

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: TWR-2025-01 New Tower

DATE OF MEETING: September 29, 2025

BUDGET IMPACT: N/A

FUNDING SOURCE: ( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON:

TWR-2025-01 Watkins (0039 077)  
E-A, New 260' Telecommunications Tower

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HISTORY, FACTS AND ISSUES:

This case represents a request by the applicant to construct a new ~260' telecommunications tower on a 10,000sf leased area on Rock Ford Road near Watkins Road. The subject property is currently zoned Estate Agricultural (E-A) 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 objection, noting that the proposed construction would be acceptable contingent upon the addition of marling/lighting IAW FAA Aeronautical study No 2025-ASO-7122-OE and FAA Advisory circular 70/7460-1 Change 1.

The primary motivation for a new tower at the subject property is to fill a gap in the existing coverage area. The subject property is in the Rural Service Area and depicted as Rural Residential on the Future Land Use Map. Surrounding properties include a County Fire Station, Watkins Family property, and Camp Rock of Georgia.

The TRC analyzed the request, the standards set forth in 5.05.00 and 10.02.00 of the ULDC, and factors most relevant to this application, including the proposed location's ability to enhance telecommunication service, minimize adverse impacts on the community, and encourage the location of towers in non-residential areas, and therefore recommends approval of the request for a new telecommunications tower.

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

RECOMMENDATION: Option 1

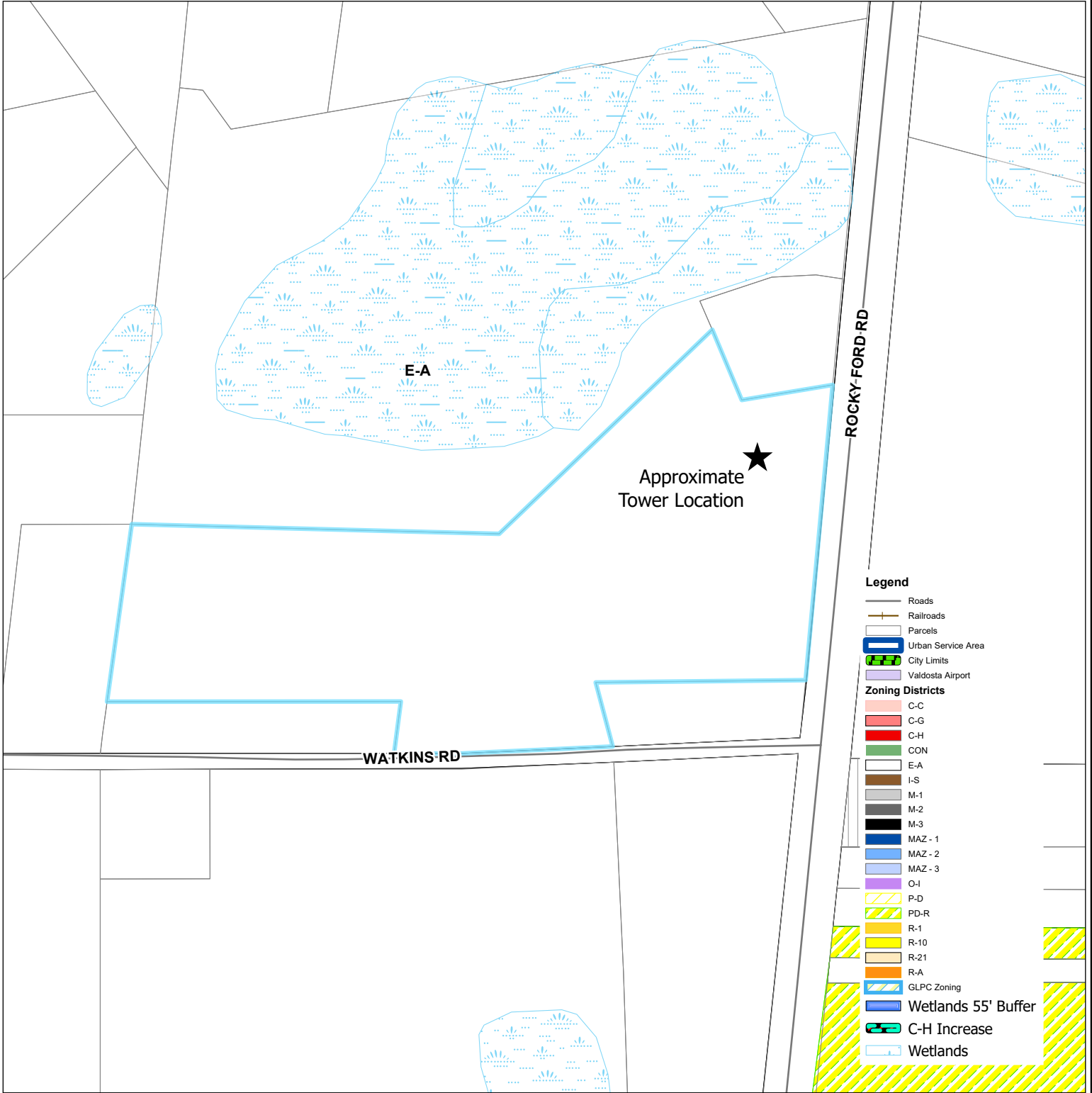
DIVISION: Planning

STAFF: JD Dillard

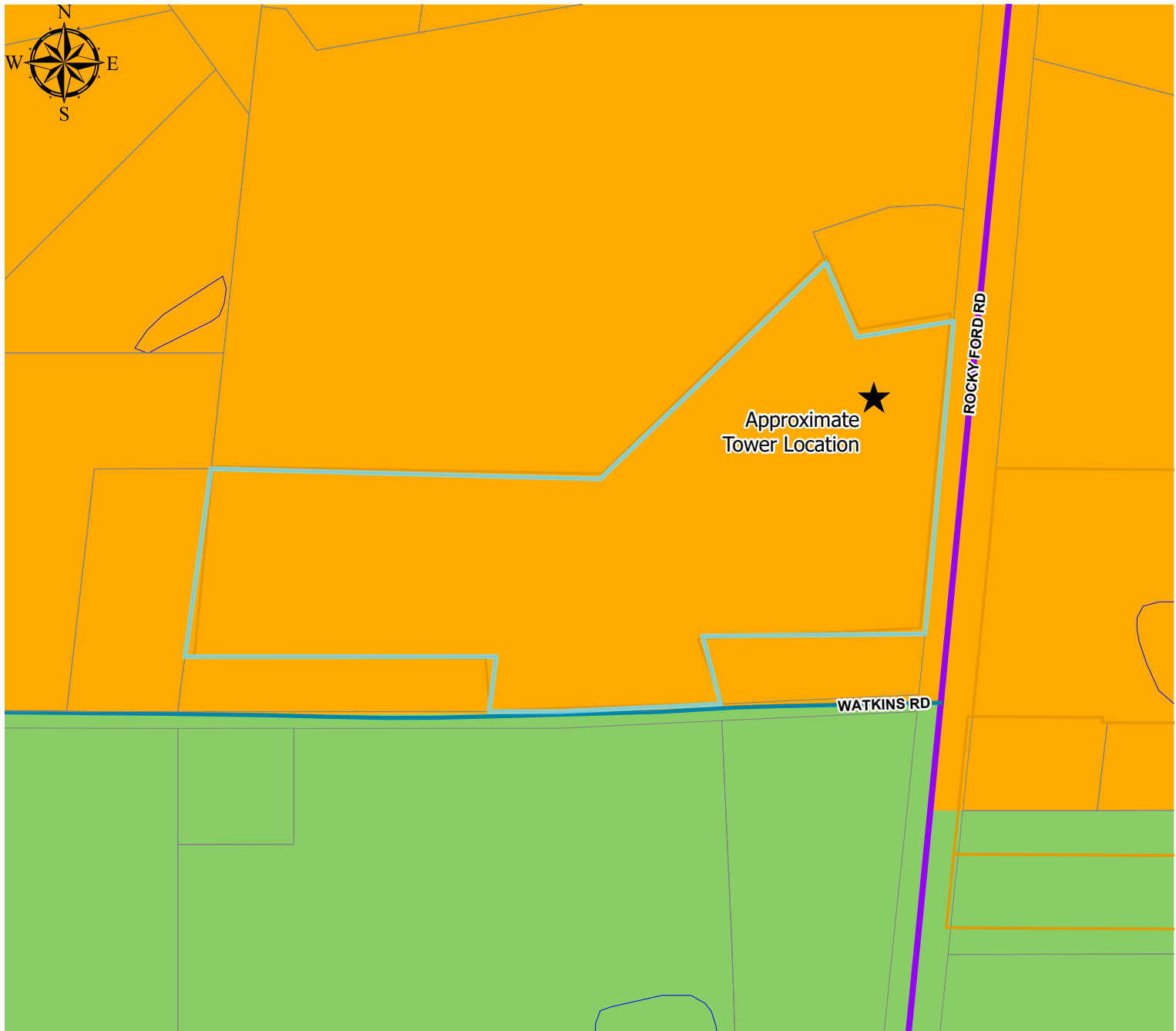
Recommendation by the Commission: \_\_\_\_\_

Rocky Ford Road and Watkins Road  
Rezoning Request

CURRENT ZONING: E - A



## Rocky Ford Road and Watkins Road Rezoning Request



0 125 250 500  
Feet



**sgirc** SOUTHERN GEORGIA  
REGIONAL COMMISSION

### Roads

#### Functional Classification

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

### Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

### Legend

- 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



## Rocky Ford Road and Watkins Road Rezoning Request

### Legend

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

