



# CITY OF FOREST PARK

Planning & Community Development Department  
785 Forest Parkway  
Forest Park, Georgia 30297  
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## Staff Report

Planning Commission Meeting: March 16, 2023

City Council Meeting: April 3, 2023

**Case:** CUP-2023-02

**Current Zoning:** LI- Light Industrial

**Proposed Request:** Conditional Use Permit to remove and install equipment on an existing self-support tower

**Staff Report Compiled By:** LaShawn Gardiner

**Staff Recommendation:** Approval of Conditional Use Permit

### APPLICANT INFORMATION

**Owner of Record:** Georgia Power Company

**Applicant:** Amanda Street

**Name:** AT&T

**Name:** Providence Real Estate Consulting

**Address:** 66 Barnett Road

**Address:** 4440 Tuck Rd.

**City/State:** Forest Park, GA 30297

**City/State:** Loganville, GA 30052

### PROPERTY INFORMATION

**Parcel Number:** 13052C A001

**Acreage:** 0.14 +/-

**Address:** 66 Barnett Rd., Forest Park, GA 30297

**FLU:** Industrial

### SUMMARY & BACKGROUND

The applicant, AT&T, and its authorized agent Providence Real Estate Consulting is requesting a Conditional Use Permit to remove 6 antennas, 6 TMAS, 3 RRUS, 3 A2 modules, and 1 cable. Upon removal of the current equipment, the applicant will install 9 antennas, 3 RRUs, 3 cables and 1 DC9 on the existing self-support tower. The applicant has housed equipment on the existing tower for several years which is approximately 180 feet.

**Per Section 8-10-10**, location of an antenna on an existing building, structure, or telecommunication facility may be issued to erect, repair, construct, relocate or maintain an antenna on an existing building, structure, tower, or monopole within the city provided that:

(1) The existing building, structure, tower or monopole is fifty (50) feet in height or greater;

(2) If an antenna is installed on an existing building or structure other than a tower, such antenna adds no more than twenty (20) feet to the height of the existing building or structure.

(3) No advertising is permitted on the antenna or telecommunication facility;

(4) If an antenna is installed on a structure or building other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure or building so as to make the antenna and related equipment as visually unobtrusive as possible;

(5) If an antenna is installed on an existing tower of any height, such antenna adds no more than twenty (20) feet to the height of said existing tower;

(6) The antenna is not artificially lighted unless required by the FAA, FCC, or other state or federal agency of competent jurisdiction for safety purposes. Where required, the building inspector shall review available lighting alternatives and approve the design which would cause the least disturbance to the surrounding views.

(7) The antenna meets or exceeds current standards and regulations of the FAA, the FCC or such governing agency with the authority to regulate telecommunication towers and antennas. If such standards and regulations are changed then the owner of the antenna shall bring such antenna into compliance with any revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling agency. Failure to comply with this provision shall be grounds for the city to require removal or re-permitting of the antenna at the owner's expense;

(8) The antenna complies with all current safety, design, structural, and wind loading standards of applicable building and technical codes adopted by the city, so as not to endanger the health and safety of residents;

(9) The antenna is equipped with an anti-climbing device to prevent unauthorized access;

(10) The antenna is set back from any adjoining residentially zoned property a minimum distance of two hundred (200) feet, as measured from the side of the existing building or structure which is closest to or facing the adjacent residential property to the boundary of a residentially zoned lot; and

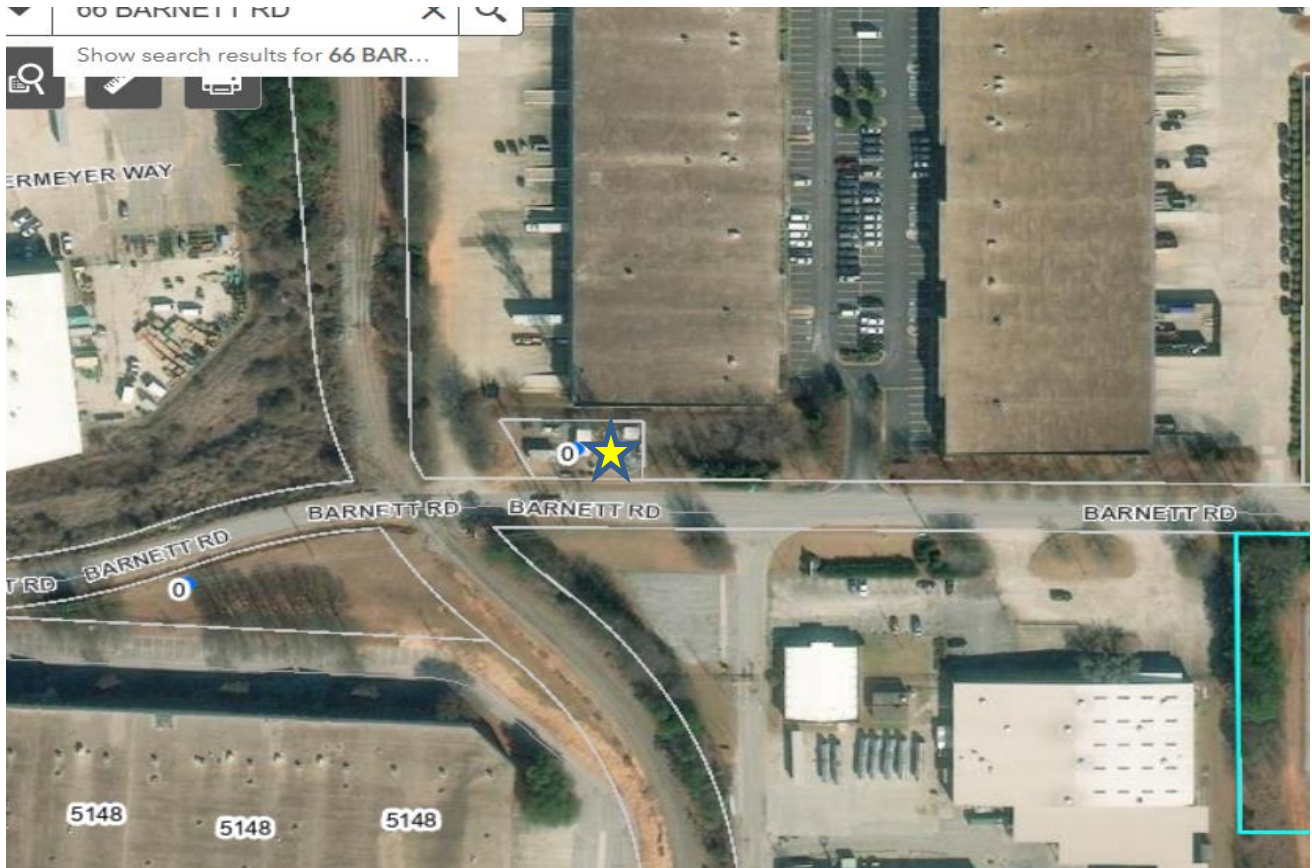
(11) The antenna is set back from all property lines a distance of fifty (50) feet.

**Property Zoned Light Industrial (LI)**

**ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES**

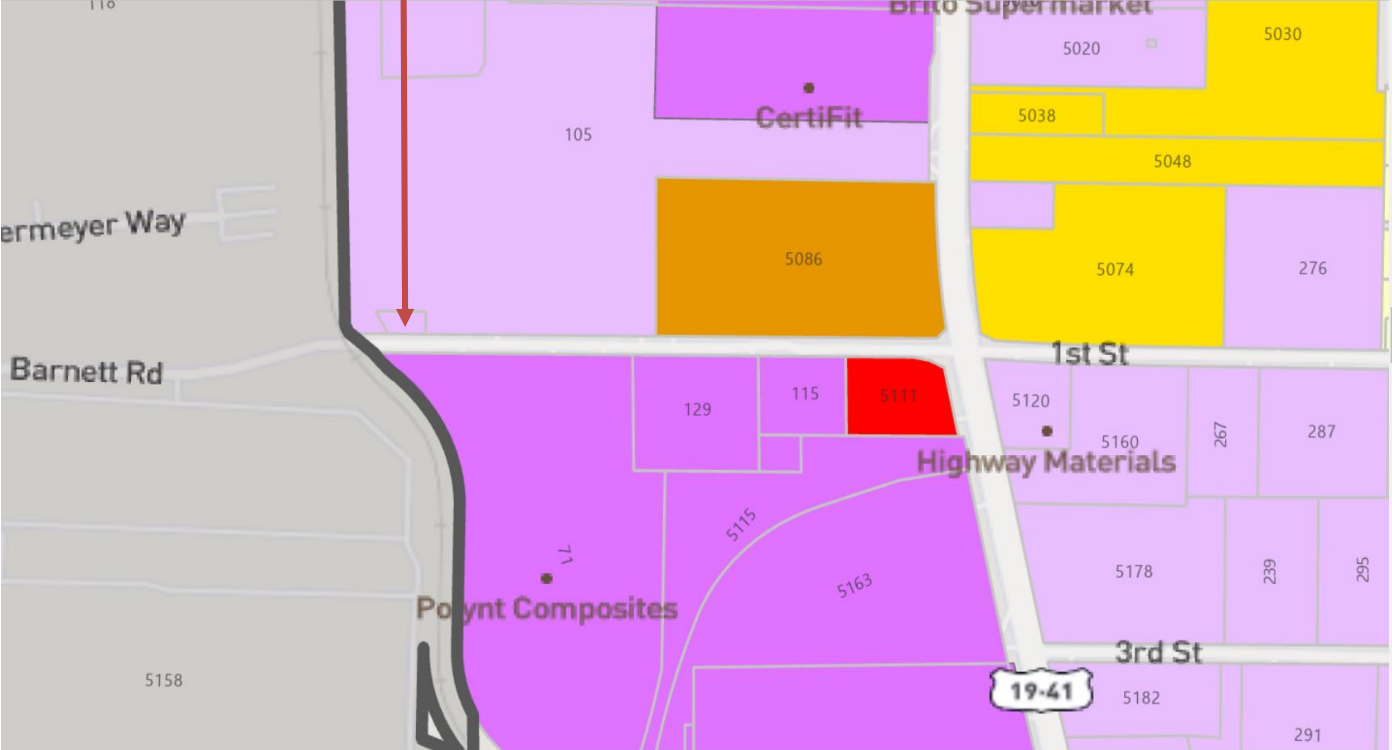
Direction	Zoning & Use	Direction	Zoning & Use
North	<b>Light Industrial-</b> Logistics/Administrative Buildings	East	<b>Light Industrial -</b> Logistics/Administrative Building
South	<b>Planned Industrial-</b> PCCR USA Plastics and Resins Plant	West	Light Industrial & Unincorporated Clayton County

**AERIAL MAP**



**ZONING MAP**

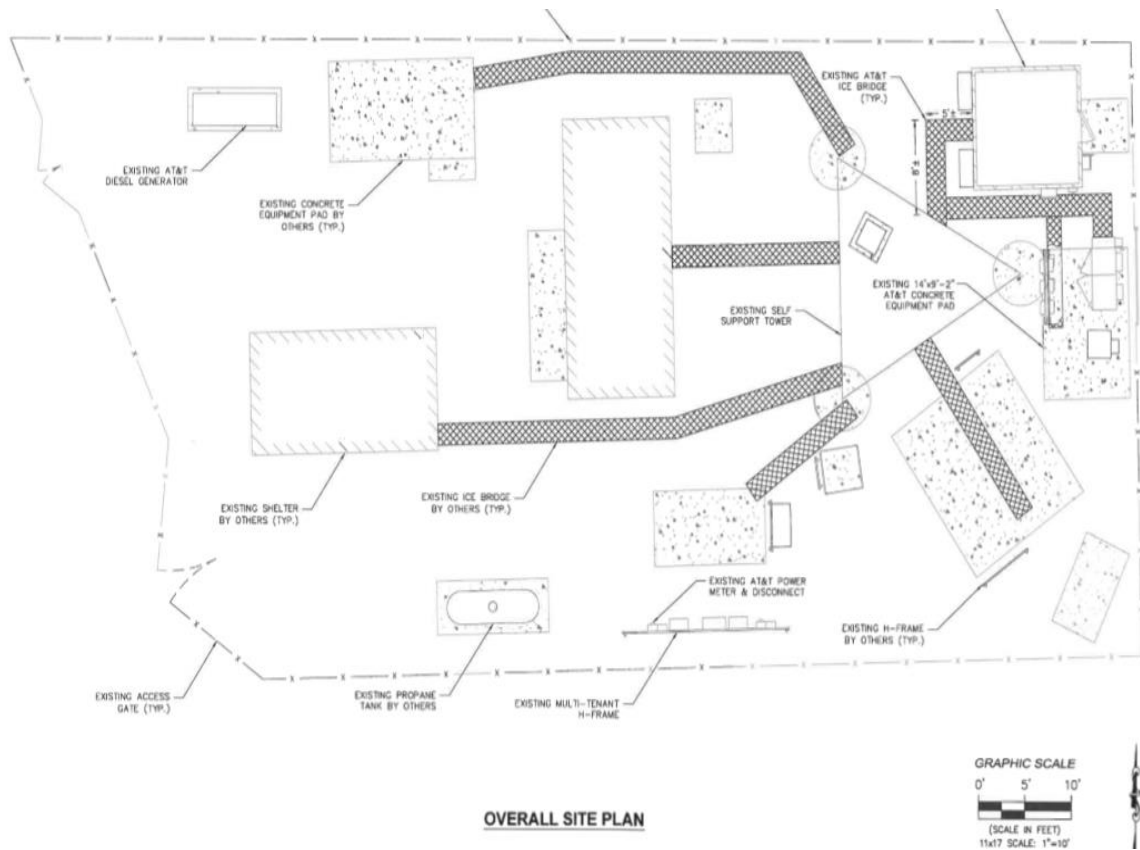
**66 Barnett Rd. – Light Industrial**



**SITE PHOTO**



## SITE PLAN



## ZONING CRITERIA AND ANALYSIS

1. **Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals, and objectives?** The proposed use is compatible and consistent with the City's land use and development goals and objectives.
2. **Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and congestion in the streets?** The proposal will not cause a significant impact on the transportation infrastructure.
3. **Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers?** The proposed use will have no impact on community facilities.
4. **Would the proposed amendment tend to promote, to diminish, or to have no influence on the public health and general welfare of the City?** The proposed

request to remove and replace equipment does not appear to be a detriment to the public health, safety, morals, or general welfare if the Conditional Use Permit is granted.

5. **Would the proposed amendment tend to increase, to decrease or to have no influence on the adequacy of light and air?** No impact on light and air quality.
6. **Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land?** No.
7. **Would the proposed amendment tend to cause, to prevent, or to have no relationship on the population distribution within the city, thus creating any area so dense in population as to adversely affect the health, safety, and general welfare of the city?** The proposed use will not increase the population or density as to adversely affect the health, safety, and general welfare of the City.
8. **Would the proposed amendment tend to impede, to facilitate, or to have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities, or facilities?** The proposed use will not cause any impact on the water/sewer and other utilities or other public services.
9. **Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?** The subject property value has no existing zoning restriction that would diminish the value and enjoyment of surrounding properties.
10. **Would the proposed amendment tend to promote, to diminish, or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?** Granting a Conditional Use Permit would not diminish or have no influence upon the aesthetic effect of existing the future uses of the property and surrounding area.
11. **Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property?** The use appears suitable for the nearby properties. There is no indication of any potential detrimental causes that would decrease the property value of surrounding or adjacent property.
12. **Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?** The Conditional Use Permit would not create an isolated district.

### **STAFF RECOMMENDATION**

Staff recommends **APPROVAL OF A CONDITIONAL USE PERMIT** to allow the removal and installation of equipment on an existing self-support tower in a Light Industrial (LI) zoned district.