

APPLICANT: Crown Castle International
404-815-6474

PETITION NO: SLUP-2

REPRESENTATIVE: Kilpatrick Stockton, LLP
Michael W. Tyler, Esq. 404-815-6474

HEARING DATE (PC): 03-04-08

HEARING DATE (BOC): 03-18-08

TITLEHOLDER: Angie C. Scroggins

PRESENT ZONING: PSC

PROPOSED ZONING: SLUP

PROPERTY LOCATION: Located on the south side of Main Street,
west of Lois Street.

PROPOSED USE: Telecommunications
Facility

ACCESS TO PROPERTY: Main Street

SIZE OF TRACT: 0.461 acre

PHYSICAL CHARACTERISTICS TO SITE: Existing house with
detached garage

DISTRICT: 17

LAND LOT(S): 677

PARCEL(S): 16

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: R-20/ Vacant lot, Single-family house
- SOUTH: City of Smyrna/ Bank of America
- EAST: City of Smyrna/ single-family house, Office Building
- WEST: PSC/ Vacant lot; City of Smyrna/ Starvin Marvin service station

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

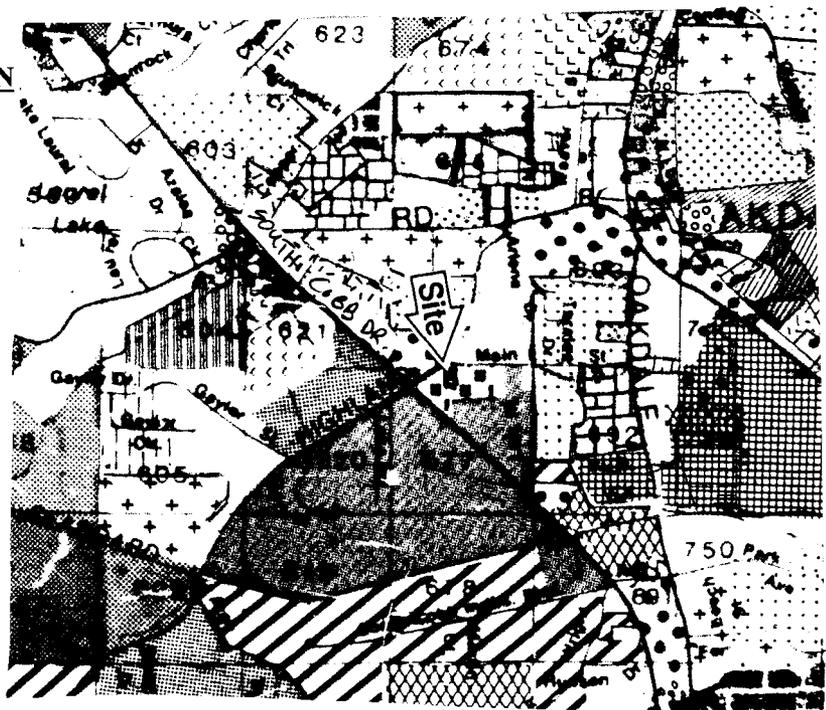
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

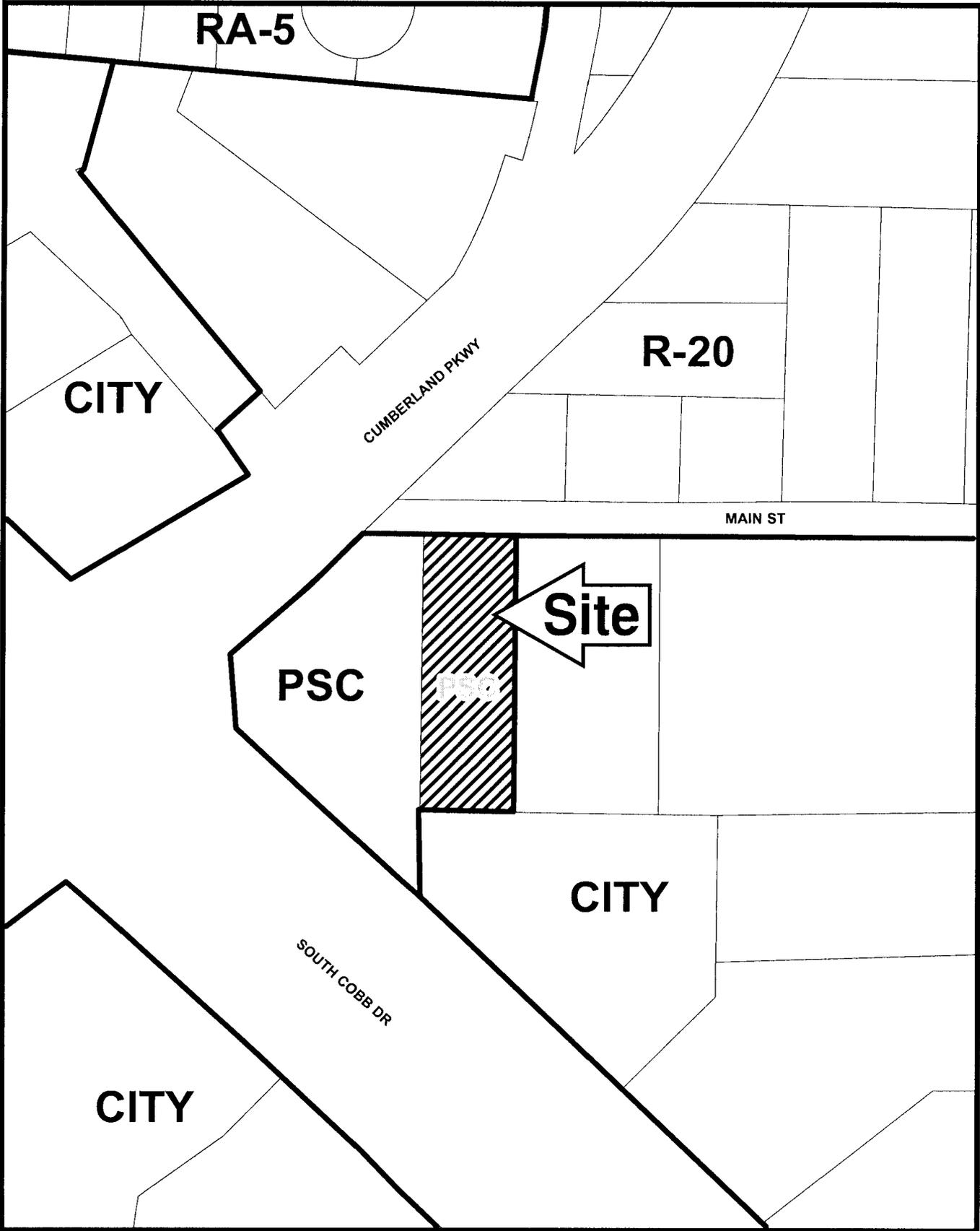
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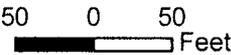
STIPULATIONS:



SLUP-2



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

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PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Special Land Use Permit to place a cell tower on the property. The tower would be a monopole, which would be 180-feet in height, and would hold up to five carriers. This would be the relocated tower that was previously on the Wells property, which is about ¼ of a mile to the north.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No water or sewer necessary for monopole.

FIRE COMMENTS:

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-d-sac without an island to have a 60 foot paved radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Residential subdivision: Cul-d-sac with an island- minimum 60 foot radius to outside curb, measured to inside of curb, minimum lane width 24 feet **or** Cul-d-sac without an island- 38 foot outside outside radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Driveway access to a single family home must be 10 feet wide and 20 feet wide for two homes. A hammerhead turnaround or cul-d-sac is required when a driveway exceeds 1000 feet. (see requirements for dimensions under residential subdivision).

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

Fuel tanks must be submitted separate to the Fire Marshall’s Office by the installer.

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TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Main Street	NA	Local	25 mph	Cobb County	50'

COMMENTS AND OBSERVATIONS

Main Street is classified as a Local and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Recommend an FAA 7460-1 Airspace Study.

Construct a cul-de-sac.

RECOMMENDATIONS

Recommend an FAA 7460-1 Airspace Study.

Recommend a cul-de-sac.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

SLUP-2 CROWN CASTLE INTERNATIONAL

The applicant's proposal is located in an area designated as a Neighborhood Activity Center on the Future Land Use Map. The applicant's proposal is located on property that is zoned PSC (in the process of being rezoned to CRC via Z-16/2008). Adjacent properties are zoned PSC and R-20 in the County, and commercially in the City of Smyrna. There is a mixture of land uses in the area, and adjacent properties are used for offices, single-family homes, a bank, a gasoline service station, and a Home Depot Landscape Supply. For cell towers, non-residential sites are encouraged, and the use of platted lots in residential subdivisions are discouraged, which this proposal complies. The tower is setback its full height from all off-site residential structures, and is designed for additional co-locations, as required by code. The tower is located on the back of the property, to the rear of the existing structures; this is the side of the property that is located closest to the intersection of Cumberland Parkway and South Cobb Drive. The proposed use would not adversely affect any adjacent or nearby residential properties due to the character of the area. Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division on January 08, 2008;
- Fire Department comments;
- Stormwater Management comments and recommendations; and
- DOT comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.