

**Hearing Date:** February 2, 2026

**Case Number:** SE-26-02

**Applicant:** Diamond Communications

**Property Owner:** Georgia Power Company

**Property Address:** 4436 Deans Bridge Road

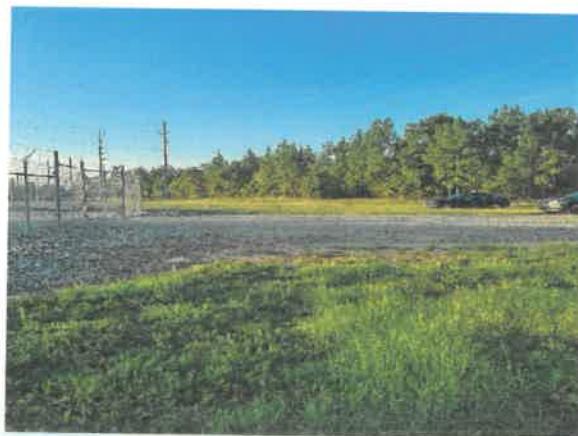
**Tax Parcel No(s):** 190-0-012-00-0

**Current Zoning:** A (Agricultural)

**Fort Eisenhower Notification Required:** N/A

**Commission District 8:** Brandon Garrett

**Super District 10:** Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Telecommunication Tower	Section 28-A-5(A)

#### **SUMMARY OF REQUEST:**

This special exception pertains to a 3.66-acre property located in the Hephzibah neighborhood and is zoned A (Agricultural). The property is currently developed as a Georgia Power Substation, which provides wireless communications service to Georgia Power Field employees and systems, as well as the general public. Based on the plan, the substation will remain in operation alongside the proposed tower. The applicant intends to lease 1,750 square feet of space and construct a 199.5-foot-tall lattice style tower. The site will have limited access and not accessible to the general public.

#### **COMPREHENSIVE PLAN CONSISTENCY:**

This property is situated in the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes the continuation of mixed housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended Development Patterns for the South Augusta Character Area include maintaining low density single-family residential development in areas where it is already the predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

#### **FINDINGS:**

1. The applicant proposes to construct a 199.5-foot-tall lattice style telecommunication tower on the subject property.
2. Telecommunications towers are permissible in the A (Agricultural) zone upon the granting of a Special Exception.

3. The subject property is currently developed as a Georgia Power Substation and is surrounded by single-family homes.
4. The nearest residence measures approximately 197.6 feet from the proposed tower. There is no minimum distance requirement from a residence.
5. The structure is proposed to be placed 197.6 feet from the nearest residence. However, telecommunication towers must be set back a distance equal to the height of the tower from any existing off-site residential structure.
6. The required setback is half the total height of the tower. Based on the submitted site plan, the proposed tower measures approximately 108 feet from the Northwest property line, 138 feet from the Southwest property line, and over 200 feet from the Northeast and Southeast property lines.
7. According to the letter of intent submitted with the application, the applicants stated Diamond will shorten the tower to comply with the zoning requirement.
8. The Federal Aviation Administration conducted an aeronautical study that determined the proposed tower would not exceed obstruction standards and would not be a hazard to air navigation.
9. The subject parcel is served by public water, but not sewer. However, the proposed use will likely not require utilities.
10. The leased area will be enclosed with a 6-foot chain-line fence with 3 strands of barbwire on top, fencing already exist along the perimeter of the existing Georgia Power Substation. This tower is proposed to be collocated with a Georgia Power facility due to the proprietary nature of the communication system to be implemented by Southern Line and it would have the structural capacity to collocate up to three (3) wireless providers on the tower.
11. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Deans Bridge Road is classified as a principal arterial route. The street is a limited access highway where sidewalks and pedestrian activity are restricted.
12. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
13. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
14. The proposal is compatible with surrounding land uses and consistent with the 2023 Comprehensive Plan.
15. At the time of completion of this report, staff have not received notifications of opposition regarding this petition as advertised.

**ENGINEERING/UTILITIES COMMENTS:**

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

**RECOMMENDATION:** The Planning Commission recommends Approval of the special exception to establish a Telecommunication Facility with the following conditions:

1. Issuance of development permits shall be contingent upon submission of plans meeting engineering, environmental, and all other pertinent development regulations.
2. The total height of the tower cannot exceed 197.6 feet, including the lighting rod.
3. There shall be a 30-foot access and utility easement that ties into Deans Bridge Road.
4. The 50 ft undisturbed tree buffer shall be maintained between the new enclosure and the property line adjacent to the northern residential property.
5. The development must comply with all aspects of the Augusta Tree Ordinance.
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.
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.

**NOTE:** This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.



**SENT BY OVERNIGHT DELIVERY**

November 25, 2025

Amanda Cruz, MPA  
Augusta Georgia Planning and Development  
535 Telfair Street, Suite 300  
Augusta, GA 30901

**RE: Diamond Communications, LLC– GA576 Johnsons Branch  
Parcel: 1900012000  
Special Exception Application Request for a  
199.5' AGL Lattice Style Communication Tower**

Dear Ms. Cruz:

On behalf of my client, Diamond Communications, LLC (Diamond), please find the included Special Exception application to allow a 199.5' AGL lattice style telecommunication tower and support facility on Parcel: 1900012000 along with supporting documentation:

1. Cover Letter / Project Narrative (this document)
2. Special Exception Application (Notarized Copy to be Emailed Next Week)
3. Copy of SE Fee Check Made Payable to Richmond-Augusta BOCC for \$800.00
4. Agent of Record Affidavits:
  - a. Georgia Power Co to Mattaniah S. Jahn – MSJPA Form
  - b. Diamond Communications to Mattaniah S. Jahn – MSJPA Form
5. Property Card
6. Property Card Aerial
7. Quit Claim Deed
8. Memorandum of Lease
9. Colocation Affidavit
10. Certified Mail Receipts for Colocation Offer Letters
11. Disclosure of Campaign Contributions for LL
12. Inventory Affidavit of Diamond Towers
13. RF Package-Georgia Power Zoning Support Letter
14. Legal Descriptions
15. Photographs of Site
  - a. North
  - b. South
  - c. East

- d. West
- 16. Photo Simulations
- 17. Fall Zone Letter
- 18. FAA Determination of No Hazard
- 19. Survey
- 20. ZD's - Site Plan Set
- 21. Thumb Drive with Digital Copies of all Documents

#### **Summary of Request**

Diamond respectfully requests a Special Exception for Parcel: 1900012000, to allow the construction of a 199.5' AGL lattice style telecommunication tower ("Lattice") and related fenced compound and power meter/telco rack. The parent parcel is developed as a Georgia Power Substation. It is located .12 miles East of U.S. Highway 1 and .31 miles South of Camp Josey Road. Southern Linc will be the anchor tenant, a division of Georgia Power, and provides wireless communications service to Georgia Power field employees and systems as well as the general public. Southern Linc is attempting to solve a gap in wireless connectivity for Georgia Power field employees and systems in this portion of the County Southwest of Augusta (South Richmond Area). The parent parcel is 3.66 Acres and Diamond's leased area consists of 1,750 square feet. The parent parcel currently carries a South Richmond Character Area Future Land Use designation and an Agricultural zoning designation.

#### **Applicable Land Development Code (LDC)**

##### **Section 28-A. Telecommunication facilities.**

28-A-1 Purpose. This section is designed and intended to balance the interests of the residents of Augusta-Richmond County, telecommunications providers and telecommunications customers in the siting of telecommunications facilities within Augusta, Georgia so as to protect the health, safety and integrity of residential neighborhoods and foster through appropriate zoning and land use controls, a competitive environment for telecommunications carriers that does not unreasonably discriminate among providers of functionally equivalent personal wireless services and shall not prohibit or have the effect of prohibiting the provision of personal wireless services, and so as to promote Augusta, Georgia as a proactive city in the availability of personal wireless telecommunications service. To that end, this section shall:

- A. Provide for the appropriate local land use and development of telecommunications facilities in Augusta-Richmond County;
- B. Protect Augusta, Georgia's built and natural environment by promoting compatible design standards for telecommunications facilities;
- C. Minimize adverse visual impacts of telecommunications facilities through careful design, siting, landscape screening and innovative camouflaging techniques;
- D. Avoid potential damage to adjacent properties from tower or antenna failure through engineering and careful siting of telecommunications tower structures and antenna;
- E. Maximize use of any new and existing telecommunications towers so as to minimize the need to construct new towers and minimize the total number of towers throughout Augusta, Georgia;

- F. Maximize and encourage use of alternative telecommunication tower structures rather than construction of additional single-use towers; and
- G. Encourage and promote the location of new telecommunications facilities in areas which are not zoned for residential use.

**Noted.**

**28-A-2 Definitions.** As used in this ordinance, the following terms shall have the meanings indicated:

...

- I. "Tower" means a structure, such as a lattice tower, or monopole tower constructed as a freestanding structure or in association with a building, other permanent structure or equipment on which is located one or more antenna intended for transmitting or receiving analog, digital, microwave, cellular, telephone, personal wireless service or similar forms of electronic communication. The term includes microwave towers, common carrier towers, and cellular telephone towers;

**Diamond respectfully proposes to construct a lattice style communication tower on the parent parcel. Please see Sheets C1 and C5.**

...

**28-A-3 Exemptions.** ...

**28-A-4 General requirements.** The following shall govern the location and construction of all telecommunication facilities regulated by this ordinance:

- A. Building codes and safety standards. To ensure the structural integrity of telecommunications facilities, the owner of a telecommunications facility shall ensure that it is maintained in compliance with standards contained in applicable local building codes and constructed to the EIA/TIA 222-E standards, as published by the Electric Industries Association, which may be amended from time to time. Owners of telecommunications facilities shall conduct periodic inspections of such facilities at least once every five years to ensure structural integrity. Inspections shall be conducted by a qualified independent engineer licensed to practice in Georgia. The results of such inspection shall be provided to the Director.

**The Lattice will comply. Please see Sheet T-1, Codes Section as well as the enclosed Fall Zone Letter.**

- B. Regulatory compliance.
  - 1. All telecommunications facilities must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate telecommunications facilities.

**The Lattice will comply. Please see the enclosed FAA Determination of No Hazard.**

2. Owners of telecommunications facilities shall provide certification showing that each telecommunications facility is in compliance with all applicable federal and state requirements. Certification of compliance must be submitted every 5 years.

**Diamond will comply.**

**C. Visual impact.**

1. Telecommunications facilities shall either maintain a galvanized steel finish, or subject to any applicable standards of the FAA or other applicable federal or state agency, be painted a neutral color or painted and/or textured to match the existing structure so as to reduce visual obtrusiveness.

**The Lattice will have a dull gray finish and be completely dark at night. Please see Sheet C5 as well as the enclosed FAA Determination of no Hazard to Air Navigation.**

2. ...

4. Any equipment shelter or cabinet that supports telecommunications facilities must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. Equipment shelters or cabinets shall be screened from public view by using landscaping or materials and colors consistent with the surrounding backdrop. The shelter or cabinet must be regularly maintained.

**The Lattice's compound will contain traffic signal sized cabinets, which will be neutral in color. The three sides of the compound that face outward will have the LDC required landscape buffer. Please see Sheets C2 and L1.**

5. Site location and development shall preserve the primary character of the surrounding buildings and land uses and the zone district as much as possible. Towers shall be integrated through location and design to blend in with existing characteristics of the site to the extent practical.

**The Lattice will be located adjacent to the electrical substation on the parent parcel. It will have a dull gray finish, making it appear as an additional utility structure at the substation. The Lattice will be completely dark at night. High voltage power lines exist between the Lattice and the nearest properties to the Northeast, Southeast, and Southwest. Mature trees exist between the Lattice and the nearest properties to the Northwest. Please see Sheets C1 and C5.**

6. Except for stealth facilities, towers shall not be sited where they would, in the opinion of the Augusta, Georgia Planning Commission, negatively affect (a) historic structures or landmarks that are recognized or designated in national or state historic registers, or (b) structures or landmarks that are at least fifty (50) years old and, in the opinion of the Augusta, Georgia Planning Commission have some demonstrable historic value.

**N/A**

7. At a tower site the design of the buildings and related structures shall to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower and related facilities to the natural setting and built environment.

**The Lattice will be located adjacent to the electrical substation on the parent parcel. It will have a dull gray finish, making it appear as an additional utility structure at the substation. The Lattice will be completely dark at night. Further, the Code required landscape buffer will be planted on the Northeast, Southwest, and Northwest sides of the compound, which are the sides that face external property lines of the parent parcel. Finally, mature trees exist between the Lattice and the nearest properties to the Northwest. Please see Sheets C1, C5, and L1.**

**D. Landscaping.**

1. Landscaping shall be used to effectively screen the view of the telecommunication facility from adjacent public ways, public property and residential property.

**The Code required landscape buffer will be planted on the Northeast, Southwest, and Northwest sides of the compound, which are the sides that face external property lines of the parent parcel. Finally, mature trees exist between the Lattice and the nearest properties to the Northwest. Please see Sheets C1 and L1.**

2. Native vegetation on the site shall be preserved to the greatest practical extent. The applicant shall provide a site plan showing existing significant vegetation to be removed, and vegetation to be replanted to replace that lost.

**The Lattice will be constructed on a cleared portion of the parent parcel, next to the substation. As such, it will not impact native vegetation on the parent parcel. Please see Sheet C1 as well as the enclosed Survey.**

3. The landscaping requirement, where lesser requirements are desirable for adequate visibility for security purposes, for continued operation of existing bona fide agricultural or forest uses such as farms, nurseries and tree farms or where an antenna is placed on an existing structure may be modified or waived upon approval of the Augusta, Georgia Planning Commission. In certain locations where the visual impact of the tower would be minimal, such as remote agricultural or rural locations or developed heavy industrial areas, the landscaping requirement may be modified or waived upon approval by the Augusta, Georgia County Planning Commission.

**Diamond respectfully proposes to provide the Code required landscape buffer on the Northeast, Southwest, and Northwest sides of the compound, which are the sides that face external property lines of the parent parcel. Please see Sheets C1 and L1.**

4. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.

**The Lattice will be constructed on a cleared portion of the parent parcel, next to the substation. As such, it will not impact native vegetation on the parent parcel. Please see Sheet C1 as well as the enclosed Survey.**

5. ...

E. Setbacks.

The following setback requirements shall apply to all telecommunications facilities, provided however, that the Augusta, Georgia Planning Commission may reduce the standard setback requirements of this section if the goals of this ordinance would be better served thereby:

1. Telecommunications towers must be set back a distance equal to the height of the tower from any existing off-site residential structure.

**The nearest house will be located 197'7" away from the Lattice. Diamond will move or shorten the Lattice 1' 11" if required by staff. Please see Sheet C1.**

2. Telecommunications towers must be set back a distance equal to one half of the height of the tower from any property line which borders a single family residentially zoned lot that is either located in a developed or developing subdivision or a tract for which a legal subdivision development plan is on file.

**The Lattice will be 199'6" tall, therefore the required setback will be 99.75'. The Lattice will be set back from the parent parcel property lines as follows:**

Direction	Required	Provided
Northeast	100'	244'5"
Southeast	100'	278'11"
Southwest	100'	137'9"
Northwest	100'	108'0"

**Therefore, the Lattice will meet or exceed the Code's required setbacks. Please see Sheets C1 and C1.1.**

3. Towers, guy wires and accessory facilities must satisfy the zoning district setback requirements as identified in Sections 7-28 of this Ordinance.

**The Lattice will have no guyed wires. The Lattice's equipment compound will be set back from the parent parcel property lines as follows:**

Direction	Required	Provided
Northeast	10'	240'2"
Southeast	10'	267'5"
Southwest	10'	109'4"
Northwest	10'	97'4"

**Therefore, the Lattice's compound will meet or exceed the Code's required setbacks. Please see Sheets C1 and C1.1.**

4. The tower setbacks referenced in Subsections 1 and 2 of this Section [28-A-4(E)] shall be measured from the base of the tower itself.

**Noted. Please see Sheets C1 and C1.1.**

**F. Miscellaneous.**

1. **Lighting.** No illumination is permitted on telecommunications facilities unless required by the FCC, FAA, or other state or federal agency of competent jurisdiction or unless necessary for air traffic safety. When lighting is required, it shall be oriented inward to the extent possible so as not to project onto surrounding residential property.

**The Lattice will be completely dark at night. Please see Sheet C5 as well as the enclosed FAA determination of No Hazard to Air Navigation.**

2. **Advertising.** No advertising is permitted on telecommunications facilities. However, whip antennas or panel antennas may be allowed on any legally permitted permanent billboard or outdoor advertising sign as long as the other requirements of this ordinance are met.

**Noted. Please see Sheets N1 and C4.**

3. Telecommunication facilities may be located on sites containing other principal uses in the same buildable area.

**The Lattice will be located immediately adjacent to the Georgia Power substation on the parent parcel. Please see Sheets C1, C1.1, and C2.**

4. Security. Towers shall be enclosed by decay-resistance security fencing not less than six (6) feet in height and shall be equipped with an appropriate anti-climbing device or other similar protective device designed to prevent tower access. If the owner can demonstrate the ability to restrict unauthorized access to the tower, then this latter provision may be waived by the Director.

**The Lattice's compound will be enclosed by a 6' tall chain link fence with a locked gate. There will be three strands of barbed wire on top of the fence. Please see Sheets C2 and C3.**

**28-A-5 District regulations.**

- A. Agriculture (A) Zone.
  1. Telecommunication towers may be located in an A zone upon the granting of a special exception.
  2. Factors to be considered in granting a special exception are identified in 28-A-6.

**The Lattice will be constructed on a parent parcel zoned agricultural and developed as an electrical substation. Please see Sheet C1.**

**B. Single-family Residential Zone (R-1, R-1A, R-1B, R-1C, R-1D, and R-1E):**

1. ...

**28-A-6 Special exception.** Criteria to be used to evaluate applications that require special exceptions shall include the following:

1. height of proposed structure

**The Lattice will be 199.5' tall, which is the minimum height necessary to both meet Southern Line's RF objectives and provide a space for the effectuating the sound planning objective of colocation (tower sharing). Please see Sheet C5.**

2. distances to residences

**The Lattice will be located adjacent to the electrical substation on the parent parcel. It will have a dull gray finish, making it appear as an additional utility structure at the substation. The Lattice will be completely dark at night. High voltage power lines exist between the Lattice and the nearest properties to the Northeast, Southeast, and Southwest. The nearest house will be located 197'7" away from the Lattice. Diamond will move or shorten the Lattice 1' 11" if required by staff. However, mature trees exist between the Lattice and the nearest properties to the Northwest. Please see Sheets C1 and C5 as well as the enclosed photo Simulations.**

3. nature of surrounding land use

**The surrounding land uses are a mixture of agriculturally zoned semi-wooded lots and high voltage power lines. Please see Sheet C1 as well as the enclosed Photo Simulations.**

4. surrounding topography

**The topography of the parent parcel and surrounding properties is generally flat. Please see Sheet C1 as well as the enclosed Survey.**

5. surrounding tree coverage

**The parent parcel is surrounded on all sides by parcels with scattered to moderate tree coverage, which help break up the area's viewsheds and buffer the Lattice from neighboring uses. Please see Sheet C1 as well as the enclosed Photo Simulations.**

6. design of structure - characteristics that reduce obtrusiveness

**The Lattice will be located adjacent to the electrical substation on the parent parcel. It will have a dull gray finish with only three supports and no guyed wires, making it appear as an additional utility structure at the substation. The Lattice will be completely dark at night. Please see Sheets C1 and C5 as well as the enclosed Phot Simulations.**

7. design of structure - ability to accommodate additional antenna

**The Lattice will be designed to collocate Southern Linc and an additional set of antennas for a total of two users. Diamond will make the colocation available at market rates. Please see Sheets C2 and C5 as well as the enclosed Colocation Affidavit.**

8. ingress and egress

**The Lattice will typically generate one trip per user per month, typically in a pickup truck sized vehicle. The Lattice will be accessed by the same driveway currently used to access the substation. Please see Sheets C1 and C1.1 as well as the enclosed Survey.**

9. availability of towers or other tall structures within one-half mile of the proposed site. If within  $\frac{1}{2}$  mile of a proposed tower location there are existing structures the top of which appear to be 90% or more of the height (elevation AMSL) of the proposed tower site, then evidence must be provided with the application that existing structures are not of sufficient strength, or applicant use of structure would cause conflict with the existing use of structure, or that the cost of sharing would be unreasonable, or that the structure is not available for co-location, or coverage/capacity capability and system design would be compromised. (SEE 28-A-7);

**N/A – the Lattice must be collocated with a Georgia Power facility due to the proprietary nature of the communication system to be implemented by Southern Linc.**

10. Proximity to property owned by Augusta, Georgia that could be utilized for construction at the same or less cost to the carrier while accomplishing the same coverage goals of the carrier.

**N/A – the Lattice must be collocated with a Georgia Power facility due to the proprietary nature of the communication system to be implemented by Southern Linc.**

**28-A-7 Application procedure.** Applications for the construction of telecommunications facilities, except for whip antennas and panel antennas where they are permitted uses, shall be made to the staff of the Augusta, Georgia Planning Commission. A cursory review during an initial conference regarding a proposed facility may be held, but applications will not be accepted unless they contain the following information:

Site plan or plans to scale specifying the location of telecommunications facilities, transmission building and/or other accessory uses, access, fences, landscaped area and adjacent land uses.

**Please see the enclosed site plan set.**

- B. Landscape plan to scale indicating size, spacing and type of plantings required in Section 28-A-2d.

**Please see Sheet L-1.**

- C. A general description of the environment surrounding the proposed telecommunications facility accompanied by a map covering an area at least one-half mile in radius, to scale no greater than one inch to 1200 feet, showing any adjacent residential structures and districts, structures and sites of historic significance, streetscapes or scenic view corridors.

**Please see the project narrative above, as well as Sheet C1 and the enclosed Photo Simulations.**

- D. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, identification of the geographic service area for the subject installation, including a map covering an area at least one-half mile in radius and at a scale no greater than one inch to 1200 feet showing the site and the nearest or associated telecommunications facility sites within the network of the applicant. Describe the distance between the telecommunications facility sites of the applicant. Describe how this service area fits into and is necessary for the service network of the applicant.

**N/A – the Lattice must be collocated with a Georgia Power facility due to the proprietary nature of the communication system to be implemented by Southern Linc.**

E. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, a map covering an area of at least one-half mile in radius, to scale no greater than one inch to 1200 feet, showing all publicly owned property and buildings per information provided by Augusta, Georgia, telecommunication facilities, and structures that are 90% or more of the proposed facility height (AMSL). Provide a list of all such properties and structures including street addresses, and a statement describing good faith efforts and measures that were taken to secure these locations, addressing why such properties and structures were not structurally, legally, technically, or economically feasible and why such efforts were unsuccessful.

**N/A – the Lattice must be collocated with a Georgia Power facility due to the proprietary nature of the communication system to be implemented by Southern Linc.**

F. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, the applicant shall quantify the additional tower capacity to be constructed if the proposal is granted, including the approximate number and types of antenna that it could accommodate. The applicant shall provide a drawing of each tower showing existing and proposed antenna locations. The applicant shall also describe any limitations on the ability of the tower to accommodate other uses, e.g., radio frequency interference, mass height, frequency or other characteristics. The applicant shall provide certification that notice of the application has been given to all other telecommunication tower users in the area by certified mail identifying the proposed location and asking for their input regarding co-location possibilities.

**The Lattice will be designed to collocate Southern Linc's antennas and up to one commercial deployment, for a total of two users. Please see Sheet C5 as well as the enclosed fall zone letter.**

G. Report from the applicant documenting the following:

1. Telecommunications facility height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design;
2. Total anticipated capacity of the telecommunications facility, including number and types of antenna which can be accommodated;
3. Evidence of structural integrity of the tower structure; and
4. Structural failure characteristics of the telecommunications facility and demonstration that site and setbacks are of adequate size to contain debris.

**The Lattice will be designed to the latest edition of the Georgia IBC. Further, the Lattice will be designed with fall zone technology. In the unlikely event of structural failure, the lattice will not collapse. Rather, it will fold over upon itself and be completely contained within a 100' radius on the parent parcel. Please see Sheet C1 as well as the enclosed Fall Zone Letter.**

H. The identity of a community liaison officer appointed by the applicant to resolve issues of concern to neighbors and residences relating to the construction and operation of the facility. Include name, address, telephone number, facsimile number and electronic mail address, if applicable.

**The initial community liaison officer will be Scott Von Rein. His contact information is located on Sheet T1.**

I. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, a schedule for construction of the proposed facility if zoning authorization is granted. Upon approval of a special exception, construction must begin within one year or the special exception shall be null and void. An applicant who is licensed by the FCC may submit a revised schedule to the Augusta, Georgia Planning Commission within the one year period asking for an extension, which the Augusta, Georgia Planning Commission shall have the authority to consider as a variance. In no case shall an applicant who is not licensed by the FCC be eligible for a variance from the one year provision.

**Noted. The Lattice will take approximately 120 – 150 days to construct once the building permits are issued. The “Stacking,” which is the most intensive work of the project, will take approximately 2 weeks.**

J. A full inventory of existing towers and which carriers are located on each, that are controlled by the applicant It's affiliates, subsidiaries, and or assigns. This can be provided digitally.

**Diamond does not have any other towers within Augusta-Richmond County at this time. Please see the enclosed Inventory Affidavit.**

28-A-8 Abandoned towers.

A. Any telecommunications facility that is not operated for a continuous period of two (2) years or more shall be considered abandoned, whether or not the owner or operator intends to make use of it or any part of it. The owner of a telecommunications facility and the owner of the property where the facility is located shall remove the abandoned telecommunications facility. If such antenna and/or tower is not removed within sixty (60) days of receipt of a notice from Augusta, Georgia, notifying the owner(s) of such abandonment, Augusta, Georgia may remove such tower and/or antenna and place a lien upon the property to insure that abandoned telecommunications facilities are removed. Delay by Augusta, Georgia in taking action shall not in any way waive Augusta, Georgia's right to take action. Augusta, Georgia may seek to have the telecommunications facility removed regardless of the owner's or operator's intent to operate the tower or antenna and regardless of any permits, federal, state or otherwise, which may have been granted.

B. If the owner of a tower or antenna, which has been abandoned for a period of two years or more, wishes to use such abandoned tower or antenna, the owner first must apply for and receive all applicable permits and meet all of the conditions of this ordinance as if such tower or antenna were a new tower or antenna.

**Noted. Please see Sheet N1.**

28-A-9 Pre-existing tower/nonconforming uses.

...

Thank you in advance for your assistance in this matter. Please do not hesitate to contact me if I am able to provide you with additional information.

Sincerely,



Mattaniah S. Jahn, Esq.

MSJ/vlc

Enclosures



4/14/25

Richmond County

RE: Proposed Communications Tower at Camp Josey Substation  
4436 Deans Bridge Rd Blythe, GA, 30805  
GA576 Johnsons Branch

To Whom It May Concern;

Georgia Power writes to express its support of expanding wireless broadband throughout the communities it serves. Georgia Power has engaged Diamond Communications (“Diamond”) to market or otherwise use certain Georgia Power properties for communications tower construction and/or collocation opportunities related to future usage by wireless carriers.

Regarding the above-referenced facility, Georgia Power has entered into a ground lease agreement which authorized Diamond to develop a 198' self-support lattice tower at the Camp Josey Substation property. Under the lease, Diamond is authorized to make application(s) with Richmond County or any other applicable governmental jurisdiction to construct such a tower on the Property. Additionally, Georgia Power has reserved certain rights to collocate its equipment on the proposed tower in order to serve Georgia Power's communication, maintenance and operational needs related to the power grid and service to Georgia Power's customers. For example, the above-referenced tower will be utilized by Georgia Power to enhance the future Long-Term Evolution (LTE) coverage for Southern LINC, a Georgia Power affiliate, which generally serves as a communication system for not only Georgia Power and its affiliates' employees, but also the general public.

Sincerely,

Keith Williams

C. Keith Williams

Telecom Manager

cc: Scott Von Rein, Diamond Communications

**CARROLL COUNTY, GA**  
**INTENT TO ALLOW COLOCATION AFFIDAVIT**

BEFORE ME, the undersigned authority, personally appeared Vincent Casiero, who being by me first duly sworn, under oath, deposes and states as follows:

1. I am over eighteen (18) years of age and have personal knowledge of the matters contained herein.
2. I am the Vice-President for Site Development of Diamond Communications LLC and have the authority to sign this affidavit.
3. It is the intent of Diamond Communications LLC to construct a communication tower at 4436 Deans Bridge Rd, in Augusta-Richmond County, Georgia, Parcel ID 1900012000.
4. If the communication tower is approved for a height of 199.5' AGL, it will have the structural capacity to collocate up to 3 wireless providers on the tower.
5. Diamond Communications LLC and its successors will offer space on the communication tower to other unaffiliated entities on commercially reasonable terms and will negotiate leases promptly and without undue delay.

AFFIANT FURTHER SAYETH NAUGHT

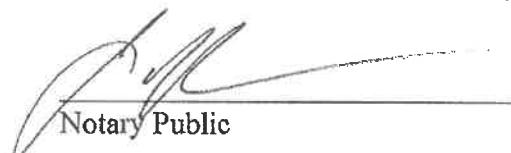


Vincent Casiero, Senior Vice-President  
Diamond Communications, LLC

STATE OF NEW JERSEY  
COUNTY OF UNION

The foregoing instrument was acknowledged before me this 28th day of October, 2025, by Vincent Casiero who is personally known to me.

(SEAL)



Notary Public

Printed Name of Notary

James K. Pryor, Esq.  
Attorney at Law of the State of New Jersey  
Authorized to Administer Oaths, NJSA 41:2-1



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

Aeronautical Study No.  
2024-ASO-25353-OE

Issued Date: 02/04/2025

Donna Mele-Parolari  
Diamond Towers VI LLC  
120 Mountain Avenue  
Springfield, NJ 07081

**\*\* 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 Johnsons Branch-GA576
Location:	Blythe, GA
Latitude:	33-20-29.71N NAD 83
Longitude:	82-09-00.73W
Heights:	440 feet site elevation (SE) 200 feet above ground level (AGL) 640 feet above mean sea level (AMSL)

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:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory Circular 70/7460-1 M Change 1.

This determination expires on 08/04/2026 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 (817) 222-5935, or kenneth.patterson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-ASO-25353-OE.

**Signature Control No: 643013365-646342704**

( DNE )

Ken Patterson

Specialist

Attachment(s)

Frequency Data

Map(s)

cc: FCC

**Frequency Data for ASN 2024-ASO-25353-OE**

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	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

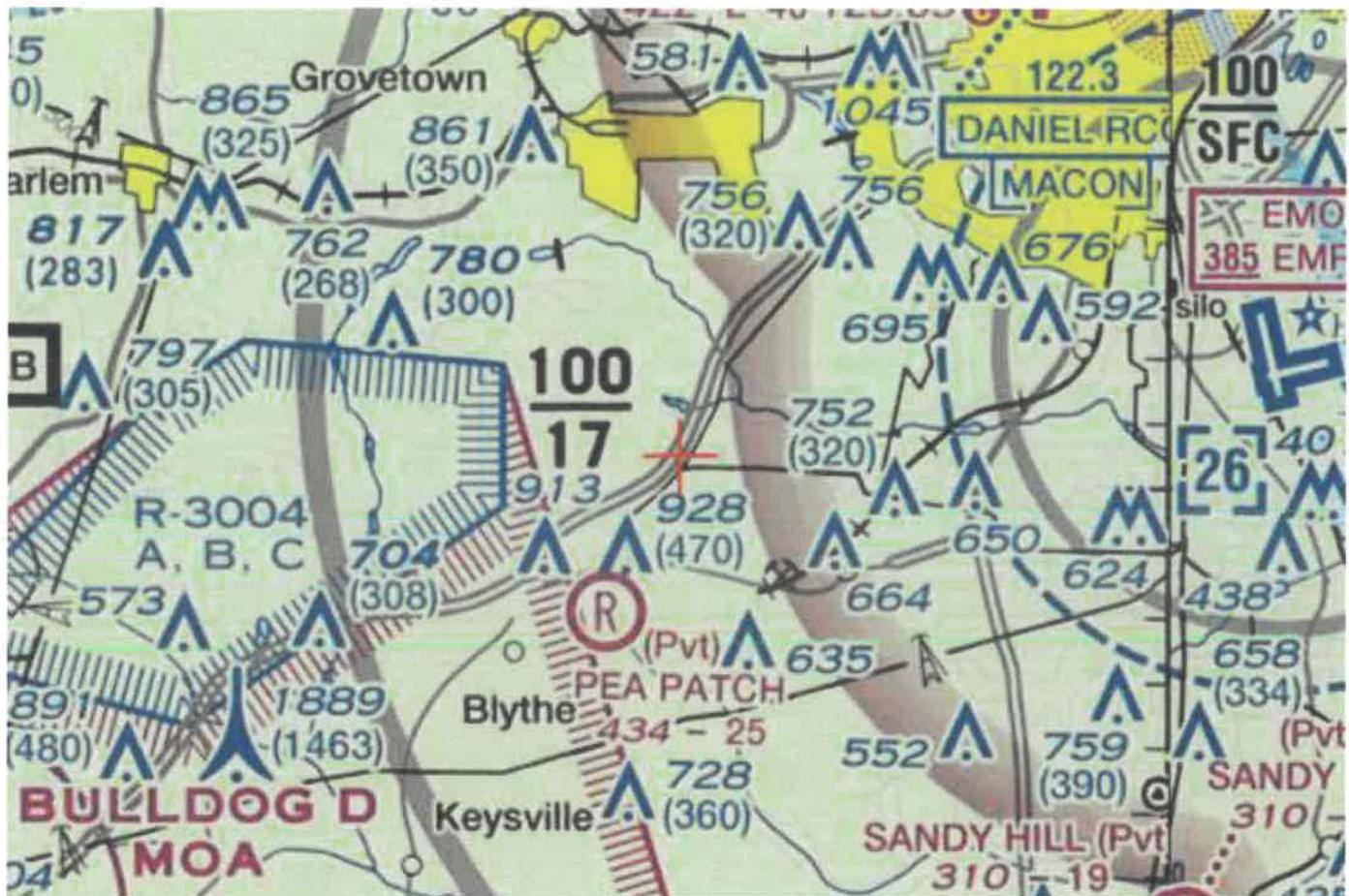
Verified Map for ASN 2024-ASO-25353-OE

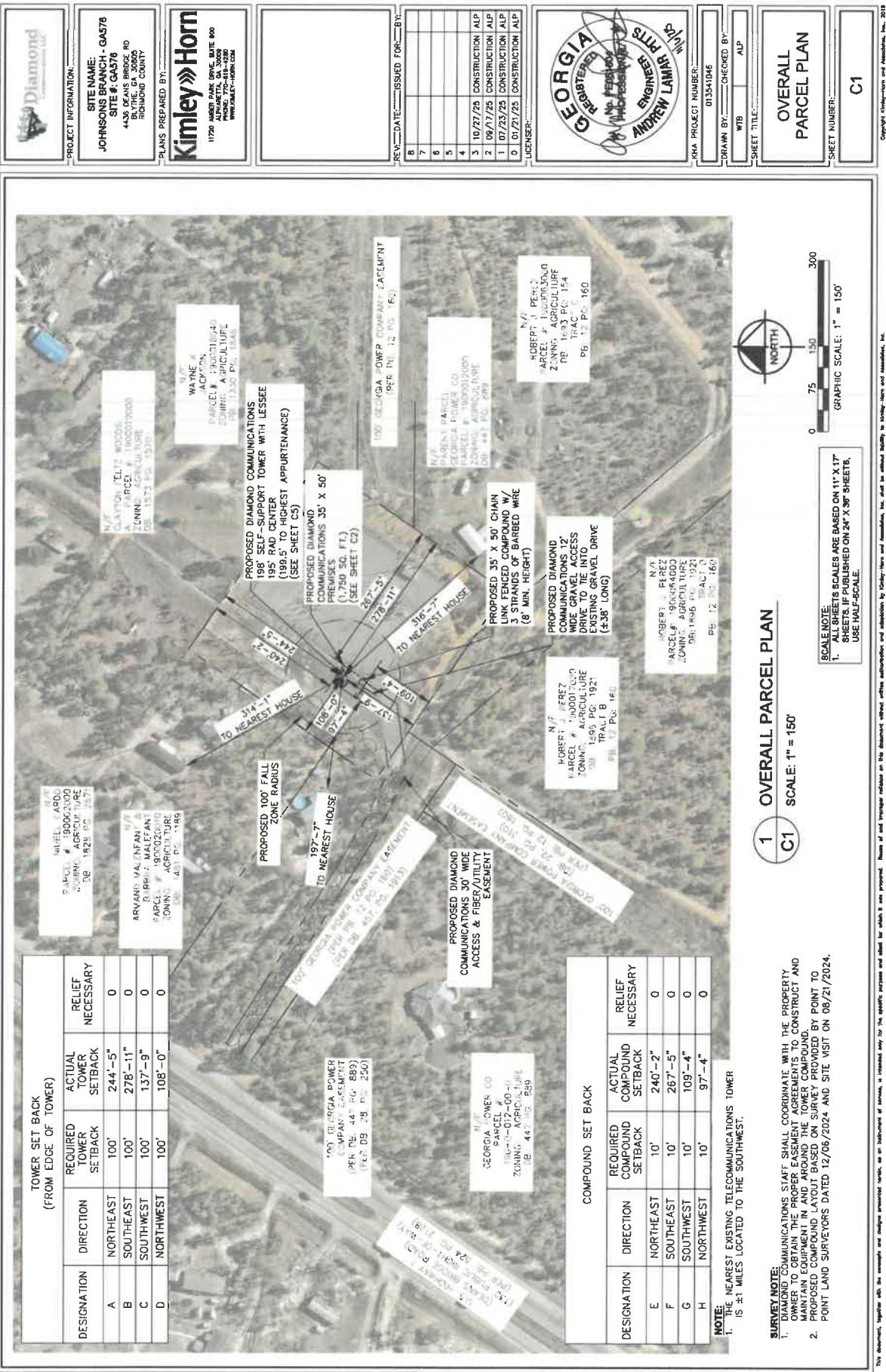


TOPO Map for ASN 2024-ASO-25353-OE



Sectional Map for ASN 2024-ASO-25353-OE





REVIEWER NOTE: **REVIEWER NOTE:**

1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND PROVIDED.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 12/06/2024 AND SITE VISIT ON 08/21/2024.

C1 SCALE: 1" = 150'

GRAPHIC SCALE: 1" = 150'

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 PROJECT INFORMATION:	
SITE NAME: JOHNSONS BRANCH - GA576 SITE #: GA576 4436 DEAN'S BRIDGE RD BLDG. 100, 30060 RICHMOND COUNTY	
PLANS PREPARED BY: Kimley-Horn	
11720 UNDER PARK DR., SUITE 200 ALPHARETTA, GA 30009 PHONE: 770-415-4000 FAX: 770-415-4020 WEBSITE: <a href="http://www.kh.com">www.kh.com</a>	

<b>GENERAL LANDSCAPE NOTES:</b>															
<p>1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS WORK WITH THAT OF ALL OTHER CONTRACTORS. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF ANY UTILITIES, PAVING, OR COMMUNICATIONS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES.</p> <p>2. THE QUALITY AND SIZE OF ALL PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT STANDARDS AS SET FORTH IN ANSI Z60.1:80 - AMERICAN STANDARD FOR NURSERY STOCK.</p> <p>3. ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR PLANT MATERIALS SHALL BE COVERED WITH SEED AND STRAW.</p> <p>4. PLANT SUBSTITUTION MAY BE PERMITTED ONLY AFTER PROOF THAT SPECIFIED PLANTS ARE UNAVAILABLE AND THE REQUEST HAS BEEN SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE THE NEAREST EQUIVALENT ORNAMENTAL SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS AS THE PLANT SPECIFIED.</p> <p>5. MINOR PLANT LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD TO ENSURE ACCESS TO UTILITY JUNCTION BOXES, FREE SITE LIGHTING OF FUTURE TREE CANOPY INTERFERENCE AND ALLOW UNHINDED PEDESTRIAN / VEHICULAR CIRCULATION ON ALL PAVEMENTS OR FOUNDATIONS.</p> <p>6. ALL SHRUB MASSES OF TWO OR MORE SHALL BE DODGED INTO A PLANTING BED AND MULCHED PER DETAIL. ALL INDIVIDUAL TREES AND SHRUBS SHALL HAVE A MAULCH SAUCER EQUAL IN DIAMETER TO THE PLANTING PIT DIAMETER AND SHALL BE MULCHED AS SHOWN ON THE DETAILS. UNLESS OTHERWISE INDICATED, ALL LINED EDGES SHALL BE A DEEP CUT CLEAN SPADE EDGE.</p> <p>7. THE CONTRACTOR SHALL VERIFY THAT EACH TREE OR SHRUB PIT WILL DRAIN BEFORE INSTALLING PLANT MATERIAL. HE SHALL FILL THE HOLE WITH SIX INCHES (6") OF WATER THAT SHOULD PERCOLATE OUT WITHIN TWENTY-FOUR HOURS.</p> <p>8. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HE ENCOUNTERS ANY UNSUITABLE SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, UTILITY LINES, OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS. SHOULD THE CONTRACTOR NOT NOTIFY THE OWNER OF A PROBLEM AREA, HE WARRANTS THAT THE AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF ALL PLANTS INSTALLED.</p> <p>9. THE CONTRACTOR SHOULD VERIFY LANDSCAPING/TREE PLANTING LOCATIONS WITH THE PUBLIC UTILITIES DEPARTMENT TO AVOID CONFLICTS WITH WATER, SEWER, AND GAS LINES.</p> <p>10. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE INQUICTIONABLE IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT ADULT STAGES. PLANTS ON LAWN, PUPIL OR LINE, THESE SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.</p> <p>11. THERE SHALL BE NO CIRCLING OR GIRDING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.</p> <p>12. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART; THERE CAN BE TWO LEADERS IN THE TOP 10% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.</p> <p>13. THE TREE CANOPY SHOULD BE SYMMETRICAL AND FREE OF LARGE Voids. CLEAR TRUNK SHOULD BE OF SUFFICIENT HEIGHT TO CLEAR SURROUNDING USES THAT MAY BE IMPACTED BY THE FUTURE GROWTH OF THE TREE.</p> <p>14. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO COMBS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.</p> <p>15. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.</p> <p>16. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING OF THE SITE BY THE LOCAL ARBORIST.</p>															
<b>LEGEND</b>															
 AMERICAN HOLLY															
<b>PLANTING LIST</b>															
<table border="1"> <thead> <tr> <th rowspan="2">SYMBOL</th> <th rowspan="2">QTY.</th> <th rowspan="2">BOTANICAL NAME</th> <th rowspan="2">COMMON NAME</th> <th colspan="2">SPECIFICATION</th> </tr> <tr> <th>ROOT</th> <th>CALIPER SIZE MM.</th> </tr> </thead> <tbody> <tr> <td>TO</td> <td>24</td> <td>ILEX O. ACA</td> <td>AMERICAN HOLLY</td> <td>B&amp;B</td> <td>1.75" 5' O.C.</td> </tr> </tbody> </table>		SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION		ROOT	CALIPER SIZE MM.	TO	24	ILEX O. ACA	AMERICAN HOLLY	B&B	1.75" 5' O.C.
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 GRAPHIC SCALE: 1" = 15'															
<b>IRRIGATION NOTES: NOTES:</b>															
<p>1. THE CONTRACTOR SHALL IRRIGATE &amp; WARRANTY ALL PLANTS AND MATERIALS FOR ONE YEAR FROM OWNERS ACCEPTANCE. ALL REPLACEMENTS SHALL BE ORIGINALLY SPECIFIED.</p> <p>2. CONTRACTOR TO ONLY USE RECLAIMED WATER AS IRRIGATION WATER SOURCE.</p> <p>3. THERE ARE NO WELLS PRESENT ON SITE.</p> <p>4. THE LOWEST WATER QUALITY SOURCE AVAILABLE SHALL BE UTILIZED FOR IRRIGATION ON COMMON AREAS. STORMWATER REUSE, RECLAIMED WATER USE, AND GREY WATER IRRIGATION SYSTEMS SHALL BE USED WHERE FEASIBLE. SHALLOW WELLS AND WET RETENTION/DETENTION PONDS SHALL ALSO BE USED AS AN ALTERNATIVE TO POTABLE WATER.</p> <p>5. POTABLE WATER SHALL NOT BE USED FOR LANDSCAPE IRRIGATION.</p>															

Planning Commission  
SE-26-02  
February 2, 2026

4436 Deans Bridge Road

Aerial



Produced By: City of Augusta  
Planning & Development Department  
535 Teaff Street, Suite 300  
Augusta, GA 30901  
1/20/2026 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



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Planning Commission

SE-26-02

February 2, 2026

4436 Deans Bridge Road

Current Zoning

Subject Property

Zoning Classification

A: Agriculture

HI: Heavy Industry



**Request:** 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.

**Name:** Diamond Communications, on behalf of Georgia Power Company  
**Parcel:** 190-0-012-00-0

**Augusta, GA Disclaimer**  
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Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
1/20/2026 PE22633



0 650 Feet



**Diamond**  
Communications LLC

## **JOHNSONS BRANCH GA576**

4436 Deans Bridge RD, Blythe, GA 30805

### **198ft. SELF SUPPORT TOWER SIMULATION**

View #1 from Whisnant Road  
approximately 200ft. southwest of site



