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GLYNN COUNTY BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 2, 2026

SPONSOR: C. Cary

ITEM TYPE: Special Use Permit

AGENDA SECTION: GENERAL BUSINESS

AGENDA LANGUAGE: SUP-25-1 – 1135 HWY 32 Tower Special Use Permit (SUP):
 Consideration of a special use permit for a new tower in the (FA) Forest Agriculture zoning district located at 1132 HWY 32 (Parcel 02-02291). Jonathan Yates, Hellman and Yates, agent, Georgia Power Company, owner. (C. Cary) (6-0)

BACKGROUND: This item was deferred from the February 19th regular scheduled meeting to the first meeting in April (2nd) for additional time to resolve issues with adjacent property owners. The specific items for updates were to resolve issues surrounding property ownership, potential relocation of the tower, and debris within the ditches from tree clearing. As of March 25, 2026, there have been no updates from the applicant.

Factors Considered in Granting Approval of Towers. The Glynn County Planning Commission shall consider the following factors in determining whether to approve the height or design of a proposed tower, although the Planning Commission may waive or reduce the burden on the applicant of one or more of these criteria if the Planning Commission concludes that the goals of this ordinance are better served thereby.

- 1. Height of the proposed tower.
The proposed overall height of the tower is 279' 0"

2. Proximity of the tower to residential structures and residential district boundaries.

The tower is 345.5' away from the nearest residential structure (shed). 430' 10" away from a residential home.

3. Nature of uses on adjacent and nearby properties.

The property of principal use is owned by Georgia Power and is a substation. Surrounding properties are low density residential and a former tower location owned by the Department of Defense.

4. Surrounding topography.

The surrounding area is relatively flat with a drainage canal/creek to the east of the location.

5. Surrounding tree coverage and foliage.

The surrounding area is wooded, and the proposed site is to preserve as much mature foliage and vegetation as possible. The request for a buffer waiver of any additional buffering is presented due to being on an existing industrial site, a power substation.

6. Design of the tower with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.

The tower is designed as a 3-post base with metal construction. It is similar in characteristic to the industrial nature of the substation.

7. Proposed ingress and egress.

The site is accessed via a county road (Bladen Rd) that has direct access to Highway 32.

8. Availability of suitable existing towers and other structures as discussed in [Section 1403.1](#) of this ordinance.

There are no other towers on the property.

Planning Commission Action

The Mainland Planning Commission unanimously recommend approval (6-0), Commissioner Dawson absent, of SUP-25-1 on the regular scheduled meeting on February 3, 2026.

The public hearing for this item was held and closed at the February 19, 2026, Board of Commissioners meeting prior to the item being deferred.

ATTACHMENTS:

[20260402 BOC HW32 TOWER SUP.pdf](#)