

**Lowndes County Zoning Board of Appeals
327 N. Ashley Street, 3rd Floor
Valdosta, GA 31601**

To whom it may concern:

RE: Variance request for placement of tower on parcel 0008 010

Project identification

This narrative supports a variance application for the proposed wireless communications facility known as Salem Church, Vertical Bridge site number US-GA-5707, on Parcel No. 0008 010 near Old Valdosta Road in Hahira, Lowndes County, Georgia. The construction drawings identify the parent parcel owner as Alan Carter and describe the project as a proposed 355-foot guyed tower with a 10-foot appurtenance, for an overall height of 365 feet. The Lowndes County ULDC application form expressly contemplates an attached narrative for the reason for request, and the variance application is processed under Chapter 9 with supporting submittal materials attached to the application.

Requested relief

This request is for a variance to the residential separation requirement in Section 5.05.05(F)(1) of the Lowndes County Unified Land Development Code, which requires a new tower to be located a minimum distance of 110 percent of tower height from any residentially zoned property. Based on the 365-foot overall tower height shown on Sheet C-2, the required separation from residentially zoned property is 401.5 feet, or approximately 402 feet. The construction drawings show the tower at approximately 212 feet 11 inches from the north property line, which is the only adjacent residentially zoned side, so the requested variance is approximately 189 feet 1 inch.

Existing compliance

The updated CDs show that the tower is approximately 250 feet 5 inches from the public right-of-way, approximately 198 feet 7 inches from the south property line, and approximately 1,427 feet 5 inches from the eastern property line. Section 5.05.05(I)(1) requires tower setbacks equal to one-third of tower height from any public right-of-way or property line of the lot or parcel containing the tower, which for a 365-foot tower is approximately 121.7 feet. Accordingly, the proposed tower exceeds the one-third-height setback requirement to the right-of-way and all non-residential property lines, and the only relief requested is from the separate 110 percent standard applicable to residentially zoned property to the north.