

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

October 14th, 2013

6:30pm

**PICKENS COUNTY ADMINISTRATION BUILDING
Main Conference Room**

MEMBERS PRESENT:

Jim Wilkie, Chair
Bill Cato
Weldon Clark
Dennis Reinert
Henry Wilson
Bob Ballentine

STAFF PRESENT:

Ken Roper, County Attorney
Chris Brink, Community Development Director
Marshall Brown, County Planner

Welcome and Call to Order

Mr. Wilkie, presiding official, called the meeting to order at 6:30 p.m.

Mr. Wilkie asked those in attendance to join in a moment of silence. Mr. Wilkie led the recital of the Pledge of Allegiance.

Mr. Wilkie asked the members of the commission to introduce themselves and to state which County Council member they represent.

Approval of Minutes

Mr. Wilkie asked for a motion regarding the minutes of the September 9th, 2013, meeting. Mr. Clark motioned to approve the minutes with corrections. Those corrections being:

1. Page 5, paragraph 13; to change the vote to three members in favor and two not in favor
2. Page 6, paragraph 3, change line to read "Mr. Clark nominated Mr. Cato for Vice Chair."

Mr. Ballentine seconded the motion; motion passed unanimously.

Public Hearings

Mr. Wilkie opened the public hearing portion of the meeting and asked staff to give a brief overview of the hearing procedures.

Mr. Wilkie asked staff to announce the first public hearing.

1. LU-13-005 Communication Tower land use request for American Tower Corporation. Proposed site is located on Blazer Trail, Pickens.
Tax Map# 4194-00-86-7248

Mr. Wilkie opened the public hearing and asked if the applicant was present.

Mr. Jonathan Yates, representing the applicant, American Tower Corporation and the carrier AT&T, appeared before the commission and gave a detailed overview of the request; that American Tower and AT&T is proposing a wireless communications 250 foot lattice tower; that the property is currently vacant and is heavily wooded; that the tower location on the property exceeds all of the setback requirements of the county, specifically the setbacks from adjoin residential property and from adjacent roadways; that the site affords the opportunity to utilize the existing vegetation as buffer; that the tower will be lit with a dual light system.

Mr. Wilkie asked if there was anyone else present that would like to speak either for or against the request. There being none, Mr. Wilkie closed the public hearing.

Mr. Ballentine asked the applicant to address how tower sites are chosen and if there is any reliance on customer load on a tower.

The AT&T representative stated that they study the existing network coverage area; that they then identify the highest elevation points within the area that is under served, that they chose a site that would allow for easy signal transfer or handover from one tower to another; that they do not keep any information regarding customer load on their towers.

There being no further questions, Mr. Clark made a motion to approve the request. The motion was seconded by Mr. Wilson. Motion to approve passed unanimously.

Mr. Wilkie asked staff to introduce the second public hearing.

2. LU-13-006 Communication Tower land use request for American Tower Corporation. Proposed site is located on Old Seneca Road, Central.
Tax Map# 4048-00-51-9703

Mr. Brink stated that they were in receipt of a letter from the property owner, Ms. Linda Bate, referencing agricultural uses on her property; that the initial staff recommendation was to not approve the request; that the property appeared to be only residential in nature; that the UDSO standards prohibit new towers to be located on residential properties. Mr. Brink, based on the information provided by Ms. Bate, is amending the staff recommendation with a recommendation that the request be approved.

Mr. Jonathan Yates, representing the applicant, American Tower Corporation and the carrier AT&T, appeared before the commission and gave a detailed overview of the request; that American Tower and AT&T is proposing a wireless communications 195 foot monopole tower; that the property is both residential and agricultural; that the area in which the tower will be located on the property is heavily wooded; that the tower location on the property exceeds all of the setback requirements of the county; that the site affords the opportunity to utilize the existing vegetation as buffer; that the tower, because it is less than 200 feet, the FAA and the county do not require the tower to be lighted and that American Tower will not place any lighting system to the top of the facility.

Mr. Wilkie asked if there was anyone else present that would like to speak either for or against the request. There being none, Mr. Wilkie closed the public hearing.

Mr. Cato asked the applicant or staff to explain when the required buffering and fencing is required to be installed; that there is a recent tower that has been up for some time that doesn't appear to be fenced or buffered; is there a time frame for the fencing and buffer to be installed.

Mr. Yates explained that the proposed tower will be utilizing the existing vegetation for the required buffering and that the fencing will be installed at the same time the tower is erected; that there are security issues with tower sites and that the owner installs all required fencing in order to secure the site as soon as possible.

Mr. Brink explained that the county would not issue a Certificate of Site Compliance, Certificate of Occupancy, or allow any permit be issued for any user of the tower until the entire facility met the standards set forth by the county ordinances; that there is no time limit in which the fencing or buffer has to be installed.

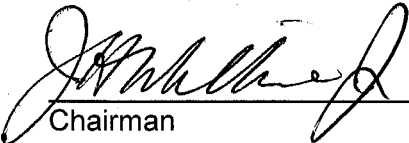
Mr. Ballentine asked about the access to Old Seneca Road.

Mr. Yates stated that the tower site will be accessed from Old Seneca Road by the property owner's existing driveway; that an access easement will then extend to the tower site; that the tower site, with the exception of the actual installation period of about 30 to 45 days, will see very little traffic; that AT&T will usually visit the site approximately every other month.

There being no further questions or discussion, Mr. Clark made a motion to approve the request. The motion was seconded by Mr. Reinert. Motion to approve was passed unanimously.

Adjourn

With no additional business before the commission, Mr. Wilson motioned to adjourn the meeting. Mr. Clark provided the second. The meeting adjourned at 7:02 pm.


Chairman

11-11-13
Date