



Staff Report

Subject: Site Plan (Third District)
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Application: SITE-25-23
Meeting Date: February 17, 2026

Existing Zoning: AR-1

Map & Parcel: 358-1

Parcel Size: 1232.59 acres

Proposed Use: Telecommunication tower

Applicant: NexTower Development Group II, LLC
905 NW 56th Terrace, Suite A
Gainesville, FL 32605

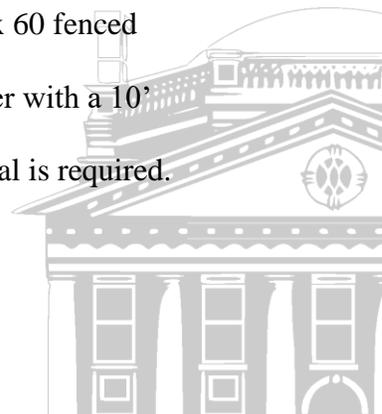
Owner(s): Rayonier Forest Resources LP
Wildlight, FL 32097

Location: Cloyo-Kildare Road

Executive Summary/Background

The purpose of this site plan is to request approval for the “NVGA-226 Cloyo Cell Tower”.

- ❖ At the December 2, 2025, Board of Commissioners Meeting, the property, which is zoned AR-1, was approved for a Conditional Use to allow the placement of a lattice tower and communication facility with the following conditions:
 - *The applicant shall comply with Article V – Telecommunications Regulations.*
 - *A site plan must be approved by the Board of Commissioners.*
- ❖ The Tower Leased premises is 80 ft x 80 ft (6,400 sf) or 0.15 acres, with a 30’ wide ingress/egress & utilities easement from Cloyo-Kildare Road. Proposed 60 x 60 fenced compound.
- ❖ A proposed communication facility with a proposed 255’ self-support tower with a 10’ appurtenance for a 265’ overall height.
- ❖ The facility is unmanned. No sanitary sewer, potable water, or trash disposal is required.



- ❖ Tower Setbacks include:
 - North: 950 +/-
 - East: 993 +/-
 - South: 320 +/-
 - West: 974 +/-
- ❖ There are no residential structures within 1000' of the proposed tower.
- ❖ No acres are to be subdivided as part of the proposed tower project.
- ❖ No wetlands were identified within 400 feet of the proposed tower site. Flood Zone X.

Conditions for Consideration:

Staff has reviewed the application, and the application is complete.

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org

