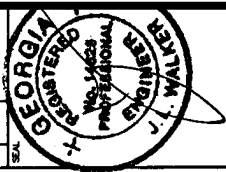


**SLUP-12
(2008)**



PROJECT LOCATION
HAMES ROAD
9AT2061B
 1673 JAMERSON ROAD
 MARIETTA, GA 30066
 COBB COUNTY

REV#	DATE	DESCRIPTION	BY
A	04/29/08	ISSUED FOR REVIEW	MAJ
B	04/29/08	RE-ISSUED FOR REVIEW	MAJ
C	04/29/08	ISSUED FOR REVIEW	MAJ
D	04/29/08	ISSUED FOR CONSTRUCTION	MAJ

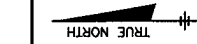
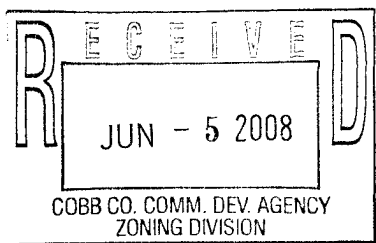
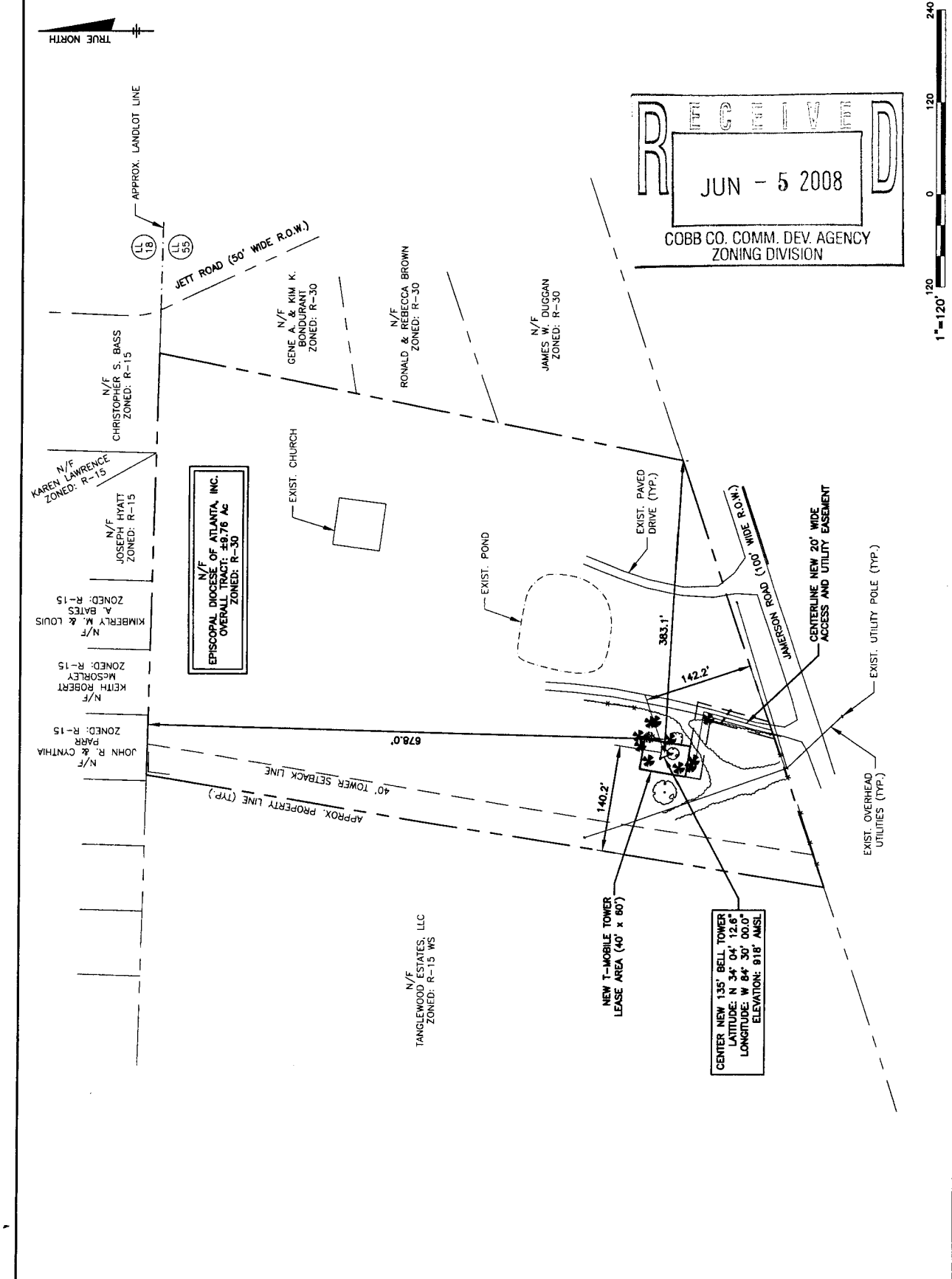
PREPARED BY:
WALKER ENGINEERING INCORPORATED
 8451 DUNWOODY PLACE
 SANDY SPRINGS, GA 30350
 PHONE: (770) 804-9880
 FAX: (770) 350-3049

APPLICANT/OWNER
T-Mobile South, LLC
 FOUR CONCOURSE PARKWAY
 SUITE 300
 ATLANTA, GA 30338
 PHONE: (770) 804-9880
 FAX: (770) 350-3049

PROJECT LOCATION
HAMES ROAD
9AT2061B
 1673 JAMERSON ROAD
 MARIETTA, GA 30066
 COBB COUNTY

OWNER BY: MAJ
 CHECKED BY: MAJ
 DATE: 04/29/08
 JOB NO.: 0804-0787
 SITE NO.: 9AT2061B
 DRAWING DESCRIPTION:
OVERALL SITE PLAN

DRAWING NUMBER: **C3**



APPLICANT: Mitrix, Inc. for T-Mobile South, LLC
678-920-1262

REPRESENTATIVE: Lannie Greene
678-920-1262

TITLEHOLDER: Episcopal Diocese of Atlanta, Inc.

PROPERTY LOCATION: Located on the north side of Jamerson Road, west of Jett Road.

ACCESS TO PROPERTY: Jamerson Road

PHYSICAL CHARACTERISTICS TO SITE: Existing church

PETITION NO: SLUP-12

HEARING DATE (PC): 08-05-08

HEARING DATE (BOC): 08-19-08

PRESENT ZONING: R-30

PROPOSED ZONING: Special Land Use
Permit

PROPOSED USE: 135-Foot
Telecommunications Tower and Equipment

SIZE OF TRACT: 9.7621 acres

DISTRICT: 16

LAND LOT(S): 55

PARCEL(S): 7

TAXES: PAID Exempt **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/ Willow Creek subdivision
- SOUTH:** R-20/ undeveloped
- EAST:** R-30/ single-family houses
- WEST:** R-15/ subdivision under construction

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

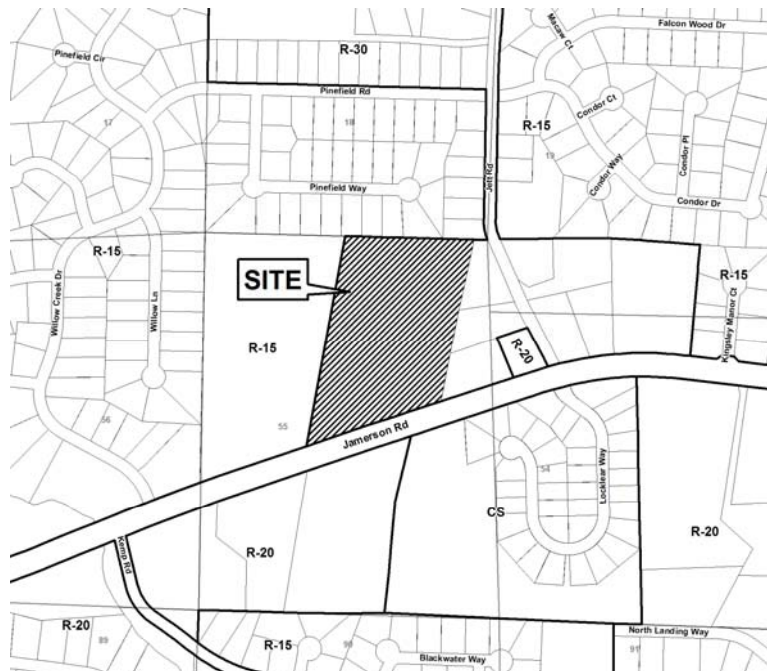
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

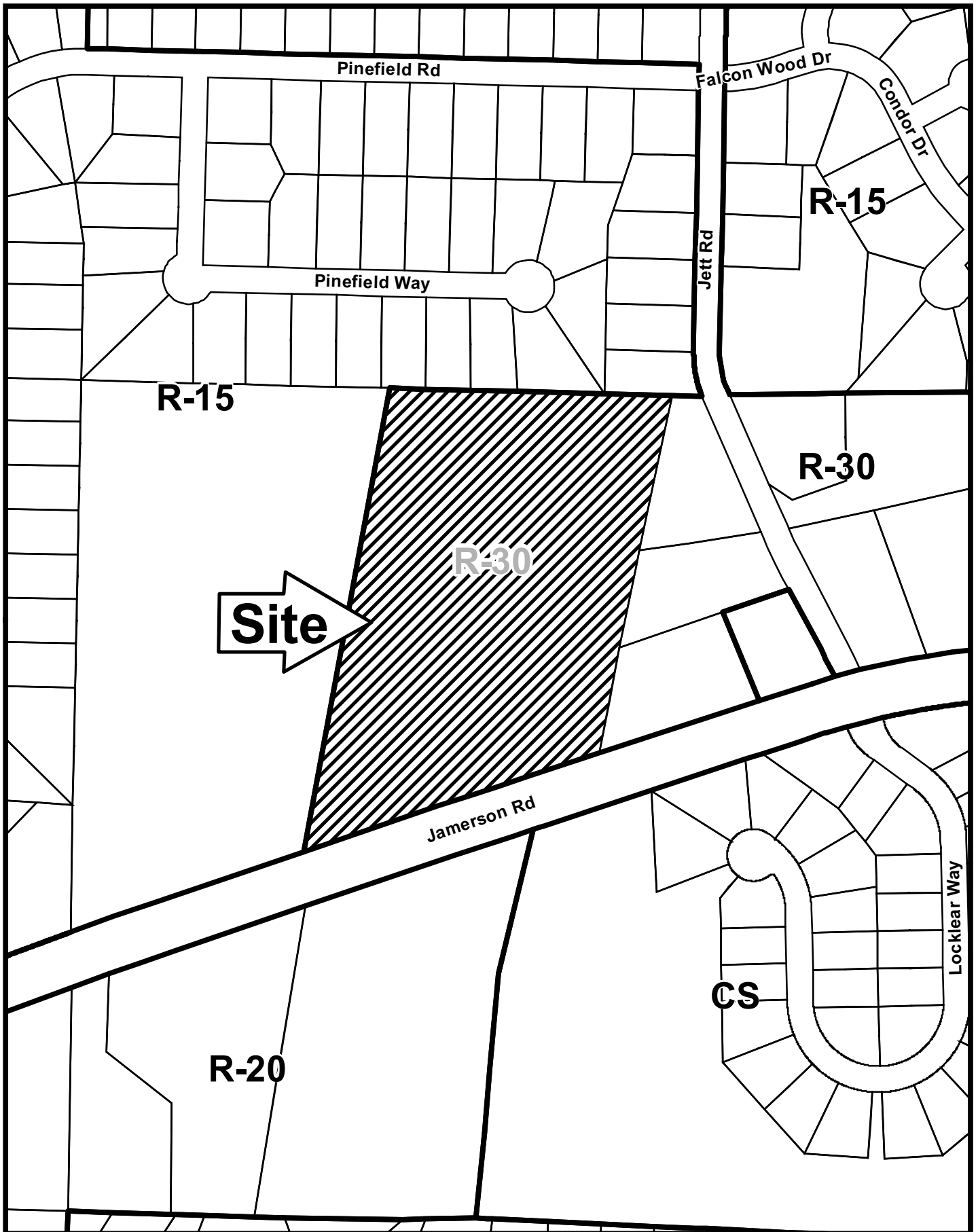
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

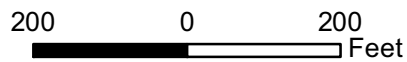
STIPULATIONS:





SLUP-12



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-12

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 place a cell tower on the property. The tower would be a stealth bell tower (see exhibit "B"), which would be 135-feet in height, and would hold up to three carriers. The tower would be kept in a 60-foot by 40-foot compound. 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 removing curb cut for the old driveway access.

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

PETITION NO.: SLUP-12

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-12

PRESENT ZONING: R-30

PETITION FOR: SLUP

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trickum 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-12

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. Access drive and tower compound must be pervious surface such as gravel or mulch (with the exception of proposed equipment pads). The existing surrounding vegetation should provide a sufficient onsite water quality buffer strip. No significant stormwater management impacts are anticipated.

STAFF RECOMMENDATIONS

SLUP-12 MITTRIX, INC. FOR T-MOBILE SOUTH, LLC

The applicant's proposal is located in an area designated as a Public Institutional on the Future Land Use Map. 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 in a stand of trees, and away from most of the single-family houses. The proposed tower is disguised as a bell tower, which should compliment the church. Staff would suggest the applicant examine placing the tower closer to the church building, so the bell tower would look like its part of the church building. Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division on June 05, 2008, unless the tower can be relocated closer to the church building, with the District Commissioner approving the final plan;
- Tower to be a stealth bell consistent with Exhibit "B";
- Maximum of three users or co-locators;
- Fire Department comments;
- Stormwater Management comments and recommendations; and
- DOT comments and recommendations.

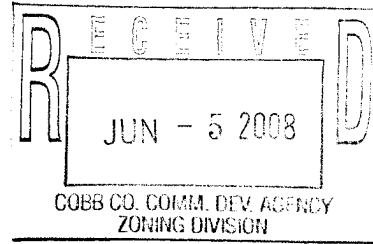
The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



June 5, 2008

By Hand Delivery

Cobb County Board of Commissioners
C/O Cobb County Community Development Department
191 Lawrence Street
Marietta, GA 30132



RE: Special Land Use Permit for a Wireless Telecommunications Facility to include a 135' Stealth Bell Tower located at 1673 Jamerson Road
Applicant: T-Mobile South, LLC "T-Mobile"
Site: 9AT2061/Hames Road

Dear Honorable Commissioners:

This Letter of Intent is submitted to the Cobb County Community Development Department in connection with and as support for the above referenced Special Land Use Permit (Application). T-Mobile respectfully submits this request for a Special Land Use Permit for a 135-foot Stealth Bell Tower Facility designed for wireless antennas. The purpose of the communication tower is to provide safe, reliable uninterrupted wireless telecommunication service to the citizen of Cobb County who happen to be T-Mobile customers in the general area of Jamerson Road south of Alabama Road and between Canton Road and Trickum Road and surrounding neighborhoods. T-Mobile initiated its search for a suitable antenna placement within this area first by attempting to co-locate on an existing structure. At present, there are no existing or planned tower structures in or around the search area that would satisfy the coverage objectives and T-Mobile's obligation to the citizens of Cobb County. A Sprint Nextel facility, located approximately one-mile southwest, on Lake Drive, was investigated for possible co-location but did not meet the coverage objectives of T-Mobile due to its distance from the proposed area.

Site Selection Process

T-Mobile's Radio Frequency Engineering Division studied the immediate area of Jamerson Road south of Alabama Road and between Canton Road and Trickum Road and surrounding neighborhoods— "the coverage objective" – to determine where a facility would need to be located in order to adequately address that targeted area. The limits of the search area were defined by a ring which encompassed an area approximately 1.25 miles east of Canton Road and 1 mile west of Trickum Road. A search of existing towers or tall structures capable of accommodating T-Mobile's antenna

and equipment was conducted. It was found that these structures were not present in the immediate search area. A Sprint Nextel facility, located on Lake Drive, was investigated for possible co-location but did not meet the coverage objectives of T-Mobile. This tower is located approximately one mile southwest of the proposed site.

The search encompasses residentially zoned properties that are developed with single-family homes. T-Mobile attempts to avoid residentially sensitive areas however, in this particular case it was necessary to pursue a parcel zoned residential. This is becoming more and more of a need for wireless providers as customers use their cell phone instead of their landlines. A Zoning/Tax Map Analysis of the parcels within the search is included with this application as additional Exhibit A.

Parcel Description

The subject parcel is zoned R-30, but is developed with a more office/institutional use - the Church of the Annunciation - Episcopal Church. This parcel includes over 9 acres. The subject parcel is adjoined by tracts zoned R-15 to the north and east, R-30 to the west and a property zoned CS to the south across Jamerson Road.

The parcels to the north and west are developed with single family homes. The proposed Stealth Bell Tower is to be located 680' from the closest parcel to the north and 378.9' to the closest parcel to the east. Both distances are well within the required height of tower from any off-site residential structure. The parcels to the west are currently undeveloped residential lots and the Stealth Bell Tower setback from the closest parcel property line is 144.6', which is again within the height of the tower from any off-site residential structure, if a house were on the parcel. The setback from the right of way of Jamerson Road is proposed to be 138.9' well within the required front yard setback for R30.

Because of the residential nature of this area of Cobb County and the current land use of the subject parcel, T-Mobile proposes a 135-foot Stealth Bell Tower Facility which is more appropriate for a parcel developed with a church. This proposed facility will be placed in front of the Church which is also more appropriate. Also the proposed location places the facility further from existing residential properties which is encouraged by the Cobb County Zoning Ordinance. Furthermore the proposed facility will be well screened with existing vegetation, which will be supplemented with additional plantings if required.

Facility Description

The graveled compound will include a 135-foot Stealth Bell Tower Facility. The structure will be designed for at least two other wireless carriers for a total of three. The communications tower will be accompanied by transmitting equipment mounted on a concrete pad area within a 60' X 40' fenced compound. The site will be accessed by an existing drive.

T-Mobile will take care to maintain as much existing vegetation as possible and said vegetation will be maintained as an undisturbed natural buffer for a visual screen from public views. Once complete the site will be unmanned and visited an average of

once a month for general maintenance. This site will pose no additional burden on County services or utilities.

Zoning Requirements

In accordance with the Cobb County Zoning Ordinance, the following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the Land Use Plan:

1. *Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property:*

The proposed wireless telecommunications is to include a Stealth Bell Tower Facility which will be complimentary to the existing church located on the subject parcel. This particular type of structure will have an insignificant impact on adjacent and nearby property in that church's often have steeples or bell towers within residential areas.

2. *Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property:*

The proposed wireless facility meets the requirements of the Cobb County Zoning Ordinance which has been developed over time to protect adjacent or nearby properties. The proposed facility will not adversely affect adjacent or nearby properties because of its design, it will be unmanned, will not emit in odor or be visually obtrusive as no artificial lighting will be required on the structure.

3. *Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools:*

The proposed facility will be unmanned once constructed and will have no impact upon the traffic along Jamerson Road and surrounding streets. In fact this facility, once operational, could have a positive impact upon traffic flow as wireless communications will be available to commuters and there will be needed coverage in the event of emergency calls.

4. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan:*

The current property zoning is R30 which allows wireless facilities. Additionally, the subject parcel is developed with a church which often have alternative designs or stealth structures approved through this process.

5. *Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change:*

The proposed facility meets the following criteria:

- **Meets all applicable setbacks;**
- **Less than 150' (135' feet in height);**
- **An alternative design that will blend with the current use of the subject property;**
- **Will be well screened by existing natural vegetation;**
- **Provide a required service to T-Mobile customers**

Due to this, the site meets the intent and law of the Cobb County Zoning Ordinance and should therefore be approved.

In support of the attached application the following is submitted with this Application:

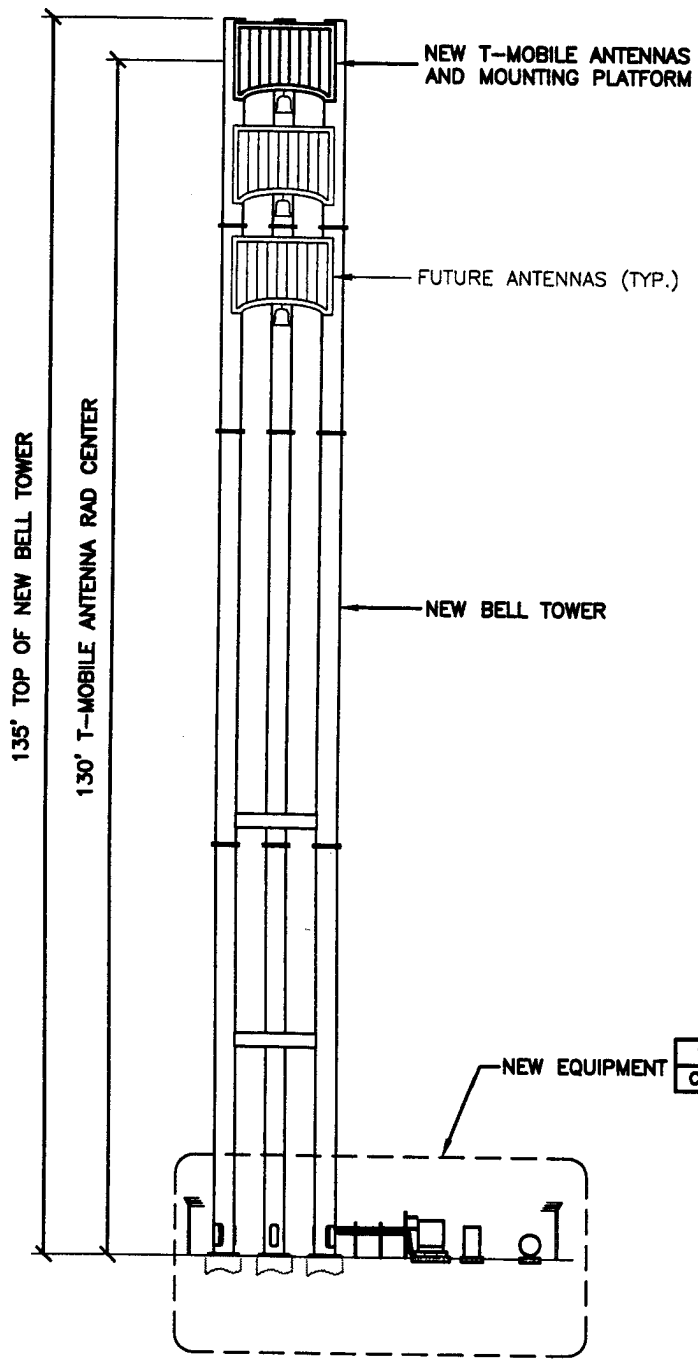
- SLUP Application
- Property Deed
- Legal Description
- Tax Map
- Zoning/Tax Map Analysis of the Search Area (Exhibit A)
- Title Report for the Subject Property
- RF Letter demonstrating need with an inventory of T-Mobile sites and propagation maps (Exhibit B)
- Constitutional Challenge (Exhibit C)
- Property Exempt from Property Tax - Church
- Five copies of survey, site plan with tower elevation (11" X 17")
- Two copies of survey, site plan with tower elevation (8 ½ " X 11")

I will be happy to answer any questions or provide additional information if requested. Please feel free to give me a call at (678) 920 – 1262.

Sincerely,



Lannie Greene
Zoning & Permitting Specialist
Mitrix, Inc. for T-Mobile South, LLC



TOWER ELEVATION
NOT TO SCALE

FOR CLARITY, NOT ALL TOWER APPURTENANCES SHOWN

- NOTES:**
- A. CONTRACTOR TO PROVIDE SPECIFICATIONS FOR ANTENNA MOUNTS TO T-MOBILE FOR APPROVAL PRIOR TO INSTALLATION.
 - B. CONSTRUCTION MANAGER TO COORDINATE WITH RF ENGINEER ON ORIENTATION OF MOUNTS TO ATTAIN DESIRED AZIMUTHS.