

APPLICANT/OWNER

**F-Mobile South, LLC**  
FOUR CONCOURSE PARKWAY  
SUITE 300  
ATLANTA, GA 30328  
PHONE: (770) 604-8860  
FAX: (770) 500-3048

PREPARED BY:

**WALKER ENGINEERING INCORPORATED**  
8451 DUNWOODY PLACE  
SANDY SPRINGS, GA 30350  
PHONE: 770-434-1100  
FAX: 770-434-1101

REV	DATE	DESCRIPTION	BY	CHK
A	06/21/08	ISSUE FOR PERMITS		

**SLUP-17 (2008)**

**PRELIM NOT CONST.**  
DATE: 06/21/08

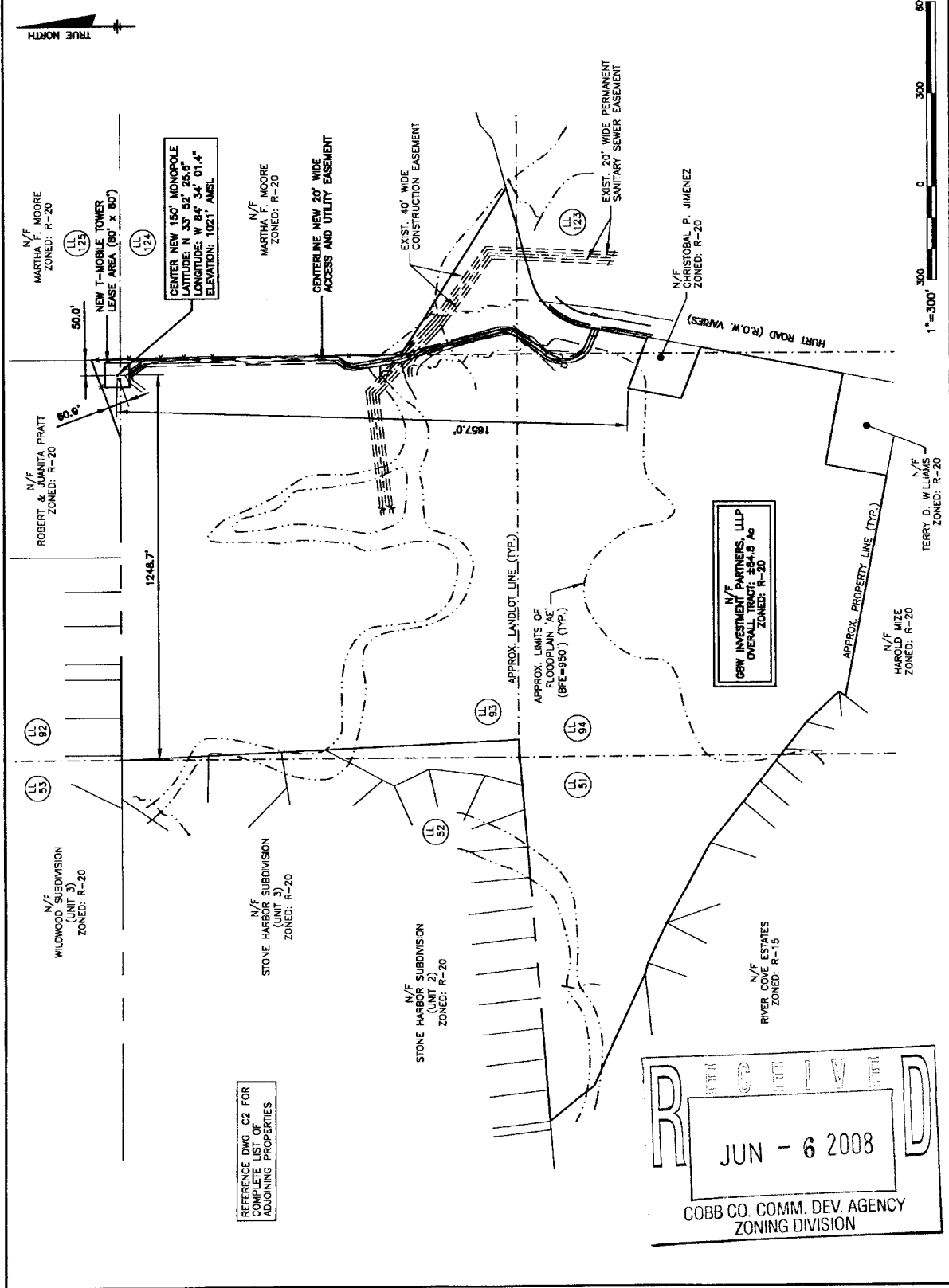
CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY ORDINANCES, LOCAL ORDINANCES, AND ANY APPLICABLE STATE AND FEDERAL REGULATIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

**TAMMY LYNN**  
9AT2244B  
448 HURT ROAD  
SMYRNA, GA 30080  
COBB COUNTY

DESIGNED BY:	TAU
CHECKED BY:	TAU
DATE:	06/21/08
JOB NO. 1:	0804-00317
DRAWING NO.:	0804-00317-01

OVERALL SITE PLAN

C3

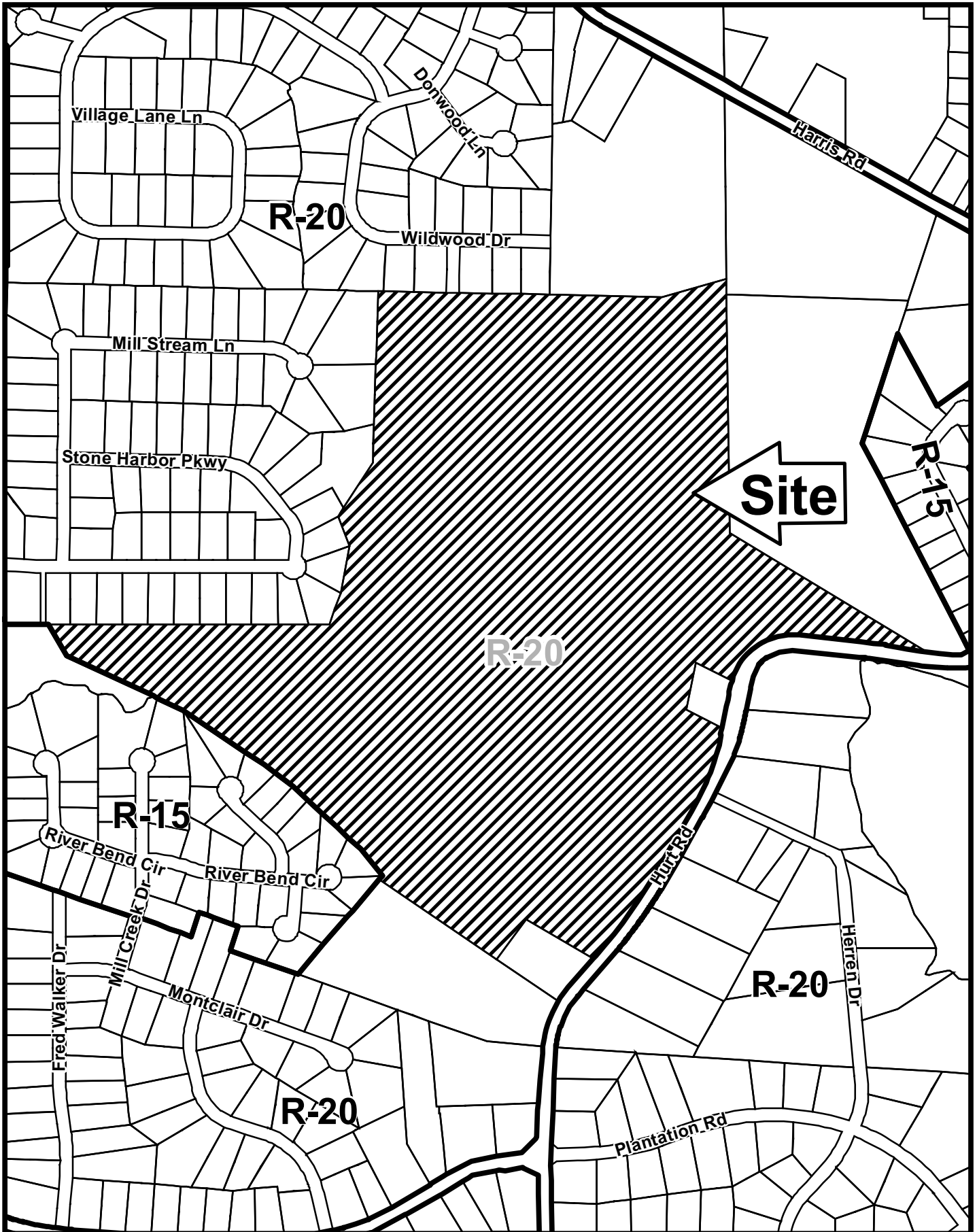


REFERENCE DWG. C2 FOR COMPLETE LIST OF ADJOINING PROPERTIES

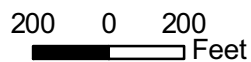
**RECEIVED**  
JUN - 6 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION





# SLUP-17



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-17

**PRESENT ZONING:** R-20

**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 a monopole style tower. The tower and ground equipment would be kept in a 60-foot by 60-foot fenced area. The tower would be built to accommodate three users. There would not be a landscape buffer, since the tower is located in a heavily wooded area. The applicant has submitted a letter of intent, which is attached as Exhibit "A".

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

Water and sewer not necessary for tower.

\*\*\*\*\*

**DEPARTMENT OF TRANSPORTATION COMMENTS:**

Recommend an FAA study.

\*\*\*\*\*

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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.

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## STAFF RECOMMENDATIONS

### SLUP-17      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 of the surrounding properties is zoned 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. 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 category is to provide areas that are suitable for low density housing development. There are institutional areas within the area that should be examined for telecommunications towers. Based on the above analysis, Staff recommends DENIAL.

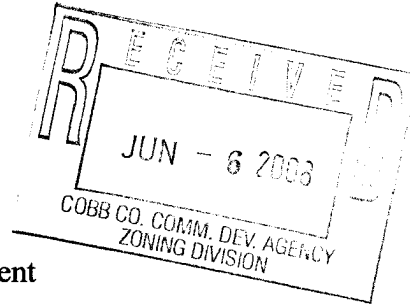
**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**



May 23, 2007

**By Hand Delivery**

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



RE: Special Use Application – 448 Hurt Road, Smyrna GA 30080 #17-0094-0-008-0-0000-0-00 consisting of approximately 84.8 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 Smyrna between Hicks Road to the west, Smyrna Powder Springs Road to the north, Old Concord Road to the east and Hurt Road to the south. {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 1.33 miles northwest of the center of the search area {Exhibit A (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 Hicks Road to the west, Smyrna Powder Springs Road to the north, Old Concord Road to the east and Hurt Road to the south - 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 0.35 miles from the southwest intersection of Church Road and Tammy Lynn Drive [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 proposed facility. The closest facility is approximately 1.33 miles northwest

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 residentially zoned. There were no non-residentially zoned properties within or near the search area. The closest non-residential district is approximately 0.82 miles west of the center of the search area {Exhibits C and D (Section 4)}. A search for other 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. 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 many property owners were not willing to lease a portion of their property to T-Mobile {See attached Tax Map Analysis in Section 5}. Of those properties evaluated, parcel 5 was the largest (84 acres) and is very capable of accommodating the proposed facility. Additionally, the owner was willing to consider the placement of a telecommunication facility on the property. Most of this property is wooded with dense mature vegetation in most areas which provide a natural buffer that would effectively screen the proposed location of the facility. **Consequently, Mittrix, Inc. would like to request that the landscape requirement be waived to allow a 10-foot wide natural buffer which will consist of the existing mature dense vegetation.** 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 84.8 acres. The parcel is zoned R-20 and is bounded by residential zoning districts on all sides. However, those adjoining parcels are much smaller. There are residential structures partially on the north, east and west sides of the tract. The southern portion of the parcel is bordered by South Huff Road. All adjoining residences are buffered by at least 600 feet of dense mature vegetation between the proposed site and any existing residence. The subject property currently occupies a fishing pond that is operated by the property owner and is located approximately 1,200 feet from the proposed facility. Adjacent, to the east are residential parcels that are occupied by single family residences. The proposed facility is approximately 607 feet from the closest residence. The topography varies drastically with generally level areas at the location of the proposed Facility. The development requirements of Cobb County's ordinance will be satisfied with the proposed facility with the least obstruction to the surrounding community.

#### **Facility Description:**

The facility will consist of a 150-foot "monopole" style 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 an 80'x 80' fenced compound. The compound fencing will be composed of decay resistant material, a minimum of 6 feet in height and contain anti-climbing devices. The facility will be strategically placed in an area approximately 1,500

feet north of Hurt Road. An existing gravel road extends from Hurt Road in a northerly direction will provide access to the property and will be extended 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**. Among these calls are also emergency calls. This shows the direct impact that wireless PCS coverage will have 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 50 feet from the closest property line, which exceeds the 10-foot setback requirement for the R-20 District. The closest residential structure is approximately 607 feet south of the proposed Facility Location. The proposed setbacks will exceed the requirement.***

*District Building Setbacks: Section 134-197 of Article IV requires a minimum front yard setback of 40 feet, side yard setbacks of 10', and a rear yard setback of 35'. **T-Mobile has taken care to comply with the provisions of the Cobb County's zoning ordinance by placing the facility a minimum setback of approximately 607 feet from the closest residence. These distances are called out from the centerline of tower on the attached site plan. Additionally, complete legal descriptions of the subject***

**parcel and the proposed T-Mobile Lease Area are contained on page 1 of the accompanying survey.**

*Landscaping: Any commercial tower or antenna which abuts a residentially zoned property shall have a minimum 40 foot setback from the residential property, 15 feet of which would be a landscaped screening buffer between the tower and the residentially zoned property which will be subject to county staff approval.* **The proposed facility is located within a densely wooded portion of the north side of the property. Consequently, Mittrix, Inc. would like to request that the landscape requirement be waived to allow a 10-foot wide natural buffer which will consist of the existing mature dense vegetation. If staff sees it necessary to allow the existing natural vegetation to remain within the required 10-foot landscape buffer, T-Mobile will be happy to comply with that request. Regardless, all required landscaping requirement will be satisfied.**

*Separation: Section 6e-7 requires that any facility 90 feet in height or greater seeking approval under the provisions of this section must be a minimum distance of one-quarter (1/4) mile from any tower 90 feet in height or greater previously permitted by the board of commissioners.* **The proposed facility is 1.12 miles from the nearest facility which also contains T-Mobile's antennas and equipment.**

In support of the attached application T-Mobile South, LLC encloses the following:

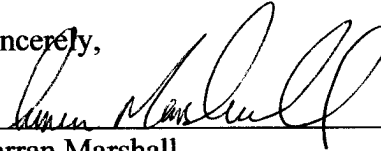
1. Letter of Intent (*Sec. 1*).
2. A completed Special Use Application signed and notarized by T-Mobile and the property owner with Campaign and Financial Disclosures; copy of the warranty deed that reflects the current owner(s) of the property (*Sec. 2*);
3. Five copies of the survey, site plan and tower elevation (including two (2) 8 1/2" x 11" copies) (*Sec. 3*);
4. RF letter demonstrating need, Search Area Maps, Propagation Maps and Inventory of T-Mobile's sites (*Sec. 4*);
5. Tax Map Analysis (*Sec. 5*);
6. Fall Zone Letter and FAA Letter (*Sec. 6*);
7. Constitutional Challenge (*Sec. 7*);
8. Photo-simulations showing "pine-tree" like facility in its proposed location on the subject property (*Sec. 8*);
9. T-Mobile's License (*Sec. 9*);
10. A copy of the taxes paid for the subject property, and copies of the \$150.00 check for the application fee and the \$300.00 sign posting fee (*Sec. 10*).

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,



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

SDM: enclosures