



## Commission Meeting

February 17, 2026

Item Name: SE-26-02

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Chyvattee Vassar, Interim Director
<b>Caption:</b>	<b>SE-26-02</b> – A request for concurrence with the Augusta Planning Commission to <b>APPROVE</b> a petition by Diamond Communications, on behalf of Georgia Power Company, requesting a special exception per Section 28-A-5(A) of the Comprehensive Zoning Ordinance to establish a telecommunication tower, affecting property containing approximately 3.66 acres located at 4436 Deans Bridge Road. Tax Map # 190-0-012-00-0. Zoned A (Agricultural).
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	<ol style="list-style-type: none"><li>1. Issuance of development permits shall be contingent upon submission of plans meeting engineering, environmental, and all other pertinent development regulations.</li><li>2. The total height of the tower cannot exceed 197.6 feet, including the lighting rod.</li><li>3. There shall be a 30-foot access and utility easement that ties into Deans Bridge Road.</li><li>4. The 50 ft undisturbed tree buffer shall be maintained between the new enclosure and the property line adjacent to the northern residential property.</li><li>5. The development must comply with all aspects of the Augusta Tree Ordinance.</li><li>6. Approval of this Special Exception request does not constitute approval of the conceptual site plan submitted with the Special Exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia, prior to construction commencing on the property.</li><li>7. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.</li></ol>
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A