

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: TWR-2026-02 New Tower

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

DATE OF MEETING: June 29, 2026

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON: TWR-2026-02 Bermuda Run (0076C 025)
New 159' Telecommunications Tower

HISTORY, FACTS AND ISSUES:

This case represents a request by the applicant to construct a new ~159' telecommunications tower on a 10,000sf leased area of Langdale Park off Hyta Mederer Drive near North Valdosta Road to fill an alleged gap in the existing coverage area. The subject property is managed by the Valdosta Lowndes Parks & Recreation Authority (VLPRA), currently zoned Conservation (CON), and is allowed to be used for the construction of a new telecommunications tower subject to compliance with the standards in Section 5.05.05 of the ULDC.

The proposed tower is determined to be of "No Hazard to Air Navigation" by the Federal Aviation Administration (FAA), and officials at Valdosta Regional Airport (VLD) and Moody Air Force Base (MAFB) have been notified of the request and provided no objection.

The proposed tower is within a Floodway zone, has been reviewed by Federal Emergency Management Agency (FEMA) through their Conditional Letter of Map Revision (CLOMR) process, and been determined to meet the minimum floodplain management criteria of the National Flood Insurance Program (NFIP), and, if approved and constructed, will be reviewed again by FEMA to determine revising the effective Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) report.

The decision to be made by the Board of Commissioners is not a zoning decision. It is a quasi-judicial decision whether the standards for a telecommunications tower in Section 5.05.05 of the ULDC are met.

The TRC analyzed the request, the standards set forth in Section 5.05.00 (attached), and Section 10.02.00 of the ULDC, and noted that the proposed location satisfies the Standards for New Tower Development in 5.05.05, and therefore recommends Approval of the request.

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

RECOMMENDATION: Option 1 DIVISION: Planning STAFF: JD Dillard

Recommendation by the Commission: _____