

**SPECIAL USE APPROVAL
OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for Special Use Approval submitted by AT&T, c/o RETEL Services on April 28, 2014, requesting Special Use Approval on a ±142.104 acre tract of land located on the north side of SR 15 and the east side of Cedar Road in the 225th G.M.D., Oconee County, Georgia, (TP# C-6-24), on property owned by Mark H. Thomas, the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for a Telecommunication Tower.

Said Special Use Approval is subject to the following conditions as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on June 16, 2014, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 8, 2014.

ADOPTED AND APPROVED, this 8th day of July, 2014.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: *G. Melvin Davis*
G. Melvin Davis, Chairman

Member Absent
Jim Luke, Member

John Daniell
John Daniell, Member

Margaret S. Hale
Margaret S. Hale, Member

Mark Saxton
Mark Saxton, Member

ATTEST:

Jane Greathouse
Jane Greathouse
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL USE APPROVAL #6545

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CONDITIONS

This Special Use approval shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The communication tower shall not be taller than 150 feet in height.
2. Developer shall install a minimum 10 foot wide landscape buffer, as illustrated on the special use concept plan and in accordance with the requirements in Section 333.05.g of the Unified Development Code.
3. Developer shall construct the communications tower and compound in the location illustrated on the Special Use Concept Plan.

NARRATIVE



Re: Application for Special Use Permit
Applicant: RETEL Brokerage Services, Inc. on behalf of AT&T Wireless
Property: 3752 Greensboro Hwy. (Hwy. 15), Watkinsville, GA 30677

NARRATIVE:

AT&T is proposing to construct a 150' monopole on the property that AT&T has leased from the property owner, Mark H. Thomas. The property is a 142.104 acre tract of land that is not developed and is zoned agricultural. The adjacent properties are also zoned agriculture and are currently being used for farming or other agricultural uses. There are also two (2) parcels zoned commercial and two (2) parcels zoned residential along Greensboro Hwy adjacent to the subject property. To my knowledge, there are no outstanding zoning or other uses being proposed for the current property or the adjacent properties. The wireless facility will be located at the back of the property with the access road being built off of Cedar Road.

There should be little to no traffic impacted for the area from the installation of the wireless facility. There will be an estimated 2 trips / month to the facility from the wireless carriers once the initial construction is completed. The initial construction should be completed within 6 weeks. The proposed access road will be constructed off of

Greensboro Hwy and will be adequate for the ingress and egress for the wireless carriers. There will be no adverse effect to the local traffic.

The utilities easements will run along the access road unless otherwise changed by the utilities companies and is indicated on the site plan. The access/utility easement will be 40' in width. The only utilities that will be used at the wireless facility will be electric, telco/fiber and possibly natural gas for the generator. Water, Sewage and garbage will not be utilized at the wireless facility.

The area that the wireless facility will encompass will be 100 x 100, which will also include a 10' landscape buffer per section 333.05 of the Unified Development Code. There will not be any further division of the property for homes, units or other buildings.

The architecture/theme of the site is a 150' monopole, with a 12 x 16 pre-fabricated shelter to house AT&T equipment. The construction material used is a steel structure with a concrete pre-fabricated building.

The estimated value of the total construction of this wireless facility is approximately \$225,000.00. AT&T has entered into a lease arrangement with the property owner that is for 25 years in 5 year renewable terms.

The property will be maintained and grounds cared for as needed. Typically, the grounds are visited monthly or every other month, depending on the season, to cut the grass, maintain the landscaping and do overall maintenance of the wireless facility.

The tower has been set back from all property lines a distance equal to twice the tower height, per the Unified Development Code. This will provide a natural buffer to the view of the tower compound and allows for the approved fall zone.

Contact or Agent: The Agent for this site is Kathy Kelly-Jacobs of RETEL Services.
Contact information:

Sincerely,

Kathy Kelly-Jacobs
President/CEO

RETEL Services
5781 Glenridge Drive
Suite 110
Atlanta, GA 30328
770-330-9784

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LOCATED IN THE 225 GMD OF OCONEE COUNTY, GEORGIA, CONTAINING 142.104 ACRES OF LAND AS SHOWN BY A PLAT FOR MARK H. THOMAS RECORDED IN PLAT BOOK 37 PAGE 627.

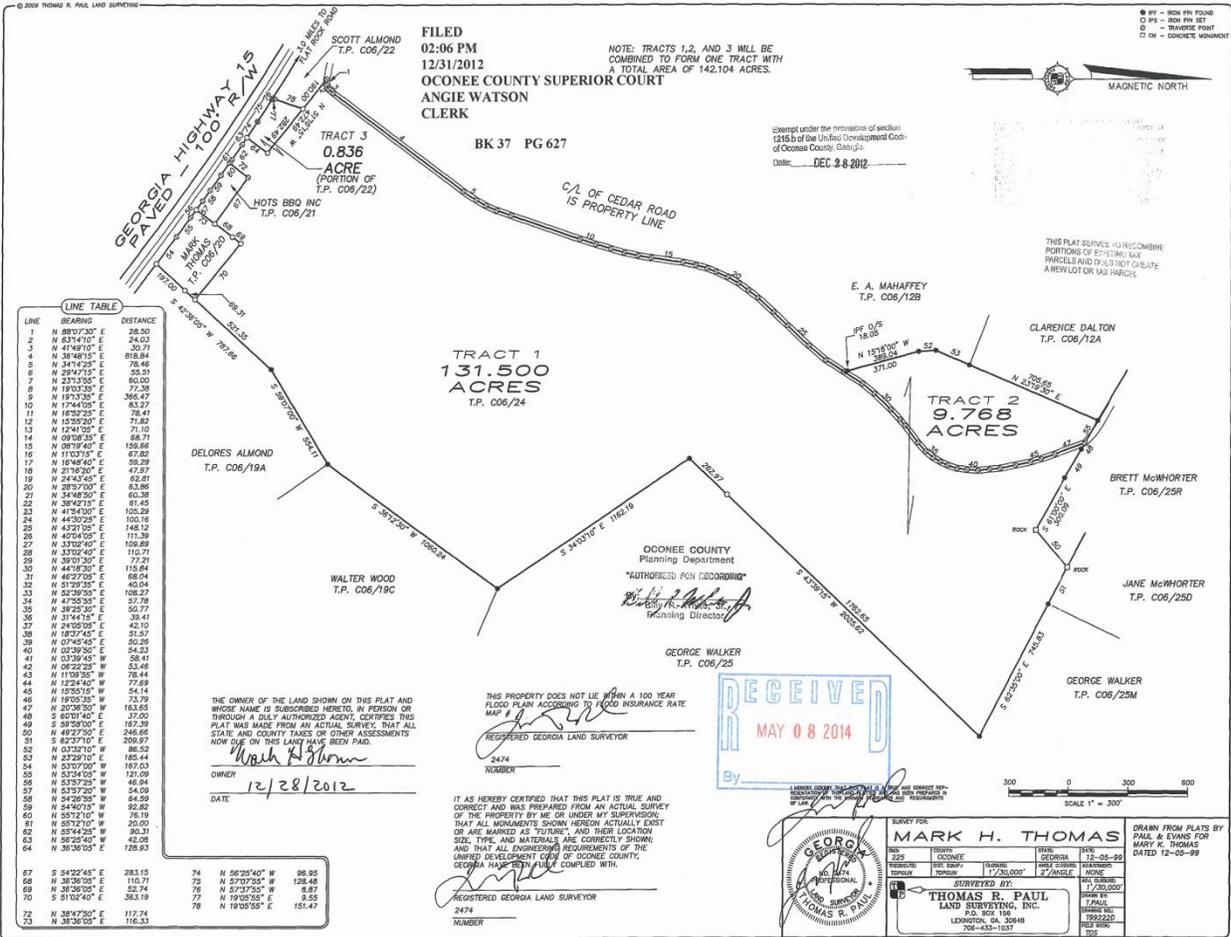
BEGINNING AT A POINT ON THE R/W OF GEORGIA HIGHWAY 15, THREE MILES SOUTHEAST OF THE FLAT ROCK ROAD, THE POINT OF BEGINNING.

THENCE N 19 05 55 E 9.55 FEET TO AN IRON PIN.
THENCE N 19 05 55 E 151.47 FEET TO AN IRON PIN.
THENCE N 51 16 15 W 190.00 FEET TO A POINT IN THE CENTER OF CEDAR ROAD.
THENCE ALONG THE CENTER OF CEDAR ROAD N 88 07 30 E 28.50 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 63 14 10 E 24.03 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 41 49 10 E 30.71 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 36 48 15 E 818.84 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 34 14 25 E 78.46 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 29 47 15 E 55.51 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 23 13 55 E 60.00 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 19 03 35 E 77.38 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 19 13 35 E 366.47 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 17 44 05 E 83.27 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 16 48 40 E 59.29 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 15 55 20 E 71.82 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 12 41 05 E 71.10 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 09 08 35 E 68.71 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 08 19 40 E 159.66 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 11 03 15 E 67.82 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 16 48 40 E 59.29 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 21 16 20 E 47.97 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 24 43 45 E 62.81 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 28 57 00 E 63.88 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 34 48 50 E 60.38 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 38 42 15 E 61.45 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 41 54 00 E 105.29 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 44 30 25 E 100.16 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 43 21 05 E 148.12 FEET TO A POINT.

THENCE ALONG THE CENTER OF CEDAR ROAD N 40 04 05 E 111.39 FEET TO A POINT.
THENCE ALONG THE CENTER OF CEDAR ROAD N 33 02 40 E 109.89 FEET TO A POINT.
THENCE N 15 18 00 W 18.05 FEET TO AN IRON PIN.
THENCE N 15 18 00 W 371.00 FEET TO AN IRON PIN.
THENCE N 03 32 10 W 86.52 FEET TO AN IRON PIN.
THENCE N 23 29 10 E 185.44 FEET TO AN IRON PIN.
THENCE N 23 19 30 E 705.65 FEET TO AN IRON PIN.
THENCE S 53 34 05 E 121.09 FEET TO A POINT IN THE CENTER OF CEDAR ROAD.
THENCE S 60 01 40 E 37.00 FEET TO AN IRON PIN.
THENCE S 59 58 00 E 167.39 FEET TO AN IRON PIN.
THENCE S 61 00 00 E 300.09 FEET TO A ROCK.
THENCE N 49 27 50 E 246.66 FEET TO A ROCK.
THENCE S 62 37 10 E 209.97 FEET TO A ROCK.
THENCE S 62 35 00 E 745.83 FEET TO AN IRON PIN.
THENCE S 43 39 15 W 2025.62 FEET TO AN IRON PIN.
THENCE S 34 03 10 E 1162.19 FEET TO AN IRON PIN.
THENCE S 36 12 30 W 1060.24 FEET TO AN IRON PIN.
THENCE S 59 07 00 W 554.11 FEET TO AN IRON PIN.
THENCE S 42 36 05 W 521.35 FEET TO AN IRON PIN.
THENCE N 51 02 40 W 363.19 FEET TO AN IRON PIN.
THENCE S 36 36 05 W 52.74 FEET TO AN IRON PIN.
THENCE S 36 36 05 W 110.71 FEET TO AN IRON PIN.
THENCE N 54 22 45 W 283.15 FEET TO AN IRON PIN.
THENCE S 38 47 50 W 117.74 FEET TO AN IRON PIN ON THE R/W OF GEORGIA HIGHWAY 15.
THENCE ALONG THE R/W OF GEORGIA HIGHWAY 15 N 55 12 10 W 20.00 FEET TO A POINT.
THENCE ALONG THE R/W OF GEORGIA HIGHWAY 15 N 55 44 25 W 90.31 FEET TO A POINT.
THENCE ALONG THE R/W OF GEORGIA HIGHWAY 15 N 56 25 40 W 42.08 FEET TO A POINT.
THENCE ALONG THE R/W OF GEORGIA HIGHWAY 15 N 56 25 40 W 96.95 FEET TO A POINT.
THENCE ALONG THE R/W OF GEORGIA HIGHWAY 15 N 57 07 55 W 128.48 FEET TO A POINT.
THENCE ALONG THE R/W OF GEORGIA HIGHWAY 15 N 57 37 55 W 8.87 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH, AND SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND RESTRICTIONS OF RECORD.

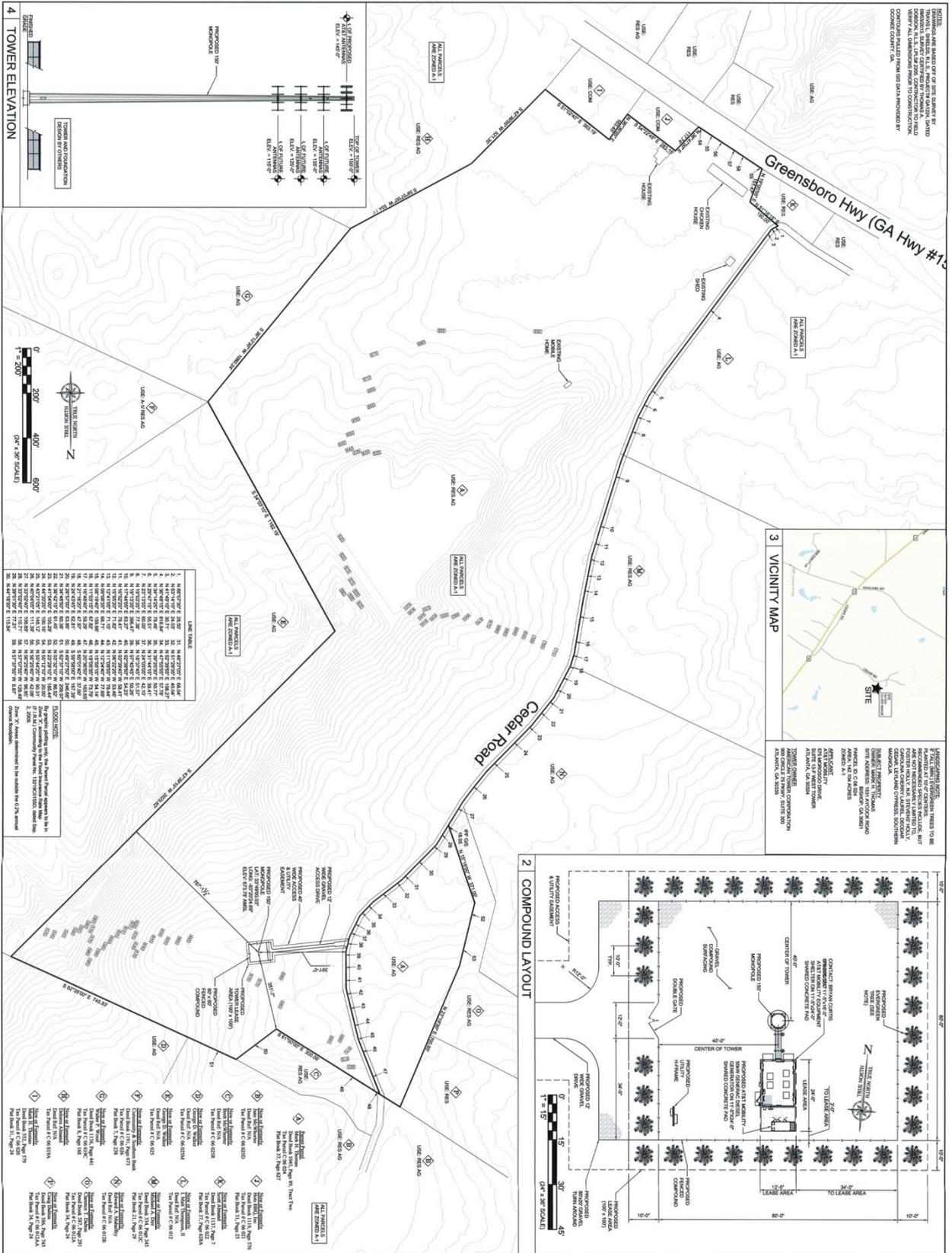
PROPERTY SURVEY



TAX MAP



DEVELOPMENT PLAN



REV	DATE	RECORD OF ISSUE	BY
0	04/24/14	FINAL ISSUE	DWS MDG
1	05/12/14	FINAL ISSUE	DWS MDG



NON-USE OF THIS CONSTRUCTION PLAN FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF RETEL SERVICES

SITE NAME:
OLIVER BRIDGE

SITE NUMBER:
GA1224

SITE ADDRESS:
3752 GREENSBORO HWY.,
WATKINSVILLE, GA 30677

SPECIAL USE CONCEPT PLAN

DRAWN BY: DWS

CHECKED BY: MDG

PROJECT MANAGER: EEA

SHEET NUMBER: C-1