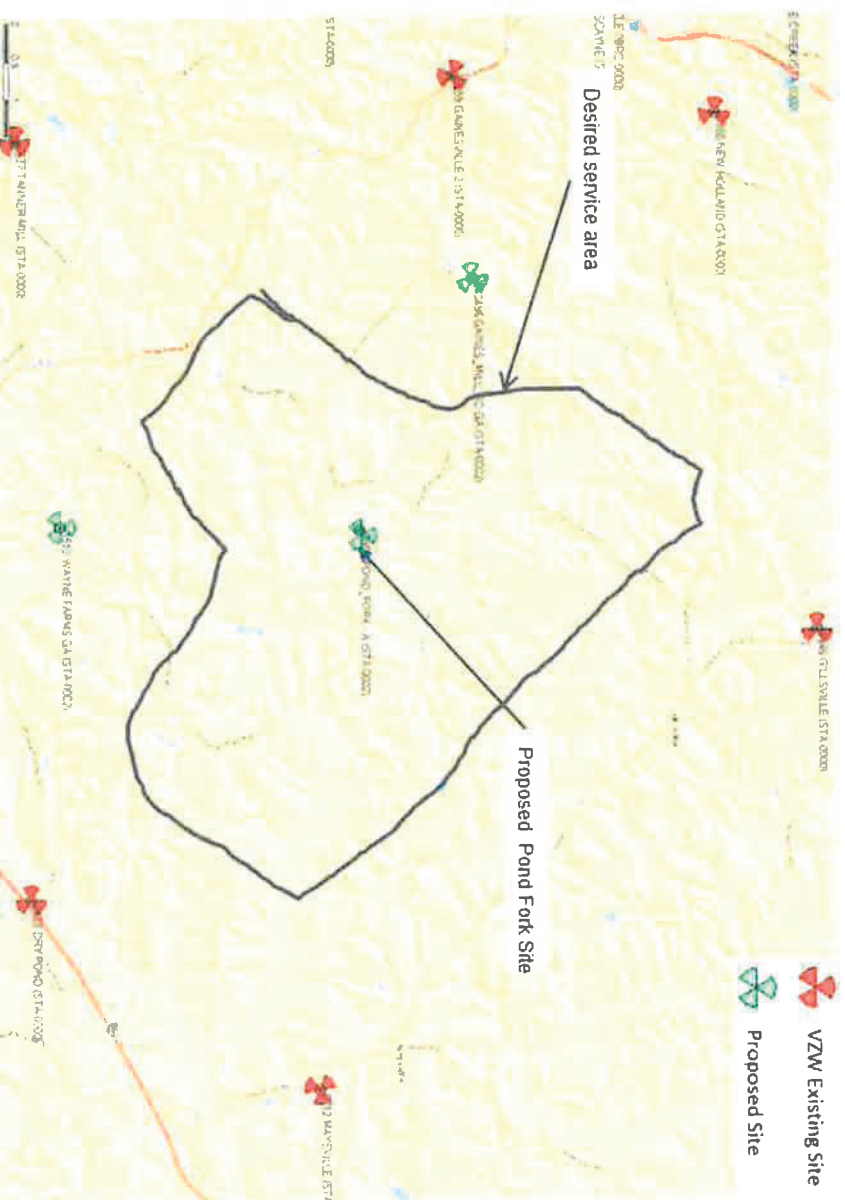
RF Propagation Maps for Pond Fork Site

09 SEP 2021

Sriharikrishna Nimmagadda
Radio Frequency Engineer
Verizon Wireless



Service Area & Coverage objective



- Pond Fork proposed location is at Holly Springs Road, Gills Ville, GA 30543 in Hall county. (Note:- No exact physical address available yet.)
- Location Coordinates
 $34^{\circ}15'00.48''N$, $83^{\circ}40'41.76''W$
- Service improvements targeted on the area enclosed in the desired service area enclosed with in the black polygon. The objective was to improve the In building, In car and Street level coverages for businesses, residences, farmhouses, vehicles & pedestrians along Holly Springs Rd, Three Bridges Rd, Mangum Mill Rd, Harmony Church Rd, Gills Ville Hwy & other small streets within the desired service area.

Note:- This includes all existing & proposed Verizon sites near Pond Fork search area. Please look at next slide for the existing Verizon sites details. GAINES_MILL_RD & WAYNE FARMS are other proposed sites around this area.

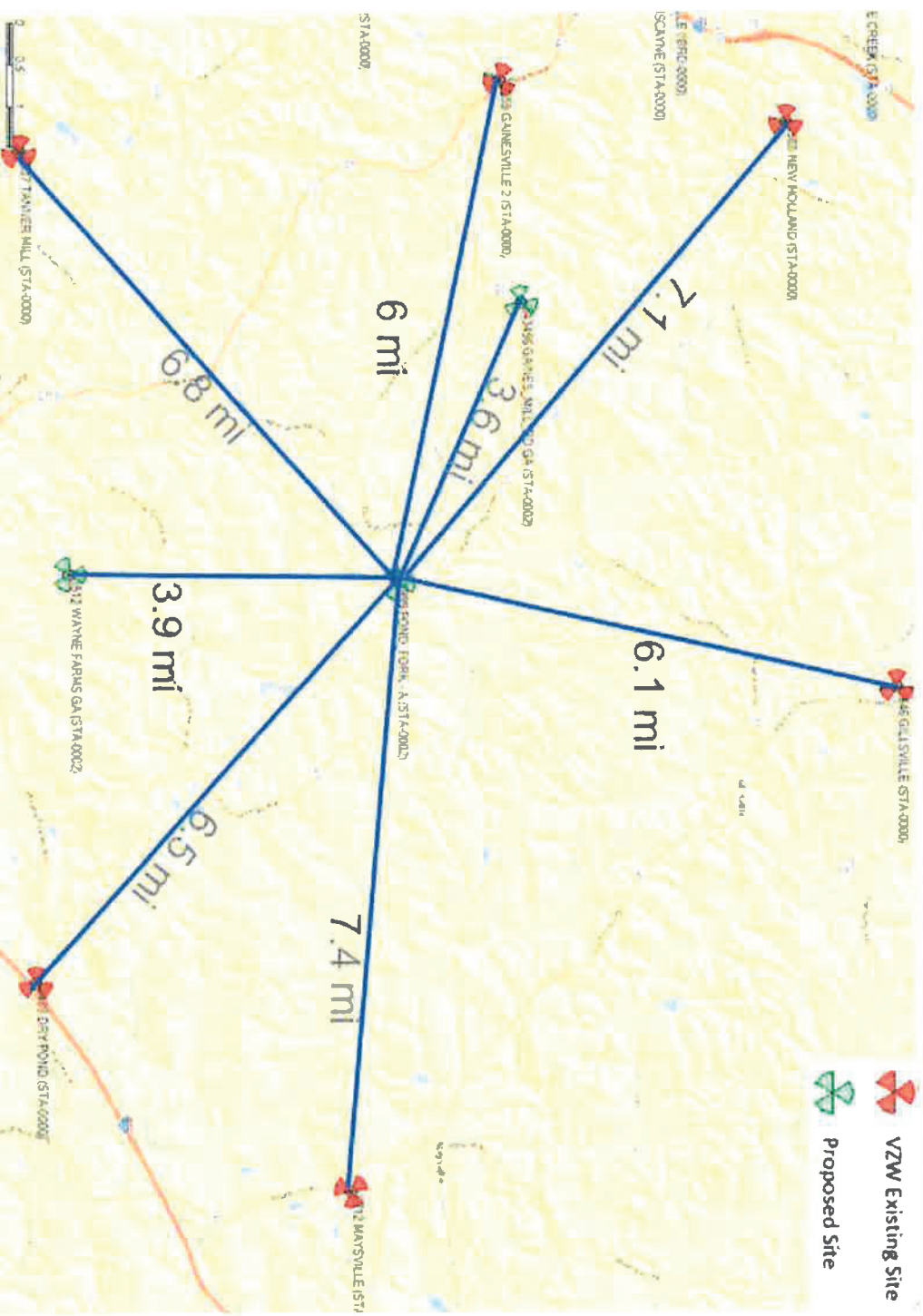


Existing Verizon Sites

Site Name	Latitude	Longitude	Street Address	County	Structure type	Current No. of antennas on site	Tower Owner
GAINESVILLE 2	34.2708	-83.78135	2000 Smallwood Drive, Gainesville, GA-30507	Hall	Self-support Structure	12	American Towers LLC
DRY POND	34.185644	-83.596675	Bill Wright Road, Jefferson, GA-30549	Jackson	Monopole	12	Athens Cellular, Inc
NEW HOLLAND	34.319778	-83.770722	2544 Ocone Circle, Gainesville, GA-30507	Hall	Guyed Tower	12	Crown Atlantic Company LLC
MAYSVILLE	34.238842	-83.5507278	Industrial Drive, Maysville, GA-30558	Jackson	Water tank	6	TOWN OF MAYSVILLE
GILLSVILLE	34.335833	-83.651667	7528 County Line Rd, Lula, GA-30554	Hall	Guyed Tower	6	MidAmerica Towers, Inc
TANNER MILL	34.187594	-83.770125	3306 Candler Road, Gainesville, GA-30507	Hall	Self-support Structure	9	SBA Properties, LLC

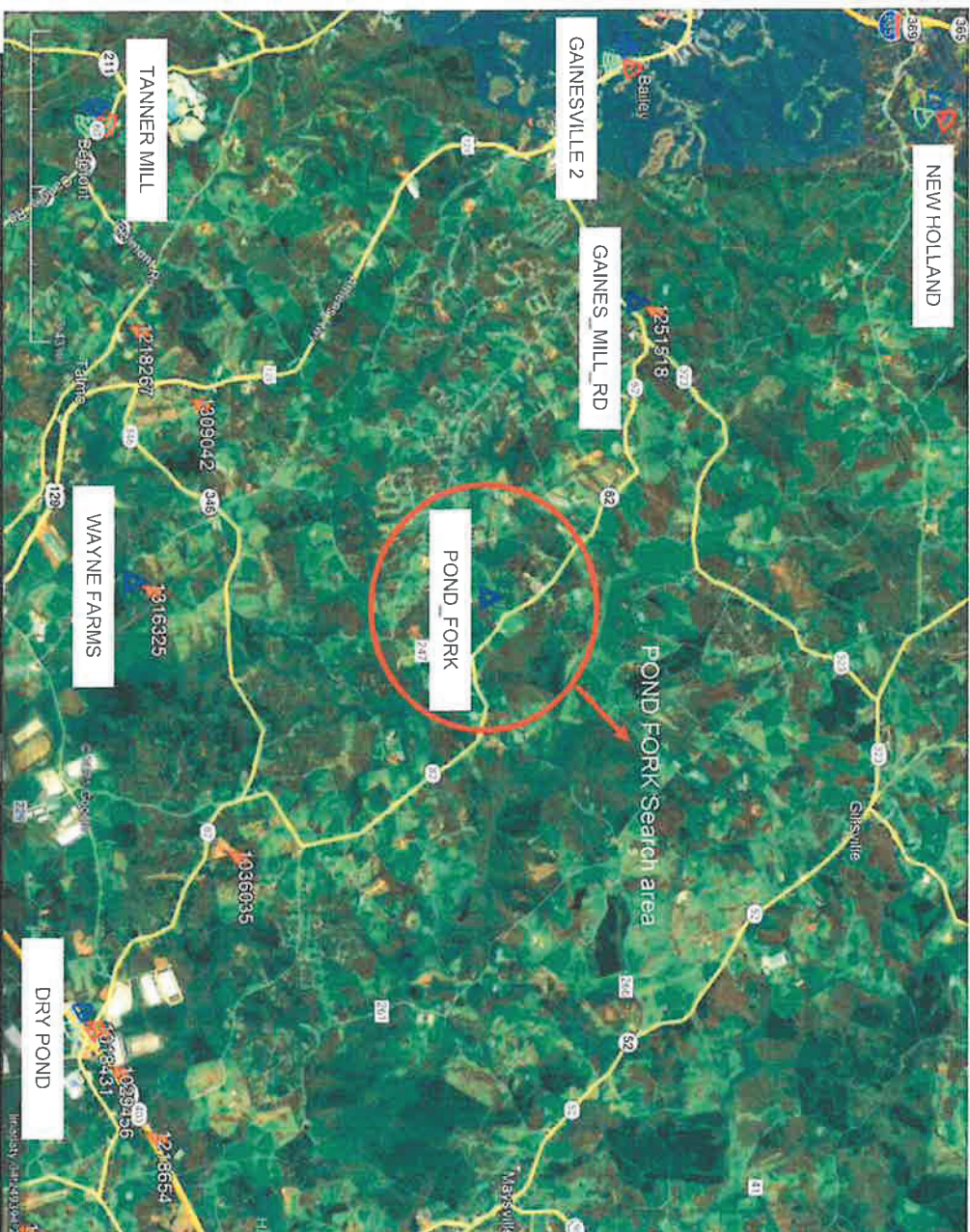


Distance of Proposed Site to Existing & Proposed Verizon Wireless Facilities





Map of Existing Verizon Wireless Sites



Existing Verizon site



Existing towers



Proposed site

Note:- GAINES MILL_RD & WAYNE FARMS are other proposed sites around this area.



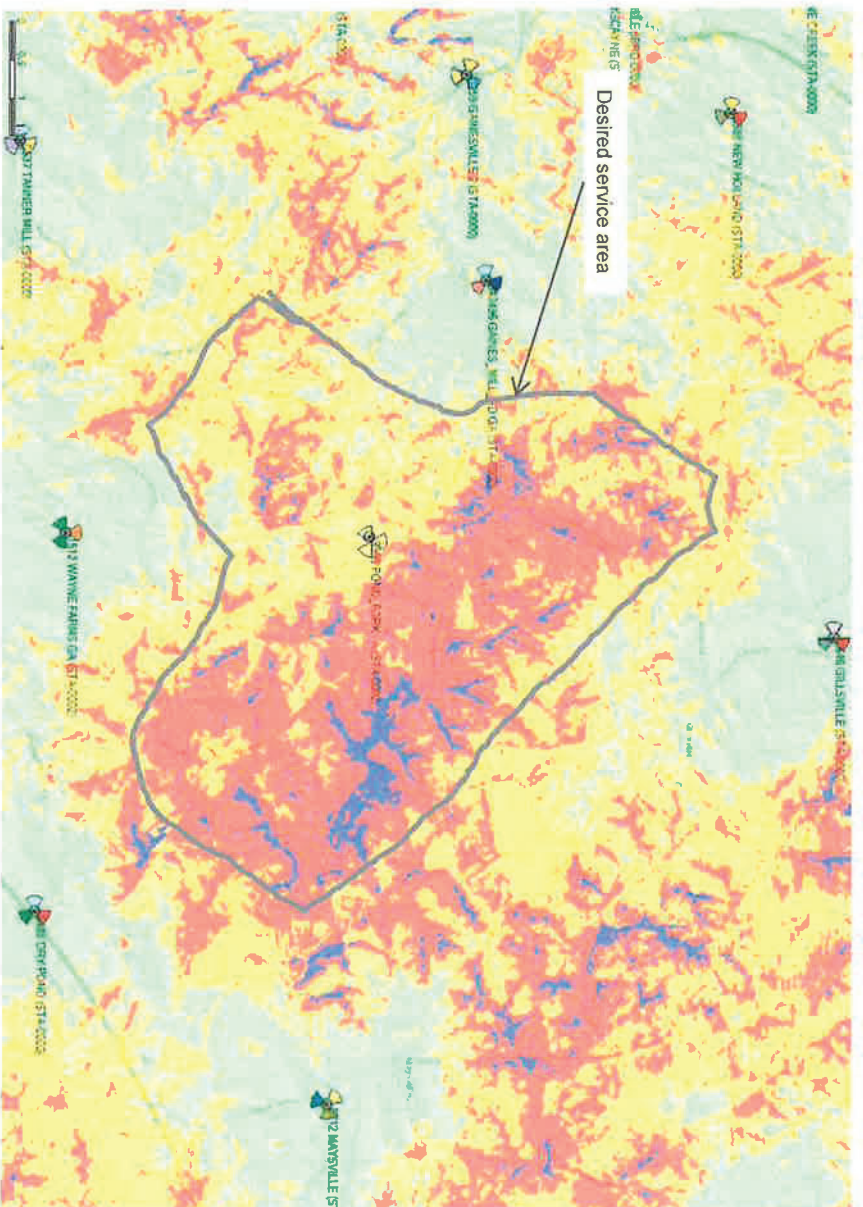
Existing Verizon Wireless Sites

Owner Name	Registration Number	Latitude	Longitude	Structure City/State	Structure Height (ft)	Structure Type	Comments
American Towers LLC	1251518	34-16-24.3 N	83-44-5.6 W	Gainesville, GA	195	Mono pole	Verizon proposed site, GAINES_MILL_RD
Pinnacle Towers LLC	1036035	34-12-28.0 N	83-37-48.0 W	Pendergrass, GA	485	Guyed Tower	too far from search area. 4 miles from search area center.
Municipal Communications, LLC1309042		34-12-5.5 N	83-43-2.9 W	Talmo, GA	350	Guyed Tower	too far from search area. 5 miles from search area center.
SBA Properties, LLC	1218267	34-11-30.2 N	83-43-53.4 W	Talmo, GA	250	SST	too far from search area. 5 miles from search area center.
Verizon Wireless of the East LP	1316325	34-11-37.6 N	83-40-53.7 W	Pendergrass, GA	250	SST	Verizon proposed site, WAYNE_FARMS
Athens Cellular, Inc	1018431	34-11-8.0 N	83-35-48.0 W	Jefferson, GA	193	Mono pole	Verizon existing site, DRY POND
Crown Castle Towers 06-2 LLC	1029456	34-11-19.5 N	83-35-18.9 W	Jefferson, GA	150	SST	too close to Verizon existing site, DRY POND (0.5 miles) and too far from search area (6.6 mi)
American Towers LLC	1218654	34-11-41.2 N	83-34-33.4 W	Maysville, GA	126	Mono pole	too close to Verizon existing site, DRY POND (1.2 miles) and too far from search search area (6.9 mi)

Note:- GAINES MILL_RD (Registration Number – 1251518) & WAYNE FARMS (Registration Number – 1316325) are other Verizon proposed sites around this area.



Existing Wireless Service

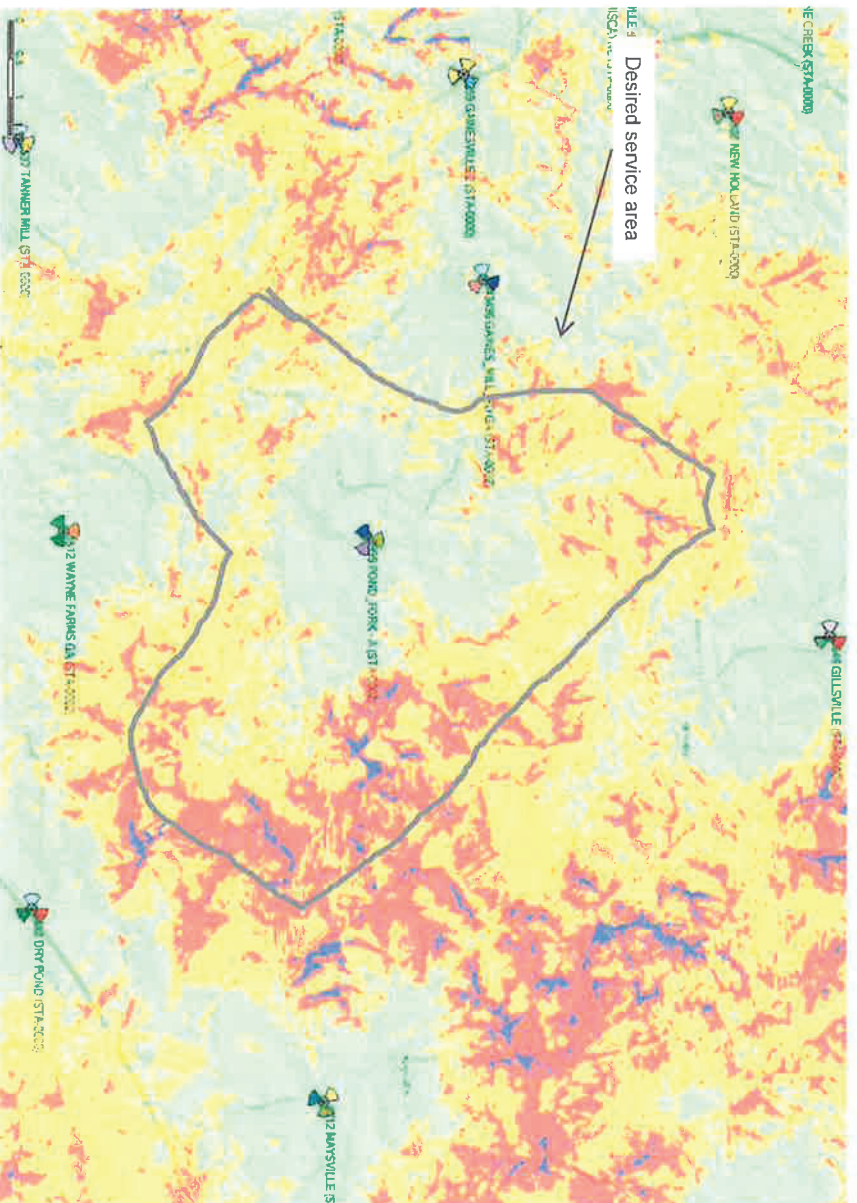


- Inbuilding Coverage
 In Car Coverage
 On Street Coverage
 Poor Coverage

- As shown, there is no adequate coverage with in desired service area (black polygon) for businesses, residences, farmhouses, vehicles & pedestrians along Holly Springs Rd, Three Bridges Rd, Mangum Mill Rd, Harmony Church Rd, Gills Ville Hwy & other small streets within the desired service area.



Service with Antenna Centerline of 250'

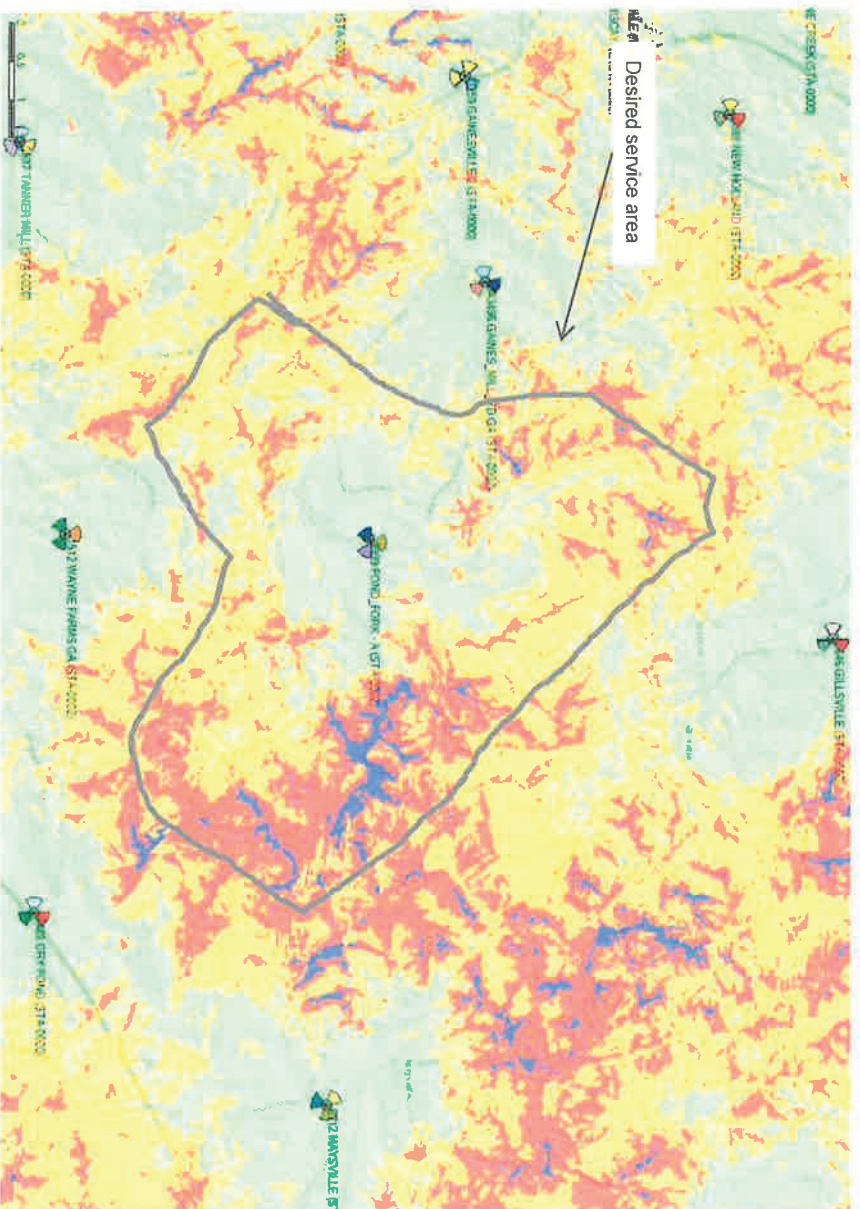


- Inbuilding Coverage
- In Car Coverage
- On Street Coverage
- Poor Coverage

As shown, there is good improvement in In building, In Car and street level coverage with in desired service area (black polygon) for businesses, residences, farmhouses, vehicles & pedestrians along Holly Springs Rd, Three Bridges Rd, Mangum Mill Rd, Harmony Church Rd, Gills Ville Hwy & other small streets within the desired service area.



Service with Antenna Centerline of 190'



- As shown, there is much worse deterioration in coverage when compared to coverage at 250' in slide-8 more prominently in the SE and East regions of the desired service area(black polygon). We can see further coverage deterioration in North and SW regions also.
- As such, 190' is not the ideal height for antenna placement.
- Based on coverage plots in slides 7-11, 250' is the ideal height to place the antennas to provide adequate coverage with in the desired service area.

ACL – Antenna center line

Exhibit C



1395 South Marietta Parkway, Building 400, Suite 209, Marietta, Georgia 30067 - 678.653.8673 - www.trileaf.com

May 20, 2021

Subject: **Celco partnership and its controlled affiliates doing business as Verizon Wireless – POND_FORK - A / VZW# 16350691 – Trileaf Project #676105**
4416 Holly Springs Road, Gillsville, Georgia 30543
Hall County, Gillsville Quadrangle (USGS)
Latitude: 34° 15' 0.48" N, Longitude: 83° 40' 41.76" W

To Whom It May Concern:

On May 17, 2021, Trileaf Corporation received a courtesy email from the Georgia Historic Preservation Division (HPD) notifying that they received a project for review on April 19, 2021, but that HPD will allow the 30-day review period to lapse without a response. Further, the email indicated the lack of official response does not imply concurrence with the finding or conclusions.

Under Section VII B.2 of the NPA, if the SHPO/THPO does not provide written notice to the Applicant that it agrees or disagrees with the Applicant's determination of no Historic Properties affected within 30 days following receipt of a complete Submission Packet, it is deemed that no Historic Properties exist within the APE or the Undertaking will have no effect on Historic Properties. The Section 106 process is then complete, and the Applicant may proceed with the project, unless further processing for reasons other than Section 106 is required.

Sincerely,

Christina Homer-Harrell
Group Manager

Abigail Moore-Lee

From: Moira M. Church <Moira.Church@dca.ga.gov>
Sent: Monday, May 17, 2021 12:26 PM
To: Abigail Moore-Lee
Cc: jrothwell@gmrc.ga.gov
Subject: Cell Tower: 265' Self-Support, 4416 Holly Springs Road, Gillsville; Hall County, Georgia;

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email is a courtesy to inform you that HPD received the initial information for the following project on 04/19/2021:

HP-210419-005
Cell Tower: 265' Self-Support
4416 Holly Springs Road, Gillsville
Hall County, Georgia

HPD will allow the 30-day review period to lapse without comment for the above-referenced project. Our lack of official comment regarding this project does not imply concurrence with the applicant's findings or conclusions under section VII.C.2 of the Nationwide Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (FCC). Requirements for the identification and evaluation of historic properties established by the NPA are not comprehensive and do not address circumstances where only dated, inadequate, insufficient, or questionable resource information is available. Additionally, the NPA does not address how previously unidentified historic resources within the APE should be considered. Per 36 CFR Part 800.3.c.4, the FCC can instruct the applicant to proceed with the proposed project based solely on the findings provided by the applicant or instruct the applicant to consult with the Advisory Council on Historic Preservation (ACHP) in lieu of SHPO.

Please note, in accordance with NPA Section VI.D.1.c.i and ii, HPD provides guidance regarding our inventory, and the eligibility determinations noted therein, in the Research Information for Cell Tower Applicants Guide available on our website

If you have any questions, please contact:
Moira Church at moira.church@dca.ga.gov

Thank you.



Learn more about our commitment to
[fair housing](#).



Moira M. Church
Environmental Review Historian
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Direct +14044866374
Moira.Church@dca.ga.gov

Pond Fork New Macro
4410 Holly Springs Road
Gillsville, GA 30543

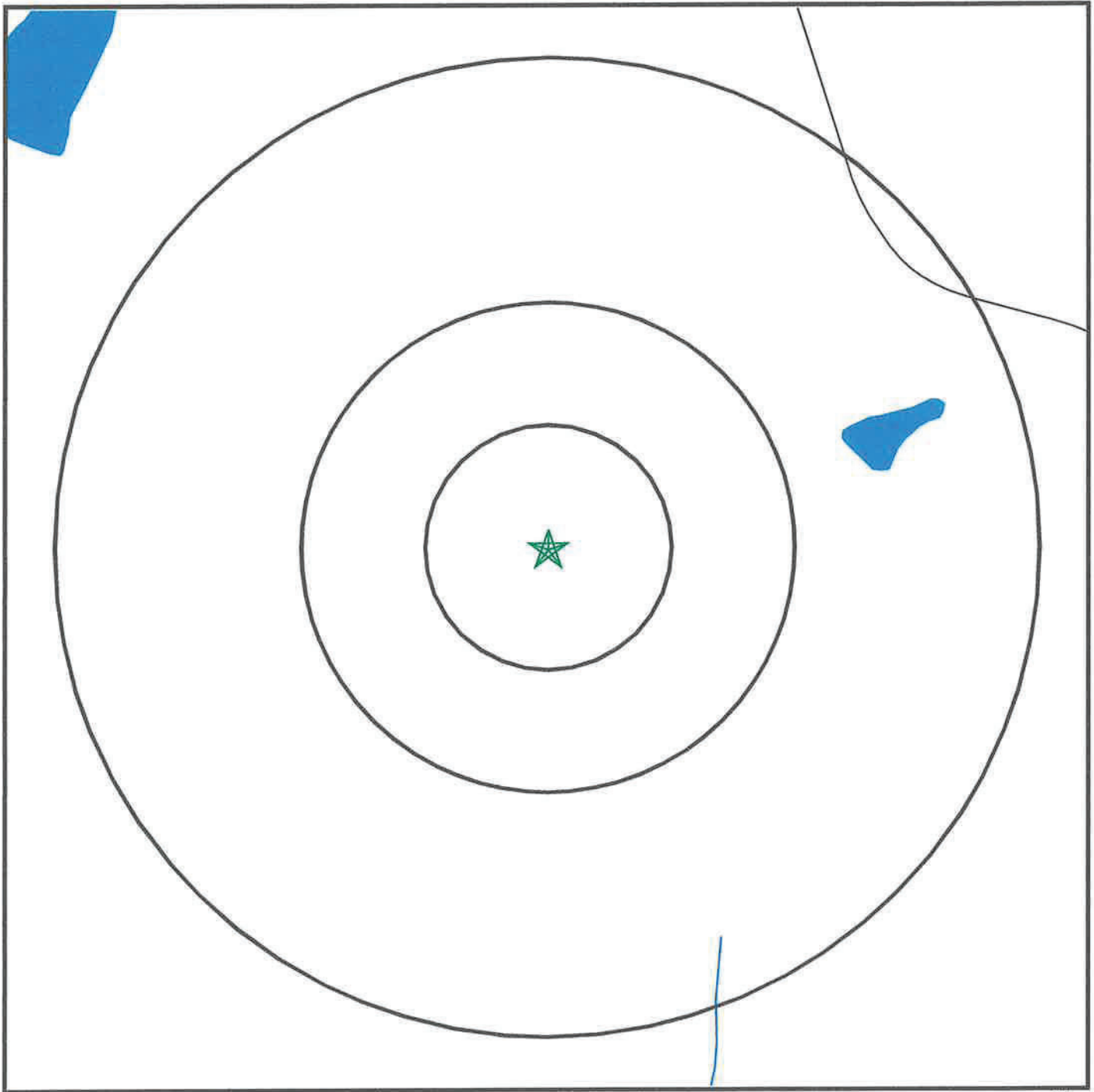
October 8, 2021

EDR NEPASearch™ Map



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Historic Sites Map



- | | |
|-------------------|--------------------------|
| ★ Target Property | ◆ Historic Sites |
| ≡ Streets | ▣ Federal Historic Areas |
| ≡ County Boundary | ▣ State Historic Areas |
| ≡ Waterways | ▣ US Indian Reservations |
| ■ Water | ≡ Scenic Trail |

0 1/16 1/8 1/4 Miles



SITE NAME: ---
ADDRESS: 4410 Holly Springs Road
Gillsville GA 30543
LAT/LONG: 34.250133 / -83.678267

CLIENT: Verizon-Georgia/Alabam Region
CONTACT: na
INQUIRY #: Online_Report
DATE:

TC'Online_Report' Pag

HISTORIC SITES MAP FINDINGS

Map ID	Direction	Distance	EDR ID
Distance (ft.)			Database

No mapped sites were found in EDR's search of available government records within the search radius around the target property.

UNMAPPABLE HISTORIC SITES

Due to poor or inadequate address information, the following sites were not mapped:

Status
EDR ID
Database

No unmapped sites were found in EDR's search of available government records.

Exhibit D



April 23, 2021

Mr. Matt Hartley
Verizon Wireless
10300 Old Alabama Connector Road
Alpharetta, GA 30022

Re: Engineers Opinion of Tower Fall Zone – Pond Fork
4410 Holly Springs Road
Gillsville, GA 30543

Dear: Mr. Hartley

As part of the proposed telecommunications site listed above, we are designing the site to conform to the need of setback requirements. When the tower structure is procured and awarded to a tower manufacturer, the tower manufacturer will have considered and by design, controlled the characteristics of a tower collapse in the unlikely event of a greater than code-prescribed load event.

The industry standard, TIA-222-H, provides the applicable loads and strength design requirements for towers, foundations and the surrounding soils. It is based on a load and resistance factored design (LRFD) and ultimate strength design (USD) approach. These approaches apply larger than anticipated loads, including weights, wind, wind with ice and earthquake, as applicable to the site and structure. For instance, the wind loading used in the standard is based on a 50-year storm with a 2 percent probability of occurrence. An overload factor of 1.6 is applied to design wind load.

These loads are then compared with the reduced calculated resistances of the steel tower, concrete foundation and surrounding soils. Steel and concrete components are designed by reducing their calculated strength one tenth to one quarter. Foundation (soil) components are designed by reducing their calculated strength by one quarter.

This results in a factor of safety between 1.78 and 2.13. Therefore, towers are not designed to fail. Rather, we design them to sustain little to no damage during a design event. In our industry, this usually involves winds resulting from a hurricane.

If failure were to occur, the mode would likely include: localized buckling of bracing or vertical pipe columns, bending over and contacting the tower below or collapsing to ground. In either instance, the profile exposed to the wind would greatly reduce, thus would the loading on the remaining portion of tower.

Given the potential failure types, it should be noted that given a setback of twice the height of the tower to the property lines and four times the height from any off-site residential structure, this is more than adequate to contain any particular failure. With a tower height of 265', we have provided 530'-7" to the nearest property line as well as 1,060'-0" to the nearest off-site residential structure.

Sincerely,


David Cousins, P.E.

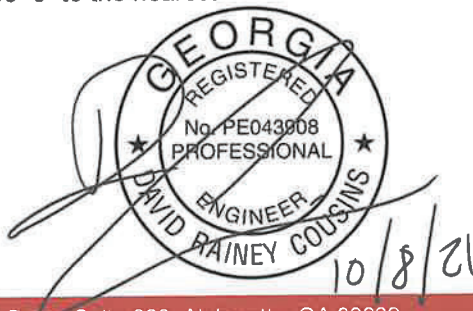


Exhibit E



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2021-ASO-7398-OE

Issued Date: 03/29/2021

Network Regulatory
Cellco Partnership
5055 North Point Pkwy
NP2NE Network Engineering
Alpharetta, GA 30022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower POND_FORK - A - 16350691
Location:	Gillsville, GA
Latitude:	34-15-00.48N NAD 83
Longitude:	83-40-41.76W
Heights:	916 feet site elevation (SE) 265 feet above ground level (AGL) 1181 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

This determination expires on 09/29/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (718) 553-2611, or angelique.eersteling@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-ASO-7398-OE.

Signature Control No: 470347703-475831674
Angelique Eersteling
Technician

(DNE)

Attachment(s)
Case Description
Frequency Data
Map(s)

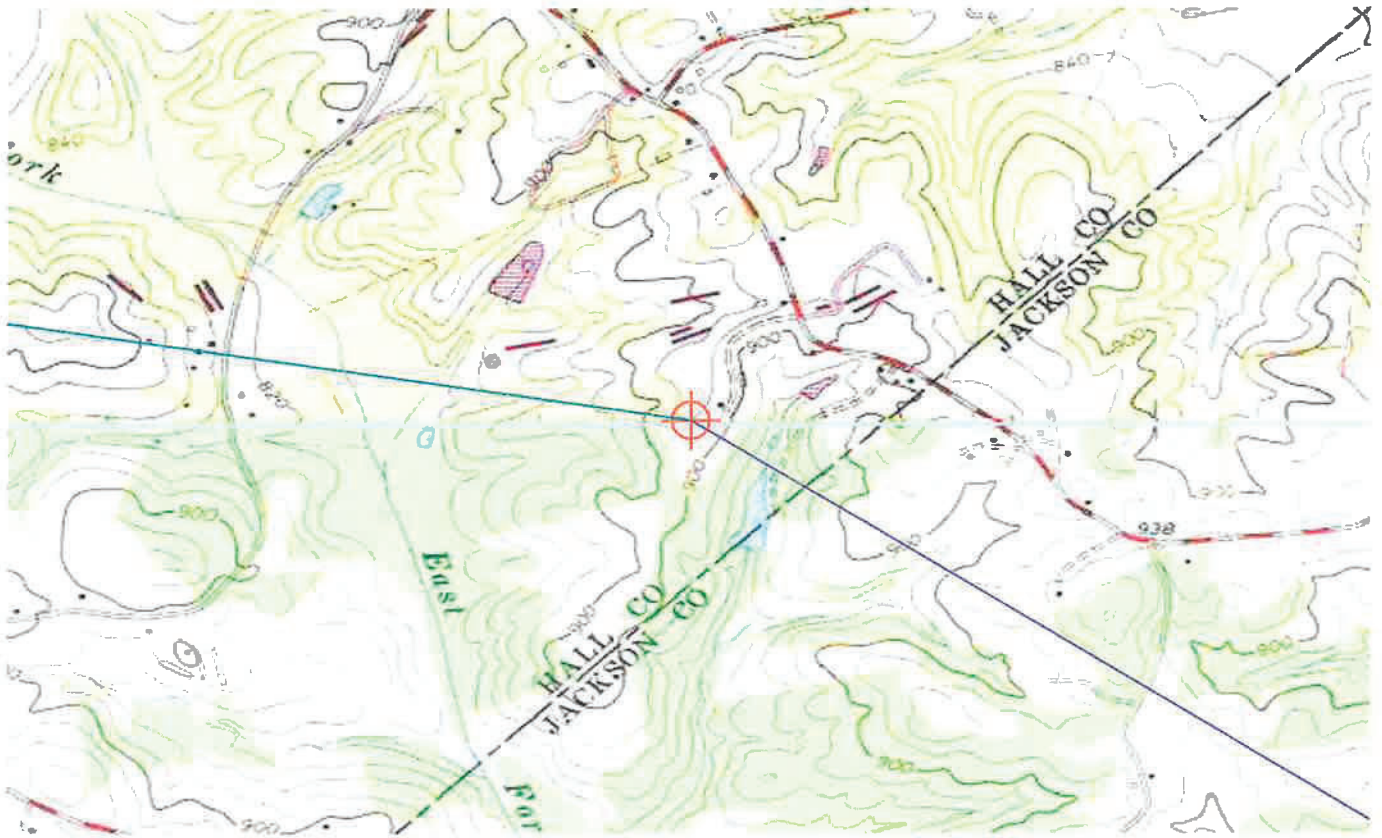
cc: FCC

Case Description for ASN 2021-ASO-7398-OE

Proposed 265' antenna tower. Dual/medium intensity marking/lighting is requested. For questions contact Crystal Swanson 770-797-1233. Crystal.Swanson@verizonwireless.com

Frequency Data for ASN 2021-ASO-7398-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1990	MHz	1640	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
27500	28350	MHz	75	dBm
29100	29250	MHz	75	dBm
31000	31225	MHz	75	dBm
31225	31300	MHz	75	dBm
38600	40000	MHz	75	dBm



TOPO Map for ASN 2021-ASO-7398-OE

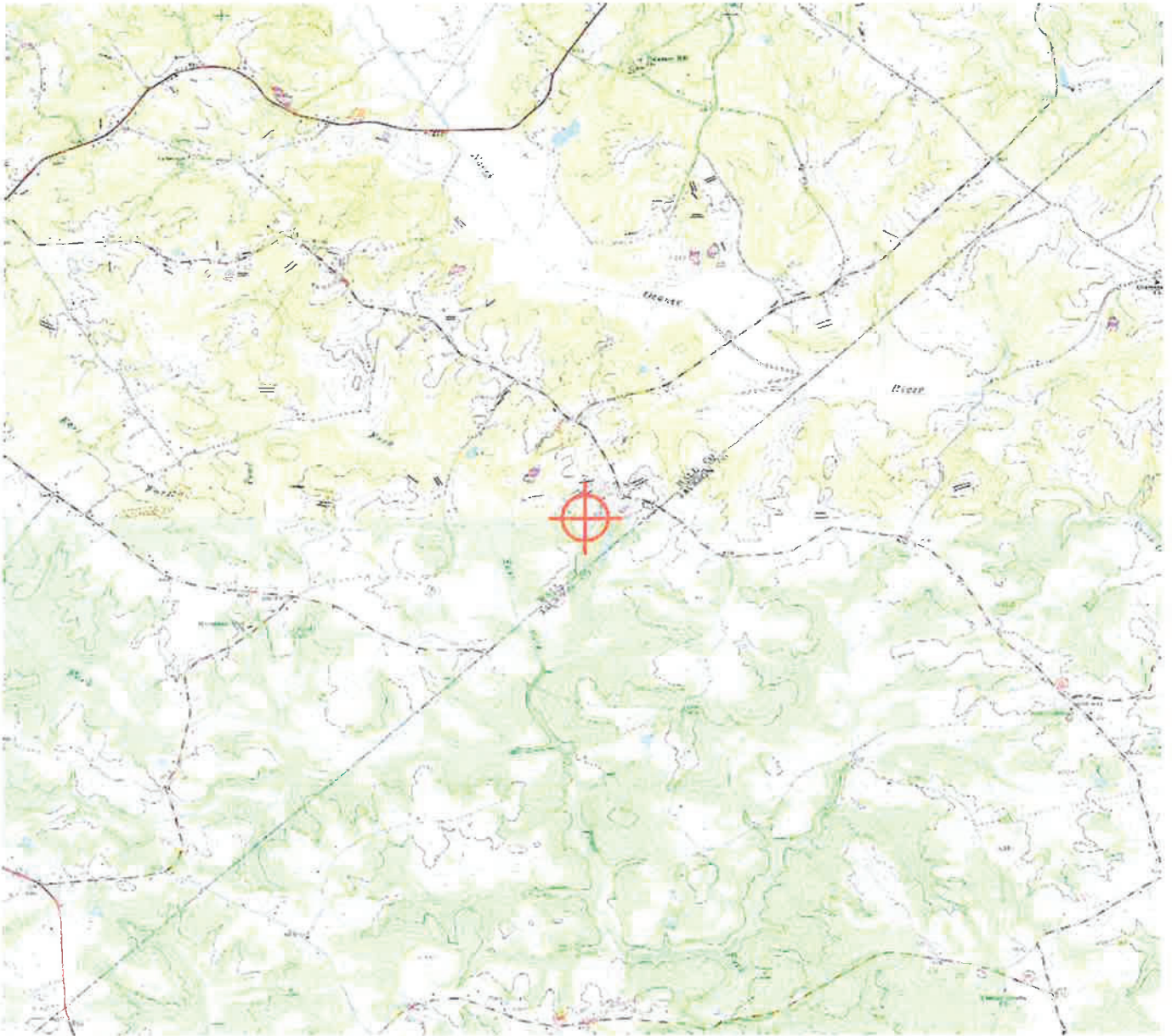




Exhibit F



October 18, 2021

RE: Proposed Verizon Wireless Facility at 4410 Holly Springs Road, Gillsville, GA 30543
Balloon Test on November 6, 2021, 10:00 am to 2:00 pm

Dear Property Owner:

In order to improve wireless service for Verizon Wireless (Verizon) customers in eastern Hall County, Verizon is proposing to build a facility to include a 265-foot self-supporting tower on a 100.37-acre tract of land located at 4410 Holly Springs Road, Gillsville, GA 30543. As required by Hall County Code of Ordinances, Verizon has submitted a Conditional Use Application to Hall County Planning and Development in order to be considered by the Planning Commission and Board of Commissioners. Notification of the date and times of the public hearings will be mailed at a later date.

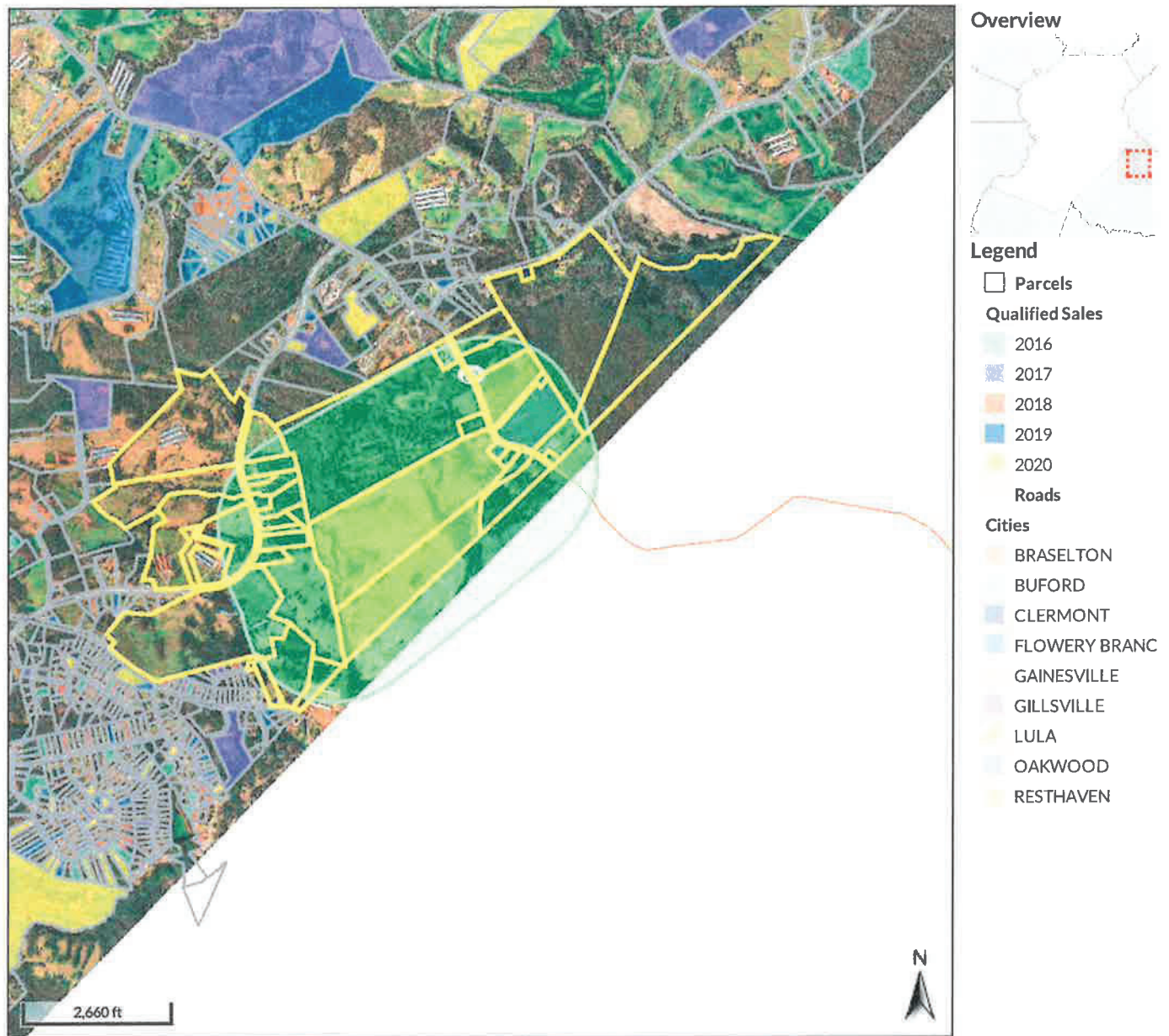
In order to better inform residents in the area of the proposed facility, a large balloon, will be raised on a temporary mast by Verizon representatives to illustrate the approximate height of and the location of the proposed facility (balloon test). This balloon test will be conducted on the subject parcel, located at 4410 Holly Springs Road, Gillsville, GA 30543, on **Saturday, November 6, 2021, beginning at 10:00 am and ending at 2:00 pm**. In the event of adverse weather conditions, a "make-up" balloon test is scheduled for Saturday, November 13, 2021, between 10:00 am and 2:00 pm.

The test is being conducted on private property. Public admittance onto the property is not allowed without the express written consent of the property owner. If you have any questions regarding the balloon test, please contact Lannie Greene of Pyramid Network Services at 678-780-9221 or lgreene@pyramidns.com

Sincerely,

Lannie Greene

Project Manager
Pyramid Network Services for Verizon Wireless
678-780-9221
lgreene@pyramidns.com



Date created: 10/15/2021
Last Data Uploaded: 10/14/2021 10:05:44 PM

Developed by 

15002 000004A
EMORY INGRAM, INGRAM, LINDA
145 HICKORY HOLLOW PLACE
JEFFERSON, GA 30549

15002 000006
URIEL ARELLANO-RODRIGUEZ
8950 YELLOW PINE COURT
GAINESVILLE, GA 30506

15002 000006A
GEORGIA TRANSMISSION CORP, (EMC)
2100 EAST EXCHANGE PLACE
TUCKER, GA 30085

15002 000007
LAZY L LAND AND CATTLE COMPANY, LI
3292 THOMPSON BRIDGE ROAD
GAINESVILLE, GA 30506

15002 000007A
LAZY L LAND AND CATTLE COMPANY, LI
3292 THOMPSON BRIDGE ROAD
GAINESVILLE, GA 30506

15002 000008
HOLLY PIG FARM DECLARATION OF TRL
2575 PEACHTREE ROAD | APARTMENT 2
ATLANTA, GA 30305

15002 000008A
JOHN W JR LIPSCOMB, LIPSCOMB PATH
4406 HOLLY SPRINGS ROAD
GILLSVILLE, GA 30543

15002 000008B
BETTY JO KERLIN
1229 PERSIMMON PLACE DR
BETHLEHEM, GA 306202579

15002 000009A
JAMES E. SIMPSON PROPERTIES, LP
1364 CANDLER ROAD
GAINESVILLE, GA 30507

15002 000020
MICHAEL NIX BARKER
807 LAKESHORE DRIVE
GAINESVILLE, GA 30501

15002 000027
JACK LATIMER
P O BOX 206
GILLSVILLE, GA 30543

15002 000029
GEORGIA TRANSMISSION CORP, ATTN: '
2100 EAST EXCHANGE PLACE | P O BOX
TUCKER, GA 300852088

15002 000049
HOBERT M JR SPURLING, SPURLING KE
4468 HOLLY SPRINGS ROAD
GILLSVILLE, GA 30543

15002 000050
GREGORY L GENSEL, JR.
4442 HOLLY SPRINGS RD.
GILLSVILLE, GA 30543

15002 000055
URIEL ARELLANO-RODRIGUEZ
8950 YELLOW PINE COURT
GAINESVILLE, GA 30506

15002 000061
LAZY L LAND AND CATTLE COMPANY, LI
3292 THOMPSON BRIDGE ROAD
GAINESVILLE, GA 30506

15002 000100
JAVIER MARTINEZ
590 CLEARWATER PLACE
LAWRENCEVILLE, GA 30044

15002 000106
MANUEL HERNANDEZ, LEWIS DIANA
783 BASKINS CIRCLE
WINDER, GA 30680

15011 000010C
RAUL J HERRERA, HERRERA, YOLANDA
4697 TURNING LEAF DRIVE
GILLSVILLE, GA 30543

15011 000010D
WILLIAM IRVIN WILLIAMS, WILLIAMS JAN
4455 THREE BRIDGES ROAD
GILLSVILLE, GA 30543

15011 000010E
JOSE ARTEAGA
3656 QUINCY PLACE
GAINESVILLE, GA 30504

15011 000010F
LINDA W KENT
4506 THREE BRIDGES ROAD
GILLSVILLE, GA 30543

15011 000010H
PEGGY JO SEABOLT
4431 THREE BRIDGES ROAD
GILLSVILLE, GA 30543

15011 000011A
DONALD GERALD WILLIAMS, WILLIAMS
4540 THREE BRIDGES ROAD
GILLSVILLE, GA 30543

15011 000012
ROBERT ARNOLD ROBINSON, ROBINSON
4408 THREE BRIDGES ROAD
GILLSVILLE, GA 30543

15011 000013
E & L ADAMS FAMILY LIMITED PARTNER
4551 THREE BRIDGES ROAD
GILLSVILLE, GA 30543

15011 000016
WAYNE A BAGWELL
4345 HARMONY CHURCH ROAD
GILLSVILLE, GA 30543

15011 000033B
BRYAN W KIDD
4981 HWY 52
GAINESVILLE, GA 30507

15011 000073
JOSE A ARTEAGA
2143 GREEN CREST DR
GAINESVILLE, GA 30504

15011 000076
KEM SMITH, ETAL
4400 THREE BRIDGES ROAD
GILLSVILLE, GA 30543

15011 000097
TISHA S STOW
4489 THREE BRIDGES RD.
GILLSVILLE, GA 30543

15011 000098
KEISHA R WILLIAMS
4589 THREE BRIDGES RD.
GILLSVILLE, GA 305433014

15011 000109
SHERRY JANE HICKS
4455 THREE BRIDGES ROAD
GILLSVILLE, GA 30543

15011 000133
JOSE GALVEZ
250 SHALLOWFORD DRIVE
GAINESVILLE, GA 30504

15011 000135
ISABEL LOPEZ
4425 THREE BRIDGES ROAD
GILLSVILLE, GA 30543

15011 000139
JOHN B REECE, REECE PAMELA P
4351A HARMONY CHURCH RD
GILLSVILLE, GA 305433006

15011 000159
JAMES D. CANTRELL, CANTRELL, SABRI
4564 THREE BRIDGES RD
GILLSVILLE, GA 30543

15011B000027
MAXIMA M LAZO
2912 EVERGREEN HOLLOW DR.
GAINESVILLE, GA 30507