

Proposed Amendments to the Chatham County Telecommunications Tower Ordinance to allow towers for public safety service providers to exceed 300'

Section 1-4, Definitions and Terms

Public Safety Service Providers means and includes Federal, State, local, and tribal emergency public safety, law enforcement, emergency response, emergency medical (including hospital emergency facilities), and related personnel, agencies, and authorities.

Section 2-4

4. Setbacks

- a) Unless otherwise stated herein, Wireless Support Structures and Wireless Support Facilities shall be set back from all property lines a distance equal to its engineered fall zone or fifty (50) feet, whichever is greater. An easement can be acquired on an adjoining property to meet the engineered fall zone setback requirement. The easement language must be reviewed and approved by the county attorney.
- b) For towers greater than one hundred (100) feet, a setback of 50% of the Wireless Support Structure tower height is required from adjoining property lines and right-of-way. When adjoining parcels are zoned IL, Light Industrial, or IH, Heavy Industrial, the minimum setback shall never be less than the distance equal to its engineered fall zone or fifty (50) feet, whichever is greater. Provided however, the setback limit shall never be less than the distance equal to its engineered fall zone or fifty (50) feet, whichever is greater. An easement can be acquired on an adjoining property to meet the engineered fall zone setback requirement. The easement language must be reviewed and approved by the county attorney. The setback requirement also applies to Wireless Support Facilities.

6. Height

- a) In zoned residential districts and properties coded as residential uses by Chatham County Tax Record in the unzoned portions of the county, Wireless Support Structures shall not exceed a height equal to one hundred ninety-nine (199) feet from the base of the structure to the top of the highest point, including appurtenances. Notwithstanding the foregoing, the County shall have the authority to vary the foregoing height restriction upon the request of the applicant. With its waiver request, the Applicant shall submit such technical information or other justifications as are necessary to document the need for the additional height to the satisfaction of the Board of Commissioners.
- b) No towers may exceed a height greater than three hundred (300) feet. However, Public Safety Service Providers may construct towers exceeding 300 feet when the following conditions are met:

- i. The tower is required to and will provide for the public health, safety, and welfare by ensuring that public safety and emergency service responders in Chatham County have reliable access to state of the art telecommunication services.
- ii. No other tower for co-location of emergency communication equipment is reasonably available.
- iii. The tower will significantly enhance public service communication in the county and reduce the proliferation of towers throughout the county.
- iv. No Tower built and utilized by Public Safety Service Providers may exceed four hundred (400) feet.