

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Telecommunications Tower TWR-2021-01 (New Construction – Pine Grove/Bemiss)

DATE OF MEETING: October 25, 2021

BUDGET IMPACT:

FUNDING SOURCE:

☐ Annual ☐ SPLOST ☐ Capital ☒ N/A

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

ACTION REQUESTED ON:

TWR-2021-01, Bemiss Road, (0144 137)
C-H, New ~265' Telecommunications Tower

HISTORY, FACTS AND ISSUES:

This case represents an attempt by the applicant to construct a new ~265' telecommunications tower on a ~1.5acre parcel on Bemiss Road. The subject property is currently zoned Highway Commercial (C-H) within the Bemiss Corridor Overlay district and is allowed to be used for the construction of a new telecommunications tower with GLPC review and LCBOC approval. The proposed tower is determined to be of "No Hazard to Air Navigation" by the Federal Aviation Administration, and officials at Valdosta Regional Airport (VLD) and Moody Air Force Base (MAFB) have been notified of the request and provided no additional comments or objections.

The applicant is concurrently seeking a variance to the setback requirements in Section 5.05.05(I) of the ULDC, based on the Engineering Fall Zone letter, which will be heard at the November 2nd ZBOA meeting.

The primary motivation for a new tower at the subject property is a gap in the existing coverage area. The subject property is in the Urban Service Area and depicted as Neighborhood Activity on the Future Development Map.

Staff has found this request overall consistent with the Comprehensive Plan and the TRC had no objectionable comments regarding this request.

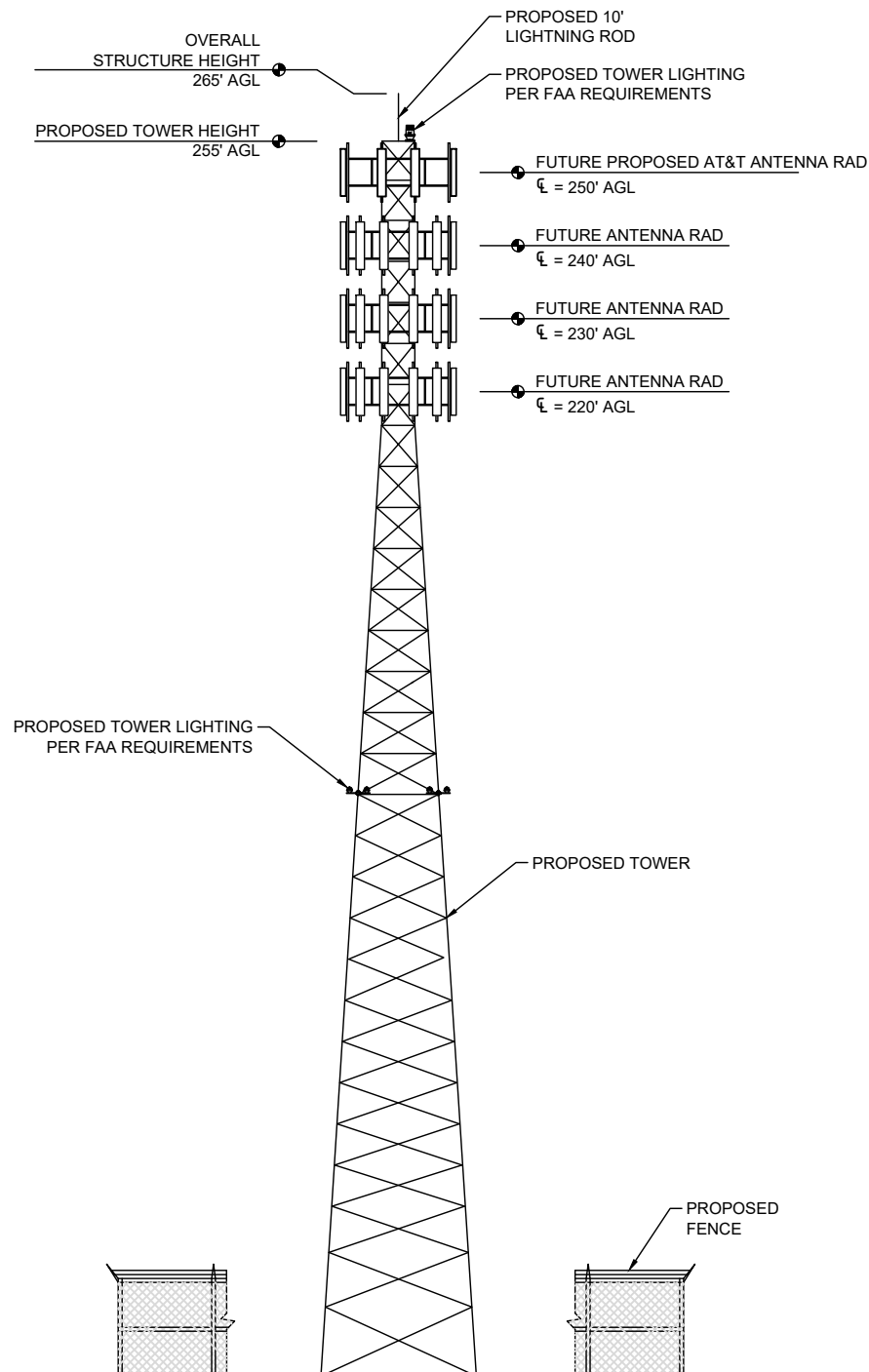
OPTIONS:

1. Approve 2. Approve with Conditions 3. Table 4. Deny

DIVISION: Planning & Zoning

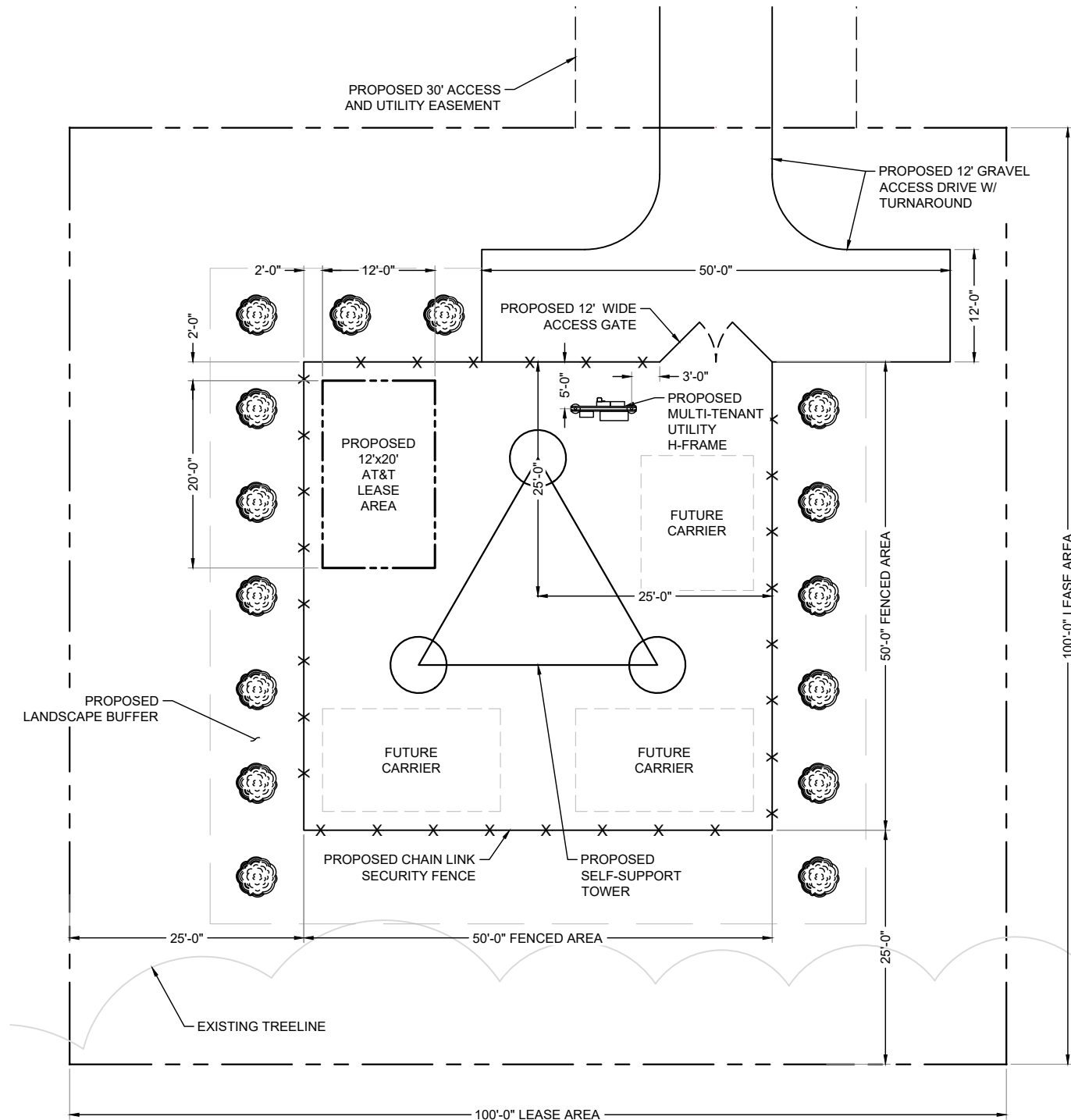
Staff: JD Dillard
Molly Stevenson
Trinni Amiot
Sharon Griffith

Action and Motion by the Board: _____



1 TOWER ELEVATION
SCALE: NTS

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.



2 COMPOUND LAYOUT PLAN
SCALE: 1/16" = 1'



— PREPARED FOR: —



— PREPARED FOR: —

- PREPARED BY: 

— ENGINEER SEAL: —



— DESIGN REVISION: —

0	04/30/21	ISSUED FOR ZONING	TME
NO.	DATE	REVISIONS	BY
NOT VALID WITHOUT SIGNATURE AND DATE			

PROJECT ID: _____

GAC050
PINE GROVE

- PROJECT ADDRESS:

BEMISS ROAD
VALDOSTA, GA 31605

- PREPARED BY: —

DRAWN BY: TME
CHECKED BY: JRC

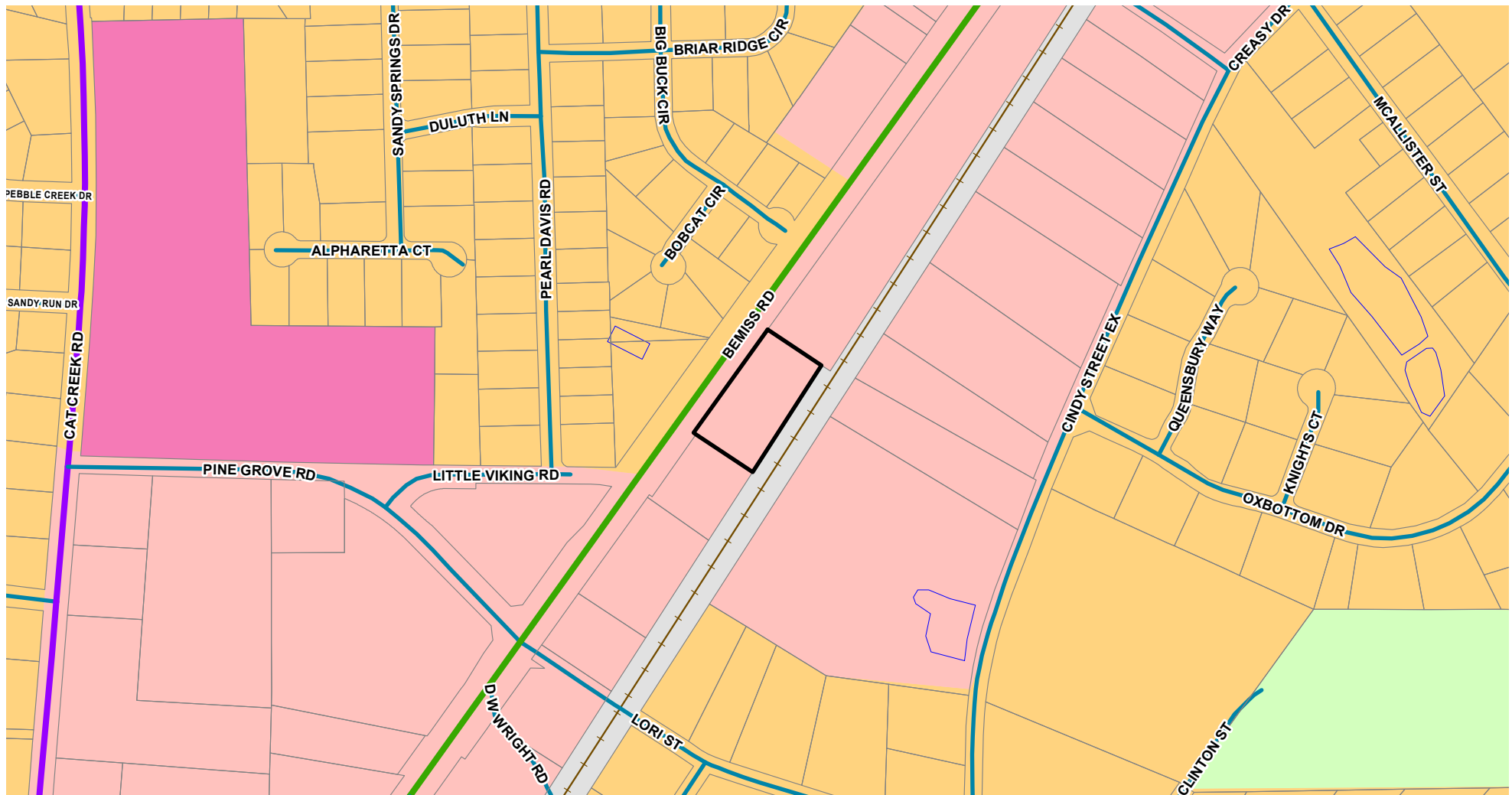
SHEET NAME: _____

COMPOUND LAYOUT
AND TOWER ELEVATION

— SHEET NUMBER: —

C-2

CitySwitch II, LLC



0 150 300 600
Feet



Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Urban Service Area

City Limits

Parcels
















Open Water

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

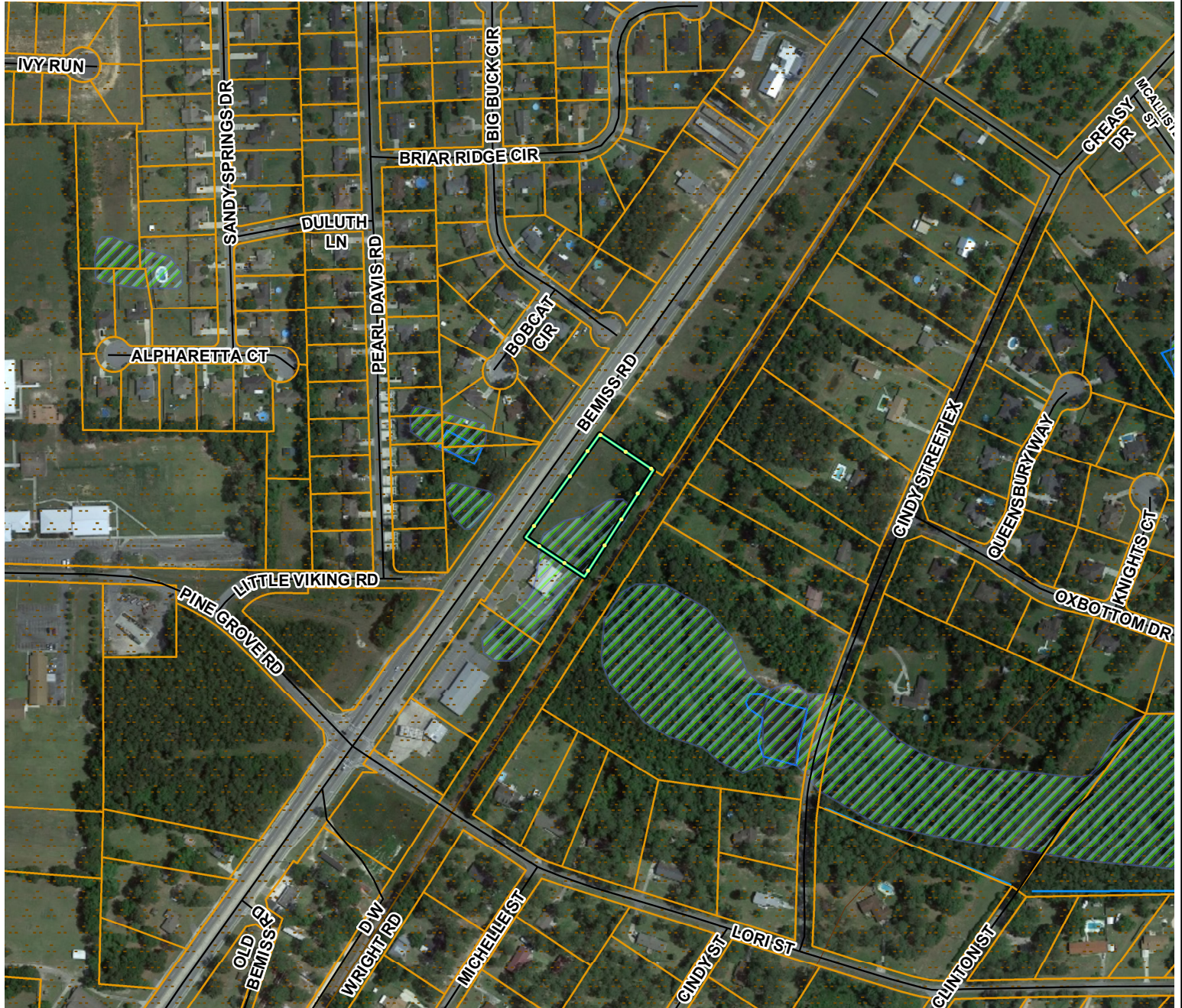
TWR-2021-01

WRPDO Site Map

Legend

	Roads		Open Water
	Railroads		Valdosta Airport
	Park		Wetlands
	City Limits		100 Yr Flood
	Crashzone		Hydrology
	Crashzone West		Drastic
	Urban Service Area		Recharge Areas
			Parcels

CitySwitch II, LLC



0 150 300 600 Feet

TWR-2021-01

Zoning Location Map

CitySwitch II, LLC

