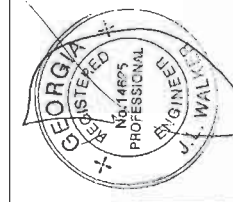


SLUP-10
(2013)



WALKER ENGINEERING, INC. 4051 PLUNKETT PLACE SANDY SPRING, GA 30080 PHONE: 770-587-2186 FAX: 770-587-2186	SITE NO. GA4513 DATE: 05/06/13 FILE NO. 1301-013BT
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IN CHARGE OF:	JLW
DESIGNED BY:	MSB
DRAWN BY:	MSB
CHECKED BY:	STH

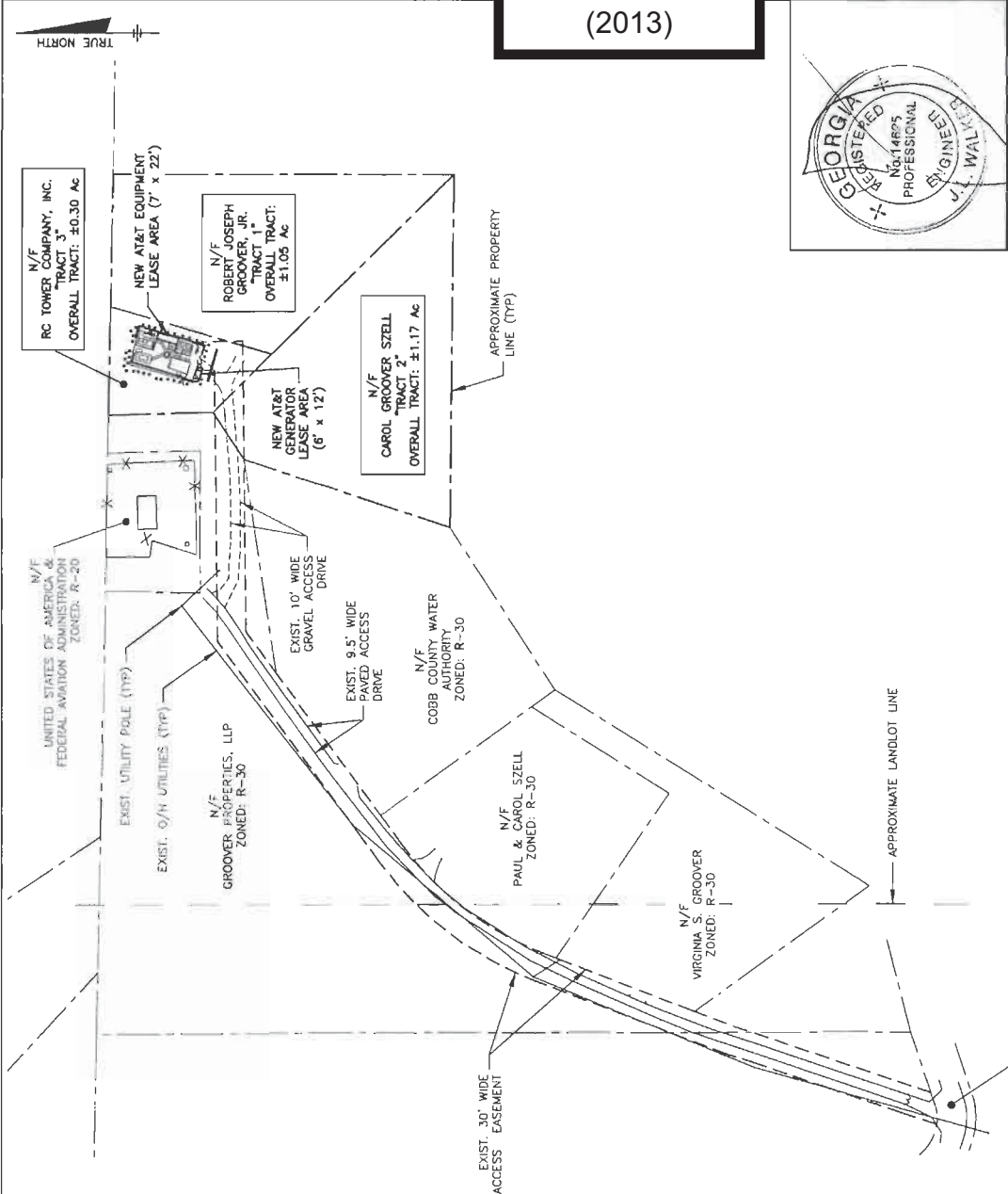
GREENBRIER
2115 GROOVER ROAD NE
MARIETTA, GA 30062
OVERALL SITE PLAN

NO.	DATE	REVISIONS
1	07/19/13	REVISED PER COMMENTS
2	05/17/13	ISSUED FOR CONSTRUCTION
3	05/06/13	ISSUED FOR REVIEW

PREPARED BY:	WALKER ENGINEERING INCORPORATED
PROJECT MANAGER:	PROVIDENCE REAL ESTATE CONSULTING, LLC

4051 PLUNKETT PLACE
SANDY SPRING, GA 30080
PHONE: 770-587-2186
FAX: 770-587-2186

PROVIDENCE
REAL ESTATE CONSULTING, LLC
1670 MCKENDREE CHURCH ROAD
LAWRENCEVILLE, GA 30043



1" = 120'

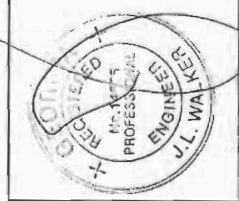
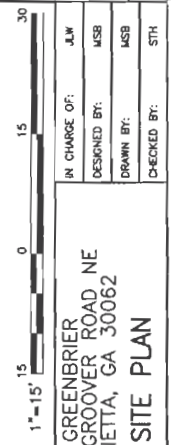
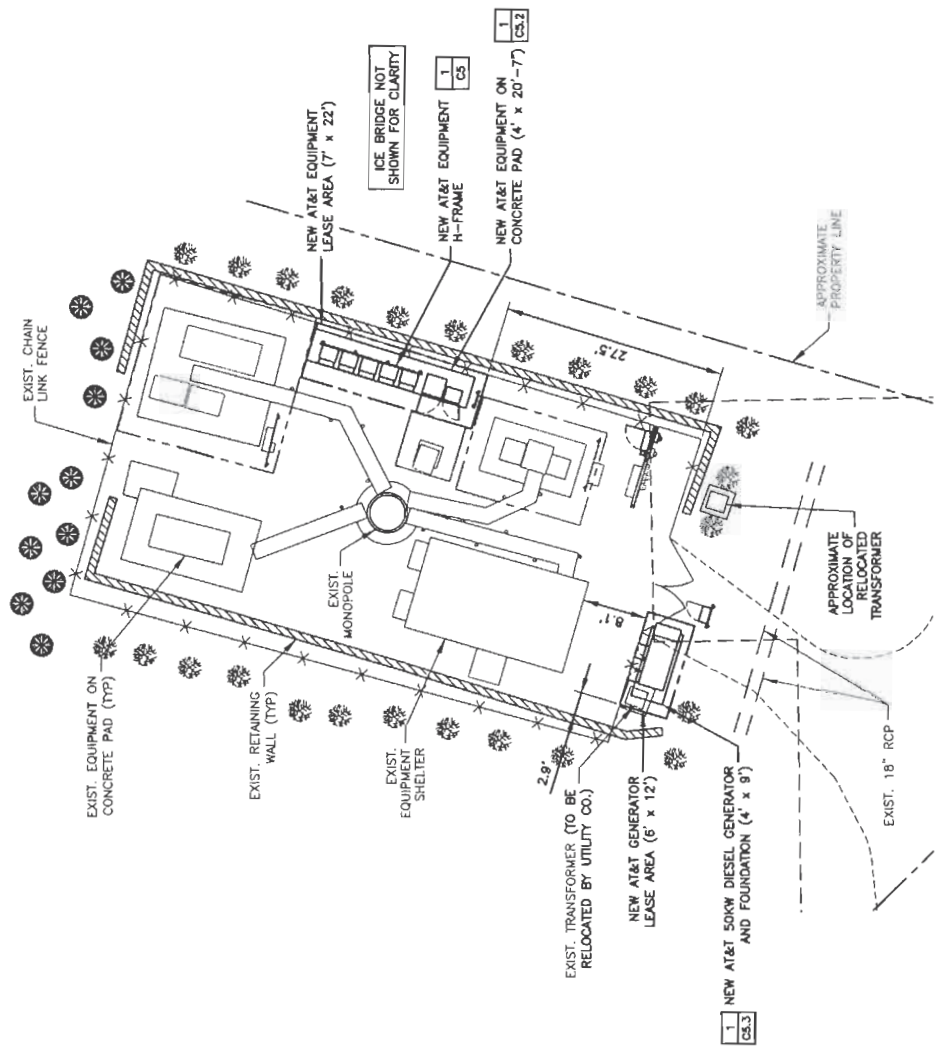
GENERAL NOTES:

- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH COBB COUNTY, GA OR LOCAL JURISDICTION'S SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS DURING ALL PHASES OF CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING A BUILDING SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION TO VERIFY LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
- ALL UTILITIES WITHIN ROADWAY SHALL BE BACKFILLED WITH STONE.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, BUT NOT LIMITED TO DRIVEWAYS, DRIVEWAYS, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL UNUSABLE MATERIALS FROM SITE.
- SEED, MULCH, FERTILIZER AND WATER SHALL BE APPLIED TO ALL DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS ACHIEVED.
- CONTRACTOR SHALL COORDINATE WITH POWER COMPANY, PROVIDING TEMPORARY SERVICE FOR CONSTRUCTION FACILITIES DURING CONSTRUCTIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED ABOUT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING. THEY ARE BASED UPON RECORDS FROM VARIOUS UTILITY COMPANIES, DEEDS AND PLATS OF RECORD, AND WHERE POSSIBLE ACTUAL FIELD MEASUREMENTS. THIS INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATIONS OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED IMPROVEMENTS.
- THIS PROJECT WILL NOT REQUIRE WATER OR SEWER SERVICE.
- CONTRACTOR SHALL REMOVE ANY DIRT OR MUD FROM TIRES OF ANY CONSTRUCTION VEHICLES PRIOR TO LEAVING SITE.
- REFER TO BUILDING/TOWER PLANS FOR PROPOSED DIMENSIONS AND OTHER SPECIFICS WHICH ARE NOT SHOWN.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A PROPER TRAFFIC CONTROL PLAN FOR PUBLIC SAFETY ADJACENT TO CONSTRUCTION SITE. THE TRAFFIC CONTROL PLAN MUST BE IN ACCORDANCE WITH LATEST MUTCD EDITION.

SITE NOTES:

- HAND DIG IN AREAS SUSPECTED TO CONTAIN EXISTING GROUNDING CONDUCTORS, GROUND ROGS, POWER/TELECO CABLES OR OTHER BURIED SITE UTILITIES/ELEMENTS.
- REPAIR AT NO ADDITIONAL EXPENSE DAMAGE TO ALL EXISTING SITE ELEMENTS AS REQUIRED BY THE CONSTRUCTION MANAGER.
- REPAIR AT NO ADDITIONAL EXPENSE ANY CONSTRUCTION RELATED DAMAGE, NOT IN THIS SITE TO MATCH PRE-EXISTING CONDITIONS OR AS REQUIRED BY PROJECT MANAGER.

**SLUP-10
(2013)
Enlarged Site
Plan**



COMPANY # 0013 BY WALKER ENGINEERING, INC. ALL RIGHTS RESERVED. THESE DOCUMENTS OR ANY PART THEREOF MAY BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THE COMPANY ENGINEER.

SITE NO. 044513
DATE: 05/06/13
FILE NO. 1303-01361

IN CHARGE OF: J.L.W.
DESIGNED BY: MSB
DRAWN BY: MSB
CHECKED BY: STH

2115 GROOVER ROAD NE
MARIETTA, GA 30062

SITE PLAN

NO.	DATE	REVISIONS
0	05/17/13	SHED FOR CONSTRUCTION
1	05/06/13	ISSUED FOR REVIEW

PREPARED BY:
WALKER ENGINEERING INCORPORATED
8451 DUNWOODY PLACE
SUITE 100
DUNWOODY, GA 30346
PHONE: 770-433-7300
FAX: 770-387-2136

PROJECT MANAGER:
PROVIDENCE
REAL ESTATE CONSULTING, LLC
1870 MCKENREE CHURCH ROAD
BUILDING 100
LAWRENCEVILLE, GA 30043



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APPLICANT: AT&T by Providence Real Estate Consulting
678-985-2474

REPRESENTATIVE: Samantha Watson
678-985-2474

TITLEHOLDER: RC Tower Company, Inc.

PROPERTY LOCATION: Off a private easement on the north side
of Groover Road, south of Allgood Road
(2115 Groover Road).

ACCESS TO PROPERTY: John Petree Road

PHYSICAL CHARACTERISTICS TO SITE: Existing cell tower
and equipment

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Single-family house
- SOUTH:** R-30/Undeveloped acreage
- EAST:** R-30/Undeveloped acreage
- WEST:** R-30/U.S. Government towers

PETITION NO: SLUP-10

HEARING DATE (PC): 10-01-13

HEARING DATE (BOC): 10-15-13

PRESENT ZONING: R-30

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Expanding Approved
Area at Existing Tower Site

SIZE OF TRACT: 0.30 acre

DISTRICT: 16

LAND LOT(S): 917

PARCEL(S): 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

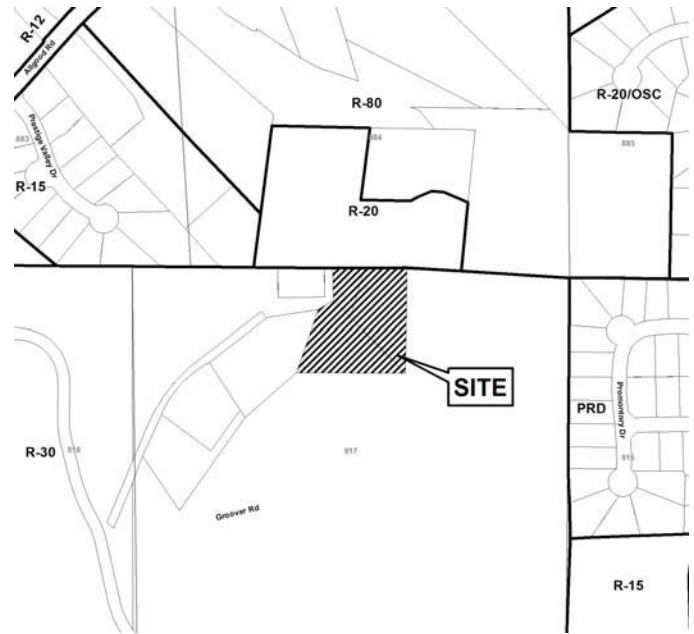
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

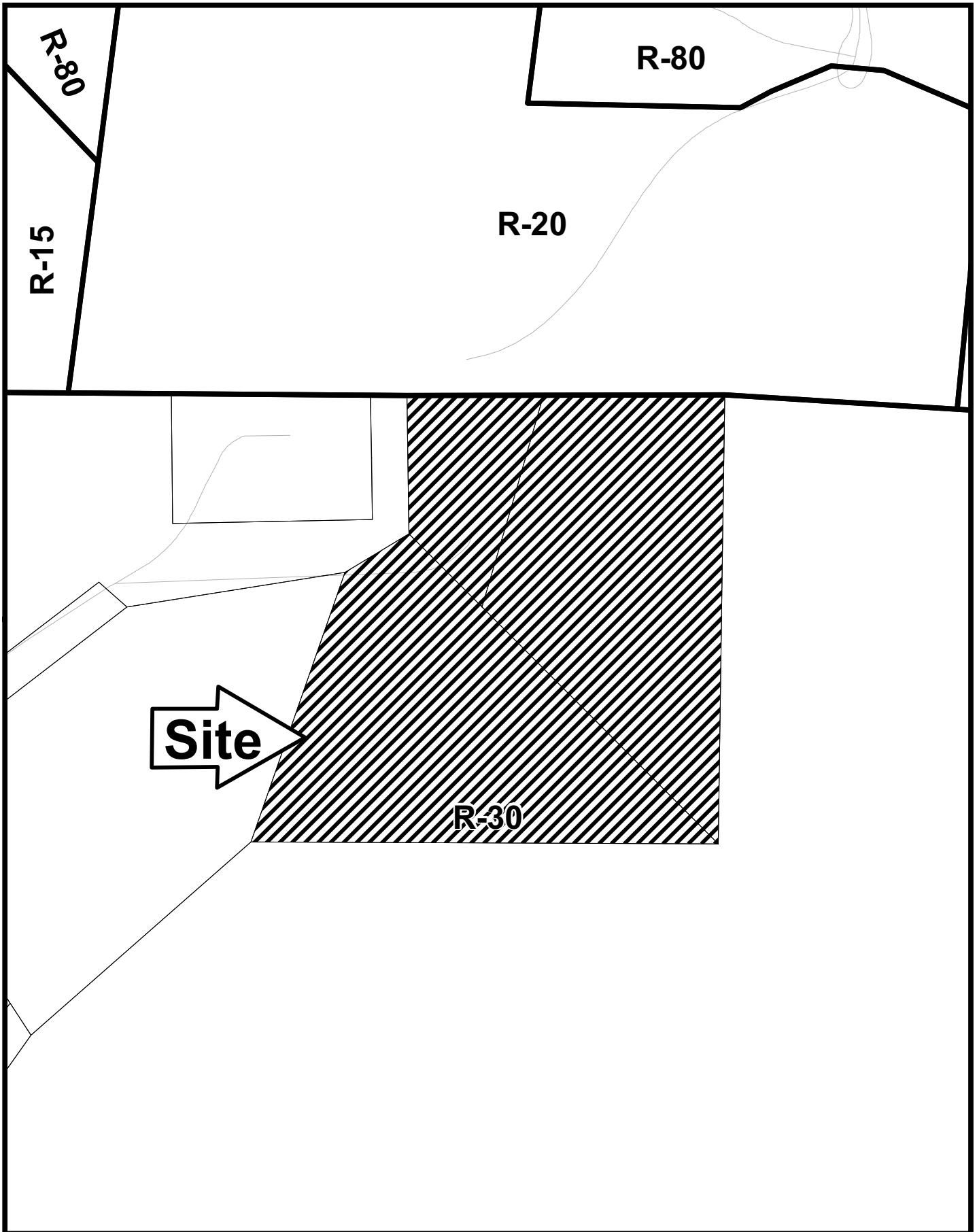
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

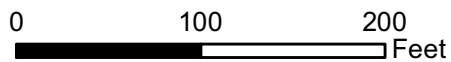
STIPULATIONS:





SLUP-10



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



-  City Boundary
-  Zoning Boundary

APPLICANT: AT&T by Providence Real Estate Consulting

PETITION NO.: SLUP-10

PRESENT ZONING: R-30

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Jason A. Campbell

Applicant is requesting a new Special Land Use Permit for the purpose of one 72 square-foot expansion and one 154 square-foot expansion of the existing lease area for collocation and addition of new equipment. The 72 square-foot expansion is on the southern portion of the enlarged site plan and the 154 square-foot expansion is on the eastern portion of the property as shown on the enlarged site plan. The property currently has a SLUP from 2002 for the existing tower and lease area (minutes attached). The height of the tower will remain 150 feet, only the lease area is being expanded in two spaces for equipment needed for future collocations.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

All fuel tanks must be submitted to Cobb County Fire Marshal's Office; call 770 528-8310 to schedule an appointment for plan submittal.

APPLICANT: AT&T by Providence Real Estate Consulting

PETITION NO.: SLUP-10

PRESENT ZONING: R-20

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

No comments.

STAFF RECOMMENDATIONS

SLUP-10 AT&T BY PROVIDENCE REAL ESTATE CONSULTING

Applicant is requesting a Special Land Use Permit for the purpose of one 72 square-foot expansion and one 154 square-foot expansion of the lease area of a previously approved cell tower site. The tower height is not being increased. The submitted plans indicate that the applicable 15-foot landscaping and fencing is to remain around the existing and new lease areas.

Staff recommends **APPROVAL** subject to the following:

- No increase in height of 150-foot tower;
- Plans received by the Zoning Division on July 31, 2013;
- Fire Department comments and recommendations;
- Department of Transportation comments and recommendations;
- Previous minutes of SLUP-10 of 2002 (attached herewith), not in conflict with current Board of Commissioners' stipulations.

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.



PROVIDENCE
REAL ESTATE CONSULTING, LLC

Integrity ♦ Commitment ♦ Quality

SLUP-10 (2013)
Applicant's Letter



July 31, 2013

VIA Hand Delivery

Cobb County Zoning Division
1150 Powder Springs Street
Suite 400
Marietta, GA 30064

RE: SLUP Application: 2115 Groover Road NE, AT&T GA4513
Approval for AT&T Telecommunications Collocation and Compound Expansion

We are submitting this SLUP application package for review. AT&T is proposing to collocate on an existing telecommunications tower and expand the existing compound to allow for the addition of its ground equipment.

In this package you will find the following:

- (1) Application for Special Land Use Permit
- (1) Notarized letter from RC Tower Company authorizing Paul Szell as a signer
- (1) Warranty Deed
- (1) Cobb County Tax Receipt
- (1) Property/Financial Disclosure Report
- (2) 8.5" x 11" Construction Drawings w/ survey and legal description
- (5) 11" x 17" Construction Drawings w. survey and legal description

If you have any questions or need any additional information, please contact Zach Johnston or Samantha Watson with Providence Real Estate Consulting at 678-985-2474.

Sincerely,

Samantha L. Watson

PAGE 3 OF 5

APPLICATION NO. SLUP-10

ORIGINAL DATE OF APPLICATION: 09-17-02

APPLICANTS NAME: NEXTEL COMMUNICATIONS

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

COPY

BOC DECISION OF 10-15-02 ZONING HEARING:

ROBERT J. GROOVER AND CAROL GROOVER SZELL (Robert J. Groover and Carol Groover Szell, owners) for a **Special Land Use Permit** for the purpose of a 150 Foot Monopole in Land Lot 917 of the 16th District. Located on the northeast side of Groover Road, south of Allgood Road.


The public hearing was opened and Ms. Kathy Zickert addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Chadwick, second by Olens, to **approve** rezoning for **Special Land Use Permit subject to:**

- **site plan received July 3, 2002 (copy attached and made a part of these minutes)**
- **Statement of Proposed Improvements Groover/Szell Tower from Compass Telecom Services (copy attached and made a part of these minutes)**
- **No other towers to be erected on this property**

VOTE: **ADOPTED** unanimously

On October 30, 2002, a scrivener's error was corrected to add as a stipulation the site plan submitted by the applicant on July 3, 2002.



2110 International Parkway, Suite 200
 Marietta, Georgia 30067
 770-701-2500 Fax 770-701-2501

COMPASS
 SURVEYING & MAPPING

"Black Jack Mtn"
 Laid Out by: **STEVE DIBSON**
 Surveyor No. 1788
 License Expires: 12/31/2006



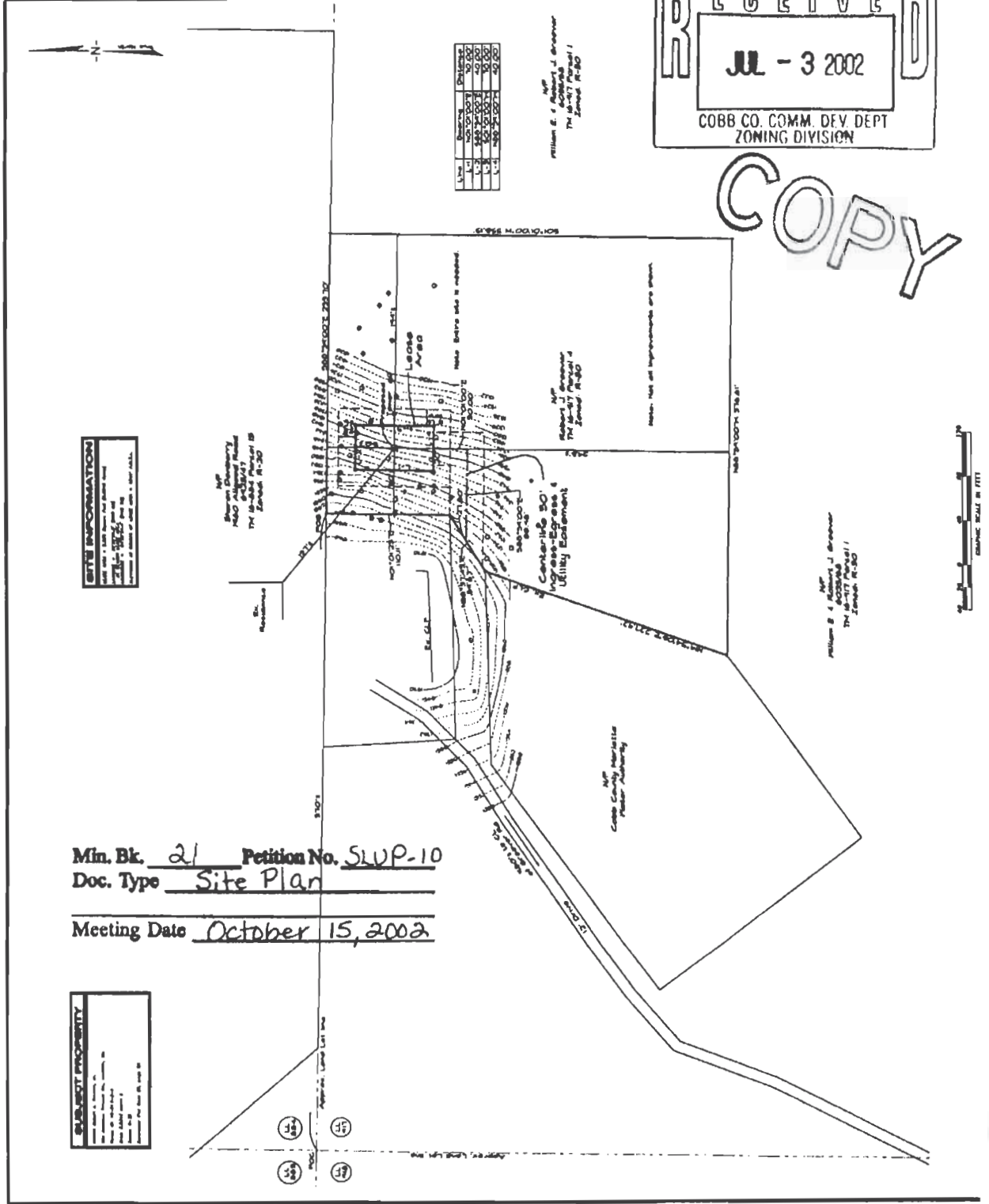
GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CORNERS ARE TO BE SET AND MARKED WITH IRON PIPES.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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RECEIVED
JUL - 3 2002
 COBB CO. COMM. DEV. DEPT
 ZONING DIVISION

COPY



SITE INFORMATION
 All work shown on this plan was done by Steve Dibson, Surveyor No. 1788, License Expires 12/31/2006. The owner is Robert J. Greenway, The Marietta Parcel, Zoning R-100.

Min. Bk. 21 Petition No. SLUP-10
 Doc. Type Site Plan
 Meeting Date October 15, 2002

SUBMITTAL PRIORITY
 All work shown on this plan was done by Steve Dibson, Surveyor No. 1788, License Expires 12/31/2006. The owner is Robert J. Greenway, The Marietta Parcel, Zoning R-100.

38 39
 38 39



COPY

**Statement of Proposed Improvements
Groover/Szell Tower**

- ◆ We have investigated the site as to the existence of archeological and/or architectural landmarks and cemeteries and find that there are none.
- ◆ It is our intention to use an existing/abandoned Cobb-EMC easement located between the Cobb County-Marietta Water Authority and Groover property leased to the FAA to access property.
- ◆ This property is located in an R-30 single family residential zoning and consists of 2.506 acres.
- ◆ This property complies with the all set back requirements.
- ◆ Remove only trees necessary to obtain a compound 40'x 70'.
- ◆ The compound will have a 15' landscape buffer and meet screening requirements consistent with and in compliance with county approved evergreen components.
- ◆ The compound will have fencing consistent with the County's required 6' height.
- ◆ Retaining walls will be constructed on the east and west sides of the compound.
- ◆ Grade/terrace compound to accommodate 1-150' monopole, four (4) equipment shelters and ice bridges (approximately 10'x 20' each), as well as fuel tank/generator.
- ◆ Monopole shall have capabilities of accommodating up to 4 carriers.

Min. Bk. 21 Petition No. SLUP-10
Doc. Type Statement of proposed
Improvements
Meeting Date October 15, 2002