



Staff Report

Subject: Conditional Use Permit CU-26-28 – Monopole Communications Tower,
464 Fourth Street Extension

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Department: Development Services
Meeting Date: August 18, 2026

REQUEST

The applicant requests Conditional Use Permit CU-26-28 to allow construction of a monopole communications tower on a 4.57-acre parcel located at 464 Fourth Street Extension, Guyton, Georgia 31312, zoned AR-1 (Agricultural-Residential).

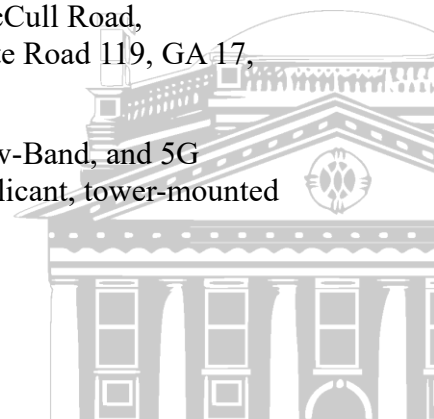
SITE INFORMATION

- Address: 464 Fourth Street Extension, Guyton, GA 31312
- Zoning District: AR-1 (Agricultural-Residential)
- Parcel Size: 4.57 acres
- Existing Structures: None – no houses currently on the lot
- Commission District: District 3
- Future Land Use: AR
- Wetlands: None present on the parcel
- Adjacent Zoning: North – AR-1; South – AR-1; East – AR-1; West – AR-1
- Proposed Facility Coordinates: 32.342386, -81.378607
- Carrier Search Ring Reference: 9SA1871

BACKGROUND

The applicant proposes construction of a new monopole tower to provide wireless coverage to the Guyton city region, State Road 119, GA 17, Springfield Tusculum Road, Little McCull Road, Courthouse Road, and surrounding areas, including in-vehicle coverage along State Road 119, GA 17, Springfield Tusculum Road, and Little McCull Road.

The proposed site is intended to support a full array of the carrier's Mid-Band, Low-Band, and 5G spectrum, including bands L7, L19, L21, N6, N19, and N41. According to the applicant, tower-mounted



(Full Array) integrated radios will enable deployment of Ultra Capacity 5G to the area, which the applicant states can provide up to a 35 percent increase in download speeds over ground-mounted radio solutions (depending on traffic volume), along with increased coverage area, improved in-building penetration, and reduced intermodulation and noise issues associated with ground-mounted diplexed solutions.

No houses are currently located on the subject parcel, and the parcel is bordered on all sides by AR-1 zoning.

APPLICABLE REGULATIONS

Sec. 14-133(a)(2) – Permitted Districts for Monopole Towers

“Monopole towers shall be permitted as a matter of right within highway commercial (B-3) and industrial (I-1) districts, and as a conditional use in the general commercial (B-2), agricultural residential (AR-1), and agricultural residential (AR-2) zoning districts.”

The subject parcel is zoned AR-1; a monopole tower is therefore an eligible conditional use on this site under Sec. 14-133(a)(2).

Sec. 14-134(b)(1) – Communication Tower Setbacks

“Communication tower setbacks must be located at a minimum horizontal distance of 1.2 times the length of the complete tower including the highest antenna, measured from the bottom of the tower to the very top of the highest antenna to an existing structure or property line, or in case of a break-away monopole tower, the setback distance shall be 1.2 times the length of the break-away portion of the monopole type tower. Towers placed inside a Subdivision, within 750 feet of residence, shall only be a ‘monopole type tower’ or a camouflaged monopole type tower, to blend in with a building or similar or ‘monopole tree tower’ that will blend in with the trees in a forested area.”

The applicant's site plan must demonstrate that the proposed tower location satisfies the 1.2x fall-zone setback from all property lines and existing structures, based on the tower's total height including the highest antenna. Because no houses currently exist on the subject parcel and it is not located within a platted subdivision, the camouflage/monopole-tree design requirement under this section does not appear to be triggered; however, staff recommends confirming the distance to the nearest existing residence to ensure the 750-foot threshold is not met.

STAFF ANALYSIS

Zoning Compliance

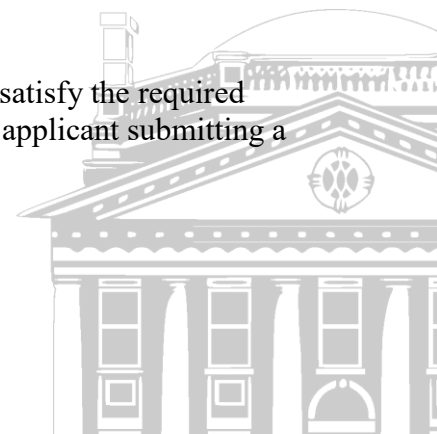
A monopole communications tower is an eligible conditional use within the AR-1 district under Sec. 14-133(a)(2). The subject parcel is surrounded entirely by AR-1 zoning, and no houses currently exist on the parcel itself, reducing the likelihood of conflict with the setback and camouflage provisions of Sec. 14-134(b)(1).

Setback and Design Standards

At 4.57 acres, the parcel offers substantial area within which to site the tower and satisfy the required 1.2x fall-zone setback. Staff recommends that any approval be conditioned on the applicant submitting a

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sealed site plan demonstrating the proposed tower's total height, fall-zone setback distance to all property lines, and distance to the nearest existing residence, consistent with Sec. 14-134(b)(1).

Compatibility with Surrounding Uses

The parcel and all surrounding parcels are zoned AR-1, and no residential structures currently exist on the subject parcel. The rural, low-density character of the surrounding area and the absence of an existing subdivision reduce the likelihood of conflict with nearby residences, subject to confirmation of the nearest residence's distance from the proposed tower location.

FACTS & FINDINGS

Staff has reviewed the proposed conditional use and makes the following findings:

1. A monopole communications tower is an eligible conditional use in the AR-1 district.

Sec. 14-133(a)(2) permits monopole towers as a conditional use in the AR-1 zoning district. The subject parcel is zoned AR-1.

2. The parcel provides adequate area to accommodate the required fall-zone setback.

At 4.57 acres, and with no existing structures on site, the parcel offers flexibility in siting the tower to meet the 1.2x setback required under Sec. 14-134(b)(1), subject to verification of the final site plan.

3. The parcel is not located within a platted subdivision, and no houses currently exist on the lot.

Based on information provided, the camouflage/monopole-tree design requirement of Sec. 14-134(b)(1), which applies to towers sited within a subdivision or within 750 feet of a residence, does not appear to be triggered; staff recommends confirming the distance to the nearest existing residence prior to the hearing.

4. The proposed use is compatible with the surrounding AR-1 zoning and rural character of the area.

The parcel is bordered on all sides by AR-1 zoning, consistent with the low-density, rural character typical of tower siting in agricultural-residential districts.

5. No wetlands or other environmentally sensitive features are present on the parcel.

A review of the parcel confirms no wetlands are present, and no environmental constraints affect the proposed use.

COMPREHENSIVE PLAN CONSISTENCY

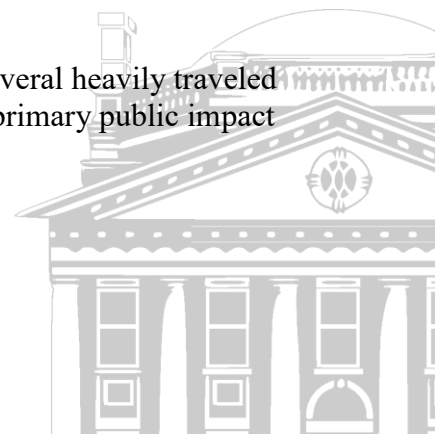
The parcel carries a Future Land Use designation of AR, consistent with its AR-1 zoning. Communications infrastructure sited to serve rural and low-density residential areas is generally consistent with the intent of AR-designated areas of the County.

PUBLIC IMPACT

The proposed tower will expand wireless coverage and in-vehicle service along several heavily traveled corridors in the surrounding area, a public benefit to residents and motorists. The primary public impact

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consideration is visual and proximity impact on nearby properties; the absence of existing residences on the subject parcel and its AR-1 surroundings mitigate this concern, subject to confirmation of setback compliance under Sec. 14-134(b)(1).

STAFF RECOMMENDATION

Staff supports approval of Conditional Use Permit CU-26-28.

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