

## MINUTES

**The Spalding County Board of Commissioners held their Zoning Public Hearing in Room 108 of the Courthouse Annex, Thursday, March 26, 2015, beginning at 6:00 p.m. with Chairman Rita Johnson presiding. Commissioners Bart Miller and Donald F. Hawbaker were present. Commissioners Flowers-Taylor and Ray were absent. Also present were County Manager William P. Wilson Jr., Assistant County Manager, Eric Mosley, Community Development Director, Chad Jacobs, County Zoning Attorney, Newton Galloway and Kathy Gibson, Executive Secretary to record the minutes.**

### **A. Call to Order led by Chairman Rita Johnson.**

Note: Persons desiring to speak must sign in for the appropriate application. When called, speakers must state their names and addresses and direct all comments to the Board only. Speakers will be allotted three (3) minutes to speak on their chosen topics and relate to matters pertinent to the jurisdiction of the Board of the Commissioners. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting.

### **B. New Business:**

1. Application #15-01S: Evangel Assembly of God, Owner - SandCo Towers II, LLC, Agent - 370 Hudson Road (100 Hudson Road - 7.85 acres located in Land Lot 180 of the 2nd Land District) - requesting a Special Exception to allow a telecommunication tower in the O & I District.

Chad Jacobs, stated this is a cell tower application for a new tower at Eagles Way Church it is on the county/city limits jurisdictional line. The property is zoned O&I and in almost every zoning district we allow cell towers as an accessory use, but there are a few zoning districts where they are classified as a principle use and a special exception is required for those districts.

Mr. Jacobs stated that the applicant has filed a Special Exception use application. He then reviewed the code sections currently utilized for this property involved and the reasons for filing the special exception. He then reviewed the items in the code to be checked regarding installation of a cell tower:

- ✓ Height of the Tower
- ✓ Proximity of the tower to residential districts.

The proposed tower is a 150' tower and the nearest residence is to this tower is 890' away. The area is primarily industrial with institutional uses on the periphery. The site is almost a completely wooded site and there will be no need for additional screening at the base of the site. Mr. Jacobs advised the applicant has provided propagation maps that indicate there is a gap in coverage which this tower would fill for the area.

Staff recommends conditional approval of the application. Location of the tower would not be detrimental to the use or

development of adjacent properties, it will not adversely affect the health or safety of the area residents, location would not adversely affect the existing usages of the property and finally the location would provide coverage to an area that currently does not have coverage.

Mr. Jacobs stated that the one condition is that the tower shall be located on its own tract, which is to be subdivided from the parent parcel. The reason for the request is the tower is being requested as a principle use and you cannot have two principle uses on one piece of property. If this request is approved this tract will need to be subdivided out from the parent parcel.

At their regular scheduled meeting the Board of Zoning Appeals did recommend approval by a vote of 4-0 with the same condition as recommended by staff.

Mr. Jacobs also advised that inside of the Griffin City limits construction of a tower has been approved southeast of this site. We are not in violation of our ordinance because that tower has not been constructed, the permit has been requested, but no construction has commenced.

***Motion/Second by Miller/Hawbaker to approve Application #15-01S: Evangel Assembly of God, Owner-SandCo Towers II, LLC Agent, 370 Hudson Road (100 Hudson Road – 7.82 acres located in Land Lot 180 of the 2<sup>nd</sup> Land District) requesting a Special Exception to allow a telecommunication tower in the O&I District with condition as recommended by staff. Motion carried unanimously by all***

**C. Other Business:**

Mr. Wilson reminded the Board that we have a Special Called Meeting tomorrow at 1:00 p.m. and a Work Session scheduled to begin at 1:15 p.m.

**D. Adjournment**

***Motion/Second by Miller/Hawbaker to adjourn at 6:15 p.m. Motion carried unanimously by all.***

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/s/ Rita Johnson  
Chairman

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/s/ William P. Wilson, Jr.  
County Manager