



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

December 28, 2021

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-10-21-1931) Special Exception Use request to allow for a 150-foot telecommunications facility located at 3202 Edgewood Road, Columbus, Georgia 31907.

Wireless Communications Facility

Municipal Communications II has submitted an application for the Special Exception Use cited above. The property is located in a RO (Residential Office) zoning district. The site for the proposed telecommunications facility is an operating Club or Lodge, Not for Profit located at 3202 Edgewood Road. The purpose of the Special Exception Use is to allow for the operation of a telecommunications facility located within the RO (Residential Office) zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Edgewood Road is an arterial road. It will provide adequate free flow movement. This use will be an accessory use to the property.

(2) Traffic and Pedestrian Safety : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, sewer, utilities, police, and fire protection are adequate.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

All mechanical equipment will be behind a six-foot-high fence. The property is surrounded by SFR2. Noise, light, flare and odor should be limited due to the nature of the equipment.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

The hours of operation for this use will not have an adverse impact on the neighboring properties in the area. The tower should not have any foreseen hours of operation and the operation should be seamless, except for outages and required maintenance.

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?

This structures height, size and location should match the uses found in other RO (Residential Office) properties. The structure will be screened from most view sheds for pedestrians.

Council District: District 5 (Crabb)

One Hundred and Ten (110) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received ten (10) calls and/or emails regarding the rezoning.

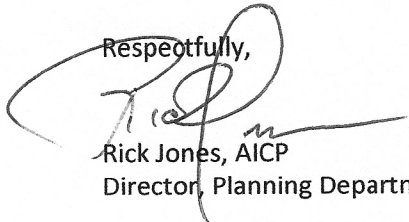
Approval: 0 Reponses

Opposition: 110 Responses

The Planning Advisory Commission recommended **approval** and the Planning Department recommended **approval**.

Additional Information: Applicant attempted to rezone this parcel in 2018 (EXCP-01-18-0025_3202 Edgewood Road_Bob Poydasheff) and was declined by Council. Trello link to past case: <https://trello.com/c/UI9puLMH>

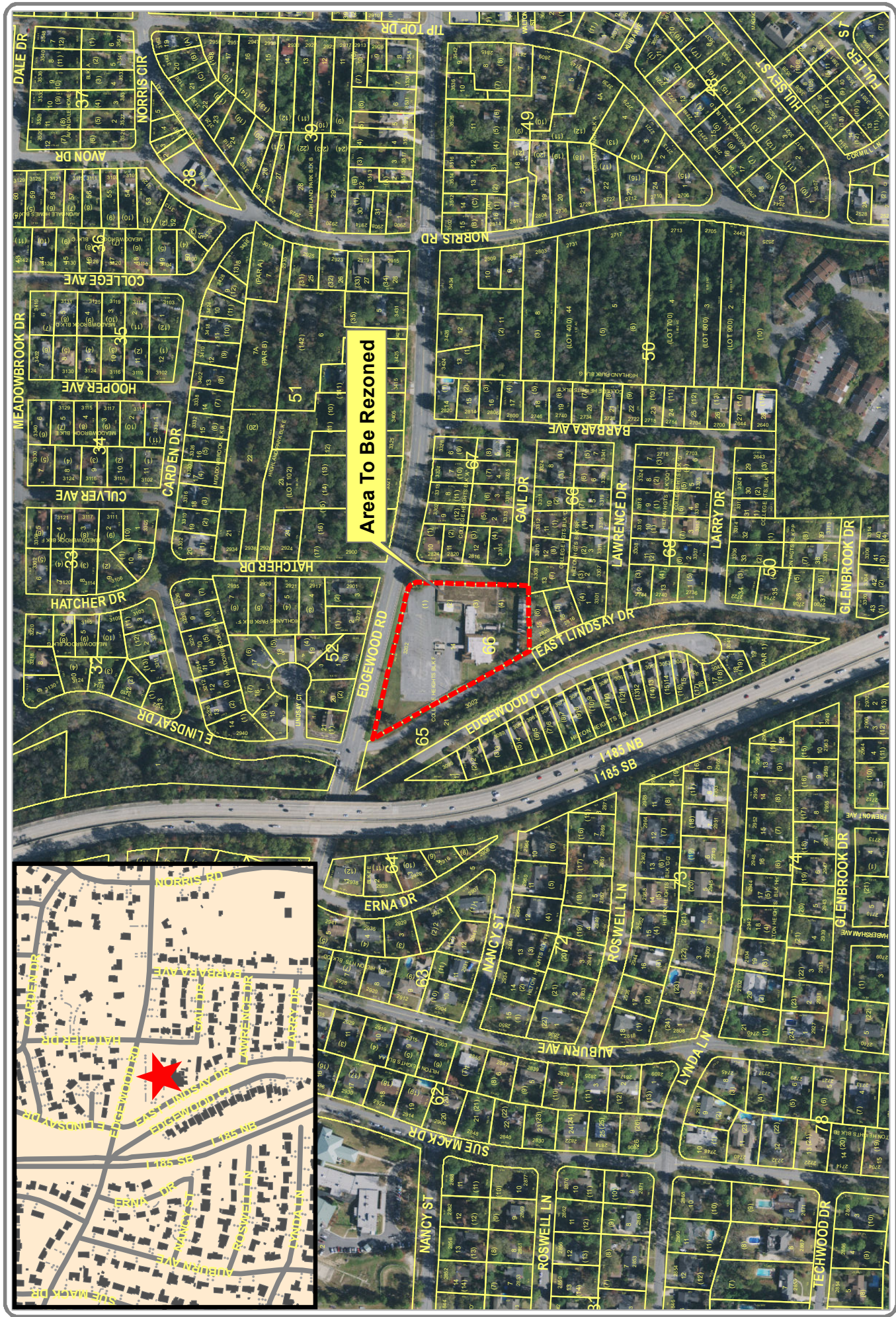
Respectfully,



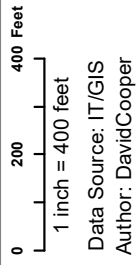
Rick Jones, AICP
Director, Planning Department

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Zoning Justification Packet



Area To Be Rezoned



Data Source: IT/GIS
Author: David Cooper

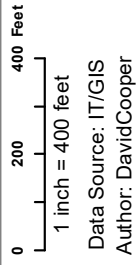
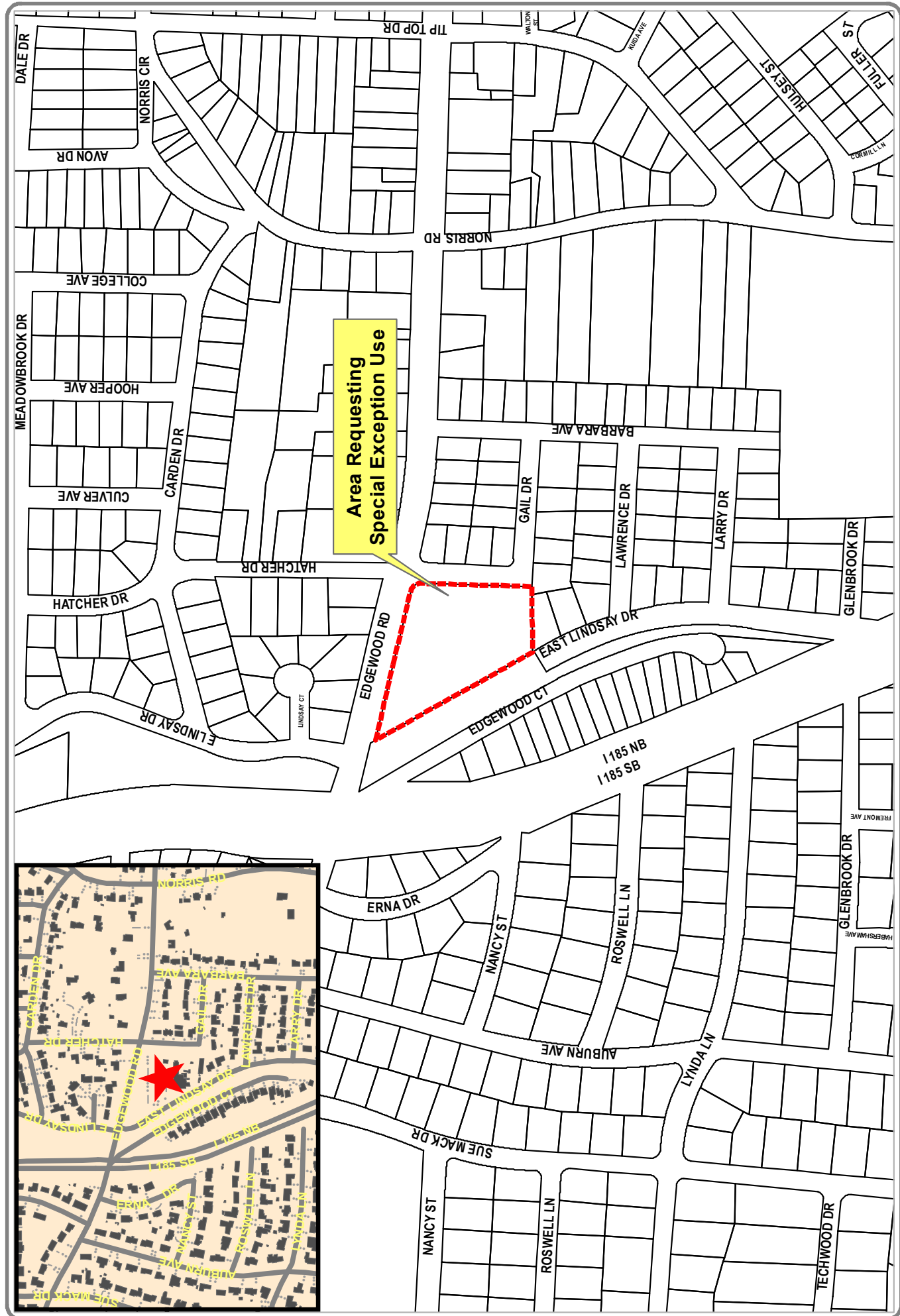
**Aerial Map for EXCP 10-21-1930 Map
Map 068 Block 066 Lot 014
Planning Department-Planning Division
Prepared By Planning GIS Tech**

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.



Date: 10/16/2021

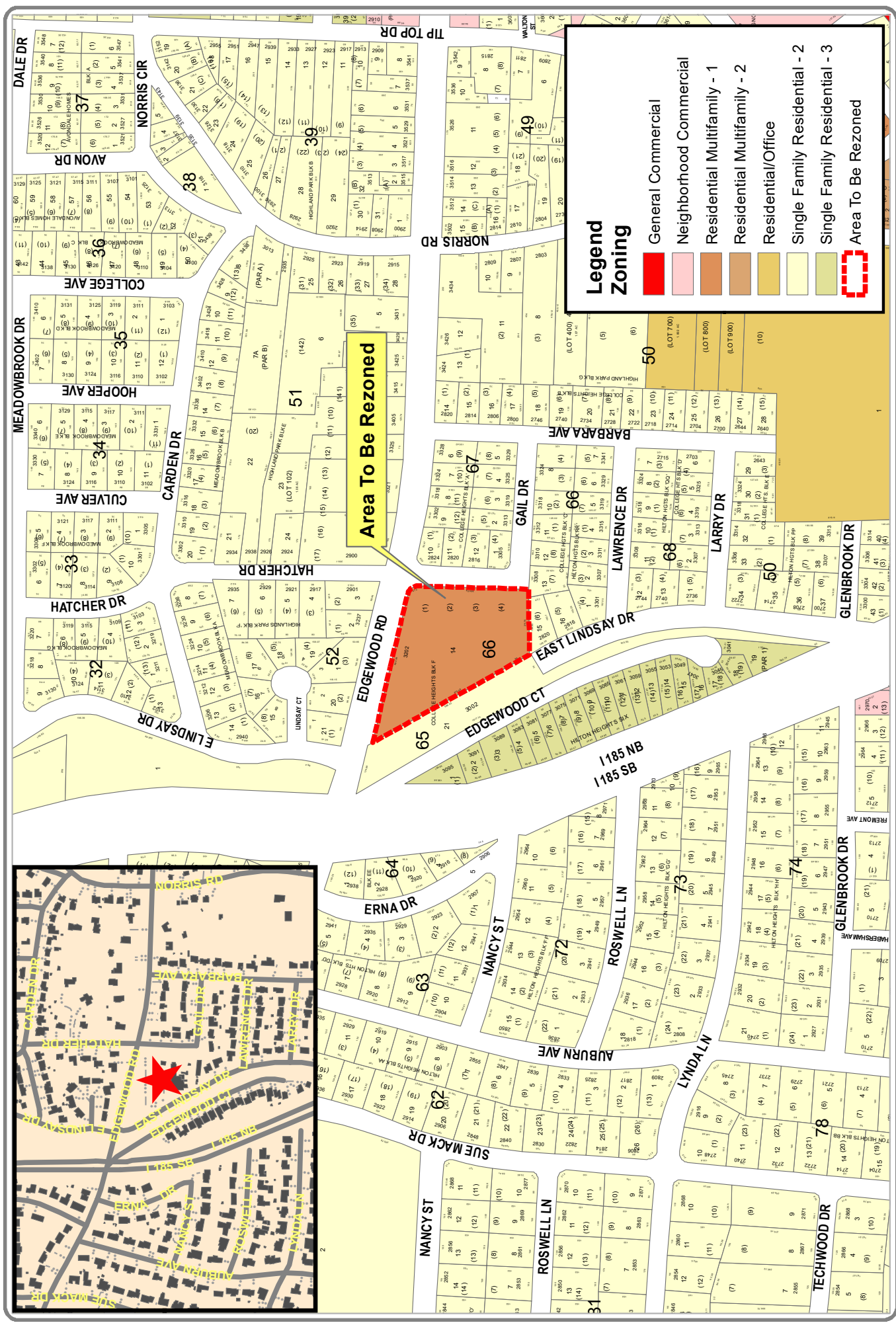




Location Map for EXCP 10-21-1931
 Map Map 068 Block 066 Lot 014
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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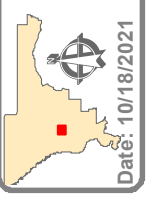


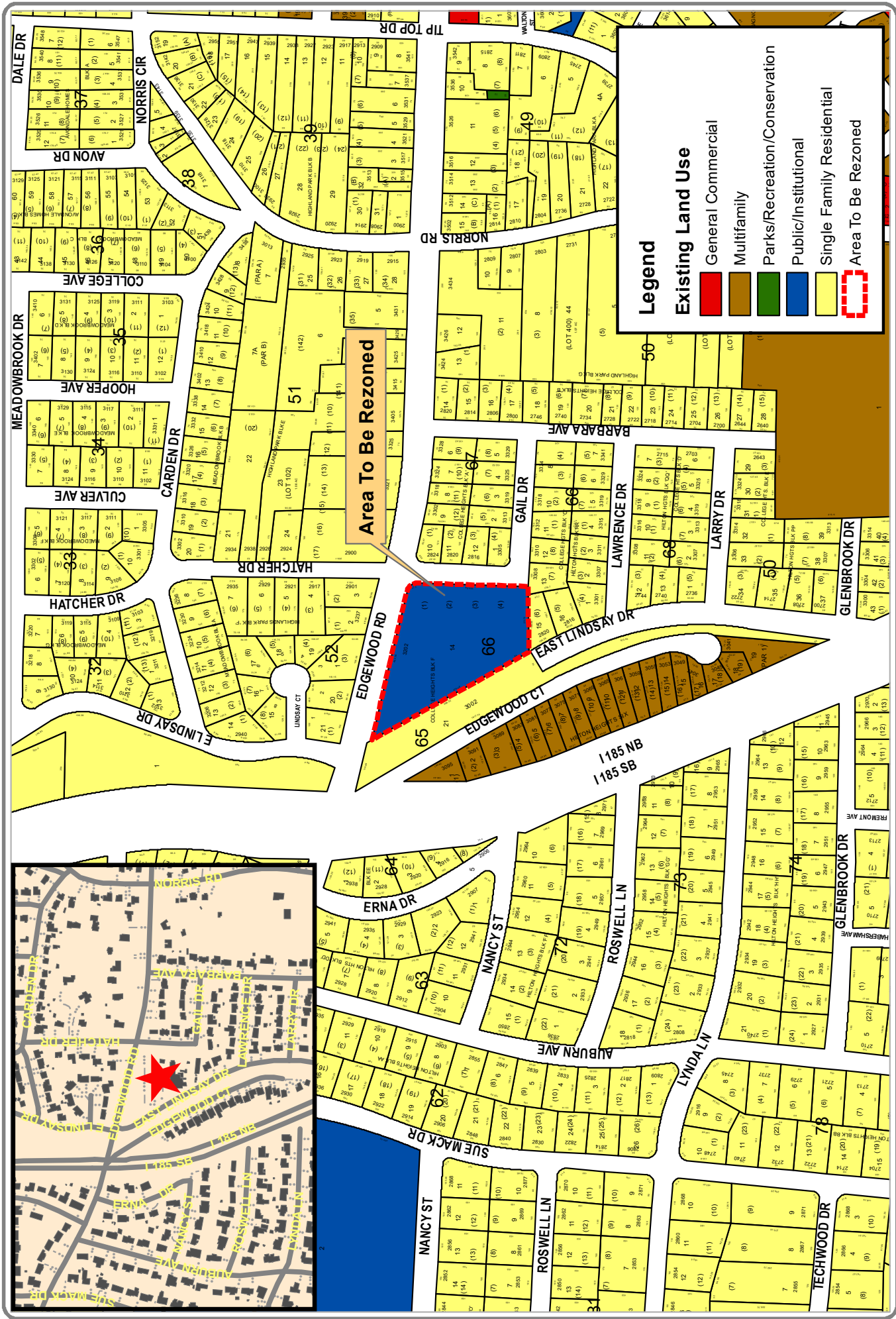
0 200 400 Feet
 1 inch = 400 feet
 Data Source: IT/GIS
 Author: David Cooper

Zoning Map for EXCP 10-21-1930
 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.

Date: 10/18/2021





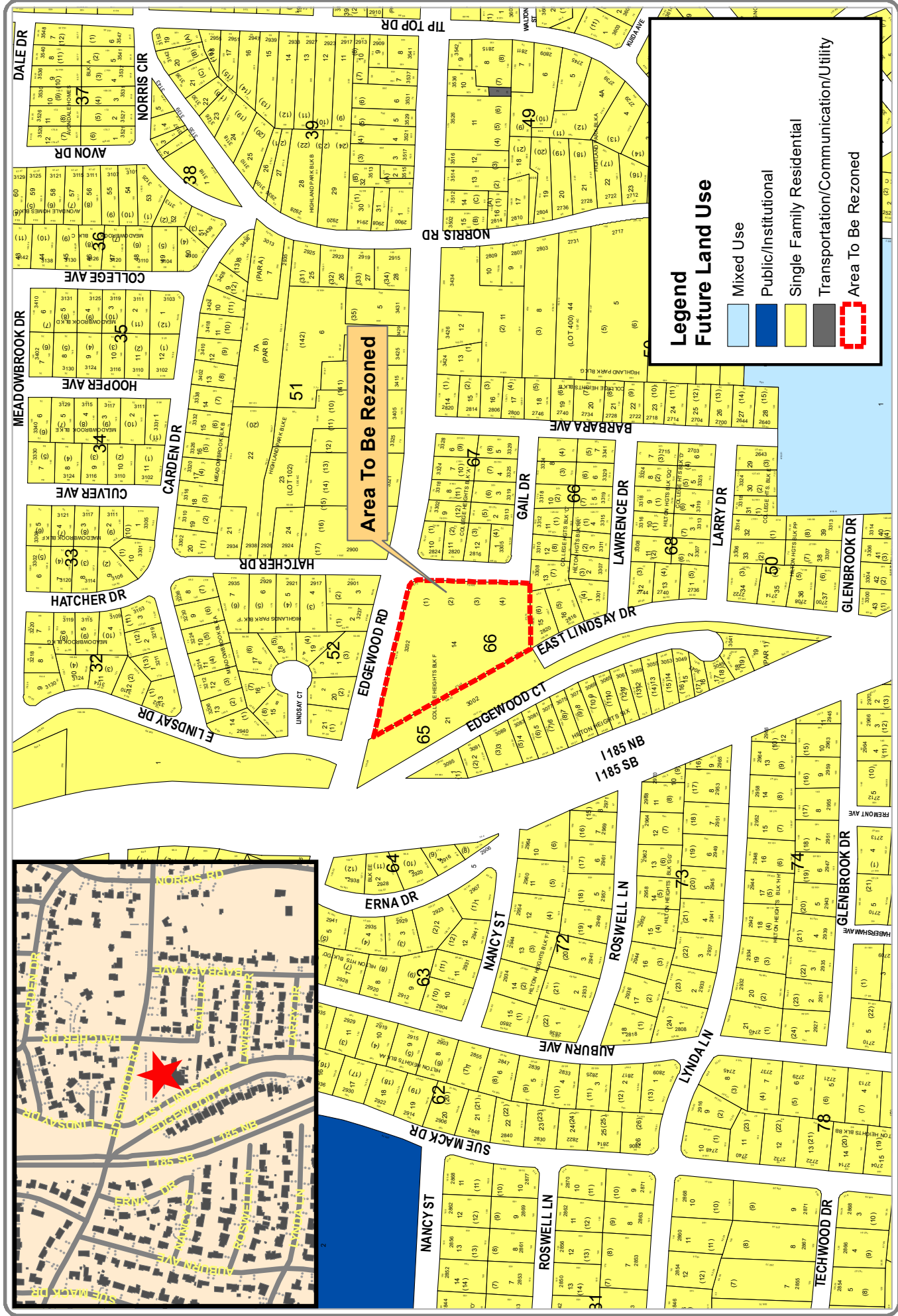
0 200 400 Feet
 1 inch = 400 feet
 Data Source: IT/GIS
 Author: David Cooper

Existing Land Use Map for EXCP 10-21-1930
 Map Map 068 Block 066 Lot 014
 Planning Department-Planning Division
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Date: 10/16/2021





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

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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](#)

[FCC Site Map](#)

ASR Registration Search

Registration Search Results

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

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

Displayed Results

Matches 1-4 (of 4)

[PA](#) = Pending Application(s)

1

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

Display:

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

Matches 1-4 (of 4)

1

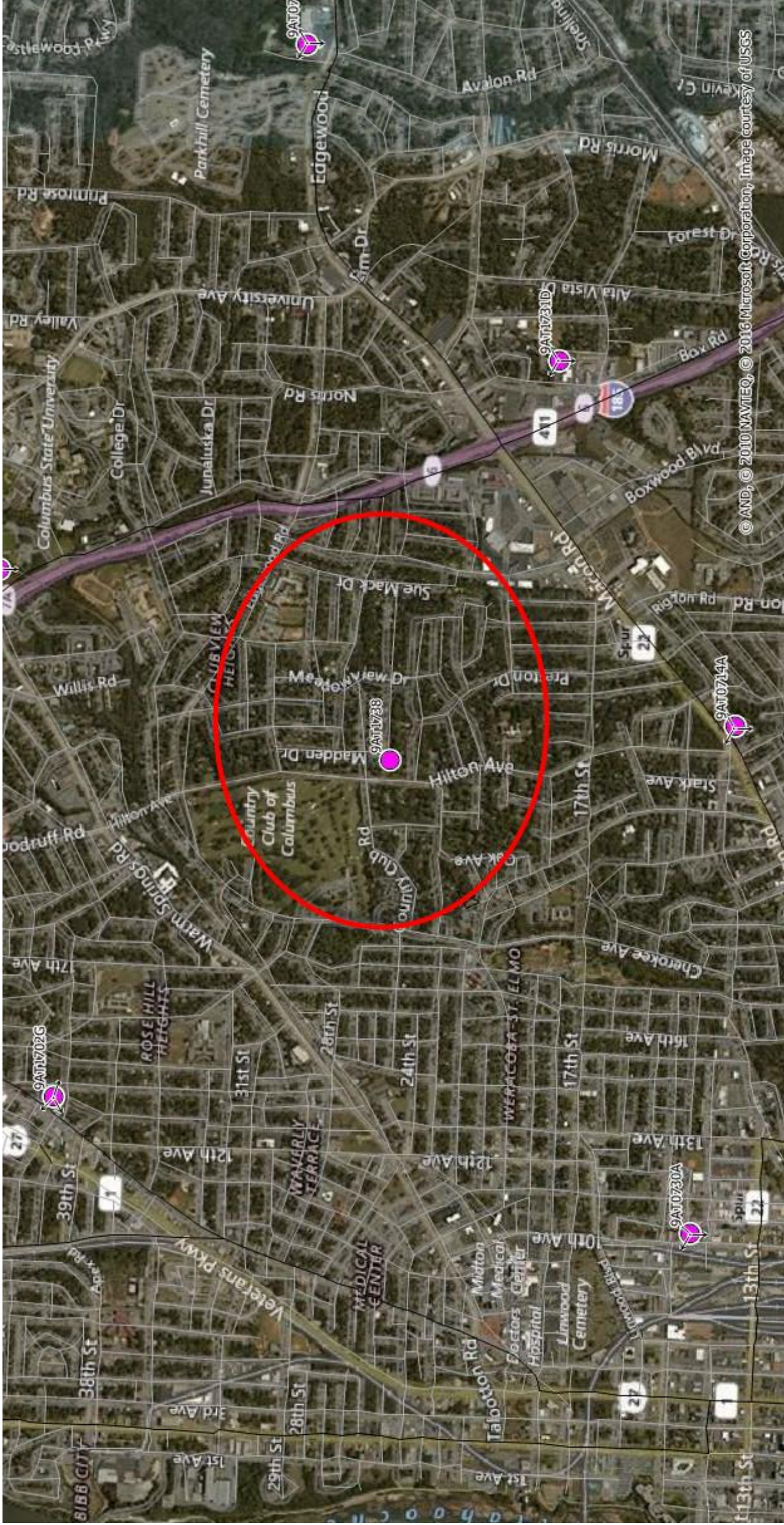
[ASR Help](#) | [ASR License Glossary](#) | [FAQ](#) | [Online Help](#) | [Documentation](#) | [Technical Support](#)
[ASR Online Systems](#) | [TOWAIR- CORES](#) | [ASR Online Filing](#) | [Application Search](#) | [Registration Search](#)
[About ASR](#) | [Privacy Statement](#) | [About ASR](#) | [ASR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

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)

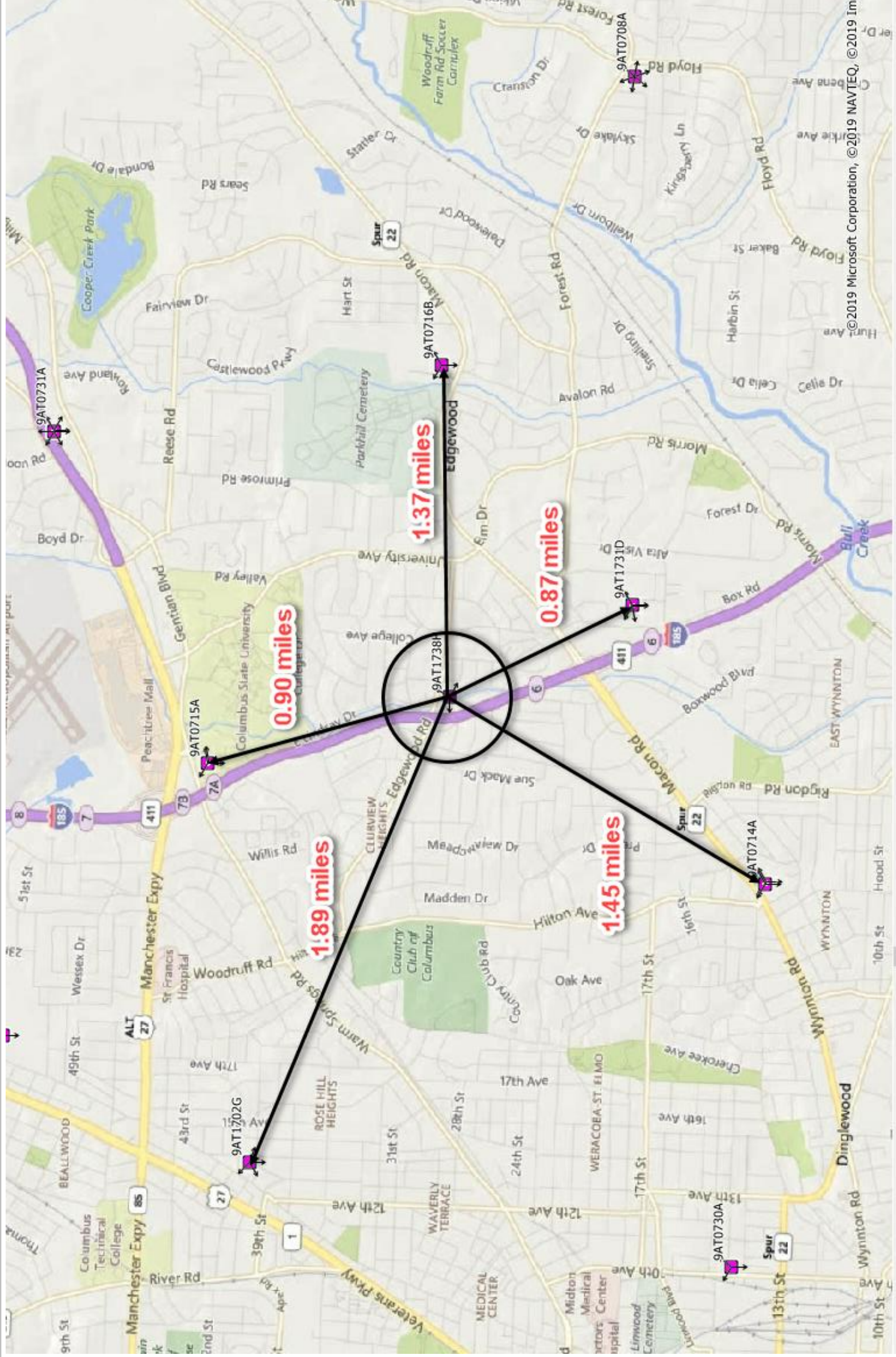
Surrounding T-Mobile Facilities

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

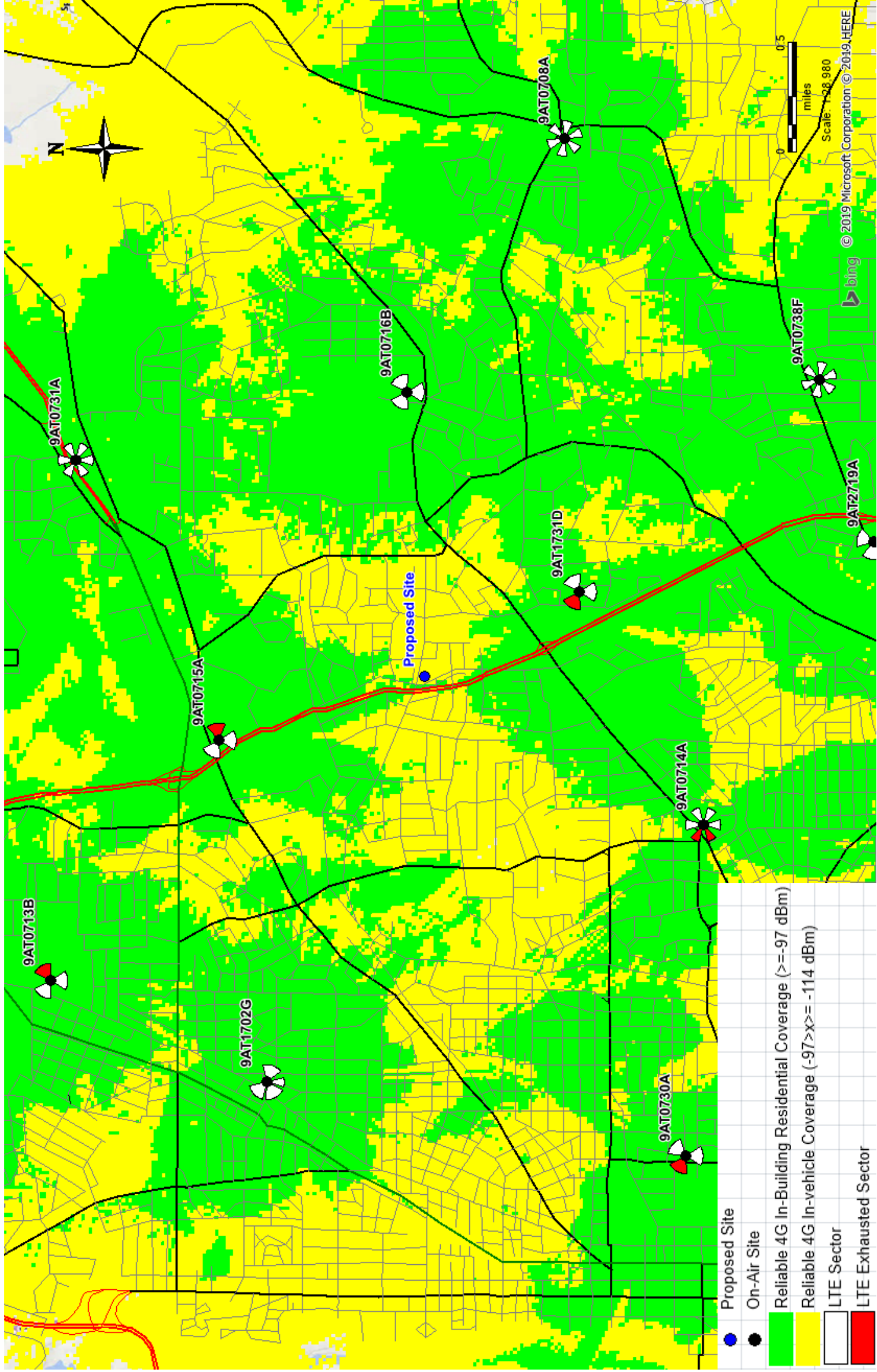


This map shows the distance of the 5 closest sites in the area.

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)

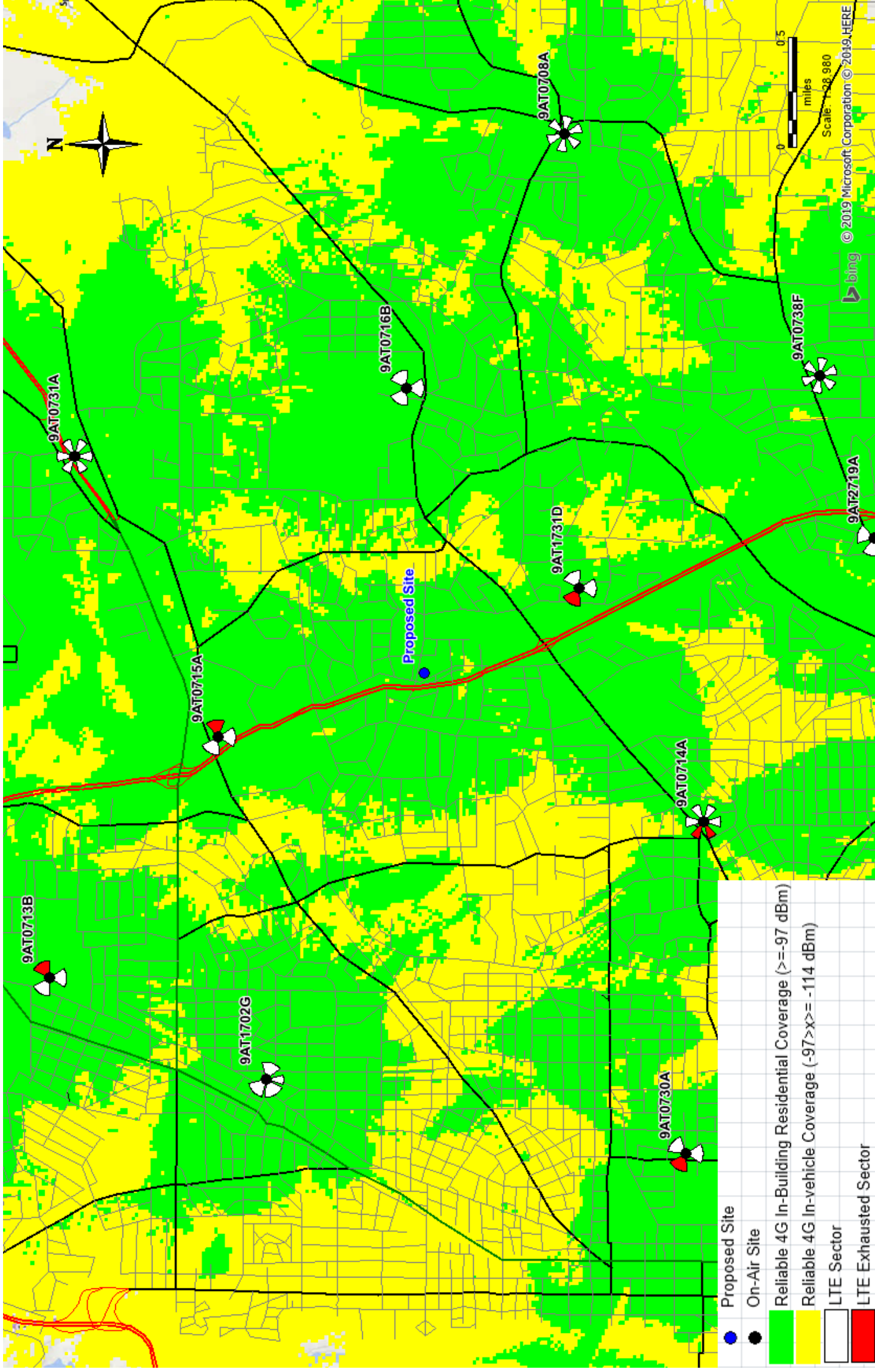


This plot show a large gap in indoor residential coverage

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 Kozan 2700 Barbara Ave. 706-561-3065

Frederick B. Kozan 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 Aatcher 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	
Ferni Lively	3304 Glenbrook Dr col GA	
Brack Lively	3304 Glenbrook Dr Col GA	
Brack Bryant 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- 2041 ¹⁷⁰¹
Alice Kaye	2722 Barbara Ave	706-366-8817
Rachael Kaye	2722 BARBARA AV.	828-331-9971
Tammy Short	3319 Larry Dr.	706- 332 -8314
Rachel Snipes	3313 Larry Dr.	(706) 321-9816
Jackie Blacklock	3324 Larry DR	706-718-4355

Opposition Petition Continued

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 if 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 Ellerbe	3307 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