

security fencing not less than 7 feet in height with anti-climbing devices, which further limits site visibility and unauthorized access.

Public interest

Section 5.05.01 states that the County's wireless regulations are intended both to allow telecommunications facilities and to protect public health, safety, and welfare while enabling providers to deliver service effectively and efficiently. The same section emphasizes minimizing adverse impacts, encouraging co-location, and allowing adequate wireless telecommunication services to be developed. Granting this focused variance along the north residential boundary allows the site to function as needed for wireless communications and public-safety connectivity while maintaining compliance with the County's general setback, landscaping, fencing, and construction standards on the remainder of the parcel.

Requested action

For these reasons, approval of a variance from the 110 percent residential separation requirement is justified for the proposed Salem Church wireless facility. The request is narrowly tailored to the north property line, is supported by the specific geometry and layout of the parent parcel, preserves compliance with the one-third-height setbacks to the right-of-way and all other property lines, and is paired with engineered design, fencing, landscaping, and a fall-within-parent-parcel structural approach intended to protect adjacent property. A separate structural fall letter and supporting plan set are being submitted with the application for the County's review.

Summary and conclusion

This proposed site is needed to provide cell service to this area as indicated in the attached RF (Radio Frequency) Justification document. The relief from 5.05.05(F)(1) is needed based on the existing access placement from Old Valdosta Road, the location of the proposed lease area on the property, guy anchor easements and locations needed for structural integrity of tower, utility/fiber easement, and compound improvements substantially constrain where the tower can be placed on the parcel. The tower has been designed to fall within 122' of its base as indicated in the attached Fall Zone Letter. Given this reasoning, we respectfully request the Zoning Board of Appeals grant the needed variance.