

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-10-21-1930

|  |   |
|--|---|
| <b>Applicant:</b>                          | Municipal Communications II   |
| <b>Owner:</b>                              | Shrine Club Holding Co., Inc  |
| <b>Location:</b>                           | 3202 Edgewood Road  |
| <b>Parcel:</b>                             | 068-066-014   |
| <b>Acreage:</b>                            | 3.16 Acres  |
| <b>Current Zoning Classification:</b>      | RMF1 (Residential Multifamily 1)  |
| <b>Proposed Zoning Classification:</b>     | RO (Residential Office)   |
| <b>Current Use of Property:</b>            | Club Facility   |
| <b>Proposed Use of Property:</b>           | Club or Lodge, Not for Profit   |
| <b>Council District:</b>                   | District 5 (Crabb)  |
| <b>PAC Recommendation:</b>                 | <b>Approval</b> based on the Staff Report and compatibility with existing land uses.  |
| <b>Planning Department Recommendation:</b> | <b>Conditional Approval</b> based on compatibility with existing land uses. Those conditions are as follows:<br><br><ol style="list-style-type: none"><li>1) Club or Lodge</li><li>2) Banquet Facility</li><li>3) Wireless Communication Facility</li></ol> |
| <b>Fort Benning's Recommendation:</b>      | N/A   |
| <b>DRI Recommendation:</b>                 | N/A   |
| <b>General Land Use:</b>                   | Inconsistent<br>Planning Area E   |

|  |              |   |
|--|--------------|---|
| <b>Current Land Use Designation:</b>       |              | Public/Institutional  |
| <b>Future Land Use Designation:</b>        |              | Single Family Residential   |
| <b>Compatible with Existing Land-Uses:</b> |              | Yes   |
| <b>Environmental Impacts:</b>              |              | The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.   |
| <b>City Services:</b>                      |              | Property is served by all city services.  |
| <b>Traffic Impact:</b>                     |              | N/A   |
| <b>Traffic Engineering:</b>                |              | This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.  |
| <b>Surrounding Zoning:</b>                 | <b>North</b> | SFR2 (Single Family Residential 2)  |
|  | <b>South</b> | SFR2 (Single Family Residential 2)  |
|  | <b>East</b>  | SFR2 (Single Family Residential 2)  |
|  | <b>West</b>  | SFR3 (Single Family Residential 3)  |
| <b>Reasonableness of Request:</b>          |              | The request is compatible with existing land uses.  |
| <b>School Impact:</b>                      |              | N/A   |
| <b>Buffer Requirement:</b>                 |              | The site shall include a Category C buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category C are: <ol style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ol> |
| <b>Attitude of Property Owners:</b>        |              | <b>Sixty (60)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>One Hundred Twenty-One (121)</b> calls and/or emails   |

regarding the rezoning.

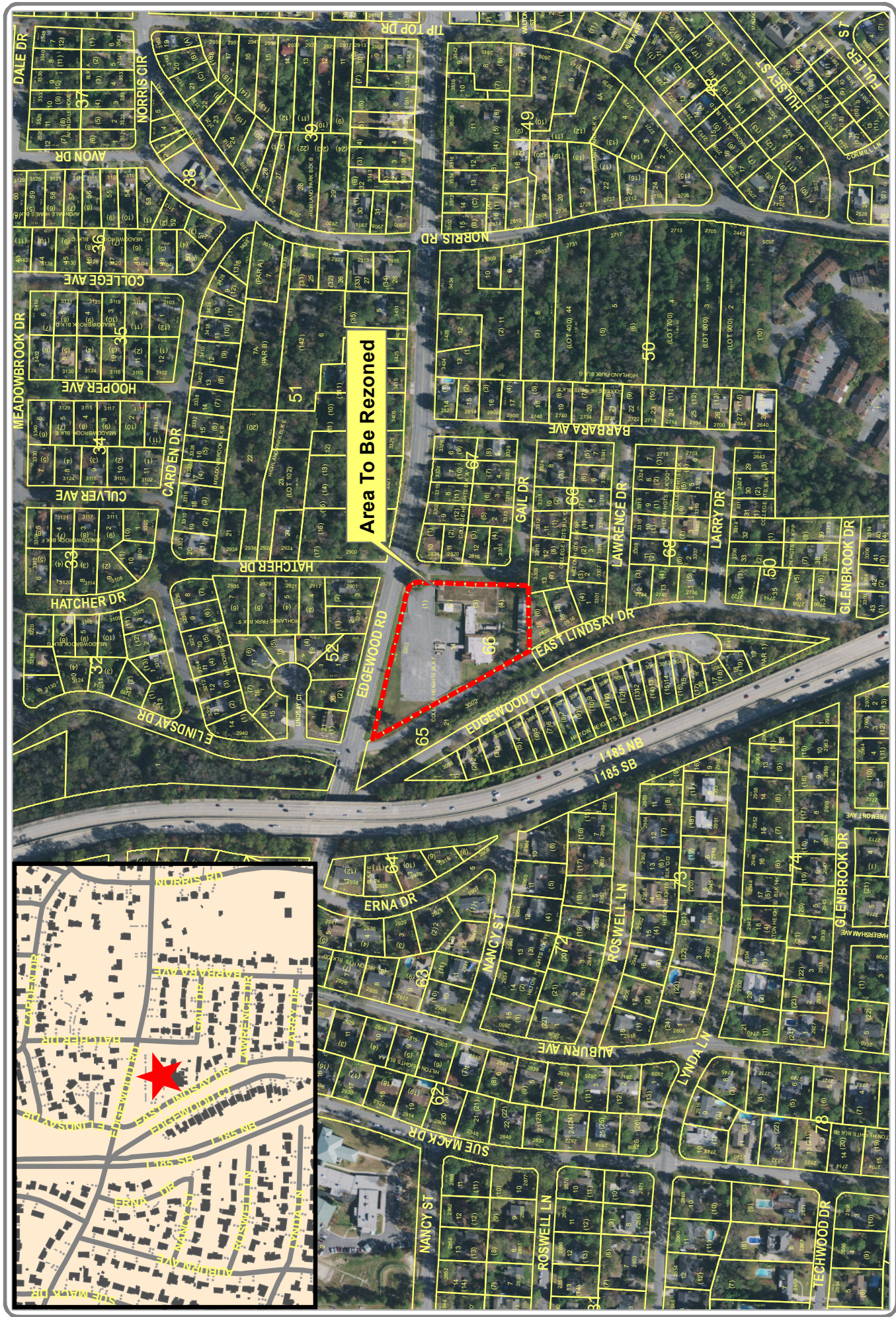
**Approval** 0 Responses  
**Opposition** 121 Responses

**Additional Information:**

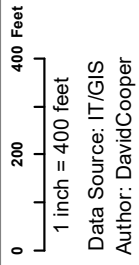
Applicant attempted to rezone this parcel in 2018 (REZN-01-18-0024\_3202 Edgewood Road\_Bob Podyasheff) and was declined by Council. Trello link to past case: <https://trello.com/c/vS6RYiUM>

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Traffic Report  
Site Plan



**Area To Be Rezoned**

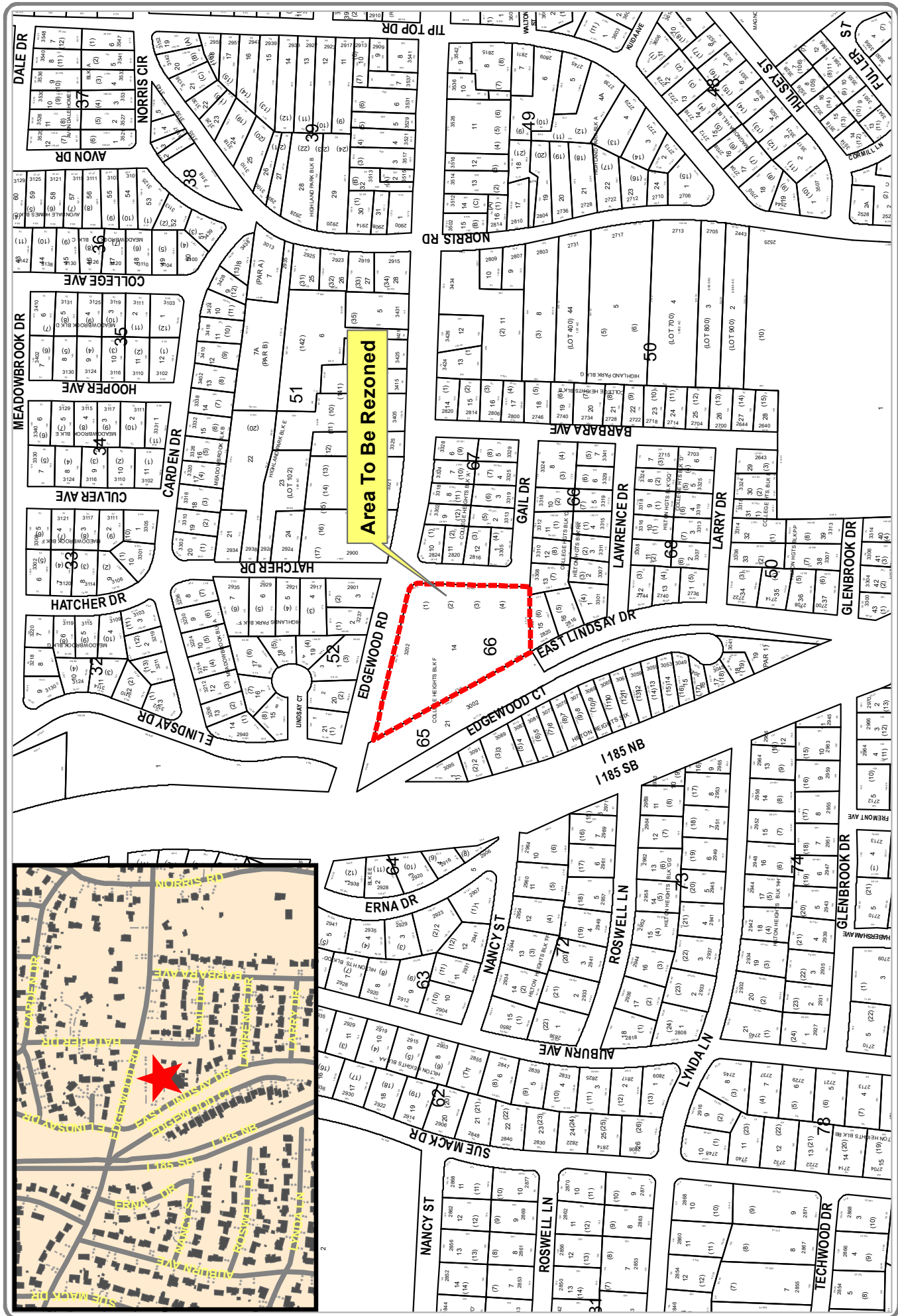


Data Source: IT/GIS  
Author: David Cooper

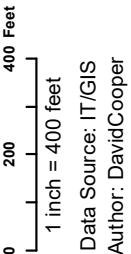
Aerial Map for REZN 10-21-1930  
Map Map 068 Block 066 Lot 014  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

This material is made available as a public service.  
Maps and data are to be used for reference purposes only.  
The data contained is subject to constant change.  
Map information is believed to be correct but is not guaranteed.





**Area To Be Rezoned**



Data Source: IT/GIS  
Author: David Cooper

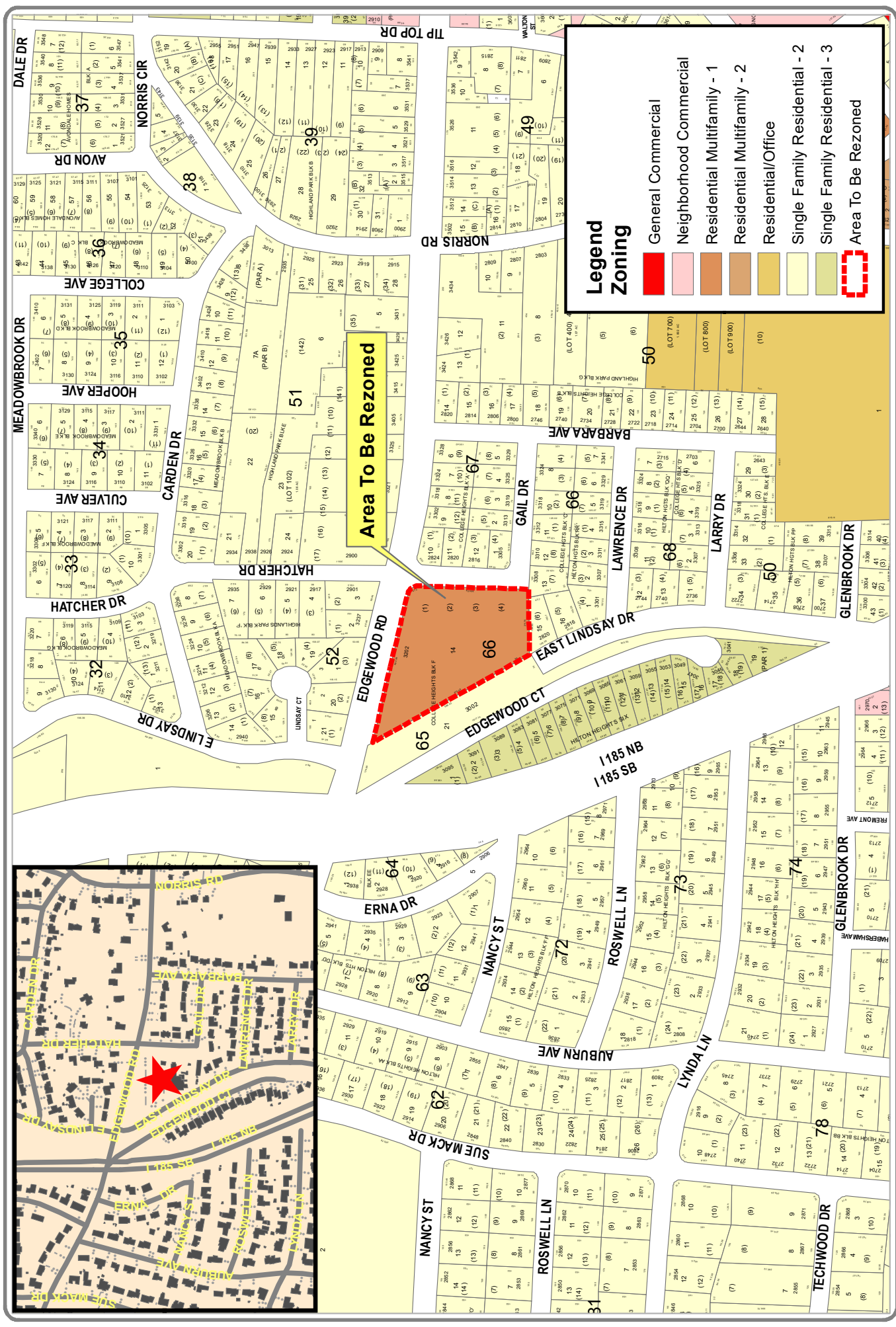
Location Map for REZN 10-21-1930  
Map Map 068 Block 066 Lot 014  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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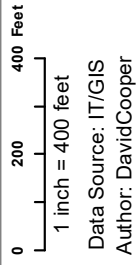
Date: 10/16/2021





### Legend Zoning

- General Commercial
- Neighborhood Commercial
- Residential Multifamily - 1
- Residential Multifamily - 2
- Residential/Office
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned

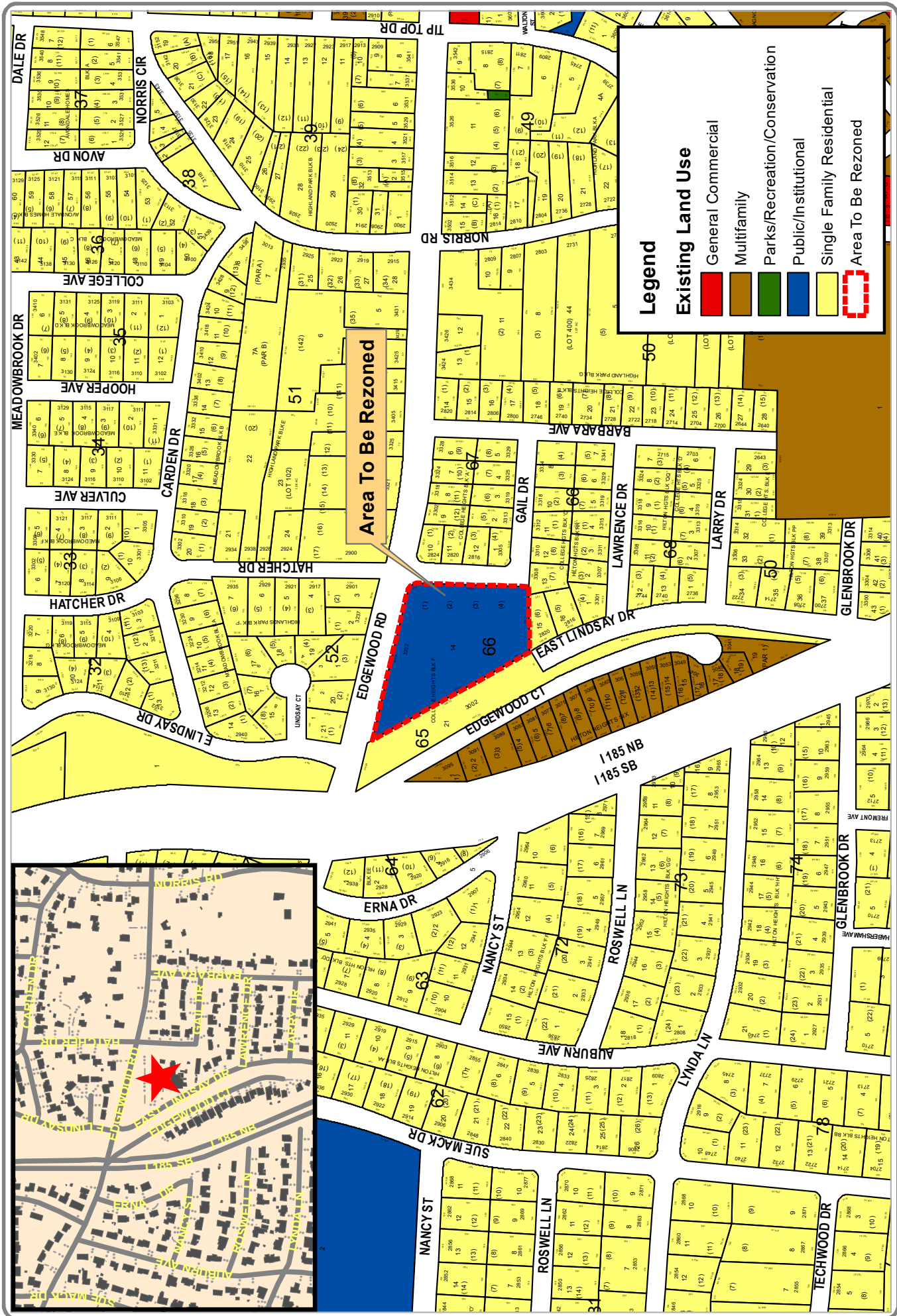


Zoning Map for REZN 10-21-1930  
Map Map 068 Block 066 Lot 014  
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Data Source: IT/GIS  
Author: David Cooper



### Legend

**Existing Land Use**

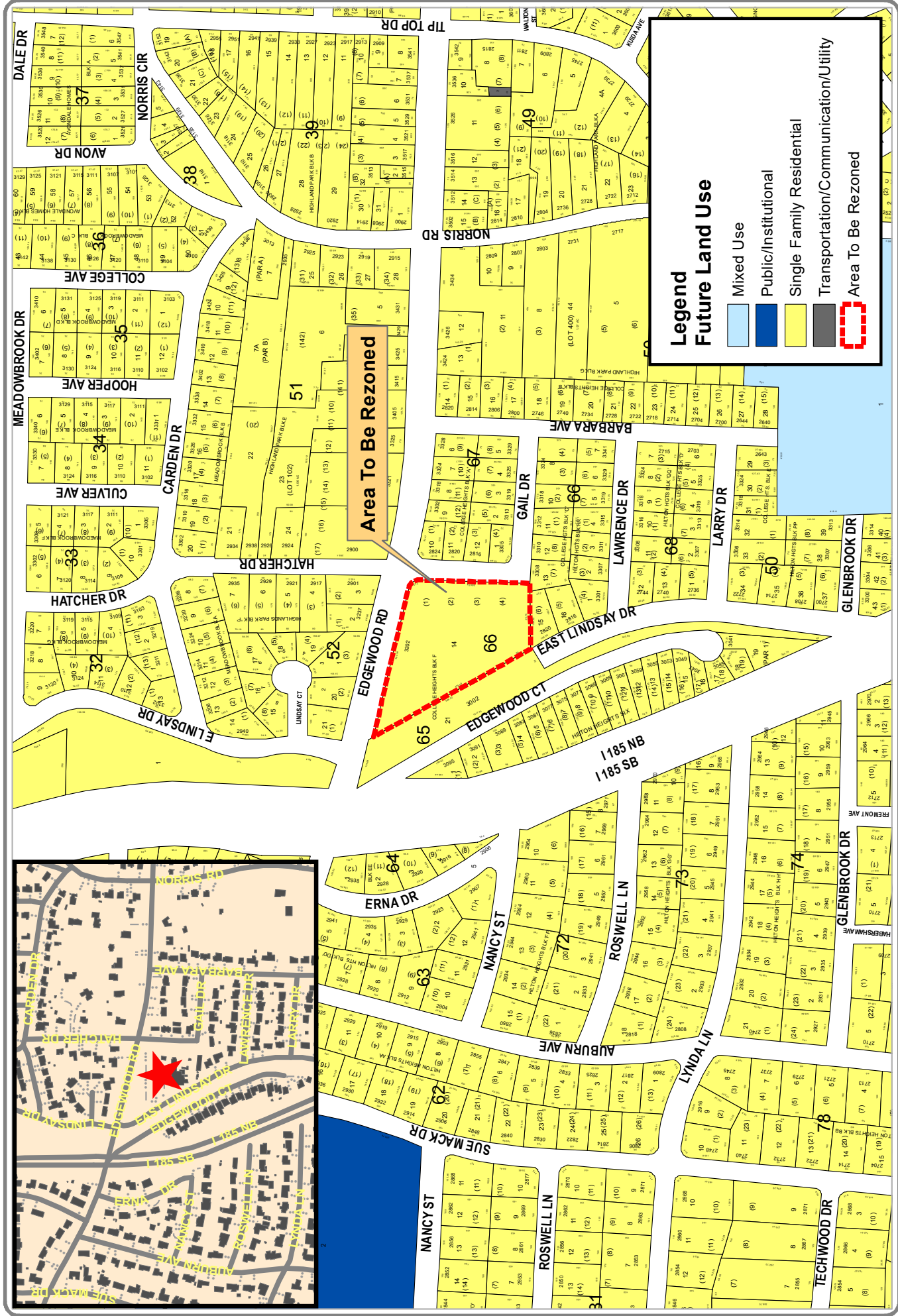
- General Commercial
- Multifamily
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Area To Be Rezoned

0 200 400 Feet  
 1 inch = 400 feet  
 Data Source: IT/GIS  
 Author: David Cooper

Existing Land Use Map for REZN 10-21-1930  
 Map Map 068 Block 066 Lot 014  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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**Legend**  
**Future Land Use**

- Mixed Use
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned

0 200 400 Feet  
1 inch = 400 feet  
Data Source: IT/GIS  
Author: David Cooper

**Future Land Use Map for REZN 10-21-1930**  
Map Map 068 Block 066 Lot 014  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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Date: 10/18/2021





# Zoning Justification

**9AT1738H – ATLANTA**

7/13/21

## T-Mobile 9AT1738H

9AT1738H – 3202 Edgewood Rd  
Columbus, GA 31907  
(Latitude = 32.4906, Longitude = -84.9417)

The intent of this letter is to confirm the necessity of T-Mobile installation of radio transceiver equipment on the proposed telecommunication tower and to provide supporting documentary evidence.

As part of the company's mandate to provide high quality service throughout the Atlanta market, the network density of wireless facilities must continue developing to meet the expectations of customers and communities alike, for both voice and data services.

The primary purpose for the installation of this facility is to offload LTE traffic from neighboring exhausted LTE cells 9AT0715A Alpha sector and 9AT1731D Gamma sector, as well as provide additional capacity and improved coverage for surrounding commercial and residential areas along I-185 and Edgewood Road. A coverage gap in this vicinity signifies an area where users may experience call connection or quality issues, especially in indoor locations and during busy hours.

Because of the proposed location for the new tower, the quality and strength of the T-Mobile signal will increase, and provide a better user experience for customers and non-customers alike. In particular, indoor service levels in some of the aforementioned areas may be poor or non-existent. With the introduction of a new serving tower, these issues would essentially disappear. Signal and network access would improve, especially for being able to call 911 in buildings or in traffic in case of emergencies.

## T-Mobile 9AT1738H

9AT1738H – 3202 Edgewood Rd  
Columbus, GA 31907  
(Latitude = 32.4906, Longitude = -84.9417)

A tower and structure search was performed for any tower or structure 120ft or higher located within one (1) Mile radius of the search ring location. This search was completed utilizing Google Earth, the Antenna Structure Registration section of the FCC, and other tower data bases and confirmed that there are antenna structures registered within a (1) Mile radius as indicated in the attached Google Earth Map view of the site (slide 5). However the existing tower structures would not achieve the capacity design objectives due to their location.

FCC tower database results (slide 4).

T-Mobile currently have 37 existing tower structures in Muscogee County.

The existing coverage map without 9AT1738H shows a large gap in in-building coverage (slide 8).

The proposed location for site 9AT1738H would provide improved capacity and in-building coverage for customers in and around the area along I-185 and Edgewood Rd. It will offload the neighboring exhausted LTE sectors 9AT0715A Alpha sector and 9AT1731D Gamma sector. (slide 9).

## FCC ASR DATABASE SEARCH RESULTS

### Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > [ASR Search](#)

ASR Registration Search

#### Registration Search Results

[New Search](#) [Refine Search](#) [Printable Page](#) [Query Download](#) [Map Result\(s\)](#)

[ADVANCED SEARCH](#) [HELP](#)

#### Displayed Results

Matches 1-4 (of 4)

1

**Specified Search**  
Latitude = '32-29-13.4 N', Longitude = '84-57-20.6 W', Radius = 1.6 Kilometers

Display:

Pending Application(s)

| Registration Number       | Status      | File Number | Owner Name                    | Latitude/Longitude          | Structure City/State | Overall Height Above Ground (AGL) |
|---------------------------|-------------|-------------|-------------------------------|-----------------------------|----------------------|-----------------------------------|
| 1 <a href="#">1030695</a> | Constructed | A0365994    | Public Service Towers, Inc.   | 32-28-34.0N<br>084-56-23.0W | COLUMBUS, GA         | 60.7                              |
| 2 <a href="#">1235674</a> | Cancelled   | A0863898    | T-Mobile South LLC            | 32-29-36.2N<br>084-57-55.8W | Columbus, GA         | 47.2                              |
| 3 <a href="#">1291730</a> | Cancelled   | A0974075    | Municipal Communications, LLC | 32-29-17.5N<br>084-58-17.9W | Columbus, GA         | 45.7                              |
| 4 <a href="#">1293734</a> | Constructed | A1115976    | American Towers LLC           | 32-29-17.5N<br>084-58-17.9W | Columbus, GA         | 50.3                              |

Matches 1-4 (of 4)

1

[ASR Help](#) [ASR License Glossary](#) [FAQ](#) [Online Help](#) [Documentation](#) [Technical Support](#)  
[ASR Online Systems](#) [TOWAIR- CORES](#) [ASR Online Filing](#) [Application Search](#) [Registration Search](#)  
[About ASR](#) [Privacy Statement](#) [About ASR](#) [ASR Home](#)  
 Registration Search

[FCC](#) | [Wireless](#) | [ULS](#) | [CORES](#)

Federal Communications Commission  
445 12th Street SW  
Washington, DC 20554

[Help](#) | [Tech Support](#)

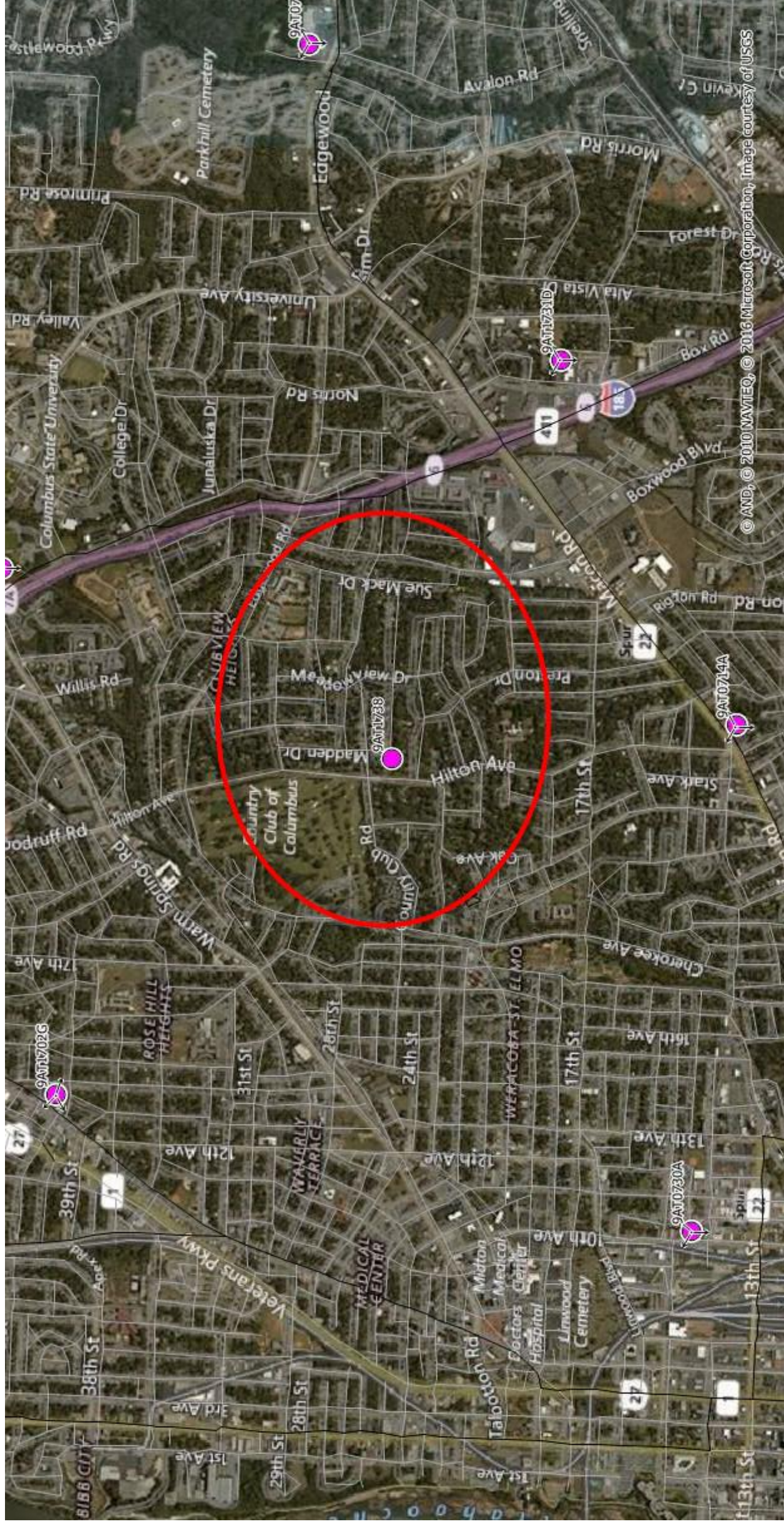
Phone: 1-877-480-3201  
TTY: 1-717-338-2824  
[Submit Help Request](#)

Two of these tower structures has a status of “cancelled” and the other two constructed tower structures would not achieve the capacity design objectives due to their location.

# T-Mobile 9AT1738H

9AT1738H – 3202 Edgewood Rd  
Columbus, GA 31907  
(Latitude = 32.4906, Longitude = -84.9417)

## Search Ring Map



Primary design objective is to offload LTE traffic from neighboring LTE cells 9AT0715A Alpha sector and 9AT1731D Gamma sector, as well as provide additional capacity and improved coverage for surrounding commercial/residential areas along I-185 and Edgewood Road.

# T-Mobile 9AT1738H

9AT1738H – 3202 Edgewood Rd  
Columbus, GA 31907  
(Latitude = 32.4906, Longitude = -84.9417)

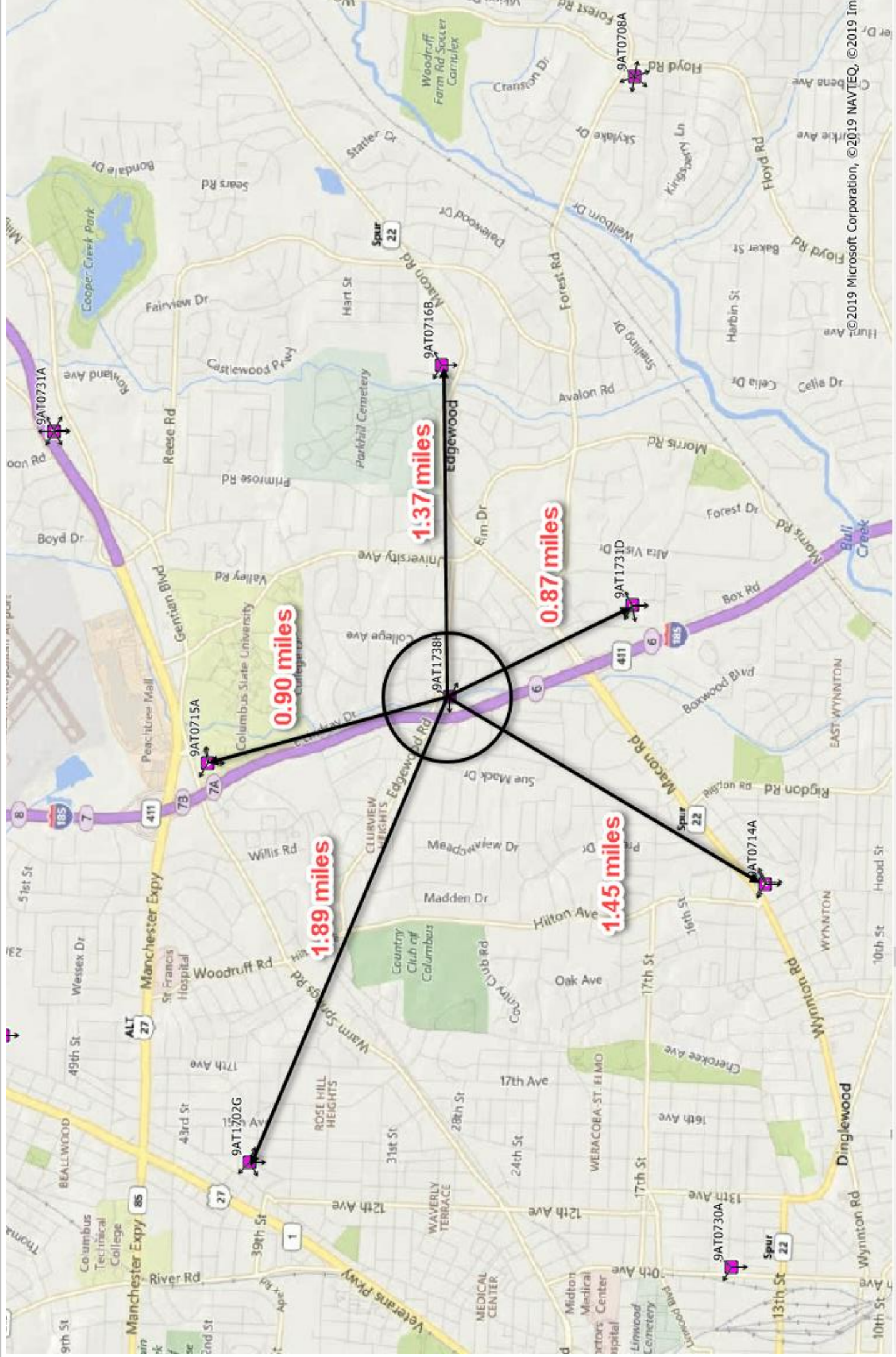
## Surrounding T-Mobile Facilities

| Site ID  | Site Name               | Latitude    | Longitude    | Address                             | County   | City     | Zip Code   | AGL (ft) | Site Class | Structure Owner |
|----------|-------------------------|-------------|--------------|-------------------------------------|----------|----------|------------|----------|------------|-----------------|
| 9AT0708A | London                  | 32.48136    | -84.899689   | 2107 Floyd Rd.                      | Muscogee | Columbus | 31907      | 114      | Monopole   | American Tower  |
| 9AT0713B | Caroline                | 32.515279   | -84.965532   | 5222 Hamilton Road                  | Muscogee | Columbus | 31904      | 102      | Monopole   | Crown Castle    |
| 9AT0714A | Columbus                | 32.472301   | -84.953459   | 2546 Wynnton Rd                     | Muscogee | Columbus | 31906      | 154      | Monopole   | Crown Castle    |
| 9AT0715A | Mall.1                  | 32.504164   | -84.94675    | 2944 Warm Springs Rd.               | Muscogee | Columbus | 31909      | 100      | Monopole   | Crown Castle    |
| 9AT0716B | Woodland                | 32.491768   | -84.919498   | 4231 Macon Rd.                      | Muscogee | Columbus | 31907      | 175      | Monopole   | Crown Castle    |
| 9AT0730A | Rose Hill Heights       | 32.473408   | -84.979251   | 1412 10th Avenue                    | Muscogee | Columbus | 31901      | 127      | Monopole   | American Tower  |
| 9AT0731A | Lyn Hills               | 32.513596   | -84.924894   | 4191 Milgen Road                    | Muscogee | Columbus | 31907      | 176      | Monopole   | SBA             |
| 9AT0738F | Upland - Crown Columbus | 32.46458056 | -84.918525   | 4416 Buena Vista Road (911 Address) | Muscogee | Columbus | 31907      | 180      | Monopole   | Crown Castle    |
| 9AT1702G | Rosehill 2 SBA GA13657  | 32.501      | -84.9734444  | 3908 Hamilton Road (911)            | Muscogee | Columbus | 31904      | 78       | Monopole   | SBA             |
| 9AT1731D | Sue Mack                | 32.48041351 | -84.9351313  | 1800 Box Road                       | Muscogee | Columbus | 31907      | 122      | Monopole   | Crown Castle T3 |
| 9AT2719A | 9AT2719A                | 32.46094445 | -84.93122223 | 3650 Buena Vista Rd                 | Muscogee | Columbus | 31906-4375 | 130      | Monopole   | SBA             |

# T-Mobile 9AT1738H

9AT1738H – 3202 Edgewood Rd  
Columbus, GA 31907  
(Latitude = 32.4906, Longitude = -84.9417)

## Site Location

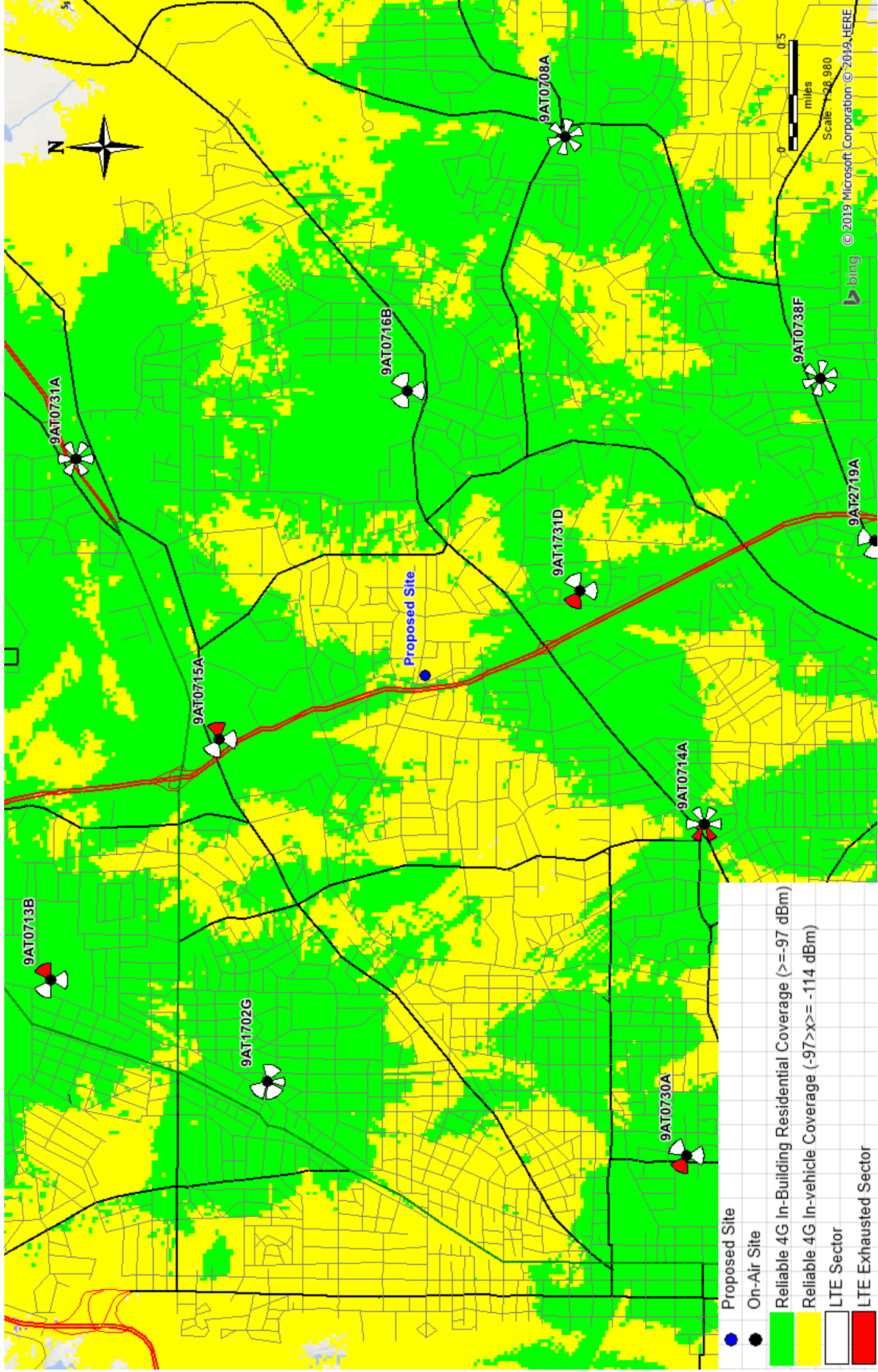


This map shows the distance of the 5 closest sites in the area.

# T-Mobile 9AT1738H

9AT1738H – 3202 Edgewood Rd  
Columbus, GA 31907  
(Latitude = 32.4906, Longitude = -84.9417)

## Existing 4G Service without the Proposed Site Mid Band (AWS-2100 MHz) LTE Service Map (RSRP)



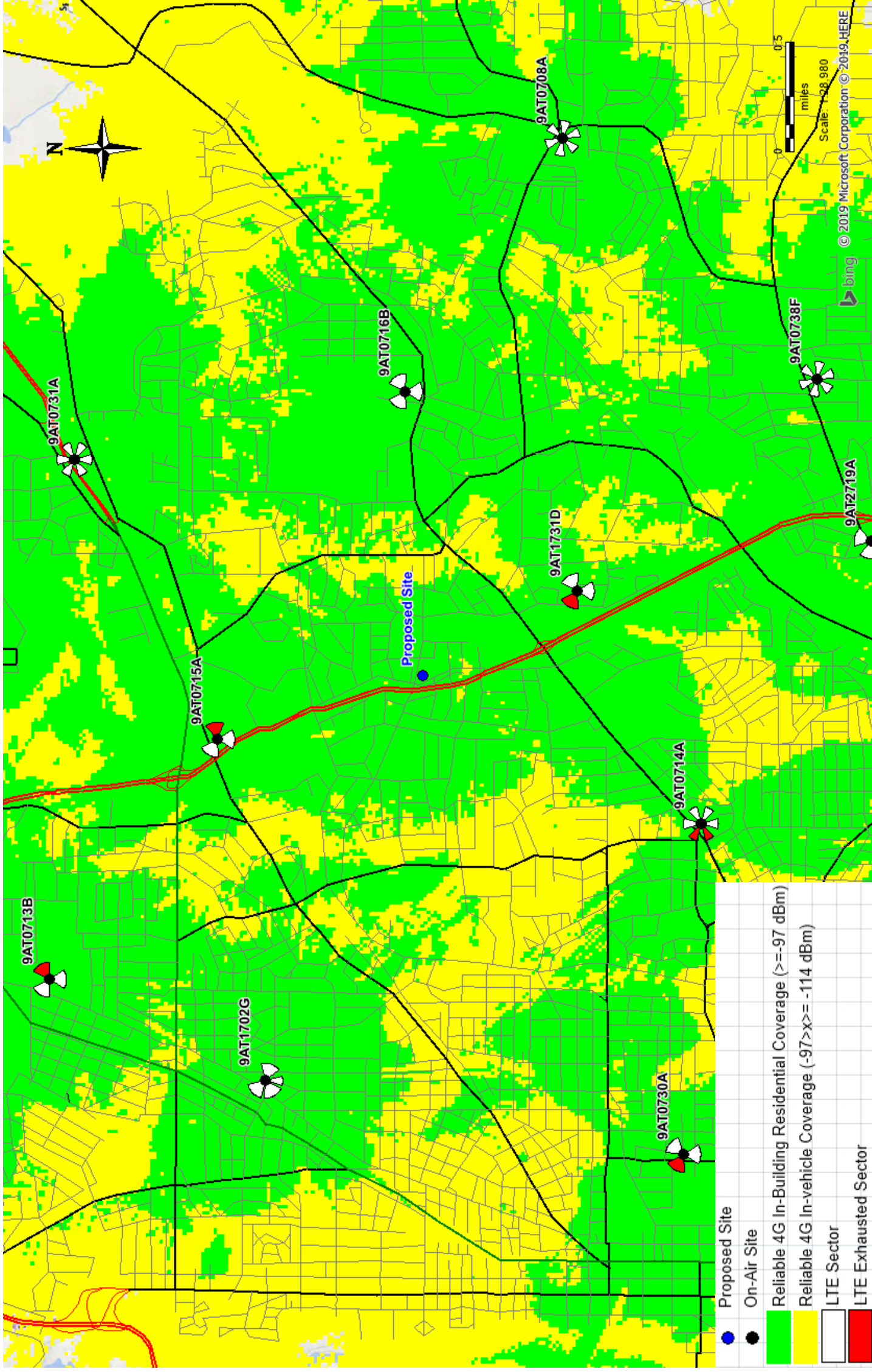
This plot show a large gap in indoor residential coverage



# T-Mobile 9AT1738H

9AT1738H – 3202 Edgewood Rd  
Columbus, GA 31907  
(Latitude = 32.4906, Longitude = -84.9417)

## Existing 4G Service with the Proposed Site @ 150' AGL Mid Band (AWS-2100 MHz) LTE Service Map (RSRP)



This plot show a better mid band indoor residential coverage and increased capacity to offload the neighboring exhausted LTE sectors 9AT0715A Alpha sector and 9AT1731D Gamma sector.

Thank You

Opposition Petition

Petition to Oppose the re-zoning of parcel #068-066-014 (The current Shrine Club at 3202 Edgewood Road) from RMF1 to RO (Residential Office) and request for special exception for a cell tower facility.

Name Address Phone

Gladys Griffin 2816 East Lindsay Dr 706-587-4954

Gloria Bop 3325 Larry Dr 706-326-2417

Kalyn Swain 3315 Lawrence Dr 706-593-8849

Rachael Helmer 3307 Larry Dr. 706-888-9715

Aurora Stroney 3307 Larry Dr. 706-888-9715

Christopher Blankenship 3314 Larry Drive 334-468-1594

Kelley Blankenship 3314 Larry Drive 706-577-3189

Barbara Korzan 2700 Barbara Ave. 706-561-3065

Frederich B. Korzan 2700 Barbara Ave. 706-561-3065

Dennis Pate 706 984-1217

Windy Lawrence 813 447 3965 2820 Hatcher Dr

Rebekah Mitchell 2824 Hatcher Dr 6785722115

Opposition Petition

Petition to Oppose the re-zoning of parcel #068-066-014 (The current Shrine Club at 3202 Edgewood Road) from RMF1 to RO (Residential Office) and request for special exception for a cell tower facility.

Name

Address

Phone

Julie Mattwig 3311 Lawrence Dr. Columbus, GA 7065136501

James Mattwig 3311 Lawrence Dr. Columbus, GA 7065736515

Rajo Michtelen 2740 E Lindsay Dr. 7066627669

Hank Michtelen 2740 E Lindsay Dr. 7066625425

EBC Higgins 2740 E Lindsay Dr. 7066629810

Jillian Higgins 2740 E Lindsay Dr. 7069925499

JAMES TRAWICK 3307 LARRY DR. 7065616685

LLENIDA TRAWICK 3307 LARRY DR 7065734934

GLORIA HOLLOWAY 3318 LARRY DR 706341-8735

Marcus Johnson 2722 E Lindsay Dr. 404.694.0860

Christy Johnson 2722 E Lindsay Dr. 240-751-2759

RAFAEL BETANCOURT 2700 E. LINDSAY DR 404-606-0648

Sept. - October 2021

Opposition Petition

Petition to Oppose the re-zoning of parcel #068-066-014 (The current Shrine Club at 3202 Edgewood Road) from RMF1 to RO (Residential Office) and request for special exception for a cell tower facility.

| Name               | Address             | Phone          |
|--------------------|---------------------|----------------|
| Rebecca Vaught     | 3328 Edgewood Rd    | 334.614.3146   |
| June Nowell        | 3328 Edgewood Rd.   | 706.329.5326   |
| CASON Nowell       | 3328 Edgewood Rd.   | 469.771.6597   |
| Glenn Vaught       | 3328 Edgewood Rd.   | 706.527.4946   |
| Jessica Woodall    | 3606 Kuida Ave      | 706.562.5118   |
| Toddy Kate Woodall | 3606 Kuida Ave.     | 706.956.6190   |
| Idas R. Welch III  | 3606 Kuida Ave.     | 706.392.3249   |
| Ryn Woodall        | 3606 Kuida Ave.     | 706.617.4546   |
| Idas R. Welch Jr.  | 5309 Norrisland #55 | 706.289.9535   |
| Ivey               | 3609 Kuida Ave.     | 706.505.5154   |
| J. MARK Shelnett   | 3328 Edgewood Road. | 706.593.6689   |
| Mollie Shelnett    | 3328 Edgewood Road. | 706.442.2699   |
| Willene Jackson    | 2444 Elm Dr.        | 706.289.0631   |
| Kara Conover       | 2820 Barbara Ave.   | 318.880-7274   |
| Edward Conover     | 2820 Barbara Ave.   | 318.880-7274   |
| Ashley Barron      | 2814 Barbara Ave    | 706.577-9979   |
| Willie Riley       | 3308 Gail Dr.       | 912-210-3798   |
| Rick Porter        | 2816 Ackerly Dr     | (706)-233-4885 |

Opposition Petition Continued

| Name              | Address             | Phone        |
|-------------------|---------------------|--------------|
| John W. McCamy    | 7746 Barbara Ave.   | 706-580-6669 |
| Jane Page McCamy  | 7746 Barbara Ave.   | "            |
| Ken Neese         | 2800 Barbara Ave    |              |
| Nartasha David    | - 2800 Barbara Ave. |              |
| Laura B. Robinson | 3328 edgewood rd    |              |
| Julia Cruzan      | 925 N. Ridge dr     |              |
| Brandon Pope      | 3328 edgewood rd.   |              |
| Shannon Henson    | 925 N. Ridge dr.    |              |
| Steven Salas      | 3318 edge wood rd   |              |
| Katie Theoret     | 3318 edgewood rd.   |              |
| Trudy Bird        | 3324 Edgewood Rd    | 706-223-7426 |
| Robert Thomas     | 3324 Edgewood Rd    | 706-289-8597 |
| Sarah Winter      | 3301 Lawrence Dr.   | 404-400-7785 |
| James Winter      | 3301 Lawrence Dr.   | 601-331-0105 |

Opposition Petition Continued

| Name                              | Address                              | Phone        |
|-----------------------------------|--------------------------------------|--------------|
| Thomas Lively                     | 3304 Glenbrook Dr Col GA             |              |
| Terni Lively                      | 3304 Glenbrook Dr col GA             |              |
| Brack Lively                      | 3304 Glenbrook Dr Col GA             |              |
| <del>Brack</del> Bryant<br>Lively | 3304 Glenbrook Dr Col GA             |              |
| Stephanie Kelly                   | 3307 Glenbrook Dr. Columbus, GA      |              |
| Jared Crews                       | 3314 Glenbrook Dr. Columbus, GA      |              |
| Cynthia Crews                     | 3314 Glenbrook Dr Columbus, GA 31907 |              |
| Darrell Bodley                    | 3355 Glenbrook Dr 31907              |              |
| Jordan Hamner                     | 2736 E Lindsay Dr 31907              |              |
| Josh Williams                     | 2736 E Lindsay Dr 31907              |              |
| Nyla Perry                        | 2975 Lawrence Dr 31907               |              |
| Logan Vo                          | 3316 Lawrence Dr 31907               |              |
| Josh Heath                        | 2740 Barbara Ave 31907               | 706 536 9650 |
| Lauren Heath                      | 2740 Barbara Ave 31907               |              |

Opposition Petition Continued

| Name             | Address           | Phone                                    |
|------------------|-------------------|--|
| Brad Turner      | 3500 Glenbrook Dr | 706-597-5081                             |
| Rachel Roberts   | 3306 Glenbrook Dr | 706-718-3500                             |
| Emily Roberts    | 3306 Glenbrook Dr | 706-617-5527                             |
| Curtis Foster    | 3318 Lawrence DR  | 706-329-2920                             |
| Paula Foster     | 3318 Lawrence DR  | 706-329-7320                             |
| Pat White        | 3318 Lawrence DR  | 706-393-8229                             |
| Selene Santiago  | 3329 Lawrence Dr  | 706-289-4783                             |
| Bridgette McCal  | 2728 Barbara Ave  | 770-545-3501                             |
| Brenda Scott     | 2728 Barbara Ave  | 404-241- <del>2041</del> <sup>1701</sup> |
| Alice Kaye       | 2722 Barbara Ave  | 706-366-8817                             |
| Rachael Kaye     | 2722 BARBARA AV.  | 828-331-9971                             |
| Tammy Short      | 3319 Larry Dr.    | 706- <del>332</del> -8314                |
| Rachel Snipes    | 3313 Larry Dr.    | (706) 321-9816                           |
| Jackie Blacklock | 3324 Larry DR     | 706-718-4355                             |



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Opposition Petition Continued

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| Name                     | Address                 | Phone        |
|--------------------------|-------------------------|--------------|
| Howard Cordell           | 2824 Hatcher Dr. Unit A | 706 642 9024 |
| Sarah Cordell            | 2824 Hatcher Dr Unit A  | 706.341.8938 |
| Joy K Waldrop            | 3318 GAIL Drive         | 706 536 5590 |
| CARDYN Waldrop           | 3318 GAIL Drive         | 706 561-1836 |
| Kerstyn Waldrop          | 3318 GAIL Drive         | 706 561-1836 |
| HOLLY MULLIS             | 3310 GAIL DR            | 706-577-0744 |
| Victor <del>if</del> T07 | 3312 Gail Drive         | 706-604-3797 |
| Pat Pitts                | 3308 Gail Dr.           | 334-614-4534 |
| ED MULLIS                | 3310 GAZL DR.           | 706-570-4444 |
| Chris Nelson             | 8 Lindsay Ct.           | 770-519-4868 |
| Donald E Craft           | 3 Lindsay Ct            | 706-566-5865 |
| Kay Craft                | 3 Lindsay Ct            | 706-332-5771 |
| Les Ellen                | 330 Lawrence Ph.        | 706-392-3130 |
| Sally Ellerbe            | 3307 Lawrence Dr        | 706-366-3366 |

Opposition Petition Continued

| Name            | Address             | Phone        |
|-----------------|---------------------|--------------|
| Helen H Johnson | 2820 E. Lindsay Dr  | 706-561-6025 |
| Albert Johnson  | 2820 E. Lindsay Dr  | 706-561-6025 |
| Cynthia Elliott | 2816 E. Lindsay Dr. | 706-561-8204 |
| Mary Olive      | 2750 Camille Dr.    | 706-662-0934 |