

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.

This standard requires a new tower with a proposed height of 365' to be located ~401.5' away from neighboring properties to the northwest, which are zoned R-1 (Low Density Residential). The proposed new tower location is ~213' from the nearest R-1 zoned property.

If the Board of Commissioners determines that any of the standards for a new telecommunications tower are not met, the Board of Commissioners could vote to deny the application, to table the application to allow the applicant to apply to the Zoning Board of Appeals (ZBOA) for a variance, or to take any other action pursuant to its authority.

If the Board of Commissioners votes to table to allow the applicant to apply to the ZBOA for a variance, then, following the decision by the ZBOA, the application could be referred back to the Board of Commissioners for further action of the Board of Commissioners.

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

RECOMMENDATION: Option 3 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.

**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.

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

security fencing not less than 7 feet in height with anti-climbing devices, which further limits site visibility and unauthorized access.

Public interest

Section 5.05.01 states that the County's wireless regulations are intended both to allow telecommunications facilities and to protect public health, safety, and welfare while enabling providers to deliver service effectively and efficiently. The same section emphasizes minimizing adverse impacts, encouraging co-location, and allowing adequate wireless telecommunication services to be developed. Granting this focused variance along the north residential boundary allows the site to function as needed for wireless communications and public-safety connectivity while maintaining compliance with the County's general setback, landscaping, fencing, and construction standards on the remainder of the parcel.

Requested action

For these reasons, approval of a variance from the 110 percent residential separation requirement is justified for the proposed Salem Church wireless facility. The request is narrowly tailored to the north property line, is supported by the specific geometry and layout of the parent parcel, preserves compliance with the one-third-height setbacks to the right-of-way and all other property lines, and is paired with engineered design, fencing, landscaping, and a fall-within-parent-parcel structural approach intended to protect adjacent property. A separate structural fall letter and supporting plan set are being submitted with the application for the County's review.

Summary and conclusion

This proposed site is needed to provide cell service to this area as indicated in the attached RF (Radio Frequency) Justification document. The relief from 5.05.05(F)(1) is needed based on the existing access placement from Old Valdosta Road, the location of the proposed lease area on the property, guy anchor easements and locations needed for structural integrity of tower, utility/fiber easement, and compound improvements substantially constrain where the tower can be placed on the parcel. The tower has been designed to fall within 122' of its base as indicated in the attached Fall Zone Letter. Given this reasoning, we respectfully request the Zoning Board of Appeals grant the needed variance.

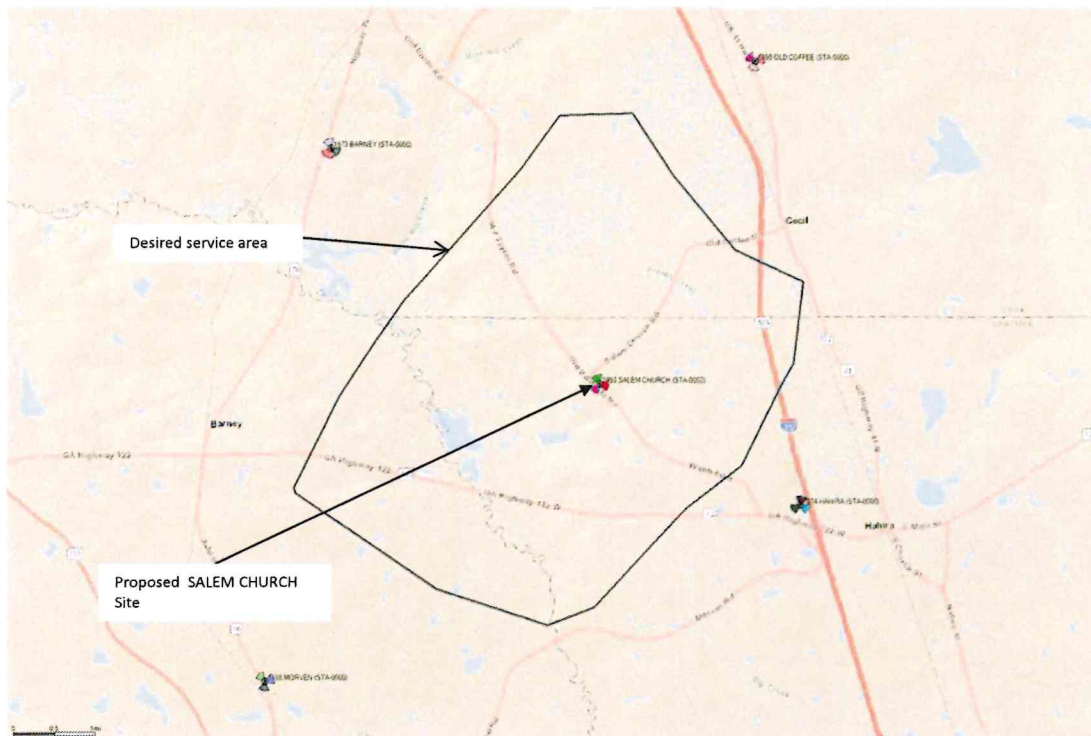


RF Justification with propagation maps SALEM CHURCH

09 FEB 2026

SRIHARI NIMMAGADDA
Radio Frequency Engineer
Verizon Wireless

verizon Service Area



- SALEM CHURCH proposed location is located near Old Valdosta Road, Hahira, GA 31632 in Lowndes County.
- Location Coordinates
31° 1' 7.7916" N, 83° 25' 53.5296" W
- Service improvements targeted in the area enclosed in black polygon as shown to the left. Objective is to improve In-building & In car level coverage within the desired service area (black polygon) for residences, businesses, vehicles and pedestrians in the NW, West and North suburbs of Hahira and along major roads Salem Church Rd, Old Valdosta Rd, GA Highway 122 W, I-75(SR401), Coffee Rd, Wells Rd and other small streets enclosed with the desired service area enclosing an area of approximately 59 square kilometers.

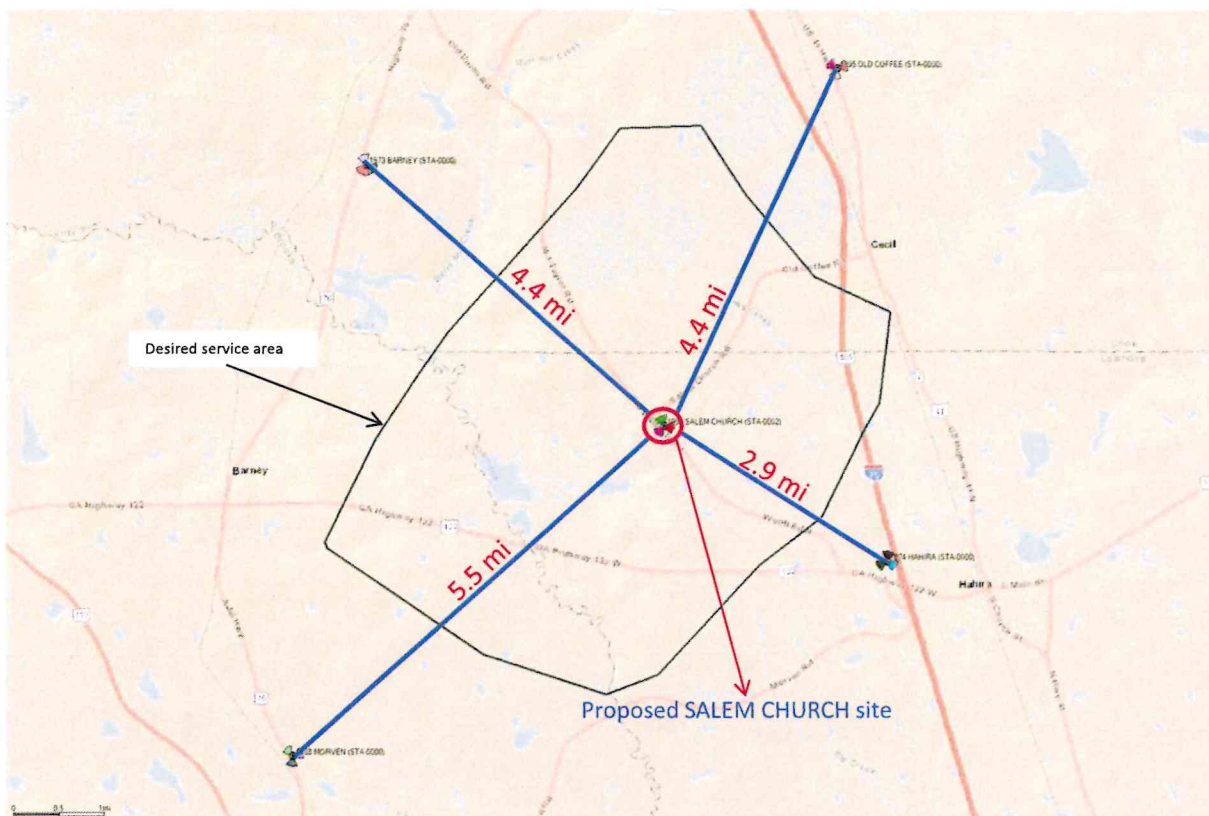


Existing Verizon sites list around proposed site SALEM CHURCH

Site Friendly Name	Latitude	Longitude	Street Address	State	City	County	Zip Code
HAHIRA	30.996158	-83.391139	1318 Ga Highway 122 W	GA	Hahira	Lowndes	31632
BARNEY	31.061917	-83.484972	321 BB Bennett Road	GA	Adel	Cook	31620
OLD COFFEE	31.074969	-83.397606	76 Plant Farm Road	GA	Adel	Cook	31620
MORVEN	30.967975	-83.501858	13086 Adel Hwy	GA	Barney	Brooks	31625



Distance of proposed site to the existing VZW sites



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



Inventory of existing towers around the SALEM CHURCH search area – Google earth map



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

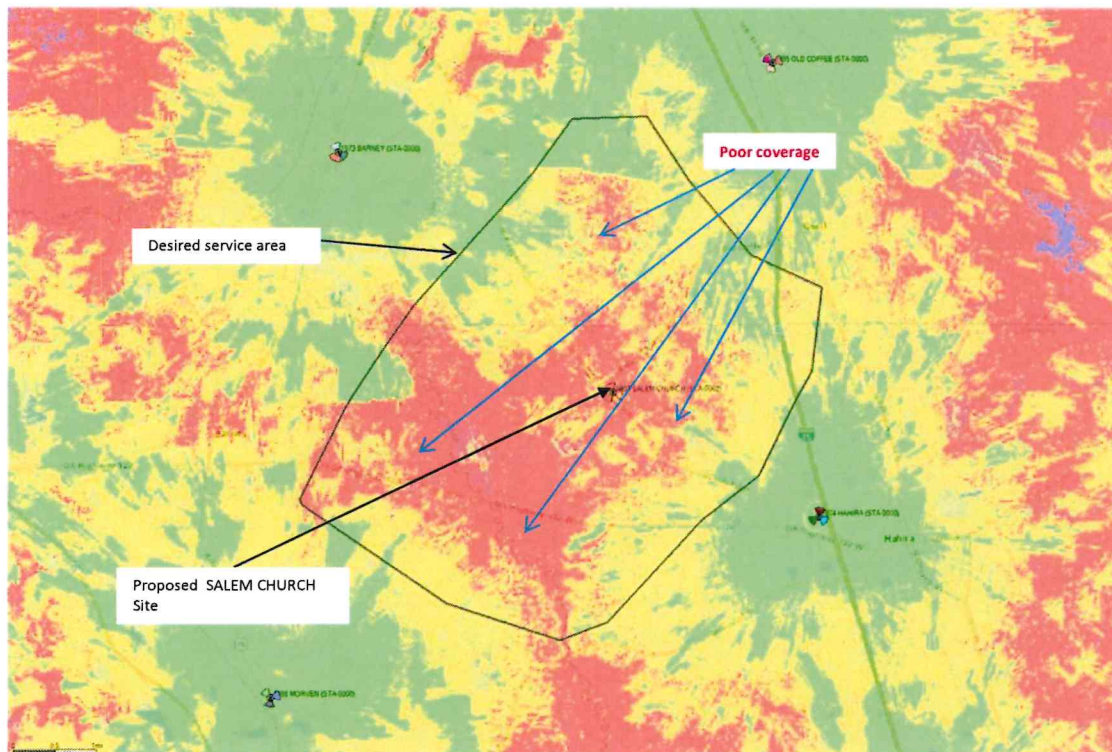


Inventory of existing towers around the SALEM CHURCH search area – Table

Owner Name	Registration Number	Latitude	Longitude	Structure City/State	Structure Height (ft)	Structure Type	Comments
Alltel Corporation	1268339	31.0619167	-83.48497222	Adel, GA	250	Guyed tower	Existing Verizon site
American Towers LLC	1219988	31.0749722	-83.39761111	Adel, GA	302	Guyed tower	Existing Verizon site
SBA Towers II LLC	1240045	30.9679722	-83.50186111	Barney, GA	281	Lattice tower	Existing Verizon site
SBA Towers II LLC	1035805	30.9963889	-83.39133333	Hahira, GA	320	Guyed tower	Existing Verizon site
Crown Castle	1002956	30.99475	-83.39180556	Hahira, GA	300	Guyed tower	Located right next to Verizon site
Crown Castle	1000461	31.0402778	-83.39888889	Cecil, GA	250	Monopole	Too far(1.5 miles) outside search area.
American Towers LLC	1013878	31.0166667	-83.39361111	Adel, GA	300	Guyed tower	Too far(1.4 miles) outside search area.

There are no existing towers within the recommended search area as shown in red circle in slide #5. 4 of the above towers are collocated with an exiting Verizon site and one(Reg. No # 1002956) is right next to an existing Verizon site. Two towers (Reg. No # 1000461 & Reg. No # 1013878) which are not Verizon COLOs are too far outside the search area. As such there are no existing towers within the search area or in the immediate vicinity(less than 0.25 miles) outside the search area that would improve coverage in the desired service area.

verizon Existing LTE Coverage

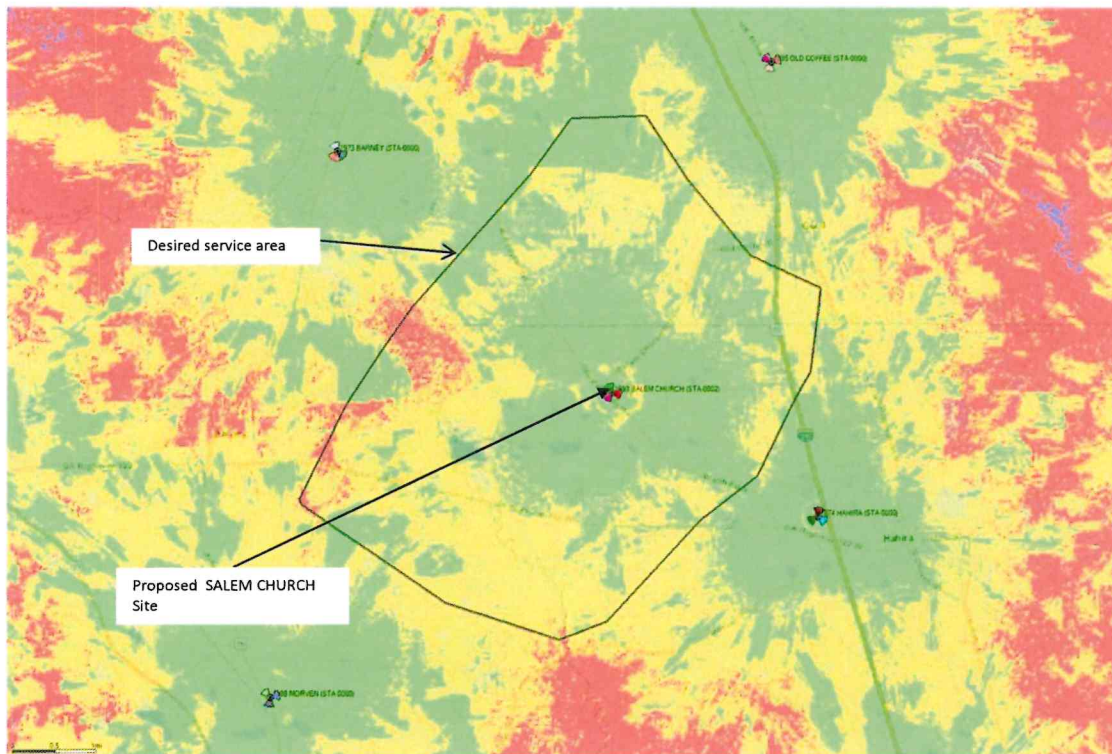


- Inbuilding Coverage
- In Car Coverage
- On Street Coverage
- Poor Coverage

- As shown, there is no adequate In-building & In Car coverage within the desired service area (black polygon) for residences, businesses, vehicles and pedestrians in the NW, West and North suburbs of Hahira and along major roads Salem Church Rd, Old Valdosta Rd, GA Highway 122 W, I-75(SR401), Coffee Rd, Wells Rd and other small streets enclosed with the desired service area enclosing an area of approximately 59 square kilometers. The poor coverage is shown in red where we only have street level coverage.



Proposed LTE Coverage with SALEM CHURCH_Site – 350 feet Rad. Center



- Inbuilding Coverage
- In Car Coverage
- On Street Coverage
- Poor Coverage

- As shown, with SALEM CHURCH at 350 feet rad center, there is a significant improvement in In-building & In Car coverage within the desired service area (black polygon) for residences, businesses, vehicles and pedestrians in the NW, West and North suburbs of Hahira and along major roads Salem Church Rd, Old Valdosta Rd, GA Highway 122 W, I-75(SR401), Coffee Rd, Wells Rd and other small streets enclosed with the desired service area enclosing an area of approximately 59 square kilometers.
- As such proposed SALEM CHURCH site location at 350 feet Radiation Center will help improve In building, In car and On street coverages within the desired service area.

SUBJECT PROPERTY IS LOCATED IN PANEL # 13185C0025E, DATED (SEPTEMBER 26, 2008) AND IS IN THE BASE FLOOD ZONE X AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOOD ELEVATION IS NOT DETERMINED.

NOTE:
FCC SITE SIGN TO BE MOUNTED ON ANY ACCESS GATE ON ROUTE TO SITE

DELK CARLE &
DEBORAH ANN
PID: 0008 011

COOPER RICHARD A. &
RIDER AMEDA ANN
PID: 0008 015

PROPOSED 30' GUY ANCHOR
EASEMENT "B"

WOODED
AREA

WOODED
AREA

TREELINE

REPLACE EXISTING PIPE WITH
PROPOSED 18" RCP

EXISTING GRAVEL ROAD TO BE
UPGRADED TO MEET PROPOSED
GAB DRIVE SPECIFICATIONS
(SEE C-5 SHEETS FOR DETAILS)

PROPOSED 30'
INGRESS/EGRESS AND
UTILITY/FIBER EASEMENT

10' LANDSCAPE BARRIER

PROPOSED 12'
GAB DRIVE

CROPS
FIELD

PARENT TRACT
ALAN CARTER
PARCEL NO: 0008 010
BOOK: 960, PAGE 207

PROPOSED 100'X100'
LEASE AREA

PROPOSED GUYED TOWER

PROPOSED 50'X50'
FENCED AREA

PROPOSED 20'-0"X25'-0"
VERIZON EQUIPMENT
LEASE AREA

PROPOSED 30' GUY ANCHOR
EASEMENT "A"

PROPOSED 30' GUY ANCHOR
EASEMENT "C"

EXISTING PROPERTY
LINE (TYP)

EXISTING UTILITY
POLE (TYP)

PLB LIMITED PARTNERSHIP
PID: 0008 08

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158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.snweng.com

VERTICAL BRIDGE SITE NAME
SALEM CHURCH

VERTICAL BRIDGE SITE NUMBER
US-GA-5707

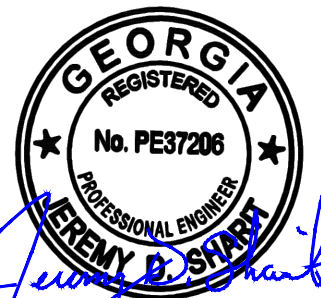
VERIZON FUZE ID:
17531034

VERIZON MDG:
5000922717

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CCC	01/20/26
0	CONSTRUCTION	CCC	02/27/26
1	CONSTRUCTION	SAL	03/16/26
2	CONSTRUCTION	CCC	03/27/26

CA# PEF005625



03/27/26

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OVERALL SITE PLAN
OVERLAY

SHEET NUMBER:

C-1.0.1

60' 30' 0 60'
SCALE: 1"=30' (22X34)
1"=60' (11X17)



1 OVERALL SITE PLAN OVERLAY

SNW JOB #25-0941

SUBJECT PROPERTY IS LOCATED IN PANEL # 13185C0025E, DATED (SEPTEMBER 26, 2008) AND IS IN THE BASE FLOOD ZONE X AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOOD ELEVATION IS NOT DETERMINED.

NOTE:
FCC SITE SIGN TO BE MOUNTED ON ANY ACCESS GATE ON ROUTE TO SITE

DELK CARLE &
DEBORAH ANN
PID: 0008 011

COOPER RICHARD A. &
RIDER AMEDA ANN
PID: 0008 015

PAVEY CHARLES
PID: 0008 016

PROPOSED 30' GUY ANCHOR
EASEMENT "B"

WOODED
AREA

WOODED
AREA

TREELINE

CROPS
FIELD

PARENT TRACT
ALAN CARTER
PARCEL NO: 0008 010
BOOK: 960, PAGE 207

REPLACE EXISTING PIPE WITH
PROPOSED 18" RCP

EXISTING GRAVEL ROAD TO BE
UPGRADED TO MEET PROPOSED
GAB DRIVE SPECIFICATIONS
(SEE C-5 SHEETS FOR DETAILS)

PROPOSED 30'
INGRESS/EGRESS AND
UTILITY/FIBER EASEMENT

10' LANDSCAPE BARRIER

PROPOSED 12'
GAB DRIVE

PROPOSED 100'X100'
LEASE AREA

PROPOSED GUYED TOWER

PROPOSED 50'X50'
FENCED AREA

PROPOSED 20'-0"X25'-0"
VERIZON EQUIPMENT
LEASE AREA

± 1427'-5" TO PROPERTY LINE

PROPOSED 30' GUY ANCHOR
EASEMENT "A"

± 230'-5"

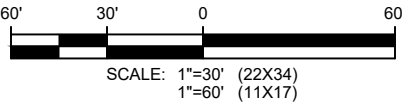
± 198'-7"

PROPOSED 30' GUY ANCHOR
EASEMENT "C"

EXISTING PROPERTY
LINE (TYP)

EXISTING UTILITY
POLE (TYP)

PLB LIMITED PARTNERSHIP
PID: 0008 08



VERTICAL BRIDGE SITE NAME
SALEM CHURCH

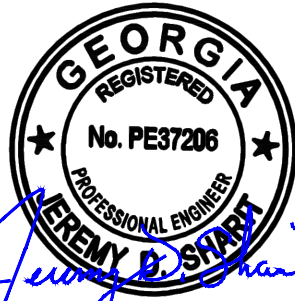
VERTICAL BRIDGE SITE NUMBER
US-GA-5707

VERIZON FUZE ID:
17531034

VERIZON MDG:
5000922717

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CCC	01/20/26
0	CONSTRUCTION	CCC	02/27/26
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CA# PEF005625



03/27/26

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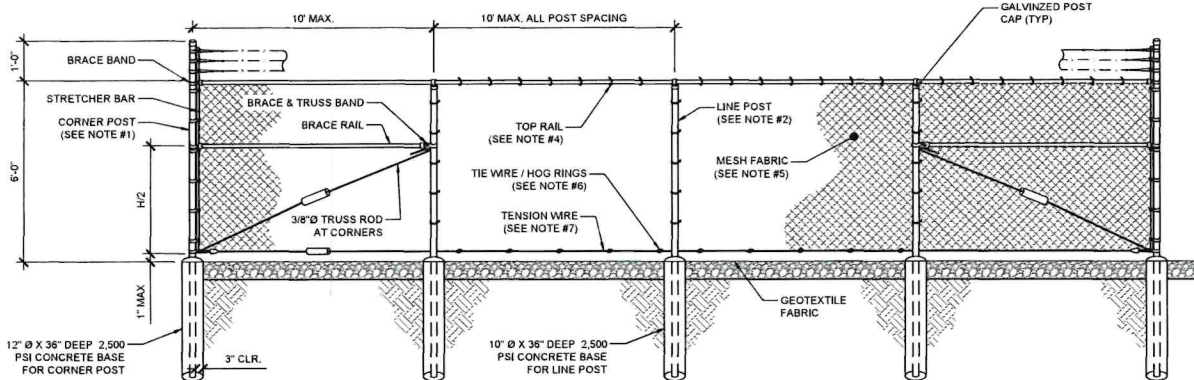
OVERALL SITE PLAN

SHEET NUMBER:

C-1

1 OVERALL SITE PLAN

SMW JOB #25-0941

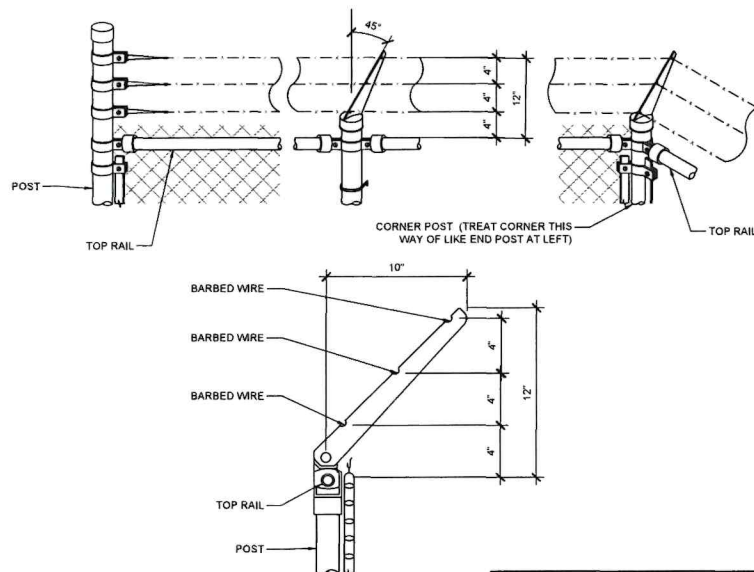


FENCE NOTES:

- CORNER, END OR PULL POSTS SHALL BE 3" Ø SCHEDULE 40 PIPE.
- LINE POSTS SHALL BE 2" Ø SCHEDULE 40 PER ASTM-F1083 EQUALLY SPACED AT MAXIMUM 10'-0" O.C.
- GATE POSTS SHALL BE 4" Ø NOMINAL SCH 40. ALL GATE PIPES TO BE 1 1/2" Ø GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL) ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL)
- TOP RAIL & BRACE RAILS SHALL BE 1 1/2" Ø SCHEDULE 40 PIPE PER ASTM-F1083.
- 2" MESH FABRIC SHALL BE 9 GA GALVANIZED WIRE SECURELY FASTENED TO TENSION WIRE. LINE POST, BARS CONFORMING TO ASTM-A392, & AASHTO M 181.
- TIE WIRES SHALL BE MINIMUM 11 GA GALVANIZED STEEL. INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 12" INTERVALS VERT & 24" HORIZ. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
- TENSION WIRE SHALL BE 9 GA. GALVANIZED STEEL.
- BARBED WIRE SHALL BE DOUBLE STRAND 12 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC 14GA, 4 PT BARBS SPACED ON APPROX. 4" CENTERS CONFORMING TO AASHTO M 280.
- LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED
- INSTALL FENCING PER CURRENT BUILDING CODE
- INSTALL FENCING PER ASTM F-567
- INSTALL SWING GATES PER ASTM-900
- ALL OPEN POSTS SHALL HAVE END-CAPS
- FINISH GRADE SHALL BE UNIFORM AND LEVEL
- ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC USING GALVANIZED HOG RING WIRE
- USE COMMERCIAL GRADE MATERIALS ONLY

1 FENCE DETAILS & NOTES

SCALE: N.T.S.



NOTES:

- SLOPE TOP OUT OF COMPOUND AT 45°.
- BARBED WIRE OVER GATES SHALL NOT BE SLOPED.

2 BARBED WIRE TOP DETAIL

SCALE: N.T.S.

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BIRMINGHAM, AL 35244
TEL: 205-253-6985 www.snweng.com

VERTICAL BRIDGE SITE NAME
SALEM CHURCH

VERTICAL BRIDGE SITE NUMBER
US-GA-5707

VERIZON FUZE ID:
17531034

VERIZON MDG:
5000922717

ISSUED FOR:

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FENCE DETAILS

SHEET NUMBER:

C-3.1

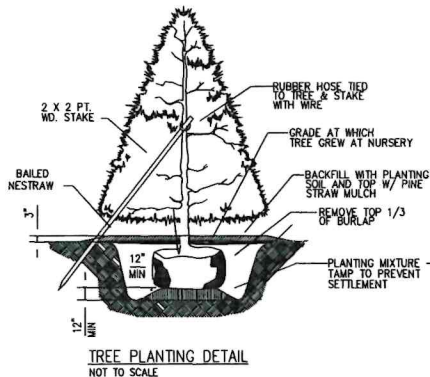
LANDSCAPE NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

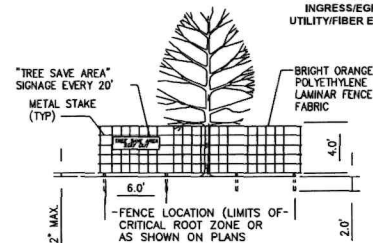
TOTAL AREA OF LANDSCAPE BUFFER: 1943 SF - 0.0446 ACRES

PLANT LIST:

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
19	LEYLAND CYPRESS	CUPRESSOCYPARIS LEYLANDII	6' MIN. HEIGHT AT PLANTING PLANTED MIN 10'-0" O.C.
1,943 SF	PINESTRAW MULCH - 3" SETTLED LAYER OF CLEAN STRAW		



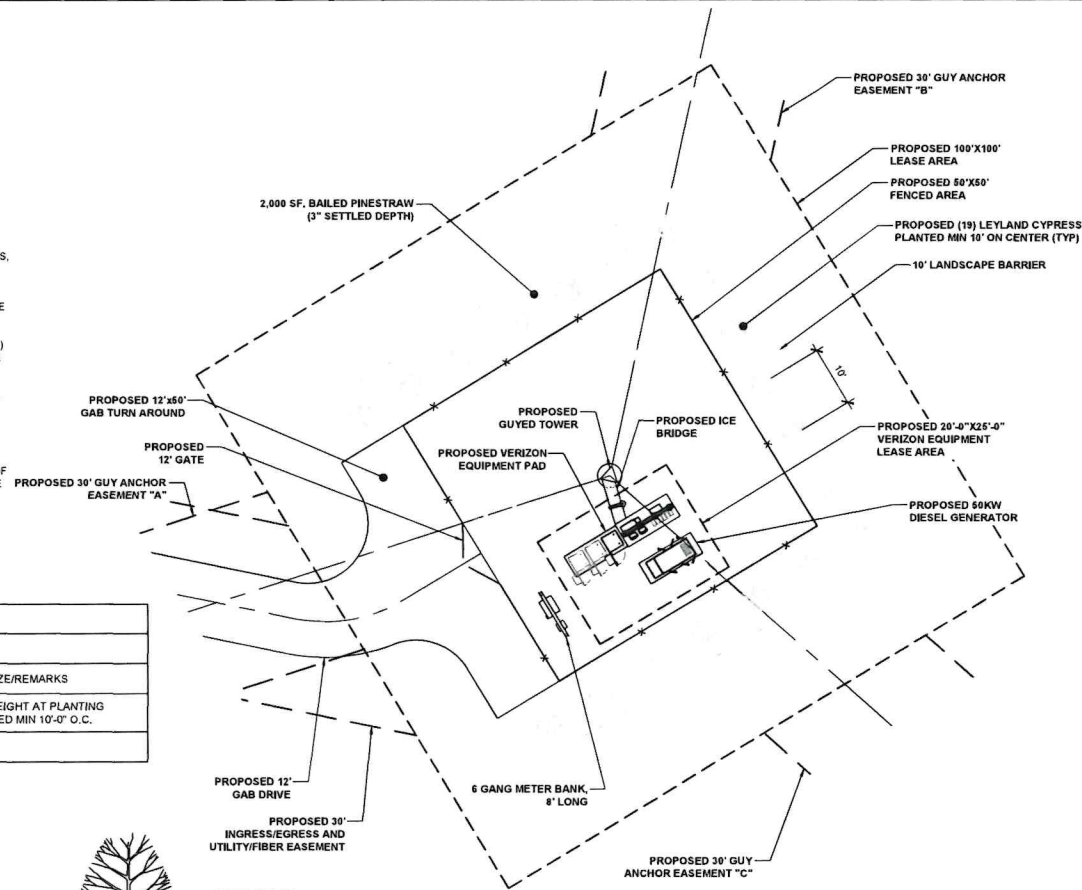
TREE PLANTING DETAIL
NOT TO SCALE



NOTES:

- ALL PARKING WILL OCCUR ON EXISTING DRIVE.
- THERE WILL BE NO BURNING OR BURIAL OF DEBRIS ON SITE.
- ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

TREE PROTECTION DETAIL
NOT TO SCALE



1 LANDSCAPE PLAN
SCALE: NOT TO SCALE

MAINTENANCE NOTES

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.

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BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.snweng.com

VERTICAL BRIDGE SITE NAME
SALEM CHURCH

VERTICAL BRIDGE SITE NUMBER
US-GA-5707

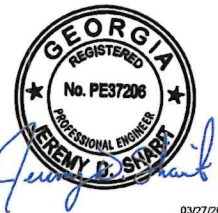
VERTICAL FUZE ID:
17531034

VERTICAL MDG:
5000922717

ISSUED FOR

REV	DESCRIPTION	BY	DATE
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CAR PEF005625



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LANDSCAPING DETAILS

SHEET NUMBER:

L-1

SNW JOB #25-0941



SITE NAME: _____
 SITE NUMBER: _____
 FCC REGISTRATION NUMBER: _____

FOR LEASING INFORMATION: _____ IN CASE OF EMERGENCY: _____

NO TRESPASSING

POSTING OF THIS SIGN REQUIRED BY LAW

OWNER CONTACT SIGN
 LETTERING MOUNTING LOCATION: GATE
 QUANTITY: 2

WHITE TEXT: **NOTICE**
 10"
 BLACK TEXT: **AUTHORIZED PERSONNEL ONLY**
 14"
 BLUE BACKGROUND
 WHITE BACKGROUND

AUTHORIZED PERSONNEL SIGN
 WHITE/BLUE BACKGROUND, WHITE/BLACK
 LETTERING MOUNTING LOCATION: GATE & BASE OF
 TOWER QUANTITY: 1
 WHERE ACCESS GATE INSTALLED (QTY. 2)

NOTE:
 FCC SITE SIGN TO BE MOUNTED
 ON ANY ACCESS GATE ON
 ROUTE TO SITE

WHITE TEXT: **INFORMATION**
 8"
 BLACK TEXT: **1 2 3 4 5 6 7**
 12"
 GREEN BACKGROUND
 WHITE BACKGROUND

Federal Communications Commission
 Tower Registration Number
 Posted in accordance with Federal Communications Commission
 rules on antenna tower registration
 47 CFR 17.4 (g)

FCC REGISTRATION SIGN
 WHITE/GREEN BACKGROUND, WHITE/BLACK
 LETTERING MOUNTING LOCATION: GATE &
 BASE OF TOWER
 QUANTITY: 2

NOTICE

BEYOND THIS POINT:
 RADIO FREQUENCY ENVIRONMENT AREA
 AUTHORIZED PERSONNEL ONLY
 BEYOND THIS POINT

Persons or personnel beyond this point must stay in
 vehicle, stop, use caution and Federal Regulations
 for Working in Radio Frequency environments
 in accordance with Federal Regulations in radio frequency spectrum

1 NOTICE RF SIGN (BLUE)
 WHITE/BLUE BACKGROUND, WHITE/BLACK
 LETTERING MOUNTING LOCATION: GATE &
 CENTERLINE OF FENCING
 AROUND SITE. (QTY. 4)
 WHERE ACCESS GATE INSTALLED (QTY. 5)

WHITE TEXT: **DANGER**
 10"
 BLACK TEXT: **NO TRESPASSING**
 14"
 RED BACKGROUND
 BLACK BACKGROUND
 WHITE BACKGROUND

DANGER NO TRESPASSING SIGN
 WHITE/BLACK BACKGROUND, BLACK/WHITE LETTERING
 MOUNTING LOCATION: GATE & BASE OF TOWER
 QUANTITY: 1
 WHERE ACCESS GATE INSTALLED (QTY. 2)

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 TEL: 205-252-4985 www.snweng.com

VERTICAL BRIDGE SITE NAME
 SALEM CHURCH
 VERTICAL BRIDGE SITE NUMBER
 US-GA-5707
 VERIZON FUZE ID:
 17531034
 VERIZON MDG:
 5000922717

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CA# PEF005625

GEORGIA
 REGISTERED
 No. PE37206
 PROFESSIONAL ENGINEER
 JEREMY D. SHART
 03/27/26

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 ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
 ENGINEER, TO ALTER THIS DOCUMENT.

SITE SIGNAGE

SHEET NUMBER:
C-3

SNW JOB #25-0941



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-18699-OE

Issued Date: 12/16/2025

THE TOWERS, LLC
RICHARD HICKEY
22 West Atlantic Avenue
Suite 310
Delray Beach, FL 33444

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower US-GA-5707 - Salem Church
County, State: Lowndes, Georgia

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	31-1-07.52N	83-25-52.75W	232 Ft	365 Ft	597 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 06/16/2027 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-816-329-2525, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-18699-OE.

Signature Control No: 674642790-687276576

(DNE)

Natalie Schmalbeck
Technician

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

BASIS FOR DECISION

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

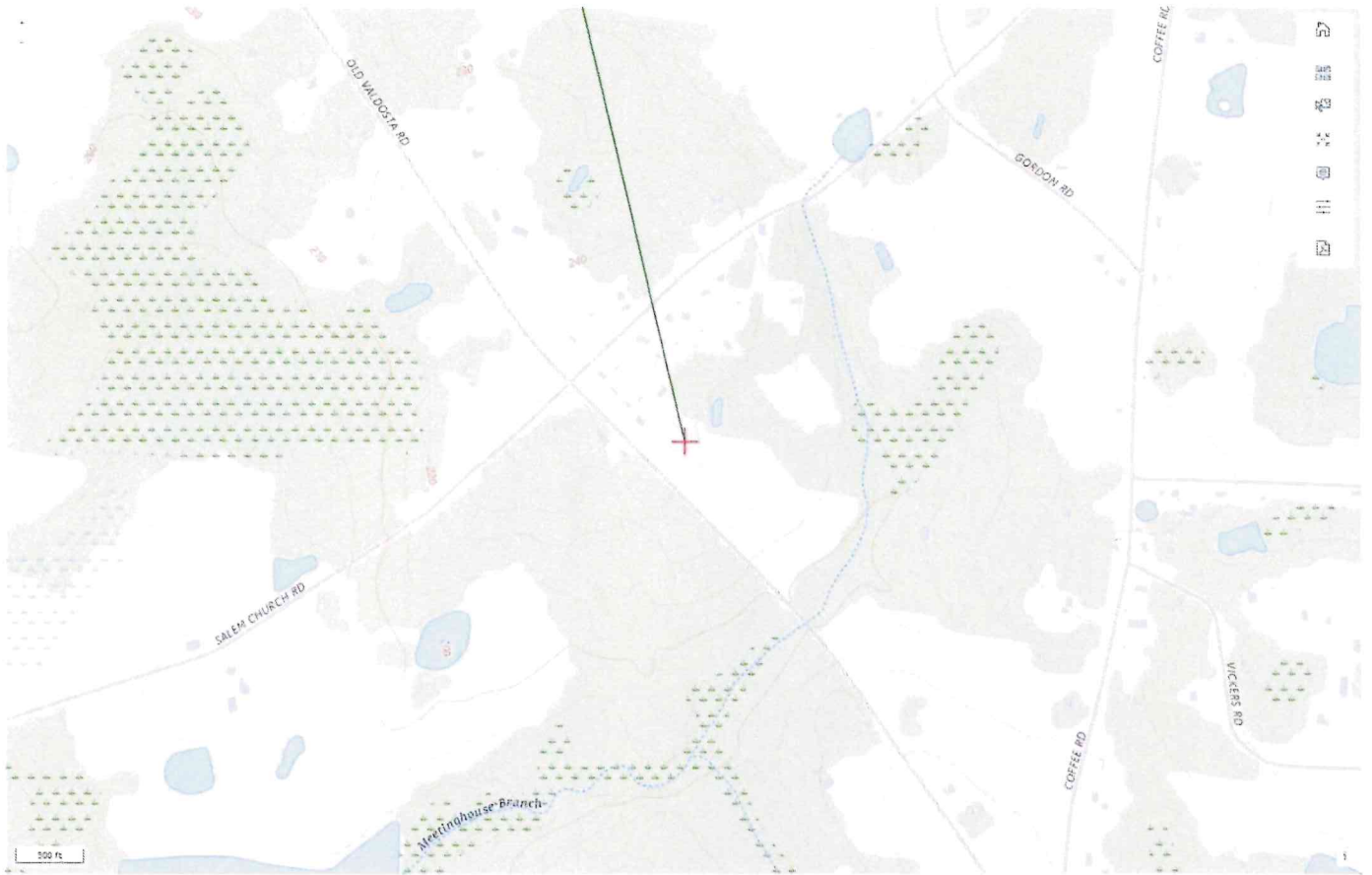
The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2025-ASO-18699-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	3280	W

Verified Map for ASN 2025-ASO-18699-OE



March 11, 2026

Jennifer Schaumburg
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

Subject: Fall Certification Letter
Arcosa Designation: Arcosa Project Number: C280
Engineering Firm Designation: Arcosa Site Name: Salem Church (US-GA-5707)
Site Data: B+T Group Project Number: 26-001579
Site Data: Salem Church (US-GA-5707)
Site Data: 355' Guyed Tower

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 355' guyed tower to be constructed at the **Salem Church (US-GA-5707) site**.

This tower will be designed in accordance with the TIA 222-H standard for Lowndes County, GA. The tower will be designed to support antennas and transmission lines for four 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

350'—Wireless Carrier 1 (CaAa= 42,000 sq in w/ (18) 1 5/8" transmission lines
339'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
329'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
300'—Wireless Carrier 4 (1) 6' MW Dishes w/ (1) 1 5/8" transmission lines

Currently it is our understanding that this structure be designed such that, if a failure were to occur, the tower would fall within a radius of 122' (based on setbacks) from the base of the structure. It should be understood that communication structures are designed in accordance with strict structural standards and it is extremely rare that well maintained towers fail under normal operational conditions. However, in the highly unlikely event that this tower were to experience operational failure, the failure mode would most likely be compression buckling. In a compression buckling failure, it is reasonable to assume a structure of this type would most likely collapse and fall on itself within a radius of 122' (based on setbacks) from the base of the tower. 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 tower failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself. I hope this letter satisfies your concerns. Please let me know if I may be of further assistance.

Letter prepared by: Clint Coody
Respectfully submitted by: B+T Group, Inc.

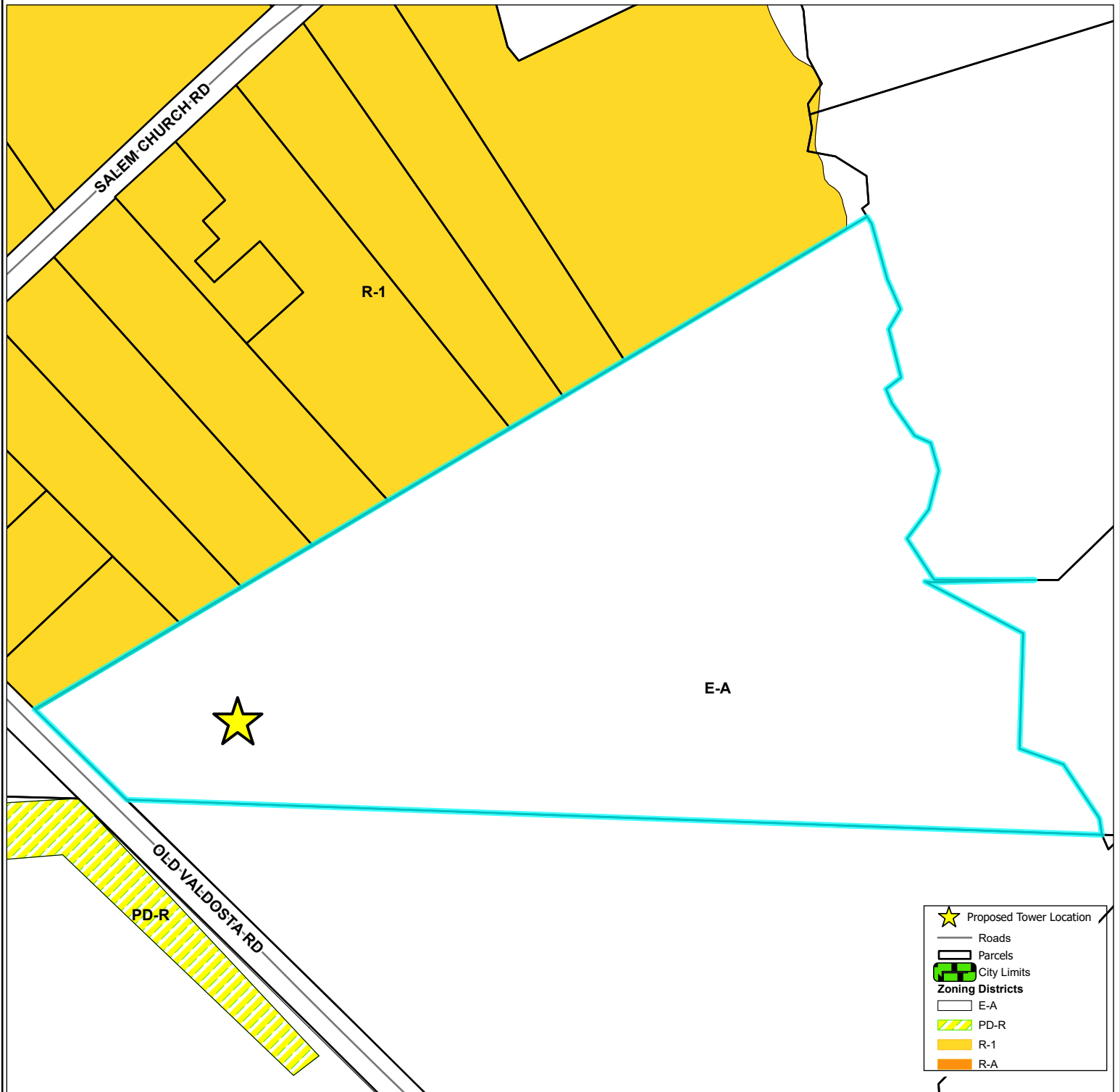
Brad R. Milanowski, P.E., S.E.



TWR-2026-01

Zoning Location Map

Salem Church Communication Facility Approximate Tower Location

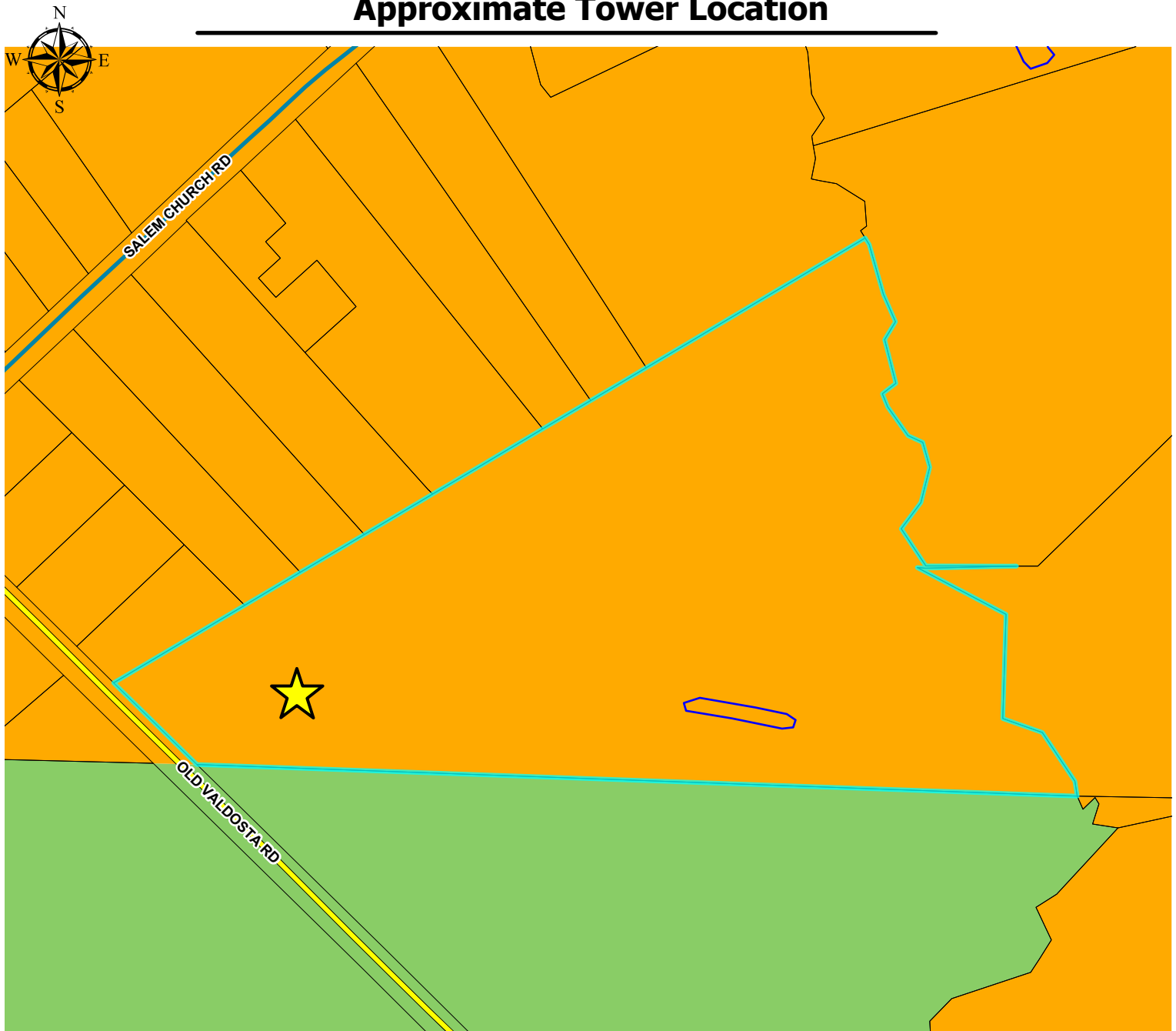


TWR-2026-01

Future Development Map

Salem Church Communication Facility

Approximate Tower Location



0 125 250 500
Feet



sgrc 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

★ Proposed Tower Location

▭ Parcels

▬ City Limits

▭ Open Water

▭ Agriculture / Forestry

▭ Rural Residential

Salem Church Communication Facility

- ★

Proposed Tower Location
- Roads
- ▣

City Limits
- ▭

Open Water
- ▨

Wetlands
- Hydrology
- ▤

Drastic
- ▭

Parcels

