

**REGULAR COUNCIL MEETING  
CITY OF SKY VALLEY, GEORGIA  
OCTOBER 25, 2016  
TUESDAY, 10:00 A.M.  
696 SKY VALLEY WAY, (LODGE)**

**AGENDA**

**CALL TO ORDER**

**INVOCATION/PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

August 23, 2016 Regular Council Meeting

September 27, 2016 Regular Council Meeting

September 27, 2016 Public Hearing – FY 2017 Budget and 2016 Millage

September 28, 2016 Special Called Council Meeting

October 6, 2016 Special Called Meeting – FY 2017 Budget and 2016 Millage

**ADOPTION OF AGENDA**

**MAYOR'S REMARKS**

**COUNCIL REMARKS**

**CITY MANAGER & DEPARTMENT REPORTS – EXCEPTIONS AND QUESTIONS**

**OLD BUSINESS**

- Consider Appointment of Police Chief Search Panel

**PUBLIC HEARING**

- Application for Conditional Use Zoning for Cell Tower and Request for Variance – 412 Wild Bird Lane by Southern Linc

**COMMITTEE REPORTS**

- Planning & Zoning Commission - Recommendation on Southern Linc's Application

**NEW BUSINESS**

- Consider Application for Conditional Use Zoning for Cell Tower and Request for Variance – 412 Wild Bird Lane by Southern Linc
- Quit Claim Deed to Clear Title Cloud on Trensche Property - Southwoods, Part 1, Lot 18
- Consider Cancellation of November 2016 Regular Council Meeting

**PUBLIC FORUM AND GENERAL COMMENTS**

**ADJOURNMENT**

**REGULAR COUNCIL MEETING  
CITY OF SKY VALLEY, GEORGIA  
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**COMMITTEE REPORTS**

- Planning & Zoning Commission - Recommendation on Southern Linc's Application

**NEW BUSINESS**

- Consider Application for Conditional Use Zoning for Cell Tower and Request for Variance – 412 Wild Bird Lane by Southern Linc
- Quit Claim Deed to Clear Title Cloud on Trench Property - Southwoods, Part 1, Lot 18
- Consider Cancellation of November 2016 Regular Council Meeting

**PUBLIC FORUM AND GENERAL COMMENTS**

**ADJOURNMENT**

**REGULAR COUNCIL MEETING  
CITY OF SKY VALLEY, GEORGIA  
AUGUST 23, 2016  
TUESDAY, 10:00 AM  
696 SKY VALLEY WAY (LODGE)**

**MINUTES**

Mayor Goodgame called the meeting to order.

Those present: Mayor Goodgame, Council President Lively, Councilors Howard, MacNair, Morley and Steil, City Manager Lapeyrouse, City Clerk Cantrell and City Clerk Fast.

David Spears gave the invocation. Mayor Goodgame led the Pledge of Allegiance.

**SPECIAL BUSINESS**

City Clerk Fast swore in newly appointed Councilor Elisabeth Morley.

**APPROVAL OF MINUTES**

Councilor Steil made a motion to approve the minutes of the July 26, 2016 Regular Council Meeting. Councilor Lively seconded the motion and passed unanimously.

**ADOPTION OF AGENDA**

Councilor Lively moved to remove items four and seven. Councilor Morley seconded the motion and unanimously approved. Councilor Howard made a motion to approve the amended agenda. Councilor McNair seconded the motion and passed unanimously.

**MAYOR'S REMARKS**

Mayor Goodgame stated 419 people had been to the visitor center in July. He is always meeting new people every week looking to locate here. Houses are selling, club memberships are selling, and it is exciting to see what is happening in Sky Valley.

Georgia Mountains Regional Commission Planning Department is helping the City create a conceptual plan for a potential city park beside the post office and improvements to the existing park area across from the post office. A community survey was done to see what everyone would like to see in a city park. We had a tremendous response and people would like to see the addition of a flat walking trail and kiddy park. Pickle ball courts on the backside of the post office would be another activity for people to enjoy. There are estimates being done, and when we get a rendering back from Georgia Mountains Regional Commission, we will bring it back to citizens for input. It has been suggested that a donation/contribution drive to name certain elements of the park after or in remembrance of certain people could assist with funding the construction/additions to the park. There is potential for park grants available, however the lawsuit has to be resolved between the County and Clayton prior to submitting applications.

We are still pursuing sewer to Sky Valley and the county has agreed to work with Sky Valley. A hotel convention center is needed and we would like to see it here in Sky Valley.

Realtor Linda Durrence had brought to his attention information regarding the State Department of Health contacting the county Health Department. We will be doing additional research on this matter.

Mayor Goodgame recognized Mandi Cantrell for her 11 years of service as city clerk and wished her and her husband well on their new adventure.

Mayor Goodgame welcomed the new city clerk Ella Fast. She has previous experience as a city clerk.

The Marketing committee has been working with city staff on the Fall Festival.

An invitation was received for the Mountain Lakes Medical Center Grand Opening on September 13, 2016.

### **COUNCIL REMARKS**

Councilor MacNair thanked everyone for coming to the new location at the Lodge.

Councilor Howard thanked attendees for coming to support the government of Sky Valley. He also suggested a mid-week meeting with city manager and citizens.

Councilor Steil commended three groups 1) Maintenance workers for all they do; 2) Board Members of Sid Weber Memorial Cancer for the funds they raise to help Rabun county cancer patients; and 3) Garden Club for increasing funds to the Habitat for Humanity and for the plantings around the new house.

Councilor Lively welcomed Liz Morley to the Council. He also thanked everyone for coming and participating in the monthly council meeting.

### **CITY MANAGER & DEPARTMENT REPORTS – EXCEPTIONS AND QUESTIONS**

City Manager Lapeyrouse stated that she welcomes meetings with council members and citizens anytime.

Lapeyrouse reported on the Sky Valley Fallfest and plans for the Hay Bale Trail. She also reported three candidates qualified for the election.

### **NEW BUSINESS**

- Approval of hiring of Garrett Holbrooks –PT Public Works and waiver of nepotism policy  
Councilor Lively made a motion to approve the hiring of Garrett Holbrooks at a part-time employee. Councilor Steil seconded the motion. Councilors Lively, Morley and Steil voted yes. Councilors Howard and MacNair voted no.

- Approval of Dakota Foster – FT Police Department and approval to buy-out contract with Sheriff's office

Once an introductory (probationary) period has been successfully completed, the hiring of Dakota Foster as a regular full-time employee would require the buy-out of his training contract with the Rabun County Sheriff's Department. Councilor Lively made a motion to approve hiring of Dakota Foster as a full-time police officer and buying out of the contract. Councilor Morley seconded the motion and passed unanimously.

- Mud Creek/Estatoah Creek Name

Mayor Goodgame stated it has been suggested that the creek name go back to original Indian name of Estatoah. Mr. Jim Curtis stated a number of people below the falls had an adverse reaction to the name change of the creek. Mr. Curtis also suggested submitting an application to change the name of the falls only. Mayor Goodgame advised there no plans to make a decision today. If there is enough interest in changing the name of Mud Creek Falls, it could be done later.

- Approval of change for Georgia Power Street light locations

Councilor Howard made a motion to approve change of Georgia Power Street light locations. Councilor Steil seconded motion and passed unanimously. Due to a major power line running on the left side of Sky Valley Way beyond the existing power poles, the additional poles will be put on the right side instead.

- Consider Resolution Declaring Property Surplus

Councilor Howard made a motion to approve the Resolution Declaring Property Surplus. Councilor Steil seconded the motion and passed unanimously. **Resolution 16-01**

## **PUBLIC FORUM AND GENERAL COMMENTS**

Mayor Goodgame stated that there was a situation that developed over the weekend in the Police Department, which we are dealing with. He knows that there is a lot of interest by the public and we will be pursuing.

Paul Wheeler read from the city ordinance about conducting meetings and allowing public comment on each agenda item. Mayor Goodgame assured him he had researched this and the Supreme Court has determined that "shall," means "may" in proceedings. The Mayor offered to send Mr. Wheeler a copy.

Duncan Cooper filed an Open Records Request for video of an incident that took place over the weekend. In addition, he has filed a formal complaint with the City of Sky Valley against Police Chief R.C. Mason.

Debbie Curtis stated there was kudzu digging party after this meeting and would appreciate anyone that was willing to help in this project.

Barbara Kobacker suggested a citizen's community public representative. Mayor Goodgame advised we have hard time getting quorum at committee meetings and all committee meetings are opened to the community.

Jim Martindale asked about the number of tickets issued and City Manager Lapeyrouse provided the information.

Debbie McAfee asked if police officers wear their vest and Officer Ron Baumes responded yes.

**Executive Session**

Councilor MacNair made a motion to go into Executive Session to discuss an evaluation of a public officer. Councilor Morley seconded the motion and passed unanimously.

Councilor MacNair made a motion to go back in to Regular Session. Councilor Howard seconded the motion and passed unanimously.

Mayor Goodgame stated no action was taken at this time.

**ADJOURNMENT**

Councilor MacNair made a motion to adjourn. Councilor Steil seconded the motion and passed unanimously.

There being no further business to come before Council, the meeting was adjourned at 12:00 P.M.

Respectfully submitted:

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Hughel Goodgame, Mayor

Attested:

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Ella Fast, City Clerk

**REGULAR COUNCIL MEETING  
CITY OF SKY VALLEY, GEORGIA  
SEPTEMBER 27, 2016  
TUESDAY, 10:00 A.M.  
696 SKY VALLEY WAY, (LODGE)  
MINUTES**

Those present: Mayor Goodgame, Council President Lively, Councilors Howard, MacNair, Morley and Steil, City Manager Lapeyrouse, and City Clerk Fast.

**CALL TO ORDER**

Mayor Goodgame called the meeting to order.

**INVOCATION/PLEDGE OF ALLEGIANCE**

Connie Larsen gave the Invocation and Mayor Goodgame led the Pledge of Allegiance.

**APPROVAL OF MINUTES**

August 23, 2016 Regular Council Meeting - City Clerk Fast read the original version of the minutes and read the amended section of the minutes under Public Form and General Comments. Councilor Steil made the motion to postpone the adoption of the amended minutes until the Council had been given a written copy with highlighted changes. The motion to postpone was 2<sup>nd</sup> by Councilor by Councilor Morley and passed unanimously.

September 2, 2016 Special Called Council Meeting - Councilor MacNair made the motion to approve the minutes. Councilor Howard seconded the motion and passed unanimously.

**ADOPTION OF AGENDA**

Councilor Howard made a motion to adopt the agenda. Councilor Steil seconded the motion and passed unanimously.

**MAYOR'S REMARKS**

Mayor Goodgame thanked everyone for attending the meeting and for their continued support on what we are trying to do. He also thanked the vast majority of citizens of Sky Valley that have remained positive and patient as we work our way through a very difficult time. In addition, Mayor Goodgame stated we have been advised not to discuss the matter and appreciated everyone for understanding.

**COUNCIL REMARKS**

Councilor MacNair thanked everyone for being there.

Councilor Howard stated as he was coming back to Sky Valley, he noticed that Georgia Power had installed the four lights on Sky Valley Way and that they are a great improvement.

Councilor Steil stated after being out west for two weeks in the desolate desert and sand, coming back to the wonderful, beautiful green forest makes such a difference. It makes you glad to be here in Sky Valley. Thank you for being here and God Bless Sky Valley.

Councilor Lively thanked everyone for coming and stated that he really appreciated the support. In addition, he thanked everyone for getting involved in their government.

Councilor Morley stated she wished she could keep things on a higher level in her short time and keep smiling.

### **CITY MANAGER & DEPARTMENT REPORTS – EXCEPTIONS AND QUESTIONS**

City Manager Lapeyrouse reported on the following:

Budget Hearing on the 2017 Budget and 2016 millage rate will immediately follow this meeting. The City of Sky Valley General Election scheduled for November 8, 2016 has been cancelled. The following candidates have qualified for office and are unopposed:

For Councilmember: Chip Durpo

For Councilmember: Connie Larsen

The above unopposed candidates shall be deemed to have voted for themselves.

The Sky Valley Fallfest is scheduled for Saturday, October 22<sup>nd</sup> from 10 AM to 4 PM. We sent out a call for volunteers. If you are willing to donate a few hours of your time, please call us to get signed up. It takes a lot of volunteers to make Fallfest successful.

Last year we had over 32,000 unique visitors to the website. This year, we have had 23,086 unique visitors to the website, including 2,366 during the month of August.

The City's e-mail distribution list is used frequently to keep everyone informed during inclement weather and for current events. This is our best way of staying connected with the residents. We also utilize a phone system for relaying urgent information. If you are not on these lists, please contact City Hall or sign up through the home page on our website.

The Sky Valley Visitor Center opened for the year on April 4<sup>th</sup>. So far this year, we have had the opportunity to greet 1,306 visitors, including 251 during the month of August. Our longest distance travelers came from Australia, Israel, Indiana, Texas, California, Canada and Wisconsin. The hours for the Visitor Center are Monday – Saturday from 9 AM to 4 PM. We appreciate the volunteers that filled in for Linda Sloope while she was on vacation.

A second copy of the Housing and Development Report has been provided with 2015-updated information for August.

### **NEW BUSINESS**

- Approval of Inter-Local/Mutual Aid Agreement

Council Howard made a motion to approve the Inter-Local/Mutual Aid Agreement. Councilor MacNair seconded the motion and passed unanimously.

- Consider Appointment of Police Chief Search Panel

Mayor Goodgame provide nine names which included Councilors Steil, MacNair, Lively, citizens Ben Chitwood, Debbie Dalhouse, David Spears, Jack Fortson and per the charter to include himself and City Manager Lapeyrouse. Councilor Lively made a motion to approve the panel presented. Councilor Steil seconded the motion. Council MacNair recommended that Councilor Lively and Steil not serve again

on the panel. Allen Piontkowski asked to be on the selection panel. He has a background in law enforcement and has been involved in numerous investigations. Carol Hughes suggested John Murphy for the panel. Council President Lively made a motion to amend his motion to add Piontkowski and Murphy and remove his name. After more debate, the motion failed. Councilor Steil moved to table the decision until the next meeting. Council Howard seconded the motion and passed unanimously.

- Consider Resolution Declaring Property Surplus of Parcel ID 058A 525

Councilor Howard moved to approve the Resolution Declaring Property Surplus of Parcel ID 058A 525. Councilor Lively seconded the motion and passed unanimously. **Resolution 16-02**

- Nomination & selection of one Planning & Zoning Commission Member to fill vacancy

Councilor MacNair made a motion to approve the nomination and selection of Ben Chitwood to the Planning and Zoning Commission. Councilor Howard seconded the motion and passed unanimously.

### **PUBLIC FORUM AND GENERAL COMMENTS**

Jim Martindale said that the intent of the charter was that “shall” means must. Comment on agenda items should be allowed.

Bill Horton stated that the charter is very definitive about the word “shall.”

Mayor Goodgame said that it only happened once, and he is for letting people talk about items on the agenda.

Jon Shebel made comments about the pending legal matter and made suggestions to the Council on how it should be handled by the City.

### **ADJOURNMENT**

Councilor Lively made a motion to adjourn. Councilor Howard seconded the motion and passed unanimously.

There being no further business to come before Mayor and Council, the meeting was adjourned at 10:55 a.m.

Respectfully submitted:

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Hughel Goodgame, Mayor

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Ella Fast, City Clerk

**PUBLIC HEARING  
SEPTEMBER 27, 2016  
IMMEDIATELY FOLLOWING THE 10:00 A.M. COUNCIL MEETING  
696 SKY VALLEY WAY (THE LODGE)**

**MINUTES**

Those present: Mayor Goodgame, Council President Lively, Councilors Howard, MacNair, Morley and Steil, City Manager Lapeyrouse, and City Clerk Fast.

Mayor Goodgame presented the following and allowed for public comment:

**Intro:**

The purpose of this public hearing is to receive public comments on the proposed 2017 budget as well as the proposed millage rate for the 2016 Ad Valorem taxes. No additional public hearings are scheduled. The budget and millage rate are on the agenda to be adopted at a Special Called Council Meeting on October 6<sup>th</sup> at 9:00 A.M.

**GENERAL FUND**

- In opposition to
- In favor of

**ENTERPRISE FUNDS**

**WATER & SOLID WASTE FUND**

- In opposition to
- In favor of

Bill Horton stated he would like to know more about the \$170,000 proposed improvements by the Post Office. There are no plans or schematics for these improvements currently. We need to have our plans and schematics before the community will support it.

Don Haney agreed with Mr. Horton that we need to know a lot more about park before the citizens buy into it. He also asked about the money designated as Other Financing Sources.

Mayor Goodgame advised no money has been spent on the city park. We are doing what has been done in the past by allowing funds to be put aside for capital projects. Georgia Mountain Regional Planners are working on a conceptual plan and this only being done as the results of a survey in the community.

City Manager Lapeyrouse responded that the Other Financing Sources includes \$100,844 is assigned surplus from roads, \$99,962 assigned surplus funds from Public land & building, and \$7,400 assigned surplus funds from Economic development collected for the City and POA funds.

Kristin Whatley asked about the availability of funds for liability insurance and legal fees. We should amend the budget allowing for liability insurance and legal fees. Secondly, she strongly recommends we re-institute having our city attorney attend meetings.

Mayor Goodgame stated our counsel attends unless he has a conflict with our meetings dates. And that he will be attending our Special Called Council Meeting tomorrow.

Jon Shebel urged Council to hire another outside lawyer before they meet tomorrow. He stated the Council was headed down the wrong road by meeting with the city attorney.

Mayor Goodgame said the only thing he knew to do was to take the advice of our current legal counsel.

Milt Gillespie did not understand spending in excess of the \$200,000 more than the income. City Manager Lapeyrouse responded saying the total funds available include those allocated in previous years for future capital projects.

Bill Horton stated Council has not had independent thoughts for three or four years. There should not be any items in the budget that do not have plans and have not got substance.

Mayor Goodgame advised we use the same process as all previous cities for potential capital projects. As with the park, Georgia Regional Mountain Planners are doing a conceptual drawing and it will be presented to citizens for their input.

Kristin Whatley questioned the amount of legal fees for 2016 and 2017 and asked about contingency.

Another woman (unidentified) asked about the \$58,000 for other services. Lapeyrouse responded that she was looking at the budget for fire and rescue.

Jim Martindale asked what the millage rate was for 2016. He was advised by City Manager it went down from 16.257 for the 2015 to 16.083 the rollback rate.

## **ENTERPRISE FUNDS**

### **WATER & SOLID WASTE FUND**

- In opposition to
- In favor of

No questions/comments.

Mayor Goodgame closed the public comment.

Councilor Steil made a motion to adjourn the meeting. Councilor Lively seconded the motion and passed unanimously.

There being no further business to come before Mayor and Council, the meeting was adjourned at 11:12 a.m.

Respectfully Submitted:

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Hughel Goodgame Mayor

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Ella Fast, City Clerk

**SPECIAL CALLED COUNCIL MEETING  
CITY OF SKY VALLEY, GEORGIA  
SEPTEMBER 28, 2016  
WEDNESDAY, 2:00 P.M.  
696 SKY VALLEY WAY (LODGE)**

**MINUTES**

**CALL TO ORDER**

Mayor Goodgame called the meeting to order.

Those present: Mayor Goodgame, Council President Lively, Councilors Howard, MacNair, Morley and Steil, City Manager Lapeyrouse, and City Clerk Fast

Others present: Attorneys John Dickerson, Austin Perry and GIRMA representative J. T. Green

**ADOPTION OF AGENDA**

Councilor Lively made a motion to approve the agenda. Councilor Steil seconded the motion and passed unanimously.

**EXECUTIVE SESSION:**

Council Lively made a motion to go into Executive Session. Councilor Howard seconded the motion and passed unanimously.

- Meetings with legal counsel covered by the attorney-client privilege when consulting about pending or potential litigation, settlement, and claims. O.C.G.A. § 50-14-2(1).

Councilor Lively made a motion to adjourn the Executive Session. Council Morley seconded the motion and passed unanimously.

**REGULAR SESSION:**

Councilor Steil made a motion go back into Regular Session. Councilor Howard seconded the motion and passed unanimously.

Mayor Goodgame advised no action was taken.

**ADJOURNMENT**

Councilor Howard made a motion to adjourn the meeting. Councilor Lively seconded the motion and passed unanimously.

There being no further business to come before Council, the meeting was adjourned at 3:05 P.M.

Respectfully submitted:

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Hughel Goodgame, Mayor

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Ella Fast, City Clerk

**SPECIAL CALLED COUNCIL MEETING  
CITY OF SKY VALLEY, GEORGIA  
OCTOBER 6, 2016  
THURSDAY, 9:00 A.M.  
696 SKY VALLEY WAY (LODGE)**

**MINUTES**

**CALL TO ORDER**

Mayor Goodgame called the meeting to order.

Those present: Mayor Goodgame, Councilors Howard, MacNair, Morley and Steil, City Manager Lapeyrouse, and City Clerk Fast

Those absent: Council President Lively

**ADOPTION OF AGENDA**

Councilor Steil made a motion to adopt the agenda. Councilor Howard seconded the motion and passed unanimously.

**NEW BUSINESS**

- Consider Resolution for the adoption of FY 2017 Budget and 2016 Millage Rate

Councilor Steil asked if the capital funds are in an interesting bearing account. City Manager Lapeyrouse advised all funds are in interest bearing accounts.

Councilor MacNair stated the golf course is in need of money, can we buy the pavilion and lease it back to them as a city owned property. The city would be required to maintain insurance and up keep of the pavilion.

Mayor Goodgame advised he had previously addressed this with the POA and had not been given a positive response.

Councilor MacNair will discuss this with the club.

Mayor Goodgame said the park would be a community park and contributors would have their name attached to a portion of the project.

Councilor Howard made a motion to approve the Resolution for the adoption of FY 2017 Budget and 2016 Millage Rate. Council Steil seconded the motion and passed unanimously.

**ADJOURNMENT**

Councilor Morley made a motion to adjourn the meeting. Councilor Steil seconded the motion and it passed unanimously.

There being no further business to come before Council, the meeting was adjourned at 9:10 A.M.

Respectfully submitted:

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Hughel Goodgame, Mayor

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Ella Fast, City Clerk



# CITY MANAGER'S REPORT

**October, 2016**

## *Announcements -*

### **Sky Valley Fallfest**

The Sky Valley Fallfest is scheduled for Saturday, October 22<sup>nd</sup> from 10 AM to 4 PM. Visitors will be treated to hayrides to the waterfall throughout the day and live entertainment. Arts and crafts vendors will have their wares for sale and there will be plenty of food and fun for kids of all ages with pumpkin painting and inflatable games. There will be a HOWL-o-ween Dog Costume Contest beginning at 1:30 PM to benefit Rabun Paws 4 Life and antique/unique cars and trucks on display until 3 PM. Finally, you will not want to miss the Hay Bale Trail, which features whimsically decorated hay bales scattered throughout the city. Parking shuttles will be available. Admission is free.

### **Sky to Summit 2016 – 50k and 25k November 5th**

The Georgia Sky to Summit 50k promises to be the most scenic 50k race on the east coast. With 20+ miles of untouched single track, two summits of Rabun Bald with 360 degree views of mountains in 3 different states. There is over 14,000 ft. of elevation change. This race starts and finishes in Sky Valley. Race enthusiasts have named Sky Valley as the Mountain Running Capital of Georgia for its plethora of trails withing walking distance from the city.

The Sky to Summit 25k is a run that starts and finishes in Sky Valley, Georgia. Runners will run to the summit of Rabun Bald and then down the backside to some epic water falls. About 3,500 feet of climbing total and the same descent. While most people will be hiking most of the way up, there will still be folks who run the entire thing.

### **Sky Valley Taxes**

The millage rate for the 2016 taxes was set on October 6<sup>th</sup>. Tax bills should be mailed out before the end of the month. If you purchased property in Sky Valley during this year and you don't receive a tax notice from the city, please contact Alyssa Mullins at City Hall after October 31<sup>st</sup> and she can print you a copy. The tax notice is typically sent to the owner of the property as of January 1 of the current year.

### **2016 General Election**

The City of Sky Valley General Election scheduled for November 8, 2016 has been cancelled. The following candidates have qualified for office and are unopposed:

For Councilmember: Chip Durpo

For Councilmember: Connie Larsen

The above unopposed candidates shall be deemed to have voted for themselves.

### **Upcoming Holiday Schedule**

The City of Sky Valley will be closed in observance of the following:

Veteran's Day on Friday, November 11<sup>th</sup>

Thanksgiving on Thursday, November 24<sup>th</sup> and Friday, November 25<sup>th</sup>

Recycling will be picked up on Wednesday, November 23<sup>rd</sup>

### **Website – [www.skyvalleyga.com](http://www.skyvalleyga.com)**

Our website is full of a variety of information for visitors and citizens. We have a visitor's guide with information on the area, and we also have the business side including meeting minutes ordinances, forms, permitting requirements, event information, contact information, etc.. Last year we had over 32,000 unique visitors to the website. This year, we have had 25,759 unique visitors to the website, including 2,673 during the month of September.

### **E-Mail and Crisis Communication**

The City's e-mail distribution list is used frequently to keep everyone informed during inclement weather and for current events. This is our best way of staying connected with the residents. We also utilize a phone system for relaying urgent information. If you are not on these lists, please contact City Hall or sign up through the home page on our website.

### **Facebook – [www.facebook.com/skyvalleyga](http://www.facebook.com/skyvalleyga)**

The City's Facebook page has a total of 1,508 followers with 69 new followers added during the month of September. If you have not "liked" us on Facebook yet, please do and suggest our page to all of your Facebook friends. Please also "share" the Fallfest event page with your friends. We share information, links and many pictures on Facebook. We would love to have you share your favorite Sky Valley experiences and pictures on our page.

### **Visitor Center**

The Sky Valley Visitor Center opened for the year on April 4<sup>th</sup>. So far this year, we have had the opportunity to greet 1,513 visitors, including 207 during the month of September. Our longest distance travelers came from England, Eastern Europe, Germany, New Hampshire, California, Japan, Washington, Iowa and Texas. The hours for the Visitor Center are Monday – Saturday from 9 AM to 4 PM.

### **Personal Transportation Vehicles (PTVs)**

Registered PTVs through the City are the only legal golf carts that can be used on city streets outside of a designated cart lane. Please visit the city's website at [www.skyvalleyga.com](http://www.skyvalleyga.com) for required safety equipment, application and PTV regulations.

### **Short-term Rentals**

It is mandatory that every person engaging in short-term rentals on their homes of 10 days or less to register with the city clerk. If you have not done this yet, I urge you to contact City Hall immediately. Each rental within the City limits of Sky Valley is required to submit a monthly tax return by the 20<sup>th</sup> of the month for rentals during the previous month. An operator who fails to make any return or to pay the amount of tax will be assessed penalties and interest.

If you would like for us to list your rental on our website lodging page, please contact me.

## **Housing & Development & Code Enforcement Recreational Vehicles, Boats and Similar Vehicles**

All motor homes, recreational vehicles, travel trailers, boats and similar items may be stored inside a residence, garage or carport of any home or business as long as the item is entirely enclosed, covered and out of site. Otherwise, such items may be parked at a Sky Valley residence for no more than forty-eight hours for the purpose of unloading and loading.

### **Permits**

The building inspector wants to remind everyone that work done on your home may likely require a permit. The inspector has come across a number of jobs that did not have the appropriate permits. When in doubt, please contact the Building Inspector's Office or City Hall. If you are found to be doing work without a permit, your first offense will subject you to a penalty fee equal to double the cost of the permit, a \$50 minimum. The homeowner is ultimately responsible for making sure his/her contractors obtain the necessary permits. Permits are required for, but not limited to, all structural, mechanical, electrical, plumbing, soil & erosion, roofing, decking, stairs, concrete, tree cutting, additions and remodeling. Many repair permits have no cost associated with them but are still required and will still be subject to the penalty fee if they are not properly obtained.

### **Public Works**

#### **Tree Cutting**

Please don't forget that any tree with a trunk that is 8" or more in diameter or 25" or more in circumference at 18" above the ground requires a permit for cutting, trimming & topping.

Please note that native shrubbery, trees and undergrowth such as mountain laurel, rhododendron, rare wildflowers, ferns, etc. are protected within the City of Sky Valley. Clear cutting or the removal of all trees or native vegetation is prohibited in excess of a 10' x 10' area without a permit.

You are allowed to remove limbs from a tree up to twelve feet above the ground without a permit. If you had to obtain a permit to cut, it would not qualify for city chipping service. Contractors are responsible for the removal of all tree cuttings and debris within fourteen days.

#### **Chipping Service**

The City provides 15 minutes of chipping service to every homeowner each month at no cost. Chipping service is then provided at a rate of \$100/hour for any time exceeding the first 15 minutes. Cuttings must be less than 8" in diameter and must be stacked in one direction on the right-of-way, out of the road and not in an area that will block culverts or otherwise impede storm water drainage. We cannot chip small yard debris, vines, thorn bushes, small shrubbery clippings, railroad ties, landscape timbers, or similar type items. The chipping service is designed for limbs and small trees only. All other yard waste must be bagged.

#### **Leaves and Yard Waste Pick-up**

Yard waste is collected separately from household garbage. Please call City Hall to let us know you have yard waste to be picked up. Yard waste shall be bagged and placed for pickup within 5 feet of the roadway. Please do not mix household garbage in with this material. We will start our leaf collection service once the leaves have fallen. We also blow the roads in places where the concentration of leaves makes it hard to see the roadway.

### Mulch

Mulch from our chipping service is available for purchase from the City for \$25 per load delivered.

### Water

The city has recently converted to a new utility billing software. Please take a moment to send us your emergency contact telephone number(s) if you are not in the Sky Valley POA book. These telephone numbers did not convert over to the new system, and we want to be able to reach you in case of a water leak or another emergency. Don't forget that we offer automated bank draft for water/garbage billings. Please contact Alyssa Mullins at City Hall to sign up for this service. Remember, your account will automatically be drafted for the total amount due each month. You will still receive a paper bill so that you can continue to audit the water usage and billing amount each month.

### Solid Waste

Household garbage is picked up on Mondays and recycling on Thursdays unless otherwise posted. Please do not put garbage out on Thursday. If you need to dispose of garbage during the week, you are welcome to use the compactor on Knob Drive behind the postal facility.

Please note, if your underground cans are in disrepair, you will need to discontinue their use or replace them. We have a constant problem with untied bags and loose trash in the underground cans. If you are using an underground can, you should have a removable liner such as the one pictured here. If you do not have the liner that our garbage collectors can lift out of your underground can, you will need to discontinue use until replaced. This is for the safety of our garbage collectors.

The bears are very active this season. Don't forget that garbage should not be placed out for pick-up any earlier than the morning of the service. Animals scatter garbage even when put in the underground cans. Our garbage collectors are not responsible for picking up any garbage that is not properly bagged once they arrive. The compactor at the tractor barn on Knob Drive can be utilized when you need to take your garbage somewhere prior to a garbage collection day. This is especially important when your garbage contains food items. NO garbage other than regular bagged household garbage should be put out by the road or in any dumpster or compactor.

Any contractors or residents found dumping lumber, carpeting, paint, furniture, appliances, or any other non-bagged household garbage in the dumpsters or compactor will be cited and fined up to \$1,000. Construction debris and other such items should be hauled to the transfer station on Boggs Mountain Road in Tiger.

### Reduce... Reuse... Recycle...

**Reduce the amount and toxicity of trash you throw away**

**Reuse containers and products**

**Recycle as much as possible and buy products with recycled content**



**Totals Report For 2014 Taxes  
September 2016  
Tax Commissioner**

	Billed	Collected	Adjustments	Outstanding
2014 Ad Valorem Tax	953,344.25	948,277.81	4,890.29-	176.15
Interest	1783.98	1748.95	0	35.03
Penalty	1387.45	1369.83	0	17.62
Costs	940.00	896.00	0	44.00
<b>Totals</b>	<b>957,455.68</b>	<b>952,292.59</b>	<b>4,890.29-</b>	<b>272.80</b>

**Collected: 99.98 %**

**Totals Report For 2015 Taxes  
September 2016  
Tax Commissioner**

	Billed	Collected	Adjustments	Outstanding
2015 Ad Valorem Tax	945,099.76	943,236.95	502.56+	2365.37
Interest	2170.04	1985.29	0	184.75
Penalty	1627.68	1443.65	0	184.03
Costs	4036.00	2392.00	0	1644.00
<b>Totals</b>	<b>952,933.48</b>	<b>949,057.89</b>	<b>502.56+</b>	<b>4378.15</b>

**Collected: 99.74%**

2015: 30 New homeowners

2016 YTD: 25 New homeowners

New Homeowners for September 2016

Tim & Jamie Darrah 642 Ridgepole Dr

Karla Stahl 74 Red Wolfe Trail

**POLICE DEPARTMENT ACTIVITY LOG**

INCIDENT	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2016 YTD	2015		2014	
														Incomplete	Complete	Incomplete	Complete
Fire	2		1	1	0	1	0	0	0	0			4	4	10		
Medical Emergency	4		3	4	4	3	10	9	7				40	21	35		
Vehicle Accident	2		2	2	4	1	3	1	1				14	13	7		
Family Violence	0		0	0	0	0	0	0	0				0	2	1		
Fight/Assault	0		0	0	0	0	0	0	0				0	0	1		
Death/Suicide	1		0	0	0	0	0	0	0				1	0	3		
Missing Person	0		1	2	2	0	0	0	0				3	2	6		
Burglary/Break-In	1		0	1	1	1	2	0	0				5	1	1		
Theft	2		0	3	3	0	0	0	0				5	3	4		
Suspicious Activity	1		1	2	2	0	0	0	1				5	14	26		
Suspicious Person	2		0	0	0	0	0	0	0				2	3	4		
Suspicious Vehicle	2		2	1	1	0	0	0	1				6	5	24		
Alarm	2		2	2	5	3	0	5	1				18	0	12		
Investigation	24		13	29	29	3	18	12	24				123	0	3		
DUI/Public Drunk	0		0	0	0	0	0	0	0				0	0	0		
Drug Related	0		0	0	0	0	0	0	0				0	0	0		
Juvenile	0		4	0	0	0	0	0	0				4	0	0		
Traffic Control	2		4	7	7	4	10	4	4				35	20	14		
Traffic Stop	3		4	11	11	30	21	54	46				169	31	19		
Mutual Aid	5		7	2	2	7	12	0	1				34	9	38		
Animal	10		8	17	18	17	7	7	10				87	30	29		
Lost & Found	0		0	2	2	0	4	7	1				14	0	6		
Complaint	0		0	0	1	0	0	1	1				3	13	16		
City Ord. Violation	1		1	1	1	1	0	1	0				5	1	2		
Resident Assist	22		23	28	28	40	42	37	24				216	16	18		
Residence Check	32		20	88	73	79	78	129	129				499	36	0		
Business Check	3		29	62	66	60	71	131	131				422	0	0		
Welfare Check	2		0	2	2	4	6	19	12				45	9	11		
Visitor Escort	21		27	19	19	16	22	20	36				161	22	34		
Vehicle Assist	3		11	9	9	3	4	5	12				47	36	70		
Arrests	0		0	0	0	4	1	0	3				8	1	5		
Warnings	2		7	8	8	17	18	22	30				104	4	3		
Citations	2		0	13	13	21	13	22	19				90	3	9		
Total Calls	151		170	321	316	342	375	494	494				2169	140	561		
911 Calls	9		13	9	8	3	3	5	5				50	0	90		
Mileage	3117		3417	3144	3270	3420	3366	3867	3867				23601	18152	37039		

<b>Housing &amp; Development Departmental Data Report</b>	<b>For month ending September 30, 2016</b>		
	September 2015	YTD	2015 YTD
New Residential & Commercial permits issued	1	1	0
All other addition, remodel and repair permits	17	89	102
Certificates of Occupancy issued	0	0	0
Total New Construction not yet finalized	0		0
Total Other Construction not yet finalized	6		4
Notices to Comply issued	0	0	0
Stop Work Orders issued	0	0	0
Tree Cutting permits issued	15	90	55
Code & Ordinance Violations cited	1	1	0
<b>Fees Collected</b>			
	September 2016	YTD	2015 YTD
New Residential or Commercial Permits	\$0.00	\$0.00	\$0.00
Other Addition, Remodel, Repair Permits	\$975.00	\$5,322.22	\$6,030.00
Tree Cutting Permits	\$480.00	\$3,915.00	\$2,110.00
Land Disturbing Permits	\$0.00	\$0.00	\$0.00
Fines Collected for for Ordinance Violations	\$0.00	\$6,100.00	\$5,000.00

Return Recorded Document to:

**File #: 16-773**

J David Smith, LLC.  
ENGLISH, TUNKLE & SMITH, LLP  
Attorneys at Law  
17 Chechero Street  
Clayton, Georgia 30525  
(706) 782-4285

## QUITCLAIM DEED

**STATE OF GEORGIA  
COUNTY OF RABUN**

**THIS INDENTURE**, Made the \_\_\_\_\_ day of **October, 2016**, between **City of Sky Valley**, of the County **Rabun**, and the State of **Georgia**, as party or parties of the first part, hereinafter called Grantor, and **Franklyn N Trench, Trustee of the Franklyn N Trench Revocable Trust of 1981**.of the county of **Rabun**, and the **State of Georgia**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: **City of Sky Valley**, Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

**All that tract or parcel of land lying and being in Land Lot 195 of the 2nd Land District of Rabun County Georgia designated as Tract 18A containing .02 acre as shown on that certain plat of survey dated October 10, 2016 prepared by W Jonathan Rolader GRLS no.3231 recorded in Plat Book 64 Page 60 Rabun County records.**

**TO HAVE AND TO HOLD** the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year first above written.

Sworn to and subscribed before me on this \_\_\_\_\_  
day of \_\_\_\_\_ 2016;

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
**City of Sky Valley** (Seal)

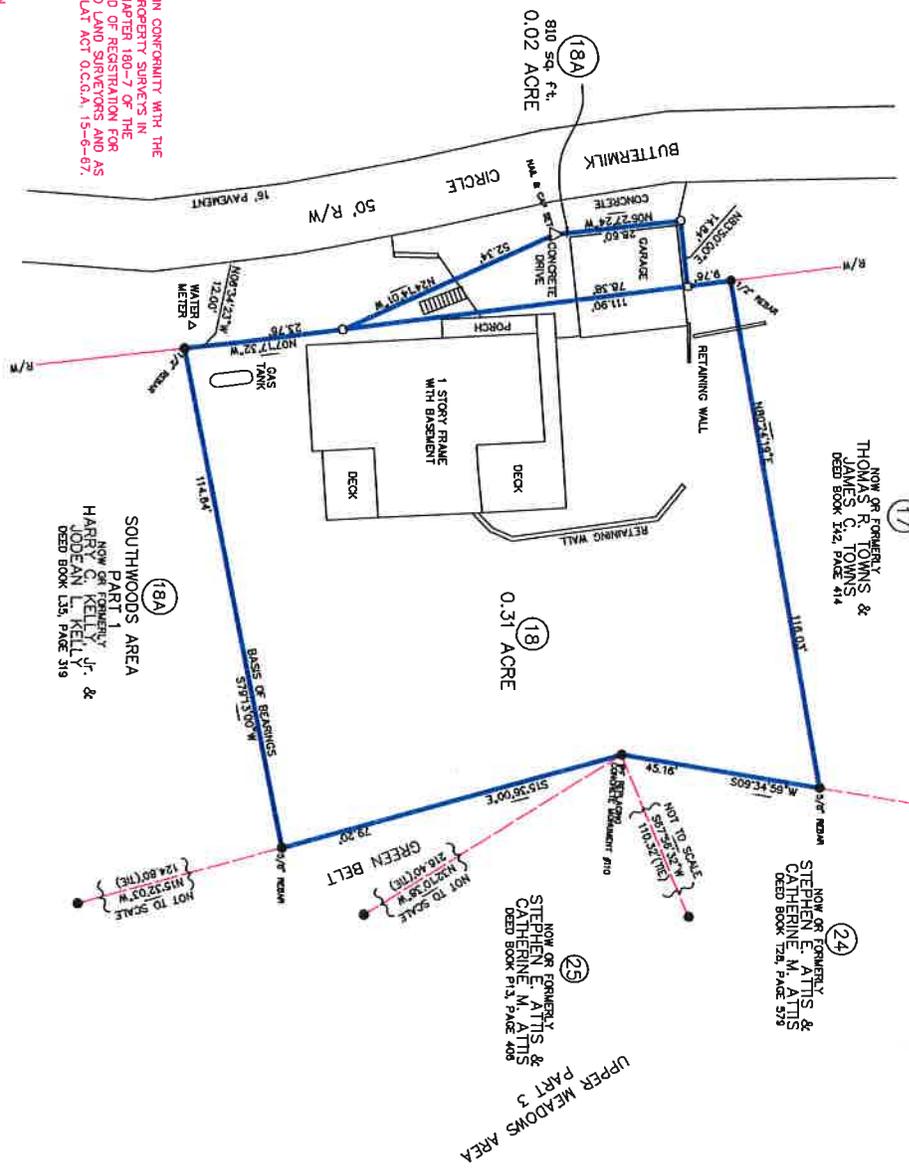
**LEGEND**

- POINT OF BEGINNING
- BOUNDARY POINT (BP)
- BOUNDARY POINT SET FORH (BPSF)
- PROPERTY LINE
- R/W RIGHT OF WAY
- X — FENCE
- UTILITY POLE
- UTILITY LINE
- POWER LINE
- TELEPHONE LINE
- LAND LOT LINE
- CONIC LONGITUDE FOUND
- BUILDING LINE
- CENTER LINE
- POINT OF COMPLETION

ALL PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

THIS PLAT IS SUBJECT TO ANY RESTRICTIONS AND EASEMENTS SET FORTH FOR THIS AND PREVIOUS SURVEYS TO BE SPECIFIED IN DEEDS FROM TIME TO TIME.

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY WILLIAM J. ROLADER, RL5 3231, ON OCTOBER 13, 2016. THIS MEASURE SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-6-67.

A LEICA TS 06 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 0.889. THE MEASUREMENTS WERE ADJUSTED PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 9,885 FEET.



GRANTOR: FRANKLIN N. TRENSCH #143 BUTTERMILK CIRCLE  
 REVERSE: OCTOBER 13, 2016-ADDED TRACT 18A  
 JENNIFER EVANS & DAVID DACASTELLO  
 SOUTHWOODS AREA-PART 1  
 IN THE CITY OF SKY VALLEY  
 RABUN COUNTY, GEORGIA  
 SCALE: 1" = 20'  
 DATE: OCT. 10, 2016  
 DRAWN: LGH 10/10/18  
 C.C. DP  
 APPALACHIAN SURVEYING COMPANY, INC. LSF000262  
 10-339

**SKY VALLEY-SCALY MOUNTAIN VF&R**

(Volunteer Fire and Rescue)

Post Office Box 278

Scaly Mountain, NC 28775

Mayor Hughel Goodgame and City of Sky Valley Council Members,

The Sky Valley / Scaly Mountain Volunteer Fire & Rescue department provides fire protection, emergency medical care and rescue services for the City of Sky Valley, Scaly Mountain and portions of unincorporated Rabun County. The department has a great deal of challenging topography. The district has an elevation change from 2213 feet to 4695 feet. Radio communications between our members has been and remains difficult in certain areas. These challenges affect our ability to provide emergency services in the fire district.

The fire department has looked at various ways to improve radio communications over the years. We have looked at various locations for an antenna. We have been in touch with SouthernLinc off and on over the past few years. When we heard that they were considering a new tower on Alex Mountain, we inquired about some space on the tower for an antenna. We started evaluating the Alex Mountain site at the first of the month. Our initial evaluation results indicate this site would provide excellent radio coverage for the fire district. The improved radio coverage would allow us to better serve the City of Sky Valley and the surrounding communities.

We would like to ask the City council to consider approving the new tower on Alex Mountain.

Sincerely,  
Mark Gramlich



EMS/Rescue Captain  
Sky Valley – Scaly Mountain Volunteer Fire & Rescue

**NOTICE OF PUBLIC HEARING  
PURSUANT TO O.C.G.A. §36-66-4**

Please be advised that the Mayor and City Council of the City of Sky Valley will hold a public hearing on the 25th day of October, 2016 beginning at 10:00 AM at the Lodge, 696 Sky Valley Way, to consider a conditional use zoning and variance application for a cell tower, on the following parcel of land:

Property of Claudia K. Cantrell, leased by Georgia Power Company, located at 412 Wild Bird Lane, Tax Map 58C 210, 0.10 acres. The applicant is Southern Linc c/o Value Concepts.

The variance of Sky Valley Zoning Ordinance 05-15 includes the following:

Section 4.A. to allow a new tower on parcel zoned SF pursuant to Section 5 definition of a Preferred Location Site

Section 6.A. 3 for fencing due to remote location and existing vegetation

Section 6.A.7 for landscaping due to the remote location and existing vegetation

Section 6.B.5. for setback of tower height from adjacent residential use due to the remote location of the site and that the adjacent properties are vacant

At the hearing, any interested parties may present data, make statements, or offer viewpoints or arguments either orally or in writing. Statements shall be concise to afford all an opportunity to be heard.

This 26<sup>th</sup> day of September, 2016

Ella Fast, City Clerk

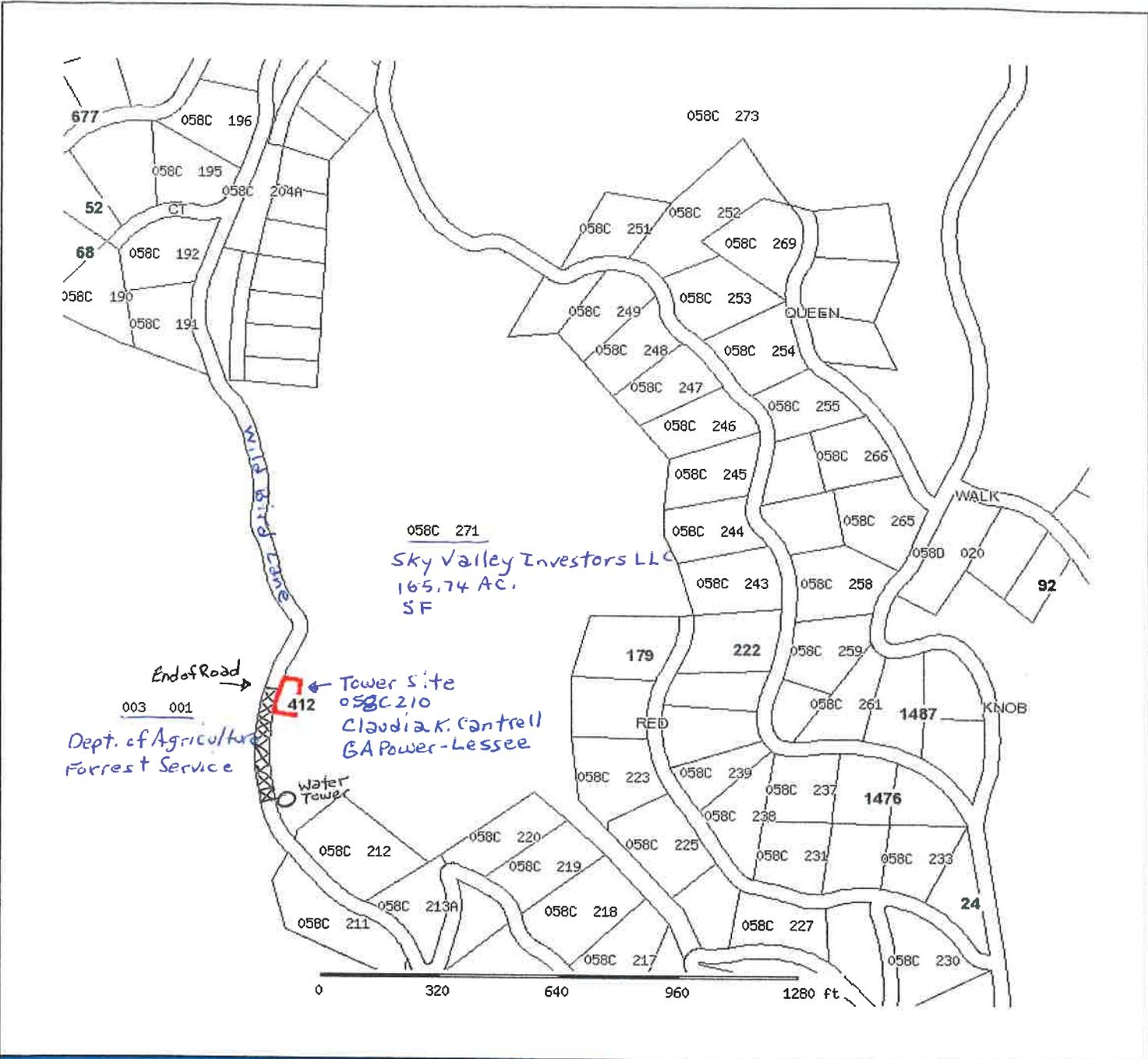
**NOTICE OF PUBLIC HEARINGS  
PURSUANT TO O.C.G.A. §36-66-4**

Please be advised that the City of Sky Valley Planning and Zoning Commission will meet  
at 9:00 AM on the 17<sup>th</sup> day of October, 2016  
at the Lodge, 696 Sky Valley Way,

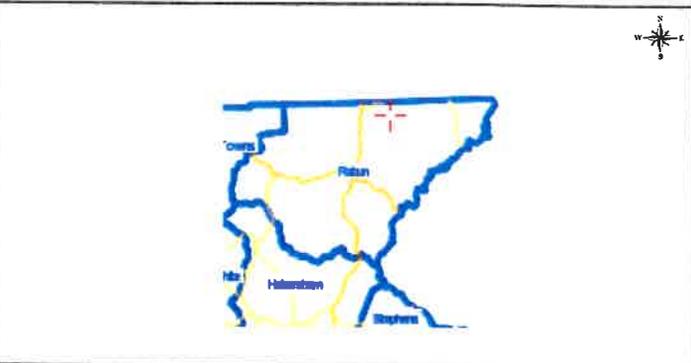
**to consider a proposed conditional use zoning for a cell tower and request for  
variance, on this parcel of land:  
412 Wild Bird Lane, Tax Map 58C 210, 0.10 acres – Claudia K. Cantrell, Owner ; Georgia  
Power Company-Lessee.**

**The applicant is Southern Linc c/o Value Concepts, authorized agent.**

Please be further advised that the Mayor and Council of the City of Sky Valley will hold a  
public hearing on the 25<sup>th</sup> day of October, 2016 beginning at 10:00 AM at the Lodge, 696  
Sky Valley Way to consider the above proposed zoning with possible conditional uses.



Rabun County Assessor			
Parcel: 058C 210 Acres: 0.1			
Name:	CANTRELL CLAUDIA K	Land Value	\$10,000.00
Site:	412 WILD BIRD 0	Building Value	\$0.00
Sale:	\$0 on 07-2015 Reason=XV Qual=U	Misc Value	\$0.00
Mail:	1513 PRESTON RD	Total Value:	\$10,000.00
	CATAULA, GA 31804		



The Rabun County Assessor's Office 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 taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER RABUN COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—  
 Date printed: 08/24/16 : 18:00:43

# MEMO

TO: CITY OF SKY VALLEY PLANNING AND ZONING

FROM: SOUTHERN LINC  
AGENT: WAYNE RAYBURN, VALUE CONCEPTS, INC.

RE: TELECOMMUNICATIONS PERMIT APPLICATION/ CONDITIONAL USE WITH  
VARIANCES: NEW 100' MONOPOLE TOWER

LOCATION: 412 WILD BIRD LANE (PARCEL 058C 210), Sky Valley

The purpose of this memo is to address certain requirements of the City of Sky Valley Telecommunications Facilities Ordinance 14-04 and the Conditional Use Permit application.

## SECTION 4. PLACEMENT OF TELECOMMUNICATIONS FACILITIES BY ZONING DISTRICT.

A. Towers are permitted in the following zoning districts: CM and M

*In 1985 Georgia Power was permitted to construct a 75' monopole communications tower on the above referenced parcel of land that is currently zoned SF. The new monopole tower is requested under the following Section 5 definition of a Preferred Location Site.*

## SECTION 5. PREFERRED LOCATION SITES.

B. Co-Location Sites: Any existing site on which a legal wireless telecommunications facility is currently located shall be a Preferred Location Site regardless of the underlying zoning designation of the site, provided, however, that locations which meet this criteria shall be subject to the design and siting components of this ordinance and co-location sites shall not become an "antenna farm" or otherwise be deemed by the Director or the governing authority to be visually obtrusive.

## SECTION 6. REQUIREMENTS FOR TELECOMMUNICATIONS FACILITIES.

*Southern Linc shall comply with Sections 6.A. 1-2, 4-6, 8-9*

A.3. Security:

*Southern Linc is requesting that the fencing requirement be waived by the Planning Department due to the substantial existing vegetation and remote location of the site.*

A.7. Landscaping:

*Southern Linc is requesting a waiver of Landscaping requirements due to the substantial existing vegetation and remote location of the site.*

A.10. Lot Size and Setbacks:

a.(3) Protect adjoining property from the potential impact of tower failure by being large enough to accommodate such failure on the site, based on the engineer's analysis required in Section 7.

*Please see Tower Fall Zone Letter Exhibit 1.*

B. Additional Requirements for Towers:

*Southern Linc shall comply with B.1-4, 6-7*

B.5. When a tower is adjacent to a residential use, it must be set back from the nearest residential lot line a distance at least equal to its total height.

*Based on the tower fall zone letter attached as Exhibit 1, the remote location and the topography of the site that would most likely prohibit future construction near the site, Southern Linc requests a variance of setback of tower height from adjacent residential use lot lines. Also, please note that one side of the tower site is US Forest Service land and the rest is a 165.74 Acre undeveloped tract. (Please see Exhibit 1 and Exhibit 2)*

SECTION 7. APPLICATION PROCEDURES

A. Special Use Permits:

1. Basic Information:

a. *See Site Construction Plans dated March 1, 2016*

b. Landscaping Plan:

*Southern Linc is requesting a waiver of Landscaping requirements due to the substantial existing vegetation and remote location of the site.*

c. An Impact Statement fully describing the effects that the proposed telecommunications facility will have on the environment and surrounding area including the impacts on adjacent residential structures and districts, impacts on structures and sites of historic significance and impacts on streetscapes and significant view corridors. The Impact Statement shall include a description of anticipated maintenance needs for the telecommunications facility, including frequency of service, personnel needs, equipment needs, and traffic noise or safety impacts of such maintenance.

*Impact Statement:*

*The current communications site has existed for 31 years. The new tower will not add any substantial impact to the environment and surrounding area. Once constructed, the maintenance needs will remain the same as before which is roughly 1 visit by a technical per month. The attached Exhibit 3, FCC NEPA Environmental Checklist, clears the*

*proposed tower for the FCC's environmental concerns and includes the SHPO (State Historic Preservation Officers) determination of no effect on sites of historic significance.*

d. Report from a professional structural engineer licensed in the State of Georgia, documenting the following:

i. Telecommunications facility height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design;

ii. Total anticipated capacity of the telecommunications facility, including number and types of antennae which can be accommodated;

*Please see Exhibit 4 (Page 1 and 2): Professional Engineer's Report*

iii. Evidence of structural integrity of the tower structure (i.e. Engineers statement that structure is built to meet or exceed Standard Building Code)

*Please see Tower Fall Zone Letter Exhibit 1 and Exhibit 4: Professional Engineer's Report*

iv. Structural failure characteristics of the telecommunications tower(s) over seventy (70) feet and demonstration that site and setbacks are of adequate size to contain debris.

*Please see Tower Fall Zone Letter Exhibit 1*

v. Setbacks for telecommunication tower(s) seventy (70) feet and less shall not be closer to a residential structure than the height of the tower or closer to a residential property line than forty (40) feet

*The proposed tower height will be greater than 70 feet (100'). Southern Linc requests a variance of setback of tower height from adjacent residential property line. (See Exhibit 1 and Sheet C5 of the proposed Site Plans)*

e. A definition of the area of service to be served by the antenna or tower and whether such antenna or tower is needed for coverage or capacity.

*The area to be served by this tower includes Sky Valley, Dillard, Rabun Gap and Mountain City. This tower connects with Southern Linc's tower on Black Rock Mountain which provides service to Clayton. The tower is needed for both coverage and capacity.*

f. The identity of a community liaison officer to resolve issues of concern to neighbors and residents relating to the construction and operation of the facility. Include name, address, telephone number, facsimile number and electronic mail address, if applicable.

Edward Murray  
LTE Site Construction Manager  
Southern Linc  
4601 Southlake Parkway Bin SP-0800  
Hoover, AL 35244  
(205) 257-4987  
ELMURRAY@SOUTHERNCO.COM

g. The existing towers and tall structures located within the geographic service area should be identified on a map along with written justification as to the need for a new tower in place of an existing structure.

*Please see Exhibit 4: Professional Engineer's Report and Exhibit 5 (Page 1 and 2): Towers within the service area.*

2. A map indicating all existing tower and antennae sites located within the City and within two (2) miles of the City boundaries.

*Please see Exhibit 5 (Page 1 and 2): Towers within the service area.*

*PLEASE SEE ALSO: TELECOMMUNICATIONS APPLICATION CHECKLIST*



**City of Sky Valley**  
**3444 Highway 246**  
**Dillard, Georgia 30537**

TELECOMMUNICATIONS APPLICATION CHECKLIST

FOR

100' COMMUNICATIONS TOWER  
SOUTHERN LINC /GEORGIA POWER  
PROPERTY ADDRESS: 412 WILD BIRD LANE  
PARCEL ID#: 05C 210

- TELECOMMUNICATIONS PERMIT APPLICATION
- APPLICATION FOR VARIANCE
- APPLICATION FOR CONDITIONAL USE PERMIT
- BUILDING PERMIT APPLICATION

FOR NEW TOWERS/ STRUCTURES:

- COMMITMENT LETTER
- MATERIALS  
*Please see enclosed Signal Propagation Plot, Photo Simulations and Additional Photo Locations*
- STRUCTURAL RENDERINGS  
*Please see enclosed Photo Simulations*
- ENGINEERING STATEMENT  
*Items 1-3: Please see enclosed Exhibit 4 (Pages 1 & 2): Professional Engineers Report  
Items 4-5: Structural Integrity: Please see enclosed Exhibit 1: Tower Fall Zone Letter from Sabre Towers  
Item 6: Distance to Residential Use: Please see proposed Construction Site Plans, sheet C5*
- MAP: proposed tower location with respect to nearest airport  
*Please see enclosed Airport Location Map*
- FAA DETERMINATION  
*Please see attached Application for FAA Determination*
- STATEMENT OF CO-LOCATION FEASIBILITY  
*Item 1: Please see attached Exhibit 4: Professional Engineers Report  
Item 2: The only existing structure available for consideration as an alternative to a new tower is the existing Georgia Power tower at this site. The existing tower is fully loaded with existing antennas. An extension to the existing tower was considered but found unfeasible due to the age of the tower and the lack of data on the foundation design of that tower.  
Item 3: Any available space on the proposed tower will be made available for co-location to other service providers at commercially reasonable rates. Southern Linc is in discussions with the Sky Valley / Scaly Mountain Volunteer Fire & Rescue for placement of their antennas on the tower.*
- FILING FEE



## TELECOMMUNICATIONS PERMIT APPLICATION

<b>FOR STAFF USE ONLY</b> Project# _____ Filing Fee \$ <u>500<sup>00</sup></u> Received By: <u>EF</u>	<b>DATE/TIMESTAMP</b> <u>9/19/2016 2:45</u>
<b>FOR CERTIFICATION USE ONLY</b> Parcel ID # <u>0580210</u> Zoning District _____ Zoning Conditions _____	<b>APPROVAL GRANTED</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>COMMENTS</b>	<b>SIGNATURE</b>
	<b>DATE</b>

This telecommunications permit application is required for submittals . . . .

### APPLICANT AND PROPERTY/ TOWER OWNER INFORMATION

<b>1. Applicant Name:</b> Southern Linc	
Address: % Value Concepts, Inc., 1790 Atkinson Rd., Lawrenceville, GA 30043	
Phone #: 404-535-7646	E-mail Address: x2raybur@southernco.com

<b>2. Property/Structure Owner Name:</b> Georgia Power Company	
Address: 241 Ralph McGill Blvd, Atlanta 30308	
Phone #: 404-506-3808	E-mail Address: rmburley@southernco.com

## SUBJECT PROPERTY AND TELECOMMUNICATIONS INFORMATION

**4. Location of Subject Property:** 412 Wild Bird Lane, Sky Valley, GA  
Parcel # 058C 210

<b>5. Type of Proposed Telecommunications Facility:</b>  Co-location/ Attached Antennas <input type="checkbox"/> Yes Temporary Wireless Communications Facility <input type="checkbox"/> Yes New Tower/ Concealed Support Structure <input checked="" type="checkbox"/> Yes	If Temporary Wireless Communications Facility or New Tower/ Concealed Support Structure, identify the date that the conditional use permit was granted.
If Construction of New Tower, is it: Monopole <input checked="" type="checkbox"/> Yes Lattice <input type="checkbox"/> Yes Guyed <input type="checkbox"/> Yes Concealed Support Structure <input type="checkbox"/> Yes	Maximum height of New Tower: 100' feet
Setback from property line:                      feet N- 54'1"      E- 28' 7" S- 20' 3"      W- 30' 11"	Is there any accessory equipment? Existing Shelter- no new ground facilities <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Lot(s): 168	District: 2nd
Tax Parcel #: 058C 210	

**6. Date of Installation:** TBD

**I hereby certify that the site described herein will be constructed and/or used in accordance with all applicable zoning ordinances and laws governing the City of Sky Valley, Georgia.**

Wayne Rayburn  
Signature of Applicant

9/13/2016  
Date

Wayne Rayburn  
Printed Name of Applicant

404-535-7646  
Phone Number

Agent for Southern Linc

## APPLICATION FOR VARIANCE

City of Sky Valley, Georgia  
Planning & Zoning Commission  
3444 Highway 246  
Sky Valley, GA 30537

A notice shall be placed in a newspaper with general circulation within the territorial boundaries of the local government at least 15 but not more than 45 days prior to the date of the Planning & Zoning Hearing. The notice shall state the time, place, and purpose of the hearing.

A sign containing information required by local ordinance shall be placed in a conspicuous location on the property not less than 15 days prior to the date of the Planning & Zoning public hearing.

Letters by regular mail shall be sent to all adjoining property owners stating all pertinent facts of the variance request using the same time frame as the public notice in the local newspaper.

**This variance request application shall be submitted with all required information to the City Clerk by 12:00 PM on Thursday to be published in the following week's edition of the Clayton Tribune. The Planning & Zoning Commission can hold a public hearing on the request no earlier than 15 days following the notice in the newspaper. The Planning & Zoning Commission will then make a recommendation to the City Council to approve or deny the request at the next regularly scheduled council meeting. Regular monthly council meetings are held the fourth Tuesday of the month at 10:00 AM unless otherwise noticed.**

Date: 9/13/2016

Property address: 412 Wild Bird Lane

Subdivision Name & Part: Sky Valley District 06 (Parcel 058C 210) Lot Number: 168  
(Required if no property address.)

Owner of Property: Georgia Power Company

Address: 241 Ralph McGill Blvd., Atlanta GA 30308

Telephone: 404-506-3808

Name of Applicant: Southern Linc

Address: % Value Concepts, 1790 Atkinson Rd, Suite D-100, Lawrenceville, GA 30043

Telephone: 404-535-7646

*If the Owner and Applicant are not the same, signatures of both Owner and Applicant must appear on the application and be dated.*

I hereby request that the property described in this application be given a variance as follows:

- 1) Section 4.A.- Request variance to allow a new tower on parcel zoned SF under Section 5 definition of a Preferred Location Site
- 2) Section 6.A.3. - Request variance for fencing due to remote location & existing vegetation
- 3) Section 6.A.7.- Request variance for landscaping due to the remote location and existing vegetation
- 4) Section 6.B.5.- Request variance for setback of tower height from adjacent residential use due to the remote location of the site and that the adjacent properties are vacant.

**SUMMARY OF VARIANCE REQUEST**

Give a summary description of your proposed project in the space provided below. This summary should include purpose, type of construction (per Building Code Regulations), square footage, height, and any other pertinent information deemed necessary.

Southern Linc uses the current telecommunications site for its iDEN Network and is planning to deploy its new 4G LTE network at this location. The current tower is only 75' and is at capacity with antenna loading. The proposed new 100' monopole tower will add the necessary height to successfully deploy the new 4G LTE network. The current communications shelter will be utilized for new radio equipment so there should be no other ground disturbance.

**SITE PLAN**

A current Registered Surveyor's site plan that shows the location of all corner pins (flagged), all easement and set-back lines, road right of way width, location of road (paved or gravel) with the right of way, all existing and or proposed buildings of the plan on which the variance is requested.

**FEES**

The fee for advertising and administrative costs is \$250.00 due at time of application.

**AUTHORIZATION TO INSPECT PREMESIS**

I hereby authorize the City of Sky Valley City Council and the Planning & Zoning Commission to inspect the premises which are the subject of this variance request.

Please see enclosed Authorization by Property Owner

Signature of Property Owner

2/9/16

Date

*Wayne Rayburn*  
Signature of Applicant (if other than Property Owner)

9/13/2016

Date

*Agent for Southern Linc*



# Application for Conditional Use Permit

\*Applicant Southern Linc

Telephone Number 404-535-7646 Email Address x2raybur@southernco.com

Mailing Address % Value Concepts, Inc., 1790 Atkinson Road, Suite D-100, Lawrenceville, GA 30043

Has the applicant made any campaign contributions over \$250 to any local government official of the City of Sky Valley  YES  NO

\*Note: If applicant is not the owner, as listed on the Property Deed, a notarized letter from the owner(s), including phone number and address, authorizing the applicant to act on their behalf must be included.

## PROCEDURE

### Application Requirements

All Applications must be complete and include required supporting documents. Incomplete applications will not be accepted.

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PROPERTY ADDRESS (OR GENERAL LOCATION DESCRIPTION IF NO ADDRESS ASSIGNED):  
412 Wild Bird Land, Sky Valley, GA

TAX MAP/PARCEL ID#: 058C 210 ACREAGE: .10

CURRENT ZONING: SF

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:

EXISTING USE: Telecommunications Tower Site

PROPOSED USE: Same

DOES THE PROPOSED USE TRIGGER A DEVELOPMENT OF REGIONAL IMPACT?

YES  NO

DOES THE PROPOSED USE REQUIRE REZONING? IF YES, ATTACH APPLICATION

YES  NO

DOES THE PROPERTY REQUIRE ANNEXATION? IF YES, ATTACH PETITION

YES  NO

HAS THE PROPERTY BEEN DENIED A ZONING CHANGE IN THE PAST 12 MONTHS?

YES  NO

HAS ANY PUBLIC HEARING BEEN HELD REGARDING THE PROPERTY IN THE PAST 3 YEARS?

YES  NO IF YES, DESCRIBE: \_\_\_\_\_

### Conditional Use Permit Questionnaire

The Sky Valley Land Development Regulations state that in order to promote the public health, safety, morality and general welfare of citizens against the unrestricted use of property, certain "Standards for the Exercise of Zoning Powers" may be used by the governing body when making Conditional Use Permit decisions. The applicant is encouraged to respond to these questions to gain understanding as to why Conditional Use Permit requests may or may not be approved. *(Attach additional sheets as necessary.)*

- 1) Is the proposed use consistent with the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks, and transitional buffers.

The existing tower site and 75' tower were constructed in 1985 in a remote location on Alex Mountain.

Southern Linc does not know the site zoning at that time but the current zoning is SF. The site is bordered on 3 sides (N, E & S) by SF and on the west by US Forestry Service land zoned A.

Due to the current at capacity antenna loading of the existing 75' tower and in order to meet RF design requirements for its deployment of 4G LTE, Southern Linc is requesting that a new 100' monopole tower be permitted at this site under the Ordinance Section 5.B. Preferred Location.

- 2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?

Yes. All adjacent properties are currently vacant.

- 3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?

Yes. Once the new tower is constructed, the site will only occasionally be visited for routine service approximately once per month.

- 4) How will the proposed use impact public facilities and services, including stormwater management, schools, parks, sidewalks and utilities? Are these facilities and services adequate to support the proposed use?

No additional impact. Utility services already exist.

5) Will the proposed use create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration or by the character and volume of traffic generated by the proposed use?

No. The new tower will require no additional facilities that would create adverse impacts on adjacent or nearby properties.

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6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?

No. This will continue to be an unmanned communications site.

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7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.) ?

No. Section 106 NEPA Environmental study has been conducted, a copy of which is enclosed, showing no impact on environmentally sensitive areas or natural resources.

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**NOTE:** In making the decision to approve or deny a Conditional Use Permit, the City Council will consider the same criteria outlined in the above questionnaire. The City Council may impose or require additional restrictions and standards as may be necessary to protect the health and safety of workers and residents in the community and to protect the value and use of property in the general neighborhood. The issuance of a Conditional Use Permit shall only constitute approval of the proposed use, and development of the use shall not be carried out until the applicant has secured all other permits and approvals required. Conditional Use Permit approval may be revoked if any term, condition or restriction upon which the Permit was granted is not complied.

**APPLICATION CHECKLIST**

**Supporting Documents:** The following list of supporting documents must be submitted with this application. Only one (1) copy of each supporting document is necessary. Only *complete* applications will be accepted.

- Letter of Authorization:** If Applicant is not the current Property Owner or is one of multiple Owners, a notarized Letter from the Owner(s), including their phone number and address, authorizing the applicant to act on their behalf.
  
- Property Boundaries:** A written legal description of the property (such as metes and bounds, or recorded subdivision plat information), or an appropriate Boundary Survey of the property (no larger than 11 x 17) mechanically drawn and prepared by a land surveyor registered in Georgia.
  
- Conceptual Site Plan:** A proposed conceptual site plan (no larger than 11 x 17) of the subject property mechanically drawn at a scale of 1" = 100', or other scale acceptable to the Planning and Zoning Administrator, and shall include the following:
  - Name of the drawing, date, north arrow, and graphic scale.
  - All buildings and structures existing or proposed to be constructed and their location on the property.
  - Existing or proposed site improvements including sidewalks, roads, driveways, parking spaces, loading areas, landscaped areas, and drainage facilities.
  - Proposed use of each building or portion thereof.
  - Building setbacks and any required buffer yards as well as the dimensions of all property boundary lines.
  - All other information necessary to demonstrate compliance
  
  - Any additional required information discussed at the Pre-Application meeting or necessary to allow understanding of the proposed use and property development.

**CERTIFICATION AND AUTHORIZATION**

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate. I understand that this application will require a site visit and authorize staff of the Planning and Zoning office or their designee to enter and inspect the premises which are the subject of this application. I also understand that this application will require public hearings by the City of Sky Valley Planning Commission and the Sky Valley City Council.

Signature of Applicant

Wayne Rayburn

Date

9/13/2016

Agent for Southern Linc

FOR STAFF USE ONLY

Date Received: 9/16/16

Reviewed for Completion By: \_\_\_\_\_

**FEES:**

Application Charge: \$100.00

**TOTAL FEE: \$100.00**

**PUBLIC HEARING DATES:**

PC 10/17/16 City Council 10/25/16

**PUBLIC NOTICE DATES:**

Property Posted 9/30/16 Legal Ad Run 9/29/16 & \_\_\_\_\_

Letters Mailed: 9/30/16

**DECISION:**

Approved                  Denied                  *Circle One*

Comments: \_\_\_\_\_

**AUTHORIZATION BY PROPERTY/ TOWER OWNER**

I, Larry Butts for GPC (Property or Tower Owner's Name) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY/ TOWER OWNER AT 412 Wild Bird Way (Parcel # 0580 210) (Property Address), AS SHOWN IN THE TAX MAPS AND/OR DEED RECORDS OF RABUN COUNTY, GEORGIA. I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the telecommunications permit requested on this property.

Name of Applicant: Southern LINC Wireless / Georgia Power

Last Name: Rayburn First Name: Wayne

Address: 1790 Atkinson Rd, Suite D-100

City: Lawrenceville State: GA

Zip Code: 30047

TELEPHONE NUMBER

AREA CODE (404) Number 535-7646

Notary's Seal:

404-506-2065

Larry Butts for GPC

Print Name of Property or Tower Owner

Larry Butts

Signature of Property or Tower Owner

Personally Appeared Before Me this 9<sup>th</sup> day of Feb 2016

Kelley E Richards

2-9-16

Notary Signature

Date

Kelley E Richards

Notary Public, Henry County, Georgia  
My Commission Expires February 23, 2018

**AUTHORIZATION BY PROPERTY/ TOWER OWNER**

I, Claudia Cantrell (Property or Tower Owner's Name) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY/ TOWER OWNER AT 412 Wild Bird Way, Sky Valley (Parcel # 058C 210) (Property Address), AS SHOWN IN THE TAX MAPS AND/OR DEED RECORDS OF RABUN COUNTY, GEORGIA. I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the telecommunications permit requested on this property.

Name of Applicant: Southern LINC Wireless / Georgia Power

Last Name: Rayburn First Name: Wayne

Address: 1790 Atkinson Rd, Suite D-100

City: Lawrenceville State: GA

Zip Code: 30043

TELEPHONE NUMBER

AREA CODE (404) Number 535-7646

Notary's Seal:

706-317-2166  
Claudia Cantrell

Print Name of Property or Tower Owner

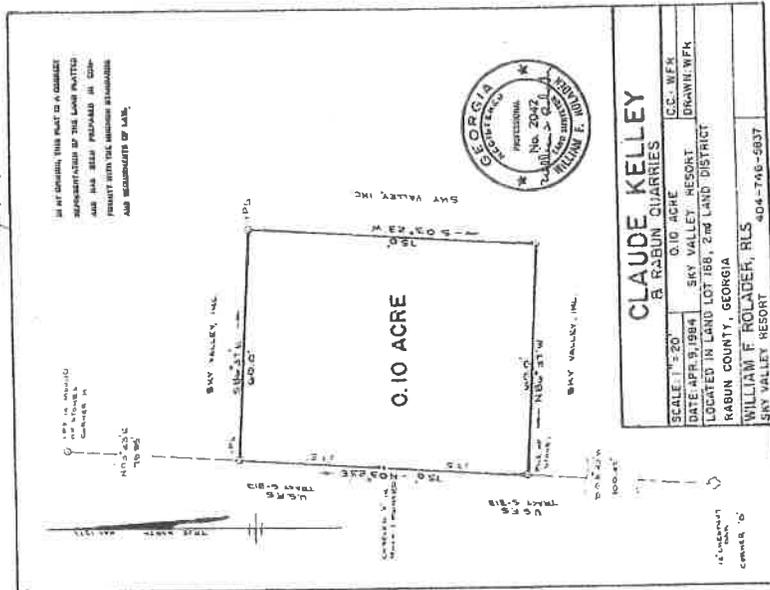
Claudia Cantrell

Signature of Property or Tower Owner

Personally Appeared Before Me this 19<sup>th</sup> day of January 2016.

[Signature]  
Notary Signature-  
My commission expires July 18, 2017

January 19, 2016  
Date



*Recorded This the 15th Day of January, 1985.  
 Daniel J. Foster  
 Dep. C. S. C.*

*86  
 April 1984  
 Daniel J. Foster*

All that tract or parcel of land lying and being in Land Lot 168 of the Second Land District of Rabun County, Georgia and being in the City of Sky Valley, Georgia and being 0.10 acre as described upon a plat of survey dated October 16, 1984 and prepared by William F. Rolader, Georgia Registered Land Surveyor No. 2042, said survey being recorded in the office of the Clerk of Rabun Superior Court in Plat Book 22, page 86. Said survey is incorporated herein by reference for a full and complete description of the above-described lands.

There is also conveyed all of the easement rights for access, ingress and egress to and from the property described in an Easement dated February 15, 1985 from Sky Valley, Inc. to Claude Kelly recorded in the office of the Clerk of Rabun Superior Court in Deed Book N-9, Page 542 and said easement is incorporated herein by reference for a full and complete description of said easement rights.

This conveyance is made subject to a lease agreement executed by Claude Kelly, Georgia Power Company and Sky Valley, Inc. dated February 19, 1985 and recorded in the office of the Clerk of Rabun Superior Court in Deed Book N-9, page 308-313.

# Sabre Industries™

Towers and Poles

August 4, 2016

Wayne Rayburn  
Value Concepts, Inc., for SouthernLINC Wireless

RE: Proposed 100' Sabre Monopole for Alex Mountain, GA

Dear Mr. Rayburn,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 30 mph with 3/4" radial ice, Structure Class II, Exposure Category B and Topographic Category 3 with a crest height of 1000 feet, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole 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 the upper portion of the monopole shaft. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the upper portion of the monopole shaft. This is likely to result in the portion of the monopole above "folding over" onto the portion below, essentially collapsing on itself. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** In the unlikely event of total separation, this would result in the portion above collapsing within a radius of 20 feet.

Sincerely,



Keith J. Tindall, P.E.  
Vice President of Engineering

Exhibit 3

NEPA/SHP



A Southern Company

September 14, 2016

Re: Proposed (Alex Mountain) monopole located at 412 Wild Bird Way, Sky Valley, GA

To: City of Sky Valley, GA

The location of the proposed monopole was chosen because of proximity to existing Southern Company communications facilities. The existing monopole at this location is unable to accommodate the current plus proposed antenna loading. The proposed 100' monopole would provide additional height to accomplish the required radio coverage propagation for Southern LINC's deployment of 4G LTE.

The proposed monopole will be designed to ANSI/TIA-222-G telecommunications design criteria for wind and ice loading.

SouthernLINC is currently in discussion with the Sky Valley volunteer fire department regarding co-location of the fire department's antennas on the proposed monopole.

Monopole Location Data

**Latitude:** 34-58-17.28

**Longitude:** 83-19-36.35

**Ground Elevation:** 4098.3'

**Monopole Height:** 100' (steel) + 5' (lightning rod)

Monopole Capacity

- Qty 6 Kathreine 80010736V01 antennas (for LTE)
- Qty 6 Ericsson RRUS 11 radio heads (for LTE)
- Qty 6 Ericsson Public Safety notch filters (for LTE)
- Qty 1 Antel BCD87010 antenna (for AMI)
- Sky Valley Volunteer Fire Department antennas

Respectfully Submitted:

A handwritten signature in blue ink that reads 'Clay Brogdon'.

Clayton H. (Clay) Brogdon, PE

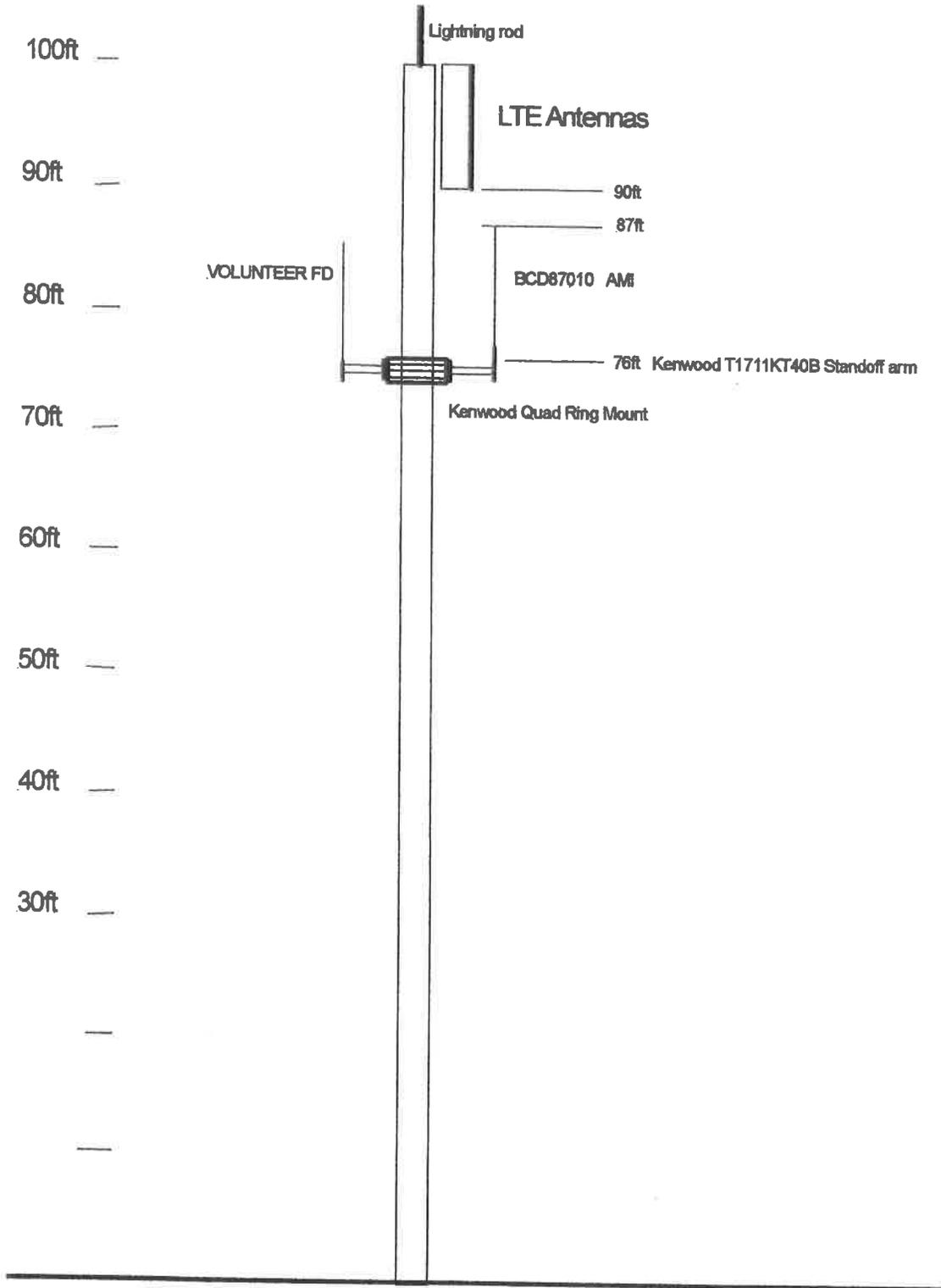
Manager of Engineering and Construction

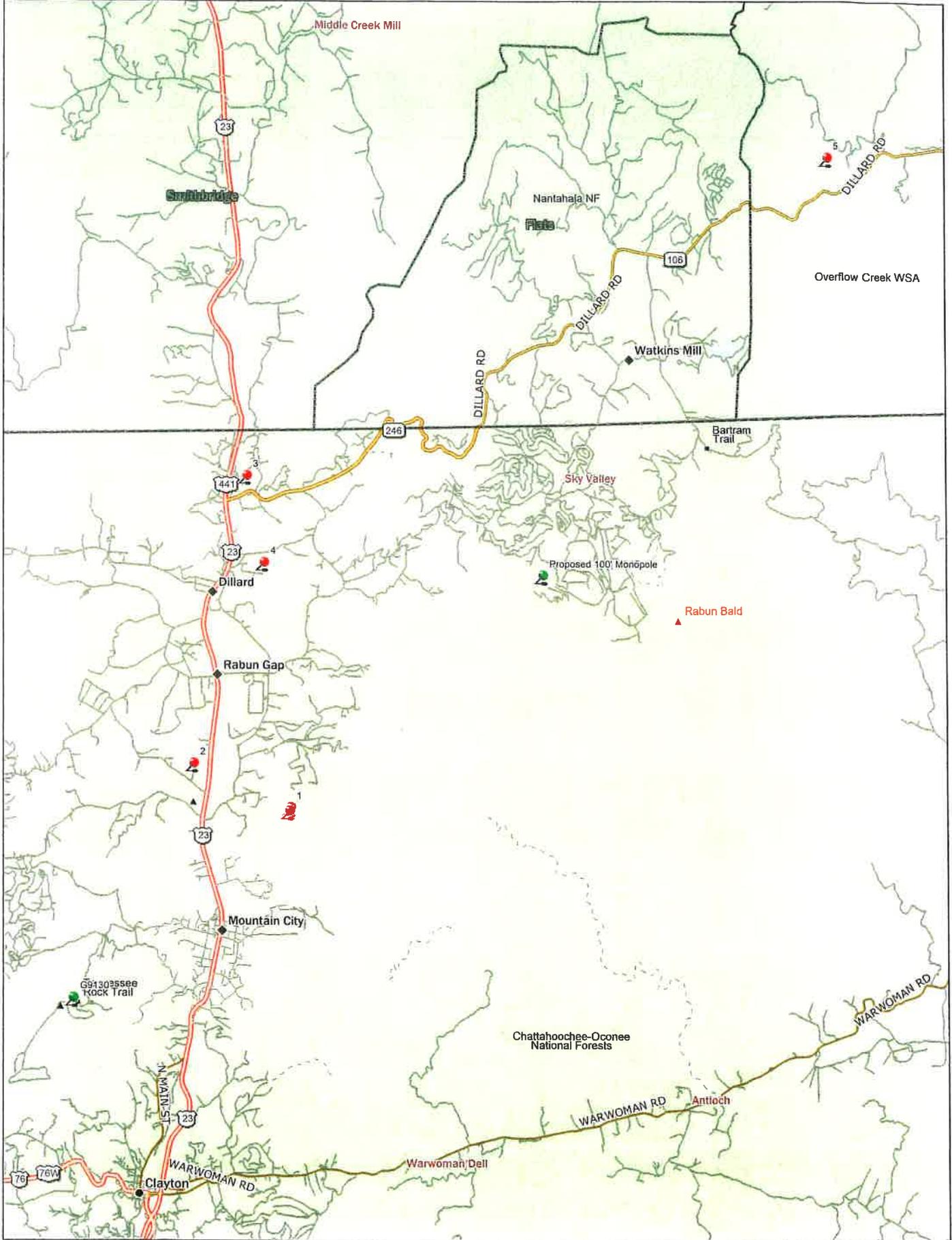
SouthernLINC Wireless

4601 Southlake Parkway  
Suite 150  
Hoover, AL 35224  
F 205-874-3953

southernlinc.com

### ALEX MT PROPOSED MONOPOLE

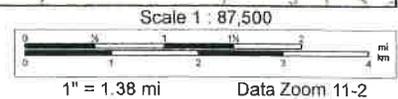




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www.delorme.com





Federal Aviation Administration

« OE/AAA

Circle Search for Cases Results

Records 1 to 11 of 11

Page 1 of 1

Case Number	City	State	Latitude	Longitude	Site Elevation	Structure Height	Total Height
1994-ASO-981-OE	GA Power HIWASSEE	GA	34° 58' 17.40" N	83° 19' 36.60" W	4100	100	4200
2001-ASO-1630-OE	GA Mountain City	GA	34° 56' 06.40" N	83° 22' 27.80" W	3020	314	3334
2004-ASO-6252-OE	GA Rabun GAP	GA	34° 56' 32.50" N	83° 23' 32.60" W	2160	70	2230
2006-ASO-2196-OE	GA Rabun	GA	34° 59' 12.20" N	83° 22' 56.50" W	2174	199	2373
2006-ASO-5634-OE	GA Clayton	GA	34° 58' 24.06" N	83° 22' 44.92" W	2170	199	2369
2008-ASO-4356-OE	GA Mountain City	GA	34° 56' 06.40" N	83° 22' 27.80" W	3020	314	3334
2008-ASO-6404-OE	GA Mountain City	GA	34° 56' 06.40" N	83° 22' 27.80" W	3020	314	3334
2009-ASO-3933-OE	GA Mountain City	GA	34° 56' 06.40" N	83° 22' 27.80" W	3020	314	3334
2009-ASO-6384-OE	NC Franklin	NC	35° 02' 07.40" N	83° 16' 22.30" W	4490	180	4670
2010-ASO-3363-OE	GA Mountain City	GA	34° 56' 06.40" N	83° 22' 27.80" W	3020	314	3334
2012-ASO-981-OE	GA Mountain City	GA	34° 56' 06.40" N	83° 22' 27.80" W	3020	314	3334

Records 1 to 11 of 11

Rows per Page: 20

Page: 1

Page 1 of 1



Federal Aviation Administration

Proposed Case for : 2016-ASO-23338-OE

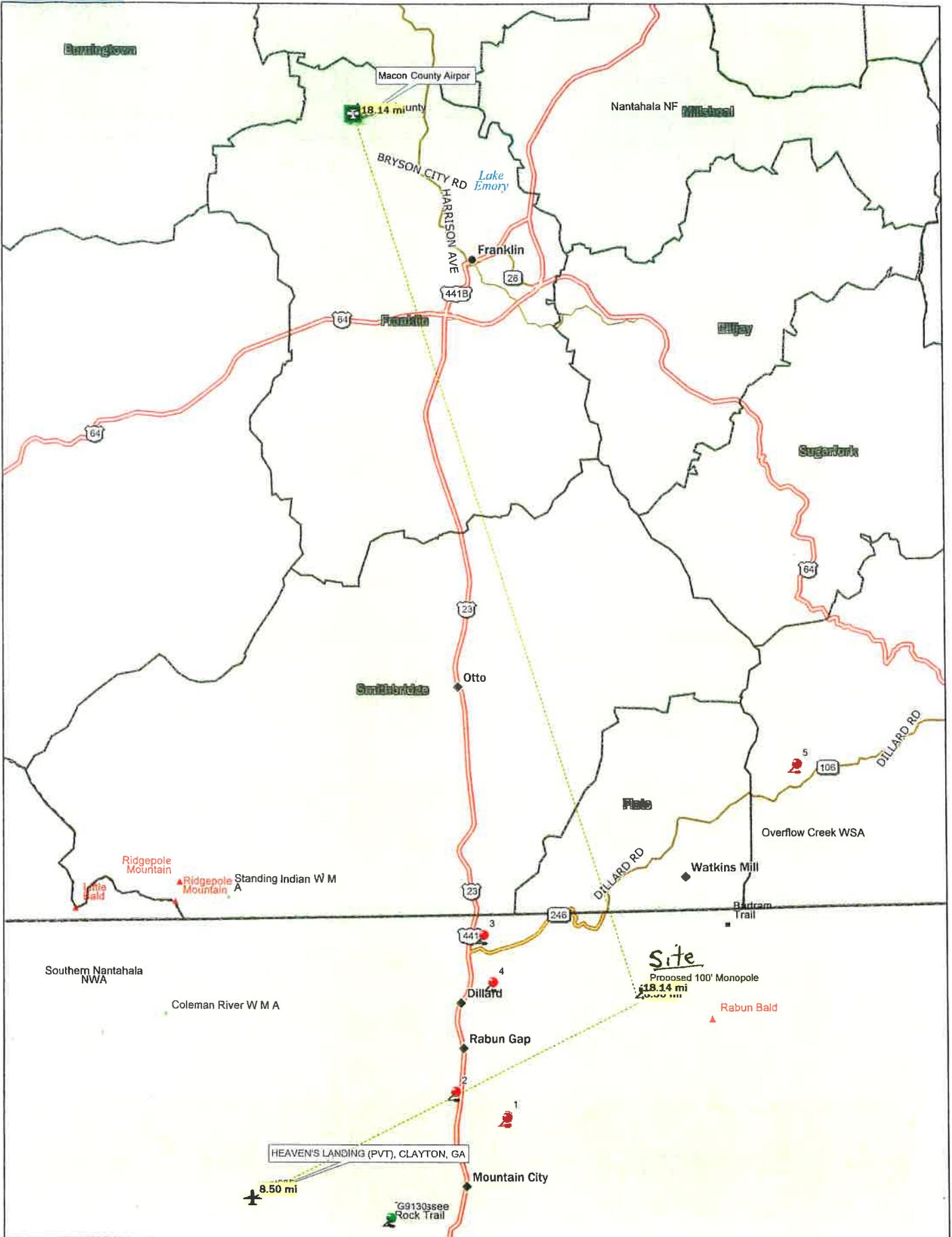
For information only.

This proposal has not yet been studied. Study outcomes will be posted at a later date. Public comments are not requested, and will not be considered at this time.

Overview					
<b>Study (ASN):</b> 2016-ASO-23338-OE	<b>Received Date:</b> 09/07/2016				
<b>Prior Study:</b>	<b>Entered Date:</b> 09/07/2016				
<b>Status:</b> Work In Progress	<b>Map:</b> <a href="#">View Map</a>				
Construction Info					
<b>Notice Of:</b> CONSTR	<b>Structure Summary</b>				
<b>Duration:</b> PERM (Months: 0 Days: 0)	<b>Structure Type:</b> Antenna Tower				
<b>Work Schedule:</b> 11/01/2016 to 11/30/2016	<b>Structure Name:</b> Alex Mtn. - G9105				
	<b>FCC Number:</b>				
Structure Details					
<b>Latitude (NAD 83):</b> 34° 58' 17.28" N	<b>Height and Elevation</b>				
<b>Longitude (NAD 83):</b> 83° 19' 36.35" W					
<b>Datum:</b> NAD 83	<b>Site Elevation:</b> 4098				
<b>City:</b> Sky Valley	<b>Structure Height:</b> 105				
<b>State:</b> GA	<b>Total Height (AMSL):</b> 4203				
<b>Nearest County:</b> Rabun					
	Frequencies				
	Low Freq	High Freq	Unit	ERP	Unit
	851	866	MHz	500	W

[← Previous](#) [Back to Search Result](#) [Next](#)

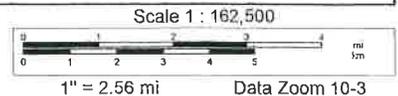
# Airport Location Map



Data use subject to license.

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www.delorme.com







**AW Solutions**  
an Intercloud Systems Company  
300 DOWN OAK CIRCLE DRIVE, TEL: 407.260.0231

APPROVALS

CARRIER: AW  
 LANT. ORG: \_\_\_\_\_  
 LESING: \_\_\_\_\_  
 CONSTRUCTION: ELU

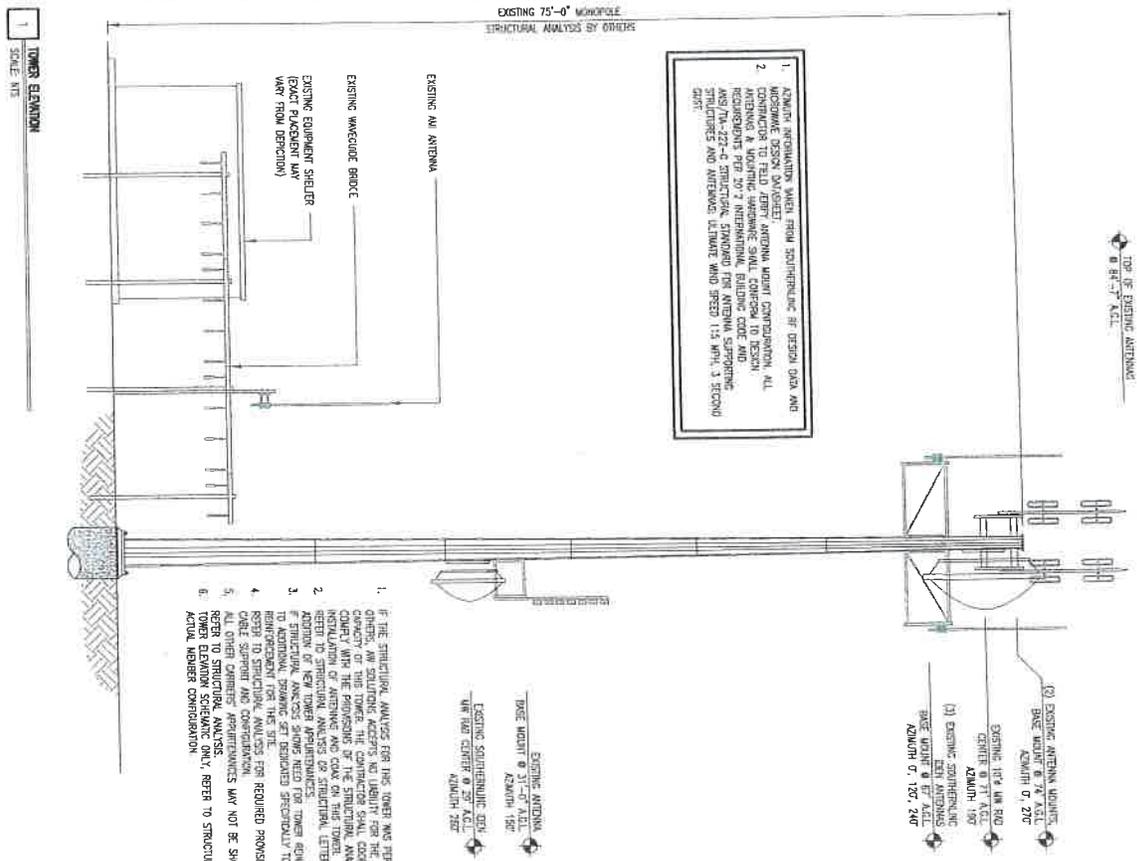
DATE	BY	DESCRIPTION
02/16/16	ISSUED FOR CONSTRUCTION	
11/16/15	ISSUED FOR REVIEW	
09/21/15	ISSUED FOR REVIEW	



EXAMINING PROFESSIONAL ENGINEER  
 CA. P.E. 1282713  
 FEB 16 2016

SITE # G9105  
 SITE NAME: ALEX NOVITSKIY  
 ADDRESS: 412 MID-BRD WAY  
SKY WALKER, CA 90337  
 SITE TYPE: LT UPGRADE

SHEET TITLE  
**TOWER ELEVATION**  
 SHEET NUMBER:  
**C2**



1. ADVISORY INFORMATION TAKEN FROM SCHEMATIC OF PREVIOUS DATA AND WORKSHEET DESIGN DRAWINGS.
2. CONTRACTOR TO FIELD VERIFY ANTENNA HEIGHT CORRELATION. ALL ANTENNAS TO BE IDENTIFIED AND REPORTED TO DESIGN ENGINEER. REFER TO 2017 INTERNATIONAL BUILDING CODE AND ASCE 7-10-22T-C STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAE. CLIMATE WIND SPEED 115 MPH, 3 SECOND GUST.

1. IF THE STRUCTURAL ANALYSIS FOR THE TOWER WAS PERFORMED BY OTHER MEANS, THE CONTRACTOR SHALL VERIFY THE STRUCTURAL CAPACITY OF THE TOWER. THE CONTRACTOR SHALL COORDINATE WITH THE COUNTY WITH THE PROVISIONS OF THE STRUCTURAL ANALYSIS PRIOR TO THE INSTALLATION OF ANTENNAE AND COX ON THIS TOWER.
2. REFER TO STRUCTURAL ANALYSIS DRAWINGS FOR APPROVAL OF ANTENNAE AND COX ON THIS TOWER.
3. STRUCTURAL ANALYSIS SHOWS NEED FOR TOWER REINFORCEMENT. REFER TO ADDITIONAL DRAWING SET DETAILING SPECIFICALLY TO TOWER REINFORCEMENT FOR THIS SITE FOR REQUIRED PROVISIONS FOR CONAM.
4. REFER TO STRUCTURAL ANALYSIS DRAWINGS FOR REQUIRED PROVISIONS FOR CONAM.
5. ALL OTHER CONTRACTOR REQUIREMENTS MAY NOT BE SHOWN IN ELEVATION. REFER TO STRUCTURAL ANALYSIS.
6. TOWER ELEVATION SCHEDULE ONLY, REFER TO STRUCTURAL ANALYSIS FOR ACTUAL MEMBER COMPARISON.

1  
 TOWER ELEVATION  
 SCALE: NTS







CHARGE: AGU  
 LANG.OFF: \_\_\_\_\_  
 LEADS: \_\_\_\_\_  
 CONSTRUCTION: BLU

ISSUED BY: \_\_\_\_\_ CHECKED BY: JD

REV	DATE	DESCRIPTION
1	10/16/16	ISSUED FOR CONSTRUCTION
2	11/16/15	ISSUED FOR REVIEW
3	06/27/15	ISSUED FOR REVIEW

ESTIMATE NUMBER: 09105  
 DATE: FEB 16 2016  
 SITE NAME: ALEX MOUNTAIN  
 ADDRESS: 412 MID BIRD WAY  
SNY WALEY CA 95337  
 SITE TYPE: LTE UPGRADE

SHEET NUMBER: **C4**  
 SHEET TITLE: **CABLING DIAGRAM**

**JUMPER COLOR CODE**

SECTOR	COLOR	ANTENNA PORT
1	RED	+45 = 1 STRIPE
2	BLUE	+45 = 2 STRIPE
3	GREEN	+45 = 2 STRIPE

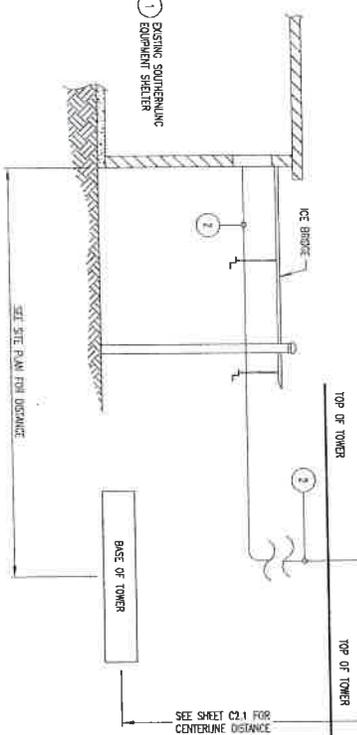
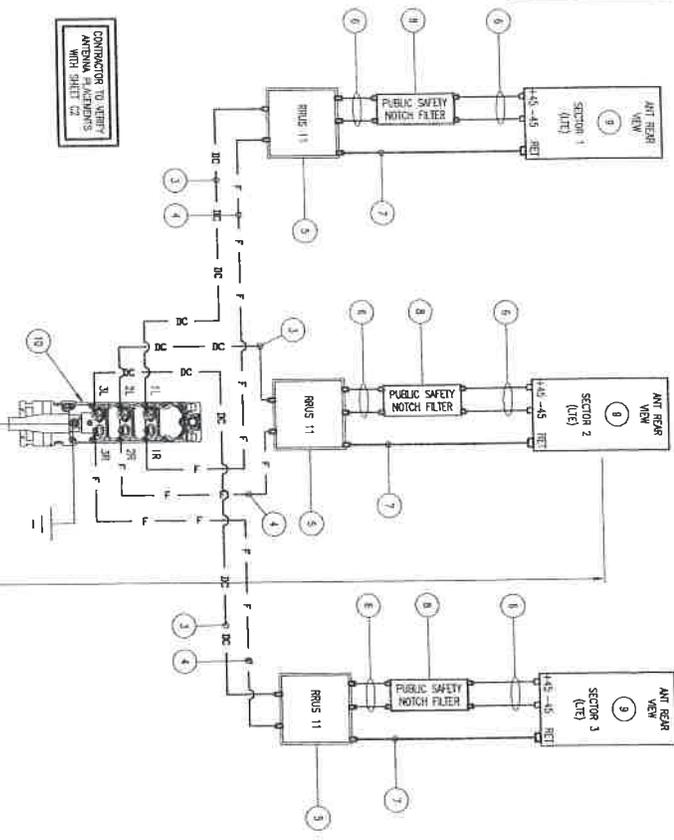
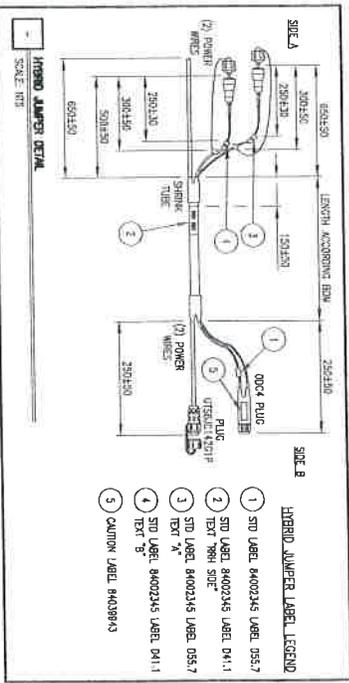
**POWER**

REQ	TYPE	WIRE NO.	WIRE NO. (UL VERSION)	WIRE COLOR
1	1L	1	1	BLACK
2	2L	2	2	WHITE
3	3L	3	3	BROWN
4	4L	4	4	GREEN
5	5L	5	5	BROWN
6	6L	6	6	ORANGE
7	7L	7	7	BLUE
8	8L	8	8	BLUE
9	9L	9	9	BROWN

**FIBER OPTIC**

REQ	TYPE	WIRE NO.	WIRE NO. (UL VERSION)	WIRE COLOR
1	1R	1	1	800235
2	2R	2	2	750235
3	3R	3	3	700235
4	4R	4	4	650235
5	5R	5	5	600235
6	6R	6	6	550235

- CABLING DIAGRAM**
- EXISTING EQUIPMENT SHEETER
  - WALL TO X" AMP HYBRID CABLE (SEE NOTE 1 BELOW)
  - POWER BRANCH DC CABLES
  - POWER BRANCH CABLES
  - RJ45 11
  - JUMPERS
  - RET CABLE JUMPERS
  - PUBLIC SAFETY NOTCH FILTER
  - RATCHET BONDING POINTS (IE ANTENNA)
  - BREAK OUT BOX (SEE NOTE 2 BELOW)
- NOTES:  
 1) X" = 10 FOR HYBRID CABLE LENGTHS < 60 METERS  
 2) X" = 8 FOR HYBRID CABLE LENGTHS > 60 BUT < 100 METERS  
 3) X" = 6 FOR HYBRID CABLE LENGTHS > 100 METERS  
 4) INCLUDES TOTAL LENGTH OF HYBRID RATCHET PLUS JUMPERS  
 5) BREAK OUT BOX TO BE MOUNTED ON SECTOR 1



1 CABLING DIAGRAM  
SCALE: NTS



**SouthernLINK**  
A Southern Company  
Wireless



**AW Solutions**  
an Interclock systems company  
300 DOWN OAK CIRCLE DRIVE, LENOX, VA 22082  
407.280.0201

APPROVALS

CHARGER:                    
LAND/OBJ:                    
LEASING:                    
CONSTRUCTION:                                      
EIM:                  

REV	DATE	DESCRIPTION
1	12/01/16	RENDER PER COMMENTS
0	10/14/16	ISSUED FOR CONSTRUCTION
B	11/16/16	ISSUED FOR REVIEW
A	10/27/16	ISSUED FOR REVIEW

DATE:                             
DRAWN BY:                                      
CHECKED BY:                                    

DATE:                             
SHEET NUMBER:                                    

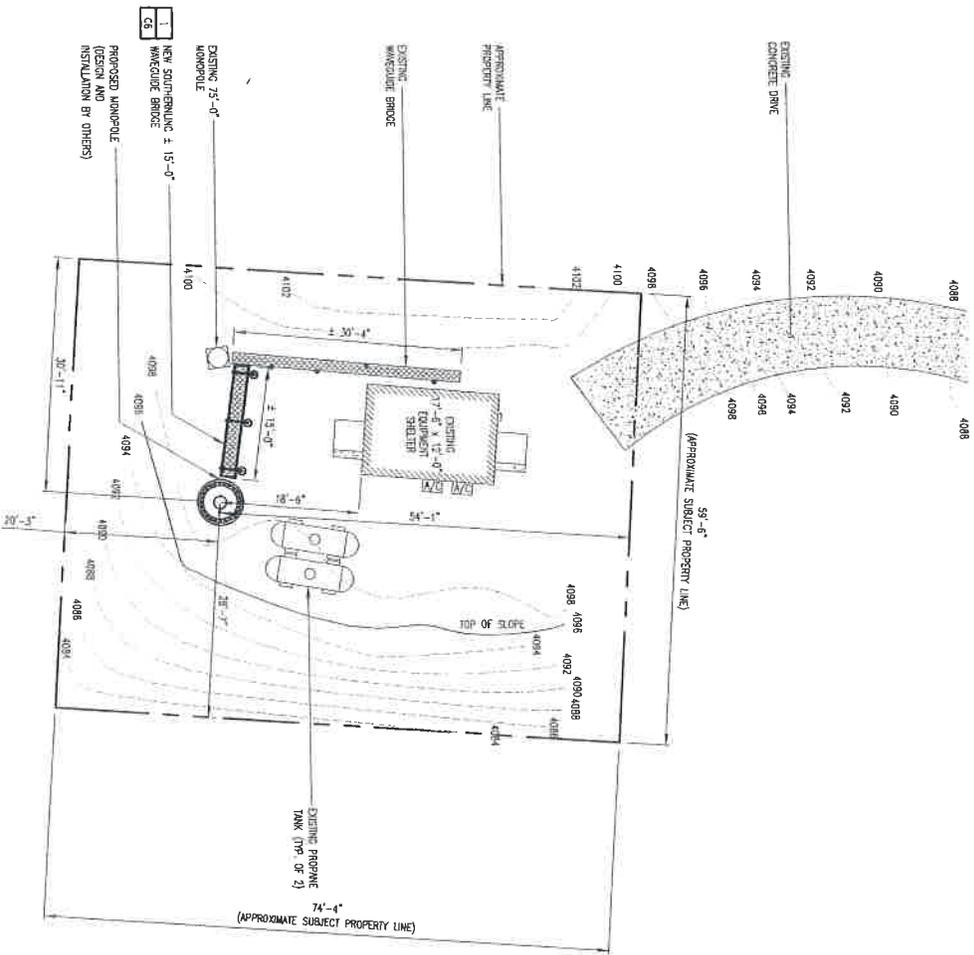
**EXISTING / PROPOSED SITE PLAN**

**C5**

THIS PLAN IS BASED ON A SITE WALK PERFORMED BY AW SOLUTIONS ON 02/21/16. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. AW SOLUTIONS DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.

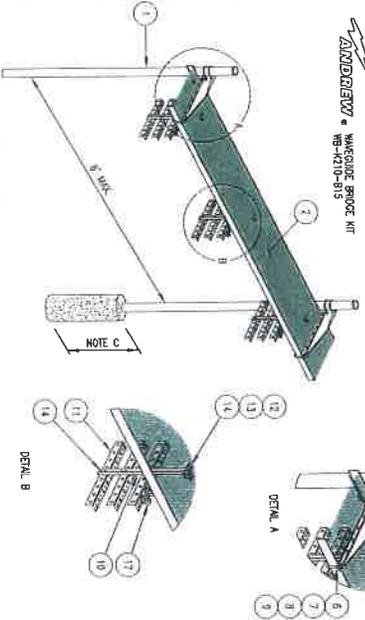
**SYMBOL LEGEND**

- DC CONDUCTORS
- FIBER OPTIC CABLES
- OVERHEAD CONDUCTORS
- GROUNDING
- REPRESENTS DETAIL
- REPRESENTS SHEET
- FINCE
- SILT FENCE
- REPRESENTS NOTE
- REPRESENTS SHEET



**EXISTING SITE PLAN**  
SCALE: 1/8" = 1'-0" (1" = 12')

ITEM	QTY	UNIT	PRICE	TOTAL
1	1	EA	118.00	118.00
2	1	EA	40.01	40.01
3	1	EA	12.72	12.72
4	4	EA	0.81	3.24
5	4	EA	0.14	0.56
6	4	EA	0.01	0.04
7	4	EA	0.01	0.04
8	4	EA	0.04	0.16
9	4	EA	0.01	0.04
10	4	EA	0.01	0.04
11	4	EA	0.01	0.04
12	4	EA	0.01	0.04
13	4	EA	0.01	0.04
14	4	EA	0.01	0.04
15	4	EA	0.01	0.04
16	4	EA	0.01	0.04
17	4	EA	0.01	0.04



**1** CABLE BRIDGE BRIDGE DETAILS  
SCALE: NTS

A. INSTALL AND/OR WELDING BRIDGE ASSEMBLY PER AN-1010-815 OR EQUIVALENT.  
B. FOR CONCRETE BRIDGE, 1" TO THE FOOT, AWAY FROM BRIDGE OR OUTDOOR EQUIPMENT.  
C. PROVIDE GRADE AND PROVIDE DRAIN FOR DRAINAGE.

1  
SCALE: NTS

Blank area for notes or additional drawings.

**SouthernLINK**  
A Southern Company  
VIRGINIA

**AVS**  
AVS CONSULTING, INC.  
Mobile Data Systems

**AVSolutions**  
an  
intercloud systems' company  
Mobile Data Systems  
300 DOWEN DR. SUITE 100, DUNEDIN, FL 33500  
TEL: (678) 800-0031

APPROVALS

CLIENT: AVS

LANDING: \_\_\_\_\_

LEASING: \_\_\_\_\_

CONSTRUCTION: DLH

DRAWN BY: JC CHECKED BY: JD

REV	DATE	DESCRIPTION
0	10/27/16	ISSUED FOR CONSTRUCTION
1	11/16/16	ISSUED FOR REVIEW
2	10/21/15	ISSUED FOR REVIEW

**REGISTERED PROFESSIONAL ENGINEER**  
STATE OF FLORIDA  
EXHIBIT B  
DATE: FEB 16 2016  
DA. P.E. #200113

SITE #:  
SITE NAME:  
ADDRESS:  
SITE TYPE:

SHEET NUMBER:  
**C6**







# BUILDING PERMIT APPLICATION

PERMIT APPLICATIONS, PLANS AND/OR SUPPORTING DOCUMENTATION THAT ARE INCOMPLETE OR ILLEGIBLE WILL NOT BE ACCEPTED.

## Project Information:

Labor & Material Valuation: \$

Project Name: Southern Linc / Georgia Power Communications Tower

Project Description: New 100' Monopole Communications Tower

Street Address: 412 Wild Bird Lane, Sky Valley Suite #: \_\_\_\_\_

## Applicant Information:

Company Name: Southern Linc

Contact Name: Wayne Rayburn

Address: 1790 Atkinson Road, Suite D-100, Lawrenceville, GA 30045

Phone: 404-535-7646 Fax: 770-995-2716 Email: x2raybur@southernco.com

**Owner Information:**  Check here if same as Applicant  Check here if to certify owner permission

Owner's Name: Georgia Power

Owner's Address: 241 Ralph McGill Blvd, Atlanta, GA 30308

Phone: 404-506-3808 Fax: \_\_\_\_\_ Email: rmburley@southernco.com

**Contractor Information:**  Check here if same as Applicant

Company Name: TBD- Contractor will pick up permit, provide license information and pay fees

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

## Contractor License Information:

State Trade License Number(s): \_\_\_\_\_ Expiration: \_\_\_\_\_

Local Business License # \_\_\_\_\_ County/City: \_\_\_\_\_ Expiration: \_\_\_\_\_

**Construction Details:**  New  Addition  Remodel  Repair  Other

Exterior  Interior Description of Construction New 100' monopole telecommunications tower

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Terms & Conditions

I certify that I have read the procedures for permits and inspections (or declined the opportunity to do so) and state that the information provided is correct. I agree to comply with all city ordinances and state laws relating to building construction and hereby authorize representatives of the City to enter the above-mentioned property for inspection purposes. I certify that I have a legal right to apply for this building permit and to authorize entry. I have received (or declined receipt of) a copy of these requirements.

Applicant's Name: Wayne Rayburn *Agent for Southern Linc*

Applicant's Signature: *Wayne Rayburn* Date: 9/13/2016

September 13, 2016

City of Sky Valley  
3444 Highway 246  
Dillard, GA 30537

To Whom It May Concern:

SouthernLINC Wireless and Georgia Power Company are submitting a Telecommunications Permit Application for the purpose of constructing a new 100' tall monopole at its existing communications site on Wild Bird Lane in Sky Valley. The proposed new monopole will be located approximately 15' from the existing monopole and within the same leased parcel.

SouthernLINC Wireless, a federally licensed wireless service provider, will continue to use the proposed new monopole for its upgraded communications network.

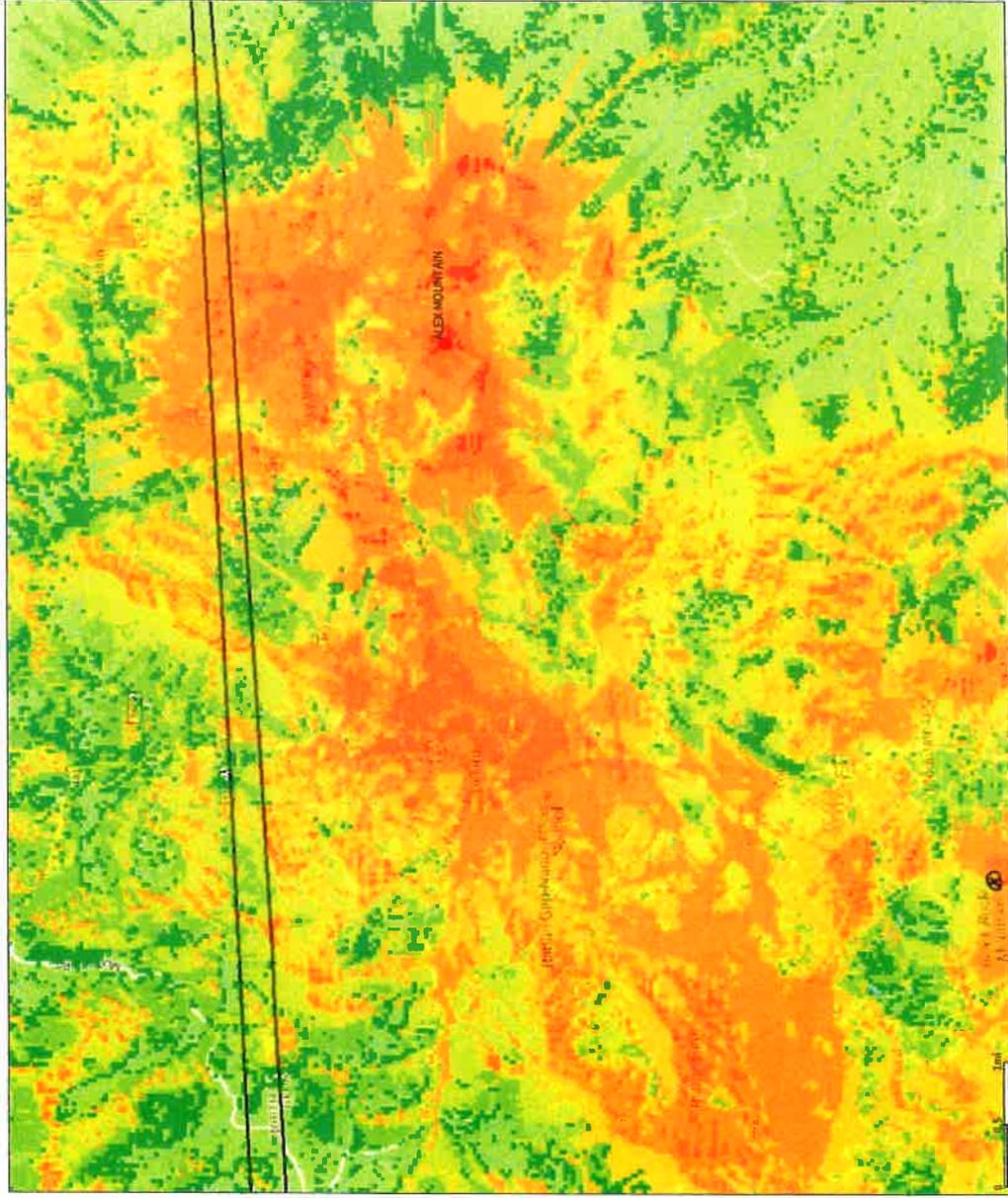
Kind Regards:



Clayton H. (Clay) Brogdon, PE  
Manager of Engineering and Construction  
SouthernLINC Wireless

# Signal Propagation Plot

LTE coverage with the proposed Alex Mt site



Black Rock Mtn. Site

# LOCATION MAP

 <p><b>SOUTHERN COMPANY</b></p>	<p>SITE NAME: ALEX MOUNTAIN SITE ADDRESS: 412 WILD BIRD WAY, SKY VALLEY GA 30537</p>
--	--



PHOTO RENDERING PROVIDED BY TOWER ENGINEERING PROFESSIONALS, INC.



# PHOTO LOCATION 1

CURRENT VIEW



 <p><b>SOUTHERN COMPANY</b></p>	<p>SITE NAME: ALEX MOUNTAIN SITE ADDRESS: 412 WILD BIRD WAY, SKY VALLEY GA 30537 VIEW FROM: LOCATION 1</p>
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PHOTO RENDERING

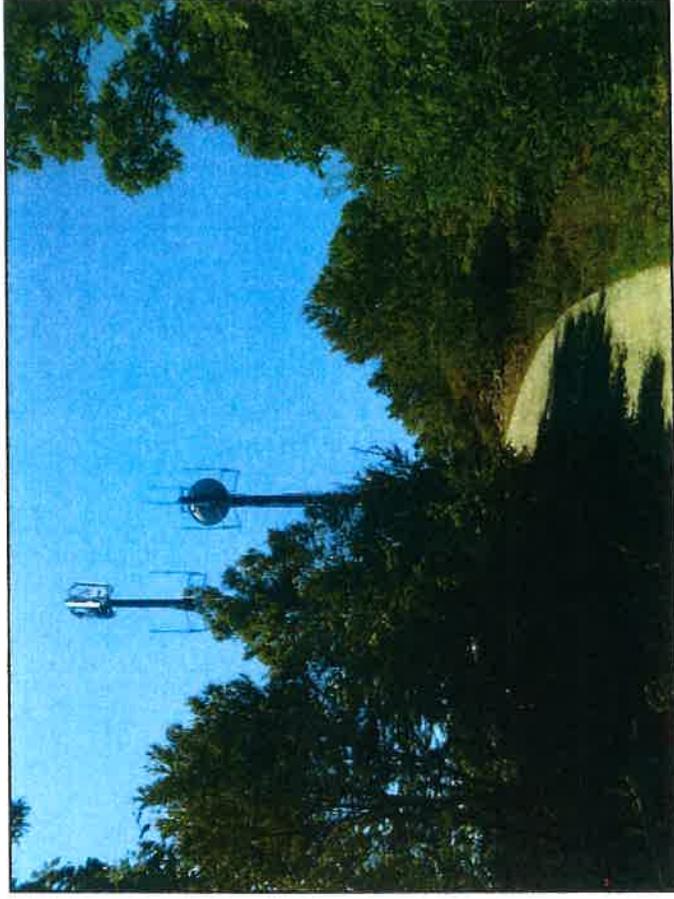


PHOTO RENDERING PROVIDED BY TOWER ENGINEERING PROFESSIONALS, INC.



## PHOTO LOCATION 2

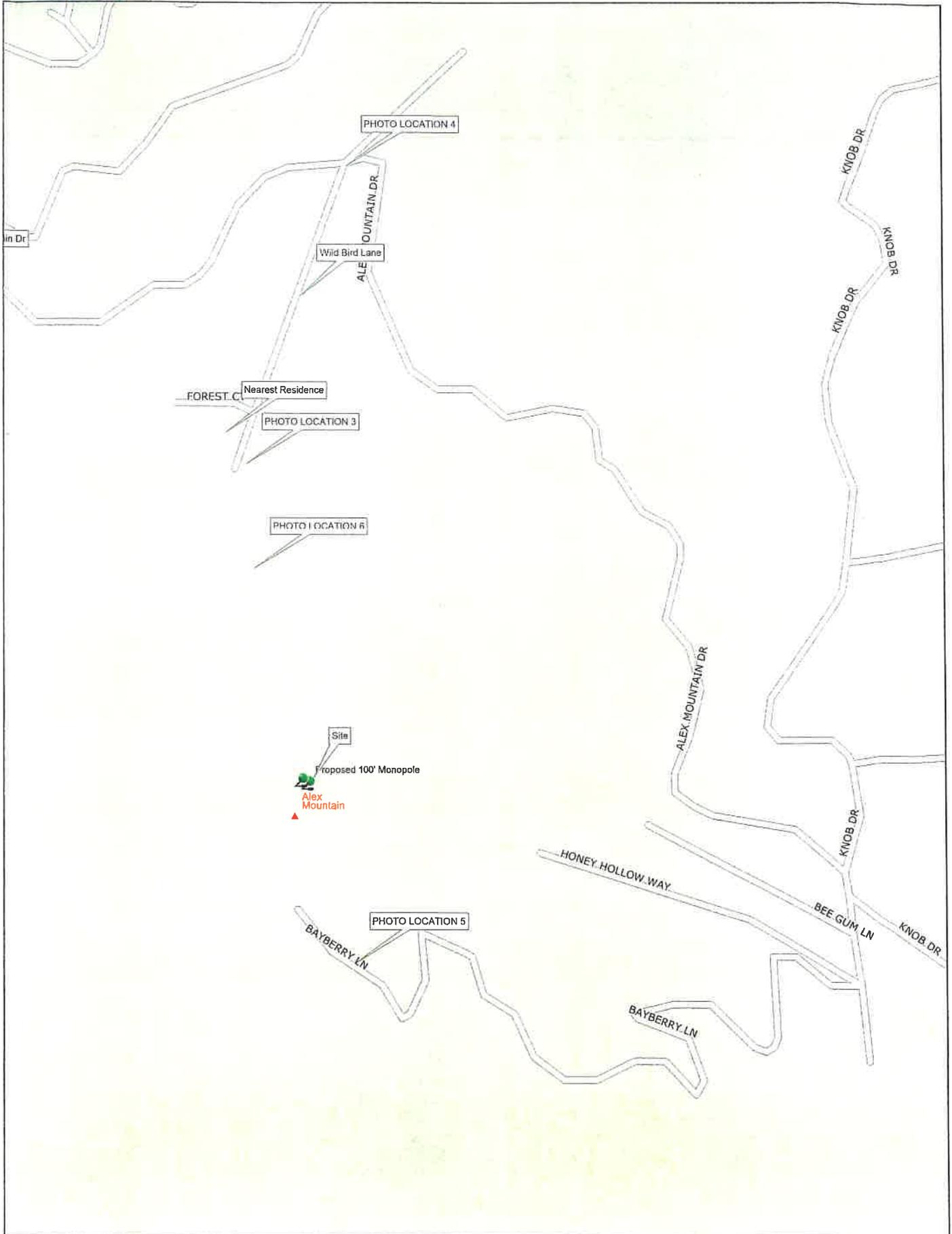
CURRENT VIEW



 <b>SOUTHERN COMPANY</b>	<p>SITE NAME: ALEX MOUNTAIN SITE ADDRESS: 412 WILD BIRD WAY, SKY VALLEY GA 30537 VIEW FROM: LOCATION 2</p>
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PHOTO RENDERING

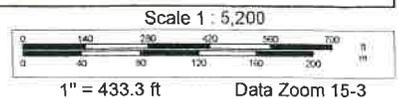




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www.delorme.com







No U-Turn  
No Left Turn on Red

DEAD END  
NO  
TURNAROUND

WILD ROAD



