

Zoning Land Use

TOWER HEIGHT

TOWER DISTANCE

LEGAL CHALLENGE

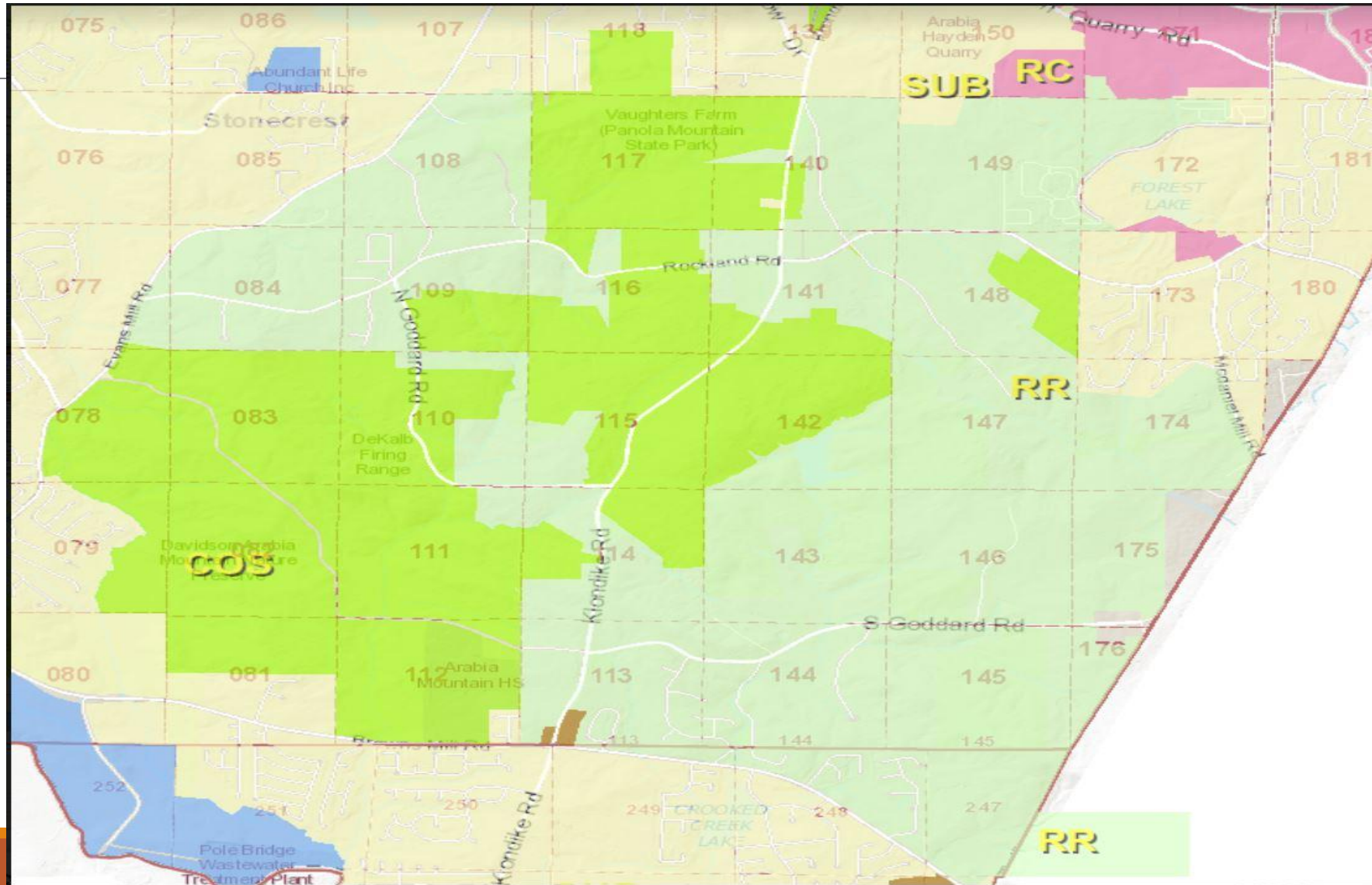
Zoning Codes and Categories

Table 1.2: Character areas and permitted zoning districts.

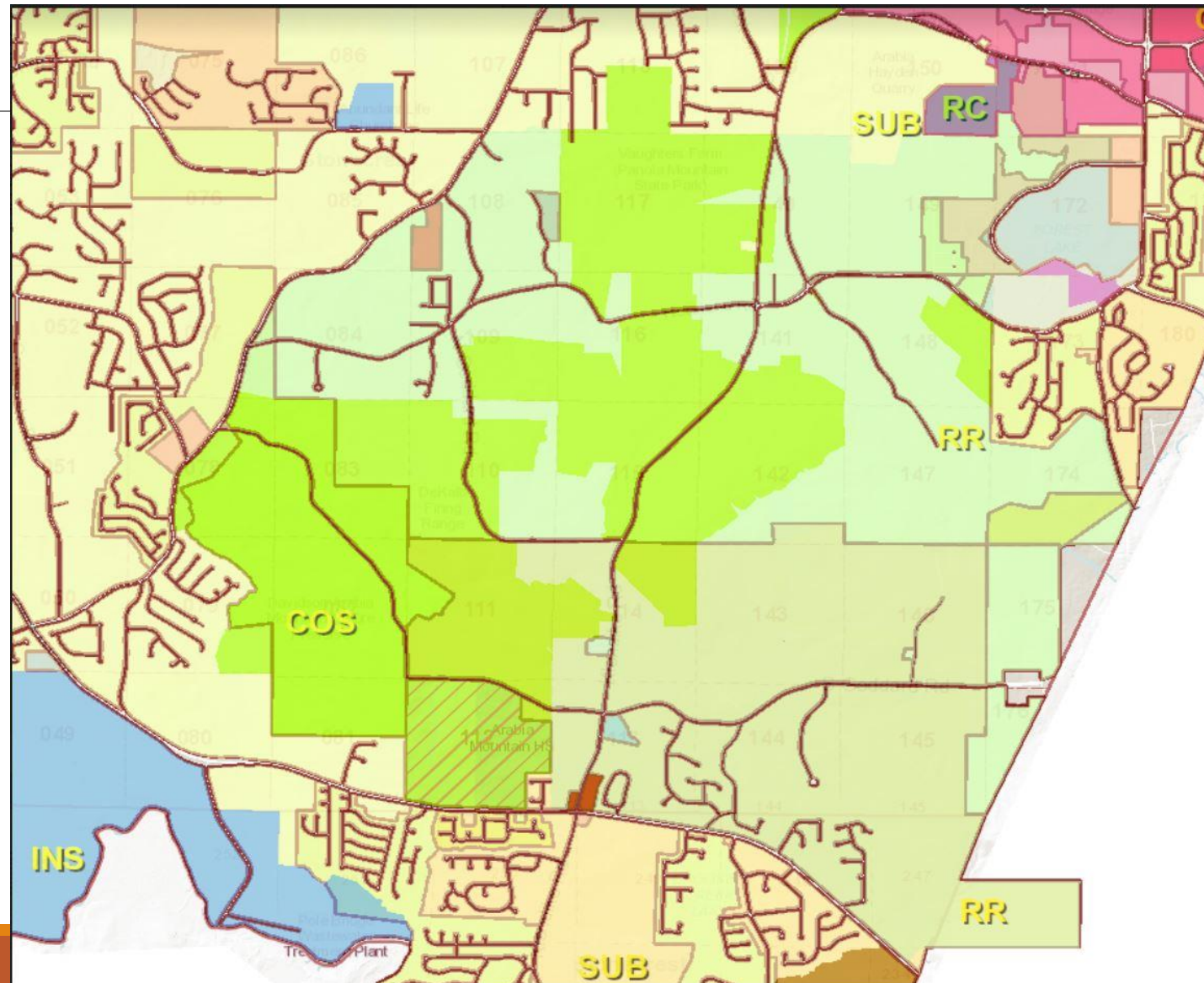
Zoning District	Rural Residential (max 4 du/a)	Suburban (max 8 du/a)	Traditional Neighborhood (max 12 du/a)	Neighborhood Center (max 24 du/a)	Town Center (max 60 du/a)	Regional Center (max 120 du/a)	Office Park (max 30 du/a)	Institutional	Industrial	Light Industrial	Commercial Redevelopment Corridor (max 18 du/a)	Highway Corridor (max 30 du/a)
	RE	RE	RE	R-60	RSM	MR-1	HR-1	R-100	M	C-2	RSM	HR-1
	RLG	RLG	RLG	RSM	MR-1	MR-2	MU-1	R-85	M-2	OD	MR-1	MU-1
	R-100	R-100	R-100	MR-1	MR-2	HR-1	MU-2	R-75	OD	OI	MR-2	MU-2
	R-85	R-85	R-85	MR-2	HR-1	HR-2	MU-3	R-60	C-2	M	MU-1	MU-3
	R-75	R-75	R-75	MU-1	HR-2	HR-3	MU-4	RSM		M-2	MU-2	MU-4
	RNC	R-60	R-60	MU-2	MU-1	MU-1	NS	MR-1			MU-3	C-1
	MHP	RNC	RNC	MU-3	MU-2	MU-2	C-1	MR-2			NS	C-2
	NS	MHP	RSM	NS	MU-3	MU-3	C-2	MU-1			C-1	OD
		RSM	MR-1	C-1	MU-4	MU-4	OIT	MU-2			C-2	OI
		MU-1	MU-1	OI	MU-5	MU-5	OI	MU-3			OI	OIT
		NS	MU-2	OIT	OI	OI	OD	OI			OD	M
		C1	NS		OIT	OIT		OIT			OIT	M-2
		OIT	C-1		C-1	C-1						
		OI	OIT		C-2	C-2						

*du/a = dwelling units per acre

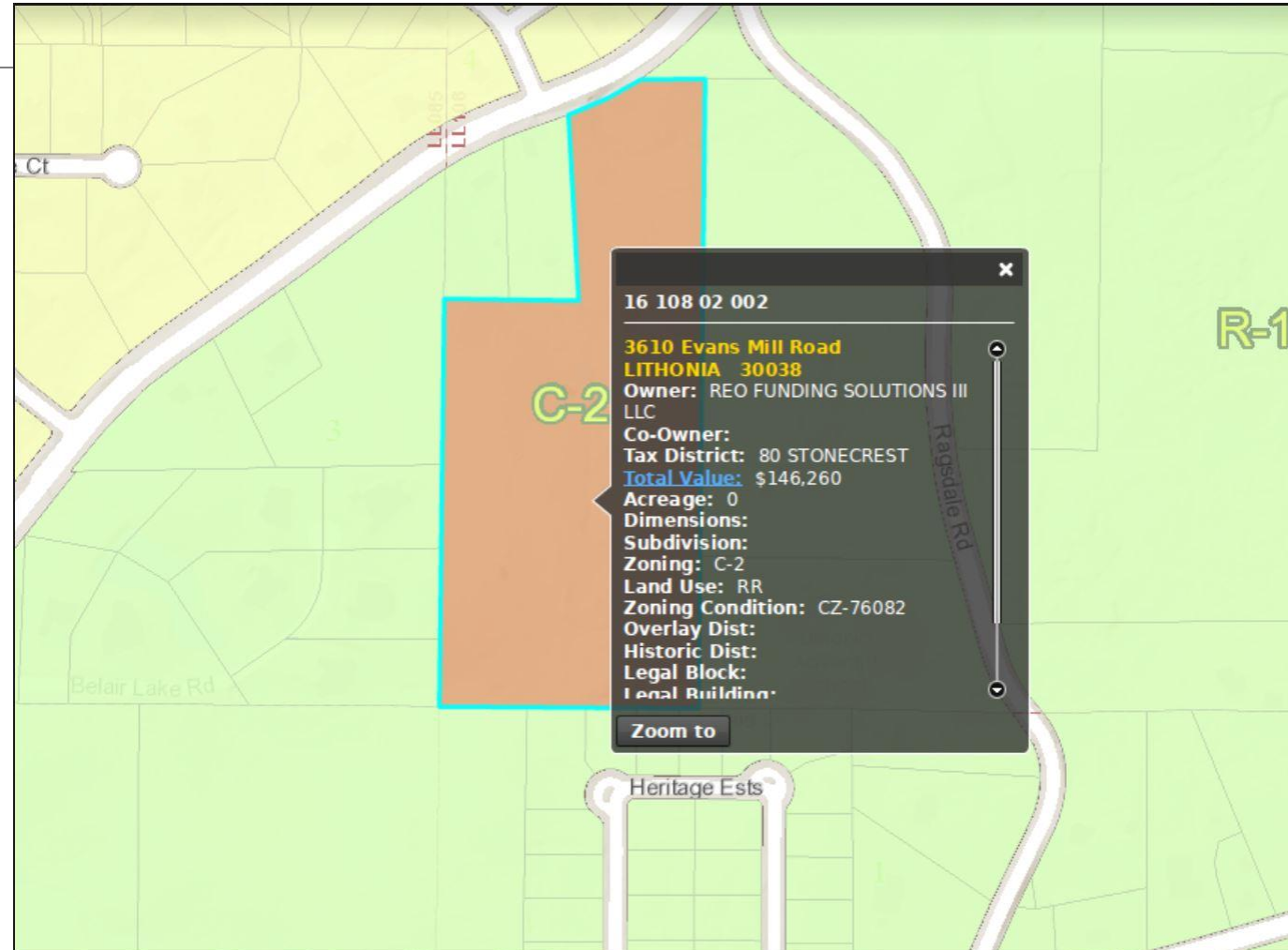
Zoning Map



Zoning District



3610 Evans Mill Road



Conditional CZ-76802

7. CZ-76082

Comm. Dist. 3

APPLICATION OF RAGGEDY ANN AND ANDY CHILD CARE CENTERS, INC. to conditionally rezone property located on the south side of Evans Mill Road, 300' southwest of Ragsdale Road, from R-100 to C-2 for a summer day camp for children. The property has frontage of 185' and contains 16.33 acres.

Mr. Tom Crichton, Decatur Federal Building, Decatur, presented the application. The applicants desire to use this property for a day care camp during the summer months only, to take 20 to 30 children five mornings a week to swim in an existing pool and spend about an hour on crafts. The subject property was being used for such activity three or four years ago but had to cease this use because of improper zoning. They will fence the property under C-2 zoning to keep the children enclosed within the property.

No one appeared to speak in opposition.

DECISION:

MOTION was made by Commissioner Lanier, seconded by Commissioner Coolidge, and was unanimously passed, to APPROVE the application as conditioned by applicant.

Permitted Towers for Zoning

[illegible]

Tower Design

SIZE MATTERS

What is Installed—Not Residential



Structural Design Report

195' Monopole

Site: Flat Rock, GA

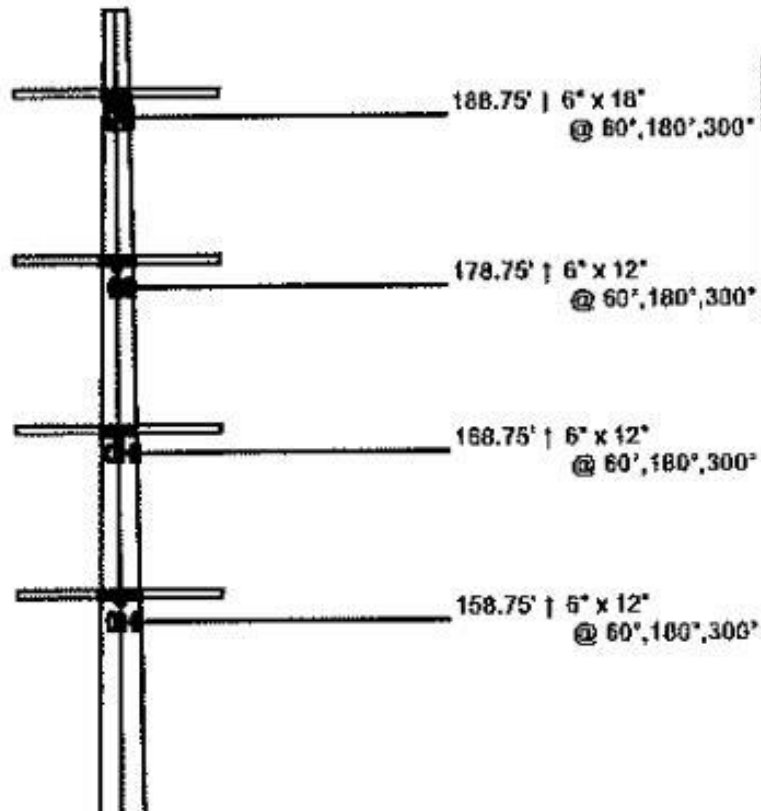
Site Number: US-GA-5196

Prepared for: VERTICAL BRIDGE REIT, LLC
by: Sabre Towers & PolesTM

Job Number: 18-4571-JDS

December 18, 2017

How Many Antenna Arrays—Four

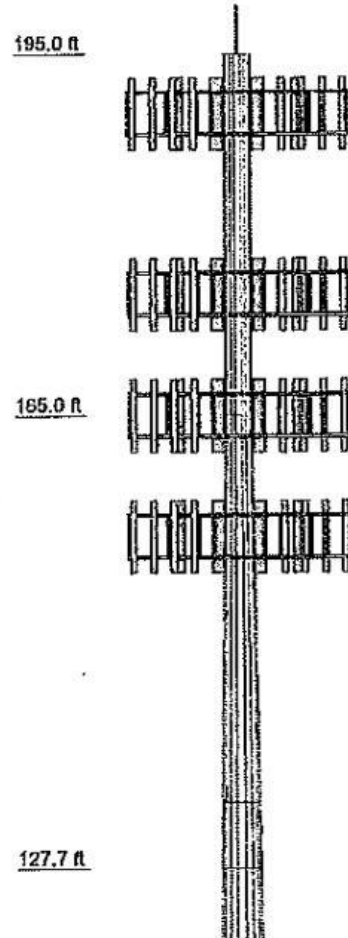


Designed Appurtenance Loading

Elev	Description	Tx-Line
190	Platform - 12'	
190		(12) 1 5/8"
190	(1) 40,000 sq. in. antenna loading (below top)	
180	Platform - 12'	
180		(12) 1 5/8"
180	(1) 30,000 sq. in. antenna loading (below top)	
170	Platform - 12'	
170		(12) 1 5/8"
170	(1) 40,000 sq. in. antenna loading (below top)	
160	Platform - 12'	
160		(12) 1 5/8"
160	(1) 30,000 sq. in. antenna loading (below top)	

Another View of the Antenna Arrays

	2	1
	37.27	30.00
	18	18
	0.39	0.20
	5.39	
	25.98	25.98
	37.88	25.98
	5.0	1.6



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
4' Lightning Rod	195	40,000 sq in	165
40,000 sq in	190	30,000 sq in	155
30,000 sq in	175		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-65	65 ksi	80 ksi			

TOWER DESIGN NOTES

1. Tower is located in Dekalb County, Georgia.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 90 mph basic wind in accordance with the TIA-222-G Standard.
4. Tower is also designed for a 30 mph basic wind with 0.75 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Structure Class II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Installation per TIA/EIA-222 and AISC Specifications.
9. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
10. Assume that there will be a one (1) foot caisson reveal.
11. TOWER RATING: 98.8%

Commercial Power Per Antenna Array Height Matters

How many watts is a cell tower? 

Although the FCC permits an effective radiated power (ERP) of up to **500 watts** per channel (depending on the tower height), the majority of cellular or PCS cell sites in urban and suburban areas operate at an ERP of **100 watts** per channel or less.

Human Exposure to Radio Frequency Fields: Guidelines for Cellular ...

<https://www.fcc.gov/.../human-exposure-radio-frequency-fields-guidelines-cellular-and-...>

Search for: [How many watts is a cell tower?](#)

Tower Distance

IT IS JUST TOO CLOSE

Distance Matters Too

Is living near a cell phone tower dangerous? ^

If you **live** within a quarter mile of a **cell phone** antenna or **tower**, you may be at risk of serious harm to **your** health, according to a German study cited at www.EMF-Health.com, a site devoted to exposing hazards associated with electromagnetic frequencies from **cell phone towers** and other sources.

DANGERS OF LIVING NEAR CELL PHONE TOWERS

https://www.eastcountymagazine.org/cell_phone_towers/

Length

0.25

Mile

=

1320

Foot

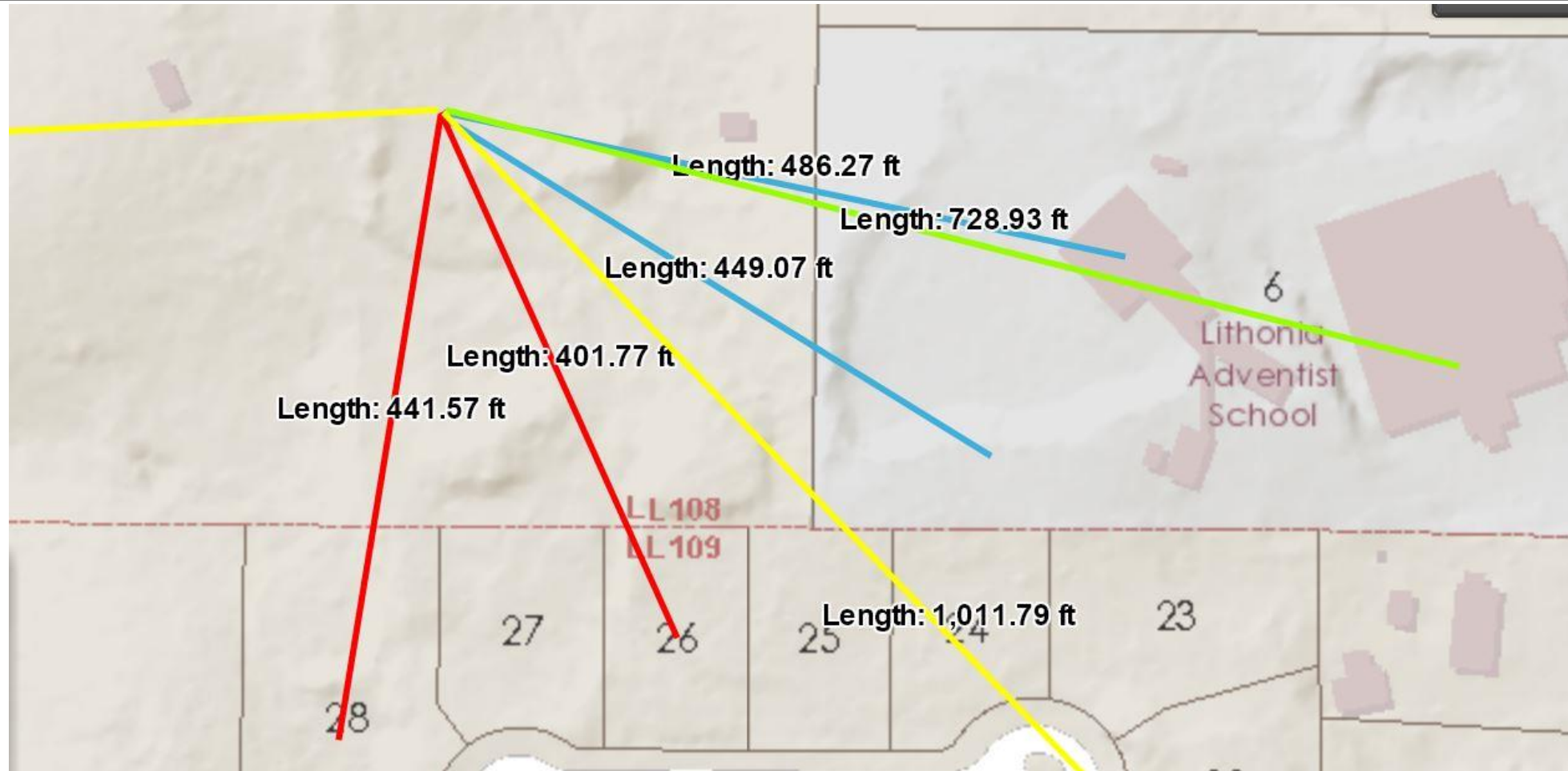
Formula

multiply the length value by 5280

Distance to the Playground



Measured Distance to Playground



The Bottom Line

- This is a commercial cell phone tower in a residential neighborhood that will produce up to 2,000 Watts of effective radiated power.
- This is simply too much power in too close of a proximity to homes, a school, and a church.
- This should be a residential tower that is shorter and limited to less effective radiated power.

The Legal Challenge

RAGGEDY ANN AND ANDY CHILD CARE CENTER

The basis of the legal challenge

- Base on the zoning documents this is not a commercial property, but is conditionally zoned that way. So this size and power is not allowed in a residential zone.
- All interested parties within the area are invited to join the suit.
- We now have legal counsel through Weissman