

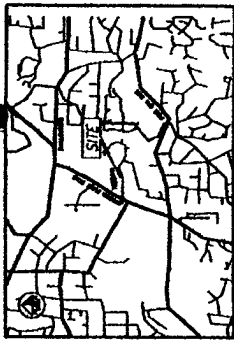
SLUP-16
(2008)

JOHNSON FERRY
Specific Purpose Survey
Land Lot 539
18th District
Cobb County, Georgia

7/7/00
RUS
1-01-20261

S1

AT&T WIRELESS SERVICES
LANDLINE



CONTROL POINTS EAST
POINT #1 1462864.45 2218138.29
POINT #2 1462834.42 2218123.35

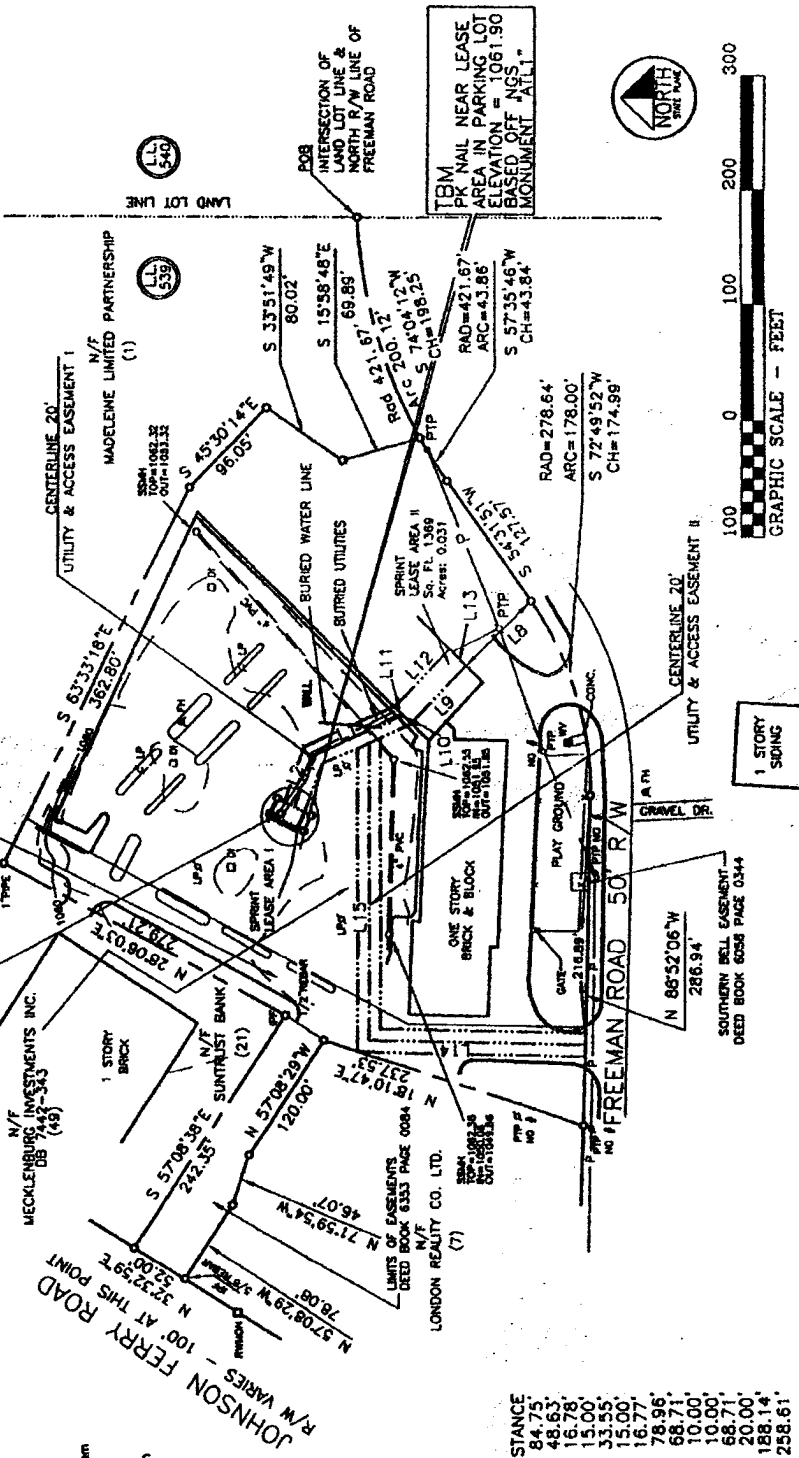
- Existing Property Line
- Proposed Lease Line
- Proposed Easement
- Existing Contour
- Existing Edge of Pavement
- Centerline of Road
- Centerline of Utility Line
- Centerline of Water Line
- Drop Inlet
- Fire Hydrant
- Gas Meter
- Iron Pin Found
- Iron Pin Set
- Survey Stake
- Survey Flag
- Power & Telephone Pole
- Antenna
- Southern Bell Box
- Telephone Pole
- Telephone Pole



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

N=1462861.73
E=2218125.01
LAT=34°01'16.19"
LONG=-84°25'32.20"
ELEVATION=1062.51'

LIMITS OF EASEMENT
DEED BOOK 6812 PAGE 0033



- 1) The map parcel No. 16-539-19
- 2) Property owner: Meckleburg Investments Inc. Deed Book 7142, page 343.
- 3) Bearings shown are based on Google Satellite Photo West Zone.
- 4) All dimensions shown to describe the lease area are true and correct. Dimensions from the center of the tower to unmurveyed property lines are approximate.
- 5) Bearings and distances shown on the present tract are taken from deed or plat information and are correct.
- 6) This report was prepared in the line of this survey; therefore, this survey is a plat and is not a deed. This report was prepared in the line of this survey; therefore, this survey is a plat and is not a deed.
- 7) This survey was made according to the specifications provided by the client. This is not a boundary survey. There may be property or other issues that a full boundary survey would reveal.
- 8) This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a precision of one foot in 20,792 feet and an angular error of 5" per angle point and was obtained using least squares. All bearings and distances were measured using a Topcon-33 Electronic Total Station. The data were reduced to mean sea level using a 100' benchmark which was shown on the site.
- 9) This survey was prepared in accordance with the Georgia Surveying Act of 1985, as amended, and the Georgia Surveying Board's Rules and Regulations, as amended, and the Georgia Surveying Board's Rules and Regulations, as amended, and the Georgia Surveying Board's Rules and Regulations, as amended.
- 10) Horizontal Datum - NAD 83 (20 Accuracy) +/- 30'
- 11) Vertical Datum - NAVD 88 (20 Accuracy) +/- 20'
- 12) Temporary benchmark and local information and determination are shown to 20 accuracy.
- 13) Date of field survey: July 9, 2008.

Re: Site C198E
The following items were reviewed in the file documents provided from Cobb County records:
Deed Book Page 446
Deed Book Page 479
Deed Book Page 451
Deed Book Page 344
Deed Book Page 6058
Shown On Survey Page 6353
Shown On Survey Page 6812
Shown On Survey Page 6997
Does Not Affect Property.

COURSE	BEARING	DISTANCE
L1	N 23°54'47"W	84.75'
L2	N 69°50'05"W	48.63'
L3	S 26°27'08"W	16.78'
L4	N 63°32'56"W	15.00'
L5	N 26°27'06"E	33.55'
L6	S 63°32'54"E	15.00'
L7	S 26°27'06"W	16.77'
L8	N 44°26'23"W	78.96'
L9	N 45°46'47"W	68.71'
L10	N 44°13'13"E	10.00'
L11	N 44°13'13"E	10.00'
L12	S 45°46'47"E	68.71'
L13	S 44°13'13"W	20.00'
L14	N 01°12'20"E	188.14'
L15	N 90°00'00"E	258.61'

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

REPRESENTATIVE: Lannie Green
678-920-1262

TITLEHOLDER: MCIXI, LLC

PROPERTY LOCATION: Located on the east side of Johnson Ferry Road, north of Lassiter Road and on the north side of Freeman Road, east of Johnson Ferry Road

ACCESS TO PROPERTY: Johnson Ferry Road, Freeman Road

PHYSICAL CHARACTERISTICS TO SITE: Existing shopping center and cell tower

PETITION NO: SLUP-16

HEARING DATE (PC): 08-05-08

HEARING DATE (BOC): 08-19-08

PRESENT ZONING: NRC

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Extending An Existing Telecommunications Tower By 16.8 Feet

SIZE OF TRACT: 4.874 acres

DISTRICT: 16

LAND LOT(S): 539

PARCEL(S): 49

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** NRC/ YMCA
- SOUTH:** GC/ Pikes Nursery, house
- EAST:** NRC/ YMCA
- WEST:** GC, NRC/ Georgia Blinds and Interiors, Goodyear, Jimmy Mac's, Jackies Fine Wine

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

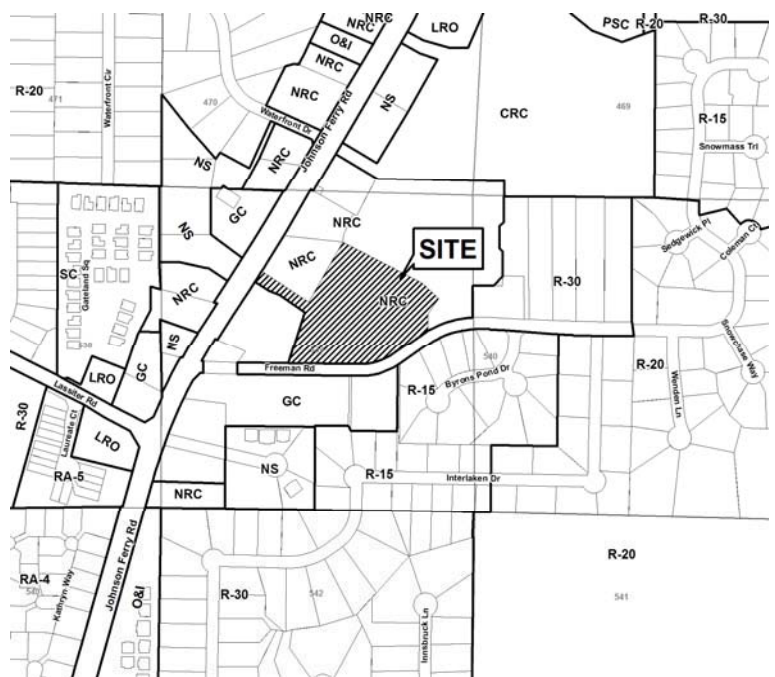
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

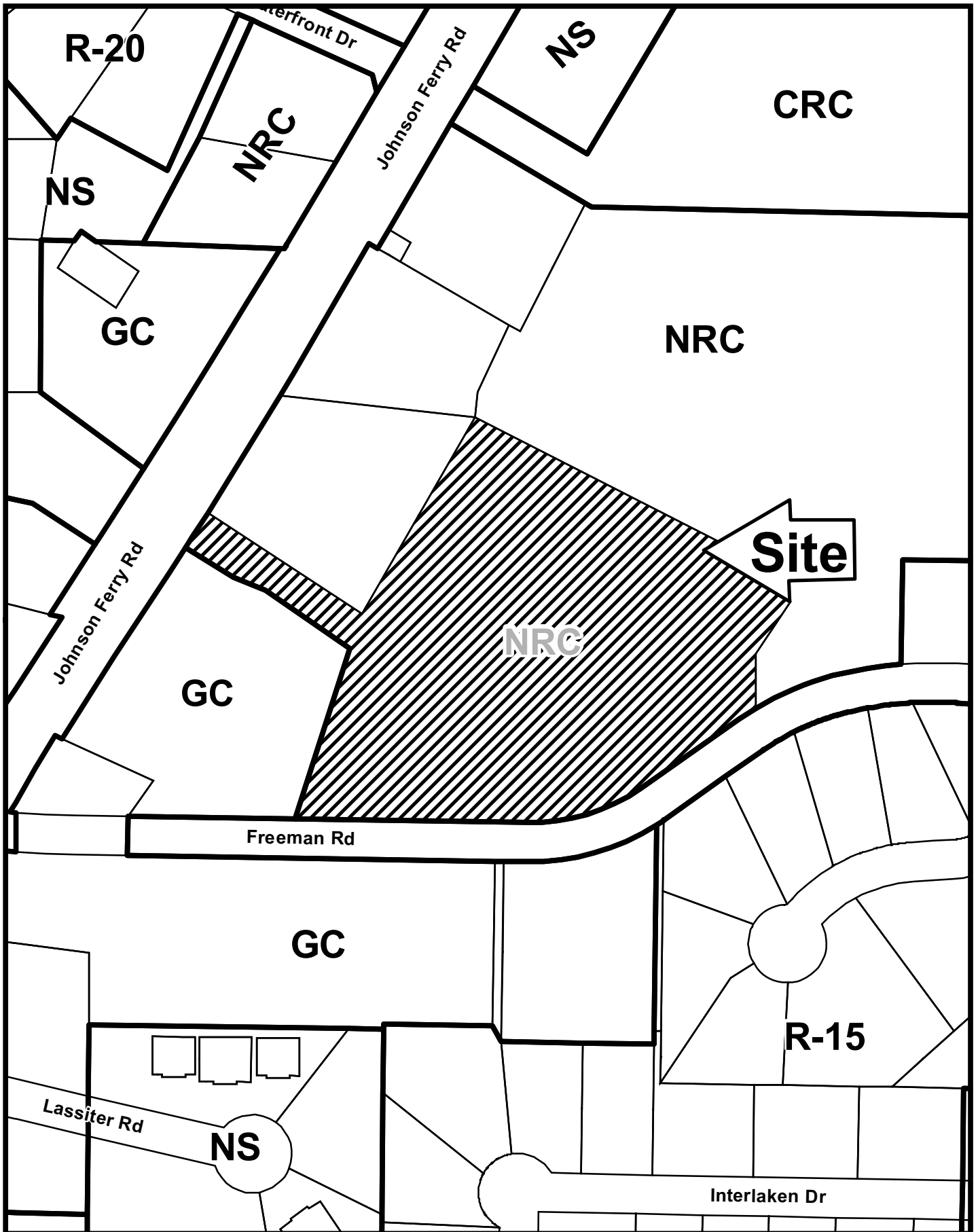
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

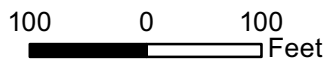
STIPULATIONS:





SLUP-16



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

PETITION NO.: SLUP-16

PRESENT ZONING: NRC

PETITION FOR: SLUP

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

The applicant is requesting a Special Land Use Permit to extend the existing 148.4-foot telecommunications tower to 165-feet. This represents a 16.8-foot addition. The tower is a monopole, which would be able to hold up to three carriers. The equipment related to the cell tower is kept in a suite in the shopping center. The applicant has submitted a letter explaining their position (see 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.

FIRE DEPARTMENT COMMENTS:

No comments.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

SLUP-16 MITTRIX, INC. FOR T-MOBILE SOUTH

The applicant's proposal is located in an area designated as a Neighborhood Activity Center on the Future Land Use Map. The applicant's proposal is located on property that is zoned NRC. The majority of adjacent properties are zoned NRC and GC. Adjacent properties are used for offices, retail, restaurants and a YMCA facility. 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 will be located in its current location on the property, which is totally enclosed by commercial activity. The proposed use would not adversely affect any adjacent or nearby residential properties due to the character of the area. Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division on June 06, 2008;
- Fire Department comments;
- Stormwater Management comments and recommendations; and
- DOT comments and recommendations.

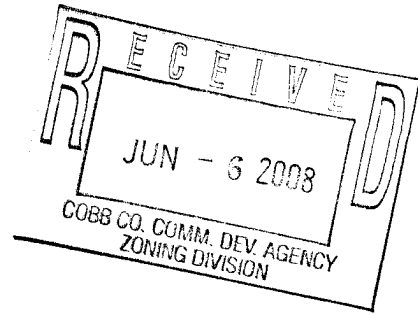
The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



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 16.8' Extension of an Existing 148.4' Wireless Telecommunications Facility Structure for an overall height 165' located at 3000 Johnson Ferry Road
Applicant: T-Mobile South, LLC "T-Mobile"
Site: 9AT2283/Childers 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 to extend an existing 148.4' monopole structure owned by Crown Castle, another 16.8' for a new overall height of 165'. The purpose of this extension is to provide safe, reliable uninterrupted wireless telecommunication service to the citizens of Cobb County who happen to be T-Mobile customers in the general area of Johnson Ferry Road and Shallowford 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. This particular monopole structure was available for co-location but in order to meet the needs of T-Mobile it needs to be extended.

Site Selection Process

T-Mobile's Radio Frequency Engineering Division studied the immediate area east of Childers Road and the residential areas that are north and south of Shallowford Road- "the coverage objective" - to determine where a facility would need to be located in order to adequately address that targeted area. The search encompasses residentially zoned properties that are developed with single-family homes. T-Mobile attempts to avoid residentially sensitive areas and in this case by extending this existing structure T-Mobile can provide adequate coverage without the need to construct a facility within the residentially developed areas around Shallowford Road.

Parcel/Facility Description

The subject parcel is zoned NRC, Neighborhood Retail Commercial and is developed with shopping center. The equipment is to be placed within a suite of the shopping center. The parcels to the north, west and south are zoned and developed commercially. Parcels to the west are zoned and developed residentially.

The proposed facility will be extended 16.8' for a new overall height of 165'. The extension has been designed by a Professional Engineer and will be constructed to meet all applicable state, federal and Cobb County regulations. All ground equipment will be placed within an existing suite and therefore no expansion of the existing facility will be require expansion.

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 extend an existing monopole structure therefore is considered collocation which is encouraged by Cobb County. This proposal will not impact adjacent or nearby properties.

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

This is an extension of only 16.8' to allow co-location and will not adversely affect existing use or usability of adjacent or nearby properties.

- 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 Johnson Ferry 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 NRC which allows wireless facilities. Additionally, the subject parcel is developed with a shopping center. Cobb County encourages co-location and by approving this Application T-Mobile can co-locate.

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:*

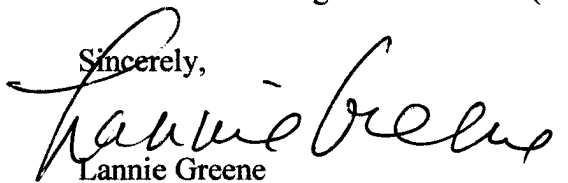
The proposed facility currently meets Cobb County regulations and the proposal is for co-location by extending this existing monopole structure. This proposal meets the intent and law of the Cobb County Zoning Ordinance and should therefore be approved.

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

- SLUP Application
- Property Deed
- Legal Description
- RF Letter demonstrating need with an inventory of T-Mobile sites and propagation maps
- Constitutional Challenge
- Property Tax Receipt
- Five copies of survey
- Five copies of site plan with tower elevation (11" X 17")
- Two copies of site plan with tower elevation (8 ½" X 11")
- Five copies of the tower extension details (11" X 17")
- Two copies of the tower extension details (8 ½" X 17")

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
Mittrix, Inc. for T-Mobile South, LLC