



Legislation Text

File #: 2023-0876, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of Jonathon L. Yates for Diamond Communications and Verizon Wireless for a Special Land Use Permit (SLUP) to allow a stealth monopine-style wireless telecommunications facility within an R-100 (Residential Medium Lot-100) zoning district in Lithonia, Georgia.

PETITION NO: N6-2023-0876 SLUP-23-1246546

PROPOSED USE: Stealth, monopine-style wireless telecommunications facility.

LOCATION: 1480 South Deshon Road, Lithonia, Georgia 30058

PARCEL NO. : 16-126-02-068

INFO. CONTACT: Andrea Folgherait, Planner

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PURPOSE:

Application of Jonathon L. Yates for Diamond Communications and Verizon Wireless for a Special Land Use Permit (SLUP) to allow a stealth monopine-style wireless telecommunications facility within an R-100 (Residential Medium Lot-100) zoning district . The property is located at 1480 South Deshon Road in Lithonia, Georgia.

RECOMMENDATION:

COMMUNITY COUNCIL: No Quorum.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The applicant, Jonathon Yates for Diamond Communications and Verizon Wireless, is proposing a 150-foot stealth monopine-style wireless telecommunication facility (cell tower) on the property of the Georgia Power Company located at 1480 South Deshon Road. The subject property comprises 8.18 acres of vacant land with existing substation equipment, drainage structure, and power substation. The property is heavily wooded with frontage and one curb cut along South Deshon Road (a minor arterial road). The proposal consists of a singular one hundred and fifty (150) foot monopine-style wireless communications tower designed for Verizon Wireless. The tower will include at least three (3) additional wireless broadband carriers to encourage joint use. The requested SLUP is consistent with the *Comprehensive Plan* and *Zoning Ordinance*. 1480 South Deshon Road is located in Suburban (SUB) future land use character area. The purpose and intent

of a SUB character area is recognizing those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility (DeKalb County 2050 Plan, 41). Based on the submitted information, the project complies with the supplemental regulations for a 150-foot-tall cell tower (Sec. 4.2.57 F-J). The application includes justification as to why the cell tower is needed (see Verizon radio frequency map and site justification studies per Exhibit 9 and 16 of SLUP application). There is compliance with minimum setbacks from property lines (100-foot setback required) approximately 730-foot setback from South Deshon Road and approximately 410-feet from Aneke property to the north. The application addresses safety concerns indicating compliance with all building codes and designated fall zones, and screening (the proposed tower will be located within an artificial pine tree façade in a heavily wooded area). Additionally, the applicant has proposed seventeen (17) evergreen trees and sixteen (16) viburnum trees on the south and west sides of the site (per Sheet Z-16 Exhibit “1”). Therefore, it appears that the size of the site is adequate for the proposed use (Sec. 7-4.6. A) and compatible with the adjacent and surrounding single-family neighborhoods (Sec. 7-4.6. B). The site currently has existing power substation equipment, and the project meets compliance with all required supplemental regulations. The District 5 Community Council shared input regarding health and wellness concerns for the adjacent surrounding neighborhood from the tower releasing emissions. The applicant contended that the project meets all Federal Communication Commission (FCC) Safety Guidelines. Compliance with these guidelines can be found on pg. 147 of the application. Furthermore, DeKalb County inter-departmental review presented no major regulatory concerns (see attached comments). Therefore, upon review of Section 7.4.6 of the *Zoning Ordinance*, Staff recommends “Approval, with the attached conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions 7-0-0. Jan Costello moved, Jana Johnson seconded for approval with seven (7) conditions, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: No Quorum.