

BOARD MEMBERS

John H. Culbreth, Sr.
Danny England
Brian Haren
Arnold L. Martin

STAFF

Peter A. Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator
Howard Johnson, Planning & Zoning Coordinator

AGENDA FAYETTE COUNTY PLANNING COMMISSION MEETING 140 STONEWALL AVENUE WEST January 7, 2021 7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Election of the Chairman.
2. Election of the Vice-Chairman.
3. Election of the Secretary.
4. Consideration of the Minutes of the meeting held on December 17, 2020.

NEW BUSINESS

5. Consideration of a Minor Final Plat of 286 Dogwood Trail. The property will consist of two (2) lots Zoned R-50, is located in Land Lot 89 of the 7th District and fronts on Dogwood Trail.

PUBLIC HEARING

6. Consideration of Petition No. 1302-20, Charlotte Hearn, Owner, request to rezone 2.00 acres from A-R to R-70 to develop one (1) residential lot. This property is located in Land Lot 18 of the 9th District and fronts on SR 92 North. ***The applicant has requested to withdraw the petition.***
7. Consideration of Petition RDP-015-20 to revise the Development Plan of Whitewater Creek PUD to reduce the 100 foot front yard setback on Redwine Road to 65 feet on Lot 117 - Final Plat of Highgrove on Whitewater Creek Phase Four.
8. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-173. – Transportation Corridor Overlay Zone concerning the SR54 West Overlay Zone.
9. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding sec. 110-105. – Standards for Telecommunications Antennas and Towers.

To: Fayette County Planning Commission
From: Channele Blaine, Zoning Administrator
Date: December 29, 2020
Subject: Minor Final Plat to be considered on January 7, 2021

PRELIMINARY PLAT

Minor Final Plat of 286 Dogwood Trail

OWNER/APPLICANT

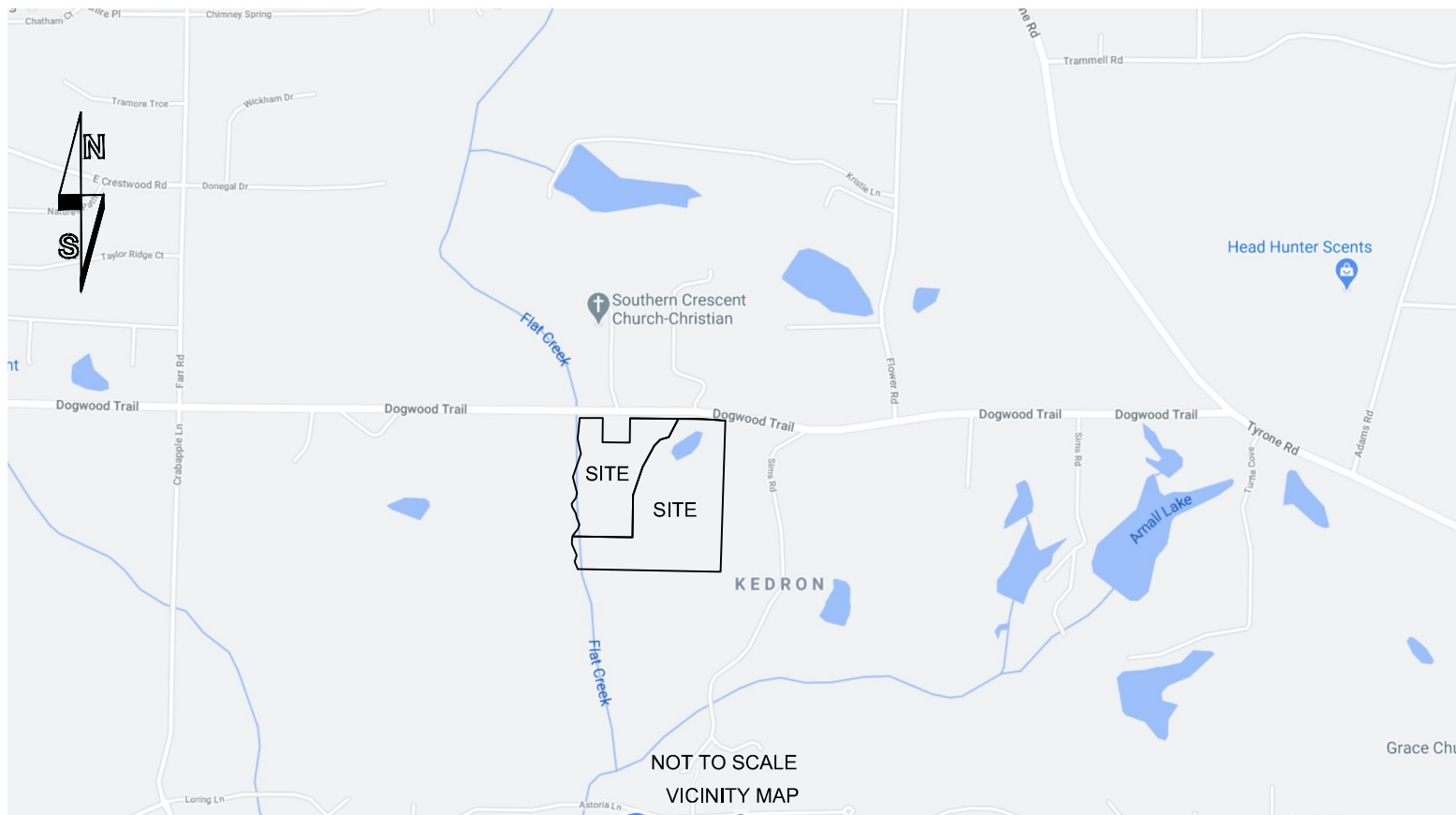
Jeffrey C. and Aimee I. Richardson

Recommend **APPROVAL** for the Minor Final Plat signed December 28, 2020.

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
EP= EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
M.F.F.E.=MINIMUM FINISHED FLOOR ELEVATION
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER
U/P=UTILITY POLE
R/W=RIGHT OF WAY
TBM=TEMPORARY BENCHMARK

MINOR FINAL PLAT
OF
286 DOGWOOD TRAIL



SITE DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE AASHTO MINIMUM REQUIRED SIGHT DISTANCE OF 500' FOR 45 MILES PER HOUR IS PROVIDED FOR THE TWO LOTS SHOWN ALONG DOGWOOD TRAIL. SOME LOCATIONS MAY REQUIRE THE CLEARING OF VEGETATION FROM WITHIN THE RIGHT OF WAY TO PROVIDE THE NECESSARY REQUIRED SITE DISTANCE.

BY: _____

GEORGIA REGISTERED LAND SURVEYOR NO. 1620

GENERAL NOTES

- OWNERS:
JEFFREY C. RICHARDSON
AIMEE I. RICHARDSON
108 TULLAMORE TRAIL
TYRONE GA 30290
404-405-2086
- SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com
- TOTAL ACREAGE: 28.990 ACRES

2 LOTS- ZONED R-50
ZONING PETITION

MINIMUM DIMENSIONAL REQUIREMENTS FOR R-50 ZONING DISTRICT

LOT AREA: 1.0 ACRES
LOT WIDTH: 150 FT
FLOOR AREA: 2,100 SQ FT
FRONT YARD SETBACK:
MAJOR THOROUGHFARE
ARTERIAL: 100 FEET
COLLECTOR: 75 FEET
MINOR THOROUGHFARE: 50 FEET
REAR YARD SETBACK: 30 FT
SIDE YARD SETBACK: 20 FT
- SEWER TO BE PROVIDED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM.
- WATER TO BE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.
- FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
- THERE IS A RECORDED EASEMENT FOUND ASSOCIATED WITH THIS PROPERTY.(DB 4858 PG 346-348)
- THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY.
- 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0079E, DATED SEPTEMBER 26, 2008 MAP, A PORTION THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
- LOT 1 HAS A CONTIGUOUS AREA OF 2.49 ACRES AND LOT 2 HAS A CONTIGUOUS AREA OF 12.02 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
- THERE ARE NO VISIBLE CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
- THERE ARE STATE WATERS ON THIS PROPERTY.
- THERE ARE WETLANDS SHOWN ON THE FAYETTE COUNTY GIS MAPS ON THIS PROPERTY.
- LOT NO. 1 & 2 EITHER CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY. AS REQUIRED BY ART. IV OF THE DEVELOPMENT REGULATIONS A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH
SPECIALIST

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DIRECTOR

DATE _____ SIGNED _____
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE _____ SIGNED _____
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ____/____/____

DATE _____ SIGNED _____
SECRETARY.

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE _____ SIGNED _____
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

DATE _____ SIGNED _____
FIRE MARSHAL

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620

DATE 09/12/20

COUNTY OF FAYETTE

RESOLUTION

NO. 1281-19

WHEREAS, Jacky Matthews, Owner, having come before the Fayette County Board of Commissioners on the 28th day of March 2019, requested an amendment to the Official Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 1980"; and

WHEREAS, said request was to rezone 28.99 acres from A-R to R-50 to develop a Residential Subdivision consisting of sixteen (16) lots; located in Land Lot (s) 89 of the 7th District and fronting on Dogwood Trail; and

WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request;

NOW, THEREFORE, be it resolved that the decision of the Fayette County Board of Commissioners on March 28, 2019 was that the request to rezone the subject property be approved;

SO RESOLVED this 28th day of March 2019.

FAYETTE COUNTY
BOARD OF COMMISSIONERS

Randy C. Ognio, Chairman

ATTEST:

SOILS CLASSIFICATION DELINEATION

I, FRANCIS M. McELHENNY, DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY McELHENNY ENGINEERING, INC. IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER
FRANCIS M. McELHENNY
REGISTRATION NO. 23163
McELHENNY ENGINEERING, INC.
77 ATLANTA STREET
McDONOUGH, GA 30253 (770)-898-9378

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNER/REPRESENTATIVE OF 286 DOGWOOD TRAIL, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER _____ DATE _____

OWNER _____ DATE _____

Prepared For:

JEFFREY C. RICHARDSON
AND
AIMEE I. RICHARDSON

Property Location

Land Lot 89 Of The 7th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

Job No. 20-083

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 09/12/20

F.W.P.D.: 09/08/20

Revisions _____ Date _____

MINOR FINAL PLAT
OF
286 DOGWOOD TRAIL

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.L.=PROPERTY LINE
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D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
O/F=OUT OF FLOOD PLAIN
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER

LOT 1		
Report Information		
Location	Client	Page: 1 of 1 Level: 3 Scale: 1" = 100' Date: 07/07/2020 File: 2020-06-18-01 Revision: 08/04/2020
Part of 286 Dogwood Trail Tyrone, GA Fayette County	Mike Hart	

Soil Properties						
Soil Series	Slope %	Depth to Restriction	Predicted Depth to Seasonal High Water Table	Depth / Estimated Percolation Rate	Depth / Loading Rate	Suitability Code - DHR CT1 Table
Bethlehem	0-5	48 in.	48 in.	18-36 in. / 65 min.		

Suitability Codes

Depth to bedrock is generally not sufficient to accommodate a septic system. However, soils with bedrock depths 36 inches or greater or inclusions of other soils with sufficient depth may be suitable. These areas should have the ability to function for drip-emitter systems.

LOT 2		
Report Information		
Location	Client	Page: 1 of 1 Level: 3 Scale: 1" = 100' Date: 12/04/2019 File: 2019-12-02-01 Revision:
286 Dogwood Trail Fayetteville, GA Fayette County	Jeff and Aimee Richardson	

Soil Properties						
Soil Series	Slope %	Depth to Restriction	Predicted Depth to Seasonal High Water Table	Depth / Estimated Percolation Rate	Depth / Loading Rate	Suitability Code - DHR CT1 Table
Bethlehem	10-15	72+ in.	72+ in.	30-48 in. / 65 min.		B

Suitability Codes

Some rock and/or stony conditions were found. This soil should function as a suitable absorption field providing that the system is put in first to make sure there will be no rock limitations. Holes have been bored to at least 72" deep within this unit with a hand auger. Extent of rock has not been determined. Test Pits are recommended.

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	247.42'	2562.70'	247.33'	S 86°42'44" E



Prepared For:

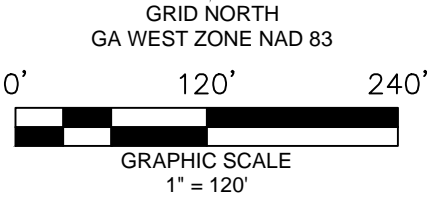
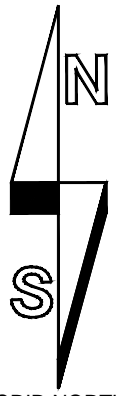
JEFFREY C. RICHARDSON
AND
AIMEE I. RICHARDSON

Property Location

Land Lot 89 Of The 7th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com



N/F
MID STATE CONTRACTING, LLC
D.B. 4050, Pg. 89-90
ZONED A-R

LINE	BEARING	DISTANCE
L1	N 21°01'57" W	62.33'
L2	N 18°41'59" E	50.39'
L3	N 24°08'37" W	91.77'
L4	N 00°29'30" W	34.48'
L5	N 12°00'02" E	27.27'
L6	N 12°00'02" E	6.96'
L7	N 38°10'14" E	63.19'
L8	N 18°31'59" E	34.57'
L9	N 20°56'24" W	25.71'
L10	N 21°41'50" W	30.00'
L11	N 10°30'20" W	34.20'
L12	N 30°45'02" W	55.93'
L13	N 07°13'23" W	26.19'
L14	N 36°42'14" E	53.68'
L15	N 11°50'24" E	40.81'
L16	N 14°18'04" W	125.26'
L17	N 18°41'04" E	188.01'
L18	N 12°19'29" W	115.15'
L19	N 06°13'10" E	161.41'

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA 403 TCR TOTAL STATION

Job No. 20-083

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 09/12/20

F.W.P.D.: 09/08/20

Revisions Date

From: [Mark Hearn](#)
To: [Pete Frisina](#)
Subject: Fwd: Charlotte Hearn Rezoning Tabling Request
Date: Friday, December 11, 2020 3:01:03 PM

External Email Be cautious of sender, content, and links

Pete, per our discussion earlier today I have spoken to my mother and she is asking that the rezoning request on her north Fayette property be withdrawn. I understand that the request must be approved. Please let me know if anything else is required of us and if my mom needs to take any additional action.

Thanks,

Mark B. Hearn


Sent from my iPad

Begin forwarded message:

From: "Hearn, Mark" <hearn.mb@pg.com>
Date: December 9, 2020 at 12:50:46 PM CST
To: "hearnmb@yahoo.com" <hearnmb@yahoo.com>
Subject: FW: Charlotte Hearn Rezoning Tabling Request

Thanks,

Mark B. Hearn
P&G Fabric Care Director
(615) 478-6300

Col 3:23 

This electronic message transmission contains information that may be confidential. If you are not the intended recipient, and have received this electronic transmission in error, please notify sender then delete immediately.

All decisions on pricing, promotion and distribution (meaning assortment and shelving) are at the sole discretion of the retailer. P&G does not determine, agree, nor "score" the profit nor margin of customer as such. These are determined only by customer. The measurements of profit and margin in this True Scorecard are only intended to assess how customer is measuring performance of P&G products by category.

PETITION NO. RDP-015-20

The applicant is requesting to reduce the 100 foot front yard setback on Redwine Road to 65 feet on Lot 117 of the Final Plat of Highgrove on Whitewater Creek Phase Four to add a garage and swimming pool (see attached Applicant Letter, Concept Plan and HOA Letter). The property address of the subject property is 100 Meeting House Road. This request must be considered by the Board of Commissioners per the following section of the Zoning Ordinance:

Sec. 110-149. – Planned unit development (c) (1) j. states the following:

- j. Revision of development plan. Any change in the approved development plan, which affects the intent and character of the development, the density or land use pattern, the approved uses, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the board of commissioners upon the recommendation of the zoning administrator and planning commission. A petition for a revision of the development plan shall be supported by a written statement as to why the revisions are necessary or desirable.

History: Rezoning petition 463-83 to rezone 1,440 acres from A-R to PUD-PRD was approved by the Board of Commissioners on August 25, 1983. This development was named the Whitewater Creek Community. The subject property was split by existing Redwine Road and Quarters Road. As a PUD, the rezoning included a Development Plan and Summary of Intent for the 1,440 acres. The purpose of the Development Plan and Summary of Intent is to establish the restrictions and regulations according to which the development shall occur. The Summary of Intent indicates that the front yard setback from streets shall be 50 feet.

In 1993, revisions to the Development Plan for the Whitewater Creek PUD was requested and approved by the Board of Commissioners on September 1, 1993. This revision was called Whitewater Creek 554 as it comprised 554 acres and included the portion of the Whitewater Creek Community on the west side of Redwine Road. A staff recommendation was that the setback along Redwine Road be increased to 100 feet. Materials in the petition folder and comments in Board of Commissioners minutes indicate the expectation was that Redwine Road would someday be widened to a four-lane road so the setback increase was warranted (see Public Works/Engineering Department comments below).

DEPARTMENTAL COMMENTS

ENVIRONMENTAL HEALTH: This Dept. has no objection to the proposed variance. However, the proposed pool and garage addition may impact the existing septic system.

PUBLIC WORKS/ENGINEERING DEPARTMENT: Engineering understands the existing front yard setback was established in the 90s in anticipation of widening Redwine Road to four

lanes. Fayette County has developed/updated three transportation plans since then (2003, 2010 and 2019). There is no project to widen Redwine Road in either the constrained or aspirational project lists. If additional capacity is needed in the north-south movement, the focus would be on widening SR 85 with GDOT.

Recommendation: As there are no plans to widen Redwine Road to a four-lane road, Staff recommends approval of the revised Development Plan for Lot 117 of the Final Plat of Highgrove on Whitewater Creek Phase Four to reduce the front yard setback from 100 feet to 65 feet. If this request is approved by the Board of Commissioners, the Final Plat of Highgrove on Whitewater Creek Phase Four will require a minor revision to the Final Plat to depict the 65 foot front yard setback along Redwine Road on Lot 117.

December 21, 2020

Peter Frisina

100 Stonewall Ave West

Fayetteville, Ga. 30214

RE: 100 Meeting House Rd

Hi Mr. Frisina-

Thank you for your help with our request to revise the development plan for the property at 100 Meeting House Rd.

The purpose of our request is to reduce the 100' setback from Redwine Rd to 65' in the areas necessary for us to improve the property with the addition of a small pool, retaining wall and detached garage with a cabana style room off the backside.

Please see the attached letter from Highgrove on Whitewater Creek HOA approving the detached garage and retaining wall as submitted.

Please contact me with any questions or suggestions.

Thank you.

C. Mark McCullough

678-878-7935

cmarkmccullough@gmail.com

Highgrove on Whitewater Creek

P.O. Box 143089
Fayetteville GA 30214
(770) 692-0152
(770) 692-0156 Fax
<https://camga.com/>

November 23, 2020

Marion Ison
680 Lakepark North Drive
Griffin GA 30224

RE: 100 Meeting House Road

Dear Marion Ison:

On behalf of your Architectural Control Committee (ACC), we are pleased to inform you that

Approval for the detached garage and retaining wall as submitted on the modification request form has been granted.

As a reminder, the ACC's approval of your plans and specifications is not for engineering or structural integrity, but only within their rights and responsibilities with regards to the Association's Declaration of Covenants, Conditions and Restrictions. Also, you are responsible for obtaining any permits that may be required by your local government authority.

The Association reserves the right to make a final inspection of the change to confirm it matches the request you submitted for approval. Please follow the plan you submitted or submit an additional request form if you cannot follow the original plan.

We appreciate you being a responsible homeowner by following the guidelines of the approval process for your community. If we may be of any future assistance, please feel free to contact us.

Sincerely,

COMMUNITY ASSOCIATION MANAGEMENT, LLC
Agent for Highgrove on Whitewater Creek

Lee Mason

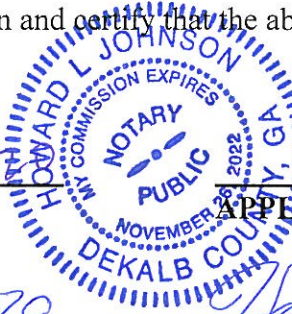
Lee Mason, CMCA®, AMS®, PCAM®

18. EXPLANATION OF REVISION: Reduce the 100 foot front yard setback on Redwine Road to 65 feet on Lot 117 - Final Plat of Highgrove on Whitewater Creek Phase Four – 100 Meeting House Road

I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge.

12/4, 20

December 4th, 2020



[Signature]
APPLICANT'S SIGNATURE

[Signature]
NOTARY PUBLIC

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0094E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

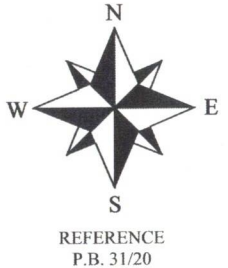
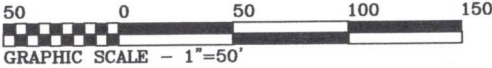
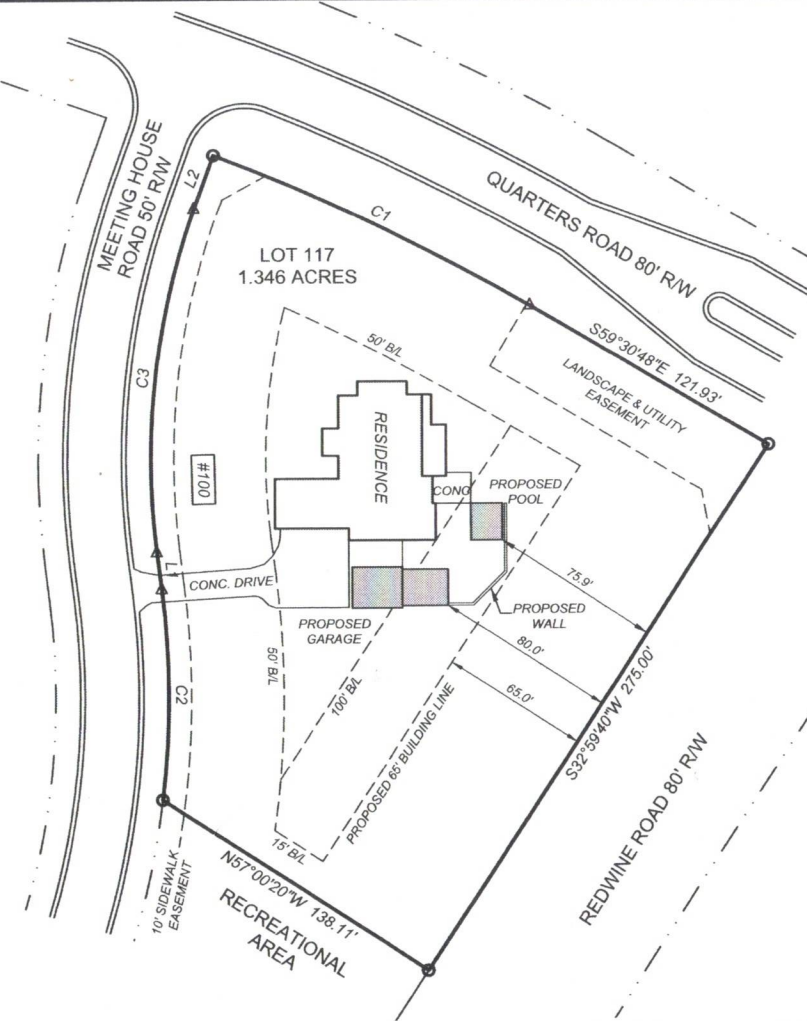
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	960.00'	153.07'	152.91'	S64°04'52"E
C2	375.00'	92.90'	92.66'	N00°09'25"W
C3	325.00'	153.79'	152.36'	N06°18'09"E

LINE	BEARING	DISTANCE
L1	N07°15'13"W	16.39'
L2	N19°51'32"E	25.28'

LEGEND

- E.O.P. = EDGE OF PAVEMENT
R/W = RIGHT OF WAY
I.P.F. = IRON PIN FOUND
I.P.P. = IRON PIN PLACED
C.T. = CRIMPED TOP PIPE
R.B. = REINFORCING BAR
O.T. = OPEN TOP
N/F = NOW OR FORMERLY
B/L = BUILDING LINE
P.P. = POWER POLE
L.L.L. = LAND LOT LINE
D.B. = DEED BOOK
P.B. = PLAT BOOK
C.M.F. = CONCRETE MONUMENT FOUND
P.O.B. = POINT OF BEGINNING
A.K.A. = ALSO KNOWN AS
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
L.P. = LIGHT POLE
F.H. = FIRE HYDRANT
W.M. = WATER METER
M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
L.A.G. = LOWEST ADJACENT GRADE
H.A.G. = HIGHEST ADJACENT GRADE
D.I. = DROP INLET
J.B. = JUNCTION BOX
C.B. = CATCH BASIN
T.B.M. = TEMPORARY BENCHMARK

DATE:	9/24/2020	ISSUE	
SCALE:	1"=50'	No.	DESCRIPTION
ACREAGE:			
CITY:			
CC:			
DRAWN:	TM		
CHECKED:	RM		
PROJECT #:	20-363		



CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARE RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. TYPE OF EQUIPMENT USED: TOPCON GTS 313

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC., MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

SURVEY FOR:
MARK MCCULLOUGH
LOT 117 HIGHGROVE ON WHITEWATER CREEK
PHASE FOUR
LAND LOT 1 - 6TH. DISTRICT
FAYETTE COUNTY, GEORGIA



McLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@numail.org

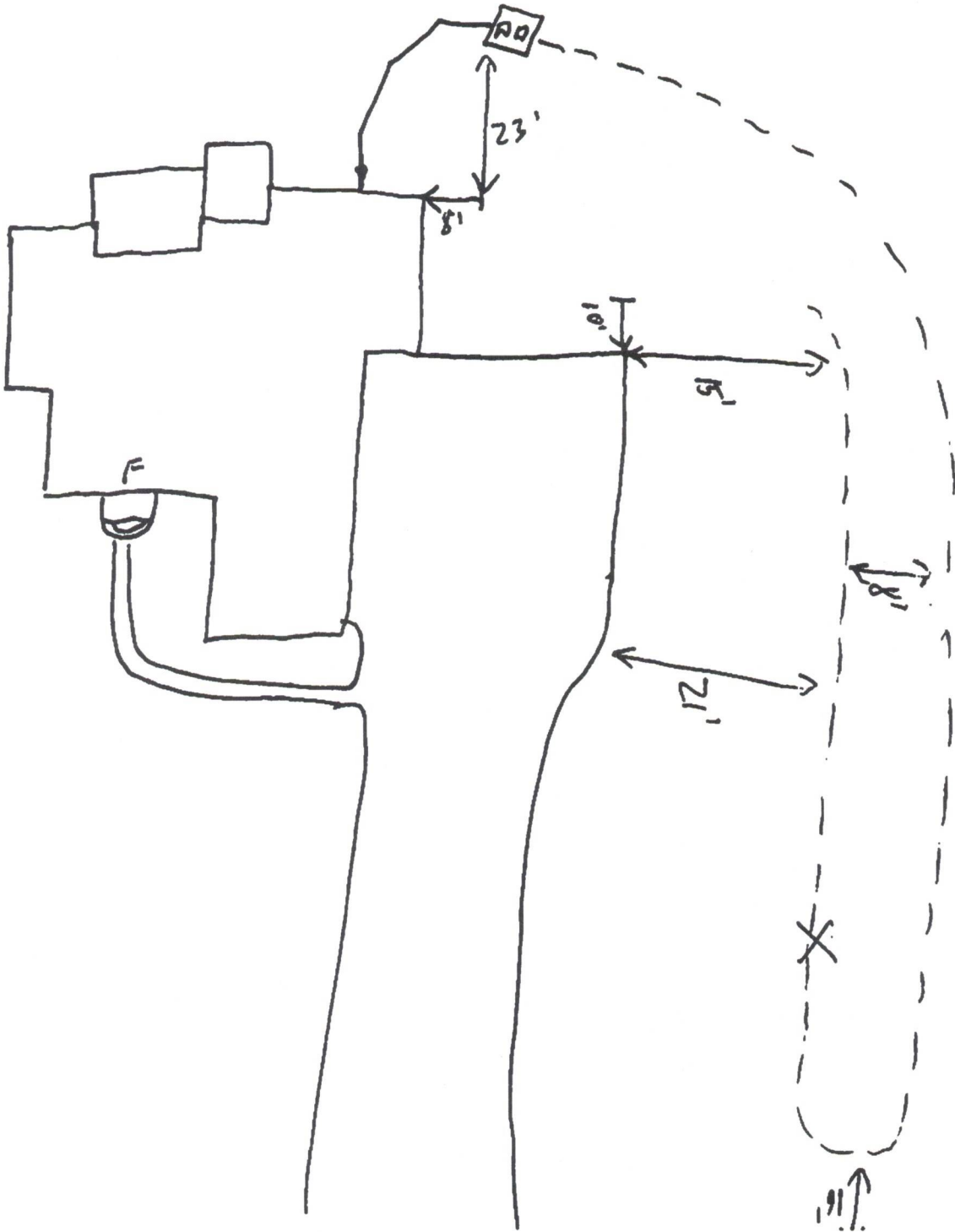
County: Fayette
Permit Number: OSC05600028
Property Address: 100 MEETING HOUSE RD FAYETTEVILLE, GA 30215
Property Owner: Stephanie Gilley

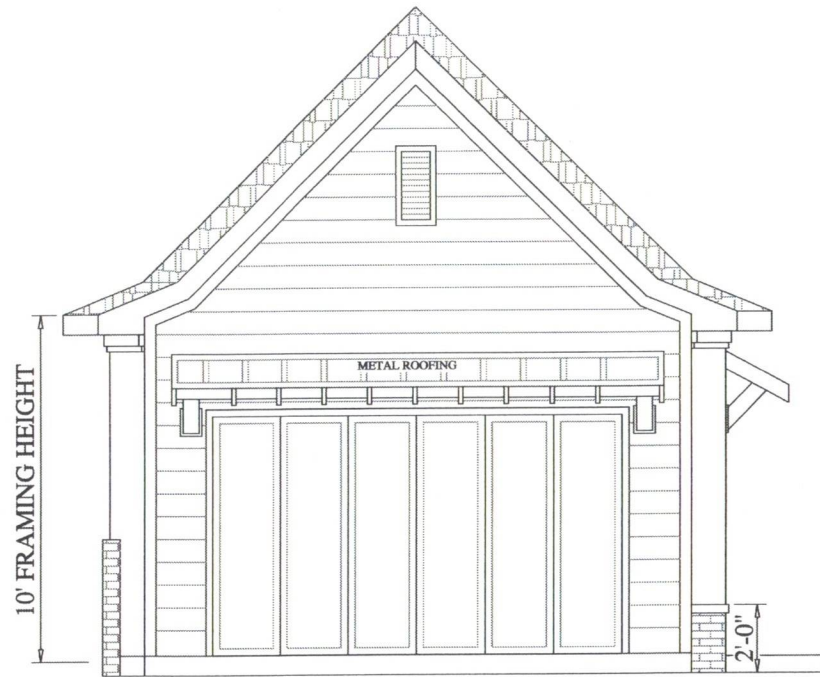
Remarks: System checked with level and rod. Final approval pending verification that final grade results in no concentrated water flow within 15' of system, and at least 6" but no more than 12" cover over tanks unless proper risers have been installed and approved, and submission of revised septic permit application for requested 3 bedroom residence, and supporting 3 bedroom floor plan as discussed with Mr. McCulley (owner rep) on site.

L-1500

main-3
UP - 0 - boms into closet; only access to unfinished storage area garage

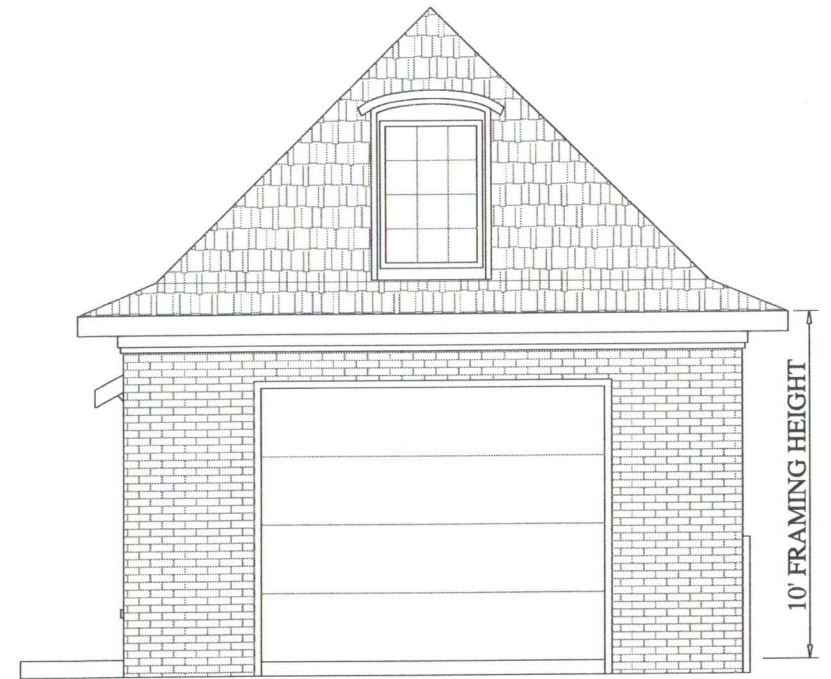
5 sections x
5 sections end
200'





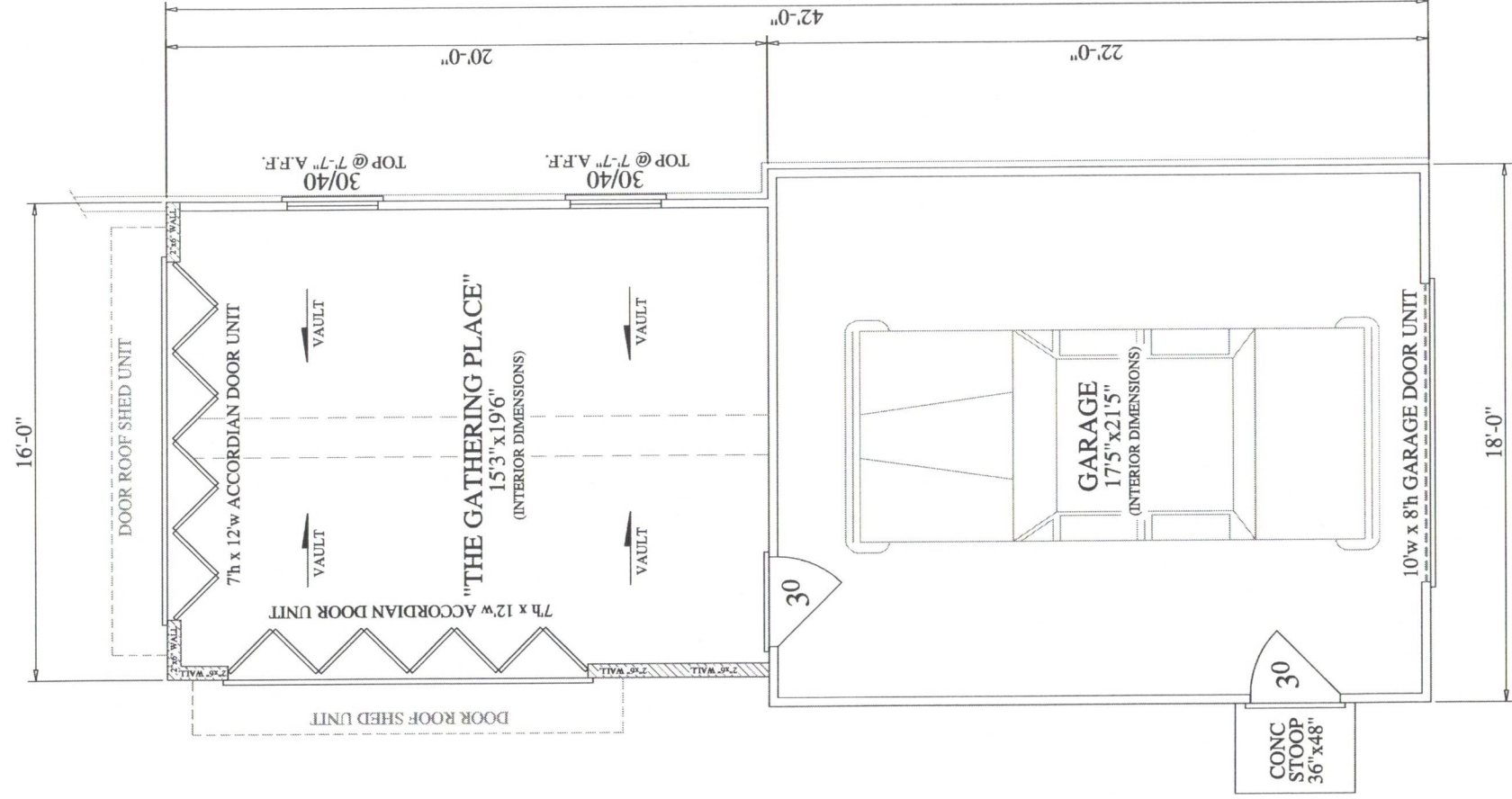
Mark McCullough

PRELIMINARY
REAR ELEVATION
N.T.S.



Mark McCullough

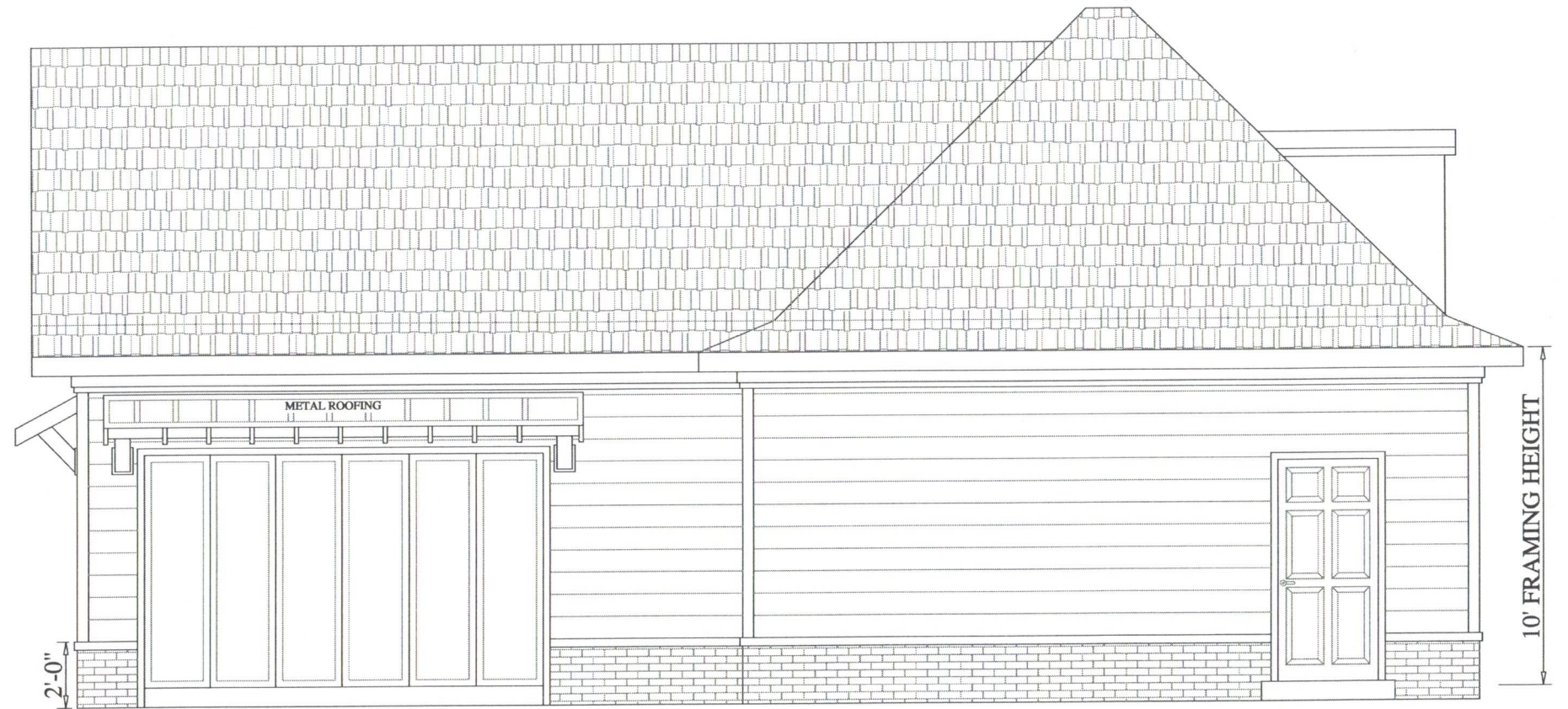
PRELIMINARY
FRONT ELEVATION
N.T.S.



PRELIMINARY
FLOOR PLAN
N.T.S.

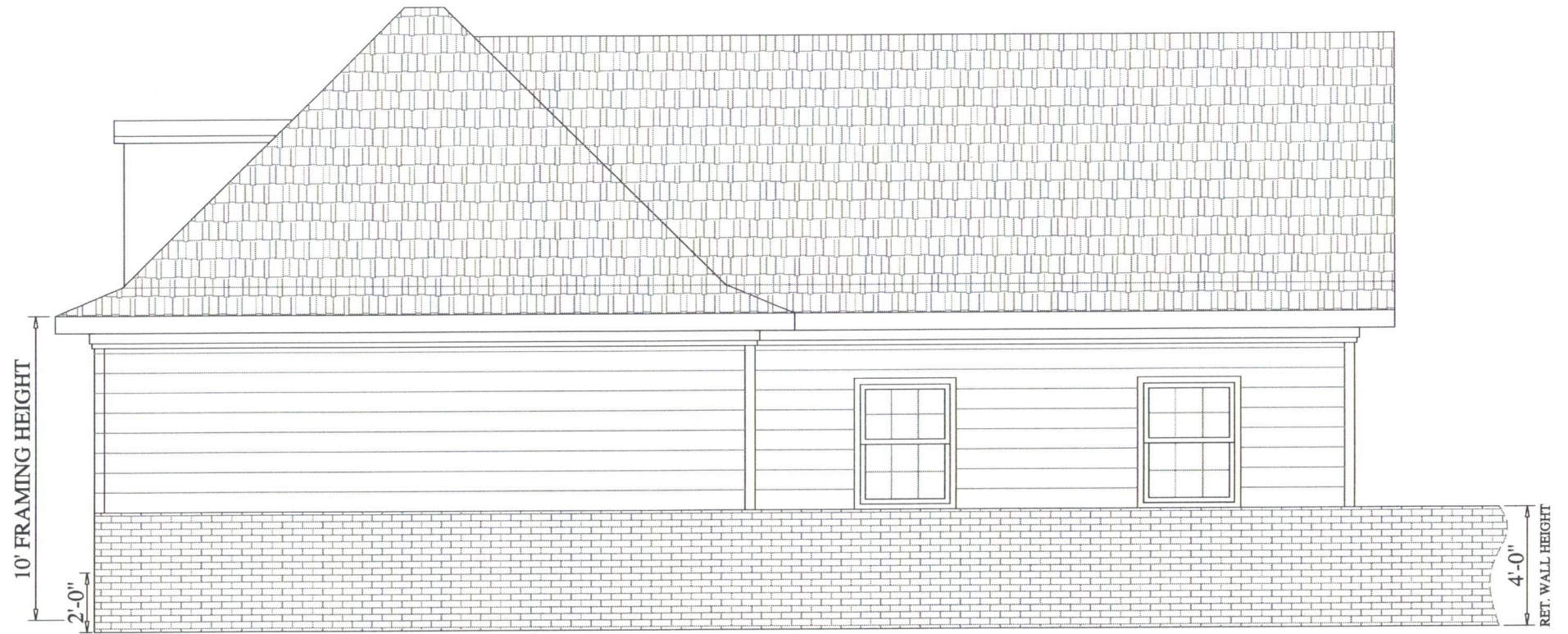
Mark McCullough

GARAGE = 360 SQ. FT.
GATHERING PLACE = 320 SQ. FT.
TOTAL STRUCTURE = 680 SQ. FT.



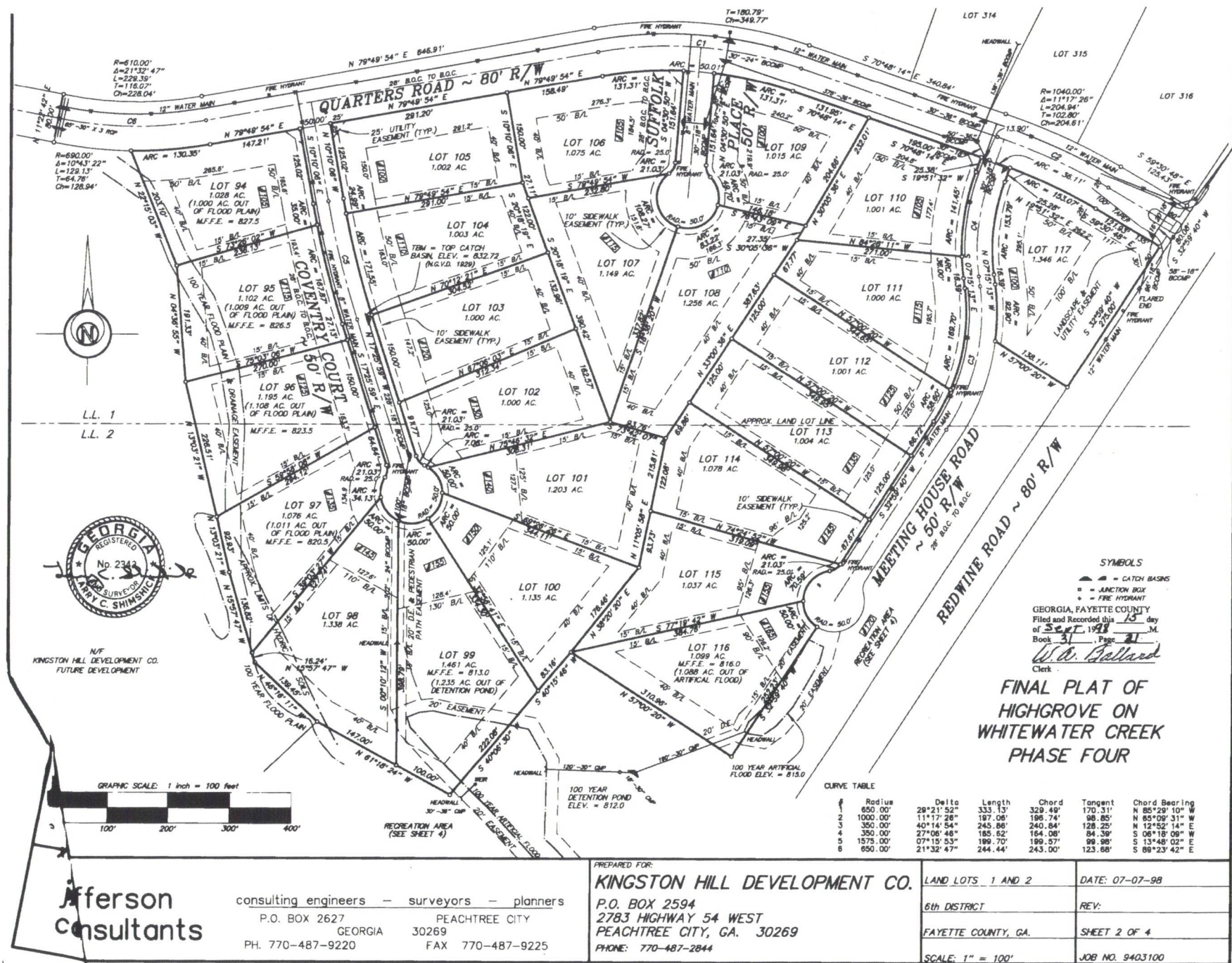
Mark McCullough

PRELIMINARY
LEFT SIDE ELEVATION
N.T.S.



Mark McCullough

PRELIMINARY
RIGHT SIDE ELEVATION
N.T.S.



**RDP-015-20
Zoning**

P-U-D

Quarters Road

P-U-D

Birkdale Dr.

**SUBJECT
PROPERTY**

P-U-D

P-U-D

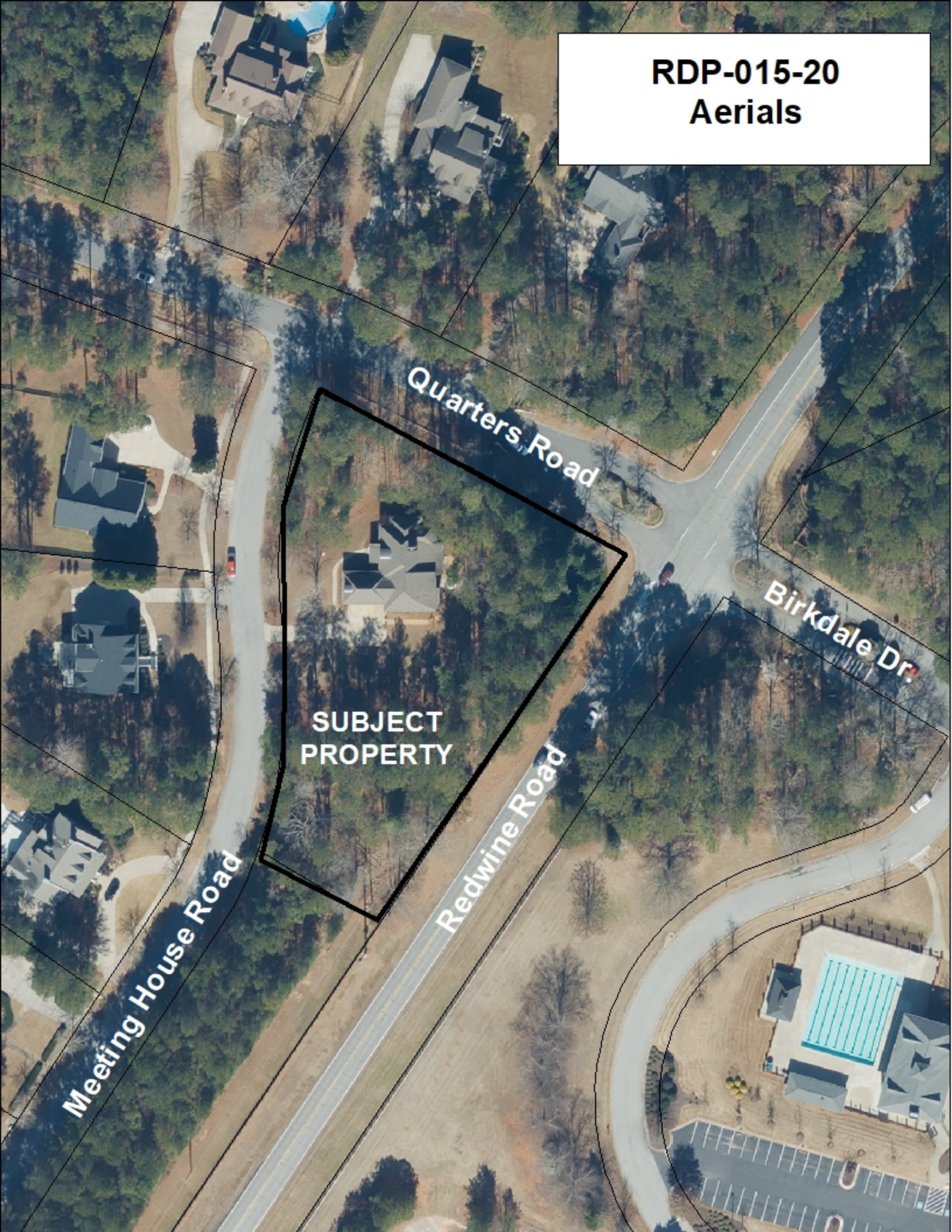
Redwine Road

P-U-D

P-U-D

Meeting House Road

RDP-015-20
Aerials



**SUBJECT
PROPERTY**

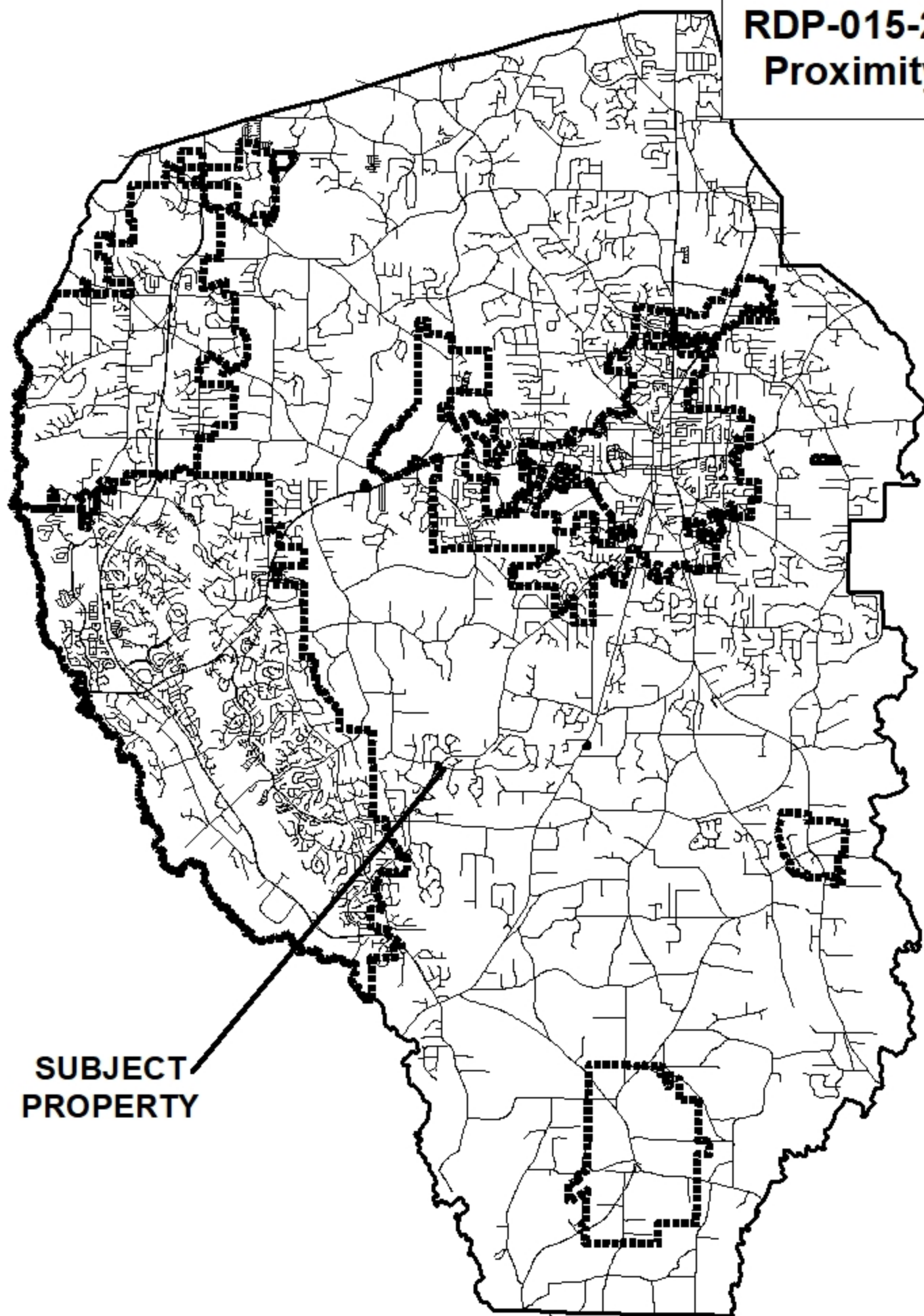
Quarters Road

Birkdale Dr.

Redwine Road

Meeting House Road

RDP-015-20
Proximity



**SUBJECT
PROPERTY**

Architectural standards. ~~Structures shall maintain a residential character.~~ Elevation drawings denoting compliance with the following shall be submitted as part of the site plan.

1. All buildings shall be constructed in fiber-cement siding (i.e., Hardiplank), wood siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco) and/or metal siding which establishes a horizontal pattern.

~~A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta.~~

2. No horizontal length of a roofline shall exceed 50 linear feet without a variation in elevation. Said variation in elevation shall not be less than two feet.

~~Gasoline canopy. Gasoline canopies shall also comply with the following requirements:~~

- ~~(i) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of three inches to 12 inches to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.~~
- ~~(ii) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.~~
- ~~(iii) The support columns for the gasoline canopies shall match the facade of the convenience store.~~
- ~~(iv) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.~~

3. No blank or unarticulated horizontal length of a building facade shall exceed 25 linear feet without a variation in architectural elements, including but not limited to, building materials, colors, textures, offsets, fenestration, or changes in planes.

~~All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast stone, stucco (including synthetic stucco) and/or finished baked enamel metal siding which establishes a horizontal pattern.~~

4. If the proposed structure is to have a pitched peaked (gable or hip) roof, said pitched peaked (gable or hip) roof shall have a minimum pitch of 4.5 inches in one foot. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot, and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta. Structures with a pitched peaked (gable or hip) roof or a pitched mansard roof facade are exempt from 2. above.

~~Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. This does not apply to stained glass windows for a church or place of worship. Large display or storefront windows shall have a minimum two-foot-high knee wall consisting of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast stone, or stucco (including synthetic stucco).~~

5. Gasoline canopy. Gasoline canopies shall also comply with the following requirements and are exempt from 2. above:

- (i) The gasoline canopy shall match the architectural character, materials, and color of the convenience store or principal structure.
 - (ii) Gasoline canopies, in conjunction with a convenience store or principal structure which has a pitched peaked (gable or hip) roof, may reduce the pitch of the gasoline canopy roof to a minimum of three inches in one foot to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.
 - (iii) The support columns for the gasoline canopies shall match the facade of the convenience store.
- 5 6. The design of accessory/out lot buildings shall reflect and coordinate with the general architectural style inherent in the principal structure on the property.
- 6 7. When an existing structure, that is nonconforming to the aforementioned architectural standards, is enlarged, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure.

Sec. 110-105. - Standards for telecommunications antennas and towers.

- (a) *Purpose and intent.* The purpose of this chapter is to establish minimum development standards for the regulation of commercial telecommunications transmission towers, including, but not limited to: cellular and personal communications systems (PCS) towers, broadcasting towers, two-way radio towers, fixed-point microwave dishes, commercial satellites and receiving dishes, and related equipment cabinets and/or buildings. The intent of this chapter is:
 - (1) To implement the provisions of the Telecommunications Act of 1996, on a local level;
 - (2) To control placement of towers and antennas in a way that minimizes the adverse visual impact to nearby properties by locating towers and antennas in nonresidential areas or in areas where the adverse impact on the community is minimal; and
 - (3) To advocate the shared use of existing and planned tower sites through co-location, thereby discouraging the proliferation of towers throughout the county.
- (b) *Authority.* Only the board of commissioners has the authority to reduce or waive the requirements under this section through the public hearing procedure.
- (c) *Applicability.*
 - (1) *District height limitations.* Height limits specified for each zoning district shall not apply to towers and antennas. The requirements set forth herein shall govern the height of towers and antennas.
 - (2) *Governmentally owned property.* These requirements shall not apply to any governmentally owned property, including: properties owned by the board of commissioners, board of education, or a municipality, as well as, the state or federal government, that are used for the location of any tower facility.
 - (3) *Amateur radio antennas.* This chapter shall not govern any amateur radio tower, or the installation of any antenna, that is less than 70 feet in height and is owned and operated by a federally licensed amateur radio station operator.
 - (4) *Pre-existing towers and antennas.*
 - a. Any tower or antenna which existed prior to May 24, 2012, that does not comply with the requirements herein shall be deemed legally nonconforming. Any enlargement of a pre-existing tower or tower facility, shall meet the requirements herein. Co-location of an antenna which does not increase the height of the tower or placement of additional equipment cabinets or buildings within the existing tower facility shall be allowed under the provisions of site plan requirements.
 - b. Replacement of a pre-existing legally nonconforming tower structure is permitted provided that all of the following apply:
 - 1. The replacement tower is constructed within 25 feet of the existing tower and is not greater in height than the existing tower;
 - 2. The lower being replaced is removed from site within 90 calendar days from the issuance of the certificate of occupancy for the replacement tower;
 - 3. Additional co-location opportunities on the new tower are made available with the minimum users required based on tower height; and
 - 4. A site plan indicating the location of the replacement tower shall be required.
- (d) *General requirements.*
 - (1) Towers and tower facilities shall be on a lot which meets the minimum requirements for the zoning district in which it is located. Towers and tower facilities may be located on a lot containing another use. Towers and tower facilities may occupy a leased area being a portion of the lot.

- (2) Internal setbacks for towers, tower facilities, and anchors shall be measured to the boundaries of the lot, not the boundaries of the leased area. Setbacks for towers shall be measured from the base of the tower.
- a. All towers shall be set back from all adjoining properties zoned residential or A-R a distance equal to the height of the tower (excluding any lightning rod) plus ten feet.
 - b. All towers shall be set back from all adjoining properties zoned nonresidential a distance of 100 feet.
 - c. All towers shall be set back from the street right-of-way (existing or required, whichever is greater) a distance equal to the height of the tower (excluding any lightning rod). Street right-of-way is based on the classification of the street (see chapter 104, development regulations).
 - ~~d. All towers, excluding alternative tower structures, shall be set back from any off-site residence a distance equal to three times the tower height or a minimum of 500 feet, whichever is greater.~~
 - e. Any tower facility and anchors for guyed towers shall comply with the minimum required setbacks and/or buffers of the applicable zoning district.
- (3) Towers located on the same lot as a private school or day care center shall be set back a distance equal to the height of the tower (excluding any lightning rod) from all facilities, excluding parking areas. This provision shall not apply to an alternative tower structure which is allowed in conjunction with a private school conditional use.
- (4) All towers, excluding alternative tower structures, shall be structurally designed to accommodate the following minimum numbers of carriers based on height of the tower:
- a. Up to 70 feet: one carrier;
 - b. Greater than 70 up to 120 feet: two carriers;
 - c. Greater than 120 feet up to 150 feet; three carriers;
 - d. Greater than 150 feet up to 180 feet: four carriers;
 - e. Greater than 180 feet up to 250 feet: five carriers; and
 - f. Greater than 250 feet: six carriers.
- (5) All tower facilities, excluding tower facilities associated with alternative tower structures, shall be enclosed by a steel chain-link fence not less than eight feet in height, with slat inserts for screening. Access to the telecommunication tower shall be through a locking gate. In addition, a minimum of three strands of barbed wire shall be used along the top of the fence to prevent unauthorized access to the tower.
- (6) A landscaped strip ten feet in width surrounding the perimeter of the tower facility shall be required. Landscaping shall be staggered double rows of evergreen trees a minimum of six feet in height when planted and spaced every ten feet on center. Landscaping shall be installed on the outside of the required security fence. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large wooded lots, the zoning administrator may determine that natural growth around the property perimeter may be sufficient in lieu of the required landscaping. If existing vegetation is to remain and requested to count toward the landscaping requirements, all such information, including location, size, and type of vegetation shall be indicated on the site/landscape plan. These requirements shall not apply to a tower facility associated with an alternative tower structure.
- (7) Maximum height for all towers and antennas is 500 feet. Tower height shall be measured from the natural grade of the ground at the location of the tower to the highest point of the tower, including any antenna but excluding any lightning rod. If minimal grading (elevation of one to

two feet above natural grade) is required to level the ground for the tower base, tower height shall be measured from the finished grade approved by the county engineer.

- (8) No signage, other than required safety signage, shall be placed on a tower structure or antenna.
 - (9) Aesthetics and lighting requirements. The following compatibility standards shall govern the aesthetics and lighting of any tower facility, including the installation of antennas on towers:
 - a. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness.
 - b. If an antenna is installed on a structure other than a tower, the antenna and equipment cabinets shall be architecturally compatible with, the color and texture of the supporting structure. Roof-mounted equipment cabinets shall be screened so as to make the equipment visually unobtrusive.
 - c. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority.
 - (10) Removal of abandoned antennas and towers. Prior to the abandonment of any tower or antenna, a copy of the notice of intent to abandon required by the FCC shall also be submitted to the county planning and zoning department. Any antenna or tower, including pre-existing towers and antennas, that is not in use for a continuous period of 12 months shall be considered abandoned, and the owner of such antenna or tower shall remove same within 90 days of receipt of notice from the governing authority notifying the owner of such abandonment. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.
 - (11) Performance bond required. Prior to the issuance of a certificate of occupancy for a new tower structure, every applicant shall be required to deposit a performance bond with the county. The amount of the bond shall be equal to ten percent of the total construction cost or a minimum of \$5,000.00, whichever is greater. Such bond shall be required upon compliance with all aspects of this section and shall be applicable to any assignee and owner of any permit granted hereunder, or any employee, contractor, subcontractor, or other party performing services in connection with any certificate of zoning compliance issued by the planning and zoning department. The required performance bond shall be released only upon demolition of the tower and restoration of the site to the pre-development conditions. The approved format of the bond is available in the planning and zoning department.
- (e) *Supplemental requirements.* In addition to the general requirements above, the following supplemental requirements shall apply as specified below:
- (1) *Highway corridor.* Locating towers along the following highway corridors is permitted as an overlay zone provided all the following requirements are met:
 - a. The state and county highways included within the highway corridor are SR 54, SR 85, SR 92, SR 74, SR 314, SR 279, SR 138, and 85 Connector.
 - b. The highway corridor tower overlay zone permits towers in any zoning district when located within 1,000 feet of the right-of-way on either side of the aforementioned roads in unincorporated areas of the county.
 - c. Towers in excess of 250 feet in height in the highway corridor shall require public hearings before the planning commission and board of commissioners.
 - d. All new towers, excluding alternative tower structures, located within the highway corridor that are 70 feet or greater in height shall not be located within one statute mile from any existing or planned towers (within any local government jurisdiction) that are 70 feet or greater in height. This minimum distance requirement shall not apply from existing governmentally owned towers where co-location is not permitted or from alternative tower structures.

(2) *Outside of the highway corridor.*

- a. Outside of the highway corridor, a tower may be located only in the following zoning districts:
 1. Manufacturing and heavy industrial district (M-2);
 2. Light Industrial District (M-1);
 3. Highway Commercial District (C-H);
 4. Community Commercial District (C-C);
 5. Planned Unit Development (PUD) excluding PUD-PRD;
 6. Agricultural-Residential (A-R); and
 7. R-70 Single-Family Residential District.
- b. Towers in excess of 180 feet in height outside of the highway corridor shall require public hearings before the planning commission and board of commissioners.
- c. All new towers, excluding alternative tower structures, located outside of the highway corridor that are 70 feet or greater in height shall not be located within 1½ statute miles from any existing or planned towers (within any local government jurisdiction) that are 70 feet or greater in height. This minimum distance requirement shall not apply from existing government-owned towers where co-location is not permitted or from alternative tower structures.

(3) *Alternative tower structures.*

- a. The purpose of an alternative tower structure is to diminish, camouflage, or conceal the appearance of towers and antennas to reduce the visual impact on surrounding properties and streets. Depending on the nature of the site, the proposed alternative tower structure shall be appropriate and in character with its surroundings. For example, the use of a monopine is more fitting on a site with stands of mature trees; whereas, the use of a flag pole or light pole alternative tower structure is more suitable for the developed portion of a site.
- b. Alternative tower structures shall comply with the general requirements herein with the exception of ~~the setback requirements from off-site residences~~, security fencing requirements, landscape requirements, and tower separation requirements of both the highway corridor and outside of the highway corridor. Alternative tower structures shall be allowed in the highway corridor, outside of the highway corridor in the zoning districts listed herein, and in conjunction with the following existing conditional uses:
 1. Church or other place of worship;
 2. Developed residential recreational/amenity areas;
 3. Private school; and
 4. Telephone, electric, or gas sub-station or other public utility facilities.
- c. Alternative tower structures, in conjunction with the above listed conditional uses, shall meet the setbacks established in the general requirements or the conditional use setbacks, whichever is greater.
- d. An alternative tower in excess of 120 feet in height shall require public hearings before the planning commission and board of commissioners.
- e. A maximum of one alternative tower structure shall be allowed per lot.
- f. The alternative tower structure shall match the visual simulation depiction and engineering detail and specification drawings from the manufacturer/supplier of the alternative tower structure specifically proposed for the site.

- g. Design review and approval process: alternative tower structures shall go through a design review and approval process before the planning commission. The purpose of this design review and approval process is to determine that the alternative tower structure type is appropriate for the site and surrounding area and set requirements for the alternative tower structure type, placement on the site, equipment structures, fencing and landscaping. The design review and approval process application shall include the following:
 1. An analysis of the nature and character of the site and how the alternative tower structure is appropriate in context to the site and the view from surrounding properties and streets;
 2. A visual simulation consisting of color photographs of the proposed site with the existing view and with a depiction of the proposed tower, from a minimum of four distinct quadrants (generally north, east, south, and west), to demonstrate the visual impact on surrounding properties and streets; and
 3. Engineering detail and specification drawings from the manufacturer/supplier of the alternative tower structure specifically proposed for the site which shall indicate all applicable requirements herein.
 - h. Monopine towers.
 1. Monopine towers shall maintain the natural conical appearance of a loblolly pine tree. Antennas shall be placed a minimum of five feet below the top of the tower, as measured from the highest point of the antenna to maintain said appearance.
 2. Foliage shall be green in color and the tower shall be brown in color. The antennas shall be green to blend with the foliage and the foliage shall extend a minimum of one foot beyond the antennas. The foliage shall be UV resistant to reduce degradation and fading and constructed to withstand winds of 110 mph, certification of such shall be supplied with the application. Foliage shall be placed on the tower down to the height of the foliage of surrounding trees. The structure shall have sufficient limbs at the time of initial installation so that there is no gap between the existing canopy and the lower most limbs of the monopine.
 3. The installation of the foliage on the monopine shall be installed prior to final inspections. Foliage on the monopine shall be maintained and/or replaced to the specifications established by the engineering detail and specification drawings from the manufacturer/supplier of the alternative tower structure specifically proposed for the site to retain the screening of the antennas. Upon notice from the county that the foliage is in need of maintenance and/or replacement, the tower owner shall have 90 days to make such repairs.
 - i. Flag pole and light pole alternative tower structures shall utilize internal antennas and slick stick design. Flag poles utilized as an alternative tower structure shall be exempt from article V, General provisions, structures permitted above the height limit.
- (f) *Public hearings required to reduce or waive requirements.*
- (1) Public hearings before the planning commission and board of commissioners are necessary to reduce or waive requirements for a proposed tower, antenna, or equipment cabinet or building that cannot comply with the general requirements, and/or supplemental requirements. The procedure for said public hearings shall follow the procedure for rezoning (see article VII of this chapter). Applicants shall apply for public hearings through the planning and zoning department. The application with deadline submittal and public hearing dates is available in the planning and zoning department. The application shall include the following:
 - a. A scaled concept plan, drawn on the signed/sealed survey, graphically indicating the lot and leased area, total tower height including antennas, type and design of the tower structure, the boundary of the tower facility, all applicable setbacks ~~(both on-site and off-site)~~

, ingress/egress, landscaping areas, and zoning of the subject property and adjacent property;

- b. Inventory of existing or planned tower sites. When a proposed tower cannot meet the separation requirements between towers, an inventory of existing or planned tower sites shall be required to sufficiently demonstrate that no existing or planned tower can accommodate the proposed antenna. Each applicant for a new tower shall contact the owners of all existing and planned tower sites, including those located within all adjacent municipalities and counties that are within the search area of the applicant's proposed tower location. The inventory shall be prepared by a radio frequency engineer. The inventory shall include the following information:
 1. All tower owners and the number of carriers for each tower site;
 2. The site location, total height, and design type of each tower;
 3. Details of all existing and planned towers or structures located within the search area and the ability of such to meet the applicant's engineering requirements, including, but not limited to: sufficient height, structural support strength, and electromagnetic interference with antennas on the existing towers or structures;
 4. Other limiting factors that render existing towers and structures unsuitable; and
 5. Letters of rejection for requests to co-locate on all existing and planned towers within the search area of the proposed tower.

The county will engage an independent expert review of the inventory of existing and planned tower sites. If the actual cost to the county for independent expert review of the document is greater than the application fee, the applicant shall be billed for the difference and payment shall be made prior to the hearing before the board of commissioners. An inventory of existing and planned tower sites which is lacking of the information above, as determined by the independent expert, shall require a resubmittal of the lacking information and postpone the tower application to the next scheduled cycle of public hearings. The inventories of existing or planned tower sites are available as an information source to assist other applicants applying for approval under this chapter, provided; however, that the planning and zoning department is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

- c. A balloon test shall be conducted prior to the public hearings. The balloon shall be flown for a minimum of four daylight hours from the location of the proposed tower, at the requested height. The application shall include the date and time of the balloon test and an alternative date, in case of inclement weather. The initial balloon test shall be held on a Saturday and the alternative date may be held on any day of the week. A sign announcing the dates of the balloon test shall be posted on the property by the county a minimum of five calendar days prior to the initial balloon test; and
 - d. The applicant shall submit a visual simulation, based on the balloon test, a minimum of seven calendar days prior to the planning commission public hearing. Failure to meet this deadline will postpone the tower application to the next scheduled cycle of public hearings. The visual simulation shall consist of color photographs of the proposed site with the existing view and with a depiction of the proposed tower, from a minimum of four distinct quadrants (generally north, east, south, and west), to demonstrate the visual impact on surrounding properties and streets. An affidavit certifying that the correct location and height of the tower were utilized in the balloon test shall be submitted with the visual simulation photographs.
- (2) Factors considered in public hearing applications. The following factors shall be considered when evaluating a tower application:
- a. Height of the proposed tower;
 - b. Distance of the tower to residential structures and residential zoning district boundaries;

- c. Nature of uses on adjacent and nearby properties;
- d. Topography of the site and its effect on the efficiency of the tower in terms of coverage;
- e. Surrounding tree coverage and foliage and its effect on the efficiency of the tower in terms of coverage, as well as, its effect on the visual impact of the tower on surrounding properties and streets;
- f. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
- g. Proposed ingress and egress; and
- h. The degree of the tower's compliance with the one statute mile separation (inside the highway corridor) or 1½ statute mile separation (outside the highway corridor).

In granting its approval to waive or reduce requirements, the county, through the board of commissioners or its designee, may impose conditions that are necessary to minimize the adverse effect of a proposed tower or antenna on adjoining property. A site application shall be submitted within 60 days of the date of approval by the board of commissioners or the proposed tower will no longer be deemed a planned tower.

(g) *Site application requirements.* All applicants for new tower construction shall include the following:

- (1) Completed application forms signed and notarized;
- (2) Proof of ownership of the parent tract (latest recorded warranty deed);
- (3) Site plan prepared by an engineer, architect, or landscape architect registered by the state;
- (4) Landscape plans (see general requirements);
- (5) Provide number of carriers based on maximum height of tower;
- (6) A lease agreement with a minimum of one carrier.
- (7) Site plan requirements. All tower applicants for new towers shall be required to submit a scaled site plan which complies with all applicable requirements of chapter 104, development regulations. Additional information indicated on the site plan shall include:
 - a. A signed/sealed survey by a land surveyor registered in the state of the parent tract, leased area, and ingress/egress easement, indicating the metes and bounds for each;
 - b. Total tower height including antennas;
 - c. Type and design of any tower facility, including location of equipment buildings or cabinets;
 - ~~d. —Distance from nearest off-site residences;~~
 - e. Fencing and gate details;
 - f. All applicable setbacks for the tower, tower facility, and anchors for guyed tower, as applicable;
 - g. Distance from existing and planned towers;
 - h. Zoning and acreage of parent tract;
 - i. Zoning of adjacent property; and
 - j. Other information necessary to assess compliance with this chapter.

Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer. Site plan submittal shall include completion of a tower application, signed and notarized by both the property owner and the tower company representative/agent.

- (h) *Revision to a site plan for the relocation of an existing tower.* The relocation of an existing tower shall require the following:
- (1) The relocation site shall be within the same lot as the existing tower.
 - (2) Submittal of a site plan that meets the specifications of subsection (g) of this section.
 - (3) Letters from all carriers on the existing tower agreeing to the relocation of the tower.
 - (4) The existing tower being replaced shall be removed from the site within 120 calendar days from the date of the issuance of the certificate of occupancy for the relocated tower.
- (i) *Installing an antenna on an existing structure or co-locating or replacing an antenna on an existing tower.* The following scenarios shall not require submittal of a site application or site plan:
- (1) Installing an antenna on an existing structure, so long as said installation adds no more than 20 feet to the height of said existing structure (including buildings, light/utility poles, water towers, or other freestanding nonresidential structures excluding signs and towers).
 - (2) Co-locating or replacing an antenna on any existing tower, so long as, said installation does not increase the height of the tower and/or exceed the maximum height of administrative tower approval for that location and complies with all applicable conditions of approval associated with the tower site.
 - (3) Enlargement of an existing equipment building, or placement of additional equipment cabinets or buildings at a tower site which does not require an enlargement of the existing tower facility. Prior to the co-location or replacement of any antenna on an existing tower, enlargement of an existing equipment building, or placement of additional equipment cabinets or buildings at a tower site, the applicant shall provide written notice to the zoning administrator. The notice shall include a depiction of the location, size, and configuration of such antenna on the existing tower and equipment location within the existing tower facility in reference to an existing site plan and a copy of the FCC license. A certificate of zoning compliance shall be issued by the zoning administrator upon satisfaction of all applicable requirements, and any applicable building permits/inspections shall be required subsequent to the issuance of the certificate of zoning compliance.
- (j) *Site application timeframes.* An application shall not be accepted for review unless, at minimum, it includes completed application forms (signed and notarized), proof of ownership of the parent tract (latest recorded warranty deed) and site plan prepared (sealed and signed) by an engineer, architect or landscape architect registered by the state. The zoning administrator has 30 days to determine if an application is complete. Upon notice that an application is incomplete, the applicant has 30 days to submit all necessary information to complete the application. Failure to complete the application in this timeframe shall result in an automatic withdrawal of the application and the proposed tower will no longer be deemed a planned tower and a site application shall not be submitted for the same property for 60 days. The county shall act on applications for co-locations within 90 days and all other applications within 150 days. If the zoning administrator requests additional information within the 30-day review period as mentioned above, the time it takes the applicant to respond will not count towards the 90- or 150-day timeframe limits.
- (k) *FAA determination.* Prior to the approval and issuance of the certificate of zoning compliance, a copy of a FAA determination including "Does Not Exceed," "Exceeds But Okay," or "Determination of No Hazard" shall be submitted within the 90- or 150-day timeframe limits, as applicable. Failure to submit the determination in these timeframes shall result in an automatic withdrawal of the application, and the proposed tower will no longer be deemed a planned tower, and a site application shall not be submitted for the same property for 60 days. Any tower that receives a "Determination of Hazard" shall be denied.
- (l) *FCC license.* Prior to the approval and issuance of the certificate of zoning compliance, a copy of the FCC license shall be submitted within the 90- or 150-day timeframe limits, as applicable. Failure to submit the copy of FCC license in these timeframes shall result in an automatic withdrawal of the

application, and the proposed tower will no longer be deemed a planned tower, and a site application shall not be submitted for the same property for 60 days.

- (m) *Private airport or heliport zone.* A one statute mile zone is established around any private airport or heliport that is registered with the FAA to prevent a hazard to aviation operations. Since the FAA does not make a determination for a private airport or heliport, a supplemental Federal Aviation Regulations Part 77/FAA Form 7460 study and a "No Hazard" letter prepared by a firm on the GDOT prequalified 1.08 Airport Master Planning list shall be submitted within the 90- or 150-day timeframe limits for an antenna or a tower that is proposed within this zone, as applicable. Any tower that creates a hazard for a private airport or heliport shall be denied.
- (n) *Tower approval expiration.* Approval of a site application by the applicable departments for a tower shall expire 12 months from the date of approval and will no longer be deemed a planned tower, unless a certificate of occupancy has been issued for the tower or the building permit remains active.

(Code 1992, § 20-5-45; Ord. No. 2012-09, § 3, 5-24-2012; Ord. No. 2012-13, § 3, 12-13-2012; Ord. No. 2013-20, § 2, 11-14-2013)