Augusta
GEORGIA
PLANNING & DEVELOPMENT DEPARTMENT

Augusta-Richmond County
Planning Commission
Staff Report

Hearing Date: September 2, 2026
Case Number: SE-26-17
Applicant: Harmoni Towers Gateway LLC
Property Owner: Vincent McClain
Property Address: 3421 Milledgeville Road
Tax Parcel No: 069-1-011-00-0
Current Zoning: LI (Light Industrial)
Fort Gordon Notification Required: N/A
Commission District 2: Stacy Pulliam
Super District 9: Francine Scott

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

SUMMARY OF REQUEST:

This special exception involves the property located at 3421 Milledgeville Road, identified as Tax Parcel No. 069-1-011-00-0, and zoned LI (Light Industrial). Harmoni Towers Gateway LLC, in partnership with Verizon Wireless, is requesting approval to construct a new wireless telecommunications facility on the property. The proposed facility will consist of a 285-foot self-supporting telecommunications tower within a 75-foot by 75-foot lease area. Verizon Wireless plans to install antennas at approximately 280 feet in height, and the tower will be designed to allow for future co-location by other wireless providers.

The facility will be unmanned and is expected to require routine service visits approximately once per month. Access to the site will be provided from an existing gravel access drive off Milledgeville Road. Under Section 28-A-5(F)(3) of the Comprehensive Zoning Ordinance, telecommunications towers exceeding 200 feet in height may be permitted in the LI district with approval of a Special Exception.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the South Augusta Character Area and is zoned LI (Light Industrial). The proposed telecommunications facility is intended to improve wireless coverage and service reliability in the surrounding area. The area includes a mix of residential, commercial, institutional, and industrial uses, with continued growth and development occurring throughout the corridor. The presence of existing and emerging commercial development increases the need for reliable wireless communication services to support businesses, customers, employees, and surrounding residents.

The proposed facility is consistent with the intent of the Comprehensive Plan by supporting existing development and accommodating future growth within the South Augusta Character Area. Reliable telecommunications infrastructure is an important component of supporting commercial and residential development, public services, and overall connectivity. The facility will improve wireless coverage in an area experiencing continued development while utilizing property already zoned for LI (Light Industrial) uses. The proposed tower will also provide opportunities for future co-location by other wireless providers, helping to support additional telecommunications needs without requiring separate tower facilities in the area.

Overall, the proposed telecommunications facility is compatible with the existing and anticipated development pattern of the area and supports the Comprehensive Plan's goals of accommodating growth, supporting economic and commercial activity, and providing the infrastructure necessary to serve existing and future development.

FINDINGS:

1. The applicant proposes a 285-foot self-supporting wireless telecommunications tower within a 75-foot by 75-foot lease area on the approximately 2.00-acre property located at 3421 Milledgeville Road.
2. The proposed facility will primarily serve Verizon Wireless and is designed as a shared telecommunications facility that may accommodate future co-location by other wireless carriers.
    - The applicant states that the tower will have a galvanized finish and will be located behind an existing building to help reduce its visibility from surrounding properties. Existing vegetation will be preserved to the maximum extent practical to further minimize visual impacts.
    - The applicant states that the proposed tower will be approximately 340 feet from the nearest residential structure and has been designed to meet the applicable setback requirements for telecommunications facilities.
    - The telecommunications compound will be enclosed by a 6-foot fence. No additional landscaping is proposed at this time, as the facility will be located behind an existing building and is surrounded by existing vegetation and trees that will provide additional screening.
    - Access to the facility will be provided through an existing gravel access drive from Milledgeville Road. The facility will be unmanned and is expected to require a service technician visit approximately once per month following construction.
3. The proposed facility will not require water or sanitary sewer service. Utilities are expected to be limited to electrical power, fiber-optic cable, and land-line telephone service necessary for operation of the facility.
4. The facility will be remotely monitored through an alarm system connected to a main switch station. Due to the unmanned nature of the facility, the applicant does not anticipate that the use will generate regular demand for police or fire services.

5. The proposed tower and associated equipment will be designed and constructed in accordance with applicable federal, state, and industry standards, including applicable FCC and FAA requirements and EIA/TIA-222-E structural standards.
6. Based on the submitted application materials, the proposed telecommunications facility will comply with the applicable requirements of Section 28-A of the Comprehensive Zoning Ordinance, including requirements related to regulatory compliance, setbacks, visual impacts, landscaping, and safety.
7. The proposed facility is intended to improve wireless coverage and service reliability and provide enhanced wireless voice and data services to residents, businesses, institutions, and other users within the surrounding area and Augusta-Richmond County.
8. The rear portion of the property is located within a designated 100-yr flood zone and also contains wetlands. Based on the submitted site plan, the proposed tower, lease area, and associated improvements appear to be located outside of these areas and do not appear to encroach upon the identified floodplain or wetland areas.
9. The proposal is consistent with the 2023 Comprehensive Plan and the intended development pattern of the South Augusta Character Area.
10. At the time of the completion of this report, staff have not received any inquiries regarding this petition as advertised.

CRITERIA FOR GRANTING SPECIAL EXCEPTION:

The granting of a special exception is subject to a finding by the Planning Commission that a petition meets all nine (9) criteria:

1. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the Comprehensive Plan.
   The proposed telecommunications facility is consistent with the Comprehensive Plan and the South Augusta Character Area. The property is currently zoned LI (Light Industrial), and the proposed telecommunications use is permitted in the district subject to Special Exception approval. The facility will support existing and future residential, commercial, institutional, and industrial development by improving wireless coverage and providing reliable communication infrastructure. The shared design of the facility will also allow for future co-location by other wireless providers, supporting continued growth without necessarily requiring additional tower sites.
2. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.
   The proposed use is suitable given the existing zoning and development pattern in the surrounding area. The property is located within an area containing a mix of commercial, residential, institutional, and industrial uses. The telecommunications facility will be located behind an existing building and will utilize an existing access drive from Milledgeville Road. The proposed location, setbacks, existing vegetation, and enclosed compound will help minimize potential impacts on surrounding properties.
3. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.

The proposed facility is not expected to adversely affect the existing use or usability of adjacent or nearby properties. The tower will be located approximately 340 feet from the nearest residential structure, and existing vegetation will be preserved to the maximum extent practical to provide additional visual screening. The facility will be unmanned, with service visits anticipated approximately once per month, and will not require water or sanitary sewer services. Based on the submitted information, significant traffic, noise, lighting, or other operational impacts are not anticipated.

4. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

   There are no substantial reasons identified that would prevent the property from being used for uses permitted within the existing LI zoning district. However, the proposed telecommunications facility requires Special Exception approval due to the proposed tower height exceeding the applicable threshold. The proposed use is appropriate for the property because it provides needed telecommunications infrastructure while utilizing an existing industrially zoned site and minimizing impacts to surrounding properties.

5. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.

   Existing public facilities appear adequate to support the proposed use. The facility will utilize an existing gravel access drive from Milledgeville Road and will generate minimal traffic due to its unmanned operation and anticipated service visit of approximately once per month. Water and sanitary sewer services are not required. The facility will be remotely monitored through an alarm system, and the applicant does not anticipate regular demand for police or fire services. The proposed tower will also be designed and constructed in accordance with applicable federal and industry safety standards.

6. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties.

   The proposed facility is supported by continued growth and development within the South Augusta area, including residential, commercial, and institutional development and the increasing demand for reliable wireless communication services. While the property is already appropriately zoned LI, the proposed tower height requires Special Exception approval. The need for improved wireless coverage and expanded telecommunications infrastructure reflects changing technology and increased demand for wireless voice and data services associated with existing and future development in the area.

7. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

   The proposed use represents a reasonable balance between the public interest and the property owner's right to develop the property in accordance with applicable zoning regulations. The facility will provide improved wireless communication services that benefit residents, businesses, institutions, and emergency and public services. At the same time, potential impacts are minimized through the proposed location behind an existing building, preservation of existing vegetation,

compliance with applicable setbacks and structural standards, limited site activity, and the use of an existing access drive. The facility's design for future co-location may also reduce the need for additional telecommunications towers in the surrounding area. Based on the submitted information, the proposal is not expected to create significant adverse impacts to the health, safety, or general welfare of the surrounding community.

8. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.
   The proposed telecommunications facility will be unmanned and remotely monitored, with routine maintenance visits anticipated approximately once per month. The limited frequency of site activity is not expected to generate significant traffic, noise, lighting, or other adverse impacts to surrounding properties. The proposed manner of operation is therefore not anticipated to adversely affect nearby properties.
9. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.
   The proposed telecommunications tower will be located behind an existing building and approximately 340 feet from the nearest residential structure. Existing vegetation will be preserved to the maximum extent practical to provide visual screening. The proposed tower and associated equipment compound will comply with applicable setbacks and structural requirements. Given its location, setbacks, screening, and limited site activity, the facility is not expected to adversely impact the surrounding development pattern.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- Recommendation for approval.

Engineering Comments:

- No comments received at this time.

Utilities Comments:

- No comments received at this time.

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

1. The telecommunications facility shall be limited to the leased area as shown in the site plan details dated 7/16/26.
2. 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 the Site Plan Regulations of Augusta, Georgia, prior to construction commencing on the property.
3. 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.

4. The total height of the tower shall not exceed 289 feet, including the lighting rod affixed to the top.
5. Issuance of development permits shall be contingent upon the submission of site development plans that comply with all applicable engineering, environmental, and other relevant development regulations.

NOTE: *This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. The report is an evaluation of stated information presented by the applicant, research done by the staff, including the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge at the hearing based on all the information available at that time.*

Letter of Application

July 14, 2026

Chyvattee Vassar
Augusta Planning Division
535 Telfair Street, Suite 300
Augusta, GA 30901

RE: Special Exception Application
Harmoni Site: Augusta
3421 Milledgeville Rd, Augusta, GA 30909

Dear Mr. Vassar:

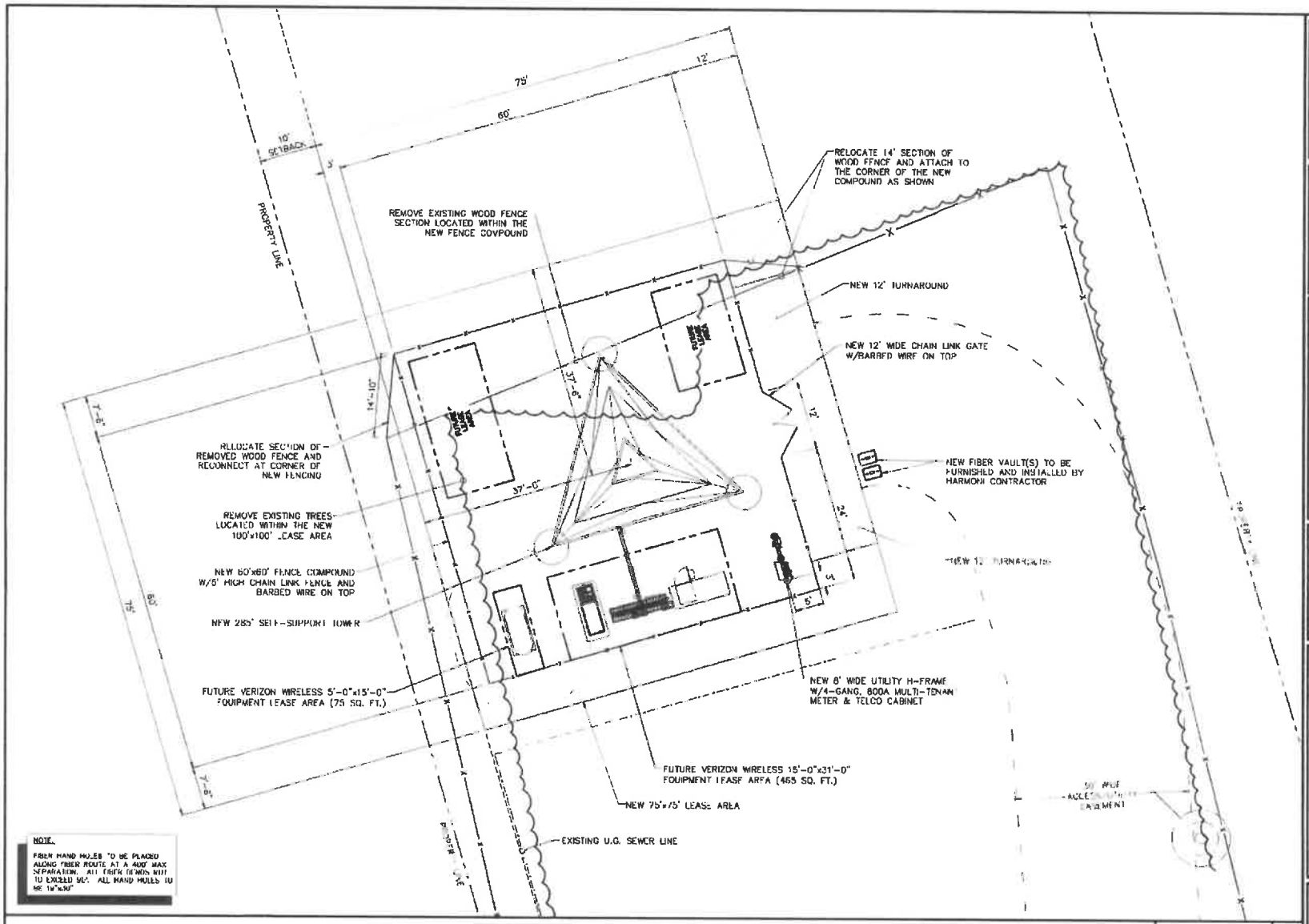
Harmoni Towers has partnered with Verizon Wireless to propose a new wireless telecommunications facility at the above-referenced location, to be used by Verizon and other wireless carriers. This is an application for a Special Exception for this telecommunications facility under Section 28-A of the Comprehensive Zoning Ordinance of Augusta, GA.

The proposed wireless telecommunications facility is intended to meet Verizon's technical needs and to provide more effective coverage in the area for Verizon and other future potential co-locators. The proposed structure will consist of a 285'-0" self-support tower, to be located within a 60-0" x 60'-0" fenced compound located within a 75'-0" x 75'-0" lease area. The proposed tower and facility will be erected, owned, and managed by Harmoni Towers, and Verizon Wireless will locate its antennas on the tower at the 280' level and its equipment in the compound upon completion. The facility is unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month after the facility is completed.

On behalf of Harmoni Towers and Verizon Wireless, LCC Telecom Services has submitted all required documentation for the proposed tower and facility in accordance with the City of Augusta / Richmond County Comprehensive Zoning Ordinance for this application to be deemed complete. Should you have any questions, please feel free to contact me. I look forward to working with you during the approval process to provide the residents of Richmond County with improved wireless coverage.

Sincerely,

Ira Brown
Zoning Analyst
LCC Telecom Services
Phone: (248) 303-1630
Email: ibrown@lcctelecom.com



ENLARGED SITE PLAN | 1/16" = 1'-0" | A

PLANS PREPARED FOR:

HARMONI TOWERS

6210 Ardrey Kell Road, Suite 375
Charlotte, NC 28277

PLANS PREPARED BY

T-SQUARED SITE SERVICES

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ENGINEERING FIRM & SEAL:

GEORGIA REGISTERED No. PE048357 PROFESSIONAL ENGINEER CRAIG ANDREWS RUSSELL

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REVISIONS:

DESCRIPTION	DATE	BY	REV
FINAL CDS	7.16.26	TM	1
ISSUED FOR REVIEW	6.18.26	TM	0

PROJECT INFO

HARMONI TOWER ID # : GA0010283

HARMONI SITE NAME: AUGUSTA GA

VERIZON FUZE ID: 17333880

3421 MILLEDGEVILLE RD
AUGUSTA, GA 30909

NEW
285 SELF-SUPPORT TOWER

ENLARGED SITE PLAN

SHEET NUMBER: C-2

REV.: 1

68233

CONTIGUITY STATEMENT

The Leased Premises is contiguous along its common boundaries to the Access and Utility Easement, which in turn is contiguous along its common boundaries to the Milledgeville Road right of way, and there are no gaps, gores, spaces or overlaps between or among any of said parcels of land.

SITE INFORMATION

SITE ADDRESS: 3421 Milledgeville Road, Augusta, Georgia 30909

LEASE AREA = 5,625 Sq. Ft. (0.1291 Acres)

LATITUDE = 33° 29' 52.20" NAD 83 AT CENTER OF SITE
LONGITUDE = -82° 03' 56.86" NAD 83

ELEVATION AT CENTER OF SITE = 228' Above Mean Sea Level

PARENT PARCEL INFORMATION

Owner: Vincent E. McClain

Address: 3421 Milledgeville Road, Augusta, Georgia 30909

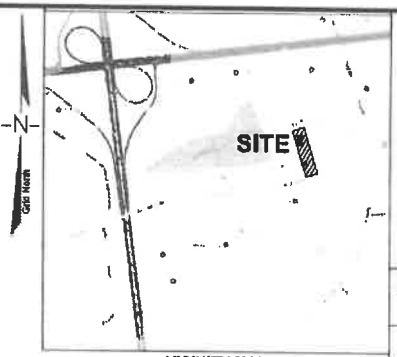
Parcel ID: 0891011000

Zoned: LI

Area: 3.00 Acres ±

Flood Zone: Zone AE (Elev: 216.8')

References: PB C, Pg 4a(i); DB 840, Pg 792



VICINITY MAP
Not to Scale

GENERAL NOTES

This survey was prepared for the exclusive use of Harmoni Towers AssetCo, LLC. and exclusively for the transferal of the rights of easement shown hereon and shall not be used as an exhibit or evidence in the transferal of the parent parcel for any portion or portions thereof.

The outer boundary of the subject property as shown hereon was established using a combination of deeds of record, plats of record, and some field work. However, a complete boundary survey was not performed for this drawing.

Equipment Used:
Angles & Linear: Leica TS13
GPS: Carlson BRx8

The field data upon which this survey is based was collected from multiple control points and was not adjusted.

This survey has been calculated for closure and is found to be accurate to within one foot in 100,000+ feet.

The 2' contours shown on this plat are based on U.S.G.S. datum and have a vertical accuracy of ± 1.0'. Contours outside the immediate site area are approximate.

The Leased Premises and Access & Utility/Fiber Easement are not located in a special flood area as per F.I.R.M. Community Panel No. 13245C0104G dated 11/15/2019. (Zone AE (Elev = 216.8'))

No wetlands areas have been investigated by this survey

The utilities shown hereon are based upon an above-ground field survey. The actual utility locations should be field verified before any construction begins.

To: Harmoni Towers AssetCo, LLC, a Delaware limited liability company; its successors, assigns and/or designees and Old Republic National Title Insurance Company

I, James W. Eckert, Jr, a Georgia Professional Land Surveyor, certify that the information shown hereon was compiled using data from an actual field survey made under my direct supervision and that the field survey and the compilation of information shown hereon were conducted in accordance with the State of Georgia requirements. The field work was completed on September 10, 2025.
James W. Eckert, Jr., PLS #3128
Dated October 10, 2025

GEORGIA REGISTERED No. 3128 LAND SURVEYOR JAMES W. ECKERT, JR.

TITLE EXCEPTIONS

TITLE ISSUER: Old Republic National Title Insurance Company
COMMITMENT NUMBER: 01-25027761-01T
COMMITMENT DATE: 05/12/2025

11. Boundary Line Agreement, recorded 10/23/1984 as Book 192, Page 524 of the Richmond county records.
[SUBJECT PROPERTY IS A PORTION OF ONE OF THE PARCELS ON THE PLAT REFERENCED BY THE DEED BUT DOES NOT TOUCH A PARCEL LINE]

12. Timber Agreement by and between Frank N.H. Harrison, John M. Hearne, Erma H. Hearne, Warren A. Davis, Eleanor H. Davis, John M. Martin and Elsie H. Martin to Federal Paper Board Company, Inc., recorded 10/30/1991 as Book 370, Page 1845 of the Richmond county records.
[AGREEMENT EXPIRED 12 MONTHS AFTER OCTOBER 21, 1991]

13. Subject to Covenants, Restrictions, Reservations, Easements, and Rights of Way and Building setbacks, if any, as shown on the Plat, as recorded in Book 707, Page 1353, recorded 11/22/2000 in Richmond County records.
[NO PLAT MATTERS TO REPORT, SEE REFERENCED PLAT]

14. Subject to Covenants, Restrictions, Reservations, Easements, and Rights of Way and Building setbacks, if any, as shown on the Plat For Harrison, Hearne, Martin And Davis Properties, as recorded in Book 840, Page 789, recorded 02/24/2003 in Richmond County records.
[NO PLAT MATTERS TO REPORT, SEE REFERENCED PLAT]

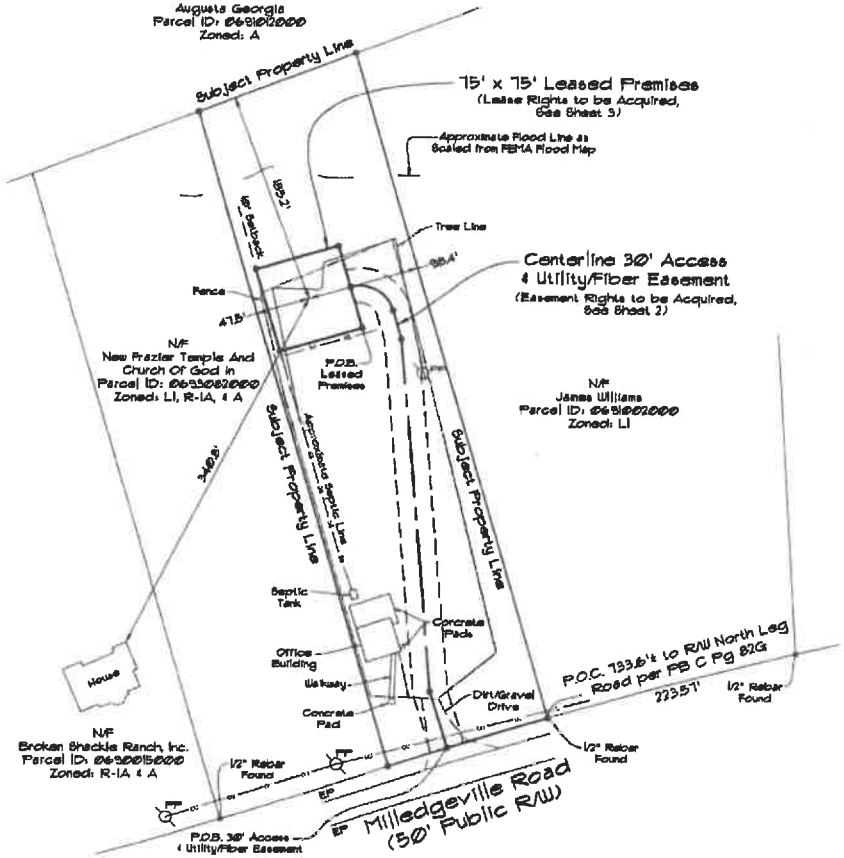
15. Easement as contained in Deed, recorded 02/24/2003 as Book 840, Page 792 of the Richmond county records.
[DEED DOES NOT CONTAIN SUFFICIENT INFORMATION TO PLOT]

16. Subject to Covenants, Restrictions, Reservations, Easements, and Rights of Way and Building setbacks, if any, as shown on the Amended Plat For Harrison, Hearne, Martin And Davis Properties, as recorded in Book 1, Page 36, recorded 01/21/2004 in Richmond County records.
[NO PLAT MATTERS TO REPORT, SEE REFERENCED PLAT]

17. Subject to Covenants, Restrictions, Reservations, Easements, and Rights of Way and Building setbacks, if any, as shown on the PLAT FOR HARRISON, HEARNE, MARTIN AND DAVIS PROPERTIES, as recorded in Book 1, Page 238, recorded 05/06/2004 in RICHMOND County records.
[NO PLAT MATTERS TO REPORT, SEE REFERENCED PLAT]

18. Security Deed securing an indebtedness in the amount of $914,480.00 from Vincent E. McClain, grantor and Queensborough National Bank and Trust Company, Lender, recorded 12/12/2018 as Book 1559, Page 2242 of the Richmond county records. Note: Modification of Security Deed, recorded 01/30/2020 as Book 1713, Page 869 of the Richmond county records.
[APPLICABLE TO THE SUBJECT PROPERTY PER LEGAL DESCRIPTION IN EXHIBIT "A"]

19. Subject to Covenants, Restrictions, Reservations, Easements, and Rights of Way and Building setbacks, if any, as shown on the Plat For The City Of Augusta, as recorded in Book 14, Page 180, recorded 07/30/2020 in Richmond County records.
[NO PLAT MATTERS TO REPORT, SEE REFERENCED PLAT]



LEGEND

POB	POINT OF BEGINNING
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
UP	UTILITY POLE
LP	LIGHT POLE
FP	FLAG POLE
SMH	SANITARY SEWER MANHOLE
DCMH	STORM DRAIN MANHOLE
INV	INVERT
HY	FIRE HYDRANT
CT	CONCRETE PAVEMENT
TC	TOP OF CURB
BC	BACK OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
OH	OVERHEAD UTILITY
OHP	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
GW	WIRE ANCHOR
TD	TRANSFORMER
JB	JUNCTION BOX
BCB	BRICK CURBED CATCH BASIN
CMCB	CONCRETE MONUMENT CATCH BASIN
CL	CHAIN LINK FENCE
WMVM	WATER METER/WATER METER
CO	SEWER CLEANOUT
GVGM	GAS VALVE/GAS METER
MF	MONITOR FOUNDERY
MW	MONITORING WELL

OAK/DECIDUOUS TREE

PINE/EVERGREEN TREE

0 50 100 200 300
Scale: 1" = 100'
Sheet Size 11" x 17"

civil survey, inc.
116 Maddox Road
Griffin, Georgia 30224
(404) 765-8898

HARMONITOWERS

Easement Survey

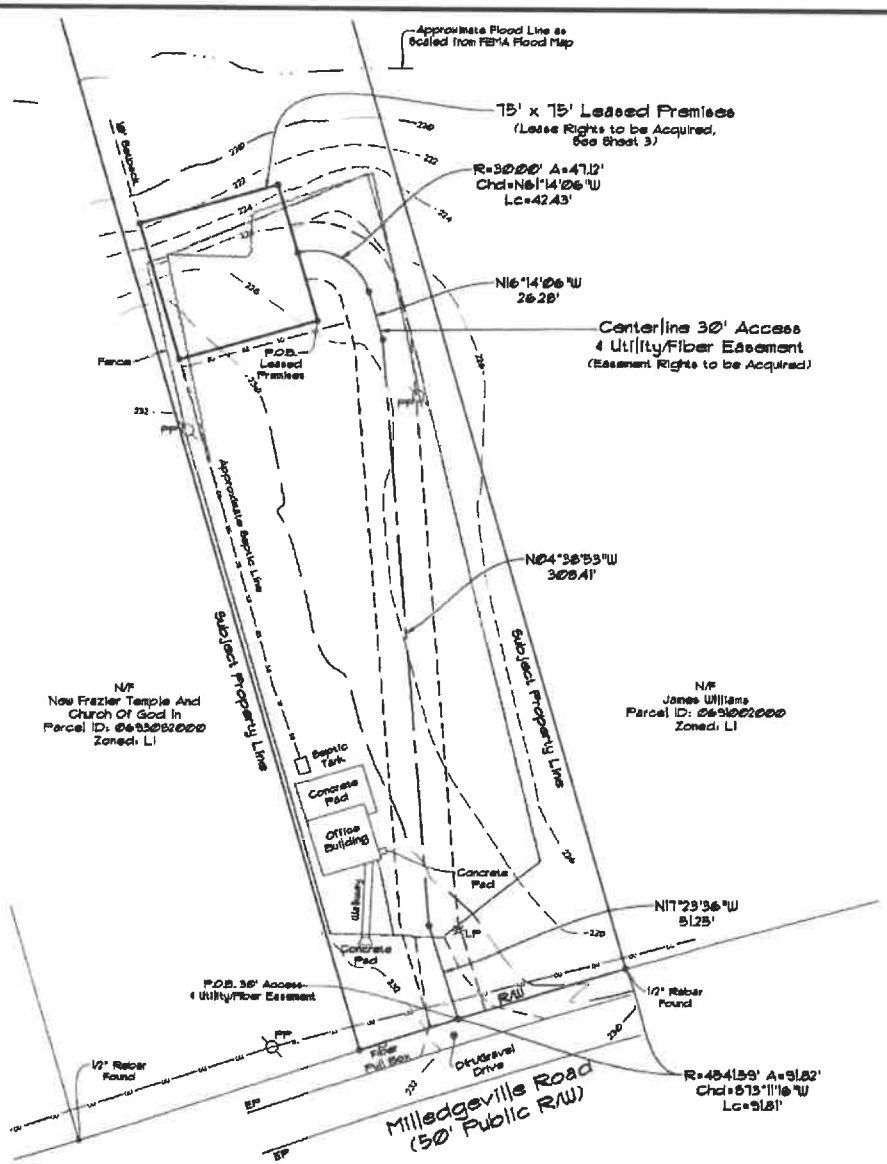
Harmoni Towers
6210 Ardrey Kell Road
Suite 450
Charlotte, NC 28277

RELEASE DESCRIPTION	DATE

Date: 10 October 2025
Land Lot: N/A
Land District: 118th G.M.D.
Land Section: N/A
City: Augusta
County: Richmond
State: Georgia
cai Project Number: 2025.147

"Augusta RELO_RELHR"
GA00010283

1 of 4



LEGEND

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CPP	CORRUGATED PLASTIC PIPE
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TX	TRANSFORMER
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DWCB	DOUBLE WING CATCH BASIN
CLF	CHAIN LINK FENCE
WV/WM	WATER VALVE / WATER METER
CO	SEWER CLEANOUT
GV/GM	GAS VALVE / GAS METER
AB	NON DR ROW ENTRY
MW	MONITORING WELL

OAK/DECIDUOUS TREE

PINE/EVERGREEN TREE

0 30 60 120 180

Scale: 1" = 60'

Sheet Size: 11" x 17"

DATE	RELEASE DESCRIPTION

civilsurvey, inc.
116 Maddox Road
Griffin, Georgia 30224
(404) 765-8898

Easement Survey

HARMONITOWERS

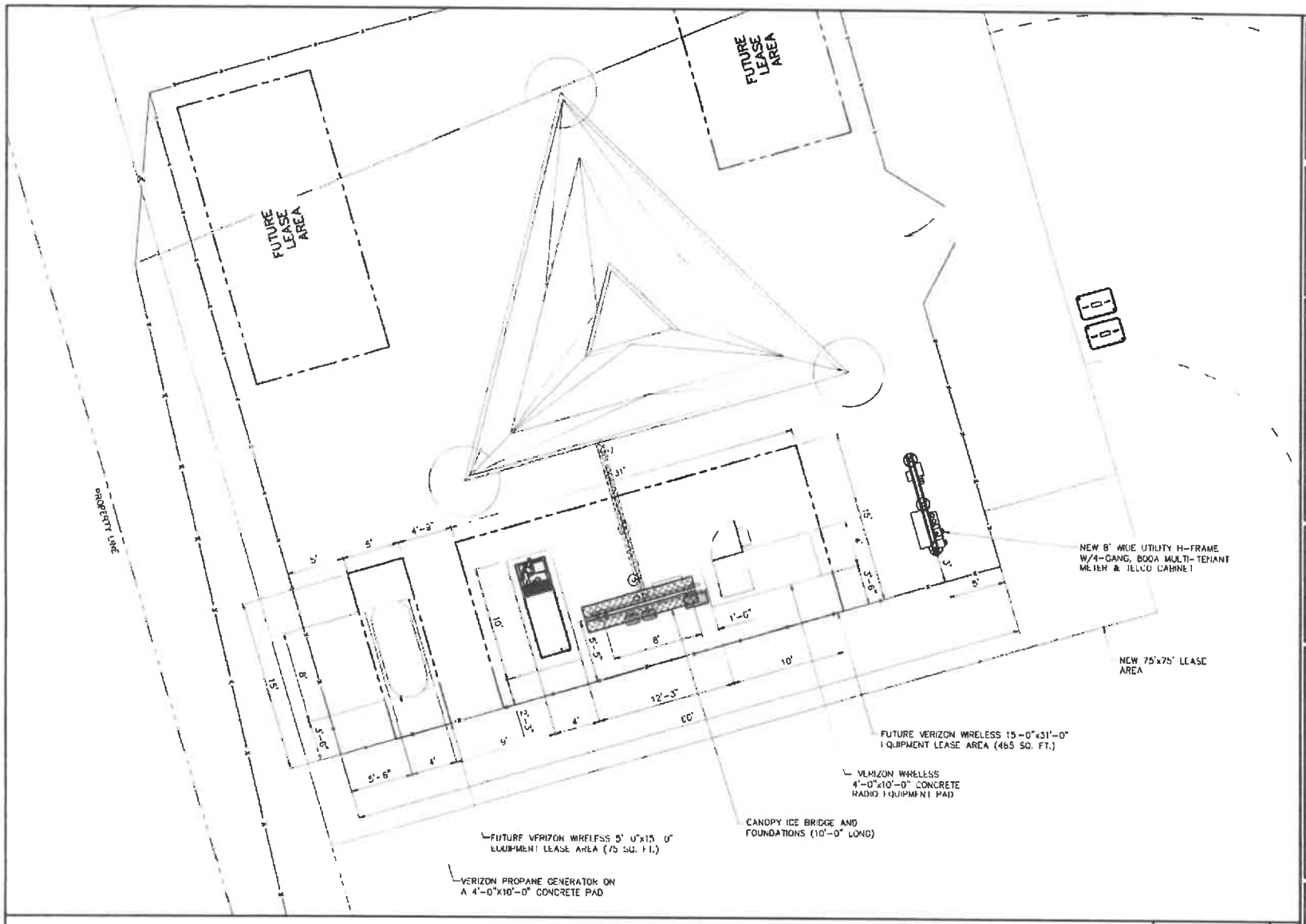
Harmoni Towers
6210 Autery Mill Road
Suite 150
Cherokee, NC 28277

Date: 10 October 2025
Land Lot: N/A
Land District: 119th G.M.D.
Land Section: N/A
City: Augusta
County: Richmond
State: Georgia
csi Project Number: 2025.147

"Augusta RELO_RELHR"
GA00010283

2

sf. 4



DIMENSIONED SITE PLAN | 1/8" 1'-0" | A

PLANS PREPARED FOR:

HARMONI TOWERS

5210 Ardrey Kell Road, Suite 375
Charlotte, NC 28277

PLANS PREPARED BY:

T-SQUARED SITE SERVICES

ENGINEERING LICENSE & SEAL

GEORGIA REGISTERED No. PE046557 PROFESSIONAL ENGINEER CRAIG ANDREWS RUSSO

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REVISIONS

DESCRIPTION	DATE	BY	REV
FINAL CDS	7.16.26	TM	1
ISSUED FOR REVIEW	6.16.26	TM	0

PROJECT INFO

HARMONI TOWER ID # : GA0010283

HARMONI SITE NAME: AUGUSTA GA

VERIZON FUZE ID: 17333880

3421 MILLEDGEVILLE RD
AUGUSTA, GA 30909

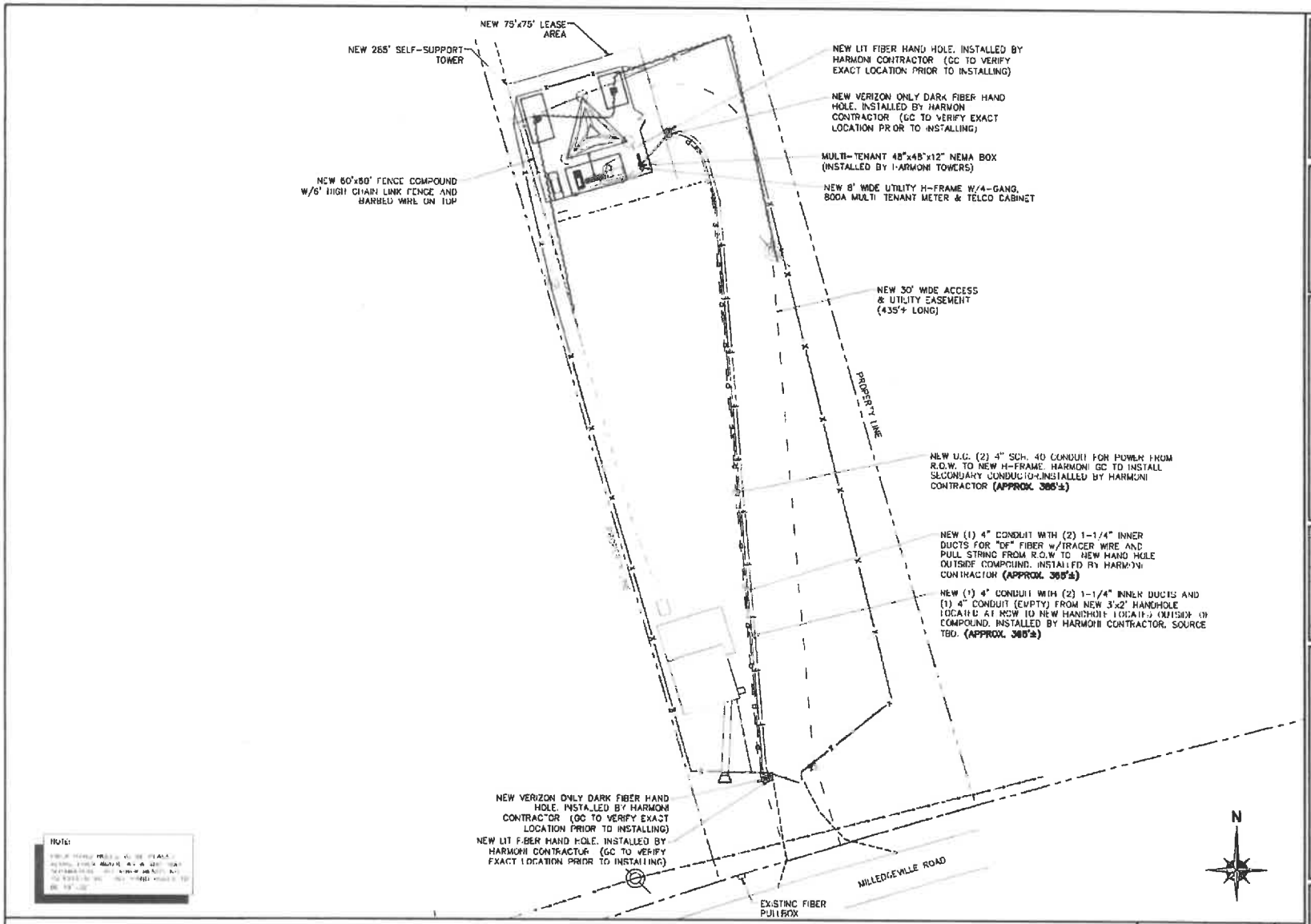
NEW
285' SELF-SUPPORT TOWER

DIMENSIONED PLAN

SHEET NUMBER: C-2.1

REV. 1

68233



UTILITY PLAN

SCALE: 1" = 50'-0"

A

PLANS PREPARED FOR

HARMONITOWERS

6210 Ardrey Kell Road, Suite 375
Charlotte, NC 28277

PLANS PREPARED BY

T-SQUARED SITE SERVICES

ENGINEERING OFFICE & SEAL:

GEORGIA REGISTERED No. PE040357 PROFESSIONAL ENGINEER CRAIG ANDREWS RUSSELL

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REVISIONS

DESCRIPTION	DATE	BY	REV
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ISSUED FOR REVIEW	6.16.26	TM	0

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VERIZON FUZE ID: 17333880

3421 MILLEDGEVILLE RD
AUGUSTA, GA 30909

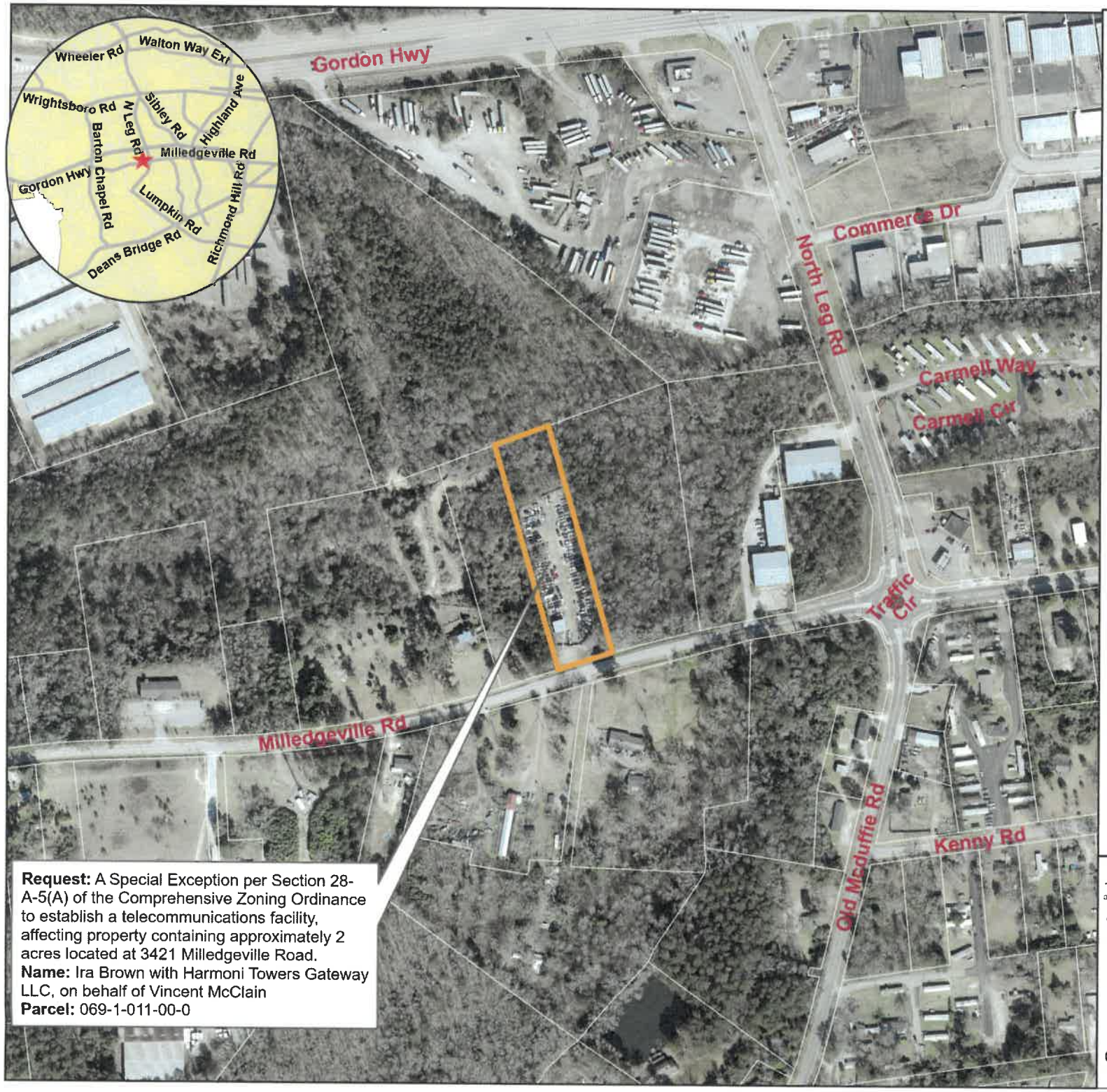
NEW
285' SELF-SUPPORT TOWER

UTILITY PLAN

SHEET NUMBER: E-1

REV: 1

68233



Request: A Special Exception per Section 28-A-5(A) of the Comprehensive Zoning Ordinance to establish a telecommunications facility, affecting property containing approximately 2 acres located at 3421 Milledgeville Road.
Name: Ira Brown with Harmoni Towers Gateway LLC, on behalf of Vincent McClain
Parcel: 069-1-011-00-0

Planning Commission
SE-26-17
September 2, 2026

3421 Milledgeville Road

Aerial

Subject Property

Augusta GEORGIA

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
8/18/2026 PE22633

Augusta, GA Disclaimer

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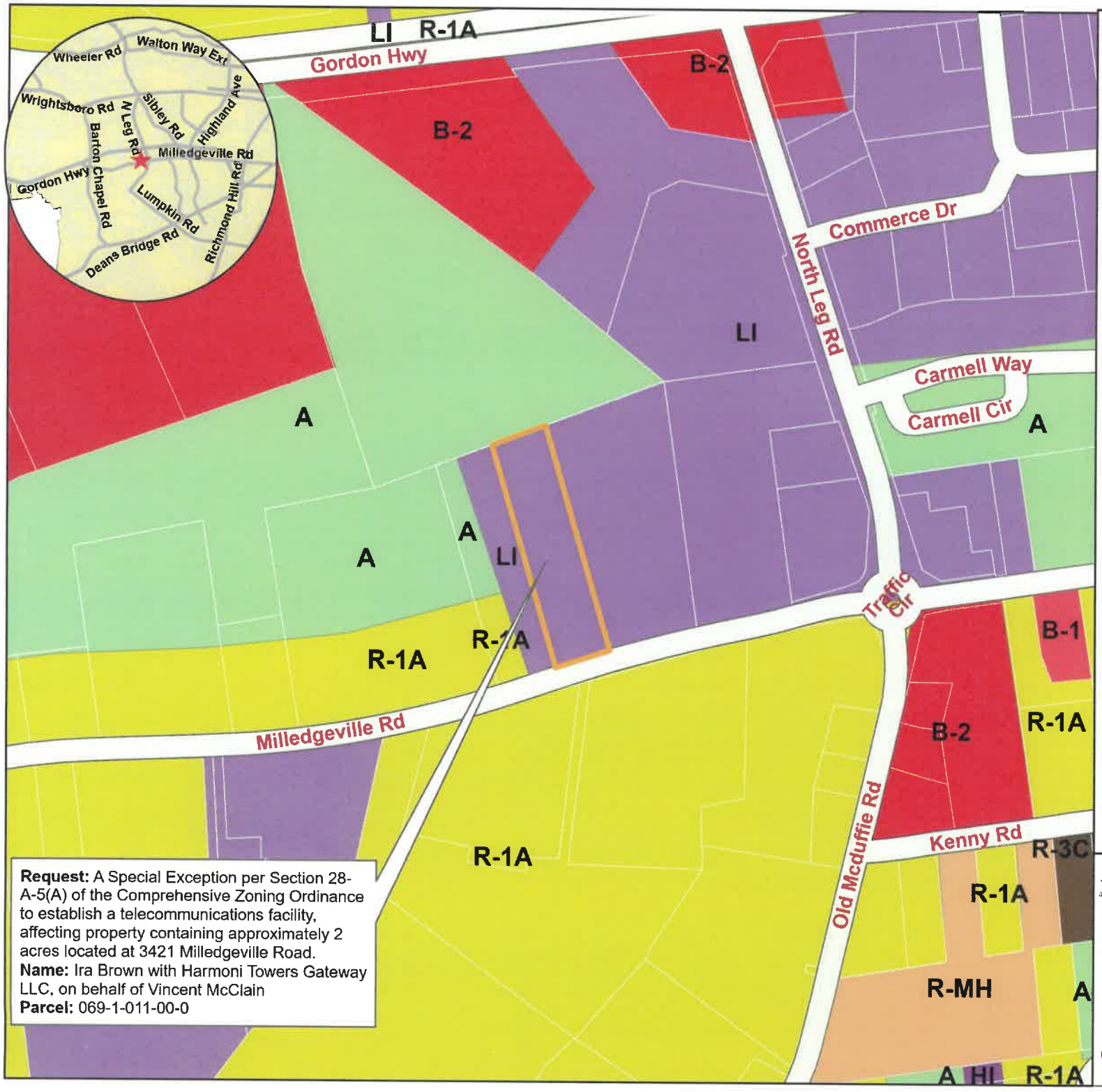
N W E S

0 600 Feet



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Planning Commission
SE-26-17
September 2, 2026

3421 Milledgeville Road

Current Zoning

Subject Property

Zoning Classification

- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- HI: Heavy Industry
- LI: Light Industry
- R-1A: One Family Residential
- R-3C: Multiple-Family Residential
- R-MH: Manufactured Home Residential

Augusta GEORGIA

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N W E S

0 600 Feet

3421
Milledgeville Rd
706-268-9741