#### MINUTES OF MEETING FITZGERALD-BEN HILL COUNTY PLANNING COMMISSION

The Fitzgerald-Ben Hill County Planning Commission held a scheduled meeting on June 21, 2021, at the City Hall Conference Room, 302 East Central Avenue, Fitzgerald, Georgia, at 5:30 p.m. Present were the following members: Cliff Ward, Trey Luckie, Jason Miller, Warren Elder & Dennis Crook. Also, in attendance were Emily Ray (Secretary), David Walker, Lawton Lovett (County), neighbors from Tanglewood Subdivision on Jacksonville Hwy.

The minutes of the previous meetings of the Commission on April 19, 2021 were reviewed, and on motion by Trey Luckie, seconded by Jason Miller, were approved as written.

The Commission next gave consideration to a Rezoning petition being proposed by the owner, Christopher Walker, regarding the property at 1124 Jacksonville Hwy., to rezone 7.15 acres of said property from R-9 county to G-F county. The neighbor Billy Register (neighborhood spokesperson) spoke to the Commission opposing the zoning change. The neighborhood is worried about devaluation of their property. On motion by Jason Miller for special exception or variance to revert back to R-9 if sold, seconded by Cliff Ward, (vote Yay Jason Miller, Cliff Ward, Warren Elder & Dennis Crook; Nay Trey Luckie).

The Commission considered a Special Exception petition being proposed by the owner, Tillman Infrastructure, regarding the property at 105 Flint Rd., to have Towersource erect a cell tower on said property zoned G-F County. On motion by Trey Luckie, seconded by Cliff Ward, all present were in favor, the Commission voted to recommend to the Ben Hill Commissioners of Ben Hill County that the request for Special Exception be granted as requested.

There was no further business to come before the Commission and the meeting was duly adjourned.

Respectfully submitted,					
	S. Ray, Secretary				

EMILY/PLANNING & ZONING/MINUTES: P-Z MINUTES 6-21-2021

### REZONING/SPECIAL EXCEPTION APPLICATION REQUIREMENTS

- 1. Assigned <u>E-911 address</u>: BHC E-911 office, (229) 426-5111. E-911 is required to <u>fax</u> a copy of the E-911 address to the BHC Building & Zoning office at (229) 426-5630. Address: <u>255 Appomattox Road, Fitzgerald, GA 31750</u>
- 2. Copy of <u>Plat</u> from a surveyor or a copy of the recorded Plat from the Clerk of Court, (229) 426-5135. Address: 115 South Sheridan Street, Fitzgerald, GA 31750
- 3. <u>Property Tax Record</u> from the Tax Assessor, (229) 426-5147. Address: <u>113 South Sheridan Street, Fitzgerald, GA</u> 31750
  - > Total amount of acres
  - Map & Parcel Number
  - > Land Lot Number & Land District
  - Zone District
- 4. Letter from Land owner stating the purpose of the Rezoning or Special Exception Request. Letter should include:
  - Property Address
  - > Land owner Name and current address
  - Contact number
  - > Sign and date the statement
- 5. Any person(s) other than the land owner submitting this application is considered an Authorized Agent/Attorney-in-fact and is required to properly sign, date, and notarize the DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT form on page 6.

#### **Additional Requirements for Cell Towers**

- A. A Copy of all signed agreements between the Land Owner and other parties to construct the Cell Tower on their land.
- B. Cell Tower plans which includes the height, width, and square footage of the cell tower.
- C. A Plat which includes where the Cell Tower will be constructed on the land.
- D. A drawing of the Cell Tower which includes the North, South, East, and West directions of the adjoining properties should the Cell Tower fall.

#### REZONING/SPECIAL EXCEPTION APPLICATION

#### BEN HILL COUNTY, GEORGIA FITZGERALD, GEORGIA

Instructions for Filing of Rezoning/Map Amendment or Special Exception Application

Dear Citizens: Attached, please find the required application for a Map Amendment or Special Exception. This application must be filed in the office of the Zoning Administrator at the Ben Hill County Building Department by Andy Loeb in order to be heard by the County Commission the following month. Along with your application, please attach the following: 1. \$200 Application Fee Your application for a Map Amendment or Special Exception will be heard as follows and your presence or your representative's presence is requested at each meeting. DATE: PLANNING & ZONING COMMISSION PLACE: TIME: **COUNTY COMMISSION** DATE: \_\_\_\_\_ PLACE: \_\_\_\_\_ TIME: \_\_\_\_\_ The signature below acknowledges receipt by the applicant and/or his duly authorized representatives for the above referenced data. Andy Loeb, Towersource

OWNER/AGENT

DATE

5/11/2021

DATE:			DATE RECEIVED:
	AMENDMENT: AL EXCEPTION:		APPLICATION #:
	REZO	NING/MAP AMEN	NDMENT or SPECIAL EXCEPTION APPLICATION
то:	FITZGERALD-B	EN HILL COUNTY PLANI	NING AND ZONING COMMISSION
	BEN HILL COL	NTY BOARD OF COMM	ISSIONS
hereina	nd the map or rec after requested. In	quest for a Special Excepti n support of this application	ctfully make application and petition the Ben Hill County Board of Commissioners ion of the Ben Hill County Zoning Ordinance dated <b>DECEMBER 10, 2001</b> as on, the following facts are shown:
1.	Applicant name	and requested Map Ame	endment or Special Exception address:
	Name:	Andy Loeb, Towersour	rce
	Address:	1376 Jacksonville High	nway
2.	Specific map to	be deleted:	
3.	Specific map to	be adopted:	
4.	Current Zone D	strict: G-F	
5.	Existing use of t	he property: General Far	rming
6.	Summary of rea	ison(s) for proposed map	amendment or Special Exception:
	Tillman Infrastr	ucture, LLC (Tillman) prop	poses to construct a new telecommunications tower in the City of Fitzgerald located in
	Ben Hill Count in Ben Hill Cou	y, Georgia. The proposed nty and the City of Fitzger	site will allow wireless carriers to improve the quality of services for their customers rald. The proposed tower is designed to accommodate up to three (3) carriers and
	one reserved s	pace for county equipment	t for emergency and municipal services.
7.		paign contributions aggre	s immediately preceding the filing of the application for this Amendment or Special egating <b>\$250.00</b> or more to any member of the Board of Commissioners or Planning  The fee for application has been sent
	YES	NO X If yes	s, the following information is required:
	Name of local g	overnment official to who	om made:
		te for each contribution n	

An enumeration date and description of each gift having	ng value of <b>\$250.00</b> or more made by the applicant to Local preceding the filing of the application for Map Amendment or Special
Exception.	
7a. In the event that no such gifts or contributions were m	nade, the applicant shall affirm by signing this space.
	Andy Loeb
OWNER SIGNATURE	AUTHORIZED AGENT SIGNATURE
	1080 Holcomb Bridge Rd, Building 100 Suite 350
OWNER ADDRESS	AUTHORIZED AGENT ADDRESS
	Roswell, GA 30076
CITY, STATE, ZIP	CITY, STATE, ZIP
	678-637-0785
OWNED TELEDHONE NUMBER	ALITHORIZED AGENT TELEPHONE NUMBER

#### **FOR COUNTY USE ONLY**

Action taken by Planning and Zoning Commission:	
	DATE:
Action taken by Board of Commissions:	
	DATE:
TEXT UPDATED:	DATE:

#### **DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT**

	, am the owner of the property described in the application hereby designate as the authorized agent/attorney-in-fact with the following powers and
authority to do all things that may be required in order t including but not limited to completion and execution of presentations of evidence at all hearings and execution of	to apply for a rezoning (map amendment) or special exception request on said property fapplications, receipt of notices, execution of acknowledgements, attendance, and of agreements.
These are exhibits F and G attached with	the application.
NAME	
TITLE	
ADDRESS	
TELEPHONE NUMBER	
AUTHO	PRIZED AGENT/ATTORNEY-IN-FACT
NAME	
ADDRESS	
ADDRESS	
TELEPHONE NUMBER	
STATE OF ) COUNTY OF )	
	ify that, whose name(s) is/are signed to the DRNEY-IN-FACT has/have acknowledged to me under oath that they have read and ne on this day.
Given under my hand and Official Seal this day	of, 20
Notary Signature:	Commission Expires:

#### ON BEHALF OF:





**SUBMITTED BY:** 



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- 2. PROPERTY OWNER SIGNED USE PERMIT APPLICATION
- 3. SUPPLEMENTAL NARRATIVE
- 4. GENERAL REVIEW CRITERIA AND PROCEDURES
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  - A. ZONING DRAWINGS
  - B. TOWER PROXIMITY MAP
  - C. E911 ADDRESS ASSIGNMENT
  - D. RECORDED PLAT
  - E. PROPERTY TAX RECORD
  - F. LANDOWNER AUTHORIZATION
  - G. NOTARIZED DESIGNATION OF AGENT
  - H. LEASE AGREEMENT
  - I. FALL LETTER
  - J. VARIANCE EXCEPTION

SUPPLEMENTAL:

APPROVED DOT PERMIT

RF INTERFERENCE REPORT

#### **LETTER OF APPLICATION FOR A Conditional Use Permit**

SUBMITTED TO TAYLOR COUNTY, GA

#### **GENERAL INFORMATION**

Applicant: Tillman Infrastructure, LLC

152 West 57<sup>th</sup> Street New York, NY 10019

Applicant's Representative: Towersource, LLC

1080 Holcomb Bridge Road Building 100, Suite 350 Roswell, GA 30076

Project Address: 105 Flint Road

Fitzgerald, Ben Hill County, GA 31006

Lat/Long: 31° 45' 03.70"N, 83° 08' 16.13"W

Property Owner: Joseph C. Manley

1390 Jacksonville Highway Fitzgerald, GA 31750

Map/Tax Lot Number: DEED BOOK 865 Page 25; PLAT BOOK 785, Page 222; Parcel 413 17B

Land Use Designation: General Farming

Zoning Classification: G-F

Parcel Size: 6.86 acres

#### SIGNED CONDITIONAL USE PERMIT APPLICATION

#### SUPPLEMENTAL NARRATIVE

#### INTRODUCTION

Tillman Infrastructure, LLC (Tillman) proposes to construct a new telecommunications tower in the City of Fitzgerald located in Ben Hill County, Georgia. The proposed site will allow wireless carriers to improve the quality of services for their customers in Ben Hill County and the City of Fitzgerald. The proposed tower is designed to accommodate up to three (3) carriers and one reserved space for county equipment for emergency and municipal services.

As shown in this application narrative, Tillman's proposal meets the Ben Hill County code criteria. The selected site is zoned General Farming, where towers are allowed by a conditional use permit approval by the Ben Hill County Planning and Zoning Commission.

As demonstrated below, the proposal meets all the County's criteria for development in the G-F zone, including height and setbacks. Tillman respectfully requests that the County approve the new facility as proposed.

#### **PROPOSAL**

Tillman proposes a new guyed tower for wireless telecommunications be constructed on a parcel at 105 Flint Road, Fitzgerald, Ben Hill County, GA (the "Property"). The proposal consists of a 325' tall-guyed tower with a 10' lightning rod to be installed above it. Antenna arrays can be located at four (4) different locations on the tower, to accommodate up to three (3) different carriers and a space reserved for the county's equipment. The top-most location is leased to Tillman's anchor tenant AT&T. The facility, inclusive of fencing, will initially comprise a  $100' \times 100'$  area. In addition, a new 12' wide gravel access road will be added, running from the existing right of way (Jacksonville Highway to the compound. Power and fiber will run underground from the nearest utility pole to the fenced lease area.

The proposed site will include:

	Proposed Site
Tower	325' tall self-support tower with a 10' lightning rod
Location	Central section of the property
Colocation	Yes, space for three (3) co-located arrays and a space reserved for county equipment
Lease area	100' x 100' compound
Fencing	6' tall chain link fence with anti-climbing device
Access	12' wide gravel driveway from Jacksonville Highway to the compound.  DOT Permit obtained.
Utilities	Power and fiber will run within an easement, underground from the site to the nearest utility pole

#### SUBMITTAL REQUIREMENTS

The proposed Tillman facility complies with all applicable requirements of the Ben Hill County Zoning Ordinance. These requirements are addressed below in the sections titled GENERAL REVIEW CRITERIA AND PROCEDURES and EXHIBITS. The applicant's responses throughout the document will be noted in **bold italics**.

#### **GENERAL REVIEW CRITERIA AND PROCEDURES**

- 1) The County requires space reserved on the tower for County owned Emergency Communication Equipment. They would like to reserve:
  - Rad center of 320' for placement of a stand-off arm that would support a 10-foot omni whip antenna
  - Current Frequency range (VHF) 153.0000-159.9999
  - Occupiable Floor Space 9 square ft.
  - \* In the event of grid failure in declared disaster situations, the county will provide uninterruptable fuel supply through Emergency Management.

**Applicant's Response:** As seen on the attached Zoning Drawings, Sheet C3 displays reserved space at 300 feet for the potential needs of the County. With the reserved space for the anchor carrier and the placement of the guy wires, 300 feet was the highest location available for the County.

#### See Exhibit A, Zoning Drawing, Sheet C3

2) The county now requires a 5,000 separation from existing towers.

**Applicant's Response:** As seen on Exhibit B of the tower maps, the nearest tower is 5483 feet away from the proposed site. Therefore, the applicant meets this condition.

#### See Exhibit B, Tower Map Image

3) Section 3-23 is now superseded by the setbacks for the district which would dictate tower height.

**Applicant's Response:** Based on the calculation of setbacks for the General Farming District, Lawton Lovett, Ben Hill County Zoning Director agreed that the proposed tower and location meet this requirement.

#### Setbacks: Telecommunication Towers

- 1. Provided all structures are setback from property lines and right-of-way lines the required distances for that district, plus 1 foot for every 2 feet above the height requirements for that district.
- 2. Towers for Telecommunication services will not be permitted within 5,000 feet of each other measured base of tower to base of tower.

**Applicant's Response:** Maximum structure height in G-F is 35 ft, so the beginning measurement would be at 35 ft. Minimum side yd setback is 20ft, rear 40ft, 90ft from Principal and arterial streets, 80 ft on collector, 70 ft local roads

If the proposed structure height is 325' and therefore the number of feet over the district height allowance of 35' would be 290' therefore 1 foot of setback for every two feet of height over 35' would be a total of 145'.

See Exhibit A, Zoning Drawings, Sheet C1

#### Sec. 3-23. - Structures permitted above the height limit.

The height limits of this ordinance shall not apply to a church spire, belfry, cupola, dome or ornamental tower not intended for human occupancy, [or to a] monument, water tower, observation tower transmission tower, chimney, smokestack, conveyor, flagpole, radio or television tower, mast or aerial, parapet wall not extending more than four feet above the roofline of the building, and necessary mechanical appurtenances.

**Applicant's Response:** Lawton Lovett, Ben Hill County Zoning Director agreed that the proposed tower height limits are governed specifically under the new Setbacks: Telecommunications Towers code provision.

#### Sec. 46-19. - Permit required.

All utility companies as described and defined under O.C.G.A. § 32-4-42 shall not install, construct, renew, remove, or relocate upon any part of the county road system lying in the unincorporated areas of the county any pipe, mains, conduits, cables, wires, poles, towers, traffic and other signals, and other equipment, facilities or appliances of any utility without first obtaining a permit from the building official. No such permit shall be issued unless the utility shall pay a permit fee, established by ordinance, as set forth in the schedule of fees and charges on file in the office of the county clerk and not until the utility shall post with the building official an indemnity bond or other acceptable security conditioned to pay any damages to any part of the county road system or to any member of the public caused by work of the utility performed under authority of such permit. It shall further be a condition of all such permits issued that it shall be the duty of the utility holding such permit to ensure that the normal operation of the utility does not unreasonably interfere with the use of the county road system.

Applicant's Response: Applicant understands and agrees to this provision.

#### Sec. 3-19. - Screening required.

Wherever screening is required by this ordinance, a durable masonry wall, or fence and hedge of sufficient opacity to provide a visual blind, designed to be compatible with the character of adjoining properties, shall be provided. Such fences and walls shall be at least six feet in height, but no greater than eight feet in height, measured from the ground along the common lot line of the adjoining properties. Hedges or comparable natural plantings shall be of such variety that an average height of at least six feet could be expected by normal growth within no later than three years from the time of planting. The owner/developer shall install the screening prior to issuance of the certificate of occupancy. Occupancy will not be allowed until the screening is completed as a part of the normal development requirements

**Applicant's response:** There will be a chain link fence measuring six feet tall surrounding the compound. The measurements will be  $50' \times 50'$  and it will be contained in the leased area as seen on Sheet C2 of the attached zoning drawings. In addition, a landscaping plan is not proposed as the proposed site is surrounded by dense growth of existing mature trees. Applicant requests that the no screening is required to be installed by this ordinance.

See, Exhibit A, Zoning Drawings, Sheet C6

Sec. 4-1. - Establishment of districts.

In order that the purposes of this ordinance as defined in section 1 may be accomplished, there are hereby established within Ben Hill County, Georgia, zoning districts identified as follows:

#### 4-1.1.

4-1.1.*G-F General Farming.* The purpose of this district is to permit agricultural uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops, or passive in the form of forest management or pasture lands. The G-F district should be utilized as a land use designation where a more intensive use of the land is unlikely to occur in the near future. The requirements of the district are designed to encourage the maintenance of a rural character until more intensive development is feasible

**Applicant's Response:** The proposed site is located in the G-F (General Farming) district as labeled on the title page of the attached zoning drawings. Three of the neighboring properties are also located in the G-F district. The parcel west of the leased parcel is zoned as residential.

#### Sec. 2-44. -Special Exception

A Special Exception is a use which within certain districts specified by this ordinance is not permitted as a matter of right but may be permitted within these districts by the zoning board of appeals after said board has:

- (1) Reviewed the proposed site plans for the use, its location within the county, its arrangement and design, its relationship to neighboring property and other conditions peculiar to the particular proposal which would determine its desirability or undesirability;
- (2) Has found the proposal not to be contrary to the intent of this ordinance; and
- (3) Has approved the use as specified. (See sections 5 and 12-6.2.)

**Applicant's Response:** The applicant is seeking a special exception to the G-F district as the proposed cell tower will be used for telecommunications purposes for AT&T customers and any future carriers to utilize the tower.

#### Sec. 9-4. - Variance.

In cases of undue hardship under this ordinance, any property owner may petition the county commission for a variance. All variance requests will require a public hearing in the same manner as an amendment. No application for a variance affecting the same land subdivision and the issue applied for variance shall be accepted for reconsideration less than twelve months after the issue has been considered and denied. None of the items listed in Article VI, Minimum Improvements, of **DIVISION 5.-VARIANCES** 

**Applicant's Response:** Based on discussions confirmed with Lawton Lovett of Ben Hill County, the proposed tower is exempt under section 4-23 and that the proposed tower meets the County's requirements as setback and height requirements are sufficient so a variance will not be needed for an approved application.

#### Sec. 6-1. - Development standards.

Within the various zoning districts as indicated on the "Zoning Map of Ben Hill County, Georgia," no building or structure, excluding all signs other than the advertising signs, shall be constructed or erected except as indicated in the following schedule.

GF	
Minimum gross floor area for dwelling units (in square feet)	800
Minimum lot area for dwelling units	1 acre
Minimum lot width (in feet)	120
Front yard setback from centerline of right-of-way:	
On principal and minor arterials (in feet)	90 1
On collector streets (in feet)	80 ¹
On local streets (in feet)	70 ¹
Minimum side yards	20 feet
Minimum rear yards (in feet)	40
Maximum height (in feet)	35

<sup>&</sup>lt;sup>1</sup> Plus half any amount which the R/W width exceeds 60 feet for local streets, 80 feet for collector streets, and 100 feet for principal and minor arterials.

**Applicant's Response**: As seen in the attached Zoning drawings, the proposed tower location on the parent parcel meets all of these requirements for a new telecommunications tower.

<sup>&</sup>lt;sup>2</sup> The minimum distance from all other property lines to any building over 35 feet in height shall be increased one foot for every two feet (or part of two feet) of building height greater than 35 feet.

<sup>&</sup>lt;sup>3</sup> 800 square feet for each unit (two-bedroom or larger); 600 square feet for each one-bedroom unit (not to exceed 25 percent of project); 400 square feet for each efficiency unit (not to exceed 25 percent of project).

<sup>&</sup>lt;sup>4</sup> If the adjoining yard is within any residential district, the yard requirements specified in this table shall be increased ten feet and screening shall be provided as specified in section 3-19 along the lot line common with said lot.

Assigned E-911 address: BHC E-911 office, (229) 426-5111. E-911 is required to fax a copy of the E-911 address to the BHC Building & Zoning office at (229) 426-5630. Address: 1390 Jacksonville Highway, Fitzgerald, GA 31750

See Exhibit C, E911 Letter

2. Copy of Plat from a surveyor or a copy of the recorded Plat from the Clerk of Court, (229) 426-5135. Address: 115 South Sheridan Street, Fitzgerald, GA 31750

See Exhibit D, Recorded Plat

See Exhibit A, Zoning Drawings, Sheet 1 Survey

- 3. Property Tax Record from the Tax Assessor, (229) 426-5147. Address: 113 South Sheridan Street, Fitzgerald, GA 31750
  - Total amount of acres
  - Map & Parcel Number
  - > Land Lot Number & Land District
  - Zone District

See Exhibit E, Property Tax Record

- 4. Letter from Landowner stating the purpose of the Rezoning or Special Exception Request. Letter should include:
  - Property Address
  - Landowner Name and current address
  - Contact number
  - Sign and date the statement

See Exhibit F, Landowner Authorization Letter

 Any person(s) other than the landowner submitting this application is considered an Authorized Agent/Attorney-in-fact and is required to properly sign, date, and notarize the DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT form on page 6.

See Exhibit G, Notarized Designation of Authorized Agent

#### **Additional Requirements for Cell Towers**

A. A Copy of all signed agreements between the Landowner and other parties to construct the Cell Tower on their land.

See Exhibit H, Ground Lease

- B. Cell Tower plans which include the height, width, and square footage of the cell tower. See Exhibit A, Zoning Drawings, Sheet C3
- C. A Plat which includes where the Cell Tower will be constructed on the land.

See Exhibit D, Recorded Plat See Exhibit A, Zoning Drawings, Sheet 1 Survey

D. A drawing of the Cell Tower which includes the North, South, East, and West directions of the adjoining properties should the Cell Tower fall.

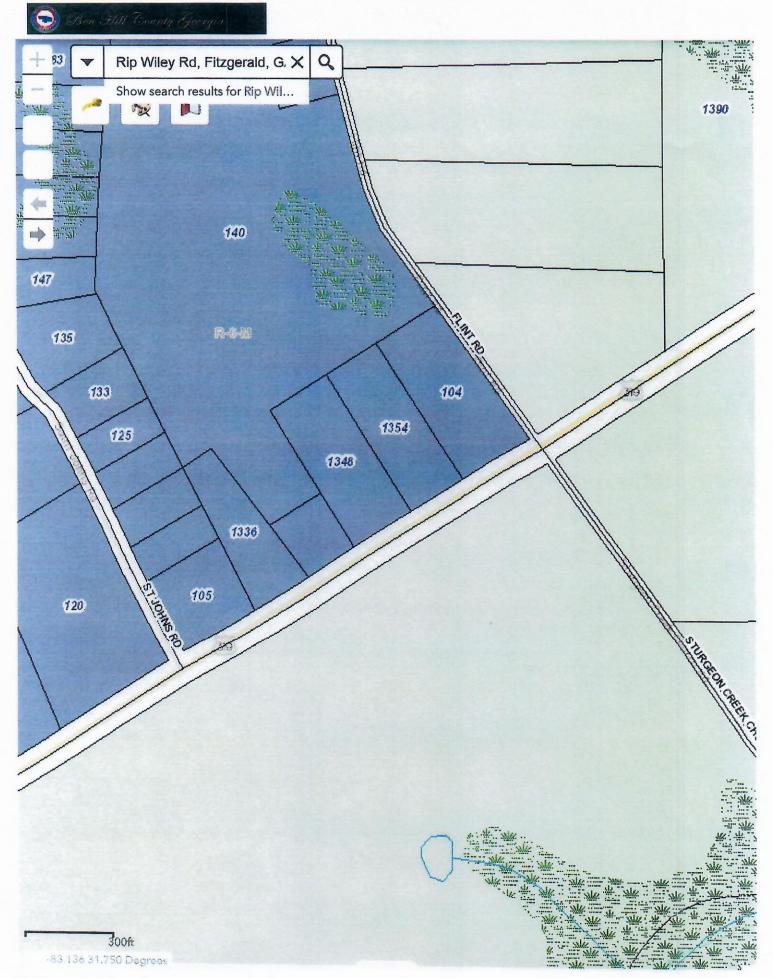
See Exhibit I, Fall Zone Letter-Certified

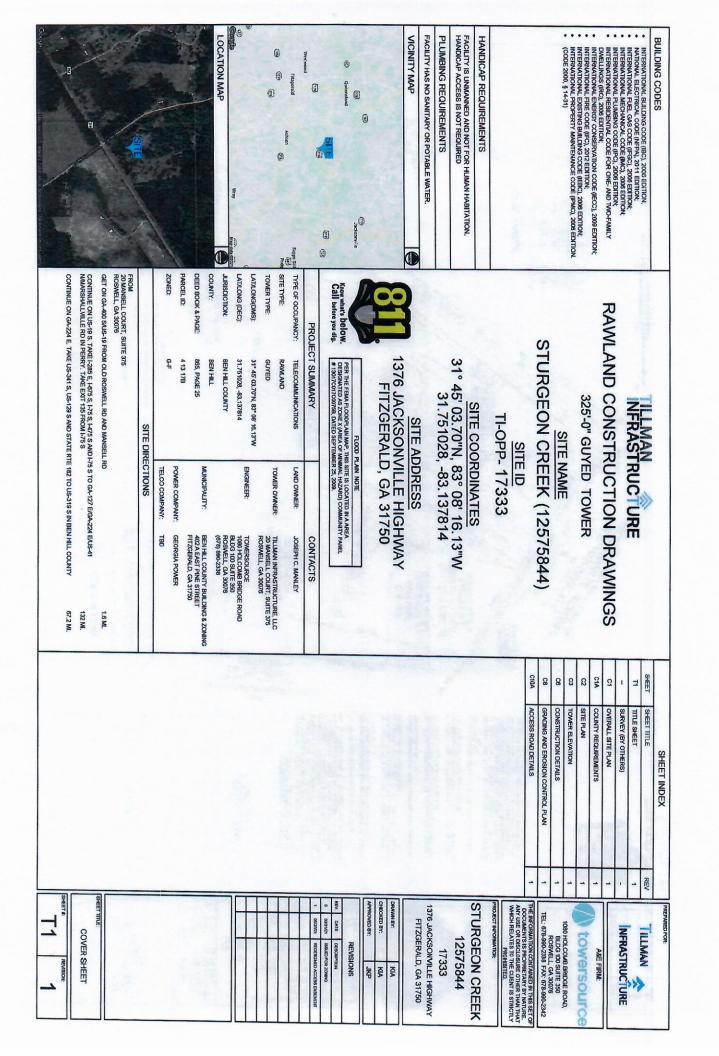
See Exhibit J, exempt from variance for south property line per email from Lawton Lovett dated April 9, 2021

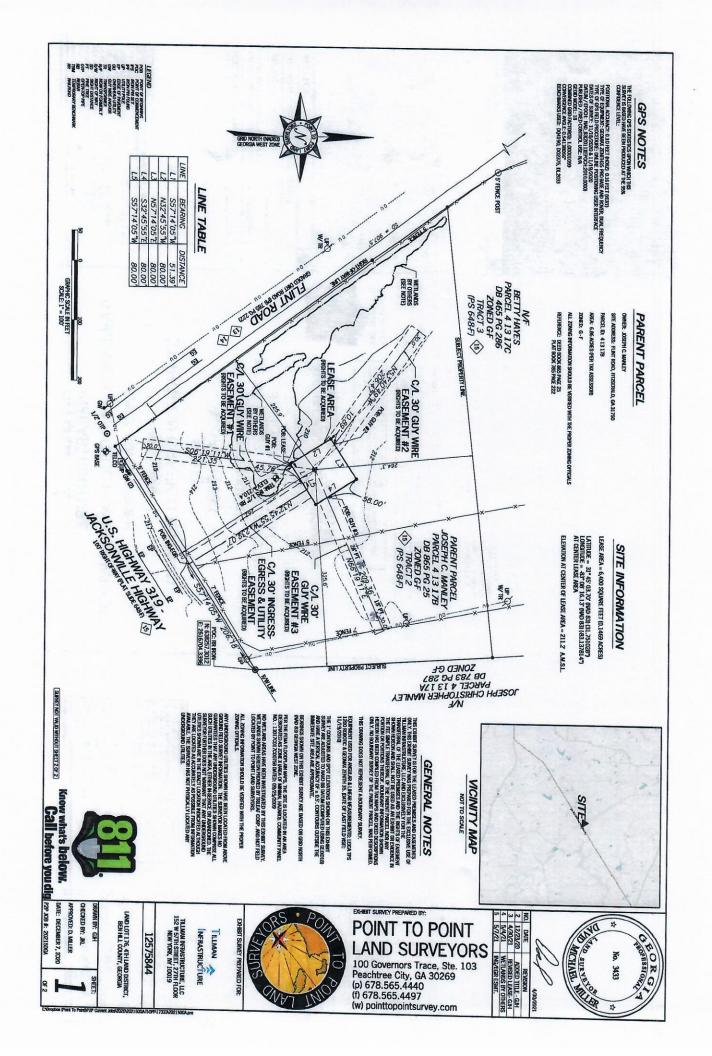
E. A drawing of the Cell Tower which includes the North, South, East, and West directions of the adjoining properties should the Cell Tower fall.

See Exhibit A, Zoning Drawings, Sheet C3









# 30' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT INGRESSEGRESS AND UTILITY ENSIMENT (LYING 15 FEET EACH SIDE OF CENTERLINE), LYING AND BERK IN LAND, LOT 176 OF THE 4TH LAND DISTRICT OF BEN HILL COUNTY, GEORGA, AND BEING A PORTION OF THE LANDS OF JOSETHC, MANLEY, AS RECORDED IN DEED BOOK 685, PAGE 25, BEN HILL COUNTY RECORDS, AND BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A RAIL ROAD BRON FOUND ON THE MORTHEAU REGHT-OF-WAY LINE OF JACKSONNLLE HIGHMAY (HAWNE A TOOPFOOT BIGHT-OF-WAY) AT THE EASTER-MINGST CORNERS OF SOID MANUELY LANDS, SAD POINT HAWNER, A ROBD MORTH, MADGS, GEDRIAM WEST ZONE WILLE OF K-635257-3012, VIDEN CORNERS OF THE WEST LANDS ALONG SAD REGHT-OF-WAY LINE, SOUTH 5-7714/05 WEST, 205. 18 FEET TO A POINT MO THE THALF POINT OF BEGINNING, THENCE LEAVING THE REGHT-OF-WAY LINE AND RAILWING, NORTH 32"45'55' WEST, 232.07 FEET TO THE EDWING AT A POINT ON THE LEASE ANEA.

BEARINGS ARE BASED ON GRID NORTH, NAD83, GEORGIA WEST ZONE.

### LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND IOT 175 OF THE 4THLAND DISTRICT OF ERN HILL COUNTY, GEORGIA, AND BEING A PORTION OF THE LANDS OF
LOSEPH, C. MANLEY, AS RECORRED IN DEED BOOK 865, PAGE 25, BEN HILL COUNTY
RECORDS, AND BEING DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A RAIL ROAD IRON FOUND ON THE NORTHERN RIGHTO-WAY LINE OF LOCKSONWILLE HIGHWAY HANING A 100-FOUT RIGHTO-WAY IN THE EASTERMANS! CORNER FOR SAID MANTE! LANDS, SAID POINT HANNES, A GRID NORTH, MANDES, GEDREAM MEST ZONE VALUE OF NESB257-2012.

HANNES A GRID NORTH, MANDES, GEDREAM MEST ZONE VALUE OF NESB257-2012.

EZG16704.3396; THEXICE RINNING A LONG SAID DREHT CEMMY LINE, SCUTH H-571-4/05;

MEST, ZOS. 18 EET TO A FORNT; THENDE LEMMO: THE RIGHTO-MAY! LINE, SCUTH SPT-4/05 WEST, AND THE TIME POINT OF BEGINNING, HENDE RINNING, MORTH 51,39 FEET TO A POINT THE TIME POINT OF BEGINNING, THENDE RINNING, MORTH 51,39 FEET TO A POINT THE TOAD FOR THE TOAD F

BEARINGS ARE BASED ON GRID NORTH, NAD83, GEORGIA WEST ZONE.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.

## 30' GUY WIRE EASEMENT #1

TOGETHER WITH A 30-FOOT GUY WIRE EASEMENT (LYING 15 FEET EACH SIDE OF CENTRALINE AND EXTENSIVING 30 FEET BEYOND THE POINT OF TERMINATION), LYING AND BEING IN LYING (10) T 176 G THE 4TH LAND SITECT OF BEEN HALL COLMYNY AS RECORDED BOOK 865, PAGE 25, BEH HALL COLMYNY RECORDS, AND BEING A DESCRIBED BY THE FOLLOWING CENTRALINE DATA:

BEARINGS ARE BASED ON GRID NORTH, NAD83, GEORGIA WEST ZONE.

## LEGAL DESCRIPTION SHEET

## 30' GUY WIRE EASEMENT #2

TOGETHER WITH A 30-FOOT GLIY WIRE EASEMENT ATMIG 15 FEET FACH SIZE OF CENTRERIKE AND EXTENDING 30 FEET REVOND THE POINT OF TEMMINATIONAL LYING AND BERNIG IN LAND LOT 17.50 GT THE 4TH LAND LYING OF EER HILL COUNTY, GEORGIA, AND BEING A PORTION OF THE LANDS OF JOSEPH C. MANLEY, AS RECORDED IN JUZED BOOKS 86E, PAGE 25, BEN HILL COUNTY RECORDS, AND BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A RAILROAD IRON FOUND ON THE NORTHERD X RIGHTO-WAY LINE OF LACKSONNILE HIGHWAY (HAWING A LOD-FOOT RIGHT G-WAY) AT THE ENSTERNING'S COORDE OF SAUD MANUELY LAVIDS, SAUD POINT HAWING A GROWN ORTH, HAWISS, GEORGIA WEST ZONE WALLE OF NESBEST 2012, E2616704, 3396; THENCE RAINWING ALONG SAUD RIGHT-G-WAY LINE, SOUTH 57"4 AGO WEST, 206.18 FEET TO A FORTH TO A FORTH TO A FORTH ON THE LEVEL ARCHAIN CHILD STATE OF THE RIGHT-G-WAY LINE AND RLINWING, MORTH 32"4555" WEST, 22.07 FEET TO A FORTH ON THE LEVEL ARCHAIN CHILD STATE OF WEST, 51.39 FEET TO A POINT; THENCE, LORGH 12"455" WEST, 20.00 THE TILD FOR WEST, 51.39 FEET TO A POINT; THENCE, LORGH 12"455" WEST, 20.00 THE TILD FOR ONLY OF BEGINNING, THENCE LEWING THE LEVES ARCHAIN AND THE TILD FOR MISSING THE STATE OF THE LEVES ARCHAIN AND THE TILD FOR MISSING THE STATE OF THE LEVES ARCHAIN AND THE TILD FOUNT OF BEGINNING, THENCE LEWING THE LEVES ARCHAIN AND RIWHING, MORTH 53"40"49" WEST, 206.47 FEET TO THE DIADNING AT A POWIT.

BEARINGS ARE BASED ON GRID NORTH, NAD83, GEORGIA WEST ZONE.

## 30' GUY WIRE EASEMENT #3

TOGETHER WITH A 30-FOOT GUY WIRE EASEMENT (LYING 15 FEET ECA'S DE OF CENTERLINE AND EXTENSIVE 30 FEET RECYON) THE POINT OF TEXAMINION, LYING AND ERICH (LIVING) 30 FEET RECYOND THE POINT OF THE SHILL AND DISTRICT OF EREN HILL COUNTY, GEORGIA, AND BEING A PORTION OF THE LANDS OF JOSEPH C. MANUELY, AS RECORDED IN DEED BOOK 866, PAGE 25, BENI-HILL COUNTY RECORDS, AND BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A RAMINOUD IRON FOUND ON THE NORTHERLY RIGHT-OF-WAY LIKE OF LIXXSONALLE HIGHWAY CHANNEA A 100-FOOT RIGHT-OF-WAY AT THE EASTERNINGST CONNER OF SOM DIMENT LAWS, SAID POINT HAWNEY A GROD NORTH, MOBB, GEORGIA WEST ZONE WALLE OF NEBBOST 2012. E705 167.03 495. THENCE RIMINING ALONG MIT THENCE LEVING THE RIGHT-OF-WAY LINE AND RIMINING, NORTH 372-855 WEST, LEAVING THE RIGHT-OF-WAY LINE AND RIMINING, NORTH 372-855 WEST, SAID SHEET TO A POINT, THENCE, MORTH 372-1405 ENT. 324555 WEST, 80.00 FEET TO A POINT, THENCE, MORTH 372-1405 ENT. 324555 WEST, 80.00 FEET TO A POINT, THENCE, MORTH 372-855 WEST, BOO THE TO A POINT, THENCE, MORTH 374-855 WEST, RIGH POINT, THENCE, SOUTH 372-4555 WEST, BOO THE TO A POINT, THENCE LEWING THE LEVING AREA DOINT AND THE TITLE POINT OF EGENNING, THENCE LEWING THE LEVING AREA DOINT AND THE TITLE POINT OF EGENNING, THENCE LEWING THE LEVING AREA DOINT AND THE TITLE POINT OF EGENNING, THENCE LEWING THE LEVING AREA DOINT AND THE TITLE POINT OF EGENNING, THENCE LEWING THE LEVING AREA DOINT AND THE TITLE POINT OF EGENNING, THENCE LEWING THE LEVING AND RAMINERS, NORTH 66\*1911\* EAST, 20.36 FEET TO THE ENDING AT A POINT AND THE MORTH 66\*1911\* EAST, 20.36 FEET TO THE ENDING AT A POINT AND THE SHOP THE SH

BEARINGS ARE BASED ON GRID NORTH, NAD83, GEORGIA WEST ZONE.

### PARENT PARCEL

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: (PER COMMITMENT NO.: 2020123393)

WICHARD WILLS

REVISION

ADDED TITLE - G.H

REVISED LEASE-G.H

WETLANDS BY OTHERS

NIG/EGR ESMT.

WOESSION.

ORG

No. 3433

STUATE IN THE COUNTY OF BEN HILL, STATE OF GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

7 23 ACRES, MORE OR LESS, MILMOLOT 176 M THE FOLIPHI LAND DISTRICT OF BEN HALL COUNTY, CERRON, AND BENK MORE OR PARTICULAR VESCHBED AS BEN HALL COUNTY, CERRON, AND BENK MORE OR PARTICULAR VESCHBED AS BECHNING AT THE RITERSECTION OF THE KINFINEST MARCHO OF THE RIGHT OF WAY LINE OF U.S. HEGHWAY 319 AND THE MORTHAWST MARCHO OF THE RIGHT OF WAY LINE OF STURBED AND RIMMORE THEOLOGY AND THE MORTHAWST WAS THE RIGHT OF WAY OF STURBED AND RIMMORE SOUTH OR WAY LINE OF STURBED AND RIMMORE SOUTH OR SOUTH

TAX ID NO.: 413 17B

COMMONLY KNOWN AS: FLINT RD, FITZGERALD GA 31750

## TITLE EXCEPTIONS

THIS SURVEYWAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY STEWART ITTLE GUAVANTY COMMUNEY, COMMITMENT DATE OF KONDEMBER 27, 2020 © 7:59 AM, COMMITMENT DATE OF ROUTED AND THE PARCIT PARCEL, TO DETERMINE THE IMPACTS OF EQSING TITLE EXCEPTIONS.

SCHEDULE B - SECTION I REQUIREMENTS

16. SATISFACTION AND RELEASE OF WRIT OF FER! FICUSA AGAINST JOSEPH MANLEY AND IN FAKAR OF PORTFOLIO RECOVERY IN THE AMOUNT OF \$1,020.63, PLUS INTEREST AND FEMALTIES IF ANY, SECORRED LANUARY 2, 2016 IN OR BOOK 64, PAGE 104 IN THE BEN HILL COUNTY, GEORGIA RECORDER'S OFFICE.

[THIS ITEM IS NOT A SURVEY MATTER.]

SCHEDULE B - SECTION II EXCEPTIONS

12. SUBJECT TO RUPAL POST ROADS RIGHT OF WAY DEED RECORDED MARCH 21, 1997 IN OR BOOK 377, PAGE 41.

THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL BECAUSE THE PARENT PARCEL IS OUTSIDE THE AFFECTED AREA.]

Subject to right of way deed recorded november 2, 2011 in or book 785, Page 222.

14. SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS OF RECORD AS SET FORTH ON A PLAT RECORDED AUGUST 31, 2011 IN OR BOOK 695, PAGE G2. .THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LEASE AREA AND NGRESS-EGRESS AND UTILITY EASEMENT, AND IS PLOTTED HEREON.]

THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LEASE AREA AND NGRESS-EGRESS AND UTILITY EASEMENT, AND IS PLOTTED HEREONJ

15. SUBJECT TO EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS OF RECORD AS SET FORTH ON A PLAT RECORDED NOVEMBER 2, 2000, OCTOBER 26, 2000 AND OCTOBER 30, 2000 IN PLAT SLIDE 648F.

THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LEASE AREA AND NGRESS-EGRESS AND UTILITY EASEMENT, AND IS PLOTTED HEREON J

### POINT TO POINT

LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497 (w) pointtopointsurvey.com

EXHIBIT SURVEY PREPARED FOR:

TILLMAN A

TILLMAN INFRASTRUCTURE, LLC 152 W 57TH SIREET, 27TH FLOOR NEW YORK, NY 10019

2575844

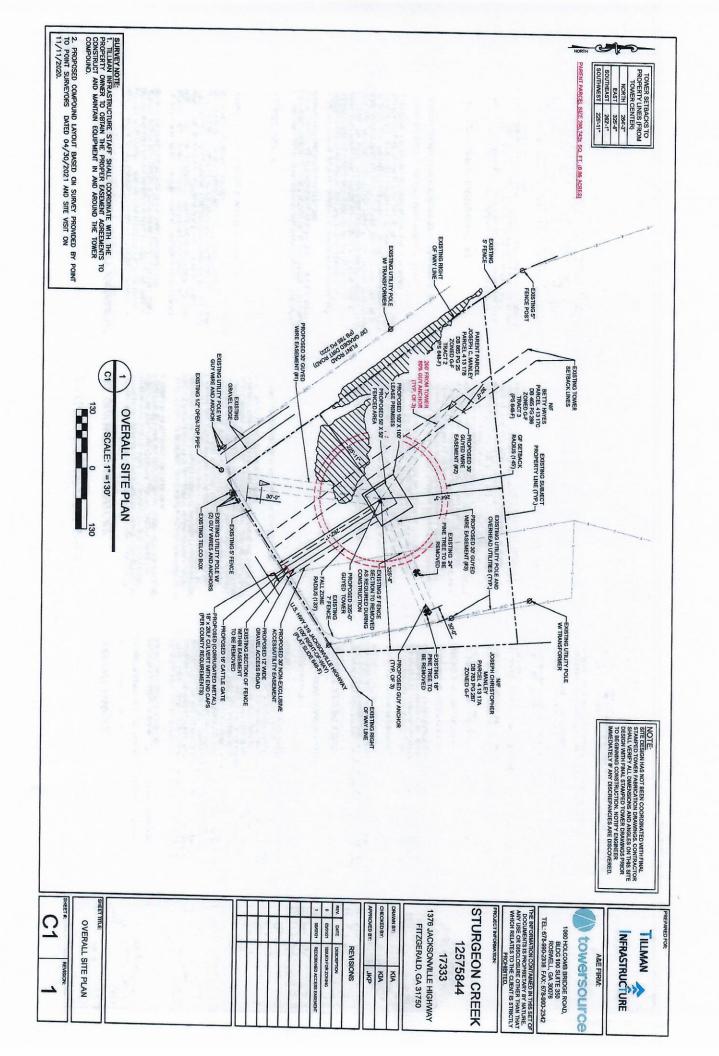
BEN HILL COUNTY, GEORGIA

HECKED BY: JKL PROVED: D. MILLER W BY: GJH

MTE: DECEMBER 7, 2020

P2P J08 #: 2021503A

SURVEY NOT VALID WITHOUT SHEET 1 OF 2





State Highway No. 187 Milepost No. 14, 47 County: Ka #11 District No.

1. The linear Infrastra dweller do Mansolf of fast Suites S Name of Applicant 8) 849-9533 request permission to construct a residential driveway on S.R. 107 U.S. 319 in the City of E F. tzgerald in Ben Hil point 250 A. East of the connertine of Flint Rd This drive to serve a single family dwelling only and may not be converted to any other use without approval of DOT. Typical Plan & Profile for Drive One fost of CARY MEY THE PIES ST. day of April dirt down sides of Residential Driveway Permit Request County. The driveway will be constructed on the North Stide of the highway at a NSEW Adverse warning signs shall be required white working on DOT right of-way. Extend pipe as necessary to obtain a 6:1 or flatter slope. All work to be completed in 90 days. Applicant to give area Engineer 24-hour notice before work begins. The pige shall be GA DOT standard 1030D 0 ft. bing 18 inches in diameter. CAN 30A-0 21 2 Unvewing must be sightlized with AGGREGATE SURFACE COURSE. Existing surface flow to remain. Water can not be diverted to DOT right-of-way. a orange permit poeter must be displayed at the site in an view until work is inspected and accorpted by DOT. brick or other hazardous mailbox supports allowed on it-chaws, (mailbox shall be located on act alle) All sways should have turn around pad of right-of-way to yeart backing into the highway. eadwalls to be constructed on pipe. GA Std. 1122 by End Sections required for all pipe located within fearzone. Special Requirements right-of-way to be regressed to DOT St. (Rd.) and at milepost | ++7. ibed below. I also agree that I will be

> NFRASTRUCTURE ILLMAN

ASE FIRM:

1080 HOLCOMB BRIDGE ROAD, BLDG 100 SUITE 350 ROSWELL, GA 30076 TEL: 678-990-2338 FAX: 678-990-2342

towersource

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY MATURE.
ANY USE OR DISCLOSURE OTHER THAM THAT WAIL RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

STURGEON CREEK

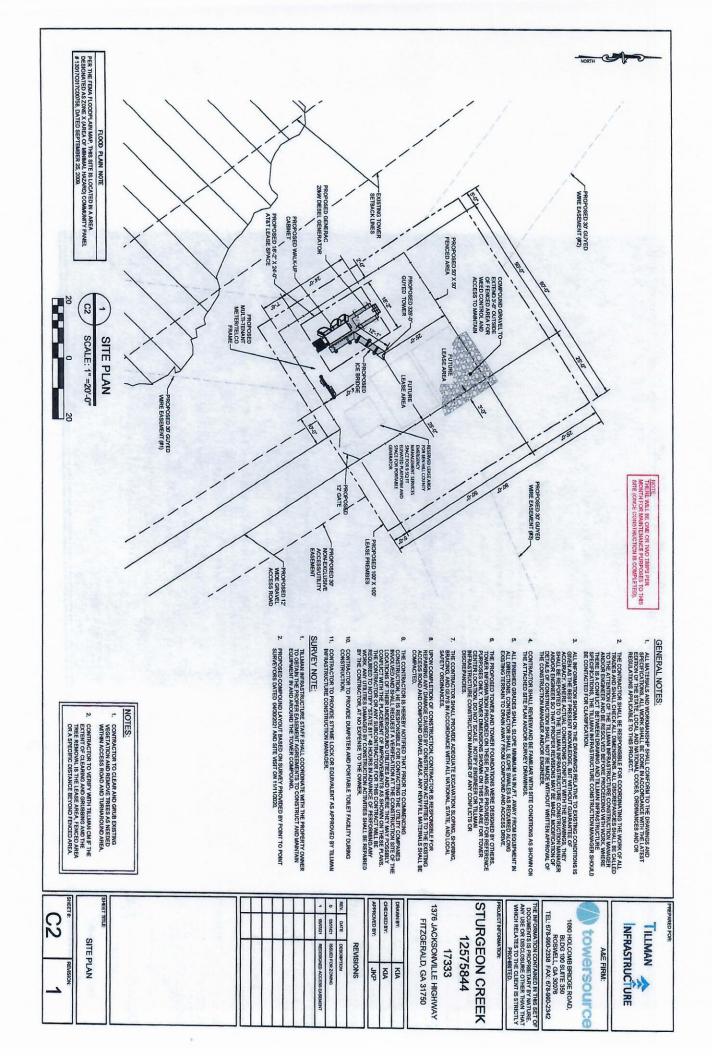
12575844

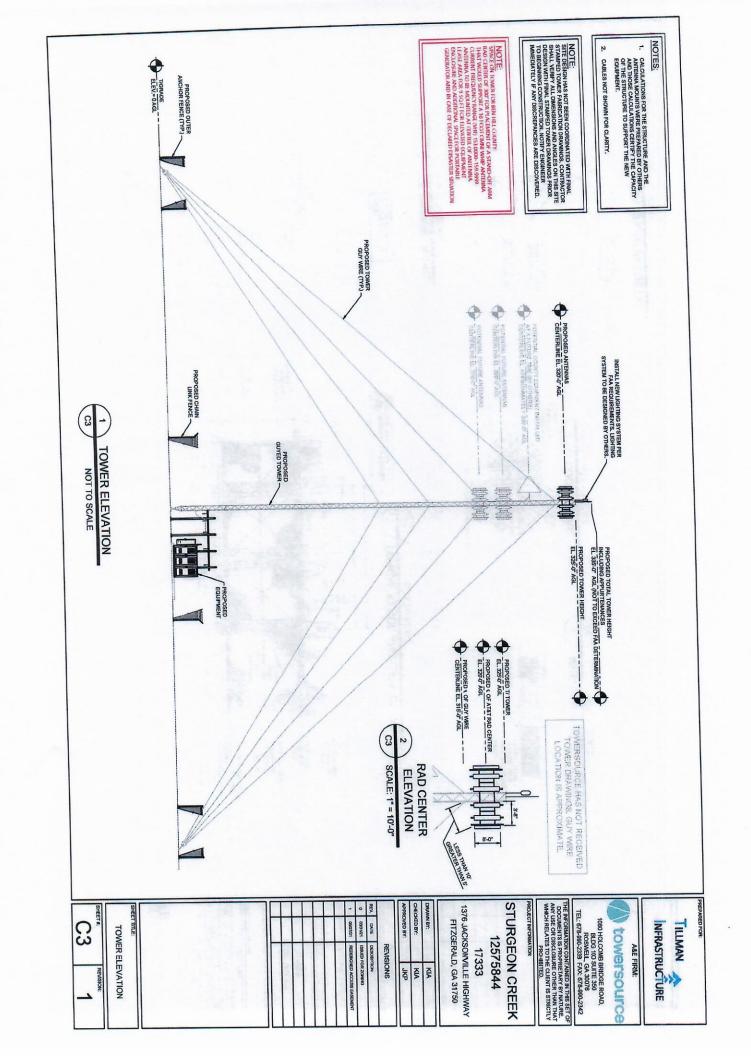
17333

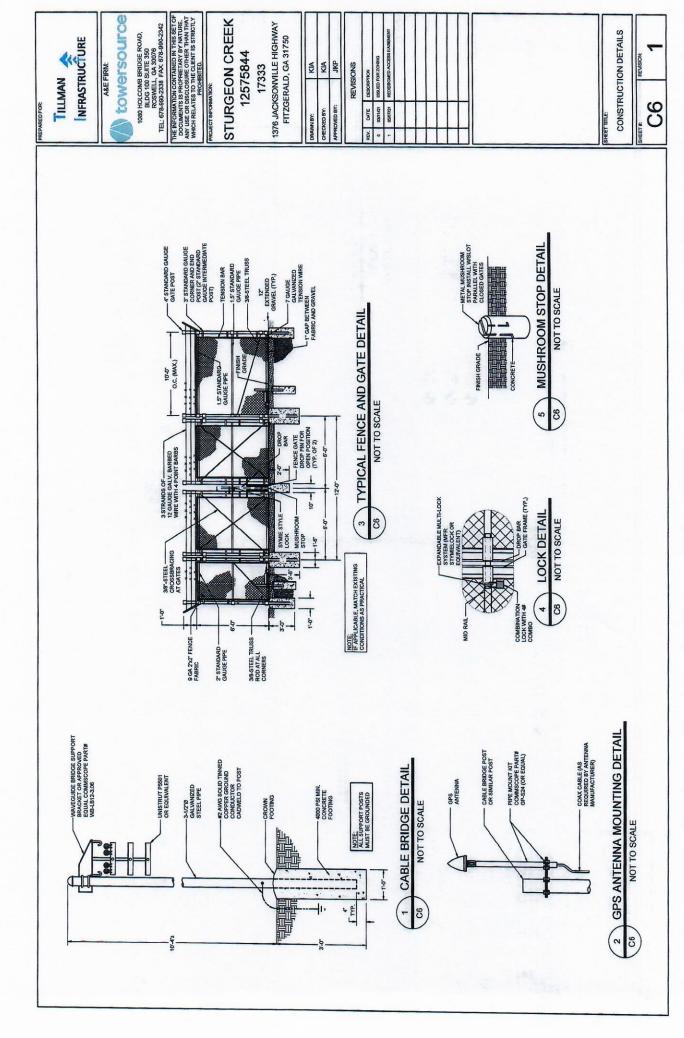
1376 JACKSONVILLE HIGHWAY FITZGERALD, GA 31750 KIA

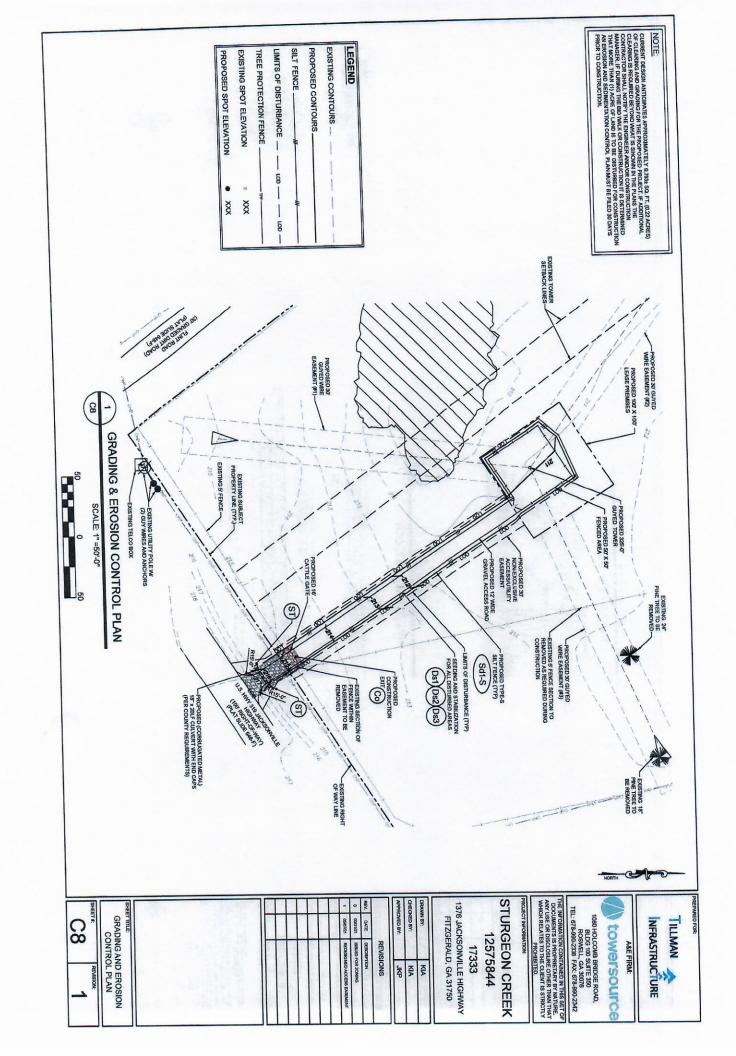
		-	0	REV.	
		0507/21	03/31/21	DATE	
		REDESIGNED ACCESS EASEMENT	ISSUED FOR ZONING	DESCRIPTION	REVISIONS

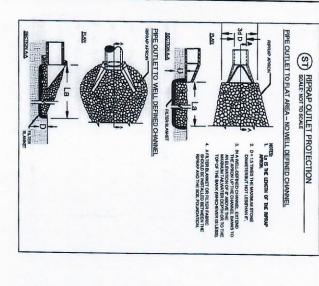
C1A COUNTY REQUIREMENTS SHEET TITLE:

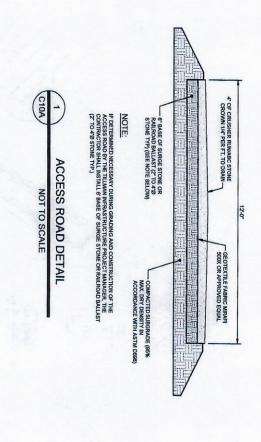


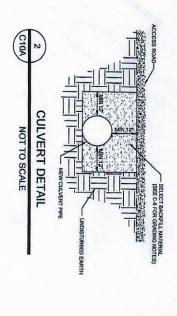












TILLMAN \*\*
INFRASTRUCTURE

towersource A&E FIRM:

1080 HOLCOMB BRIDGE ROAD, BLDG 100 SUITE 350 ROSWELL, GA 30076 TEL: 678-990-2338 FAX: 678-990-2342

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY MATURE ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

STURGEON CREEK

12575844

1376 JACKSONVILLE HIGHWAY FITZGERALD, GA 31750

KIA

DATE DESCRIPTION
09/31/21 ISSUED FOR ZONING REVISIONS JKP

C10A

ACCESS ROAD DETAIL

SHILL LEGHS

#### **BEN HILL COUNTY EMERGENCY SERVICES**

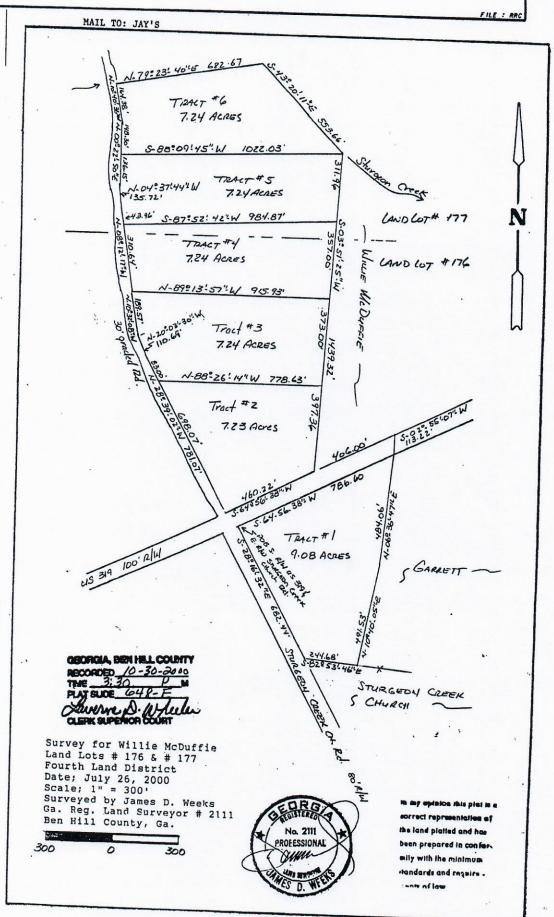
#### **E-911 COMMUNICATIONS**

255- A Appomattox Rd.
Fitzgerald, GA 31750
229-426-5111
FAX: 229-426-5130
addressing@benhillcounty-ga.gov

#### **Address Request / Verification**

New Address Verification of Address	SS
Date: 64 / 15 /303/ Time: 1745	
Person Applying for Address: Christing Smith Phone:	18-558-6188
Email: Csmith Tower Someing.com Fax:	
Property Owner: Current: Marky Jacob C Previous: (if know	n)
Property Purchase Date: (if within last 2 yrs) Prope	rty Surveyed Yes No
Location: (Street / Road): 1300 AK Jadenville Hay Nearest I	Know Address #
Reason for Request: New Construction Mobile Home	lectrical Service Well
For New Construction or Electrical Service describe project:	up for tower
<ul> <li>On right of way, clearly flag proposed location of the permanent entrance to property</li> <li>If new construction of an occupiable structure, clearly flag the location of the propose</li> <li>A copy of the tax parcel map must be attached with property lines and the location of</li> <li>You may submit these forms to the fax, email, or address above. Any further question</li> </ul>	the structure clearly identified.
INTERNAL USE ONLY	
Received By: 7 Fletchen Date: 04/15/3031	Time:/743
Zone: 6-F Parcel #: 4 /13 /178 LD: 12 176-4 Acre	City Limits: Yes No
Zone: 6-F Parcel #: 4 /13 /178 LD: 41 /76-4 Acre	s: 6. Rd. Frontage: 613
Easement Access: Yes No Easement Accessible: Yes	
Address: 1376 Jaksmalle Hery GPS: Lat: 31 . 2507 13	
Address Issued: Permanent Contingent:	
Referred To:/_/_ Building / Zoning	Authorized: //
Referred To:// Building / Zoning	Authorized: //_
Referred To:/_/_ Building / Zoning	Authorized: //_
Referred To:/ Building / Zoning	Authorized:// Authorized:/_/ Authorized:/_/  Authorized:/_/

Revised: 09-17-2020



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#### Summary

Parcel Number 4 13 17A

Location Address 1390 JACKSONVILLE HWY

Legal Description LL 176\177-4

(Note: Not to be used on legal documents)

Class R4-Residential

(Note: This is for tax purposes only. Not to be used for zoning.)

Tax District COUNTY (District 02)

Millage Rate 34.756
Acres 10
Homestead Exemption Yes (S5)
Landlot/District N/A

View Map



#### Valuation

	2020	2019	2018
Previous Value	\$155,776	\$154,959	\$153,938
Land Value	\$30,000	\$30,000	\$30,000
+ Improvement Value	\$118,465	\$118,465	\$117,648
+ Accessory Value	\$7,311	\$7,311	\$7,311
= Current Value	\$155,776	\$155,776	\$154,959

No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Ben Hill County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

User Privacy Policy GDPR Privacy Notice

Last Data Upload: 3/26/2021, 4:25:40 AM



Version 2.3.113

March \_ | 6 , 2021

Joseph C. Manley 1390 Jacksonville Hwy Fitzgerald, GA 31750

**Lawton Lovett** Ben Hill County Building and Zoning Director 402-A East Pine Street Fitzgerald, GA 31750

Dear Mr. Lovett,

I give my express permission to allow Tillman Infrastructure to apply for rezoning via Special Use Permit utilizing a 100 ft x 100 ft area for the purpose of building a Telecommunication Cell Tower.

I have entered into a lease agreement with Tillman Infrastructure regarding property I own located at 1390 Jacksonville Hwy, Parcel ID 41317B, Deed Book 865 page 25.

The property of zoned as General Farming and is not intended to interfere with designated land use.

- Property Address: 1390 Jacksonville Hwy, Fitzgerald, GA 31750
- Landowner Name: Joseph C. Manley
- Landowner Address: 1390 Jacksonville Hwy, Fitzgerald, GA 31750

Sincerely,

Signature: Joseph C. Manley, Landowner

Date: March 12,2021

Contact Number: (229) 450-8182



March 4, 2021

Ms. Eumie Rosiclair Project Controls Coordinator Tillman Infrastructure 299 Market St Saddle Brook, NJ 07663

RE: Proposed 325' Sabre Guyed Tower for TI-OPP-17333/Sturgeon Creek, GA

Dear Ms. Rosiclair,

Upon receipt of order, we propose to design and supply the above referenced guyed tower for a Basic Wind Speed of 110 mph with no ice and 30 mph + 0.5" ice, Risk Category II, Exposure C, Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas". The tower will be designed to support three (3) carriers.

When designed according to this Standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors. Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower legs. This would result in a buckling failure mode, where the steel legs would bend beyond their elastic limit (beyond the point where the legs would return to their original shape upon removal of the wind load).

Assuming that the wind pressure profile is similar to that used to design the tower, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section, leading to an accordion-like collapse to the ground. Please note that this letter applies only to a tower designed and manufactured by Sabre Industries. This in turn would result in collapse to the ground within a 100' x 100' lease area.

Sincerely,

Amy R. Herbst, P.E. Senior Design Engineer

#### **PUBLIC NOTICE**

To the Citizens of Ben Hill County

Notice is hereby given that a **Public Hearing** is scheduled to be held by the **Ben Hill County Planning Commission** on June 21st, 2021 at 5:30 pm at the City Hall, Upstairs Conference Room, located at 302 E Central Ave, Fitzgerald GA. 31750

The Public Hearing with the Ben Hill County Commissioners is scheduled for July 6th, 2021 at 6:00 pm. at the Ben Hill County Courthouse Annex, located at, 324 East Pine st Fitzgerald, GA. 31750

#### The purpose of the hearings:

A Special Exception for a Cell Tower: Located at 1376 Jacksonville Highway, DEED Book 865 Page 25; Plat Book 785, Page 222; Parcel 413 17B

In accordance with the Americans with Disabilities Act, Individuals with disabilities who requires certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the County Clerk at 229-426-5100 Monday thru Friday between the hours of 8:30 – 4:30pm before the hearing date, to allow the County to make reasonable accommodations for those persons.