



ZONING ADMINISTRATION REPORT

1075 E Hiawatha St, Ste A
Metter GA 30439

(912) 685-2835
www.metter-candlercounty.com

| |
|---|
| CONDITIONAL USE PERMIT REQUEST PARCEL NUMBER, SECTION NUMBER ADDRESS OF PARCEL |
|---|

| | |
|-----------------|---|
| APPLICANT: | Robert Holloway (agent for Skyway Towers) |
| OWNER (S): | Lynn Bissell |
| LAND AREA: | 3 acres |
| PARCEL NUMBER: | 063 016 (3 acre subdivided – see plat) |
| BOC DISTRICT: | 2 - Williamson |
| REQUEST: | Conditional Use (CU) Permit for 250’ commercial self-supporting cellular communications tower |
| DATE REQUESTED: | 10-13-2025 (initial application - incomplete) 3-18-26 (PZB hearing advertisement) |

I. INTRODUCTION

Robert Holloway as an agent for Skyway Towers has submitted an application for a conditional use (CU) permit to site a 250’ self-supporting cellular communications tower and appurtenances on a new three (3) acre parcel subdivided from 063 016 off Tomahawk Rd. A conditional use permit is required in the AG-3 district under the Candler County Zoning Ordinance section 806; as defined under 404.3.3.c.2 Tower. The owner will also be required to obtain a telecommunications tower permit under separate application per the telecommunications tower ordinance.

II. BACKGROUND

Skyway Towers is a third-party vendor providing siting services to telecommunications companies (T-Mobile, Verizon, etc.). The company is based out of Tampa, FL. The current application is in support of a T-Mobile tower to be located on a three (3) acre sub-parcel divided from 063 016 by the attached plat.

III. DESCRIPTION OF SITE/AREA

The subject site is located at the intersection of GA Hwy 46 E and Tomahawk Rd. Parcel 063 016 consists of 85.10 acres and abuts both roadways with a single-family residential parcel (2.66 acres) cut out of the northwest corner of the property. The property is currently indicated in conservation use.

The initial application indicates that the tower is intended to be sited 270.9' from Tomahawk Rd and 366.9' from Hwy 46. After application the property was subdivided to include a tower site parcel of 3 acres in order to limit the conditional use area site at the applicant's discretion. The existing property is a mix of hardwood and pine. The area is primarily agriculture/timber with limited residential use.

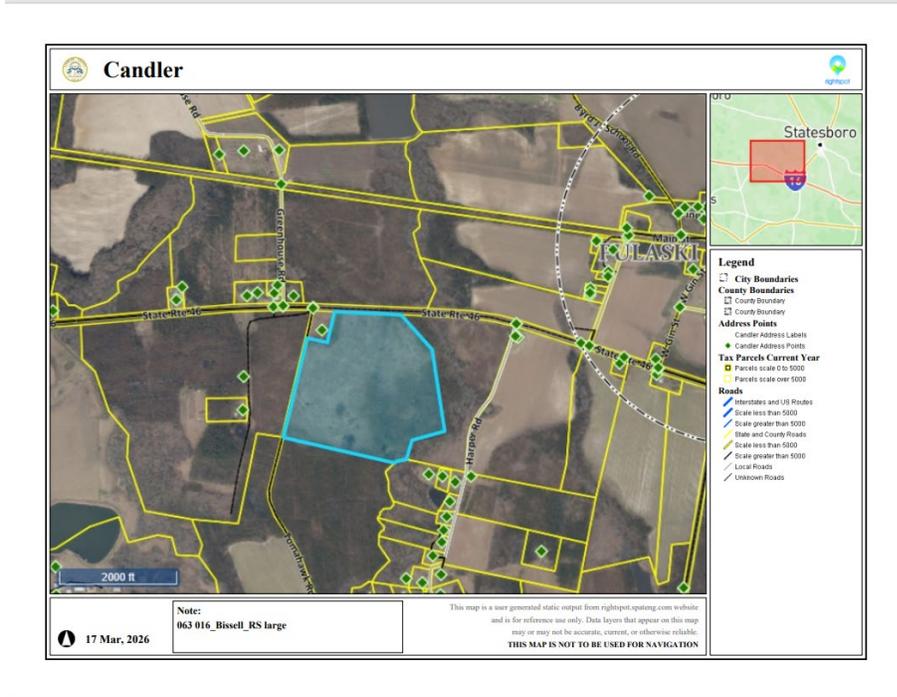


Figure 1. 063 016 Parcel Location

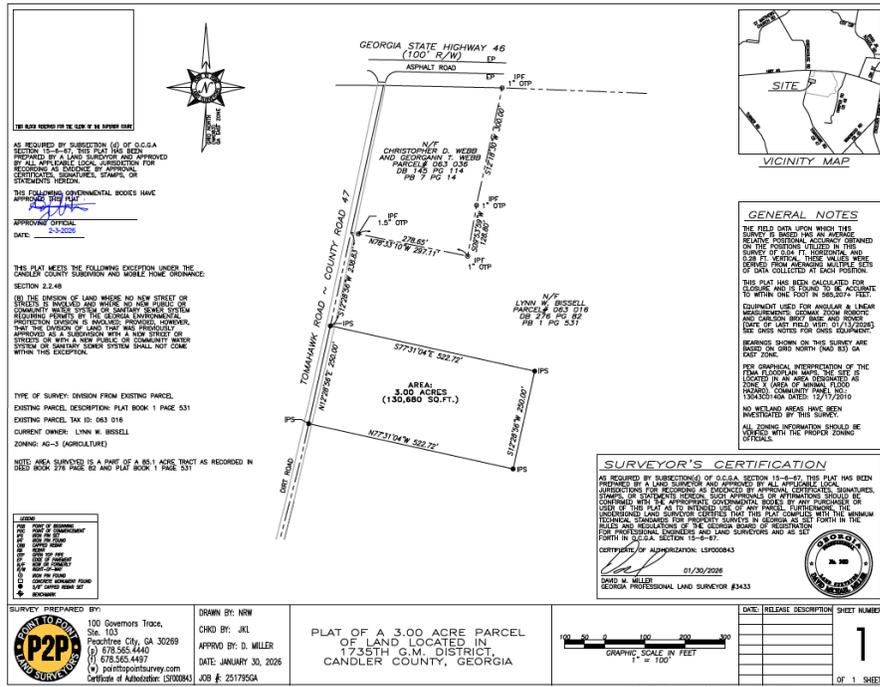


Table 1. Adjacent Property Zoning & Land Use

| Location | Zoning | Existing Land Use | Future Land Use |
|--------------|--------|----------------------|-----------------|
| Site | AG-3 | Consv. – Timber | Forestry |
| North Parcel | AG-3 | Timber | Forestry |
| South Parcel | AG-3 | Timber | Forestry |
| East Parcel | AG-3 | Timber | Forestry |
| West Parcel | AG-3 | Timber - Residential | Forestry |

1. **Subject Parcel:** 85.10 acres with a three (3) acre subdivided parcel for the tower location. Site is primarily soft and hardwood timber.
2. **North Parcel:** 80.02 acres located north of Hwy 46 E, primarily soft and hardwood timber, no development. Owner: Joe Watson Killgo
3. **Northwest Parcel (Adjacent):** 2.66-acre residential parcel with a primary residence (063 036). Owner: Chris Webb
4. **South Parcel:** 231-acres combined parcel split by Tomahawk Rd, primarily timber and agriculture. Owner: Lynn Bissell (applicant)
5. **East Parcel:** 121-acre parcel split by Harper Rd, primarily wooded and cut by a branch, with no improvements. Owner: Margret Reeves
6. **West Parcel:** 108.29-acre parcel located across Tomahawk Rd, appears primarily wooded. Interior parcel (4.00 acres) has a residential structure on it. Owner: George Killgo

*Parcel maps and reports included in exhibits

IV. COMPREHENSIVE PLAN (*Refer to future land use map*)

The Candler County joint comprehensive plan (2022-2027), addresses general land use goals on page 84 and states, “Candler County...seek (*sic*) future growth and development respective of its small-town and rural character, abundant natural and cultural resources and agricultural/forestry/conservation uses, and existing high quality of life. It desires balanced growth patterns which maintain and keep viable existing agricultural, forestry and conservation uses, which sustain its heritage, abundant natural and cultural resources, and which are otherwise compatible and complimentary of existing uses and scale of development.”

The plan identifies a number of land use goals:

1. Address Growth Management/Guide Compatible Development
2. Maintain Open Spaces/Agricultural/Forestry Uses/Rural Character/Quality of Life
3. Encourage Infill Development
4. Improve Community Appearance/Aesthetics
5. Seek Compatible Development/Utilization
6. Utilize Infrastructure to Guide Growth/Development
7. Protection of Local Property Values/Existing Open Space Land Uses

The existing joint comprehensive plan was completed prior to Candler County’s adoption of a zoning ordinance. The future land use map was created in the early 2000’s and has not been significantly modified during the modification and update process. During the zoning deliberation process, the Board of Commissioners elected to approve a single zone zoning map (AG3) which designated all parcels in unincorporated Candler County as agriculture.

The Zoning Ordinance defines the **agriculture (AG-3) district** as follows:

The purpose of this district is to dedicate land for farming, dairying, forestry operations, and other agricultural activities. Residences, which may or may not be incidental to these activities, are also permitted. The requirements of this district are designed to protect land needed and used for agricultural pursuits from encroachment by untimely and unplanned residential, commercial, or industrial development, and to encourage the maintenance of a rural character until more intensive development is feasible. (Zoning Ordinance, pg. 32)

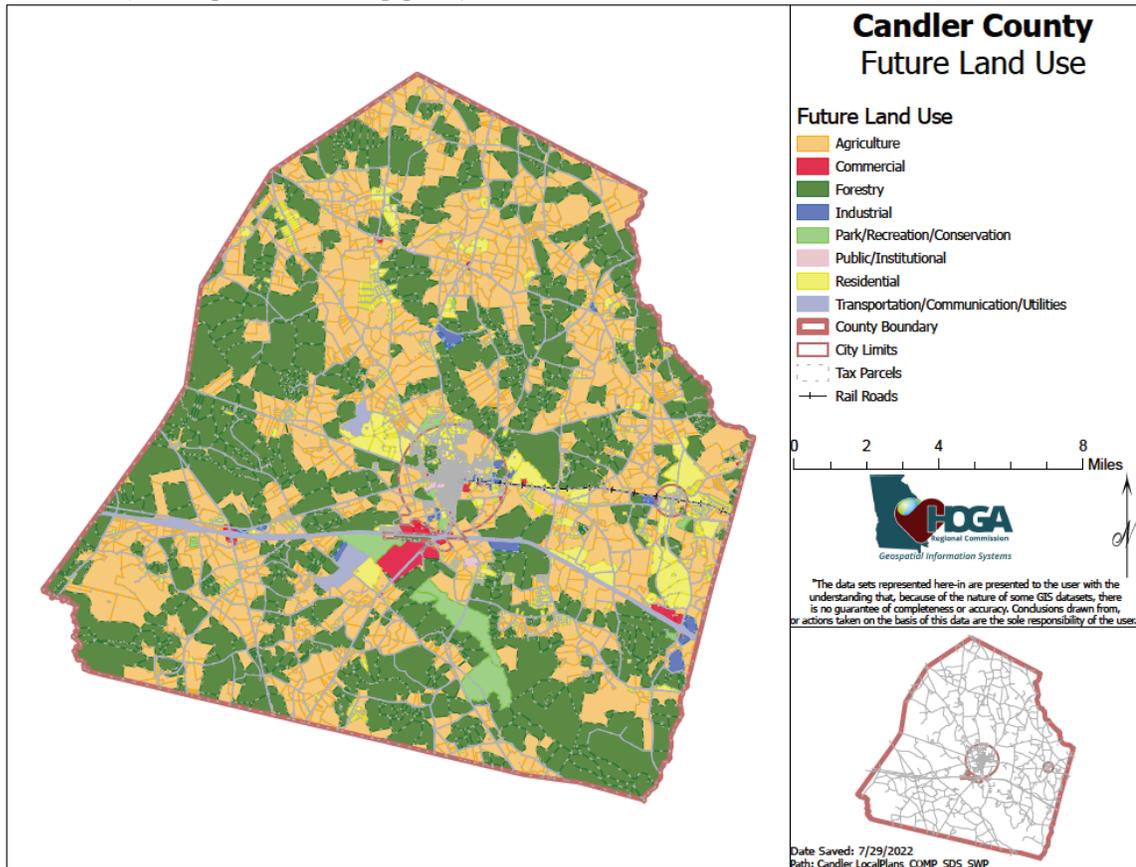


Figure 3. Candler County Comprehensive Plan Future Land Use Map

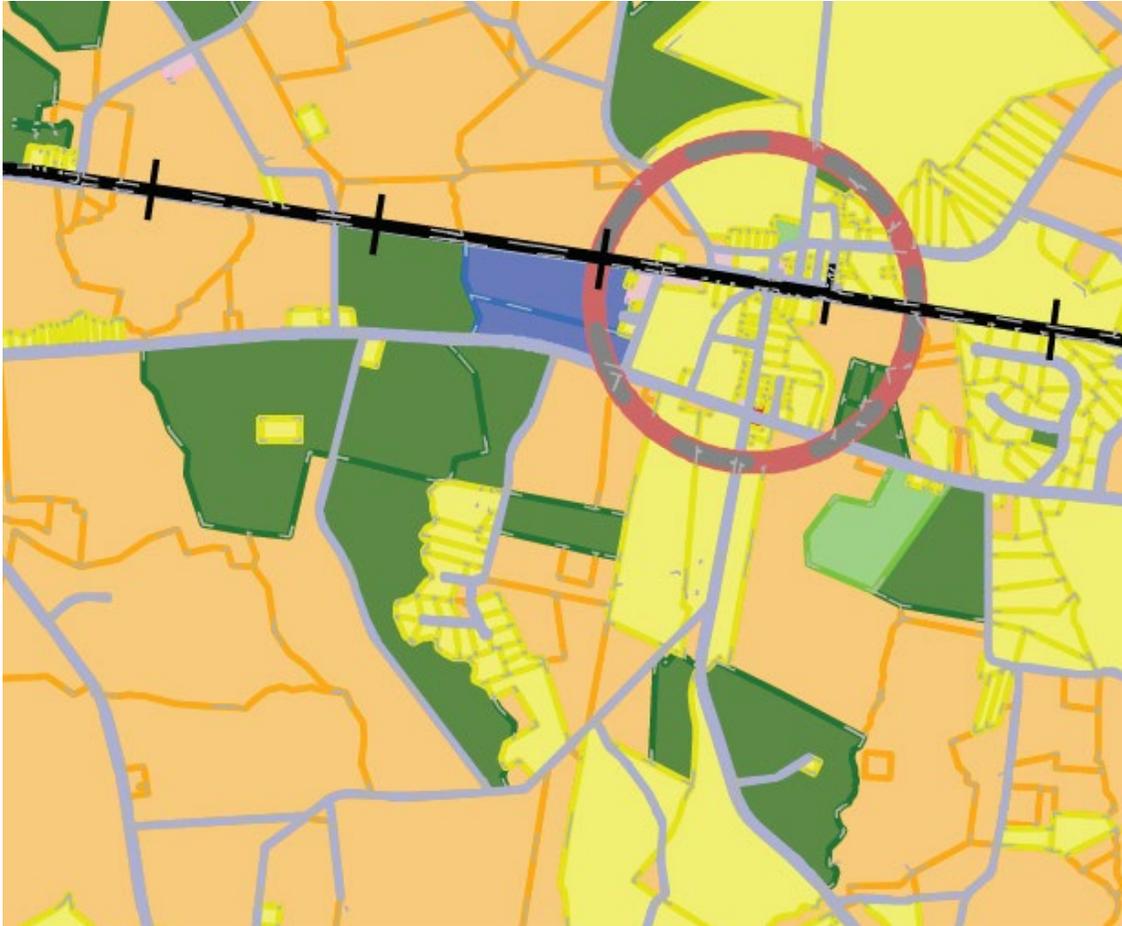


Figure 4. Site Location – Future Land Use Designation

V. ANALYSIS – *CONDITIONAL USE*

The Candler County Zoning Ordinance, Section 806.3 Standards for Granting/Denying Conditional Uses, lists the factors that should be considered by the Planning & Zoning Board when making a recommendation and the Board of Commissioners when making a final determination in a zoning map amendment decision. These factors shall be used in determining whether to recommend, grant or deny a conditional use.

- 1) **Is the type of street providing access to the use adequate to serve the proposed conditional use?**

No specific access is required for a cellular tower installation.

- 2) **Is access into and out of the property adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**

Does not apply to this application.

- 3) **Are public facilities such as schools, EMS, Sheriff and fire protection adequate to serve the conditional use?**

Does not apply to this application

- 4) **Are refuse, service, parking and loading areas on the property located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?**

The Telecommunications Tower Ordinance provides for limitations to lighting, glare, etc. Submitted plans do not exhibit adverse conditions.

- 5) **Will the hours and manner of operation of the conditional use have no adverse effects on other properties in the area?**

Does not apply to this application.

- 6) **Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**

No. A 250' tower will not be consistent with the surrounds. However, existing tree growth may mask a significant portion of the site and lower tower structure. The upper tower structure will be visible for significant distance depending on screening from vegetation and topography.

- 7) **Is the proposed conditional use consistent with the purpose and intent of the Zoning Ordinance?**

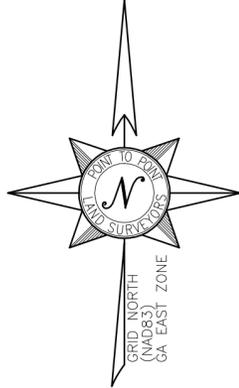
The existing area is primarily agriculture, forestry with limited residential structures. Future land use plans (per the comp plan) include remaining as a forestry tract. A cellular tower is not consistent with those uses; however, it may not represent a material contradiction to the zoning ordinance as it should have minimal impact on the surrounds. Additionally, it may provide a reasonable improvement to quality of life (cellular signal) in the area for residents and property owners.

VI. **ADDITIONAL CONSIDERATIONS OF COUNTY ORDINANCE(S)**

See Candler County Telecommunications Tower Ordinance.

VII. **EXHIBITS**

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTION FOR RECORDING AS EVIDENCE BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT

[Signature]

APPROVING OFFICIAL
DATE: 2-3-2026

THIS PLAT MEETS THE FOLLOWING EXCEPTION UNDER THE CANDLER COUNTY SUBDIVISION AND MOBILE HOME ORDINANCE:

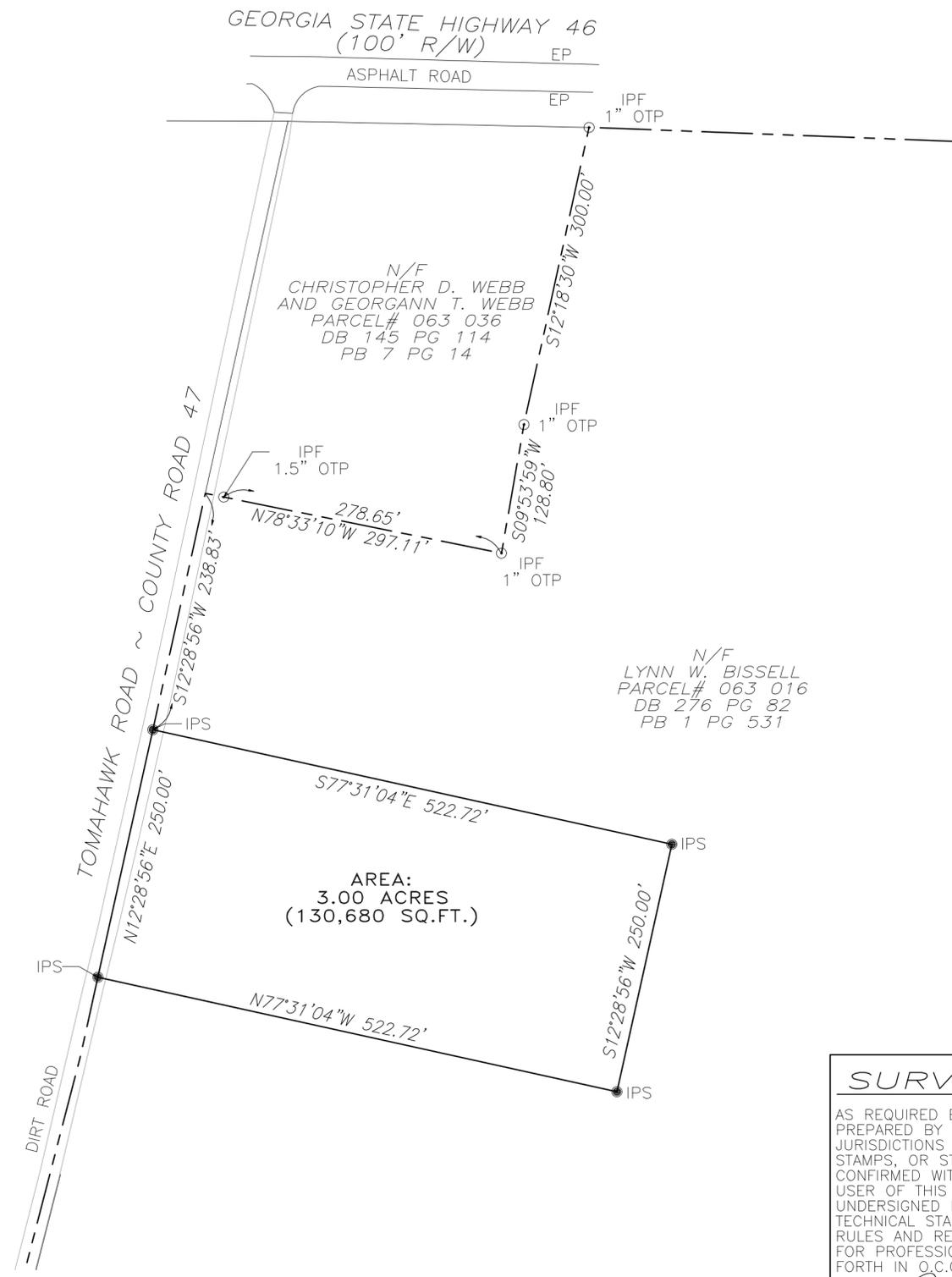
SECTION 2.2.48

(B) THE DIVISION OF LAND WHERE NO NEW STREET OR STREETS IS INVOLVED AND WHERE NO NEW PUBLIC OR COMMUNITY WATER SYSTEM OR SANITARY SEWER SYSTEM REQUIRING PERMITS BY THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION IS INVOLVED; PROVIDED, HOWEVER, THAT THE DIVISION OF LAND THAT WAS PREVIOUSLY APPROVED AS A SUBDIVISION WITH A NEW STREET OR STREETS OR WITH A NEW PUBLIC OR COMMUNITY WATER SYSTEM OR SANITARY SEWER SYSTEM SHALL NOT COME WITHIN THIS EXCEPTION.

TYPE OF SURVEY: DIVISION FROM EXISTING PARCEL
EXISTING PARCEL DESCRIPTION: PLAT BOOK 1 PAGE 531
EXISTING PARCEL TAX ID: 063 016
CURRENT OWNER: LYNN W. BISSELL
ZONING: AG-3 (AGRICULTURE)

NOTE: AREA SURVEYED IS A PART OF A 85.1 ACRE TRACT AS RECORDED IN DEED BOOK 276 PAGE 82 AND PLAT BOOK 1 PAGE 531

| LEGEND | |
|--------|-------------------------|
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| IPS | IRON PIN SET |
| IPF | IRON PIN FOUND |
| CRB | CAPPED REBAR |
| RB | REBAR |
| OTF | OPEN TOP PIPE |
| EP | EDGE OF PAVEMENT |
| N/F | NOW OR FORMERLY |
| R/W | RIGHT-OF-WAY |
| ⊙ | IRON PIN FOUND |
| ⊠ | CONCRETE MONUMENT FOUND |
| ⊕ | 5/8" CAPPED REBAR SET |
| ⊕ | BENCHMARK |



AREA:
3.00 ACRES
(130,680 SQ.FT.)



VICINITY MAP

GENERAL NOTES

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY OF 0.04 FT. HORIZONTAL AND 0.28 FT. VERTICAL. THESE VALUES WERE DERIVED FROM AVERAGING MULTIPLE SETS OF DATA COLLECTED AT EACH POSITION.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 565,207+ FEET.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRX7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 01/13/2026]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GRID NORTH (NAD 83) GA EAST ZONE.

PER GRAPHICAL INTERPRETATION OF THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO.: 13043C0140A DATED: 12/17/2010

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION(d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

CERTIFICATE OF AUTHORIZATION: LSF000843

[Signature] 01/30/2026

DAVID M. MILLER
GEORGIA PROFESSIONAL LAND SURVEYOR #3433



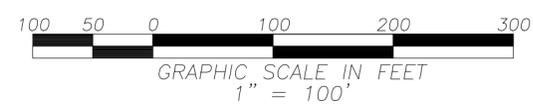
SURVEY PREPARED BY:



100 Governors Trace,
Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com
Certificate of Authorization: LSF000843

DRAWN BY: NRW
CHKD BY: JKL
APPRVD BY: D. MILLER
DATE: JANUARY 30, 2026
JOB #: 251795GA

PLAT OF A 3.00 ACRE PARCEL
OF LAND LOCATED IN
1735TH G.M. DISTRICT,
CANDLER COUNTY, GEORGIA



DATE: RELEASE DESCRIPTION

SHEET NUMBER:

1

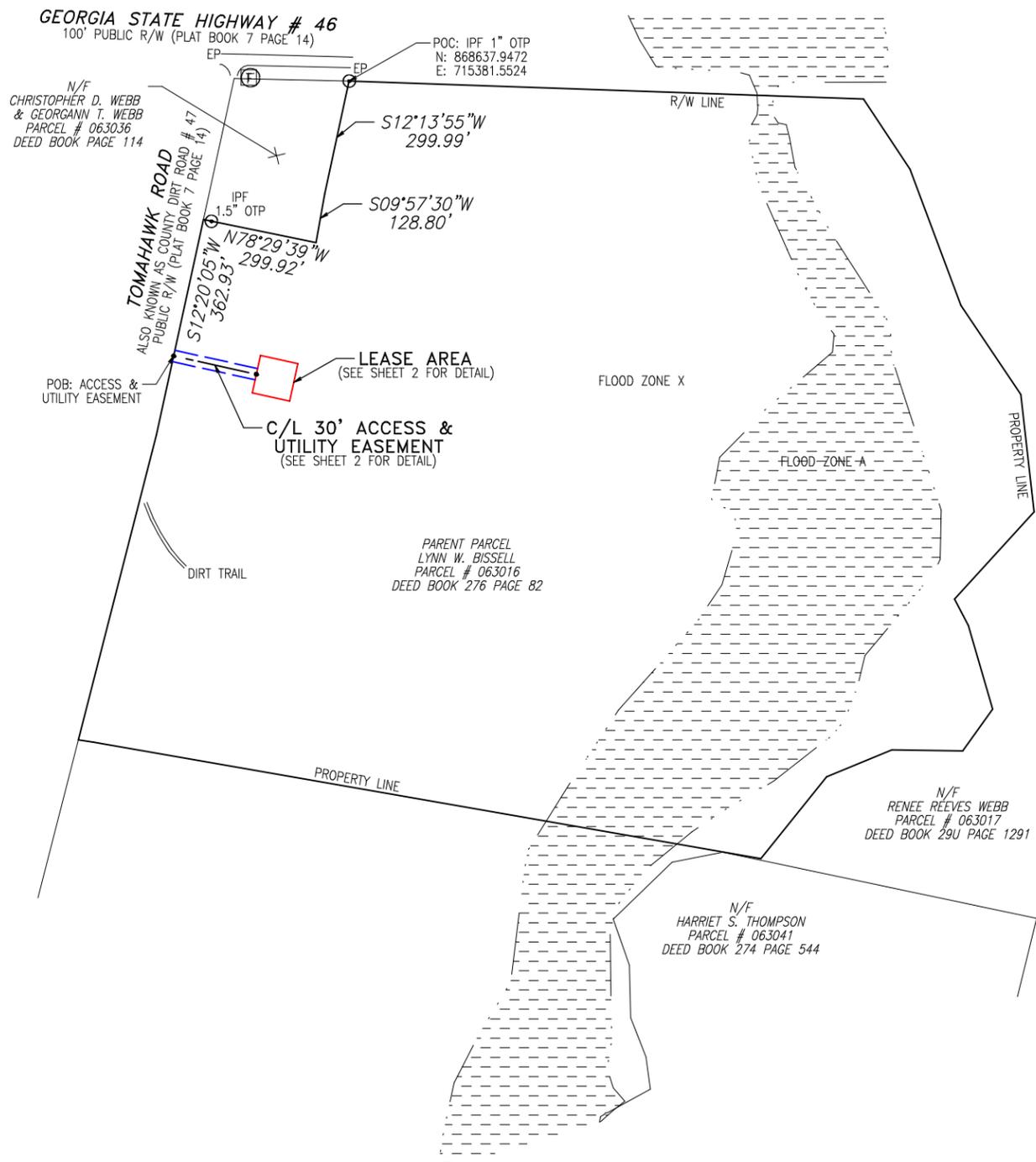
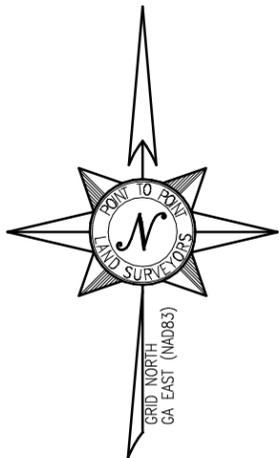
OF 1 SHEETS

February 17, 2026

Let it be known that Robert Holloway with B + T Group has permission to act as my agent in securing the building permit for the project on my property in Chandler County Georgia off of Tomahawk Road.

Lynn W. Bissell

Lynn W. Bissell



BASE POINT
NAIL SET
ELEV 201.40



CALL BEFORE YOU DIG

LEGEND

| | |
|------|--------------------------|
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| IPS | IRON PIN SET |
| IPF | IRON PIN FOUND |
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| (X) | CONCRETE MONUMENT FOUND |
| (T) | TELCO PEDESTAL |
| (○) | UTILITY POLE |
| (●) | GUY WIRE ANCHOR |
| (○) | LIGHT POLE |
| (⊕) | BENCHMARK |



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

THIS EXHIBIT SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS EXHIBIT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF SKYWAY TOWERS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. THIS EXHIBIT SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRx7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 07/15/25]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS EXHIBIT SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EXHIBIT SURVEY ARE BASED ON GRID NORTH (NAD 83) GEORGIA EAST ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AREAS DESIGNATED AS ZONES X & A (FLOOD ZONE X-AREA OF MINIMAL FLOOD HAZARD) & FLOOD ZONE A (NO BFE DETERMINED). COMMUNITY PANEL NO. : 13043C0140A DATED: 12/17/2010

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS EXHIBIT SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.04 FEET (HORZ) 0.28 FEET (VERT)
 TYPE OF EQUIPMENT: CARLSON BRx7 BASE AND ROVER, MULTI-FREQUENCY
 TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
 DATE OF SURVEY: 07/15/25
 DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
 PUBLISHED / FIXED CONTROL USE: N/A
 GEOID MODEL: 18
 COMBINED GRID FACTOR(S): 0.99989894
 CENTERED ON THE BASE POINT AS SHOWN HEREON.
 CONVERGENCE ANGLE: 0.10152222
 BENCHMARKS USED: DR8076, D08857, DR4820



I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

David M. Miller

07/31/2025

DAVID M. MILLER, GEORGIA PROFESSIONAL LAND SURVEYOR #3433 POINT TO POINT LAND SURVEYORS, INC.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



Certificate of Authorization: LSF000843
 100 Governors Trace, Ste. 103,
 Peachtree City, GA 30269
 (p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



3637 MADACA LANE
 TAMPA, FL 33618

SKYWAY TOWERS

METTER
 SITE NO. GA01232

1735TH G.M. DISTRICT
 CANDLER COUNTY, GEORGIA

PARENT PARCEL

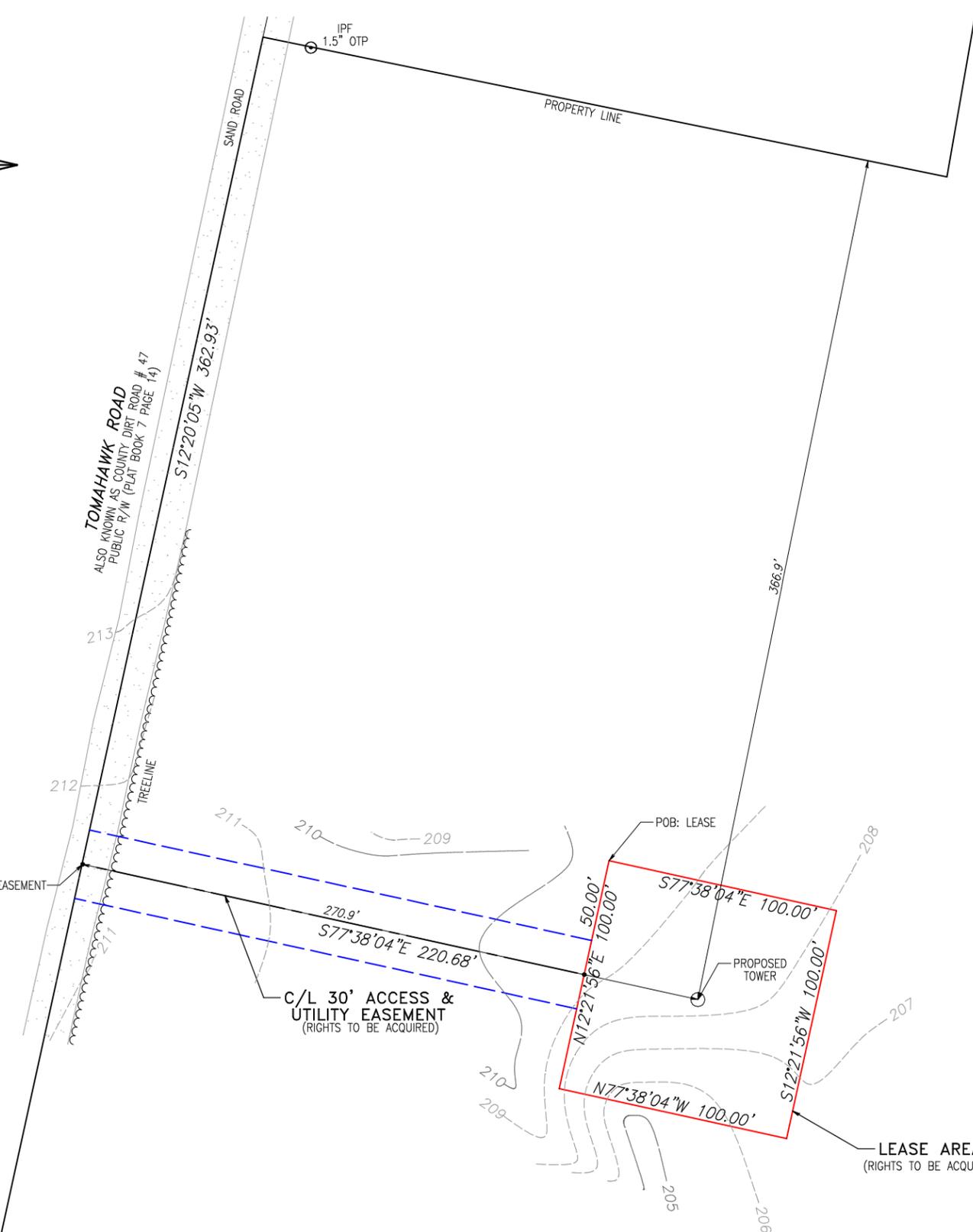
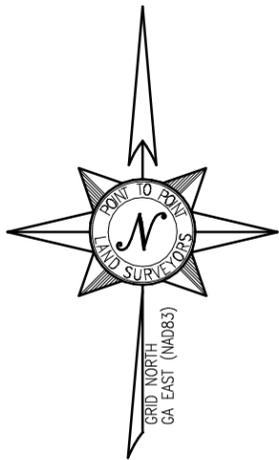
OWNER: LYNN W. BISSELL
 SITE ADDRESS: EAST HIGHWAY 46 METTER, GA 30439
 PARCEL ID: 063016
 AREA: 85.1 ACRES (PER TAX ASSESSOR)
 ZONED: AG-3
 REFERENCE: DEED BOOK 276 PAGE 82 & PLAT BOOK 1 PAGE 531



GRAPHIC SCALE IN FEET
 SCALE: 1" = 400' (11x17)

| NO. | DATE | REVISION | DRAWN BY: LCH | SHEET: |
|-----|------|----------|---------------------|--------|
| | | | CHECKED BY: JKL | 1 |
| | | | APPROVED: D. MILLER | |
| | | | DATE: 07/31/2025 | |
| | | | P2P JOB #: 250956GA | |

OF 2



LEGEND

| | |
|------|--------------------------|
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| IPS | IRON PIN SET |
| IPF | IRON PIN FOUND |
| CRB | CAPPED REBAR |
| RB | REBAR |
| OTP | OPEN TOP PIPE |
| SSMH | SANITARY SEWER MANHOLE |
| SDMH | STORM DRAIN MANHOLE |
| INV | INVERT |
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| RCP | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
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| CLF | CHAIN LINK FENCE |
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| ⊠ | CONCRETE MONUMENT FOUND |
| T | TELCO PEDESTAL |
| ○ | UTILITY POLE |
| ● | GUY WIRE ANCHOR |
| ○ | LIGHT POLE |
| ⊕ | BENCHMARK |

30' ACCESS & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT WIDE ACCESS AND UTILITY EASEMENT (LYING 15 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN 1735TH G.M. DISTRICT CANDLER COUNTY, GEORGIA, AND BEING A PORTION OF THE LANDS OF LYNN W. BISSELL, AS RECORDED IN DEED BOOK 276 PAGE 82 AND PLAT BOOK 1 PAGE 531, CANDLER COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1-INCH OPEN TOP PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY # 46 (SAID HIGHWAY HAVING A 100' RIGHT-OF-WAY), SAID REBAR HAVING A GEOGIA GRID NORTH, NAD83, EAST ZONE VALUE OF N: 868637.9472 E: 715381.5524; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE PROPERTY LINE OF LYNN W. BISSELL, SOUTH 12°13'55" WEST, A DISTANCE OF 299.99 FEET; THENCE SOUTH 09°57'30" WEST, A DISTANCE OF 128.80 FEET TO A CORNER OF SAID PROPERTY; THENCE NORTH 78°29'39" WEST, A DISTANCE OF 299.92 FEET; THENCE RUNNING ALONG THE RIGHT-OF-WAY LINE OF COUNTY DIRT ROAD # 47 SOUTH 12°20'05" WEST, A DISTANCE OF 362.93 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY AND PROPERTY LINE AND RUNNING SOUTH 77°38'04" EAST, A DISTANCE OF 220.68 FEET TO THE ENDING AT A POINT ON THE LEASE AREA.

BEARINGS BASED ON GEORGIA GRID NORTH, NAD83, EAST ZONE.

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN 1735TH G.M. DISTRICT CANDLER COUNTY, GEORGIA, AND BEING A PORTION OF THE LANDS OF LYNN W. BISSELL, AS RECORDED IN DEED BOOK 276 PAGE 82 AND PLAT BOOK 1 PAGE 531, CANDLER COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1-INCH OPEN TOP PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY # 46 (SAID HIGHWAY HAVING A 100' RIGHT-OF-WAY), SAID REBAR HAVING A GEOGIA GRID NORTH, NAD83, EAST ZONE VALUE OF N: 868637.9472 E: 715381.5524; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE PROPERTY LINE OF LYNN W. BISSELL, SOUTH 12°13'55" WEST, A DISTANCE OF 299.99 FEET; THENCE SOUTH 09°57'30" WEST, A DISTANCE OF 128.80 FEET TO A CORNER OF SAID PROPERTY; THENCE NORTH 78°29'39" WEST, A DISTANCE OF 299.92 FEET; THENCE RUNNING ALONG THE RIGHT-OF-WAY LINE OF COUNTY DIRT ROAD # 47 SOUTH 12°20'05" WEST, A DISTANCE OF 362.93 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND PROPERTY LINE AND RUNNING SOUTH 77°38'04" EAST, A DISTANCE OF 220.68 FEET TO A POINT ON THE LEASE AREA; THENCE NORTH 12°21'56" EAST, A DISTANCE OF 50.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 77°38'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 12°21'56" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 77°38'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 12°21'56" EAST, A DISTANCE OF 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON GEORGIA GRID NORTH, NAD83, EAST ZONE.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.



I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

David Michael Miller

07/31/2025

DAVID M. MILLER, GEORGIA PROFESSIONAL LAND SURVEYOR #3433 POINT TO POINT LAND SURVEYORS, INC.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



Certificate of Authorization: LSF000843
 100 Governors Trace, Ste. 103,
 Peachtree City, GA 30269
 (p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



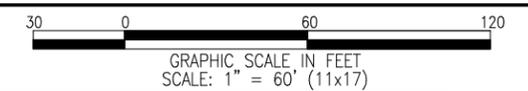
3637 MADACA LANE
 TAMPA, FL 33618

SKYWAY TOWERS

METTER
 SITE NO. GA01232
 1735TH G.M. DISTRICT
 CANDLER COUNTY, GEORGIA

SITE INFORMATION

LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)
 AT CENTER OF PROPOSED TOWER:
 LATITUDE: 32°23'09.39" (NAD 83) (32.385942°)
 LONGITUDE: -81°58'31.65" (NAD 83) (-81.975459°)
 ELEVATION = 208.1' A.M.S.L.
 VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
 HORIZONTAL DATUM: NAD83
 BEARINGS ARE BASED ON GEORGIA GRID NORTH (EAST ZONE)



| NO. | DATE | REVISION | DRAWN BY: LCH | SHEET: |
|-----|------|----------|---------------------|----------|
| | | | CHECKED BY: JKL | 2 |
| | | | APPROVED: D. MILLER | |
| | | | DATE: 07/31/2025 | |
| | | | P2P JOB #: 250956GA | |

E:\Point To Point\Dropbox\2025\250956GA-Metter\250956GA-1.prt

175180_GA-01232_Metter 9SA2618_ZD (0).dwg - SheetC-1 - User: daniel.tamayo - Sep 26, 2025 - 2:31pm



NOTES:

1. TOWER LATITUDE, LONGITUDE & ELEVATION MEET FAA "1-A" ACCURACY REQUIREMENTS.
2. EXISTING FEATURES SHOWN HEREON ARE BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS PERFORMED BY POINT TO POINT LAND SURVEYORS, INC., DATED JULY 31, 2025.
3. THE CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND IMPROVEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATION OR REPAIR OF EXISTING IMPROVEMENTS DUE TO DAMAGE CAUSED DURING CONSTRUCTION.
5. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE CONTRACTOR WITH LOCAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS PROJECT.
6. CONTRACTOR TO VERIFY POWER & TELCO DEMARCS WITH UTILITY PROVIDERS PRIOR TO BIDDING PROJECT.



SKYWAY TOWERS
METTER
PARCEL ID: 063016

E HWY 46
METTER, GA 30439

CANDLER COUNTY
PROPOSED 250'
SELF-SUPPORT TOWER

PROJECT NO: G0175180.001.01

CHECKED BY: MAS

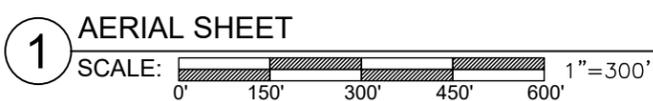
ISSUED FOR:

| REV | DATE | DRWN | DESCRIPTION |
|-----|---------|------|-------------|
| A | 9/10/25 | JDB | PRELIMINARY |
| 0 | 9/25/25 | DRT | FINAL |

B&T ENGINEERING, INC.
1717 S. BOULDER AVENUE
TULSA, OK 74119



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.



CALL GEORGIA ONE CALL
(800) 282-7411
CALL 3 WORKING DAYS
BEFORE YOU DIG!



AERIAL SHEET

SHEET NUMBER:
C-1

GEORGIA STATE HIGHWAY #46
100' PUBLIC R/W (BK 7, PAGE 14)

FLOOD ZONE NOTE
THE HEREON DESCRIBED LEASE PARCEL AND EASEMENTS APPEARS TO LIE IN FLOOD ZONE A BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 13043C0140A DATED DECEMBER 17, 2010.



| TOWER DATA | |
|----------------------------------|-----------------------------------|
| PROPOSED 250' SELF-SUPPORT TOWER | |
| NAD 83 | |
| LATITUDE: | 32° 23' 09.39" N (32.385942°) N |
| LONGITUDE: | -81° 58' 31.65" W (-81.975459°) W |
| GROUND ELEVATION: | 208.1' NAVD 1988 (AVERAGE) |



SKYWAY TOWERS
METTER
PARCEL ID: 063016

E HWY 46
METTER, GA 30439

CANDLER COUNTY
PROPOSED 250'
SELF-SUPPORT TOWER

| | | | |
|-------------|-----------------|------|-------------|
| PROJECT NO: | G0175180.001.01 | | |
| CHECKED BY: | MAS | | |
| ISSUED FOR: | | | |
| REV | DATE | DRWN | DESCRIPTION |
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| 0 | 9/25/25 | DRT | FINAL |

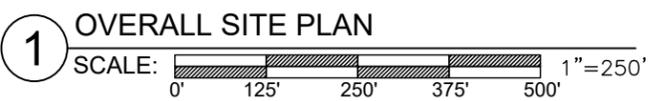
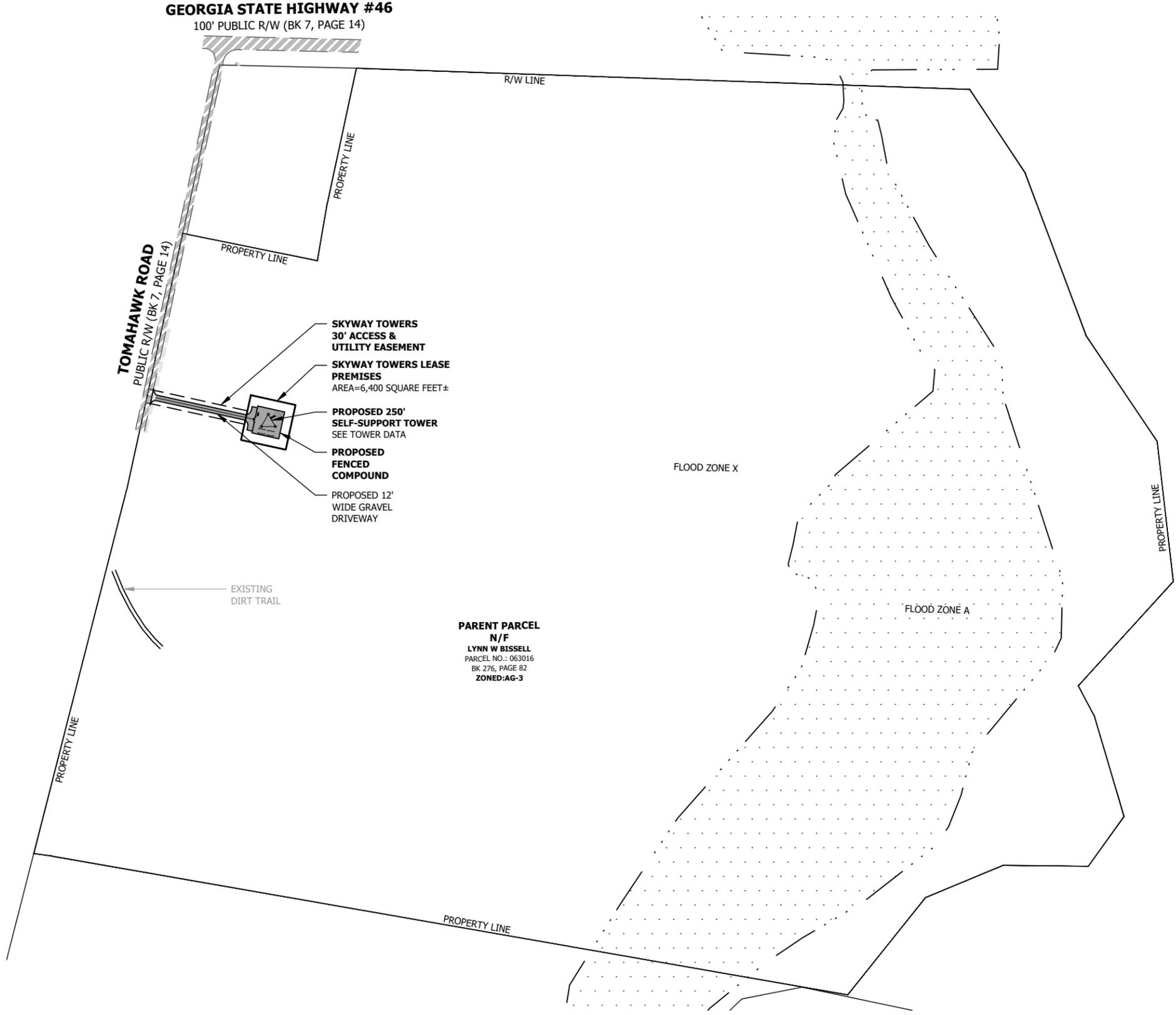
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OVERALL SITE PLAN

SHEET NUMBER:
C-2



CALL GEORGIA ONE CALL
(800) 282-7411
CALL 3 WORKING DAYS
BEFORE YOU DIG!



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SKYWAY TOWERS
METTER
 PARCEL ID: 063016
 E HWY 46
 METTER, GA 30439
 CANDLER COUNTY
 PROPOSED 250'
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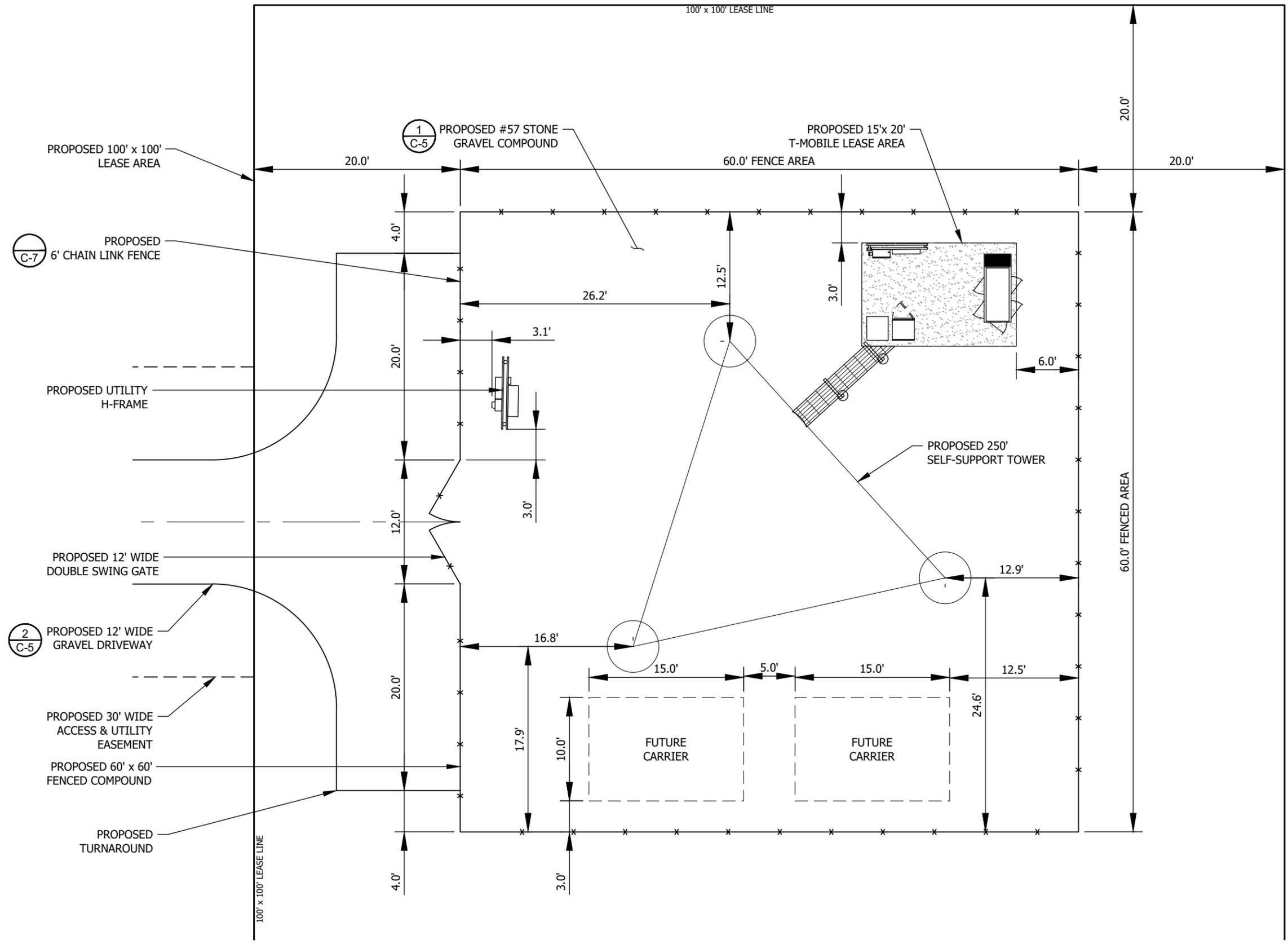
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ENLARGED
 COMPOUND
 LAYOUT

SHEET NUMBER:
C-3



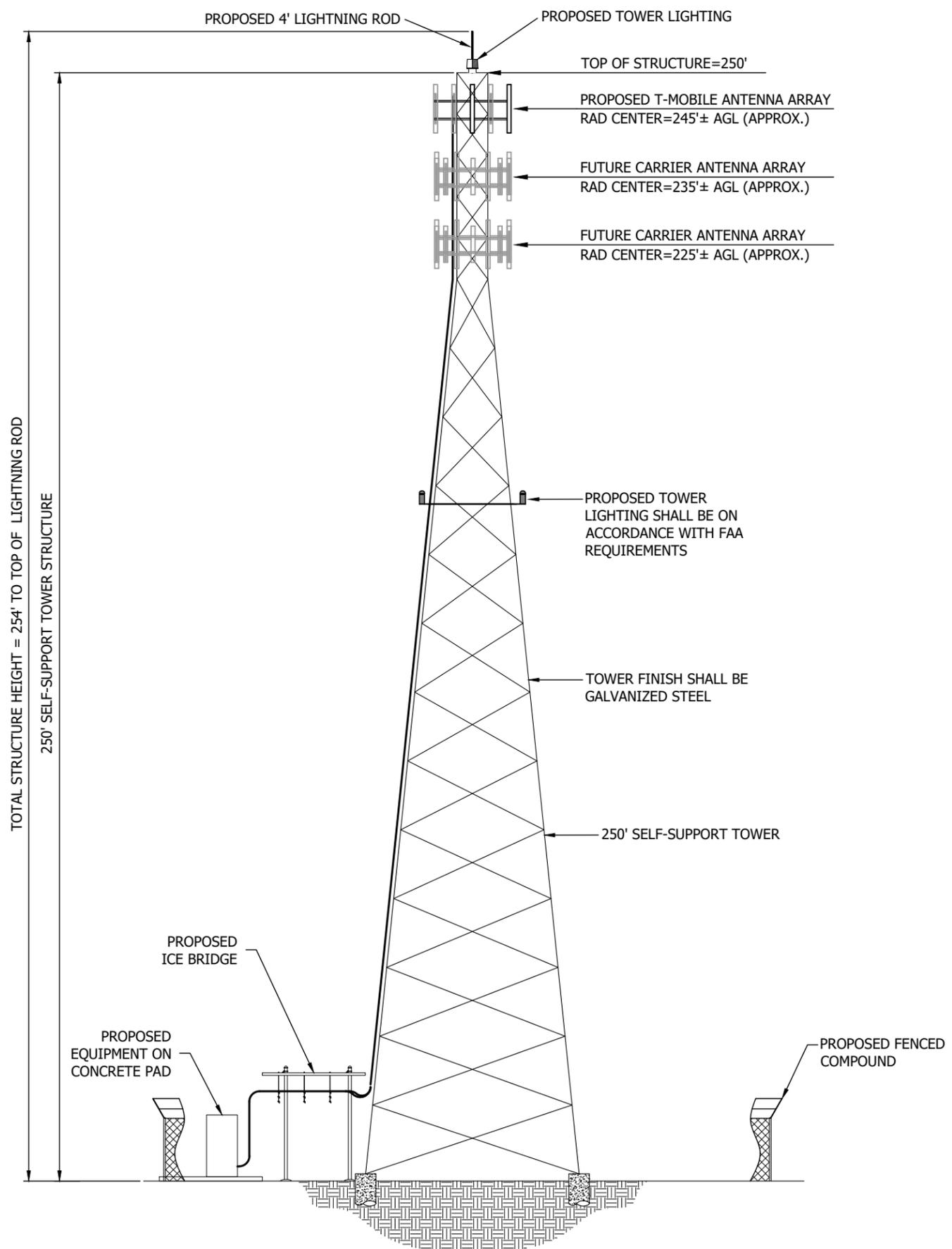
1 COMPOUND LAYOUT
 SCALE: 1" = 10'



CALL GEORGIA ONE CALL
 (800) 282-7411
 CALL 3 WORKING DAYS
 BEFORE YOU DIG!



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1 TOWER ELEVATION
SCALE: N.T.S.



SKYWAY TOWERS
METTER
 PARCEL ID: 063016

E HWY 46
 METTER, GA 30439

CANDLER COUNTY
 PROPOSED 250'
 SELF-SUPPORT TOWER

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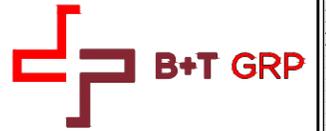
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TOWER ELEVATION

SHEET NUMBER:
C-4



SKYWAY TOWERS
METTER
 PARCEL ID: 063016
 E HWY 46
 METTER, GA 30439
 CANDLER COUNTY
 PROPOSED 250'
 SELF-SUPPORT TOWER

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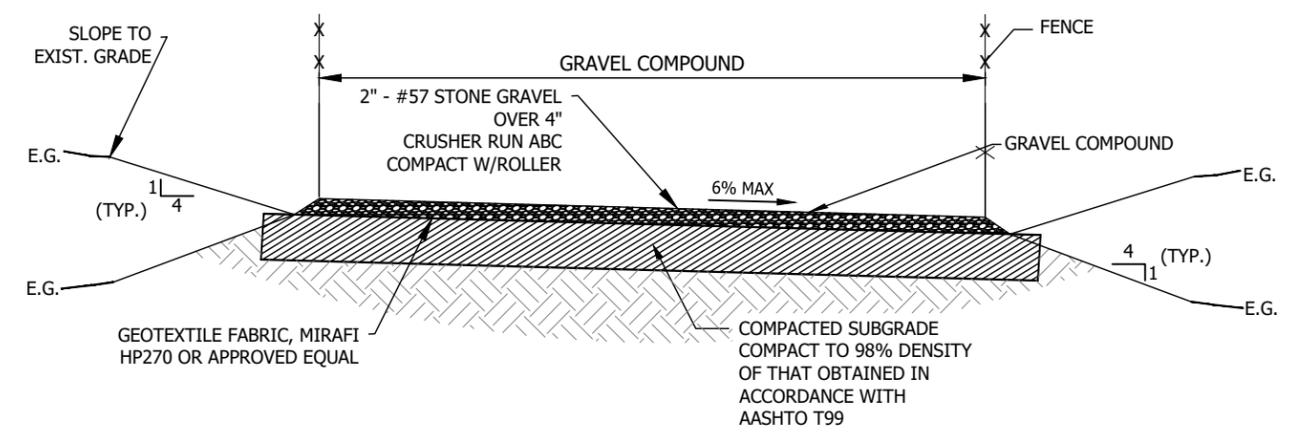
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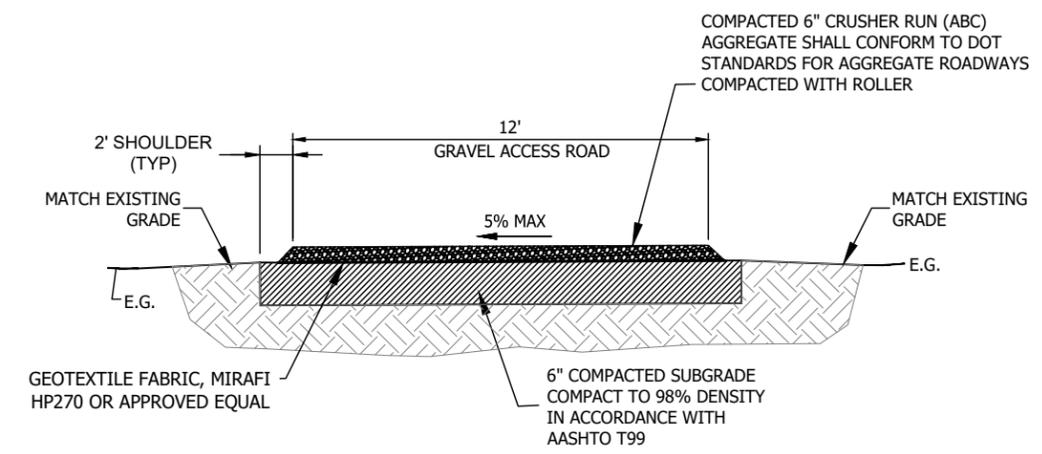
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CONSTRUCTION
 DETAILS

SHEET NUMBER:
C-5



1 ON GRADE GRAVEL COMPOUND SECTION
 SCALE: N.T.S.



- NOTES:**
1. THE CONTRACTOR MUST EITHER SUPER-ELEVATE OR CROWN ALL ROAD SECTIONS.
 2. THE MAXIMUM SUPER-ELEVATION SHALL NOT EXCEED 5% CROSS SLOPE.

2 ON GRADE GRAVEL ROAD SECTION
 SCALE: N.T.S.

NOTES:

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL E911 ADDRESS SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
4. ADDITIONAL FCC REGISTRATION # SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF. SIGN SHALL MEASURE (20" LONG x 4" TALL). THE LETTERS SHALL BE 1" AND THE NUMBERS SHALL BE 2".

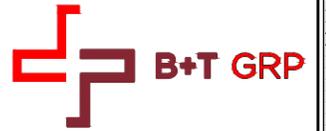
5. RECOMMENDED SOURCES FOR OBTAINING SIGNAGE:

ST. CLAIR SIGNS
3184 WADE HAMPTON BOULEVARD
TAYLORS, SC 29687
(864) 244-0040

RF EXPOSURE SIGNS
RICHARD TELL ASSOCIATES
3433 RINGSTAR ROAD, SUITE 3
NORTH LAS VEGAS, NV 89030
(702) 645-3338

EXCEL SIGN & DECAL
1509 NORTH MILPITAS BLVD.
MILPITAS, CA 95035
(408) 942-8881

6. NO ADVERTISING SIGNS INCLUDING COMMERCIAL, ADVERTISING, LOGOS, POLITICAL SIGNS, FLYERS, FLAGS OR BANNERS WHETHER OR NOT POSTED TEMPORARILY, SHALL BE PERMITTED ARE WARNING, DANGER, OR OTHER SIGNS DESIGNED TO MAINTAIN PUBLIC SAFETY.



SKYWAY TOWERS
METTER
PARCEL ID: 063016

E HWY 46
METTER, GA 30439

CANDLER COUNTY
PROPOSED 250'
SELF-SUPPORT TOWER

PROJECT NO: G0175180.001.01

CHECKED BY: MAS

ISSUED FOR:

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TULSA, OK 74119



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SIGNAGE
DETAILS

SHEET NUMBER:

C-6

ATTENTION
THE SITE SHALL ONLY CONTAIN SIGNAGE AS MANDATED BY THE FCC.

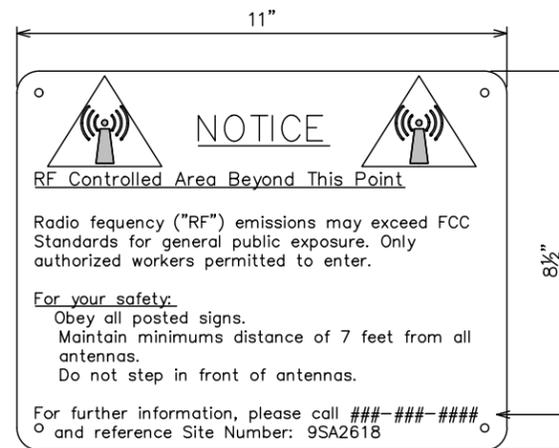


④ WHITE BACKGROUND WITH BLACK LETTERING
QUANTITY: (2)
TO BE MOUNTED ON: COMPOUND ACCESS GATE
ACCESS DRIVE GATE
(SEE NOTE 4)

NOTE:
NUMBER SHOWN IS GENERIC,
CONTRACT CONSTRUCTION MANAGER
FOR ACTUAL FCC TOWER REG. #.



EMERGENCY SIGN
(RED METAL W/ WHITE LETTERING)



RF NOTICE SIGN
(WHITE METAL SIGN W/BLACK LETTERING)



CONTRACTOR SHALL
VERIFY ADDRESS PRIOR
TO ORDERING SIGNAGE.

RED LETTERS (ALL OTHERS BLACK)

CONTRACTOR TO COORDINATE
NUMBERS (TYP)

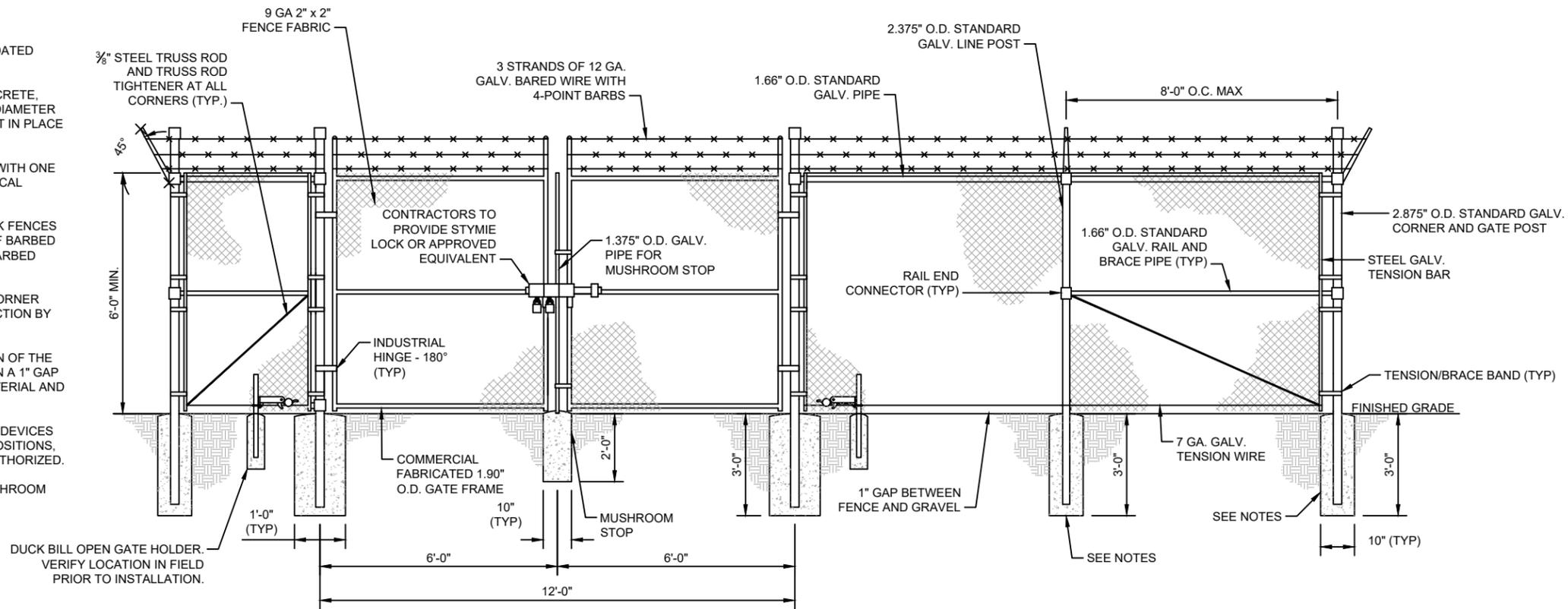
CONTRACTOR TO
COORDINATE
NUMBERS (TYP)

TYPICAL SIGNS AND SPECIFICATIONS

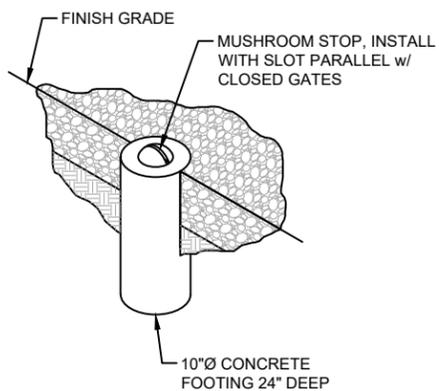
SCALE: N.T.S.

FENCE NOTES

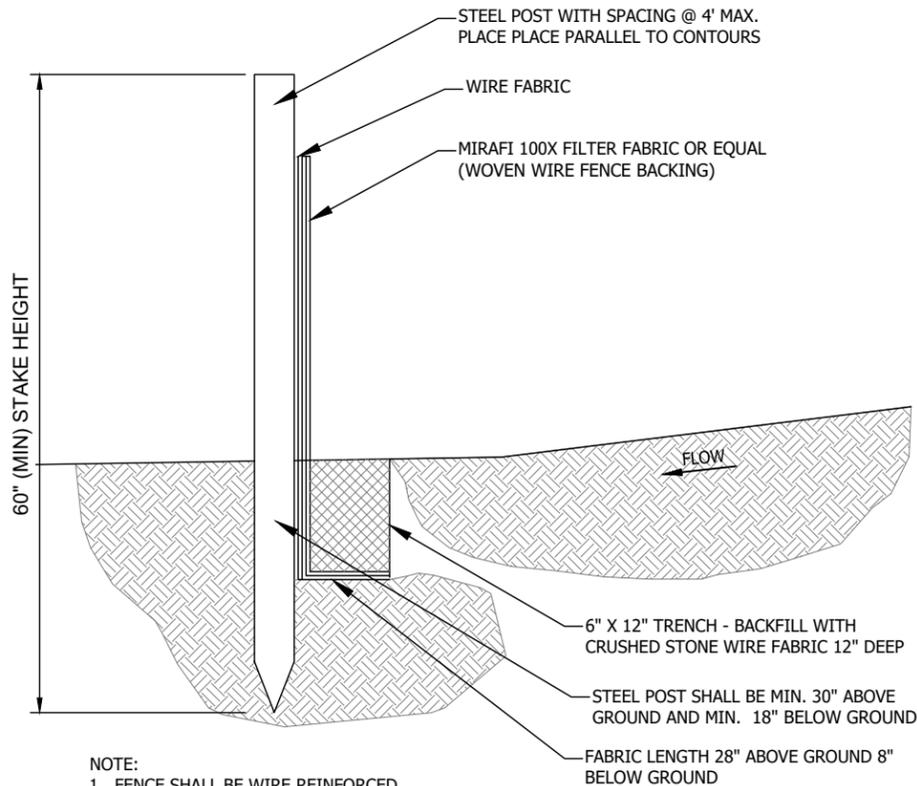
- USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
- WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
- ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
- CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
- PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
- THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
- CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
- CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



1 TYPICAL FENCE AND GATE DETAIL
SCALE: N.T.S.

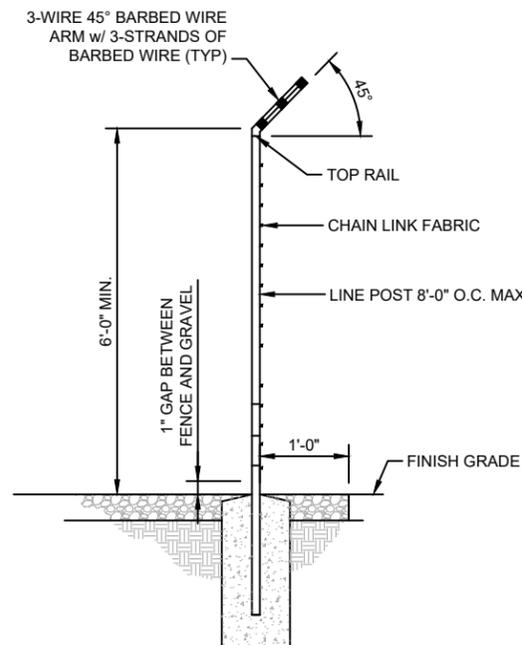


2 MUSHROOM STOP DETAIL
SCALE: N.T.S.



NOTE:
1. FENCE SHALL BE WIRE REINFORCED.

3 SILT FENCE DETAIL - TYPE A
SCALE: N.T.S.



4 FENCE SECTION DETAIL
SCALE: N.T.S.



SKYWAY TOWERS
METTER
PARCEL ID: 063016

E HWY 46
METTER, GA 30439

CANDLER COUNTY
PROPOSED 250'
SELF-SUPPORT TOWER

PROJECT NO: G0175180.001.01

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| A | 9/10/25 | JDB | PRELIMINARY |
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FENCE DETAILS

SHEET NUMBER:

C-7