

**SPALDING COUNTY APPEALS BOARD**  
**Regular Meeting**  
**March 12, 2015**

The Spalding County Appeals Board held its regular monthly meeting on March 12, 2015 at 7:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were: Michelle Cannon, Chair, presiding; Ed Brown; Curtis Keys and Robert Lattimore. Bill Slaughter was not present.

Also present were: Chad Jacobs, Community Development Director; Newton Galloway, Zoning Attorney and Yvonne Langford to record the minutes.

Ms. Cannon called the meeting to order and invited anyone present that was not the applicant and wanted to address the Board on any of the applications to come forward and sign the request form.

**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 2<sup>nd</sup> Land District) – requesting a Special Exception to allow a telecommunication tower in the O & I District.

Jay Shirah – 201 Marina Drive – St. Simons Island, Georgia

Mr. Shirah and Richard Shirah are the owners of SandCo. They have leased a 100' x 100' square tract of land from Eagles Way Church to construct a 150 foot monopole type tower to accommodate wireless providers at 370 Hudson Road in Griffin. There is a significant lack of coverage in this area of Griffin. He reviewed the reasons for selecting this location. 40% of Americans now live in homes without land lines. This is going to increase the need for better in-building coverage. He shared his thought process for selecting a site location. He reviewed the codes of both the City and County, and they want both want to minimize the number of towers in the community. They looked at the City of Griffin Code and they have more stringent height restrictions and only allow up to 120 feet for a self-supporting type tower. Antennas are installed at 10 foot increments. That would mean an antenna at 120 feet and 110 feet. Anything below that would not be appealing to a provider because the area of coverage would not be effective. This will not minimize the number of towers. The County will allow 150 foot height which allows for more antennas on the tower. Additionally, the City will not allow monopole towers above 110 feet. This means if you build the 120 foot tower, you have to have a base structure which is more intrusive. They moved to looking for a location in the County. This site meets all the requirements of the code. The 150 foot tower will allow them to have four providers on one tower thus minimizing the number of towers. This site is located in excess of 900 feet from residential homes which is a plus. It is well buffered with existing vegetation and is located on a property that is in an industrial area even though it is zoned O & I. It will not be visible from residential property. They understand the condition that has been recommended and will be able to meet the condition.

Mr. Jacobs said in O & I, towers are allowed as a principal use with a special exception. They have to follow the tower ordinance. In inventorying the towers in the area, it was found that a building permit has been applied for inside the City but is not under construction. The code requires that it be an existing tower. The tower does not exist at this time so they are in compliance because there are no towers within a 2.5 mile radius. The staff recommendation is

for conditional approval. The condition is that the tower shall be located on its own tract which shall be subdivided from the parent parcel. The majority of zoning districts allow cell towers as an accessory use with a special exception. O & I allows them only as a principal use so that is the reason for the condition.

**MOTION**

Mr. Brown made a motion to approve Application #15-01S with the condition as recommended by staff. The motion passed on a second by Mr. Lattimore with Mr. Brown, Ms. Cannon, Mr. Keys and Mr. Lattimore voting for the motion.

**MINUTES**

Mr. Keys made a motion, seconded by Mr. Lattimore, to approve the minutes of the February 12, 2015 meeting. The motion passed with Mr. Brown, Ms. Cannon, Mr. Keys and Mr. Lattimore voting for the motion.

**ADJOURN**

The meeting was adjourned on a motion by Mr. Brown and a second by Ms. Cannon with Mr. Brown, Ms. Cannon, Mr. Keys and Mr. Lattimore voting for the motion.

/s/ \_\_\_\_\_  
Michelle Cannon – Chair

/s/ \_\_\_\_\_  
Yvonne M. Langford - Recorder