

**AUGUSTA-RICHMOND COUNTY, GEORGIA  
PLANNING COMMISSION  
STAFF REPORT**

**Case Number:** SE-23-02

**Hearing Date:** Monday, June 5, 2023

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**Applicant:** TowerCom V-B, LLC

**Property Owner:** William Joseph Wilson, Sr.

**Address of Property:** 4767 Mike Padgett Highway, Augusta, GA 30906

**Tax Parcel #:** 302-0-009-00-0

**Present Zoning:** A (Agricultural)

**Commission District:** 8 (B. Garrett)

**Super District:** 10 (W. Guilfoyle)

**Fort Gordon Notification Required:** N/A

<b>Request</b>	<b>Proposed Use / Activity</b>	<b>Applicable Comprehensive Zoning Ordinance Section</b>
Special Exception	Telecommunications Facility – Monopole Tower	Sections 26-1(c) and 28-A-5(A)

**1. Summary of Request:**

The applicant requests a Special Exception to establish a telecommunications facility on the subject property. The property currently zoned A (Agricultural) and contains a house, manufactured home and three shed structures. The surrounding area is mostly undeveloped and wooded landscape. Verizon Wireless intends to lease 100'x 100' or 10,000 square feet of space near the northwest corner of the parcel and construct a 199-foot-tall monopole tower. The site will have limited access and not accessible to the general public.

The required setback is half the total height of the tower. Based on the submitted site plan, the proposed tower measures approximately 110 feet and 111 feet from the north and west property lines. It measures 262 feet from the street right-of-way. The nearest residence measures 215 feet from the proposed tower and is located on the subject property. Access to the site ties into an existing curb-cut. The plan indicates a proposed 30-foot access and utility easement containing a 12-foot gravel driveway that ties into Mike Padgett Highway. The leased area will be enclosed with an 8-foot chain-line fence with barbwire, fencing already exist along the entire perimeter of the property. The Commission granted a similar action (Z-21-01) on

January 19, 2021, however, it is no longer valid since the applicants did not file for a permit or business license within the required 6-month period from the date of approval.

## **2. Comprehensive Plan Consistency:**

The proposed development is part of the South Richmond character area. The South Richmond Character Area is a part of the City of Augusta undergoing a transition. Until recently, rural residential lots, characterized by stick-built and manufactured homes on lots exceeding  $\frac{3}{4}$  of an acre, woodlands, agricultural uses, and open space have predominated the area. More recently, however, suburban residential is taking place. The 2018 Comprehensive Plan encourages infill residential development at densities compatible with the surrounding area. This tower will provide additional coverage for residents, commuters and travelers in the immediate area. There are 3 existing Verizon Wireless towers within 5 miles of the subject property, none of the facilities have sufficient capacity needed to effectively co-locate.

## **3. Findings:**

1. The applicant requests approval of a Special Exception to construct a 199-foot-tall telecommunications tower on the property.
2. Telecommunications towers are permissible in the A (Agricultural) zone upon the granting of a Special Exception.
3. The new tower will have a monopole design.
4. The surrounding area is mostly undeveloped and wooded landscape.
5. The structure will be setback a distance that exceeds the height of the structure from the nearest off-site residential structure. It measures 262 feet from the street right-of-way.
6. The nearest residence measures 215 feet from the proposed tower. There is no minimum distance requirement from a residence.
7. The subject parcel is served by public water and sewer, however, the proposed use will likely not require utilities. A proposed 30-foot access and utility easement will contain a gravel driveway that connects to Mike Padgett Highway.
8. Mike Padgett Highway is identified as a major arterial street and has a pavement width of 74 feet and a 210 foot of right-of-way. The street is a limited access highway where sidewalks and pedestrian activity are restricted. There are no bus routes in the immediate area.
9. There are no floodplains or wetlands on the property. The leased area for the proposed tower measures 308 feet above sea level.
10. The fence height for the leased portion of the site drawings meet the requirements expressed in Section 7-1 (a) of the Comprehensive Zoning Ordinance.
11. There are 3 existing Verizon towers within 5 miles of the subject property, none of the facilities have sufficient capacity needed to effectively co-locate.

**Recommendation:** The Planning Commission recommends **Approval** of the zoning request, subject to the following condition(s):

1. Issuance of development permits shall be contingent upon submission of plans meeting engineering, environmental, and all other pertinent development regulations.
2. The total height of the tower cannot exceed 199 feet, including the lighting rod.
3. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.

**Note:** This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.



Via Hand Delivery

April 21, 2023

Kevin Thomas Boyd  
Development Services Manager  
Current Planning  
535 Telfair Street – Suite 300  
Augusta, GA 30901

RE: Request for Special Exception for the installation of a 195-foot monopole telecommunications tower per Section 28-A-5 (A) and 28-A-6 of the Comprehensive Zoning Ordinance ("Ordinance") for Augusta Georgia for property located at 4767 Mike Padgett Highway (Tax Map 302-0-009-00-0). The Bennock Mill site.

Dear Mr. Boyd,

Cellco Partnership d/b/a Verizon Wireless was previously granted a Special Exception on the aforementioned parcel back on February 10, 2021. Since this Special Exception has expired, TowerCom V-B, LLC is resubmitting a Special Exception application in order to be able to submit for a building permit and then begin construction on the telecommunications facility. No changes have been made to the proposed project since the Special Exception was granted back in 2021.

The proposed telecommunications tower is located on a property located in an Agriculture (A) Zone, and per 28-A-5(1)(2) telecommunications towers may be located in an A zone upon the granting of a Special Exception. Factors to be considered in granting a Special Exception are identified in 28-A-6.

As per the Application Procedure in 28-A-7, this project and application meets all of the requirements in order to grant the Special Exception.

- A. Site plan included in the construction drawings
- B. A landscape plan is not included in the construction drawings due to the nature of the existing property and surrounding properties. The existing property is zoned Agricultural and the surrounding properties are zoned for Business and Heavy Industrial. In addition, there is an existing natural buffer between the site, surrounding properties and Mike Padgett Highway. Accordingly, we respectfully request a waiver for installing new landscaping around the proposed tower.
- C. Please see enclosed aerial maps and zoning maps to help identify the area surrounding the proposed site property.
- D. Please see enclosed RF Propagation Maps for the Bennock Mill Site which provides the inventory of existing Verizon on-air sites around the proposed Bennock Mill site. The report also provides an inventory of all existing structures within 3.4 miles along with an illustration of Verizon's existing coverage in the area and an overlay with the coverage

map including the proposed tower. As per Verizon's RF Engineer, the existing structures in the area will not satisfy Verizon's coverage objective for the area.

- E. Please see enclosed parcel maps along with the RF Propagation Maps for the Bennoch Mill site. Also, as per the Letter of Intent from Tower Engineering Professionals, the proposed tower will be used to resolve critical capacity and coverage issues in the Verizon network. The methodology used by the engineers to assess the critical coverage/or capacity needs for the proposed telecommunications facility and the area is consistent with that used to identify the most appropriate site in all other proposed or existing sites within the network and its design. If the telecommunications facility was located on another property or location, more towers may be required to satisfy coverage and capacity needs for the area. Fewer telecommunication facilities help to minimize the large capital expenditure required for these sites, and in addition, limits the number of towers needed in an area which matches the intent of Ordinance.
- F. Please see enclosed tower design from Valmont dated 4/11/2023. The tower is designed to accommodate 4 carriers' equipment as well as provide for enough vertical separation between any future antennas so radio frequency interference will not occur. Also, please see enclosed letters sent via certified mail to the other wireless carriers in the area for future collocation opportunities.
- G.
  - 1. Please see RF Propagation Maps for illustration showing the coverage capabilities based on the proposed tower height. The design of the tower for 4 carriers should accommodate any future carriers needs for collocation.
  - 2. The design of the tower will accommodate 4 total carriers based on typical quantity and sizes of antennas/radios based on the current technologies available.
  - 3. Please see enclosed tower design for structural specifications.
  - 4. Please see enclosed fall zone letter that details if the tower were to fall, the predicted mode of wind induced failure would be local buckling of the shaft at or above the midpoint with the upper section folding over onto the intact lower section. The result, if it were to fail, would be a theoretical fall zone at or above the groundline.
- H. Community liaison officer not needed since objection to the site location is not expected since the property is surrounded by Agricultural, Business and Heavy Industrial zoned properties.
- I. Construction will begin within one year of the Special Exception approval as per this provision.
- J. TowerCom does not own or operate any existing towers in the Augusta or Richmond County area, however they do have assets just outside the County. Additionally, a complete inventory of towers may be found at <https://www.towercomenterprises.com/our-towers>.

If you have any questions, or if you need any additional information, please do not hesitate to contact me at 404-422-2249 or [kris.doyle@doyleconsultinginc.com](mailto:kris.doyle@doyleconsultinginc.com).

Sincerely yours,

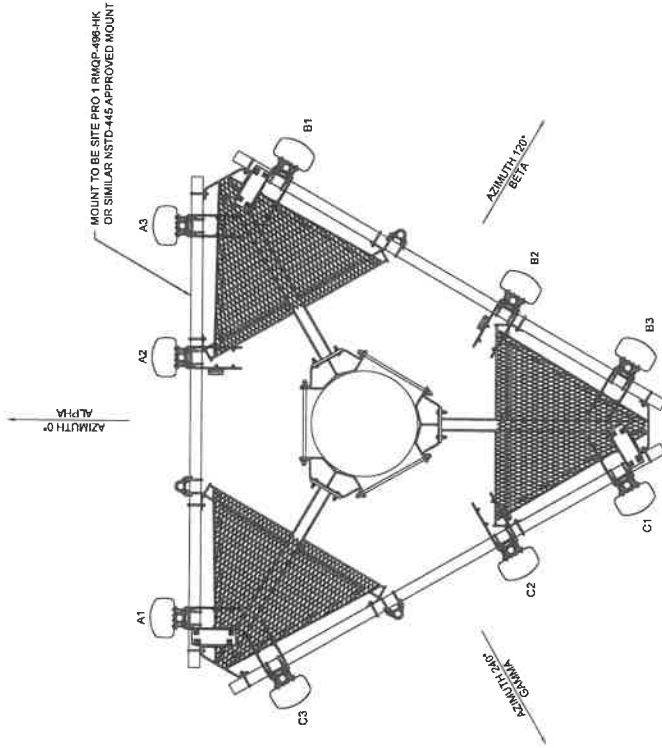


Kris Doyle

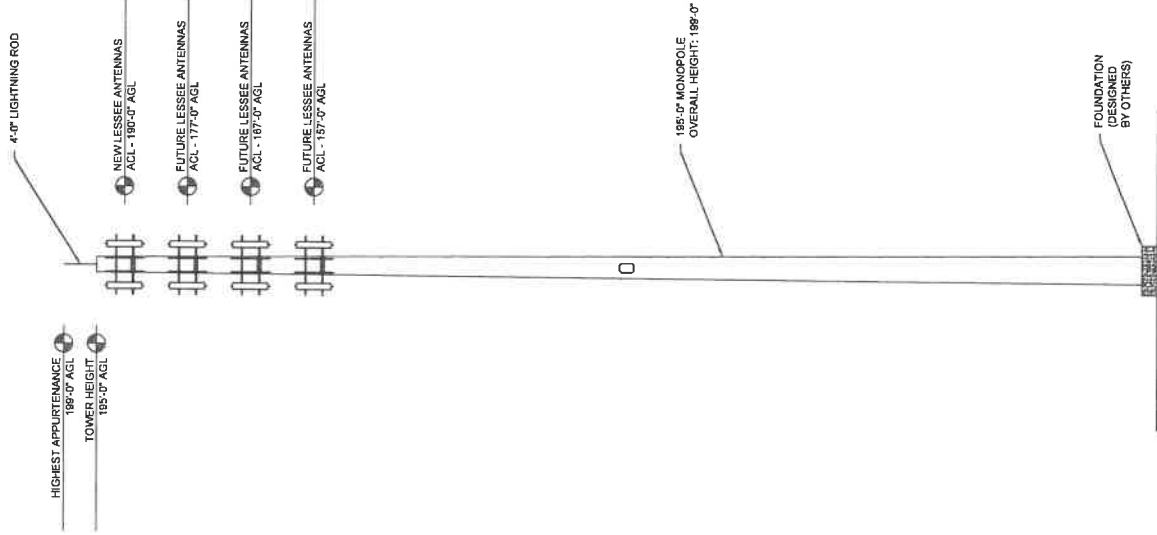


NOTES:

1. ALL INFORMATION IS FOR ILLUSTRATIVE PURPOSES. CONTRACTOR SHALL CONFIRM DETAILED INFORMATION WITH THE VERIZON CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
2. GENERAL CONTRACTOR TO INSTALL HYBRID CABLES, NUMBER AND TYPE AS PER RF DESIGN SHEET.
3. GENERAL CONTRACTOR INSTALL RAYCAP OVPs, NUMBER, AND TYPE AS PER VERIZON CONSTRUCTION MANAGER.



ANTENNA ORIENTATION PLAN  
NTS



TOWER ELEVATION  
NTS



THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY: KAS  
CHECKED BY: CAD

REVISIONS

#	DATE	BY	DESCRIPTION
1	02/08/23	KAS	PRELIMINARY CD
2			
3			
4			
5			
6			
7			
8			
9			
10			



TOWERCOM  
ON AIR, ON TIME

FLUZE ID: 10083017

SITE NAME: BENNOCK MILL

SITE # / LOCATION CODE: 500275

SITE ADDRESS: MIKE PADGETT HWY AUGUSTA, GA 30906

SITE TYPE: RAILROAD

SHEET TITLE: SITE DETAILS

DRAWING #: C-405  
REVISION: 0



