



Staff Report

Subject: Conditional Use (Third District)
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: December 2, 2025

Existing Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

Map & Parcel: 358-1

Parcel Size: 1232.95 acres

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

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

Location: Clyo- Kildare Road
Guyton, Ga 31312

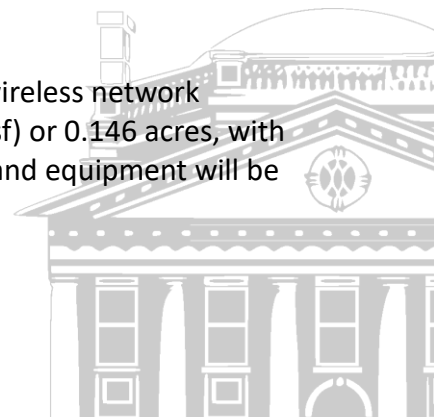
Existing Land Use and Zoning:

The parcel totals 1232.95 acres. Located on Clyo-Kildare Road, just west of Old Augusta Road. The property is currently undeveloped and provides the applicant with adequate ground space, connections to utilities, and access to Public Right-of-way. Properties to the north, south, east, and west are also zoned AR-1 (Agricultural–Residential, 5 acres or more).

The Proposed Request:

According to the table of permitted uses, wireless telecommunication is a conditional use in AR-1. , the applicant has requested a conditional use to allow for a proposed 265' lattice tower and communication facility. The facility will be unmanned. A technician will visit the site approximately once a month for routine inspection and maintenance.

The tower is collaborating with T-Mobile to support development by enhancing wireless network coverage to Effingham County. The Tower Leased premises is 80 ft x 80 ft (6,400 sf) or 0.146 acres, with a 30' wide access easement to the tower site from Clyo-Kildare Road. The tower and equipment will be



enclosed by an eight-foot chain-link security fence. Cloy- Kildare is a county-maintained road. There are no residential structures within 1000' of the proposed tower.

Tower Setbacks include:

North: 950 +/-

East: 993 +/-

South: 3250 +/-

West: 974 +/-

Comprehensive Plan:

The parcel falls within the Agricultural area on the Future Land Use Map (FLUM). This area allows for low-density residential development that is compatible with nearby agricultural uses. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 36).

Determination:

Staff has reviewed the application, and the application is complete with the following stipulations:

1. A landscaped buffer area with a minimum of ten feet in width shall be maintained around the exterior of the security fencing.
2. Shall comply with Article V- Telecommunications regulations.
3. A Site Plan must be approved by the Board of Commissioners.

Planning and Zoning Services

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