

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: February 15, 2022
Item Description: Verizon Wireless as Agent for Robert Wayne Edwards Jr. requests a **conditional use** for a 255' telecommunication tower in AR-1. Located at 2441 Corinth Church Road, zoned **AR-1. Map# 336 Parcel# 4**

Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** for a telecommunications tower in the AR-1 zoning district, with conditions.

Executive Summary/Background

- Section 14-133(3) Telecommunications Regulations, permits lattice towers in AR-1 as a conditional use.
- Pursuant to section 5.1.2.11, telecommunications towers may be permitted in AR-1, in accordance with the provisions of section 7.1.6 on a conditional basis.
- Section 7.1.6 provides the following factors for consideration:
 - *Shall not adversely affect economic values or physical appearance of the surrounding areas;*
The proposed tower site is on a 23.76-acre parcel, set back ~850' from Corinth Church Road.
 - *Physical and environmental effects;*
The tower meets all federal requirements.
 - *Buffer zones; and Additional space for parking, landscaping, building, loading zones, and setbacks, to protect adjacent structures or lots from adverse impact.*
The tower site meets all county requirements.
- The applicant's objectives are to provide reliable voice and broadband data coverage along Clyo Kildare Rd. There are no known antenna structures within a two-mile radius. The proposed tower will support three additional providers, and will be located 255' from property line, which is 150' more than required.
- At the December 20 Planning Board meeting, Alan Zipperer made a motion to **approve** the request for a **conditional use** for a telecommunications tower in the AR-1 zoning district, with the following conditions:
 1. Applicant will confirm that the nearest tower on Clyo-Kildare Road (309-13CEL) is unavailable or unusable for co-location.
 2. Variance to locate the lattice tower less than 1000' from nearest residence is approved by the Board of Commissioners.
 3. The telecommunications lease area will be shown on a plat.
 4. The telecommunications tower site shall meet the requirements of the Effingham County Telecommunications Regulations.
- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

1. Approve request for **conditional use** to allow for a telecommunications tower in the AR-1 zoning district, with the following conditions:

1. Applicant will confirm that the nearest tower on Clyo-Kildare Road (309-13CEL) is unavailable or unusable for co-location.
2. Variance to locate the lattice tower less than 1000' from nearest residence is approved by the Board of Commissioners.
3. The telecommunications lease area will be shown on a plat.
4. The telecommunications tower site shall meet the requirements of the Effingham County Telecommunications Regulations.

2. Deny the request for **conditional use** to allow for a telecommunications tower in the AR-1 zoning district.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment