

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Russell Martin, AICP, Senior Planner

Date: September 7, 2017

CC: Planning and Zoning Board
Tammi Saddler-Jones, City Administrator

RE: **SPECIAL USE PERMIT CASE Z17-019 – 1700 Roswell Street**

BACKGROUND

Verizon Wireless is proposing to install a new telecommunications monopole on the Public Storage site at 1700 Roswell Street. The proposed monopole will be 130' tall with a 10' lightning rod, with a total height of 140'. A Special Land Use Permit is required in conjunction with this request.

ANALYSIS

The subject property is zoned Office Distribution (OD) and is occupied by Public Storage, a mini-warehouse facility (See Figure 1). The applicant is seeking approval to construct a telecommunications monopole with a total height of 140 feet. Section 501.16 of the Smyrna Code requires approval of a Special Land Use Permit before a telecommunications monopole can be constructed.

The proposed monopole will be located on property owned by Storage Equities, Inc. (c/o Public Storage) and leased to Verizon Wireless. According to the applicant, the proposed location for the monopole was selected based upon an engineering study of the area to enhance Verizon Wireless' coverage area, as well as serve as a capacity site to provide capacity relief for other Verizon sites in the area. As required by the City's Code, the engineering study included an analysis of potential co-location at existing communication facilities near Windy Hill Road, Village Parkway and Spring Road. According to the engineer, existing communication facilities in the area are inadequate to meet Verizon Wireless' objective of in-building coverage (Verizon Wireless has provided exhibits in the special use permit application which reflect the existing coverage).

The applicant has stated the proposed monopole facility will be sited on the subject property in a manner designed to minimize its impact on any other properties. The base of the proposed facility will be located near the rear of Building "B" approximately 29' from the Hawthorne

Avenue right-of-way. Also, the monopole will be constructed of galvanized steel and will be 130' tall with a 10' lighting rod.

The applicant is requesting two variances from the City's Zoning Ordinance in association with this Special Land Use Permit application. These variances include the following:

1. A reduction of the rear setback from 30' to 29'; and
2. A reduction in the setback from adjoining offsite buildings from 130' to 100'.

Under Section 501.16(1)(c) provides the Mayor and Council the ability to approve site plan specific requests provided the requests are in substantial conformance with the with the requirements. The Special Land Use permit application meets all the zoning requirements except the two requirements above. Community Development has reviewed the requested variances and believes the will not create an adverse impact to the surrounding properties. Community Development is supportive of the requested variances.

STAFF COMMENTS

Section 501.16 of the City's Zoning Code establishes the criteria for evaluating Special Land Use permits in association with communication facilities. Specifically, the Code contains fourteen requirements in conjunction with Special Use Permits for communication towers. Because the applicant's request is site plan specific, the proposed tower must be in general conformity with all fourteen requirements. The following provides these fourteen requirements followed by an analysis of the applicant's request in italics:

1. All towers and antennae in excess of 70 feet must be set back a distance of at least the height of the tower from any adjoining off-site structure.

The tower does not meet the minimum 130 foot setback from the nearest adjoining off-site structure. The closest off-site structure is 100 feet away.

2. At the time of filing the application for a tower, the applicant shall provide a site plan and information regarding topography, coverage zone, and tower height requirements.

A site plan and information regarding the topography, coverage zone and tower height requirements has been provided as required by the Code. All required information is included in the special use permit packet.

3. Shared usage of towers/antennae is encouraged, and towers should be designed to accommodate such uses.

The monopole is designed to accommodate multiple carriers and uses. The applicant has stated the proposed monopole will be able to accommodate at least three (3) other carriers.

4. Shared usage of towers/antennae facilities is also encouraged, and facilities should be designed to accommodate such uses.

The tower facility is designed to accommodate multiple tenants and has space for future equipment.

5. Accessory structures shall be limited to usages associated with operation of the antennae or towers and shall be appropriate in scale and intensity.

There will be a small unmanned equipment cabinet at the base of the proposed monopole that will house Verizon Wireless' switch equipment and is appropriate in scale and intensity with the proposed site. The accessory equipment will be located inside one of the existing mini-storage units in Building "B" on the subject property.

6. All towers and antennae shall be equipped with an anti-climbing device such as a six-foot barbed strand fence or other appropriate devices to prevent unauthorized access.

The proposed monopole facility will be enclosed by new fencing that will meet the minimum standards established under the Zoning Ordinance. In addition, the perimeter of the subject property is already fenced for the operation of the storage facility.

7. All towers and antennae must meet or exceed current standards and regulations of the Federal Aviation Administration, the Federal Communications Commission or such governing agency guidelines as may be established from time to time. All towers and antennae must be updated and brought into conformity with such standards and regulations within six months of their adoption. The failure to comply with this provision shall be grounds for the City of Smyrna to require removal or repermitting of the antenna or tower at the owner's expense.

The applicant has confirmed the facility will meet or exceed current standards for Federal Aviation Administration, Federal Communications Commission and all other applicable agencies. The applicant has submitted a letter from the FAA with regards to the impact of the proposed tower with the Special Land Use Permit Application. The FAA has made a determination of no hazard to air navigation.

8. At the time application for building permit, the plans for tower or antenna construction shall be certified by an independent registered structural engineer as meeting all current safety and design standards of all applicable codes.

If the Special Land Use Permit is approved, the building plans would need to be certified by an independent registered structural engineer.

9. Applicants are required to explore and fully utilize existing tower and antenna space.

The applicant performed an area search to identify any existing towers which could be utilized for co-location. According to the documentation provided by the applicant's RF engineer, no existing tower or structure is adequate to meet Verizon Wireless' coverage objectives.

10. No residentially used properties are permitted for tower locations.

The property is zoned OD, which is a commercial zoning district and is occupied by a mini-warehouse storage facility.

11. Towers and antennae are encouraged to be located at a height above the tree line no greater than necessary to reasonably accommodate the facilities.

According to the applicant, the height of the communication tower will be the shortest height possible while still providing an adequate service area.

12. In addition, all such towers and antennae shall be designed to minimize visual scenic impact when located on a hill.

Not applicable, the parent tract is relatively flat.

13. A tower may not be located closer than 1,500 feet from an existing tower.

There are no existing towers within 1,500 feet of the proposed tower site.

14. In addition to other regulations, tower/antennae and associated facilities must comply with section 1510(5), subsections (a) thru (k).

These provisions apply to any Special Land Use Permit and relate to neighborhood and infrastructure impacts. The proposed tower will be located on a commercially zoned property and will be near an existing storage building. The proposed facility will not have any infrastructure impacts and the operation of the tower will not affect the quiet enjoyment of surrounding properties. The proposed facility will be unmanned and will generate approximately two (2) site visits a month from a field engineer. The greatest potential for impact is visual.

The proposed telecommunication tower generally conforms to the requirements of Section 501.16 and Section 1510(5) (a) – (k). Contained within the provisions under Section 1510(5) (a) – (k) are requirements that a Special Land Use may not have a significant adverse affect on the area or neighborhood in which the proposed use will be located. Community Development has reviewed the special land use permit application for a telecommunication monopole and believes the proposed monopole will not have a significant adverse affect on the immediate surrounding area or the general neighborhood. Community Development recommends

approval the proposed Special Land Use Permit for Verizon Wireless' telecommunication tower with the following conditions:

1. The issuance of a Special Land Use Permit shall be conditioned upon the construction of the telecommunication monopole in substantial conformity to the Site Plan (Titled: Cottesford (Greenfield 130' Monopole) prepared for Verizon by Tower Source and submitted August 11, 2017.
2. All wiring and infrastructure access shall be from Roswell Street. The Public Works Department shall review all utility permits.
3. The applicant shall provide street trees and landscaping along Hawthorne Avenue for the length of the property. The landscape plan shall be designed in accordance with the City's Tree Ordinance (Chapter 106 of the Code of Ordinances) and Section 501.16(5). The landscape plan shall be designed by a Georgia Registered Landscape Architect.

**Figure 1
(Subject Property)**





**Figure 2
(Adjacent Properties)**





