

MINUTES
MAINLAND PLANNING COMMISSION
WORKSHOP
APRIL 22, 2008 - 9:00 A.M.
Harold Pate Building, 1725 Reynolds Street, Bwk, GA

- MEMBERS PRESENT:** Gary Nevill, Chairman
Bill Brunson, Vice Chairman
Jason Counts
Eric Croft
Buck Crosby
Buddy Hutchinson
Wayne Stewart
- STAFF PRESENT:** York Phillips, Planning Manager
Sarah Smolek, Planner I
Janet Loving, Admin/Recording Secretary

Chairman Gary Nevill called the meeting to order at 9:00 a.m.

SU-2008-003 (M)

Consider a request for a special use permit to allow a 280 ft. telecommunications tower on property located on the north side of Highway 82, approximately 5,200 ft. east of its intersection with Old Post Road. The property is zoned Forest Agricultural. The tower is to be owned by Verizon Wireless, lessee.

Mr. Andrew Rosenstreich of Haskell Slaughter and Mr. Kevin Lee were present for discussion.

In presenting the staff's report, Ms. Smolek explained that the site is in an isolated sparsely developed area, which will receive limited impacts from the proposed tower.

As noted in the report for the site plan, Engineering had several issues with the project that have already been resolved by the applicant.

Ms. Smolek stated that staff recommends that the request for a special use permit for a 280 ft. telecommunications tower be approved.

Mr. Jason Counts wanted to know the standard height for a telecommunications tower. Mr. Phillips stated that the towers can be as high as 400 ft. Those that are in closer are usually around 90 to 150 ft. range. There are some located north and east of the Plum Creek tract that are actually higher than this proposal.

Mr. Stewart asked if this is a self supporting tower, to which Mr. Rosenstreich replied yes. In addition, he stated that Verizon is in the middle of a big build-out in this part of the state, and this particular site is integral to that effort. He stated that they have decent coverage in Brunswick and on the Islands but they are moving westward to hook up with sites in Waycross and in the Valdosta area.

Chairman Nevill stated that if someone were to come in and do a residential development adjacent to this site would they have to stay within 280 ft. away from the tower site. Mr. Phillips stated that the area around the site is zoned Forest Agricultural and could accommodate residential; however, this particular site anticipates non-residential uses.

Following discussion, a motion was made by Mr. Bill Brunson for approval of this special use permit for a 280 ft. telecommunications tower. The motion was seconded by Mr. Wayne Stewart. Discussion continued.

Mr. Buddy Hutchinson wanted to know what the distance is between the tower site and Highway 82. Mr. Rosenstreich stated that the compound is a little less than 200 ft. and the tower would be in the middle of the compound. There would be at least 280 ft. from the center of the tower to the pavement. Mr. Hutchinson was concerned about the possibility of the tower falling on Highway 82. However, Mr. Rosenstreich explained that the compound is designed 100 x 100 for structural reasons so that the tower would have room to come down, in the unlikely event that it does come down.

There being no further discussion, the motion for approval was unanimously adopted.

SP-2008-004 (M)

Consider a request for approval of a site plan for a 280 ft. telecommunications tower on property located on the north side of Highway 82 approximately 5,200 ft. east of its intersection with Old Post Road. The property is zoned Forest Agricultural. The tower is to be owned by Verizon Wireless, lessee. Parcel ID 02-02788. N. Andrew Rosenstreich of Haskell Slaughter, agent for Franklin Lloyd, owner.

Mr. Rosenstreich and Mr. Kevin Lee were present for discussion.

In presenting the staff's report, Ms. Smolek explained that this proposed project appears to meet the requirements for the zoning and sites for which it is proposed.

GIS staff commented on a lack of FEMA information, but the information was overlooked on the original submittal. Also, Engineering had several comments. First, the project should obtain FAA approval for the height of the tower. The applicant has provided a letter from the FAA saying that the height meets their requirements. Second, the project may have to obtain GDOT approval for use of the existing driveway for access to the site. The tower does not access directly off SR 82, it has a stub road that turns off as its access, so that permission may not be necessary. Third, engineering noted that the site might require commercial access. Engineering assumes that the Airport Commission has reviewed and approved the location and improvements planned for this building. Engineering has discussed these issues with the applicant and determined that they have all been addressed.

The site is served by State Road 82 and is proposed to be served by county water and sewer.

Ms. Smolek stated that staff recommends approval of the site plan for the Verizon Tower site.

Following review, a motion was made by Mr. Wayne Stewart, seconded by Mr. Buddy Hutchinson and unanimously adopted for approval of this site plan.

There being no further business to discuss, the meeting was adjourned at 9:20 a.m.