

CITY OF NEWNAN, GEORGIA



Application Form

For

Telecommunication
Tower/Monopole

August 2000



CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-253-2682

TELECOMMUNICATION TOWER APPLICATION

Date Received _____

(Any structure designed primarily for the purpose of supporting one or more antennas used for transmitting or receiving analog, digital, microwave, cellular, telephone, personal wireless service or similar forms of electronic communication, including self-supporting lattice towers, guy towers or monopole towers constructed as a free-standing structure or in association with a building or other permanent structure. Towers include radio and television transmission towers, microwave towers, common-carrier towers, cellular and digital telephone towers, alternative tower structures, and the like.)

Name of Applicant _____

Mailing Address _____

Telephone _____

Property Owner (Use back if multiple names) _____

Mailing Address _____

Telephone _____

Address/Location of Property _____

Present Zoning Classification _____

It shall be unlawful for any person to erect, repair, relocate, construct, or maintain within the City of Newnan any telecommunications tower or monopole without first obtaining a conditional use in the manner set forth in the Zoning Ordinance.

The following information must be furnished to the Planning Department with this application:

____ Name, address and phone number of the applicant;

____ Address of building or lot upon which the telecommunications facility is to be erected;

____ Name of the person, firm, corporation or association erecting the telecommunications facility;

____ Written consent of the owner of the building or lot upon which the telecommunications facility is to be erected;

____ Scaled site plan and a scaled elevation view, signed and sealed by appropriate professional engineer showing the relative shape, size, location, materials and color of all existing and proposed transmission structures; guy wire anchors; fencing; access restrictions; setbacks; vegetation to be removed (including an erosion control plan) and vegetation to be planted;

____ Statement prepared by a radio frequency engineer confirming that installation and operation of the antenna, including reception and transmission functions, will not interfere with normal and customary transmission or reception of radio, television, or other telecommunications services to adjacent and nearby property owners;

____ A statement confirming adherence to all FCC operating requirements shall be provided by applicants for installation of telecommunications antennas. Specifically, an applicant must certify in writing that all emissions from the antenna will comply with FCC frequency emissions standards. Applicants for telecommunications towers who are classified as "non-carrier tower owners" must provide a statement confirming adherence to any and all FAA standards. Such certifications shall be renewed by both telecommunications services providers and non-

carrier tower owners upon the five-year anniversary date of commencing telecommunications operations or tower installation; and

_____ Number, type and size of antenna(s) that can be accommodated.

_____ Each application for a conditional use for erection of a monopole or tower shall be accompanied by a **permit fee in the amount of \$200.00.**

Co-location Requirements

No application for approval of a conditional use to erect a telecommunications tower shall be considered until such applicant has demonstrated that no appropriate location for installation of an antenna exists within the City which meets the technical and economic requirements of the applicant.

_____ Applicants for telecommunications towers shall provide a written report by a registered structural engineer licensed in the State of Georgia certifying that the tower can structurally accommodate the required number of shared users, and that the Building Inspector concludes the tower satisfies all requirements and the tower conforms to the following height and use criteria:

- Single users, a height limit of 70 feet
- Two users, a height limit of 120 feet
- Three or more users, a height limit of 150 feet

_____ Location and dimensions of all improvements, including information concerning topography, radio frequency coverage, tower height requirements, setbacks, drives, parking, fencing, landscaping, adjacent uses, and other information deemed by the City to be necessary to evaluate compliance. In addition, the structural engineer's report must provide:

- a) Tower height and design, including technical, engineering, cost, and other pertinent factors governing selection of the proposed design. A cross-section of the tower structure shall be included.
- b) Total anticipated capacity of the structure, including number and types of antennas which can be accommodated.
- c) Evidence of structural integrity of the tower structure.
- d) Failure characteristics of the tower and demonstration that the site and property setbacks are of adequate size to contain debris.

_____ An inventory of the applicant's existing telecommunications towers, antennas, or monopole towers that are either within the City or within 1 mile of the city limits, including specific information about the location, height, and design of each towers, antenna, or monopole. The City may share such information with other applicants applying for conditional use permits or other organizations seeking to locate telecommunications towers, antennas or monopoles with the City.

_____ An inventory of existing telecommunications towers or monopoles which are owned by persons other than the applicant and are either within the City or within 1 mile of the City limits, including specific information about the location, height, and design of each facility. In preparing such an inventory, the applicant may access City records and shall provide the following information:

- ✓ Identification of each existing facility by location, parcel identification number, existing uses, and height of the facility.
- ✓ A determination concerning the ability of each facility to structurally accommodate the proposed antenna(s) without structural changes, including the dimensions, weight, and other relevant data about the proposed antenna(s).
- ✓ In the event structural changes are indicated, not including totally rebuilding the facility, the nature, extent and cost of such changes.
- ✓ Evaluation of radio frequency (RF) or electromagnetic interference factors impacting shared telecommunications facility use, including actions necessary to eliminate such problems.
- ✓ Fees associated with such shared use. Shared use is not precluded because a reasonable fee for shared use is charged, or because of reasonable costs necessary to adapt the existing and proposed uses to a shared facility. The City may consider expert testimony in determining whether the fee and costs are reasonable. Costs exceeding the cost of development of a new telecommunications facility are presumed unreasonable.

No approval of a tower/monopole to be erected as conditional use shall be granted unless the location has been zoned CGN, CHV, ILT, or IHV under the zoning laws of the City.

I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Applicant's Signature

Date

Applicant's Signature

Date

Signature of City Planner

Date

Community Notification

Following submittal of an application for a conditional use associated with a telecommunications facility, the applicant must be available to meet informally with community groups and interested individuals who either own or reside on property within the immediate vicinity to review the site development concept proposed in the application. The purpose of these meetings is to solicit suggestions from these groups concerning the applicant's proposed site design and impact mitigation measures. The applicant must also discuss technical and visual aspects of alternative sites. The applicant should attempt to incorporate community suggestions for impact mitigation and report on such attempts at the Planning Commission at which the application is considered.

Procedure for approval of a tower or monopole as a conditional use:

No conditional use for construction of a tower or monopole shall be approved until an application has been filed with the Planning Department and considered by the Planning and Zoning Commission. The Commission shall transmit its report either recommending approval or denial of a complete application within 45 days of receipt. In addition to such recommendation, the Planning and Zoning Commission may attach conditions to any recommended approval. Upon receipt of the Planning and Zoning Commission recommendation, the Mayor and City Council of the City of Newnan shall set a public hearing in accordance with procedures contained in the Ordinance. The Mayor and Council shall either approve or deny the conditional use following the public hearing; provided, however, that the public hearing and decision of the Mayor and Council shall be made within the 60 day period on the application. In the event Mayor and Council deny the application, the decision of Mayor and Council shall be in writing and supported by substantial evidence contained in a written record. ***The decision of Mayor and Council shall be final.***

- a) In approving the construction of a monopole or tower as a conditional use, additional conditions may be imposed by Mayor and Council to the extent necessary to buffer or otherwise minimize adverse impacts of the proposed monopole or tower on surrounding properties and/or the public.

Approval to erect, repair, construct, relocate or maintain a telecommunications tower or monopole as a conditional use may be granted provided:

- a) Telecommunications tower height does not exceed 150 feet; maximum lattice tower width does not exceed 36 inches; and monopole height does not exceed 70 feet in the CGN Zoning District nor 150 feet in the CHV, ILT, IHV Zoning District.
- b) Such structure shall feature a galvanized steel finish or, subject to any applicable standards of the FAA, shall be a neutral color so as to reduce visual impacts.
- c) No advertising is permitted on towers or monopoles.
- d) Towers and monopoles shall not be artificially lighted unless required by the FAA or other authority for safety purposes. Where required, the Planning Director shall review available lighting alternatives and approve the design that would cause the least impact on surrounding views.
- e) Towers and monopoles shall utilize materials, colors, textures, screening, and landscaping that will blend such structures and associated base facilities into the natural setting or built environment.
- f) Towers and monopoles shall meet or exceed current standards and regulations of the FAA, the FCC or such governing agency with the authority to regulate telecommunications facilities. If such standards and regulations are amended, the owner of the tower or telecommunications facility shall bring such tower or facility into compliance with any revised standards and regulations within 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 tower or monopole at the owner's expense.
- g) Applicants must demonstrate to the reasonable satisfaction of the City that no existing telecommunications facility can accommodate the applicant's proposed antenna(s). Applicants for lattice or guyed towers must

demonstrate to the satisfaction of the City through technical findings that monopoles will not meet the structural requirements.

h) The following setbacks and separation requirements shall apply to towers:

- All towers, including but not limited to lattice towers and guy towers, must be set back from any property line abutting a residential, school, place of worship or public park property, as measured from the base of the tower to the boundary of such property, a minimum distance of 500 feet. For guyed structures, such setback shall be adequate to provide a vegetative, topographic, or other buffer sufficient to obscure the view to the guy anchors from such adjacent properties.
- All towers must provide a minimum front yard setback of 150 feet and sufficient rear and side yard setbacks a distance equal to 50% of the height of the tower.

i) The following setbacks and separation requirements shall apply to monopoles:

- All monopoles must be set back from any property line abutting a residential, school, place of worship or public park property, as measured from the base of the monopole to the boundary of such property, a minimum distance of 250 feet.
- All monopoles must provide a minimum front yard setback of 70 feet, and sufficient rear and side yard setbacks to fully contain the structure in the event of monopole failure. Failure at the half way point of the tower shall be used in calculating the rear and side yard setback.
- Monopoles over 50 feet in height shall not be located within ¼ mile of any existing telecommunications tower or monopole over 50 feet in height. The provision shall not apply whenever both towers and/or monopoles are situated on lots, which are zoned CHV, ILT, or IHV.

j) Towers and monopoles shall be equipped with an anti-climbing device to prevent unauthorized access; fencing or other access restriction provisions must also be provided.

k) Towers and monopoles shall comply 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.

l) Tower and monopole equipment shall be automated to the greatest extent possible to reduce traffic and congestion generated by maintenance vehicles.

m) All access roads to towers or monopoles shall be constructed of dustless and durable Portland cement, concrete or asphaltic concrete complying with specifications established by the Planning Department and maintained in a usable condition.

Height Variance

Where an applicant for installation of a tower or monopole demonstrates that no site meeting the standards of this Ordinance exists which allows uninterrupted service or service without signal distortion, the applicant may apply for a variance from the height limit (refer to Chapter 37, §37.210 of the Zoning Ordinance).

Landscape Buffer/Screening Requirements

Erection of any tower abutting residentially zoned property or property zoned other than residential shall require a landscaped buffer (refer to Chapter 37, §37.120 of the Zoning Ordinance).