

Site conditions

Strict application of the 110 percent residential separation standard creates a practical difficulty because the parent tract geometry, the established access alignment from Old Valdosta Road, and the internal arrangement of the proposed lease area, guy anchor easements, utility/fiber easement, and compound improvements substantially constrain where the tower can be placed on the parcel. The survey and site plans show a 100-foot by 100-foot lease area, a 50-foot by 50-foot fenced area, three separate 30-foot guy anchor easements, and a 30-foot ingress/egress and utility/fiber easement all laid out within the parent parcel and tied to the existing roadway approach. Shifting the tower materially farther south to increase the north separation would create new conflicts with the established site geometry, guy anchor layout, access, utilities, and compound configuration while not changing the basic need for the facility at this location.

Safety design

The proposed facility is engineered under current codes and standards, including TIA/EIA-222-H and the current editions of the building and electrical codes adopted by the local government authorities as identified on the title sheet and general notes. The tower plans state that structural calculations are prepared separately and that no erection or modification may occur without approval of the structural engineer. The submittal will also include a structural fall letter confirming that the tower is designed so that, in the extremely unlikely event of a failure, the structure is intended to fall within the parent parcel, which directly addresses the purpose of the residential separation standard while limiting risk to adjoining property.

Operational impacts

The construction documents state that the facility will be unmanned and that a technician will visit approximately once a month for routine inspection and maintenance. The same plans state that no sanitary sewer, potable water, or trash disposal is required and that the project will not result in any significant land disturbance or effect on stormwater drainage. These characteristics mean the use will generate very limited traffic and minimal day-to-day operational impacts on neighboring properties.

Screening and appearance

The ULDC requires tower facilities to be screened with landscaping and to preserve existing mature tree growth and natural landforms to the maximum extent possible where adequate screening exists. The landscape plan for this site provides a 10-foot landscape barrier with 19 Leyland Cypress trees planted a minimum of 10 feet on center and identifies a total landscape buffer area of 1,943 square feet, or 0.0446 acres. The tower compound is also enclosed by a fenced area, and the ULDC requires