

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: TWR-2026-01 New Tower

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: August 31, 2026

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

TWR-2026-01 US-GA-5707 (0008 010)
E-A, New 365' Telecommunications Tower

HISTORY, FACTS AND ISSUES:

This case represents a request by the applicant to construct a new ~365' telecommunications tower on a 10,000 sf leased area on Old Valdosta Road near Salem Church Road to fill an alleged gap in the existing coverage area. The subject property is currently zoned Estate Agricultural (E-A) 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, 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 marking/lighting per IAW FAA Aeronautical study No 2025-ASO-7122-OE and FAA Advisory circular 70/7460-1 Change 1.

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), specifically Section 5.05.05, 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, with the exception of a portion of 5.05.05(F)(1) that requires a setback of 110 percent of the height of the tower from any residentially zoned property:

F. Alternative Options for Collocation

If it is adequately demonstrated that antenna collocation as required above [in Section 5.05.05] 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.