

LOWESOURCE, INC.
 1000 HULLCROSS WOODS PKWY
 WOODBRIDGE, VA 22191
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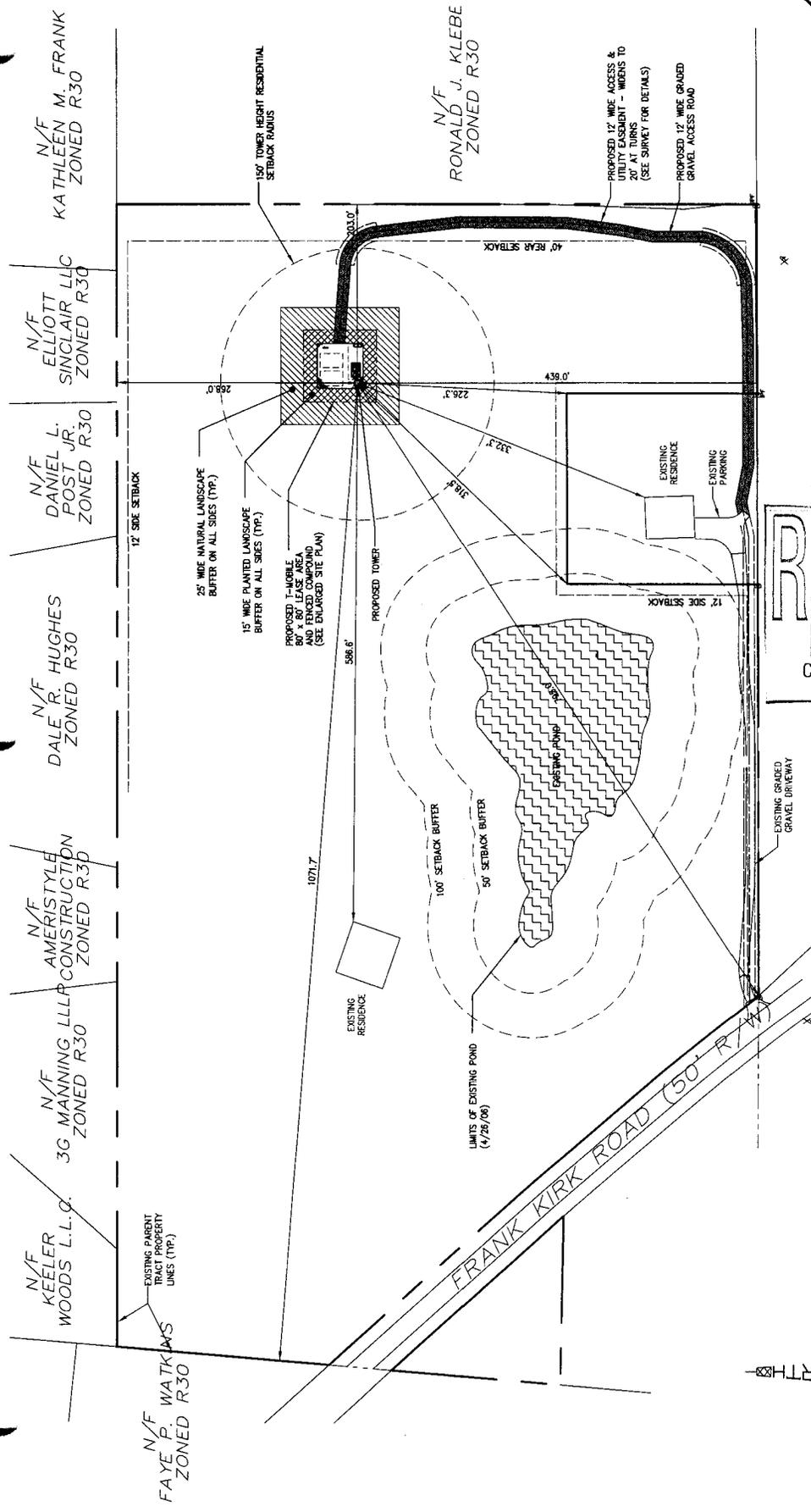
NO.	DATE	DESCRIPTION
(A)	11/12/07	ISSUED FOR REVIEW
(B)	11/27/07	ISSUED FOR ZONING
(C)		
(D)		
(E)		

South, LLC
 0928
 PKWY

SLUP-7
 (2008)

FRANK KIRK
 9A11205A
 0208

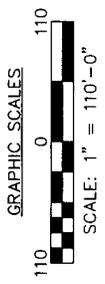
Z-1



REVIEW ONLY
 11/28/07

APR 30 2008
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

OVERALL SITE PLAN
 SCALE: 1" = 110'-0"



APPLICANT: Mitrix Inc., for T-Mobile South, LLC
404-441-3602

REPRESENTATIVE: Sarran Marshall
770-717-9120

TITLEHOLDER: Charles H. Sullivan, Ronnie and Lisa Sullivan

PROPERTY LOCATION: Located on the east side of Frank Kirk Road, south of Kennesaw Due West Road.

ACCESS TO PROPERTY: Frank Kirk Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-30/ Oak Grove subdivision
- SOUTH:** R-20/ Fallwood subdivision
- EAST:** R-30/ Single-family houses
- WEST:** R-20/ Single-family houses

PETITION NO: SLUP-7

HEARING DATE (PC): 07-01-08

HEARING DATE (BOC): 07-15-08

PRESENT ZONING: R-30

PROPOSED ZONING: Special Land Use
Permit

PROPOSED USE: 150 foot
telecommunications towers and equipment

SIZE OF TRACT: 17.2 acres

DISTRICT: 20

LAND LOT(S): 255

PARCEL(S): 5, 96

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

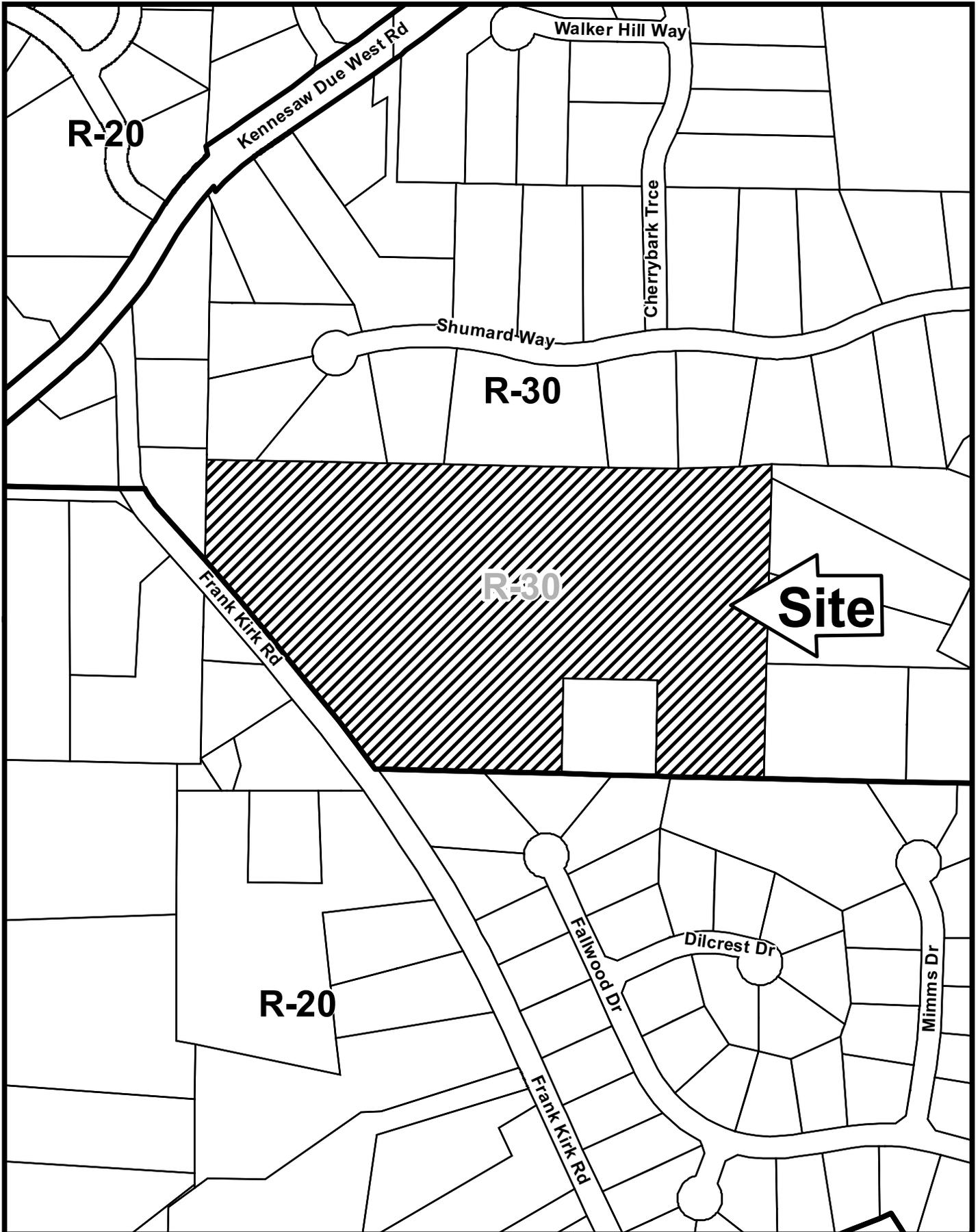
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

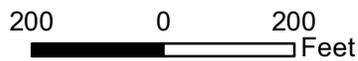
STIPULATIONS:



SLUP-7



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Mittrix Inc., for T-Mobile South, LLC

PETITION NO.: SLUP-7

PRESENT ZONING: R-30

PETITION FOR: SLUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Special Land Use Permit to construct a 150-foot telecommunications tower and related ground equipment. The tower will be disguised as a pine tree, and will be capable of supporting three telecommunications users. The tower and ground equipment would be kept in a 50-foot by 50-foot fenced area in the rear of the property. Access will be provided via an existing driveway along the southern property line. The applicant has submitted a letter of intent, which is attached as Exhibit "A".

Historic Preservation: No comment.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER & SEWER COMMENTS:

No water or sewer necessary.

TRAFFIC COMMENTS:

Recommend an FAA study.

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).

Fire Hydrant

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

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Marshal's Office.

Tank Permits if generator is provided.

STAFF RECOMMENDATIONS

SLUP-7 MITTRIX INC., FOR T-MOBILE SOUTH, LLC

It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. All surrounding properties are used for single-family uses. It is Staff's opinion that the applicant's rezoning proposal will have an adverse affect on the usability of adjacent or nearby property. The view sheds from adjacent single-family house will be negatively affected. New residential development is being developed in the area due to character of the area. A tower would introduce a quasi-commercial use into the community. Additionally, there are documented Civil War trenches in the area, which could affect the view sheds when studying how the trenches and offensive/defensive lines related to each other when interpreting Civil war battles. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Low Density Residential (LDR) area. The purpose of LDR is to provide areas that are suitable for low density housing ranging in density from 1 to 2.5 units per acre. There are commercial and institutional areas within a one-mile that should be examined for telecommunications towers and co-locations. Based on the above analysis, Staff recommends DENIAL.

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.



April 17, 2007

By Hand Delivery

Mr. Jason Campbell
Senior Planner
Cobb County Community Development Department
191 Lawrence Street,
Marietta, GA 30132

RE: Special Use Application – 962 Frank Kirk Road, Kennesaw, GA 30152
#20-0255-0-005 consisting of approximately 17.2 Acres. Purpose: Development of a
Wireless Telecommunications Facility; Applicant: T-Mobile South, LLC. “T-Mobile”

Dear Mr. Campbell:

This letter is being written in tandem with a completed Special Use Permit Application requesting approval to construct and operate a wireless telecommunications facility on the above referenced parcel. The purpose of this facility is to provide safe, reliable uninterrupted wireless telecommunication service to the citizens of Cobb County who happen to be T-Mobile customers in the area near Kennesaw Due West Road and Frank Kirk Road. {See attached Search Area Map – Exhibit A (Section 4)}. T-Mobile initiated its search for a suitable antenna placement within this area by first attempting to collocate on an existing tower structure. At present, there are no existing or planned tower structures in or around the search area that would satisfy the coverage objective and T-Mobile’s obligation to the citizens of Cobb County. The closest tower facility is approximately 1.45 miles northeast of the area {Exhibit B (Section 4)} and already contains T-Mobile’s antennas and transmitting equipment.

Site Selection Process

T-Mobile’s Radio Frequency Engineering Division studied the immediate area of Kennesaw Due West Road (between Acworth Due West Rd to the south and Stilesboro Road to the north) and Burnt Hickory Road (between Acworth Due West Rd to the west and New Salem Rd to the east) - the “coverage objective” - to determine where a facility would need to be located in order to adequately address that targeted area. The limits of this search area were defined by a ring of approximately 0.303 miles from the intersection of Kennesaw Due West Road and Frank Kirk Road [Exhibit A (Section 4)]. A search for any existing tower facilities or tall structures capable of accommodating T-Mobile’s antennas and equipment was conducted. It was found that these structures were not present in that area. At present, there are no existing or planned facilities within 1 mile of the proposed facility. The closest facility is approximately 1.45 miles northeast of

the center of the search area. Following, a search for non-residentially zoned properties that would best comply with the requirements of the Cobb County zoning ordinance was also conducted. We found that the entire search area is of the R-20 (Single Family Residential) District. There were no non-residentially zoned properties within or near the search area. The closest non-residential district is approximately 1.25 miles southwest of the search area {Exhibits B.1 and C (Section 4)}. A search for other non-residentially used property was then conducted; however none was available within the search area. A portion of the search area consists of planned subdivisions with established single-family residential communities. Next, a search for large properties that would offer the best elevation and screening with the least impact to the surrounding properties was conducted. Several parcels were identified; however in many cases several of them would still not satisfy the minimum setback requirements and others were either in the process of being sold or had disinterested property owners who were not willing to lease a portion of their property to T-Mobile. Of those properties evaluated, parcel 005 had sufficient lot size and the owner was willing to consider the placement of a telecommunication facility on the property. This property is partially wooded with dense mature vegetation in some areas which provide a natural buffer that would effectively screen the proposed location of the facility. Additionally, the selected property has adequate elevation and would satisfy the coverage objective based on RF engineer review.

Parcel Description:

The site is an irregular shaped parcel consisting of approximately 17 acres. The parcel is zoned R-30 and is bounded by the same zoning district on all sides. However, those adjoining parcels are much smaller. There are residential structures on the north, east and west sides of the parcel. The southern portion of the parcel adjoins property that is currently under site development for single family residential development. All adjoining properties are buffered by at least 173 feet of dense mature vegetation between the proposed site and their property lines. The subject property currently occupies the residence of the property owner which is located approximately 587 feet from the proposed facility. Adjacent, to the south is a separate parcel that accommodates a portion of the access to the site. The proposed facility is approximately 332 feet from that residence on the south side. The topography is generally level with just a gentle slope extending from Frank Kirk Road approximately 500 feet in an easterly direction toward the rear of the property. T-Mobile selected the undeveloped portion of the parcel for placement of the facility primarily because it is large enough to meet the development requirements of Cobb County's ordinance and can accommodate placement of the facility with less obtrusion to the surrounding community.

Facility Description:

The facility will consist of a 150-foot "pine tree" like telecommunications facility structure designed to accommodate T-Mobile and two other wireless service providers that offer similar telecommunication services. The tower structure will be accompanied by transmitting equipment mounted on a concrete pad area on the ground contained within a 50' x 50' fenced compound. The compound fencing will be composed of decay resistant material, a minimum of six feet in height and contain anti-climbing devices. The

facility will be strategically placed in an area approximately 1,071 feet east of Frank Kirk Road. An existing gravel road extending from Frank Kirk Road in an easterly direction will provide access to the site. When completed the facility will be unmanned and will not utilize county water or sewer facilities. Traffic will be limited to monthly visits by service personnel. The development plan will seek to preserve the maximum number of existing trees to buffer the site from view.

Need for the Proposed Facility:

T-Mobile's RF engineers have carefully evaluated the coverage objective to determine where a facility would need to be placed in order to properly address service deficiencies. Utilizing existing facilities and structures is always the very first option before a decision is made to build a new facility. This is evident based on T-Mobile's inventory of wireless facilities in Cobb County. As shown on T-Mobile's inventory of existing sites, more than 91% of T-Mobile's facilities are collocations. Additionally, all sites surrounding our coverage objective are collocations. The attached RF letter with associated maps and coverage plots, with and without the proposed site, was submitted with the application materials. These documents further justify the need for the proposed facility based on existing coverage deficiencies within the coverage objective. Careful review of the submitted coverage plots shows that the proposed site is properly spaced between the existing active sites which would help establish a more efficient and effective network design. This will allow T-Mobile to meet current demands for reliable, uninterrupted wireless PCS service in this portion of Cobb County. Studies show that mobile phone usage in the home increased from 6% of all minutes in 1999 to **27% in 2006**. Recent data from T-Mobile identified the quantity of emergency calls recorded from those sectors of the antenna on surrounding active sites that are directed to our coverage objective. It is recorded that **3,642** E911 calls were processed on just those antennas from April 1 to May 31, 2007. Site 9AT0091 alone processed **1,758** of those calls - in a 61 day period, an average of more than 30 calls a day from ONE site. These emergency calls will not be transmitted if they are made in areas where there is currently no service. This shows the direct impact that wireless PCS coverage has on personal and public safety.

Zoning Considerations:

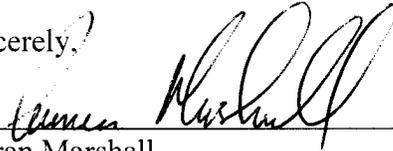
In accordance with section 134-273 of the Cobb County Code, the proposed development adheres to the following standards:

*Setbacks: Section 6e-4. All towers in excess of 70 feet must be setback a distance equal to the full height of the tower from any adjoining off-site residential structure or as safety concerns may dictate. **The proposed facility is located approximately 203 feet from the closest property line, which exceeds the distance requirement for the 150' facility. The closest residential structure is approximately 332 feet south of the property. The proposed setbacks greatly exceed the requirement.***

In conclusion, T-Mobile has selected this site and carefully designed the facility to comply with the provisions of the Cobb County zoning ordinance. Specifically, T-Mobile wishes to highlight the following: The parcel is zoned R-30 which allows the construction of telecommunications facilities. The tower placement on the site complies with the specific setback provisions of the Cobb County ordinance being situated at least 203 feet from the closest property line and 795 feet from the public rights-of-way. Finally, the tower's design for multiple uses will limit the need for additional towers in the area.

In light of its compliance with all the provisions of the Cobb County ordinance, T-Mobile South, LLC respectfully requests that the Cobb County Planning Board of Commissioners approve its application as submitted.

Sincerely,



Sarran Marshall
Zoning & Permitting Specialist
Mitrix, Inc. – for T-Mobile South, LLC

SDM: enclosures