

LOWERSOURCE, INC.
 1000 HICKORY WOODS PKWY
 SUITE 100
 FARMERS BRANCH, GA 30204
 TEL: 770-426-1000
 FAX: 770-426-1002

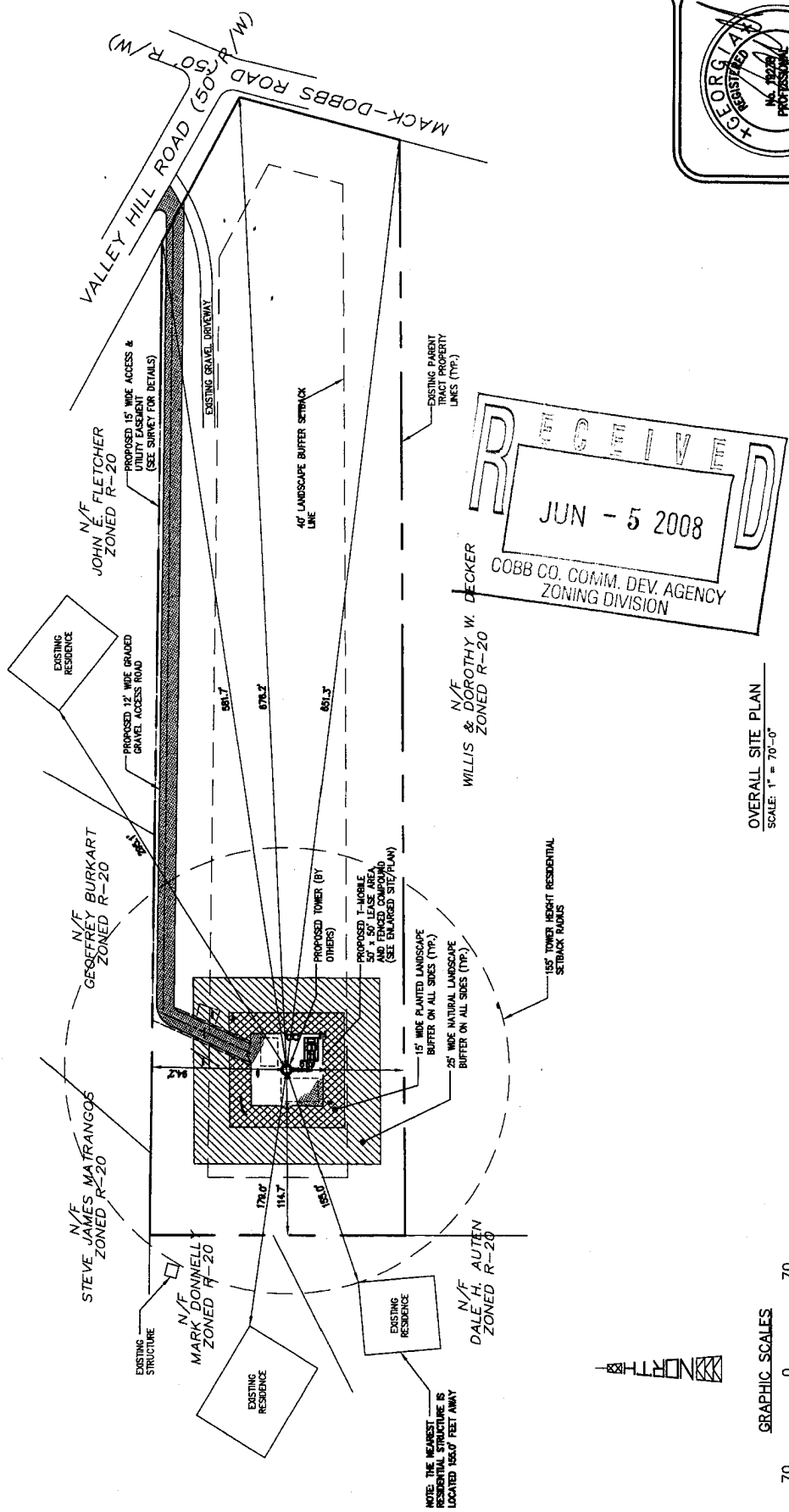
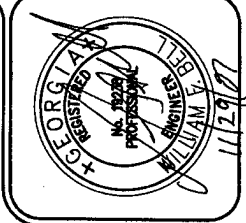
NO.	DATE	DESCRIPTION
1	11/22/07	ISSUED FOR REVIEW
2	11/22/07	ISSUED FOR CONSTRUCTION
3		
4		
5		

4750 CONVENT ROAD, SUITE 208
Mobile-South, LLC

**SLUP-13
(2008)**

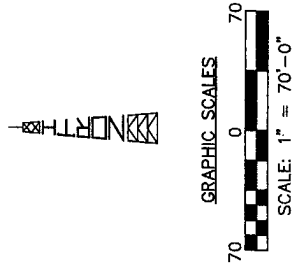
9A12044A
 COUNTRY CREEK
 OVERALL SITE PLAN

C-2



RECEIVED
 JUN - 5 2008
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

OVERALL SITE PLAN
 SCALE: 1" = 70'-0"



NOTE: THE NEAREST RESIDENTIAL STRUCTURE IS LOCATED 156.0' FEET AWAY

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

REPRESENTATIVE: Sarran Marshall
404-391-8498

TITLEHOLDER: Robert Alton Jackson

PROPERTY LOCATION: Located at the southwest intersection of
Mack Dobbs Road and Valley Hill Road.

ACCESS TO PROPERTY: Valley Hill Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house
on a wooded lot

PETITION NO: SLUP-13

HEARING DATE (PC): 08-05-08

HEARING DATE (BOC): 08-19-08

PRESENT ZONING: R-30

PROPOSED ZONING: Special Land Use
Permit

PROPOSED USE: 150-Foot
Telecommunications Tower and Equipment

SIZE OF TRACT: 3 acres

DISTRICT: 20

LAND LOT(S): 201

PARCEL(S): 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ Single-family houses, Tamarack Falls subdivision

SOUTH: R-30/ wooded

EAST: R-20/ The Enclaves subdivision

WEST: R-20/ Greyfield Northth subdiviison

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

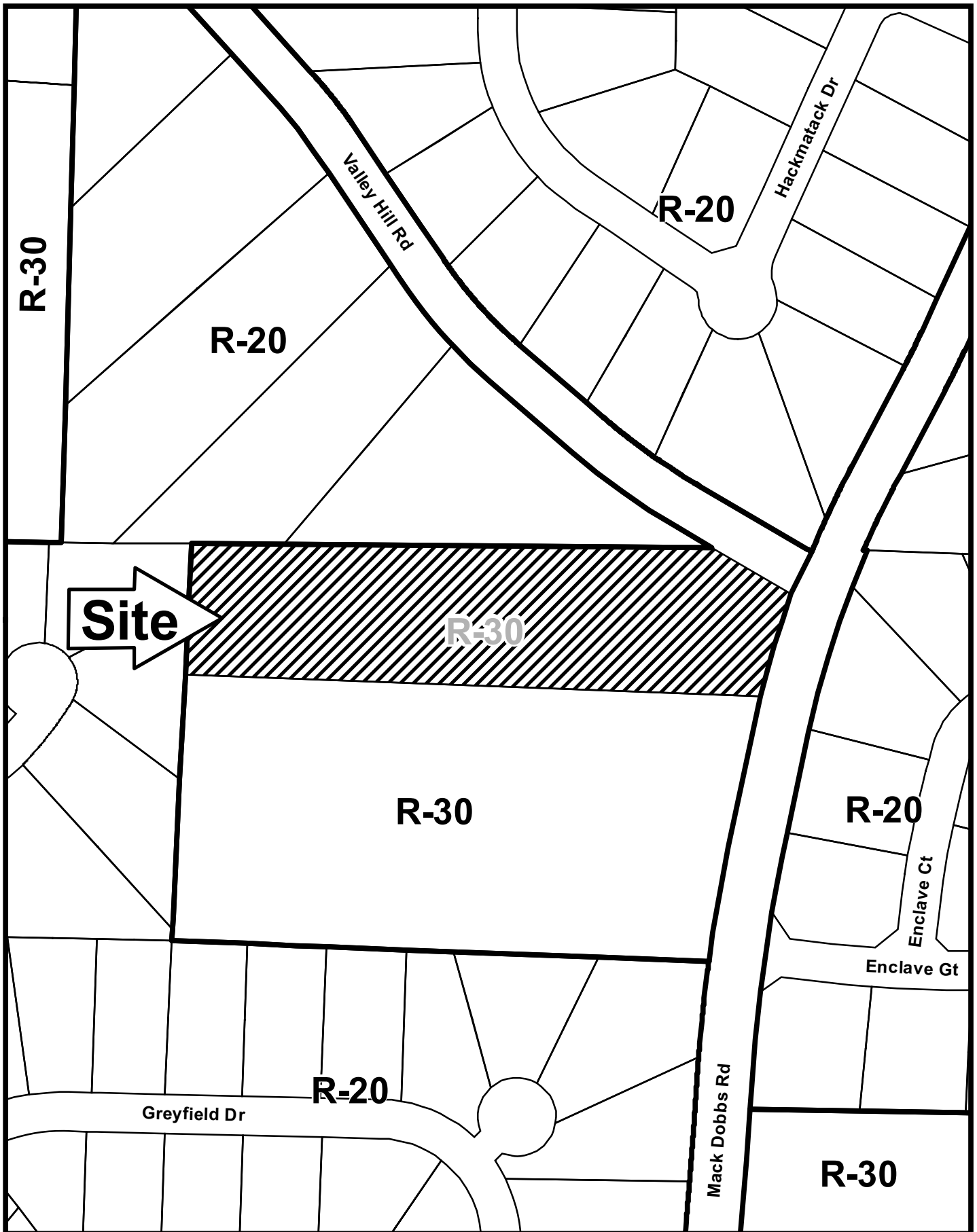
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

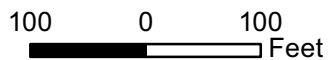
STIPULATIONS:



SLUP-13



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



- City Boundary
- Zoning Boundary

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

PETITION NO.: SLUP-13

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 proposed tower would be disguised as a pine tree. The tower and ground equipment would be kept in a 50-foot by 50-foot fenced area in the rear of the property. The tower would be built to accommodate three users. Access will be provided along the northern property line, and there would be a 15-foot landscape buffer surrounded by a 25-foot natural landscape buffer around the enclosure. The applicant has submitted a letter of intent, which is attached as Exhibit "A".

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water and sewer not necessary for tower.

DEPARTMENT OF TRANSPORTATION COMMENTS:

Recommend an FAA study.

Recommend using existing curb cut along Valley Hill Road.

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

PETITION NO.: SLUP-13

PRESENT ZONING: R-30

PETITION FOR: SLUP

FIRE DEPARTMENT 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.

All Fuel tanks must be submitted to Cobb County Fire Marshal’s Offices for approval.
Call 770-528-8328.

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 slide 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 Fire Marshal’s office.

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

PETITION NO.: SLUP-13

PRESENT ZONING: R-30

PETITION FOR: SLUP

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Butler Creek** FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream _____.

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

PETITION NO.: SLUP-13

PRESENT ZONING: R-30

PETITION FOR: SLUP

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

- No site improvements proposed.

ADDITIONAL COMMENTS/SUGGESTIONS

1. The access drive and tower compound must be pervious surface such as gravel or mulch (with the exception of proposed equipment pads). A minimum 15' planted landscape buffer and 25' natural landscape buffer must be provided around the compound. The landscape buffer should be designed to function as a filter strip to provide for water quality benefit. No significant stormwater management impacts are anticipated.

STAFF RECOMMENDATIONS

SLUP-13 MITTRIX INC. FOR T-MOBILE SOUTH

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 houses 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. 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 institutional areas within a one-half-mile that should be examined for telecommunications towers and co-locations. Additionally, this property was subject to a similar request for a cell tower in 2007, and neighbors testified that they had adequate cell service in the area. Based on the above analysis, Staff recommends DENIAL.

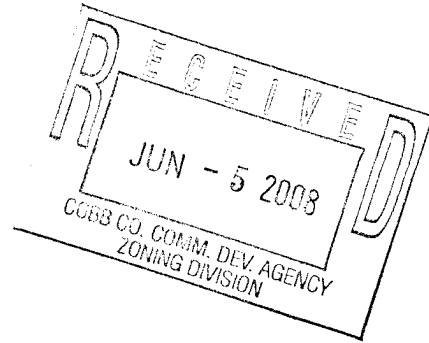
The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



May 26, 2008

By Hand Delivery

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



RE: Special Use Application – 2095 Mack Dobbs Road, Kennesaw GA 30144
#20-0201-0-009-0-0000-0-00 consisting of approximately 3.0 Acres. Purpose:
Development of a Wireless Telecommunications Facility; Applicant: T-Mobile South,
LLC. “T-Mobile”

Dear Mr. Pederson:

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 west of the City of Kennesaw between US-41 and Stilesboro Road {See attached Search Area Map – Exhibit A (Section 4)}. T-Mobile initiated its search for 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 within 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 to the search area is approximately 1.21 miles northeast of the center of the search area {Exhibit A (Section 4)} and already contains T-Mobile antennas and transmitting equipment. Alternatively, a search for non-residentially zoned properties was also initiated; however the entire search area consists of properties that belong to the single family residential zoning district. Non-residentially used properties and other large parcels within the search area were then targeted, with the subject property being the best available option for placing a facility within and adjacent to the search area.

Site Selection Process:

T-Mobile’s Radio Frequency Engineering Division studied the immediate area between US-41 and Stilesboro Road, west of Kennesaw Due West Road and East of Acworth Due West Road - the “coverage objective” - to determine where a facility would need to be located in order to adequately address the targeted area. The limits of this search area were defined by a ring of approximately 0.5 miles in radius with its center

near the intersection of Ellis Road and Mack Dobbs Road [Exhibit B (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 center of the search area. The closest facility is approximately 1.21 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. It was found that the search area consists of the Single Family Residential Zoning Districts – there were no non-residentially zoned properties within or near the search area {Exhibits C and D (Section 4)}. The closest non-residential district is approximately 1.07 miles north of the search area at the location of T-Mobile's existing facility (collocation). A search for non-residentially used property was then conducted; however none was available within the search area. A large portion of the search area consists of planned subdivisions with established single-family residential communities {See attached Tax Map Analysis in Section 5}. 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 simply too far away to effectively address the coverage objective. Of those properties evaluated, parcel 009 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 sufficient elevation and would satisfy the coverage objective based on RF engineer review.

Parcel Description

The subject property is a rectangular shaped parcel consisting of approximately 3.0 acres located at the southwest corner of Mack Dobbs Road and Valley Hill Road. The parcel is zoned R-30 and is bounded on all sides by R-20 zoned parcels. It currently occupies the residence of the property owner which is located approximately 456 feet from the proposed facility. The topography is generally level near the front of the parcel then slopes downward approximately 290 feet from the right-of-way of Mack Dobbs Road to the proposed site with a change in elevation of 20 feet. T-Mobile selected the undeveloped portion at the rear of the parcel for placement of the facility primarily because it is large enough to meet the development requirements of the Cobb County ordinance and can accommodate placement of the facility with less obtrusion to the surrounding community. Dense mature vegetation also exists at the rear of the property which offers natural vegetative screening and buffering of the site and lower portions of the facility.

Facility Description:

The proposed facility will consist of a 150-foot "pine tree" style telecommunications facility 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 651 feet west of the Mack Dobbs Road right-of-way. A gravel road extending from Valley Hill Road in a westerly 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 (Tab 4) 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 **3,408 E911 calls** were processed on just those antennas from April 1 to May 31, 2007. That's an average of **1,136 calls per month** - in a 61 day period, approximately **38 calls per day**. 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 satisfies or exceeds the distance requirement for the 150' facility. The closest residential structure is approximately 155 feet west of the property. The proposed setbacks on all other sides 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 80 feet from the closest property line and 651 feet from Mack Dobbs Road. 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