

## Staff Report

**Subject:** Conditional Use (Third District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** January 4, 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**.

### Summary Recommendation

**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 Clys-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.
- The applicant requested postponement to the February 15 Board of Commissioners meeting agenda.

### 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 Clys-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. Conditional Use application  
2. Ownership certificate

3. Aerial photograph  
4. Plat