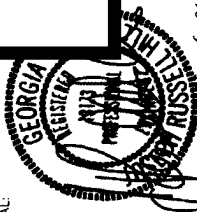


PLANS PREPARED FOR:  
**RB TOWERS, LLC**  
 111 TOWNE LAKE PARKWAY, SUITE 110  
 WOODSTOCK, GA 30188

PROJECT INFORMATION:  
**STILESBORO ROAD**  
 3450 STILESBORO ROAD  
 KENNESAW, GA 30152  
 (COBB COUNTY)

PLANS PREPARED BY:  
**TOWER ENGINEERING PRO**  
 3703 JUNCTION BOULEVARD  
 RALEIGH, NC 27607  
 OFFICE: (919) 867-1400  
 www.tepgroup.com

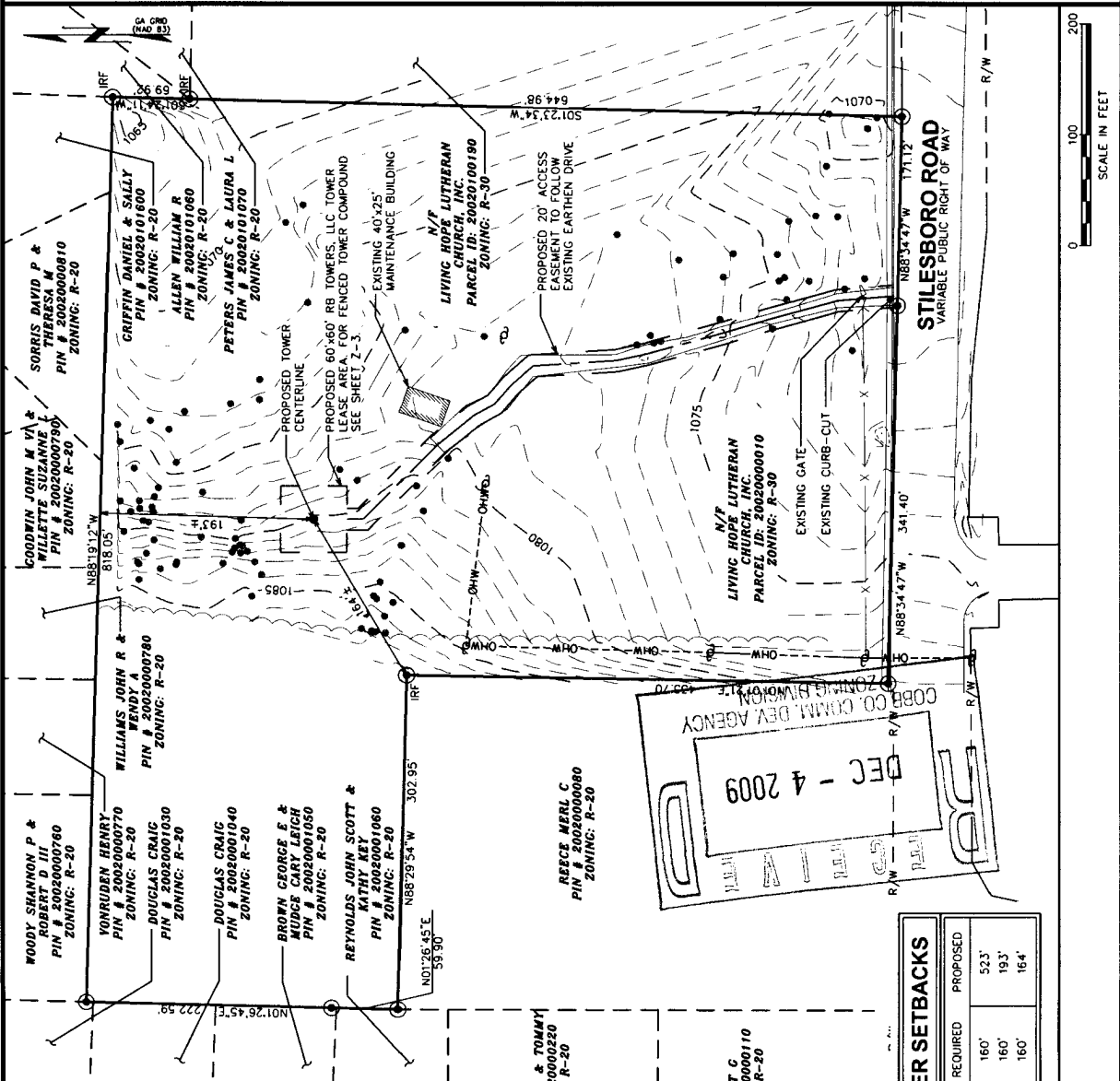
**SLUP-3  
(2010)**

SEAL:  


2	11-24-09	FINAL ZONING
1	11-16-09	REVISION PER CLIENT
0	11-04-09	PRELIMINARY ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: TRG CHECKED BY: GMA  
 SHEET TITLE:  
**SITE SURVEY**

SHEET NUMBER:  
**Z-1**  
 REVISION: **2**  
 TEP #: 092563



- NOTES:**
- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE.
  - THIS PLAN DOES NOT REPRESENT A TITLE SURVEY.
  - THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAN IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (GASPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON OCTOBER 28, 2009.
  - VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IN FEET.
  - ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
  - THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD: (FEMA MAP NUMBER 13067C0082G DATED DECEMBER 16, 2006)
  - SUBJECT PROPERTY TAX PARCEL #: 200200000010
  - PROPERTY OWNER INFORMATION:  
 LIVING HOPE LUTHERAN CHURCH, INC.  
 3450 STILESBORO ROAD  
 KENNESAW, GA 30152

**STATEMENT OF PROPOSED SITE IMPROVEMENTS:**  
 THE PROPOSED IMPROVEMENTS TO THE SITE ARE A PROPOSED 12' GRAVEL ACCESS DRIVE EXTENSION OFF THE EXISTING ACCESS DRIVE LEADING TO A 60'x60' LEASE AREA WITH A 55'x55' FENCED GRAVEL TOWER COMPOUND. THE COMPOUND WILL HOUSE AN 160' MONOPOLE TOWER WITH EQUIPMENT FOR VARIOUS CARRIERS.

**LEGEND**

- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- IRON ROD FOUND
- EXIST. CONC. MONUMENT
- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- OVERHEAD WIRE
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- EXISTING TREE LINE
- PROPOSED TREE LINE

**TOWER SETBACKS**

	REQUIRED	PROPOSED
FRONT	160'	523'
REAR	160'	193'
SIDE	160'	164'

**STATEMENT OF PROPOSED SITE IMPROVEMENTS:**  
 THE PROPOSED IMPROVEMENTS TO THE SITE ARE A PROPOSED 12' GRAVEL ACCESS DRIVE EXTENSION OFF THE EXISTING ACCESS DRIVE LEADING TO A 60'x60' LEASE AREA WITH A 55'x55' FENCED GRAVEL TOWER COMPOUND. THE COMPOUND WILL HOUSE AN 160' MONOPOLE TOWER WITH EQUIPMENT FOR VARIOUS CARRIERS.

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**APPLICANT:** RB Towers, LLC  
904-962-6809  
**REPRESENTATIVE:** William Rand  
904-962-6809

**TITLEHOLDER:** Living Hope Lutheran Church, Inc.

**PROPERTY LOCATION:** Located on the north side of Stilesboro Road, east of Paul Samuel Road.

**ACCESS TO PROPERTY:** Stilesboro Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing church

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Greyfield North subdivision
- SOUTH:** R-20/ Brittany Chase subdivision
- EAST:** R-30/ Single-family houses
- WEST:** R-30/ Beckford Place subdivision, single-family house

**PETITION NO:** SLUP-3  
**HEARING DATE (PC):** 2-02-10  
**HEARING DATE (BOC):** 2-16-10  
**PRESENT ZONING:** R-30

**PROPOSED ZONING:** Special Land Use Permit

**PROPOSED USE:** Telecommunications Tower and Related Equipment

**SIZE OF TRACT:** 10.9 acres

**DISTRICT:** 20

**LAND LOT(S):** 200, 201

**PARCEL(S):** 1

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

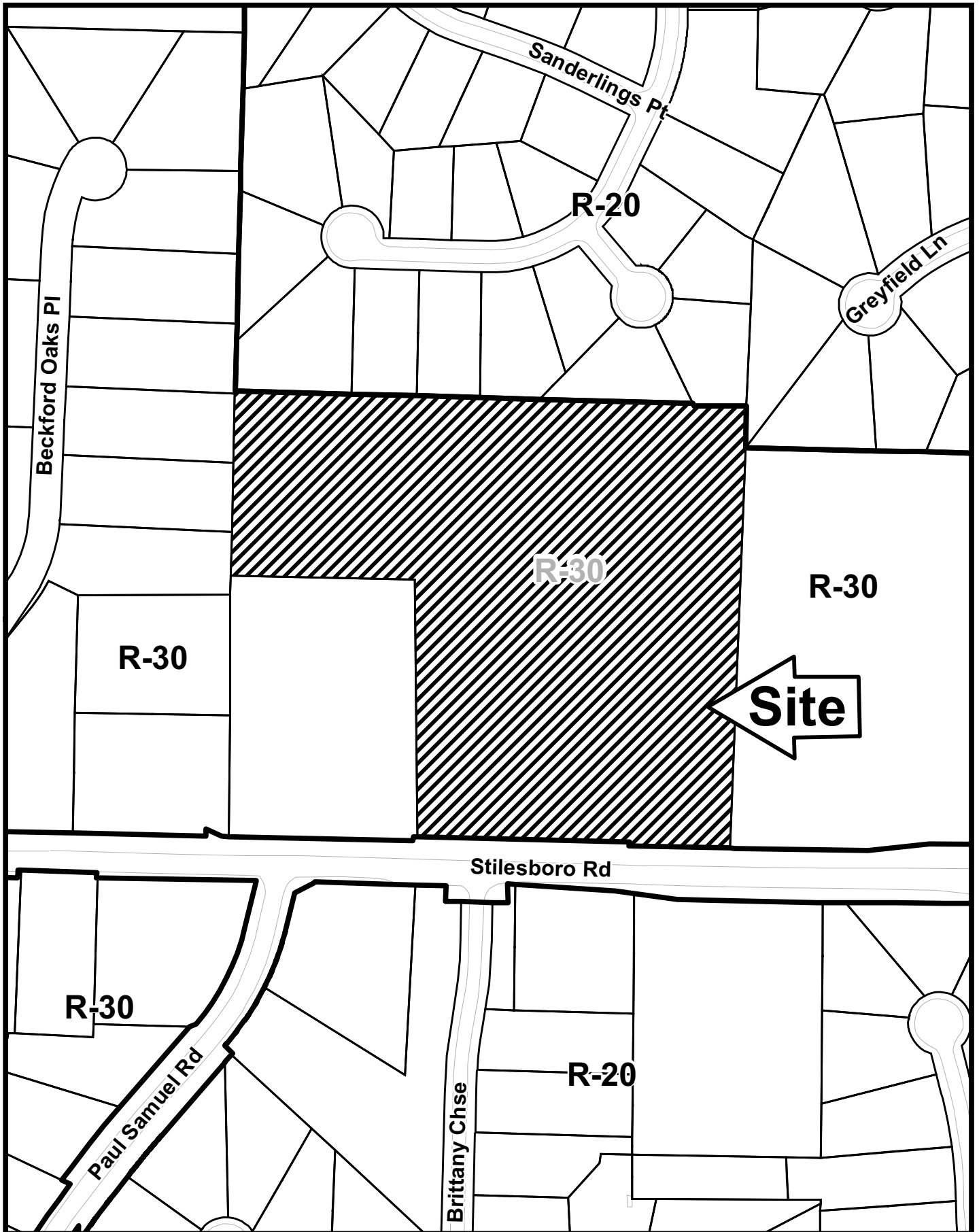
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

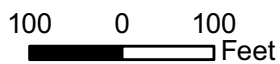
**STIPULATIONS:**



# SLUP-3



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



City Boundary  
Zoning Boundary

APPLICANT: RB Towers, LLC

PETITION NO.: SLUP-3

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 monopole, which would be 160-feet in height, and would hold up to four carriers. The tower would be kept in a 55-foot by 55-foot fenced compound.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Water and sewer not necessary for cell tower.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend a FAA Study.

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 for approval call 770-528-8328.

## STAFF RECOMMENDATIONS

### SLUP-3      RB TOWERS, 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 it's full height from all off-site residential structures, and is designed for additional co-locations, as required by code. The tower is located between two stands of trees, and away from the single-family houses. Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division on December 04, 2009;
- Maximum of four users;
- 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.**