

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: \_\_\_\_\_

## 5.05.00 TELECOMMUNICATION TOWERS

### 5.05.01 Purpose

It is the intent of Lowndes County to allow telecommunication facilities (telecommunications towers and/or antennas) in compliance with State and federal regulations. It is further the intent of the County to protect the public health, safety, and welfare through regulating the placement and design of allowable wireless communication facilities. The regulations in this section are designed to:

- A. Enhance the ability of the providers of telecommunications services to deliver such services to the community effectively and efficiently
- B. Preserve the character and appearance of Lowndes County while allowing adequate wireless telecommunication services to be developed;
- C. Locate telecommunications towers and antennas in areas where adverse impacts on the community are minimized and to promote harmonious co-existence of telecommunications towers with other land **uses**;
- D. Encourage the location of towers in non-residential areas and to minimize the total number of towers within **residential** areas;
- E. Provide standards and requirements for the operation, siting, design, appearance, **construction**, monitoring, modification, and removal of wireless communication facilities and towers;
- F. Encourage the innovative **use** of alternative tower **structures**, such as church steeples, outdoor advertising **signs**, electric transmission towers, and other such **structures**, where technologically feasible;
- G. Minimize tower and antenna proliferation by requiring the sharing of existing communications facilities, towers, and sites where possible and appropriate;
- H. Encourage the design and **construction** of towers and antennas to minimize adverse visual impacts and promote visual quality; and
- I. Minimize the potentially adverse visual effects of towers and other facilities through careful design and siting standards.

### 5.05.02 Consistency with Federal Telecommunications Act

- A. It is specifically the intent of Lowndes County that the regulations set forth in Section 5.05.00 shall be construed in such a manner as to maintain consistency with the Federal Telecommunications Act. Therefore, these regulations shall not be construed to:
  - 1. Prohibit or have the effect of prohibiting the provision of wireless services;
  - 2. Unreasonably discriminate among providers of functionally equivalent services; or
  - 3. Regulate personal wireless services on the basis of the environmental effects of radio frequency emissions to the extent that the regulated services and facilities comply with the Federal Communications Commission (FCC) regulations concerning such emissions. The Federal

Telecommunications Act of 1996 gives the Federal Communication Commission sole jurisdiction of the field of regulation of radio frequency emissions and wireless communication facilities which meet the FCC standards shall not be conditioned or denied on the basis of radio frequency impacts.

- A. All telecommunication facilities shall meet or exceed current standards and regulations of the Federal Aviation Authority, the FCC, and any other agency of the federal government with the authority to regulate telecommunication facilities. If such standards and regulations are changed, then the owners of the towers and antennas governed by this section shall bring such towers, antennas and/or support **structures** into compliance with such revised standards and regulations within six (6) months of the effective dates of such standards and regulations unless a more or less stringent compliance schedule is mandated by the controlling federal agency. Failure to bring towers, antennas, and supporting **structures** into compliance with such revised standards and regulation shall constitute grounds for the removal of the tower, antenna, or support **structure** at the owner's expense.

### 5.05.03 Applicability

- A. Except as set forth in Section 5.05.03(C), the requirements of Section 5.05.00 shall govern the location of all telecommunications towers and/or antennas that exceed a **height** of forty-five (45) feet within the MAZ or VLD **Overlay District**, or exceed a **height** of fifty (50) feet elsewhere in unincorporated Lowndes County.
- B. The provisions of Section 5.05.00 shall not apply to governmental facilities and **structures**.
- C. For locations outside the MAZ or VLD **Overlay District**, the provisions of Section 5.05.00 shall not govern any tower or the installation of any antenna, that is seventy-five (75) feet or less in **height** and is owned and operated by a federally-licensed amateur radio station operator from the operator's residence, or is used exclusively as a receive-only antenna. For locations outside the MAZ or VLD **Overlay District**, Section 5.05.00 shall not govern any device designed for over-the-air reception-only of television broadcast signals, multi-channel multi-point distribution service or direct broadcast satellite service whose tower and/or antenna is seventy-five (75) feet or less in **height**. Any tower or antenna for which a **permit** has been properly issued prior to the effective date of this ULDC shall not be required to meet the provisions of Section 5.05.00, other than the requirements of Sections 5.05.02(B) and 5.05.05(N). Any such towers or antennas shall be referred to as "pre-existing towers" or "pre-existing antennas."

### 5.05.04 Procedures

All wireless communication facilities shall be permissible when designed and located in compliance with the standards set forth in Section 5.05.00.

- A. A letter signed and stamped by a engineer certified in the State of Georgia shall be required stating that the tower, antenna, and support **structure** meets or exceeds all applicable requirements set forth herein.
- B. Procedures for application, review, approval, and inspection of telecommunication facilities are set forth in Chapter 10.
- C. An application for any tower or tower **structure** within the MAZ or VLD **Overlay District** or any tower or tower **structure** that the **County Manager** determines as likely to interfere with the use of the aircraft traffic operations around the Valdosta Regional Airport or Moody AFB, shall be submitted to the Valdosta-Lowndes County Airport Authority and/or Moody AFB for a letter of clearance. A letter of clearance from the Valdosta Regional Airport Authority and/or the Moody AFB shall adhere to the following:
  - 1. Be completed within twenty-one (21) days from notification by the **County Manager**.
  - 2. Be considered by the **County Manager** in the determination of approval for the tower or tower **structure**.
  - 3. Include one of the following recommendations:
    - a. No objection. The proposed **construction**/alteration does not exceed obstruction standards and marking/lighting is not required.
    - b. Conditional Determination. The proposed **construction**/alteration would be acceptable contingent upon implementing mitigating measures e.g., marking, lighting, etc.
    - c. Objectionable. The proposed **construction**/alteration is determined to be a hazard and is thus objectionable. The reasons for this determination would be outlined to the applicant/agent and the **County Manager**.
- C. Upon the transfer of ownership of any tower, alternative tower **structure**, or **lot** upon which a **structure** has been erected, the **permit**-holder shall notify the **County Manager** of the transaction in writing within thirty (30) days.
- D. The following **uses** may be approved by **County Manager** after conducting an administrative review:
  - 1. Installation of an antenna on any alternative tower **structure**, and further including the placement of additional **buildings** or other supporting equipment **used** in connection with said antenna, so long as such addition does not add more than twenty (20) feet to the **height** of the existing **structure**.
  - 2. Installation of an antenna on an existing tower of any **height**, including a pre-existing tower, and further including the placement of additional **buildings** or other supporting equipment used in connection with said

antenna, so long as the addition of said antenna adds no more than twenty (20) feet to the **height** of said existing tower.

### 5.05.05 Development Standards

#### A. Principal or Accessory Use

A tower and/or antenna is considered a **principal use** if located on any **lot** or parcel of land as the sole or primary **structure**, and is considered an **accessory use** if located on a **lot** or parcel shared with a different existing primary **use** or existing **structure**. An existing **use** or **structure** on the same **lot** or parcel shall not preclude the installation of an antenna or tower. For purpose of determining whether the installation of a tower or antenna complies with **zoning district** requirements, including but not limited to setback, **buffer**, and other requirements, the dimensions of the entire **lot** or parcel shall control, even though the antenna or tower may be located in a leased area within such **lot** or parcel. Towers that are constructed and antennas that are installed, in accordance with the provisions of Section 5.05.00 shall not be deemed to constitute the expansion of a nonconforming **use** or **structure**.

#### B. Inventory of Existing Sites

1. To facilitate the co-location review of antennas, each applicant seeking to locate a new tower, alternative tower **structure** or antenna, or modify any such existing **structure**, shall provide an updated inventory of its existing towers or alternative tower **structures**. Applicants seeking to erect an amateur radio tower or antenna, or receive-only antenna as described in Section 5.05.03(C), shall be exempt from this provision. This required inventory information shall be maintained by Lowndes County in the form of a digital database that is geographically referenced and encoded as part of the County's Geographic Information System (VALOR). It is the responsibility of the applicant to ensure that this inventory data is accurate and kept up to date.
2. The inventory shall include all such **structures** that are within the jurisdiction of the governing authority; within a municipality located, in whole or in part, within Lowndes County; or within one-quarter (1/4) mile outside the border of Lowndes County. This inventory shall include specific information about the location (latitude and longitude coordinates), **height**, design, tower type, and general suitability for antenna co-location of each tower. Such information is a public document.

#### C. Collocation of Antennas Required

Applicants for the erection of a tower or placement of an antenna shall be required to collocate upon an existing tower or alternative tower **structure**. An exception to collocation shall be made only if the applicant adequately demonstrates that an existing tower suitable for collocation does not exist in the geographic antenna placement area utilizing the tower inventory

maintained by the County, and that no suitable alternative tower **structure** is available as set forth in Section 5.05.05(E).

**D. Design Requirements for Collocated Antennas**

In **addition** to all applicable **building** and safety codes, all towers except amateur radio towers shall be designed to accommodate the collocation of other telecommunication antennas according to the following:

1. For towers up to 150 feet in **height**, the **structure** and fenced compound shall be designed to accommodate at least two (2) providers.
2. For towers 150 feet in **height** or greater, the **structure** and fenced compound shall be designed to accommodate at least three (3) providers.

**E. Availability of Suitable Existing Structures for Collocation**

No new tower, except amateur radio towers, shall be permitted unless the applicant demonstrates that no existing tower or existing alternative tower **structure** can accommodate the proposed antenna. All evidence submitted shall be signed and sealed by appropriate licensed professionals or qualified industry experts. Evidence submitted to demonstrate that no existing tower or **structure** can accommodate the proposed antenna shall consist of one (1) or more of the following:

1. That no existing towers or suitable alternative tower **structures** are located within the geographic antenna placement area required to meet the applicant's engineering requirements;
2. That existing towers or **structures** are not of sufficient **height** to meet the applicant's engineering requirements;
3. That existing towers or **structures** do not have sufficient structural strength to support the applicant's antenna and related equipment;
4. That the applicant's proposed antenna(s) would cause electromagnetic interference with the antenna(s) on the existing towers or **structures**, or the antenna on the existing tower or **structures** would cause interference with the applicant's proposed antenna;
5. That the cost or contractual provisions required by the tower owner to share an existing tower or **structure**, or to adapt an existing tower or **structure** for sharing are unreasonable. Costs exceeding new tower **development** are presumed to be unreasonable; or
6. That the applicant adequately demonstrates that there are other limiting factors that render existing towers and **structures** unsuitable.

**F. Alternative Options for Collocation**

If it is adequately demonstrated that antenna collocation as required above, is not possible for a given geographic antenna placement area, the following options are allowed if approved by the **Board of Commissioners**. However, all such options shall comply with all applicable requirements of Section 5.05.00 as well as all other applicable codes and ordinances.

1. Constructing a new tower, including the placement of additional **building** or other supporting equipment used in connection with said tower or antenna provided however, that all **structures** shall meet the

setback, screening, and **buffer** requirements contained herein, and are located a minimum distance of 110 percent of the **height** of the tower from any **residentially** zoned property.

2. Installation of an antenna on an existing **structure** other than a tower (such as a **building, sign, light pole, water tower, or other freestanding non-residential structure**) that is fifty (50) feet in **height** or greater, if the additional antenna **height** adds no more than twenty (20) feet to the **height** of the existing **structure**, subject to the special review provisions of Section 5.05.04(C).

#### G. Aesthetics

The guidelines set forth in this section shall govern the design and **construction** of all towers and the installation of all antennas.

1. Towers/antennas shall either maintain a galvanized steel or concrete finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness.
2. At all tower sites, the design of all **buildings** and related **structures** shall use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and **building** environment.
3. For antennas installed on a **structure** other than a tower, the antenna and supporting electrical and mechanical ground equipment shall be of a neutral color to make the antenna and related equipment visually unobtrusive.
4. Towers shall not be artificially lighted, unless required by the FAA or applicable authority. If lighting is required, such lighting shall be of a design that causes the least disturbance to the surrounding views.
5. Towers shall not be located where they will negatively affect **historic structures** or **districts**, or scenic view corridors.

#### H. Signage

Telecommunications facilities shall contain a **sign** no larger than four (4) square feet to provide adequate notification to **persons** in the immediate area of the presence of an antenna that has transmission capabilities. The **sign** shall contain the name(s) of the owner (s) and operator(s) of the antenna(s) as well as emergency phone numbers. The **sign** shall be located to be visible from the access point of the site. The **sign** shall not be lighted. No other **signage**, including advertising, shall be **permitted** on any telecommunication facilities, antennas, antenna supporting **structures**, or antenna towers, unless otherwise required by law.

#### I. Setbacks

The following setback requirements shall apply to all towers:

1. Towers/antennas shall be setback a minimum distance equal to one-third (1/3) of the **height** of the tower from its base to any public **right-of-way** or property line of the **lot** or parcel containing the tower.

2. Guy wires and **accessory buildings** and facilities shall meet the minimum **accessory use** location and setback requirements prescribed for the **zoning district** in which the tower is proposed.

**J. Security Fencing and Anti-Climbing Devices**

All towers and supporting equipment shall be enclosed by fencing not less than seven (7) feet in **height** and shall be equipped with appropriate anti-climbing devices. Fencing shall be of chain link, wood, or other alternative as approved by the **Board of Commissioners**.

**K. Landscaping**

The following landscaping requirements shall apply to all towers:

1. Tower facilities shall be landscaped with a landscaped area of plant materials which effectively screen the view of the tower compound. Landscaped areas shall be a minimum of ten (10) feet in width and located outside the fenced perimeter of the compound. Landscaped areas shall satisfy the minimum design and planting requirements for **buffers** set forth in Section 4.07.06.
2. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. Where natural vegetation around the perimeter of the site provides an adequate visual screen, an undisturbed **buffer** may be utilized.
3. It shall be the responsibility of the owner/tenant to keep all landscaping material (as part of the landscaped area) free from disease and properly maintained in order to fulfill the purpose for which it was established. The owners of the property, and any tenant on the property where **buffers** and landscaping are required, shall be jointly and severally responsible for the maintenance of all landscaping materials. Such maintenance shall include all actions necessary to keep the **buffer** and landscape areas free from litter and debris, to keep plantings healthy, and to keep planting areas neat in appearance. Any vegetation that constitutes part of the **buffer** or landscaping shall be replaced in the event it dies.

**L. Noise**

No equipment shall be operated at a telecommunication tower to produce noise which would constitute a nuisance based on local or state laws, except in emergency situations requiring the use of a backup generator, where the noise standards may be exceeded on a temporary basis, not to exceed fourteen (14) days. No generator shall be used for regular operations prior to commercial power being delivered to the site.

**M. Telecommunication facilities shall be constructed in accordance with the standards in the latest edition of the following publications:**

1. **Construction** standards for telecommunications towers, published by the Electronic Industries Association.
2. "Minimum Design Load for Buildings and Structures," published by the American Society of Civil Engineers.

3. "Guide to the use of Wind Load Provisions," published by the American Society of Civil Engineers.
  4. **Building** and technical codes adopted by Lowndes County.
- N. Where antennas are attached to existing **structures**, the **structure** and antennas shall be screened with architectural elements or integrated into architectural elements. Examples of appropriate stealth techniques include elements such as chimneys, spires, steeples, or cupolas. Screening or other elements may be proposed, so long as the result is an integration of the antenna and any supporting **structure** into the existing **building** design features.
- O. Telecommunication facilities shall be continually maintained in compliance with the standards set forth in Section 5.05.00. If, upon inspection, the **County Manager** concludes that a tower fails to comply with all applicable codes and standards, or constitutes a danger to persons or property, written notice shall be provided to the owner, tenant, or **permit**-holder of the tower. Said party shall have fifteen (15) days to bring the telecommunication facility into compliance with such standards. Failure to bring the telecommunication facility into compliance shall result in removal of the facility. Prior to the removal of any facility, the **County Manager** may consider detailed plans submitted by the owner, tenant, or **permit**-holder for repair, and may grant a reasonable extension of the above referenced compliance period. Any such removal by the governing authority shall be in the manner provided in O.C.G.A Sections 41-2-7 through 41-2-17.

### 5.05.06 Removal of Abandoned Towers

Any tower or antenna that is not operated for a continuous period exceeding twelve (12) months shall be considered abandoned and the owner of such antenna or tower shall remove the **structure** and return the site back to its original condition within ninety (90) days of receipt of notice from the **County Manager** notifying the owner of such abandonment. Foundation components shall be removed to a minimum depth of twenty-four (24) inches below original **grade**. If said tower or antenna is not removed within said ninety (90) days, the governing authority may, in the manner provided in *O.C.G.A.* Sections 41-2-8 through 41-2-17, remove such antenna or tower at the owner's expense. If there are two (2) or more users of the single tower, then this provision shall not become effective until all users cease utilizing the tower.

W. PATTON HAHN  
Direct Dial: 205.250.8366  
E-Mail Address: [phahn@bakerdonelson.com](mailto:phahn@bakerdonelson.com)

May 29, 2026

**VIA ELECTRONIC MAIL and FEDERAL EXPRESS**

Mr. JD Dillard  
County Planner  
Lowndes County, GA  
327 N. Ashley St.  
2nd Floor  
Valdosta, GA 31601

RE: Lowndes County, Georgia Unified Land Development Code, Chapter 5,  
Section 5.05.00, Wireless Telecommunications Facilities  
Subject: Proposed 155' tall wireless facility to be located on land owned by  
Valdosta-Lowndes County Parks and Recreation Authority  
Site Name: Bermuda Run US-GA-5831

To Whom It May Concern:

In order to improve coverage and capacity issues due to increased wireless congestion, Verizon Wireless ("Verizon") requires a new cell site in Lowndes County, Georgia. Upon determining there are no suitable available structures in the area upon which to co-locate wireless antennas, Verizon's only option is to build a new telecommunications facility. Verizon has contracted with The Towers, LLC ("Vertical Bridge") which will construct and own the new tower and lease antenna space on the structure and necessary ground space to Verizon and other wireless providers.

Attached please find Vertical Bridge's ULDC Application, along with supporting documents to allow for the construction of a tower on Parcel 0076C 025, located off of Hyta Mederer Drive (3781 North Valdosta Road) in Valdosta, Lowndes County, Georgia. The property is owned by Valdosta-Lowndes County Parks and Recreation Authority and has a Conservation zoning classification. The proposed facility will include a one hundred fifty feet (155') monopole telecommunications tower and will have a four-foot (4') lightning rod at its top,

for a total height of 159' above ground level. It will be designed based on EIA/TIA Code for at least four (4) total tenants with the required separation between tenants.

Upon construction, the facility will be visited on average once per month for routine maintenance purposes and will not emit noise or glare. It will be constructed and maintained in compliance with all federal, state and local building codes and standards, and will be compliant with Enhanced 911, a federally mandated program to improve the reliability of E911 service to the surrounding area.

The following information also is provided in support hereof:

a. The Proposed Tower will to be located, fenced, or otherwise secured in a manner that prevents unauthorized access.

b. The Proposed Tower will not constitute a safety or health hazard, a nuisance, or have a noxious effect on the surrounding area either due to appearance and/or operations.

c. The compound will have proper signage as required by federal regulations. No advertising will be allowed on the leased premises.

d. The antennas to be installed on the tower will be, and will remain, in compliance with current Federal Communications Commission standards, including radio emissions.

e. The Proposed Tower will be in compliance with all applicable Federal Aviation Administration regulations.

f. The Proposed Tower will not post a hazard to health, safety, public welfare or the environment of the County or its residents.

g. The Proposed Tower will maintain a galvanized steel finish to maintain a neutral color so as to reduce visual obtrusiveness and to blend the tower facilities to the natural setting and building environment.

As required by your local regulations, attached with this application please find the following:

- a. Site plan with required information.
- b. RF Justification for site, along with an inventory of sites and coverage maps.
- c. A letter signed and stamped by an engineer certified in the State of Georgia stating that the tower, antenna, and support structure meets or exceeds all applicable requirements of the Lowndes County Unified Land Development Code ("ULDC").
- d. Federal Airways & Airspace Summary Report.
- e. Compliance letter.

May 29, 2026

Page 3

The radio signal emitted from the tower is a fixed technology dictated by physics. The location of this tower is dictated by such physics, as the signal from each tower must work in tandem with the signal from other nearby towers. Moving a tower "down the street" or "to the next corner" is not frequently an option when attempting to complete the "network" of cell sites. In order to meet Verizon Wireless' engineering requirements for this site and to continue to provide sufficient service and to maintain network capacity, Verizon Wireless needs the proposed tower at the proposed location, at the proposed height, and at the requested signal levels, to deliver a consistently reliable signal in this geographic area.

Should you require any additional information to assist your review, or if you should have any questions, please feel free to contact me.

Again, Vertical Bridge's Application meets all requirements of the County's ordinance, will fill a significant gap in Verizon's wireless service and will enhance the County's communications infrastructure.

Sincerely,

BAKER, DONELSON, BEARMAN,  
CALDWELL & BERKOWITZ, PC



W. Patton Hahn

Enclosures

\*\*\*\*\*  
\* Federal Airways & Airspace \*  
\* Summary Report: New Construction \*  
\* Antenna Structure \*  
\*\*\*\*\*

Airspace User:

File: BERMUDA\_RUN

Location: Remerton, GA

Latitude: 30°-53'-9.27" Longitude: 83°-19'-13.63"

SITE ELEVATION AMSL.....119.7 ft.

STRUCTURE HEIGHT.....159 ft.

OVERALL HEIGHT AMSL.....279 ft.

NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)  
FAR 77.9(b): NNR (DNE Notice Slope)  
FAR 77.9(c): NNR (Not a Traverse Way)  
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for VLD  
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for VAD  
FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)  
For new construction review Air Navigation Facilities at bottom  
of this report.

Notice to the FAA is not required at the analyzed location and height for  
slope, height or Straight-In procedures. Please review the 'Air Navigation'  
section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL  
FAR 77.17(a)(2): DNE - Airport Surface  
FAR 77.19(a): DNE - Horizontal Surface  
FAR 77.19(b): DNE - Conical Surface  
FAR 77.19(c): DNE - Primary Surface  
FAR 77.19(d): DNE - Approach Surface  
FAR 77.19(e): DNE - Approach Transitional Surface  
FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: VLD: VALDOSTA RGNL

Type: A RD: 37506.76 RE: 196.2

FAR 77.17(a)(1): DNE  
FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.  
VFR Horizontal Surface: DNE  
VFR Conical Surface: DNE  
VFR Primary Surface: DNE  
VFR Approach Surface: DNE  
VFR Transitional Surface: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: VAD: MOODY AFB

Type: A RD: 47024.79 RE: 223

FAR 77.17(a)(1): DNE  
FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.  
VFR Horizontal Surface: DNE  
VFR Conical Surface: DNE  
VFR Primary Surface: DNE  
VFR Approach Surface: DNE  
VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)  
DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a) (4) MOCA Altitude Enroute Criteria  
 The Maximum Height Permitted is 1200 ft AMSL

PRIVATE LANDING FACILITIES

FACIL IDENT TYP NAME	BEARING To FACIL	RANGE IN NM	DELTA ARP FAA ELEVATION IFR
54GA HEL S.G.M.C. No Impact to Private Landing Facility Structure is beyond notice limit by 8975 feet.	128.53	2.3	+63
0GA8 AIR PASO FINO FARM No Impact to VFr Transitional Surface. Below surface height of 394 ft above ARP.	270.94	4.94	+78
50GA AIR MALLORY FLD No Impact to VFR Transitional Surface. Below surface height of 491 ft above ARP.	48.87	5.91	+76

AIR NAVIGATION ELECTRONIC FACILITIES

FAC IDNT	TYPE	ST AT	FREQ	VECTOR	DIST (ft)	DELTA ELEVA ST	LOCATION	GRND ANGLE	APCH BEAR
OTK	VOR/DME	I	114.8	161.58	40443	+80	GA VALDOSTA		.11
Alert! IFR Notice is not Required for this structure. Predict within Final Segment of Approach plus Fix Error Area. Predict within FAR 77.9 IFR Notice Requirement Area for VLD: VOR RWY 17 The maximum IFR No Notice Height for new construction is: 490' AMSL.									
VAD	RADAR	I		51.09	46955	-43	GA MOODY AFB		-.05
No Impact. This structure does not require Notice based upon EMI. The studied location is within 20 NM of a Radar facility. The calculated Radar Line-Of-Sight (LOS) distance is: 42 NM. This location and height is within the Radar Line-Of-Sight.									
VAD	TACAN	R	113.3	55.85	48106	+61	GA MOODY		.07
VAX	RADAR WXL	Y		89.01	99973	-52	GA STOCKTON		-.03
GEF	VORTAC	R	109.0	229.95	189598	+59	FL GREENVILLE		.02
IFM	VOR	N	112.5	345.1	204321	-72	GA TIFT MYERS		-.02

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.  
 Movement Method Proof as specified in §73.151(c) is not required.  
 Please review 'AM Station Report' for details.

Nearest AM Station: WVLD @ 6000 meters.

Airspace® Summary Version 22.3.628

AIRSPACE® and TERPS® are registered ® trademarks of Federal Airways & Airspace®  
 Copyright © 1989 - 2022

04-19-2022  
 12:51:27

# BAKER DONELSON

1400 SHIPT TOWER • 420 20TH STREET NORTH • BIRMINGHAM, ALABAMA 35203 • 205.328.0480 •  
bakerdonelson.com

MARY S. PALMER  
Direct Dial: 205.250.8353  
Direct Fax: 205.488.3753  
E-Mail Address: mpalmer@bakerdonelson.com

May 27, 2026

JD Dillard  
County Planner  
Lowndes County, GA  
327 N. Ashley St.  
2nd Floor  
Valdosta, GA 31601

Subject: Lowndes County, Georgia Unified Land Development Code, Chapter 5,  
Section 5.05.00, Wireless Telecommunications Facilities

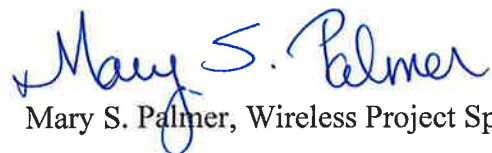
To Whom It May Concern:

Verizon Wireless is requesting permission to construct a one hundred fifty-five foot (155') telecommunications facility in Lowndes County, Georgia. The Federal Aviation Administration ("FAA") rules state that under normal circumstances, tower lighting is not required on towers less than 199' in total height. Therefore, this tower will not be lighted unless specially requested by the FAA.

In the meantime, if you have any questions or require any additional information, please do not hesitate to contact me

Regards,

BAKER, DONELSON, BEARMAN,  
CALDWELL & BERKOWITZ, PC



Mary S. Palmer, Wireless Project Specialist



May 11, 2026

Chad Caldwell  
The Towers, LLC  
750 Park Of Commerce Drive, Suite 200  
Boca Raton, Florida 33487

B+T Group  
1717 S. Boulder, Suite 300  
Tulsa, OK 74119  
(918) 587-4630  
[btwo@btgrp.com](mailto:btwo@btgrp.com)

<b>Subject:</b>	<b>Fall Certification Letter</b>	
<b>Arcosa Designation:</b>	<b>Arcosa Project Number:</b>	<b>C415</b>
	<b>Arcosa Site Name:</b>	<b>Bermuda (US-GA-5831)</b>
<b>Engineering Firm Designation:</b>	<b>B+T Group Project Number:</b>	<b>26-002815</b>
<b>Site Data:</b>	<b>Bermuda (US-GA-5831)</b>	
	<b>155' Monopole</b>	

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of The Towers, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 155' Monopole to be constructed at the **Bermuda (US-GA-5831) site**.

This pole will be designed in accordance with the TIA 222-H standard for Lowndes County, GA. The pole will be designed to support antennas and transmission lines for three wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 113 mph 3-sec gust (no ice), 30 mph 3-sec gust (0.25" ice)  
Structure Class: II  
Exposure Category: C  
Topographic Category: 1

150'—Wireless Carrier 1 (CaAa= 42,000 sq in w/ (18) 1 5/8" transmission lines  
139'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines  
129'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines  
100'—Wireless Carrier 4 (1) 6' MW Dishes w/ (9) 1.625 transmission lines

It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 50' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 50' from the base of the pole. This opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself. Please contact us should you have any questions concerning the safety and design of the monopole.

Letter prepared by: Clint Coody

Respectfully submitted by: B+T Group

Brad R. Milanowski, P.E., S.E.





# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION		PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
COMMUNITY	City of Valdosta Lowndes County Georgia	OTHER	1D HYDRAULIC ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 130200		
IDENTIFIER	Bermuda Run	APPROXIMATE LATITUDE AND LONGITUDE: 30.884, -83.321 SOURCE: OTHER DATUM: NAD 83	
AFFECTED MAP PANEL			
TYPE: FIRM* NO.: 13185C0115E DATE: September 26, 2008		* FIRM - Flood Insurance Rate Map	

### FLOODING SOURCE AND REACH DESCRIPTION

Withlacoochee River – from approximately 4,080 feet downstream of US Highway 41 to approximately 1,130 feet downstream of US Highway 41

### PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Withlacoochee River	Other	Build a telecommunication tower and unmanned equipment station off Hyta Mederer Drive

### SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Withlacoochee River	Zone AE	Zone AE	Yes	Yes
	Floodway	Floodway	Yes	Yes
	Zone X (shaded)	Zone X (shaded)	Yes	Yes
	BFEs*	BFEs	None	Yes

\* BFEs - Base (1-percent-annual-chance) Flood Elevations

### COMMENT

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above. This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received. State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood. If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

David N. Bascom, Acting Director  
Engineering and Modeling Division  
Risk Analysis, Planning, and Information Directorate

24-04-0295R

104



**Federal Emergency Management Agency**  
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION  
COMMENT DOCUMENT (CONTINUED)**

**OTHER COMMUNITIES AFFECTED BY THIS CONDITIONAL REQUEST**

**CID Number: 130469**

**Name: Lowndes County (Unincorporated Areas), Georgia**

**AFFECTED MAP PANEL**

TYPE: FIRM NO.: 13185C0115E DATE: September 26, 2008

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "David N. Bascom".

David N. Bascom, Acting Director  
Engineering and Modeling Division  
Risk Analysis, Planning, and Information Directorate



**Federal Emergency Management Agency**  
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION  
COMMENT DOCUMENT (CONTINUED)**

**COMMUNITY INFORMATION**

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling used to prepare the Flood Insurance Study (FIS) (referred to as the effective model). If the effective model does not provide enough detail to evaluate the effects of the proposed project, an existing conditions model must be developed to provide this detail. This existing conditions model is then compared to the effective model and the proposed conditions model to differentiate the increases or decreases in flood hazards caused by more detailed modeling from the increases or decreases in flood hazards that will be caused by the proposed project.

The table below shows the changes in the BFEs:

**BFE Comparison Table**

Flooding Source: Withlacoochee River		BFE Change (feet)	Location of maximum change
Existing vs. Effective	Maximum increase	None	Not applicable
	Maximum decrease	0.2	Approximately 4,080 feet downstream of US Highway 41
Proposed vs. Existing	Maximum increase	None	Not applicable
	Maximum decrease	None	Not applicable
Proposed vs. Effective	Maximum increase	None	Not applicable
	Maximum decrease	0.2	Approximately 4,080 feet downstream of US Highway 41

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

David N. Bascom, Acting Director  
Engineering and Modeling Division  
Risk Analysis, Planning, and Information Directorate



**Federal Emergency Management Agency**  
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION  
COMMENT DOCUMENT (CONTINUED)**

**COMMUNITY INFORMATION (CONTINUED)**

**DATA REQUIRED FOR FOLLOW-UP LOMR**

Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRM and FIS report. If the project is built as proposed and the data below are received, a revision to the FIRM, and FIS report would be warranted.

- Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1, entitled "Overview and Concurrence Form," must be included. A copy of this form may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms/mt-2>.
- The detailed application and certification forms listed below may be required if as-built conditions differ from the proposed plans. If required, please submit new forms, which may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms/mt-2>, or annotated copies of the previously submitted forms showing the revised information.
 

Form 2, entitled "Riverine Hydrology and Hydraulics Form." Hydraulic analyses for as-built conditions of the base flood, the 10-percent, 2-percent, and 0.2-percent-annual-chance floods, and the regulatory floodway, must be submitted with Form 2.
- A certified topographic work map showing the revised and effective base and 0.2-percent-annual-chance floodplain and floodway boundaries. Please ensure that the revised information ties in with the current effective information at the downstream and upstream ends of the revised reach.
- An annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised base and 0.2-percent-annual-chance floodplain and floodway boundary delineations shown on the submitted work map and how they tie-in to the base and 0.2-percent-annual-chance floodplain and floodway boundary delineations shown on the current effective FIRM at the downstream and upstream ends of the revised reach.
- As-built plans, certified by a registered Professional Engineer, of all proposed project elements.
- A copy of the public notice distributed by your community stating its intent to revise the regulatory floodway, or a signed statement by your community that it has notified all affected property owners and affected adjacent jurisdictions.
- Documentation of the individual legal notices sent to property owners who will be affected by any widening or shifting of the base floodplain and/or any BFE increases along Withlacoochee River.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

David N. Bascom, Acting Director  
Engineering and Modeling Division  
Risk Analysis, Planning, and Information Directorate



## Federal Emergency Management Agency

Washington, D.C. 20472

### CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

#### COMMUNITY INFORMATION (CONTINUED)

##### DATA REQUIRED FOR FOLLOW-UP LOMR (continued)

• FEMA's fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/status/flood-map-related-fees>. The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please either forward the payment, along with the revision application, to the following address:

LOMC Clearinghouse  
Attention: LOMR Manager  
3601 Eisenhower Avenue, Suite 500  
Alexandria, Virginia 22304-6426

or submit the LOMR using the Online LOMC portal at: <https://hazards.fema.gov/femaportal/onlinelomc/signin>

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM, and FIS report. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in cursive script that reads "David N. Bascom".

David N. Bascom, Acting Director  
Engineering and Modeling Division  
Risk Analysis, Planning, and Information Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION (CONTINUED)

#### COMMUNITY REMINDERS

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Jacky Bell  
Director, Mitigation Division  
Federal Emergency Management Agency, Region IV  
Rhodes Building, 3005 Chamblee Tucker Road  
Atlanta, GA 30341  
(770) 220-5406

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink that reads "David N. Bascom".

David N. Bascom, Acting Director  
Engineering and Modeling Division  
Risk Analysis, Planning, and Information Directorate

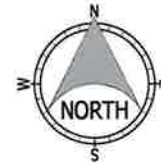
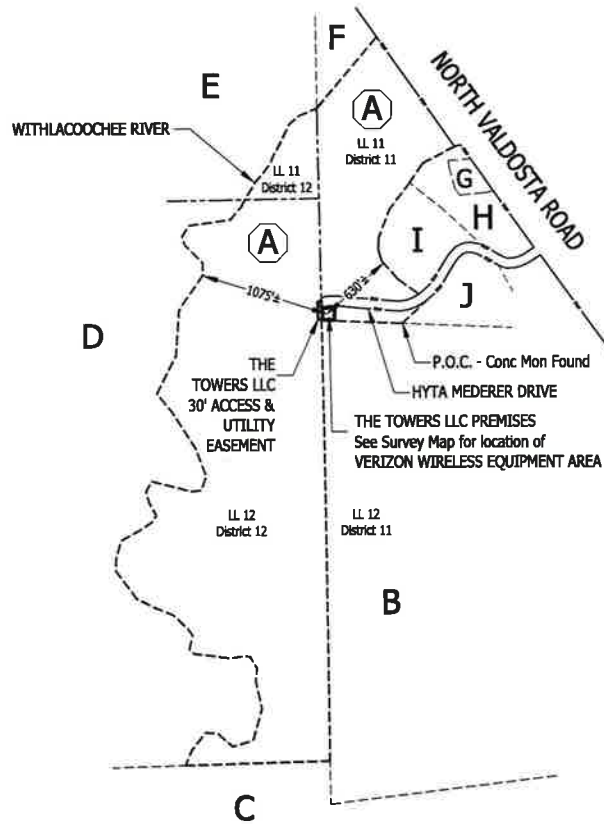
# PROPERTY INFORMATION

## PARENT TAX PARCEL

- A. VALDOSTA LOWNDES COUNTY  
PARKS & RECREATION AUTHORITY  
TAX PARCEL: 0076C 025  
DEED BOOK 4379, PAGE 91, TRACT #6

## ADJOINING TAX PARCELS

- B. VALDOSTA LOWNDES COUNTY  
PARKS & RECREATION AUTHORITY  
TAX PARCEL: 0076C 024  
DEED BOOK 4380, PAGE 245
- C. EAGER RIVER PROPERTY, LLC.  
TAX PARCEL: 0078C 022  
DEED BOOK 5828, PAGE 180
- D. LANGDALE CAPITAL ASSETS, INC.  
TAX PARCEL: 0055 021  
DEED BOOK 4500, PAGE 034
- E. MCLANE FUNERAL SERVICES  
TAX PARCEL: 0074 090  
DEED BOOK 338, PAGE 521
- F. CARSON MCLANE, INC.  
TAX PARCEL: 0074 091  
DEED BOOK 6825, PAGE 29
- G. C & B PROPERTIES, LLC.  
TAX PARCEL: 0074 087  
DEED BOOK 6672, PAGE 503  
PLAT BOOK PC C, PAGE 582
- H. NSA PROPERTY HOLDINGS, LLC.  
TAX PARCEL: 0074 088  
DEED BOOK 6771, PAGE 510
- I. RIVERPLACE DEVELOPMENT, LLC.  
TAX PARCEL: 0074 086  
DEED BOOK 6826, PAGE 669
- J. RIVERPLACE DEVELOPMENT, LLC.  
TAX PARCEL: 0076A 001  
DEED BOOK 6826, PAGE 669



**THE LAND CONSULTANTS LLC**  
2820 15TH AVE SW  
HUNTSVILLE, AL 35805  
423-304-6722  
GEORGIA CGA NO. LSFD01190

PREPARED FOR  
**verticalbridge**  
THE TOWERS, LLC  
22 West Atlantic Avenue, Suite 310  
Delray Beach, FL 33444

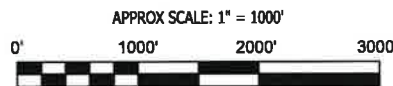
(Not a Boundary Survey of Parent Lands. Not Intended for fee simple Land Transfer)  
**SPECIFIC PURPOSE SURVEY**  
**BERMUDA RUN**  
Site Number: 503768  
Hyta Mederer Drive, Valdosta, GA 31602  
Land Lot 11, 11th District  
Lowndes County, Georgia

## OVERVIEW MAP

DWG#: US-GA-5831  
ISSUE #: 0  
ISSUE DATE: 03-02-2026  
SEE SHEET #1

SHEET  
**2**  
OF  
5

**OVERVIEW MAP CAVEAT:**  
OVERVIEW MAP IS NOT A SURVEY BUT A VICINITY / LOCATION MAP INTENDED ONLY TO SHOW SURVEYED PROPERTY IN RELATION TO SURROUNDING AREA. VESTING AND ADJOINING PARCEL BOUNDARIES ARE NOT INCLUDED IN OR CERTIFIED BY THIS SURVEY. BOUNDARY LINES ARE A COMPOSITE OF DEED, PLAT AND/OR TAX MAP INFORMATION  
SEE SURVEY MAP FOR ALL MATTERS RELATED TO SITE SURVEY



NOTE: Distances shown from Design Tower Location to certain lines (requested by Client) are not intended to represent the Jurisdiction's assessment of how Zoning regulations might apply to the site. Consult Jurisdiction for any matter relating to Zoning. Distances to lines on the "composite map" (not surveyed herein) are approximate only

- PUBLIC R/W
- VESTING LAND
- ADJOINING TAX PARCEL
- APPROX LAND LOT LINE
- PREMISES
- ACCESS / UTILITY EASEMENT(S)

Terminus of R/W of Hyta Mederer Drive, per Deed 4379-91 COLC. (R/W is excepted from Lands in L.L. 11 District 11 only)

**THE TOWERS LLC**  
**30' ACCESS & UTILITY EASEMENT**  
 5,321 Sq. Ft. - 0.12± Ac  
 See Title Item 16

**THE TOWERS LLC PREMISES**  
 10,000 Sq. Ft.  
 0.23± Ac  
 See Title Item 16

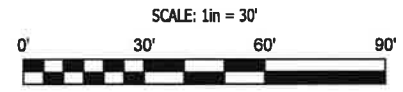
**VERIZON WIRELESS EQUIPMENT AREA**  
 609 Sq. Ft. - 0.01± Ac

Land Lot and District Line is also the line between two separately described portions of land which were simultaneously conveyed to present owner in Deed 4379-91. This survey does not address how the Jurisdiction might treat such lines internal to contiguously owned property in relation to Zoning.

**NOTE:** Surveyed Area shown is entirely within the FLOODWAY ZONE per current FEMA Maps.

**NOTE:** Distances shown from Proposed Tower Center to certain lines (requested by Client) are not intended to represent the Jurisdiction's assessment of how Zoning regulations might apply to the site. Consult Jurisdiction for any matter relating to Zoning. See Sheet #2 for approximate distances to lines (client-requested) outside survey area.

NOT TO SCALE



- POINTS OF BEGINNING:**
1. PREMISES
  2. ACCESS & UTILITY EASEMENT
  3. EQUIPMENT AREA



LINE	BEARING	DISTANCE
L1	N 87°43'05" W	100.00'
L2	N 02°16'55" E	100.00'
L3	S 87°43'05" E	100.00'
L4	S 02°16'55" W	100.00'
L5	N 87°43'05" W	34.97'
L6	N 00°53'05" W	145.98'
L7	N 70°17'12" E	31.70'
L8	S 00°53'05" E	60.80'
L9	N 65°50'48" E	11.49'
L10	S 02°16'55" W	102.04'
L11	N 62°28'12" W	48.65'
L12	N 87°43'05" W	29.00'
L13	N 02°16'55" E	21.00'
L14	S 87°43'05" E	29.00'
L15	S 02°16'55" W	21.00'

**THE LAND CONSULTANTS LLC**  
 2820 15TH AVE SW  
 HUNTSVILLE, AL 35805  
 423-304-6722  
 GEORGIA CDA No. LSF001190

PREPARED FOR  
**verticalbridge**  
 THE TOWERS, LLC  
 22 West Atlantic Avenue, Suite 310  
 Delray Beach, FL 33444

(Not a Boundary Survey of Parent Lands. Not Intended for fee simple Land Transfer)  
**SPECIFIC PURPOSE SURVEY**  
**BERMUDA RUN**  
 Site Number: 503768  
 Hyta Mederer Drive, Valdosta, GA 31602  
 Land Lot 11, 11th District  
 Lowndes County, Georgia

**SITE SURVEY**

DWG#: US-GA-5831  
 ISSUE #: 0  
 ISSUE DATE: 03-02-2026  
 SEE SHEET #1

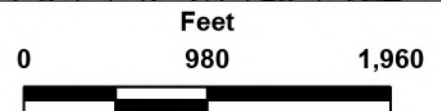
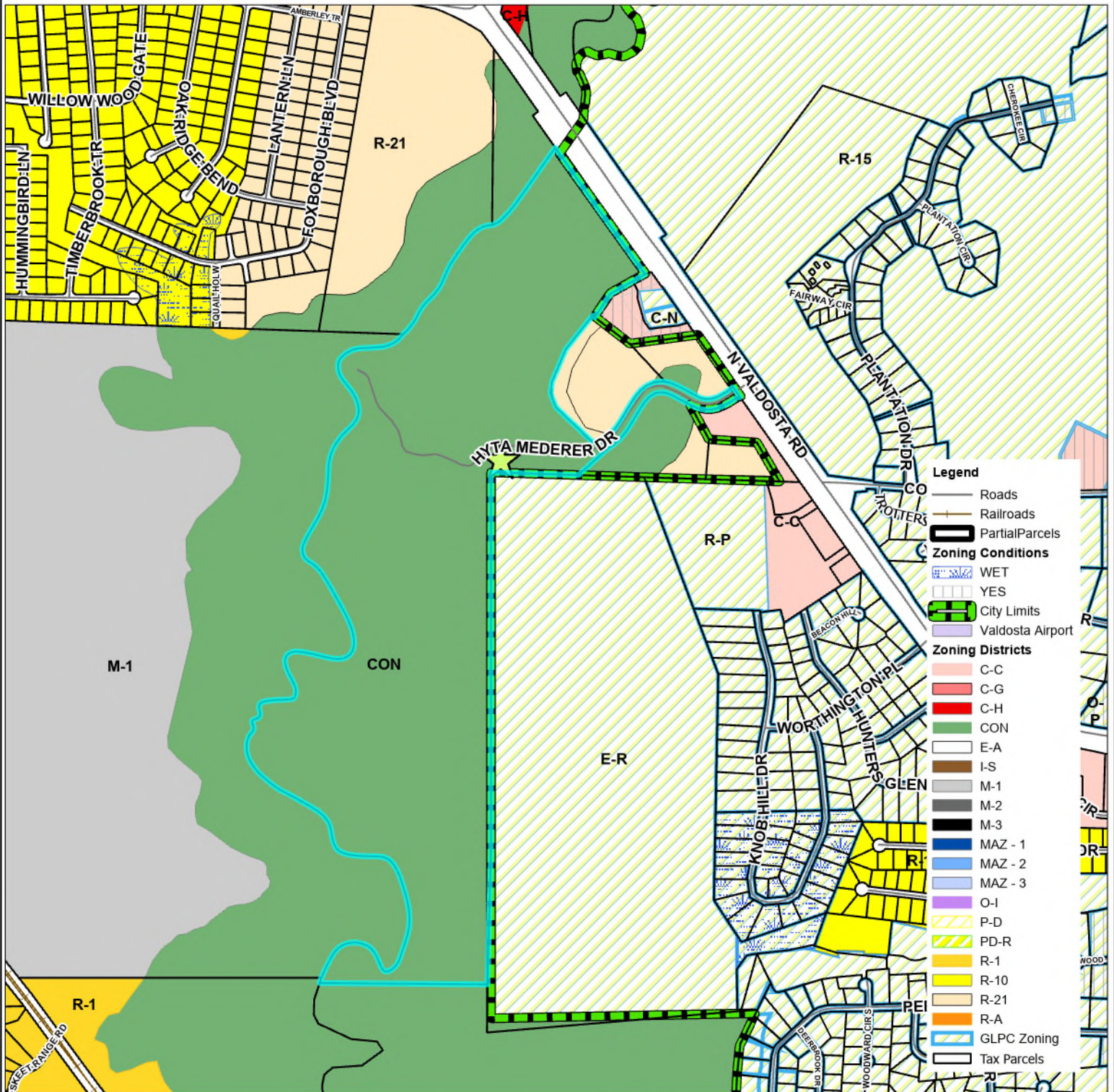
SHEET  
**3**  
 OF  
 5

# TWR-2026-02

# Zoning Location Map

## Bermuda Run

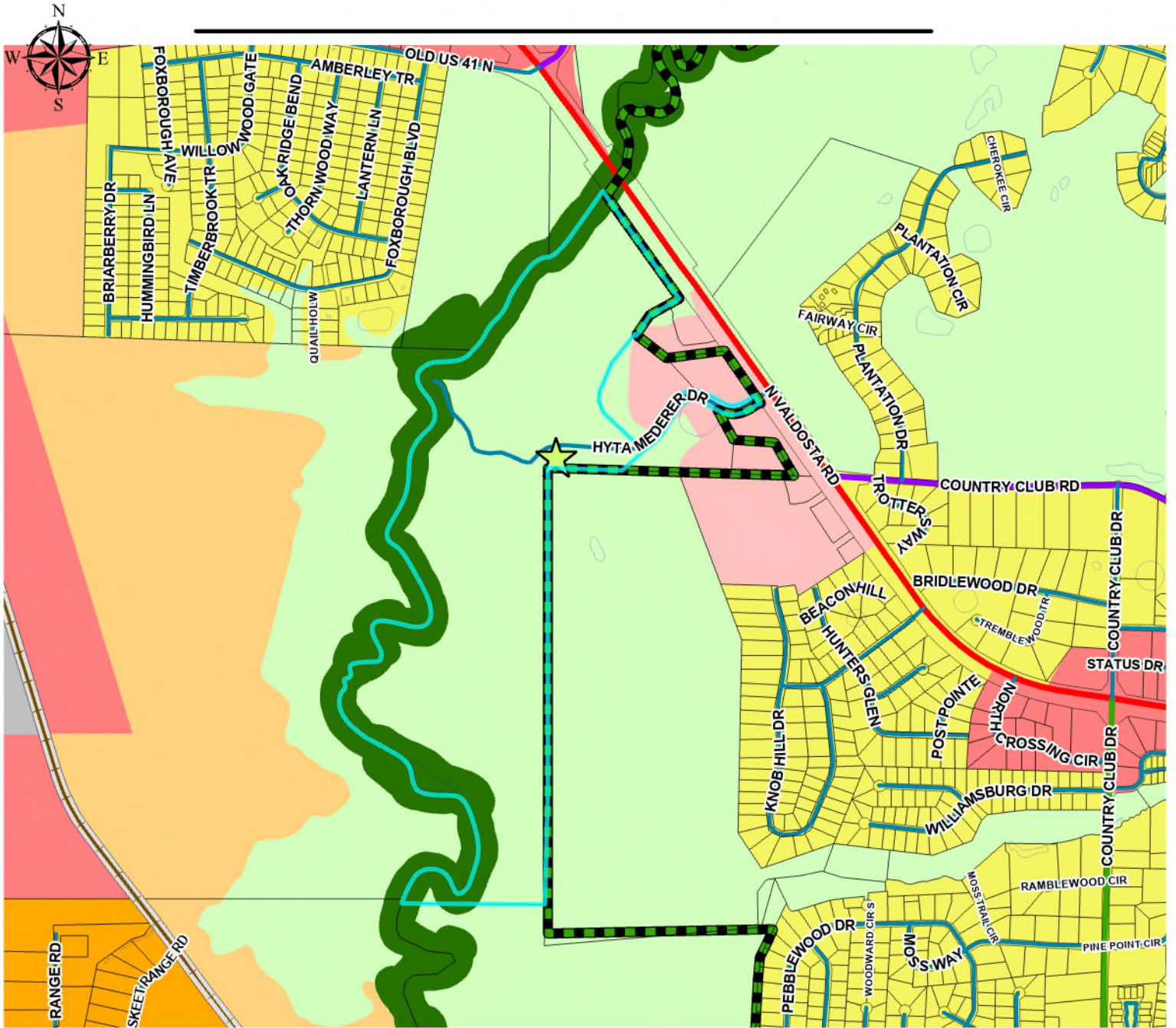
**CURRENT ZONING: CON**



# TWR-2026-02

# Future Development Map

## Bermuda Run



12000 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

- 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
- City Limits

### Roads Functional Classification

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

# TWR-2026-02

# WRPDO Site Map

## Bermuda Run

### Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Tax Parcels
- landlots
- Moody A. F. B.

