



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

SLUP-2-2025

SITE BACKGROUND

Applicant	Free Bird Communications LLC
Phone	404-787-2984
Email	clarkhinkle@gmail.com
Representative Contact	Greg Spence
Phone	404-655-6454
Email	gspence@fortifiedtelecom.com
Titleholder	Dixie L. Stretch and Donald G. Stretch
Property Location	Located on the northeast corner of Acworth Due West Road and Jim Owens Road
Address	2516 Acworth Due West Road
Access to Property	Acworth Due West Road

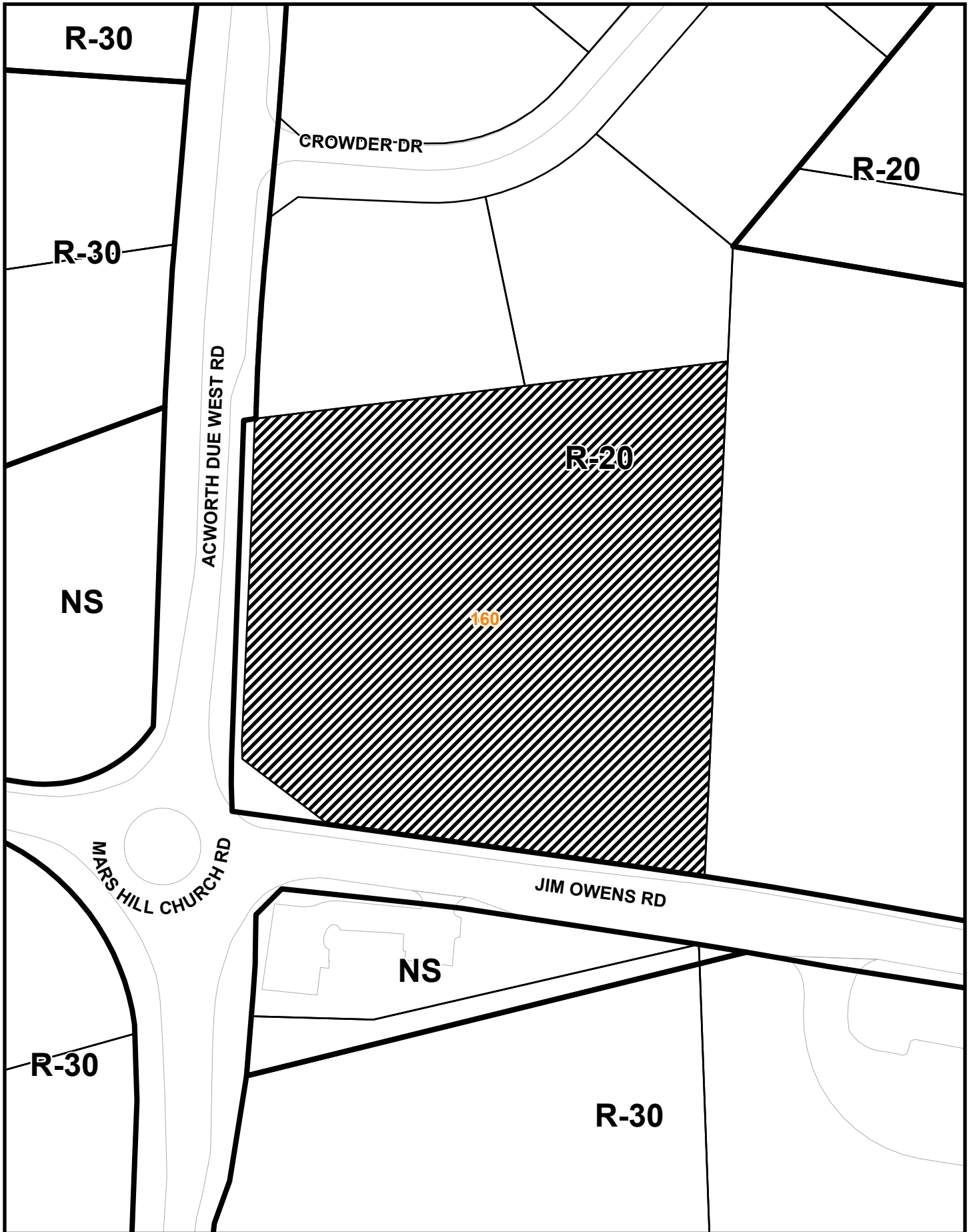
QUICK FACTS

Commission District	1 - Gambrell
Current Zoning	R-20
Current Use of Property	Single-family residential
Proposed Zoning	R-20
Proposed Use	185 foot communications tower
Future Land Use	LDR
Site Acreage	3.3
District	20
Land Lot	160
Parcel #	20016000190
Taxes Paid	Yes

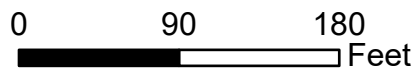
FINAL ZONING STAFF RECOMMENDATIONS

[Click here to enter text.](#)


SLUP-2 2025 Map



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



 Zoning Boundary

 City Boundary

LEGEND

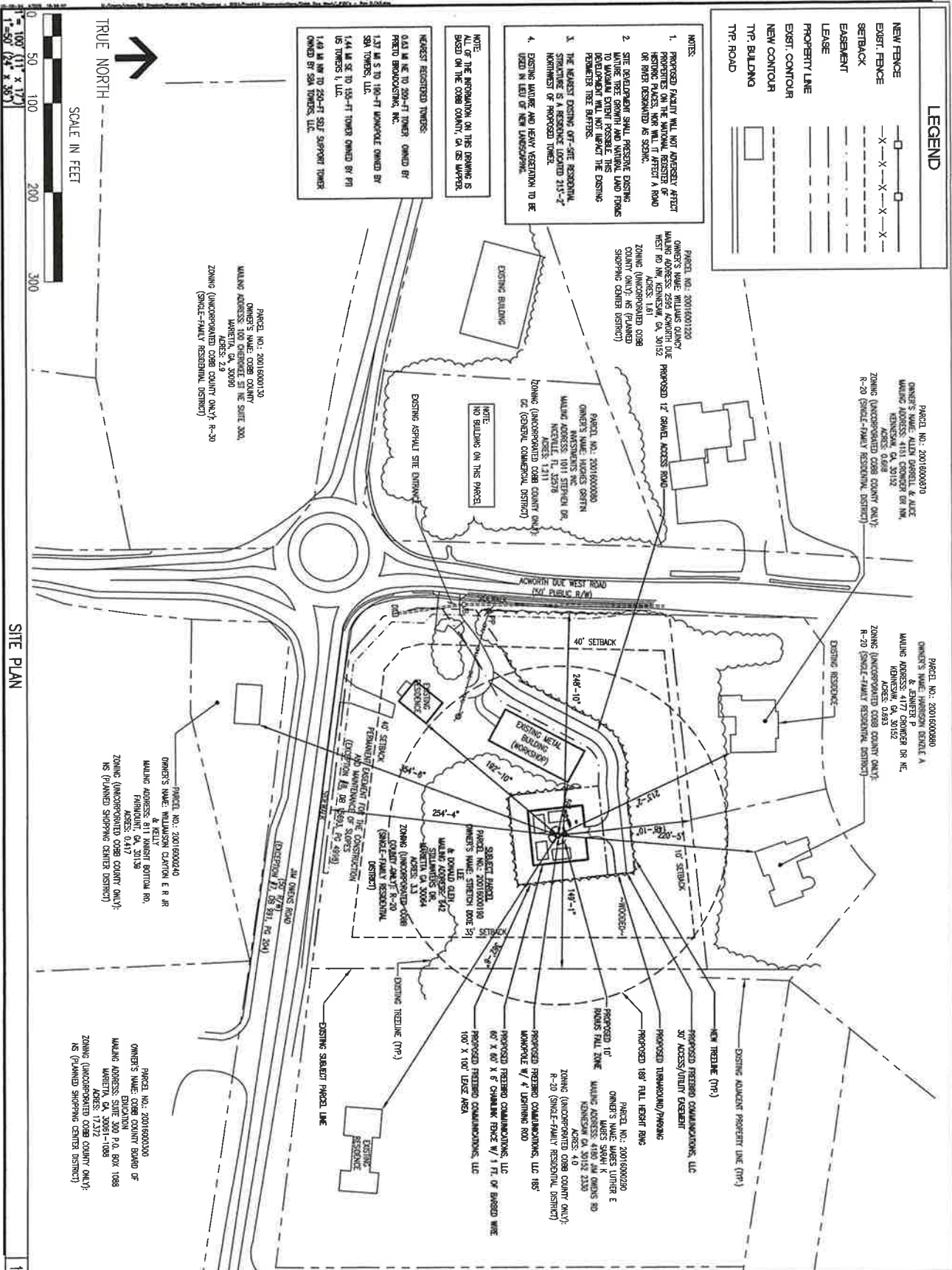
- NEW FENCE
- EXIST. FENCE
- SETBACK
- EASEMENT
- LEASE
- PROPERTY LINE
- EXIST. CONTOUR
- NEW CONTOUR
- TYP. BUILDING
- TYP. ROAD

NOTES:

- PROPOSED FACILITY WILL NOT ADVERSELY AFFECT PROPERTIES TO THE SOUTHWEST, SOUTHEAST, NORTH OR SOUTH OF THE SITE, BUT WILL AFFECT A ROAD OR RIVER DESCRIBED AS SUCH.
- SITE DEVELOPMENT SHALL PRESERVE EXISTING TREES AND VEGETATION TO THE MAXIMUM EXTENT POSSIBLE. THE DEVELOPMENT WILL NOT IMPACT THE EXISTING REMEMBER TREE BARRIERS.
- THE EXISTING DRAINAGE OF THE PROPOSED FACILITY IS TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. THE EXISTING DRAINAGE OF THE PROPOSED FACILITY IS TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
- EXISTING MAJOR AND HEAVY VEGETATION TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.

NOTE:
ALL OF THE INFORMATION ON THE DRAWING IS BASED ON THE COBB COUNTY, GA. MAPS.

NEAREST REGISTERED TOWERS:
0.11 MI. N. TO 200-FT. TOWER OWNED BY PIEDMONT COMMUNICATIONS, INC.
1.37 MI. S. TO 100-FT. TOWER OWNED BY SBA TOWERS, LLC.
1.44 MI. S. TO 100-FT. TOWER OWNED BY PIEDMONT COMMUNICATIONS, INC.
1.49 MI. N. TO 200-FT. TOWER OWNED BY SBA TOWERS, LLC.



BC architects

5611 COLUMBIA AVE., SUITE 200
KENNESAW, GA 30144
TEL: (770) 871-6000
FAX: (770) 871-6000

SHEET REVISION

NO. DESCRIPTION BY DATE

1. 10-10-10

TRUE NORTH

SCALE IN FEET

0 50 100 200 300

SITE PLAN

DRIVING HERE:

COBB DUE WEST

SITE NAME:

2516 KENNESAW DUE WEST RD NW

KENNESAW, GA 30142

DRIVING HERE:

COBB DUE WEST

SITE NAME:

2516 KENNESAW DUE WEST RD NW

KENNESAW, GA 30142

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SITE NAME:

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KENNESAW, GA 30142


SLUP-2 2025 Aerial Map



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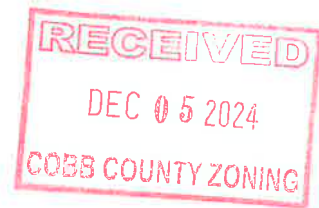
0 90 180
Feet

 Zoning Boundary

 City Boundary



December 5, 2024



Jessica Guinn
Zoning Director, Cobb County Planning and Zoning Commission
1150 Powder Springs St, Ste 400
Marietta, GA 30064

RE: Application for Special Land Use Permit
Proposed Tower Location: 2516 Acworth Due West Rd NW, Kennesaw, GA 30152
(Tower) Parcel ID: 20016000190 (Zoned R-20 / 3.3 acres)

Ms. Guinn,

In order to improve coverage and capacity issues due to increased wireless congestion, Verizon Wireless requires a new cell site in Cobb County, GA. Upon concluding, there are no available suitable structures in the area upon which to co-locate, the only option is to build a new telecommunications tower. Freebird Communications wishes to construct the new tower to support Verizon Wireless' coverage objectives. Freebird Communications will also lease antenna space on the structure and necessary ground space to other wireless providers. T-Mobile has indicated that this tower would fill a gap in their existing coverage as well.

Enclosed please find Verizon Wireless' application for a Special Land Use Permit, along with supporting documentation for the construction of a wireless telecommunications facility on Parcel 20016000190, located at 2516 Acworth Due West Rd NW, Kennesaw, Cobb County, Georgia. The property is owned by Dixie Stretch.

The proposed telecommunications facility will be a one hundred ninety-five-foot (185') monopole tower. This tower will also have a Four-foot (4') lightning rod at its top, for a total height of one hundred and eighty-nine feet and will be designed based on EIA/TIA code for at least four (4) additional tenant as per the ordinance.

Upon the completion of construction, the facility will be unmanned, visited on average once per month for routine maintenance purposes, and will not emit noise or glare. It will be constructed and maintained in compliance with all federal, state and local building codes and standards.

The proposed site will be compliant with Enhanced 911, a federally mandated program to improve the reliability of E911 service to the surrounding area and citizens of Cobb County, GA.

The following information also is provided in support of the Application for the proposed Telecommunications Facility:



1. Wireless telecommunications facility and antennas will be located, fenced or otherwise secured in a manner that prevents unauthorized access. The intended fencing is shown on the enclosed construction drawings.
2. The facility will not constitute a safety or health hazard, a nuisance, or have a noxious effect on the surrounding area either due to appearance and/or operations.
3. The facility will have a sign at the site to provide adequate notification to persons in the immediate area of the presence of an antenna that has transmission capabilities. No other signage, including advertising, will be allowed on any facilities, antennas, antenna supporting structures or antenna towers, unless required by law.
4. The antennas to be installed on the tower will be in compliance with current Federal Communications Commission standards.
5. The proposed telecommunications facility will be in compliance with all applicable Federal Aviation Administration regulations.
6. The proposed telecommunications facility will not post a hazard to health, safety, public welfare or the environment of the County or its residents.

In support of the proposed telecommunications facility, the following items have been uploaded to the portal:

- | | |
|------------|---|
| Exhibit 1. | SLUP Application, signed and notarized, with Campaign and Property/Financial disclosure by landowner and applicant. |
| Exhibit 2. | Construction drawings detailing a site plan to scale specifying the proposed location and dimensions of tower, access, parking, fences, landscape plans, existing and adjacent land uses. Contains survey with legal description. |
| Exhibit 3. | FAA showing a Determination of No Hazard. |
| Exhibit 4. | RF Coverage Maps and letter from Radio Frequency Engineer in support of need for this tower location. |
| Exhibit 5. | FCC Antenna Structure Registration application. |
| Exhibit 6. | Tower Fall Zone letter from manufacturer. |
| Exhibit 7. | Zoning Map of area around proposed tower. |
| Exhibit 8. | Warranty Deed |



Exhibit 9. Copy paid Tax receipt.

Exhibit 10. T-Mobile email supporting need for tower in their future coverage objectives.

The proposed tower height is the minimum height needed to properly provide improved coverage and accommodate anticipated future growth for wireless demand in this area. The proposed facility will allow Verizon Wireless to mount cellular antennas at a height of 180 feet above ground level, which is critical to achieve quality coverage and indoor-level service quality in this portion of Cobb County

Respectfully Submitted,

Greg Spence

Greg Spence

Chief Executive Officer

Fortified Telecom Services, Inc.

Consultant, Verizon Wireless

GSpence@FortifiedTelecom.com // 404-556-5365

Sec. 134-273. Television, land mobile, communication, microwave and radio transmission antennas and towers over 35 feet in height.

Television, land mobile, communication, microwave and radio transmission antennas and towers shall be subject to the following:

(1) *General provisions; applicability.*

- a. The height limitations set forth in this chapter applicable to buildings and structures shall not apply to towers and antennae which shall be governed by the special use permit procedure set forth in this chapter.
- b. These standards shall only be applicable to antennae and towers in excess of 35 feet in height.
- c. The board of commissioners may consider for approval a site plan specific request which is in substantial conformance with the requirements listed in this section.
- d. In considering applications under this section, it shall be the policy of the county to construe all exemptions from zoning under this chapter narrowly and, unless expressly exempted, to ensure that all proposals to construct television, land mobile, communication, cellular, PCS, wireless communication, microwave and radio transmission towers, antennas and other facilities conform to the requirements set forth herein.

(2) *Special use permit required.* A special land use permit shall be required for all television, land mobile, communication microwave and radio transmission antennae and towers. An application to place any such facilities on a tower or other facilities constructed, or to be constructed, pursuant to the exemption set forth in section 134-3(2) shall be considered as though the applicant were seeking to build not only the new facilities to be constructed, but also the tower or other facilities that were or are to be built pursuant to that exemption.

(3) Application, design, location and safety requirements.

a. Setback and separation.

1. All towers and antennas in excess of 70 feet must be set back a distance equal to the full height of the tower from any adjoining residential parcel boundary or as safety concerns may dictate.
2. A tower located on or immediately adjacent to parcels zoned "R" or residential must be located no closer to the boundary of such residential property than the height of the proposed tower (as certified by a professional engineer licensed in the State of Georgia), plus a safety factor of ten percent.

In addition, any tower shall:

- (a) As to any unimproved parcel, the tower is to be located toward the center of such parcel, unless other factors reflect a more desirable location. Such factors may include, but shall not be limited to: topography, bodies of water, streams, creeks, and other water courses, ravines, valleys, tree cover, and the like.
- (b) As to an improved parcel, the tower is to be located closer to the structure than to the boundary of the parcel unless other factors reflect a more desirable location. Such factors may include, but shall not be limited to, type of structure

(i.e., residential in character versus commercial or industrial), topography, tree cover, and the like.

Notwithstanding the foregoing, all towers, regardless of zoning district, shall be set back a distance equivalent to one-half of the tower's height as measured from the tower's base, to any public right-of-way or property boundary. However, the board of commissioners may waive the requirements contained in this paragraph if it finds that placement of the proposed tower at a different location on the parcel would mitigate any negative effects of the proposed tower upon the adjoining parcels.

3. In any "R," or residential zoning district, any tower over 100 feet in height shall not be located within 4,500 feet from an existing or approved tower that is more than 100 feet in height, unless the applicant presents evidence satisfactory to the board of commissioners that not allowing the proposed tower to be located closer than 4,500 feet would have the effect of prohibiting wireless service. However, the board of commissioners may waive the requirements contained in this paragraph if it finds that placement of the proposed tower at the proposed location would mitigate any negative effects upon most parcels in the vicinity of the proposed tower. The zoning division shall accept for processing a special land use application submitted under this section seeking approval of a tower which would be located less than 4,500 feet from an existing or approved, but not yet constructed, tower. Although, the board of commissioners is not required to approve such an application it shall take into account whether the proposed location would mitigate any negative effects upon most parcels in the vicinity of the proposed tower and whether denying the application would have the effect of prohibiting wireless service.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied Exhibit 4. No other wireless carrier has installed on towers.

4. No portion of the parcel on which a tower is located that is closer to the base of the tower than a distance equal the height of the tower plus an additional distance of ten percent of the tower height may be developed for residential uses.
5. Notwithstanding the above provisions regarding setbacks, in cases where the tower is designed with a "breakpoint", the fall zone setback may be reduced to the equivalent of the measurement from the base of the tower to the breakpoint and may further include a safety factor of up to ten percent. To be eligible for this provision, the engineer's report and/or drawing indicating the designed breakpoint must be demonstrated by the applicant through a report or drawing and must be stamped and sealed by a registered engineer.

Tower Developer will utilize breakpoint technology to reduce tower setbacks as depicted in Exhibit 6, Fall zone letter from tower manufacturer. Tower is setback full height of tower from any current residential building. Zoning drawings, page A-0.

- b. Collocation of antennas or other facilities or equipment on existing towers that have already received special land use permits is required, so long as technically feasible and space is available on the existing towers to do so, and all towers should be designed to accommodate at least three users.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied Exhibit 4.

- c. Accessory structures shall be limited to usages associated with operation of the antennae or towers and shall be appropriate in scale and intensity. For towers located in any "R" or residentially zoned district, the board of commissioners may require accessory structures to be located below ground level in order to mitigate any negative effects of the proposed tower upon adjoining parcels if it finds that circumstances at the site make screening of aboveground structures insufficient.

Tower is proposed in a heavily vegetive area of parcel and the ground based accessory structures will not be visible from the public right of ways. Zoning Drawings, Page A-0a.

- d. All towers and equipment compounds shall be equipped with an anti-climbing device, such as a six-foot fence topped with a barbed strand or other appropriate devices to prevent unauthorized access. To reduce the need for more telecommunication towers in the future, a tower owner/operator may expand (with the property owner's permission) the compound area an additional 20 percent over the board of commissioners' approved compound plan if additional compound space is needed to place more or different equipment on the tower it serves. Any compound expansion should be planned so it does not get any closer to residentially used property than the original tower compound, and the appropriate, required, and/or approved buffers, landscaping, and fencing shall be reinstalled on the perimeter of the compound (if applicable), subject to district commissioner and county arborist approval.

Page A-3 of Zoning drawings depict fence and signage at tower.

- e. All towers and antennae must meet or exceed current standards and regulations of the Federal Aviation Administration, the Federal Communications Commission or such governing agency guidelines as may be established from time to time. All towers and antennae must be updated and brought into conformity with such standards and regulations within six months of their adoption. The failure to comply with this provision shall be grounds for the county to require removal or repermitting of the antenna or tower at the owner's expense.
- f. At the time of application for building permit, the plans for tower or antenna construction shall be certified by an independent registered structural engineer as meeting all current safety and design standards of all applicable codes.
- g. Applicants are required to explore and fully utilize space on existing towers that have already received special land use permits and are required to bear an equitable share of capital, operating and other expenses in connection with such shared usage.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied exhibit.

- h. Residential sites are strongly disfavored for tower location. Use of platted lots in existing subdivisions is prohibited. In addition to all other criteria contained in this section, applicants proposing towers on residentially zoned parcels must demonstrate that there are no other residentially zoned but not residentially used, locations for the proposed tower, such as parks, schools, churches, and other similar institutional uses.

Tower is proposed on residential parcel that has a large metal shop used by property owners and single-family rental residence.

- i. Towers and antennas are encouraged to be located at a height above the tree line no greater than necessary to reasonably accommodate the facilities, and should have the structural ability to add up to three additional users in the future through pole extensions, if necessary. However, the board of commissioners may waive this requirement if it determines that a stealth style of tower would mitigate any adverse effects upon adjoining parcels and constructing the tower to the standards set forth in this paragraph would prevent utilization of a stealth tower.

Supporting Exhibit 4 from Verizon RF engineer for tower height to meet coverage objectives.

- j. In addition, all such towers and antennas shall be designed to minimize visual scenic impact when located on a hill.
- k. Any tower approved under the provisions of this section which is not utilized by any communications service provider or entity for any communications related purpose for a period of 24 consecutive months shall lose any privilege of special use previously granted by the board of commissioners, and must thereafter be resubmitted for approval prior to use for any purpose not permitted by the existing zoning. If the resubmission does not result in zoning approval, the owner of such tower shall remove the structure within sixty days of the denial of the zoning sought in the resubmission. If the tower is not removed within sixty days, the county may, in the manner provided for in O.C.G.A. §§ 41-2-7 through 41-2-17 and/or other county ordinances, remove the tower at the owner's expense.
 - 1. Prior to the issuance of a permit for the construction of a tower, the owner of the tower facility shall procure a bond or a letter of credit from a surety with an office located in Cobb County, Georgia, in an amount not less than \$25,000.00 conditioned upon the removal of the tower should it be deemed abandoned under the provision set forth in paragraph 1. of this subsection. Such bond or letter of credit must be renewed at least every two years during the life of the tower.
- l. Other than amateur radio towers, no new tower shall be permitted unless the applicant demonstrates to the satisfaction of the board of commissioners that there is an actual need for the proposed tower and that no existing tower or existing alternative tower structure can accommodate the applicant's proposed antenna. At the time of filing the application for the tower, the items listed below must be satisfactorily addressed by the applicant. All evidence submitted shall be signed and sealed by appropriate licensed professionals or qualified industry experts and shall consist of more than mere conclusory statements. Evidence submitted in connection with this paragraph shall, at a minimum, consist of the following:
 - 1. That no existing towers or suitable alternative tower structures are located within the geographic placement area required to meet the applicant's engineering requirements.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied Exhibit 4.
 - 2. That existing towers or structures do not have sufficient structural strength to support applicant's antenna and related equipment.
 - 3. That the applicant's proposed antenna(e) on existing towers or structures, or the antenna(e) on the existing towers or structures, would cause interference with the applicant's proposed antenna(e).

4. That the cost or contractual provisions required by the tower owner to share an existing tower or structure or to adapt an existing tower or structure are unreasonable.
5. That the applicant adequately demonstrates that there are other limiting factors that render towers and structures unsuitable.
6. With respect to wireless communications towers, that there is a significant gap in wireless service in the geographic area under consideration, and that this gap is demonstrated by dropped call data and analysis and actual wireless coverage field tests performed in the geographic area under consideration. To the extent the applicant has the technical ability to do so, the dropped call information must specify what type of service is dropped, voice or data, and the percentage of dropped calls due to users disconnecting calls as opposed to the system dropping calls without input to do so by the user. The applicant must also list the parameters used to determine if there is a coverage gap in the area of the proposed tower and how such a gap equates to the signal strength displayed on wireless devices in the area. The applicant must also provide the number and location of data points used to determine the size of the contended gap.
7. That a lower tower height was considered but determined not to offer adequate coverage improvement.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied Exhibit 4.

For each of the above items, the applicant must submit an affidavit(s) signed by one or more qualified experts or appropriately licensed professionals in the field in which they are expressing their opinion listing the existing towers and alternative possible tower heights and designs which were considered, and ultimately rejected, by the applicant and providing a detailed explanation of why the existing towers and other alternatives were determined not to be usable. If the affidavit referenced in this paragraph is submitted by a person who is not appropriately licensed in the field in which they are expressing their opinion, the affidavit must establish the individual's credentials and competence to provide the opinions stated therein. The board of commissioners reserves the right to reject any opinions given by such individuals should it determine that the person giving the opinion has not provided sufficient information in the affidavit to establish their competence in the field or on the subject about which the opinion is given.

Exhibit 4 depicts RF engineering review and disposition of existing towers relative to coverage objectives along with the engineer's experience.

- m. Further, at the time of filing the application for a tower, the applicant shall provide a site plan, scaled elevation drawing of the proposed tower, information regarding topography, radio frequency engineer's report that details the need for the proposed tower (the radio frequency engineer's report shall address possible alternatives, such as lowering the height of the tower, co-locating on another tower, and incorporating stealth towers such as "monopines," "slick-sticks," and the like), and coverage zone and tower height requirements. The applicant shall provide documentation of all towers within a three-mile radius of the proposed location, to include the number of users approved to collocate and the number of users existing on said towers. The applicant shall be required to submit a written analysis to address the 15 considerations contained in Cobb County Code section 134-37(e) and the following additional items:
 1. The proximity of the tower to offsite residential structures and residential areas.

Zoning Drawings, pages A-0 and A-0a.

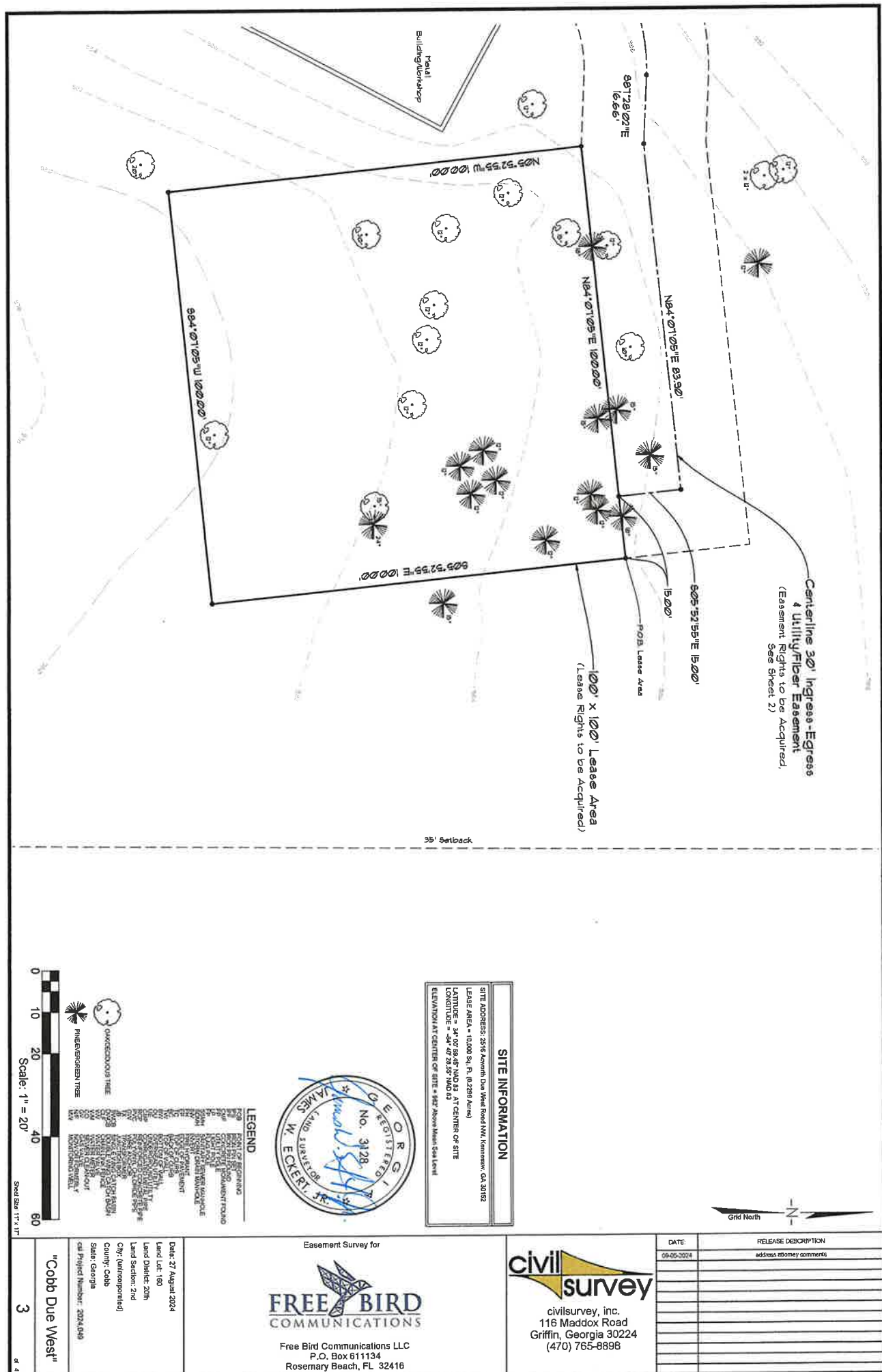
2. The tower's effect on property owners or potential purchasers of nearby or adjacent residentially zoned properties.
3. The height and species of surrounding trees and foliage.
4. The height of existing structures.
5. The aesthetic design of the tower in relation to reducing or eliminating visual obtrusiveness to the surrounding area.
6. The impact of the proposed tower upon the scenic views and visual quality of the area.

The zoning division of the community development department shall be authorized to charge a fee to the applicant in an amount designed to allow the county to retain the services of one or more consultants, engineers, or other experts in the area of radio frequency engineering or other relevant fields to assist the county in analyzing the application and providing an independent assessment of the information submitted as a part of the application.

- (4) *Grandfather clause.* Any existing tower or antenna location existing on the date of adoption of the ordinance from which this section is derived shall be grandfathered and nonconforming and not required to meet the requirements of this section, subject to the other provisions of this chapter.
- (5) *Landscape buffer and screening requirement.* Telecommunication tower equipment compounds shall have a 15-foot landscape screening buffer between the tower and the residentially zoned property which will be subject to county staff approval. Required buffers may be included within required setbacks; however, in such case that the required buffer is greater than the required setback, the required buffer shall be adhered to. Additionally, necessary private utilities and/or access drives may be allowed through, over or across a landscaped buffer. Any such uses which are proposed through, over or across a designated, undisturbed buffer must be approved pursuant to an original site plan or site plan modification as set forth under section 134-126. Access drives will be from the nearest paved surface on the property.
 - a. *Objectives.* The landscape screening buffer required by this section shall be implemented in connection with a permitted project and shall address the following objectives:
 1. Screening to enhance aesthetic appeal; Tower is place behind existing building.
 2. Control or direction of vehicular and pedestrian movement; Utilizing existing access drive from public row.
 3. Reduction of glare; Tower will be flat galvanized steel.
 4. Buffering of noise; and
 5. Establishment of privacy. Tower compound is surrounded by native vegetation.
 - b. *Standards.* The landscape screening buffer required by this section is subject to review and approval by county staff in accordance with the following standards:
 1. Plantings are to be a mix of rows of evergreen trees and shrubs, deciduous trees and taller evergreen trees designed to cover a substantial vertical amount of the tower.
 2. Species are to be ecologically compatible to the site and appropriate for the design situation.

3. Unless public safety concerns dictate otherwise, buffers should provide a maximum visual barrier.
4. The minimum height of plant materials at installation is to be five feet for trees.
5. Fencing or walls are to be opaque and a minimum of six feet in height as approved by county staff.
6. Trees included in buffer plantings may be counted toward site density calculations as required by chapter 50, article VI, pertaining to tree preservation and replacement, subject to review and approval of county staff.
7. Buffers shall be regularly maintained by the property owners to ensure that the objectives and standards of this section are met.
8. When topography and existing conditions allow, the required landscape buffer should be a maintained natural buffer; provided, however, the buffer may be crossed by an access drive as shown on the site plan and/or necessary utilities.
9. Any appeals from a determination by county staff regarding the landscape buffer shall be to the board of zoning appeals.

Tower Developer is requesting waiver of landscaping buffer and retaining of native vegetation. As a condition of approval, Tower Developer agrees to install buffer in the future should landowner clear native vegetation around tower compound.



All that tract or parcel of land lying and being in Land Lot 160 of the 20th District, 2nd Section, Cobb County, Georgia, and being a portion of that land now or formerly owned by D.L. Strick and Donald G. Strick, pursuant to the Warranty Deed, recorded October 31, 1997, in Deed Book 10753, Page 268, in the Clerk of Superior Court records of Cobb County, Georgia, and Quit Claim Deed, recorded November 22, 2001, in Deed Book 15995, Page 1862, in the recorded records, and being more particularly described as follows:

To find the Point of Beginning, **COMMENCE** at the intersection of the northern right of way of Jim Owens Road and the eastern right of way of Acworth Due West Road, said point being at Georgia State Plane West coordinates of N: 1,461,287; E: 2,142,419;

Together with a 39' Ingers-Engress & Lilly/Fifer Easement lying and being in Land Lot 160 of the 20th District, 2nd Section, Cobb County, Georgia, and being a portion of that land now or formerly owned by Dixie L. Strick and Donald G. Strick, pursuant to the Warranty Deed, recorded October 31, 1997, in Deed Book 10733, Page 268, in the Clerk of Superior Court records of Cobb County, Georgia, and Citi Chain Deed, recorded November 22, 2001, in Deed Book 15595, Page 1892, in the aforesaid records, and being more particularly described by the following certificate file data:

To find the Point Beginning, COMMENCE at the intersection of the northern right of way of Jim Owens Road and the eastern right of way of Acworth Due West Road, said point being at Georgia State Plane West coordinates of N. 1,461,237', E. 2,142,415'.
Thence running along said eastern right of way of Acworth Due West Road, North 02°18'14" East, 465.01 feet to a point and the true POINT OF BEGINNING.



**civil
survey**

civilsurvey, inc.
116 Maddox Road
Griffin, Georgia 30224
(470) 765-8898

Free Bird Communications LLC
P.O. Box 611134
Rosemary Beach, FL 32416

"Cobb Due West"

LEGEND

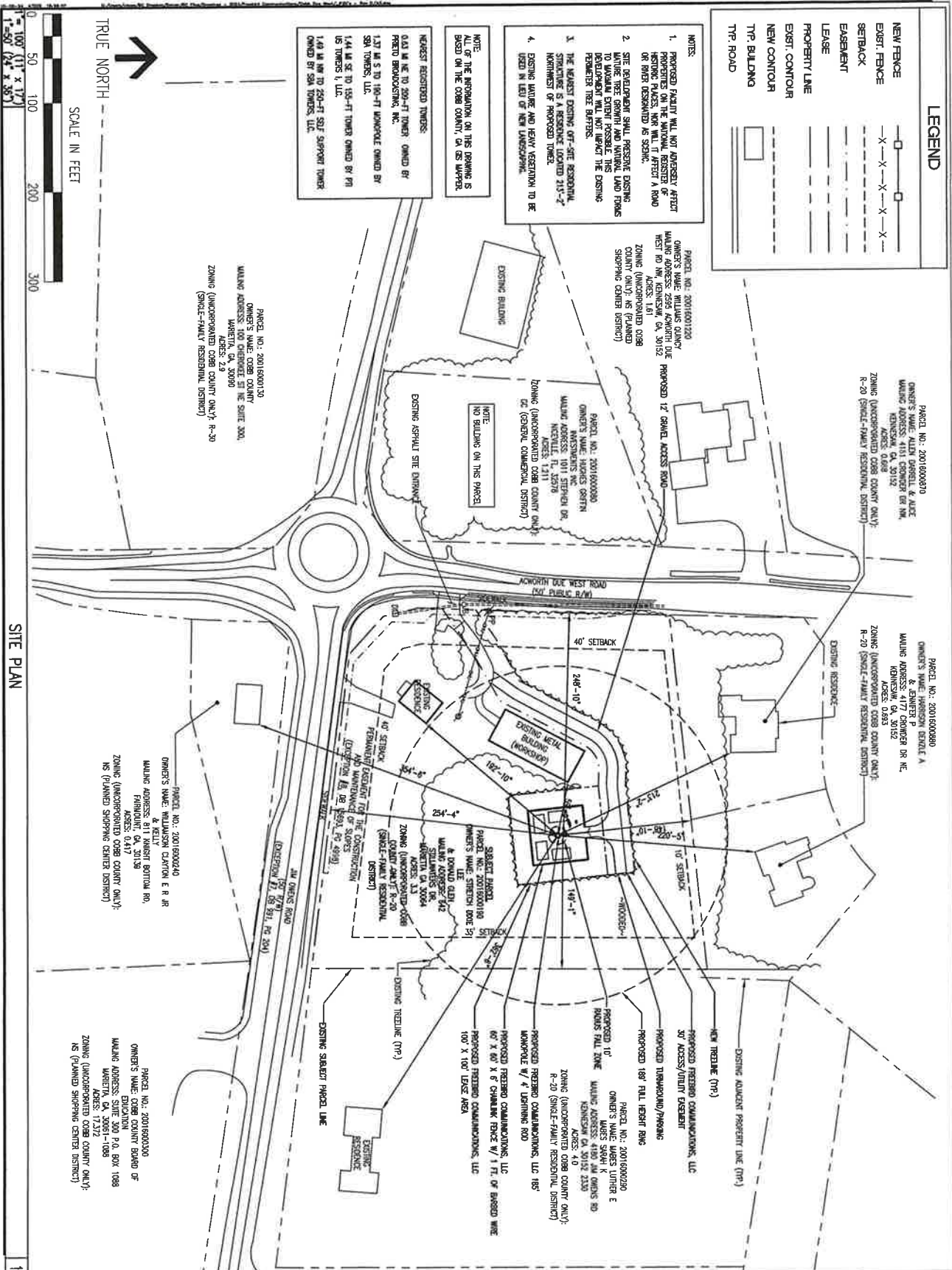
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- TYP. ROAD

NOTES:

1. PROPOSED FACILITY WILL NOT ADVERSELY AFFECT PROPERTIES TO THE WEST OF THE PROPERTY. THE PROPERTY IS NOT TO BE USED AS A ROAD OR HIGHWAY EXCEPT AS SHOWN.
2. SITE DEVELOPMENT SHALL PRESERVE EXISTING TREES AND VEGETATION. THE DEVELOPMENT SHALL NOT IMPACT THE EXISTING REMEMBER TREE BARRIERS.
3. THE EXISTING CONTOUR OF THE PROPERTY IS TO BE MAINTAINED. THE EXISTING CONTOUR IS TO BE MAINTAINED TO BE USED IN THE EVENT OF NEW DEVELOPMENT.
4. EXISTING MAINT. AND HEAVY VEGETATION TO BE USED IN THE EVENT OF NEW DEVELOPMENT.

NOTE:
ALL OF THE INFORMATION ON THE DRAWING IS BASED ON THE COBB COUNTY, GA. MAPS.

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0.11 MI. N. TO 200-FT. TOWER OWNED BY PIEDMONT COMMUNICATIONS, INC.
1.37 MI. S. TO 100-FT. TOWER OWNED BY SBA TOWERS, LLC.
1.44 MI. SE TO 100-FT. TOWER OWNED BY PIEDMONT COMMUNICATIONS, INC.
1.49 MI. NW TO 200-FT. SELF-SUPPORTING TOWER OWNED BY SBA TOWERS, LLC.



BC architects

5611 COLUMBIA AVE., SUITE 200
KENNESAW, GA 30144
PH: (770) 871-6000
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SHEET REVISION

NO. DESCRIPTION BY DATE

1. 10-14-14

TRIPLE BIRD

PROFESSIONAL ENGINEERS

5611 COLUMBIA AVE., SUITE 200
KENNESAW, GA 30144
PH: (770) 871-6000
FAX: (770) 871-6000

SHEET REVISION

NO. DESCRIPTION BY DATE

1. 10-14-14

COBB DUE WEST

SITE NAME:

SITE ADDRESS:

2516 KENNESAW DUE WEST RD NW
KENNESAW, GA 30142

STATE OF GEORGIA

REGISTERED PROFESSIONAL ENGINEER

10324

CHRISTOPHER O. DAVIS

DRIVING HERE:

DATE: 10-14-14

CHECKED BY: CDM

DATE DRAWING: 10-14-14

SUBMISSION: ZONING

SHEET TITLE:

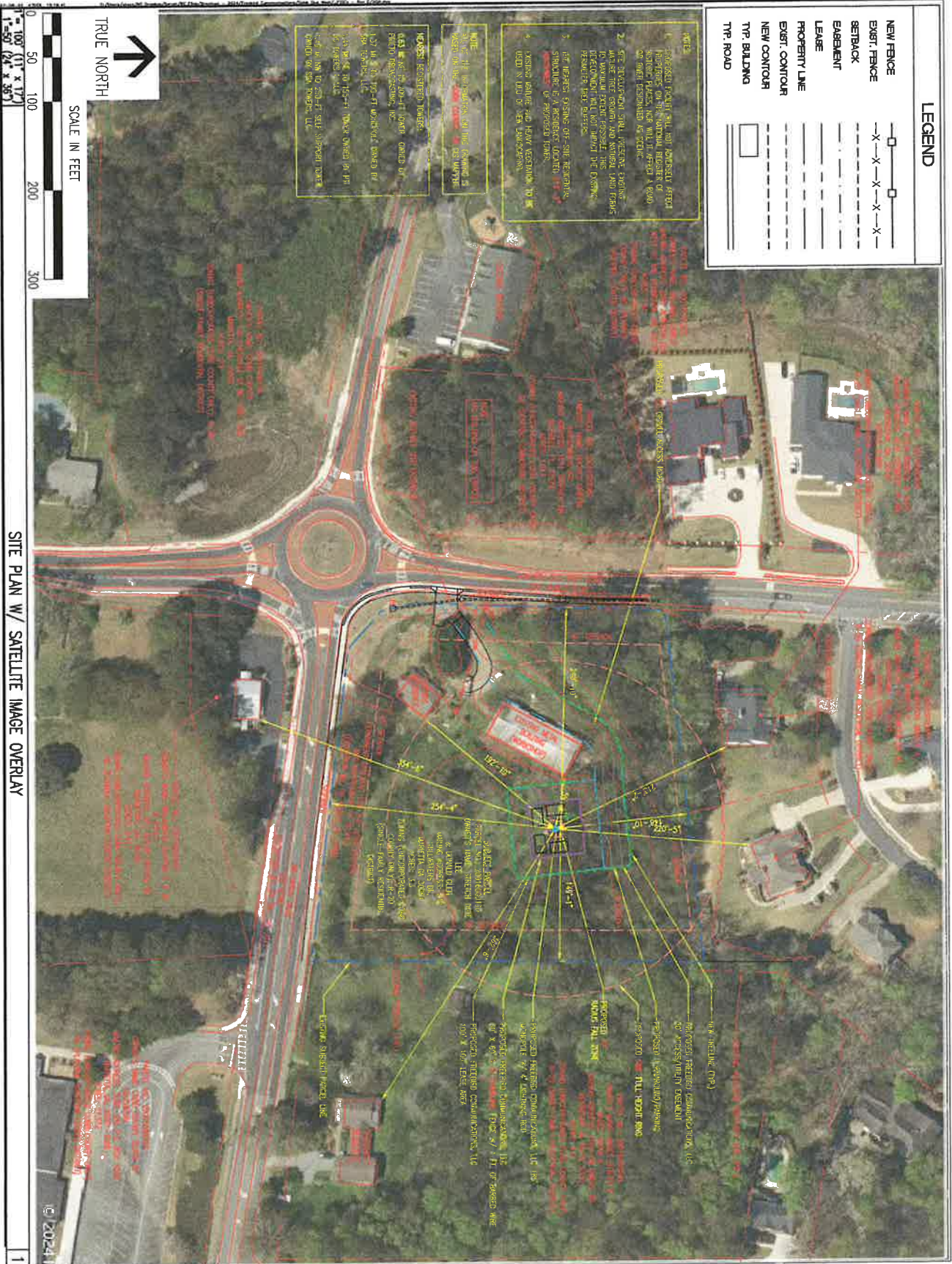
SITE PLAN

SHEET NUMBER: A-0

REV. # 1

LEGEND

NEW FENCE	—X—X—X—X—X—
EXIST FENCE	—X—X—X—X—X—
SEABACK	—X—X—X—X—X—
EASEMENT	—X—X—X—X—X—
LEAVE	—X—X—X—X—X—
PROPERTY LINE	—X—X—X—X—X—
EXIST CONTOUR	—X—X—X—X—X—
NEW CONTOUR	—X—X—X—X—X—
TPP BUILDING	—X—X—X—X—X—
TPP ROAD	—X—X—X—X—X—



FREEBIRD
CONSTRUCTION

FREEBIRD CONSTRUCTION, LLC
1000 N. 10TH AVE.
DENVER, CO 80202
PHONE: 303.733.1111

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BC
architects
a b c d e f g h i j k l m n o p q r s t u v w x y z

5801 COLLEEN RD., SUITE 200
DENVER, CO 80202
TEL: (303) 733-1111
FAX: (303) 733-1112

SHEET REVISION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10-03-24

SITE NAME:
COBB DUE WEST

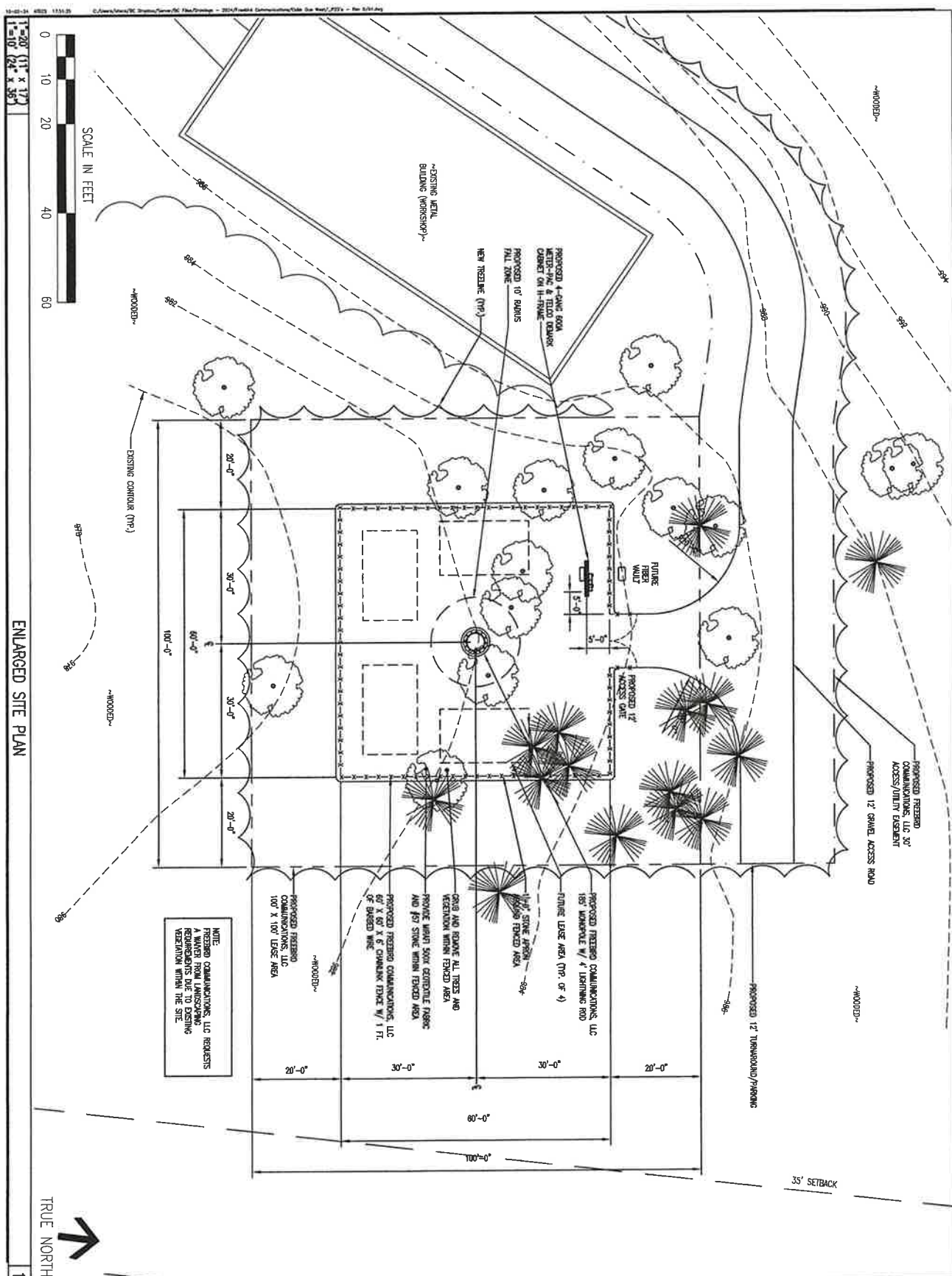
SITE ADDRESS:
2516 KENNETH DUE WEST RD NW
KENNESAW, GA 30152

STATE OF GEORGIA
PROFESSIONAL ENGINEER
10324
CHRISTOPHER D. MORRIS

DESIGNER: AMT
CHECKED BY: CDM
DATE DRAWN: 10-03-24
SUBMISSION: ZONING

SHEET TITLE:
SITE PLAN W/ SATELLITE IMAGE OVERLAY

SHEET NUMBER: A-00
REV. # 1

[illegible]



TOWER ELEVATION

SHEET NUMBER:	REV. #
A-2	1

TOWER
ELEVATION

DRAWN BY:	ACT
CHECKED BY:	CDM
DATE DRAWN:	10-03-24
SUBMISSION:	ZONING
SHEET TITLE:	



SITE NAME:
COBB DUE WEST

SITE ADDRESS:
2516 ACORNTH DUE WEST RD NW
KENNESAW, GA 30152

STAMP HERE:

SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1			11-28-84
2			
3			
4			
5			
6			

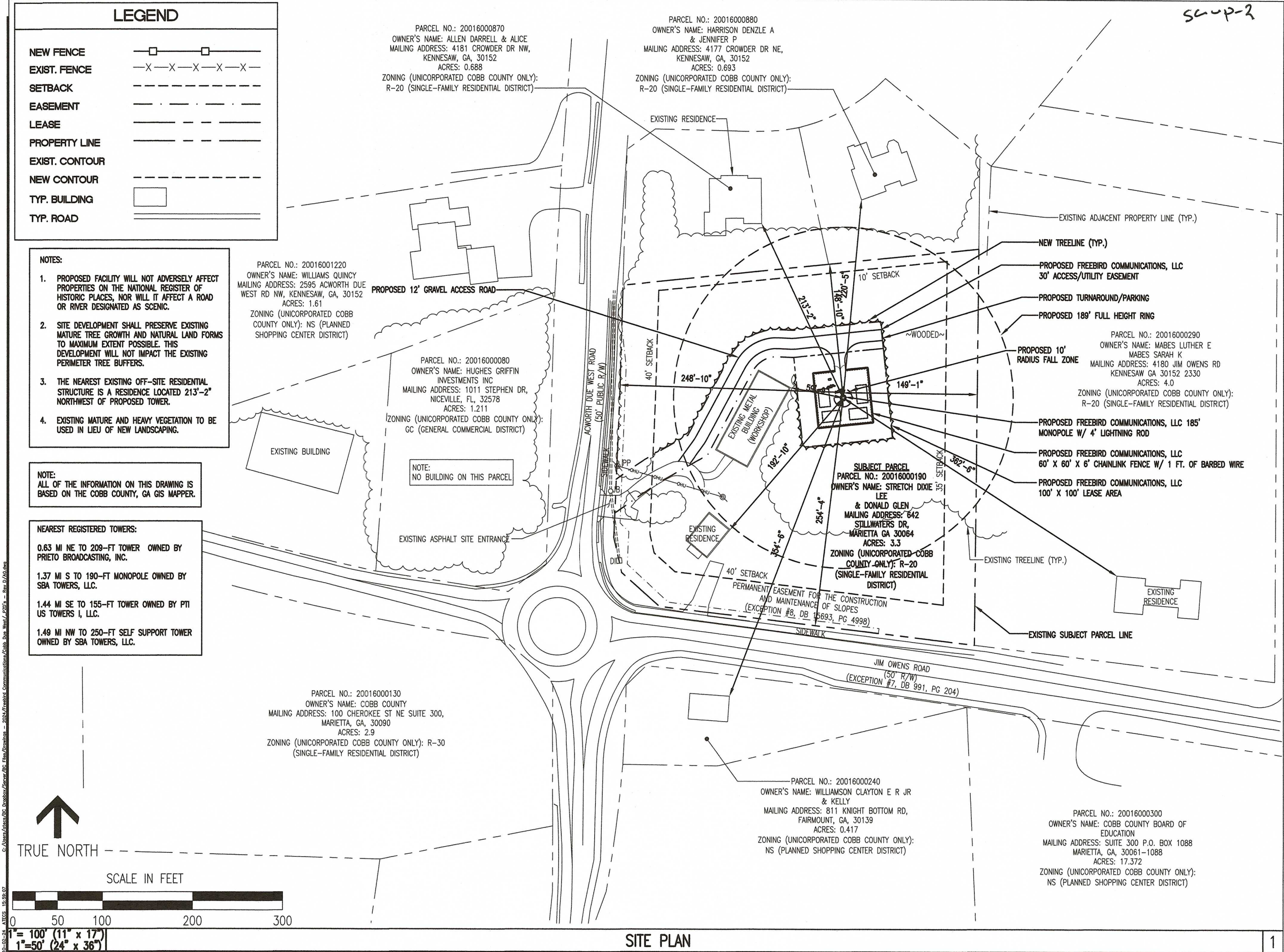
BC

architects

3631 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2586
TEL (703) 671-4500
FAX (703) 671-4000

[illegible]

FREE BIRD
COMMUNICATIONS
FREDERICK COMMUNICATIONS, LLC
P.O. BOX 91134
ROSCDALE BRANCH, FL 32416



FREEBIRD COMMUNICATIONS, LLC
P.O. BOX 611134
ROSEMARY BEACH, FL 32416

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BC
architects
engineers

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION		
NO.	DESCRIPTION	DATE
1	OWNER TEST DATE	11-10-24
2		
3		
4		
5		
6		

SITE NAME:
COBB DUE WEST

SITE ADDRESS:
2516 ACWORTH DUE WEST RD NW
KENNESAW, GA 30152

STAMP HERE:

DRAWN BY:	AGT
CHECKED BY:	CDM
DATE DRAWN:	10-03-24
SUBMISSION:	ZONING

SHEET TITLE:

SITE PLAN

SHEET NUMBER:	REV. #
A-0	1

AFFIDAVIT

The undersigned, **Clark Hinkle**, the **Manager of Freebird Communications, LLC** (the "Company"), does hereby state to the best of his knowledge:

In accordance with zoning requirements, Section 13134-273.(3)h, I engaged with the Cobb County School District (the "District") to explore the feasibility of placing a proposed cell tower on their property known as Lewis Elementary School, located at 4179 Jim Owens Road NW, Kennesaw, Georgia. While I appreciate the opportunity to discuss this proposed tower on the District's property, the business terms offered by the District were not viable for obtaining telecommunications tenants on the proposed tower. Such tenants require a guaranteed lease term of no less than five (5) years. The District was unwilling to offer that along with a commercially reasonable amount of ground rent. As such, alternative arrangements are being considered to ensure the project's economic feasibility and community benefit.


My contact at the Cobb County School District was:

Travis McComb
Director of Accountability & Property
SPLOST Management
Cobb County School District
Marietta, GA 30060
Phone: (678) 618-8899
Travis.McComb@cobbk12.org

This affidavit is submitted in accordance with Section 13134-273.(3)h of the Official Code of Cobb County, Georgia. The undersigned further states that they are familiar with the nature of an oath and with the penalties provided by the laws of the state for which he is located for falsely swearing to statements made in an instrument of this nature.

The undersigned further certifies that he has read and understand the full facts of this Affidavit.

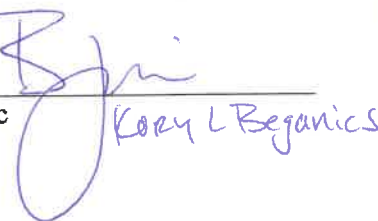
Affiant:

Clark Hinkle 

Print Name: Clark Hinkle

Subscribed and sworn to before me this 13 day of March, 2025.

By:

Kory L Beganics
Notary Public 





Print Name: Clark Hinkle



AFFIDAVIT

The undersigned **Steven Sullivan** the **Site Acquisition Manager** of **Fortified Telecom Services** (the "Company"), does hereby state to the best of his knowledge:

Pursuant to Section 13134-273.(3)h of the land use code, I contacted Mt Olivet Baptist Church of Acworth Inc located at 2385 Acworth Due West Rd, Acworth, GA 30101 to ascertain their interest in leasing space to accommodate the proposed cell tower.

My actions were as follows:

- 1/9/2025 - Emailed the church at the contact information listed on their website (mtobcacw@mtobcacworth.org) and called the phone number listed at 770-974-8335. I received no response to my queries.
- 1/14/2025 - Attempted call again, no answer, no answering service
- 1/15/2025 - Drove to the church in the evening, contacted Deacon Lloyd Platt and Pastor Michael Smith. I had a brief discussion about the proposed tower. They exhibited enough interest and requested a draft lease.
- 1/17/2025 - Emailed Pastor Smith the draft lease agreement.
- 1/27/2025 - Sent follow up email to Pastor Smith and Mr. Platt. No response
- 1/29/2025 - Emailed LeDarius requesting guidance on how to proceed with the lack of response from the church. Terry Martin called to discuss the next steps. We decided the best course of action was a certified letter with a drop-dead date to advise of continued interest.
- 1/31/2025 - Phone call to Pastor Smith, no response.
- 2/1/2025 - Sent Certified letter, return receipt requested to Church advising a drop-dead date of 2/11/2025 to advise of continued interest in tower lease.
- 2/4/2025 - Letter was delivered.
- 2/10/2025 - Received a call from (404-388-1913) what I believe is the church secretary, Regina Russell, acknowledging receipt of letter and advising it will be discussed on Wednesday night 2/12. She stated that I should hear from someone on Thursday regarding the tower.
- 2/13/2025 - did not received any correspondence or calls from Church, called Regina Russell (404-388-1913) and left VM. Received no response.
- 2/17/2025 - Considered lack of response from church as lack of interest in pursuit of a tower lease agreement.

This affidavit is submitted in accordance with Section 13134-273.(3)h of the Official Code of Cobb County, Georgia. The undersigned further states that they are familiar with the nature of an oath and with the penalties provided by the laws of the state for which he is located for falsely swearing to statements made in an instrument of this nature.



The undersigned further certifies that he has read and understand the full facts of this Affidavit.

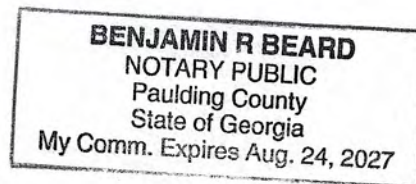
Affiant:


Print Name: Steven Sullivan

Subscribed and sworn to before me this 12th day of March, 2025.

By: 
Notary Public

Print Name: Benjamin beard



From: [Steven Sullivan](#)
To: mtobcacw@mtobcacworth.org
Subject: Possible Cell Tower on Church property? 2385 Acworth Due West Rd NW
Date: Thursday, January 9, 2025 2:06:00 PM
Attachments: [image001.png](#)

Hello,

I represent a tower developer that is looking to construct a cell tower in the area of Acworth Due West and Jim Owns/Mars Hill Church Rd.

Cobb county ordinance requires that we reach out to schools and churches within the search area to determine their interest or lack thereof to placement of a new tower.

Who would you suggest I speak with at the Church to ascertain your interest in the project?

Thanks much,
Steven Sullivan
Fortified Telecom Services
Site Acquisition Manager
770-331-7765



From: [Steven Sullivan](#)
To: ieyespy@icloud.com; LloydPlatt@att.net
Subject: RE: Mt. Olivet Baptist Church, Acworth, Proposed Cell Tower
Date: Monday, January 27, 2025 6:04:00 PM

Gentlemen,

We need to know if you want to proceed with the conversation about the possible tower. Do you have a schedule for your internal conversation on whether you will entertain the offer? We'd like to make a deal but understand as well it may not fit with your future plans for the church.

Please let me know your thoughts,

Thanks much,

Steven Sullivan

Fortified Telecom Services

Site Acquisition Manager

770-331-7765

From: Steven Sullivan
Sent: Friday, January 17, 2025 11:10 AM
To: ieyespy@icloud.com; LloydPlatt@att.net
Subject: Mt. Olivet Baptist Church, Acworth, Proposed Cell Tower

Morning Gentlemen,

I wanted to get this to you yesterday, but it needed some adjustment. This tower develop must have a soft spot for churches. The industry standard right now is any term increase at 10% or less. He sent the lease over with 15% term increase which I confirmed was intentional.

Business Terms

Rent: \$XXX per month or \$XXXXX per year

Lease Term: Initial 25 years term and (1) renewal for 25 years.

Term increases: Lease payments increase X% each 5-year period

I know you need to meet to discuss. Can you give us a date when that discussion would be held? I need to provide Verizon status updates along the way.

Thanks, Sully

Steven Sullivan

Fortified Telecom Services

Site Acquisition Manager

770-331-7765



10300 Old Alabama Connector Road
Alpharetta, GA 30022-1117

AFFIDAVIT

The undersigned **Evelyn Rodelas** the **Radio Frequency Engineer** of **Verizon Wireless** (the "Company"), does hereby state to the best of her knowledge:

1. That no existing towers or suitable alternative tower structures are located within the geographic placement area required to meet the applicant's engineering requirements. *Correct, proposing new tower.*

2. That existing towers or structures do not have sufficient structural strength to support applicant's antenna and related equipment. *Existing towers were not analyzed for structural strength as they do not support the coverage objectives.*

3. That the applicant's proposed antenna(e) on existing towers or structures, or the antenna(e) on the existing towers or structures, would cause interference with the applicant's proposed antenna(e). *Existing towers were not analyzed for interference as they do not support the coverage objectives.*

4. That the cost or contractual provisions required by the tower owner to share an existing tower or structure or to adapt an existing tower or structure are unreasonable. *Cost was not a consideration as there are no towers within the geographic placement to support coverage objectives.*

5. That the applicant adequately demonstrates that there are other limiting factors that render towers and structures unsuitable. *The provided RF support letter and coverage plots demonstrate the need for the new tower.*

6. That there is a significant gap in wireless service in the geographic area under consideration, and that this gap is demonstrated by dropped call data and analysis and actual wireless coverage field tests performed in the geographic area under consideration. *The provided RF support letter and coverage plots demonstrate the need for the new tower.*

7. That a lower tower height was considered but determined not to offer adequate coverage improvement. *The provided RF support letter and coverage plots demonstrate the need for the proposed tower height.*

This affidavit is submitted in accordance with Section 134-273.1 of the Official Code of Cobb County, Georgia. The undersigned further states that they are familiar with the nature of an oath and with the penalties provided by the laws of the state for which he is located for falsely swearing to statements made in an instrument of this nature.



10300 Old Alabama Connector Road
Alpharetta, GA 30022-1117

The undersigned further certifies that she has read and understand the full facts of this Affidavit.

Affiant:

Print Name: Evelyn Rodelas

Subscribed and sworn to before me this 12 day of MARCH, 2025.

By:

Notary Public

Print Name: SAMANTHA STACEY

Samantha Stacey
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
My Commission Expires 07/30/2028

Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064

(614) 398-6250 - mike@mfpeng.com

March 11, 2025

Freebird Communications

Re: Proposed 185-ft Monopine
Located in Cobb Co., GA: Cobb Due West
MFP Project #: 23524-354 / TAPP Project Number: TP-24018

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopine. Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This Structure is to be fabricated by TransAmerican Power Products

I have designed this monopine to support (4) carriers and to withstand a 3-sec. gusted wind speed of 107 mph as recommended by TIA-222-H for Cobb Co., GA. The design also conforms to the requirements of the 2018 International Building Code.

This monopine has been designed to accommodate a theoretical fall radius. The upper 93' of the pole has been designed to meet the wind loads of the design, however, the lower portion of the pole has been designed with a minimum 10% extra capacity. Assuming the pole has been fabricated according to my design, and well maintained, in the event of a failure due to extreme wind and comparable appurtenance antenna load (winds in excess of the design wind load), it would yield/buckle at the 92' elevation. The yielded section is designed to swing down and rest on the ground, resulting in an approximate 10-ft fall radius

The structure has been designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopines are safe structures with a long history of reliable operation.

I hope this review of the monopine design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

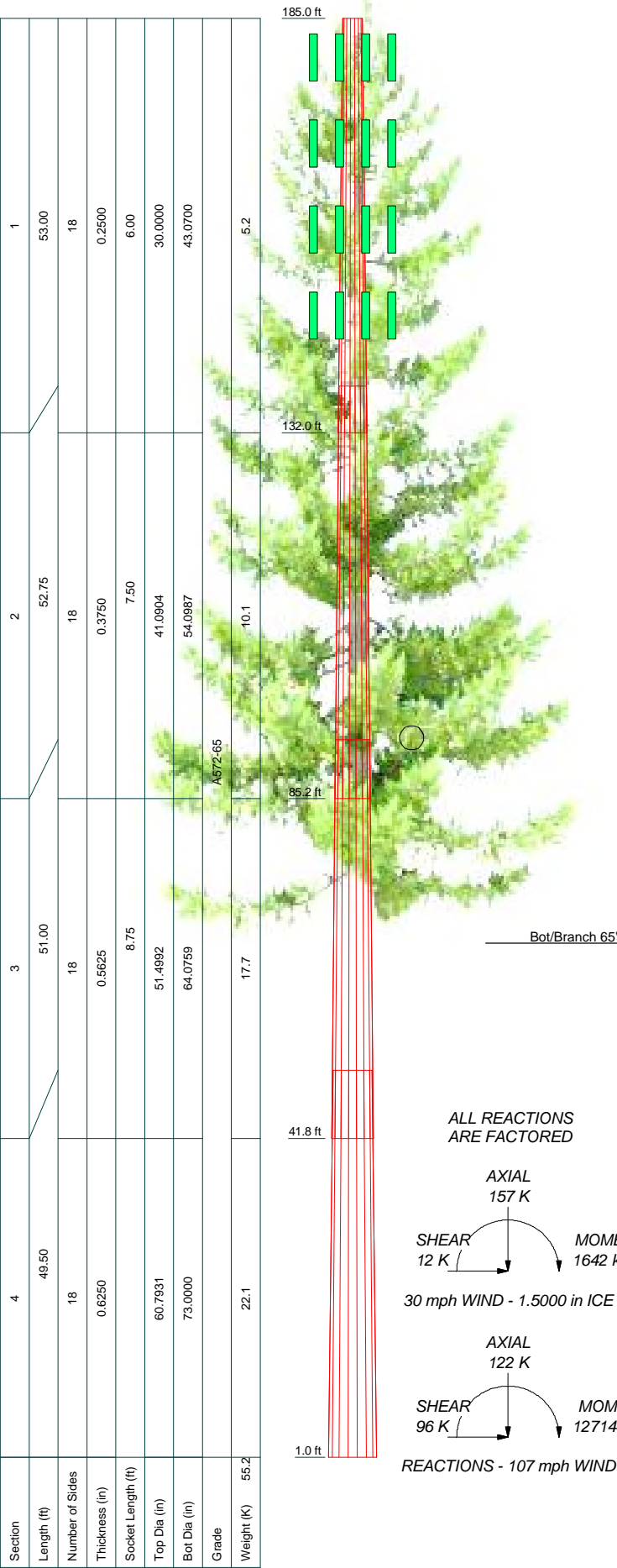
Michael F. Plahovinsak, P.E.



Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
P.E. Licensed in 48 Jurisdictions



Section	1	2	3	4	
Length (ft)	53.00	52.75	51.00	49.50	
Number of Sides	18	18	18	18	
Thickness (in)	0.2500	0.3750	0.5625	0.6250	
Socket Length (ft)	6.00	7.50	8.75	60.7931	
Top Dia (in)	30.0000	41.0904	51.4992	73.0000	
Bot Dia (in)	43.0700	54.0987	64.0759		
Grade					
Weight (K)	5.2	10.1	17.7	22.1	55.2



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Pine Tree Branches	180.8	EPA 30,000 in2	147
EPA 30,000 in2	180	Pine Tree Branches	132.7
EPA 30,000 in2	169	Pine Tree Branches	106
Pine Tree Branches	159.3	Pine Tree Branches	79.3
EPA 30,000 in2	158		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-65	65 ksi	80 ksi			

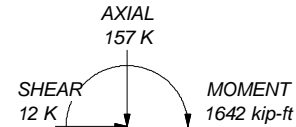
TOWER DESIGN NOTES

1. Tower designed for Exposure C to the TIA-222-H Standard.
2. Tower designed for a 107 mph basic wind in accordance with the TIA-222-H Standard.
3. Tower is also designed for a 30 mph basic wind with 1.50 in ice. Ice is considered to increase in thickness with height.
4. Deflections are based upon a 60 mph wind.
5. Tower Risk Category II.
6. Topographic Category 1 with Crest Height of 0.00 ft
7. TOWER RATING: 99.4%

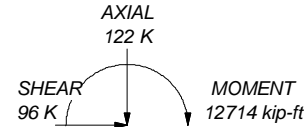
Additional Notes:

- Pole designed with a verifiable engineered yield point to satisfy a maximum fall radius requirement.
- Shielding / Ka = 0.8 Applied to EPA
- Foundation designed to a maximum of 85% capacity

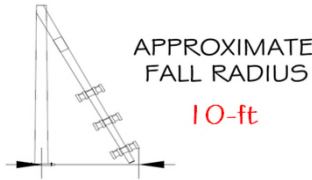
ALL REACTIONS
ARE FACTORED



30 mph WIND - 1.5000 in ICE



REACTIONS - 107 mph WIND



Preliminary Design
Not For Fabrication

Estimated Total Structure Wt. = 57900 lbs



QUALITY STEEL POLES. DELIVERED.

Design may not be used without written permission from Michael F. Plahovinsak, PE

BASE PLATE: 3" x 86.75" ROUND (50 KSI)
ANCHOR BOLTS: (34) ANCHORS ON 80.75" B.C.
2.25 in. A615 GR. 75 X 7'-0"

Michael Plahovinsak, P.E.
18301 State Route 161
Plain City, OH 43064
Phone: 614-398-6250
FAX: mike@mfpeng.com

Job: 185-ft Pine Tree Monopole - MFP #23524-354 r1	Project: Cobb Due West	Client: 24-0657 r1	Drawn by: JC	App'd:
Code: TIA-222-H	Date: 03/11/25	Scale: NTS		
Path: C:\Users\jorge\Dropbox\MFP Engineering Files\Projects\235-TAP\23524-354\23524-354.rvt	Dwg No. E-1			

FOUNDATION NOTES:

1. FOUNDATION DESIGN IS BASED ON ASSUMED SOIL CONDITIONS
2. FOUNDATION CONCRETE STRENGTH SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI .
3. ESTIMATED CONCRETE VOLUME = 74 CUBIC YARDS.
4. ANCHOR RODS: 2 1/4"ø x 7'-0" LONG, WITH MIN.6'-0" EMBEDMENT INTO CONCRETE.
5. THE FOUNDATION WAS DESIGNED FOR THE FOLLOWING LOADS:

MOMENT:

14958 FT-KIPS

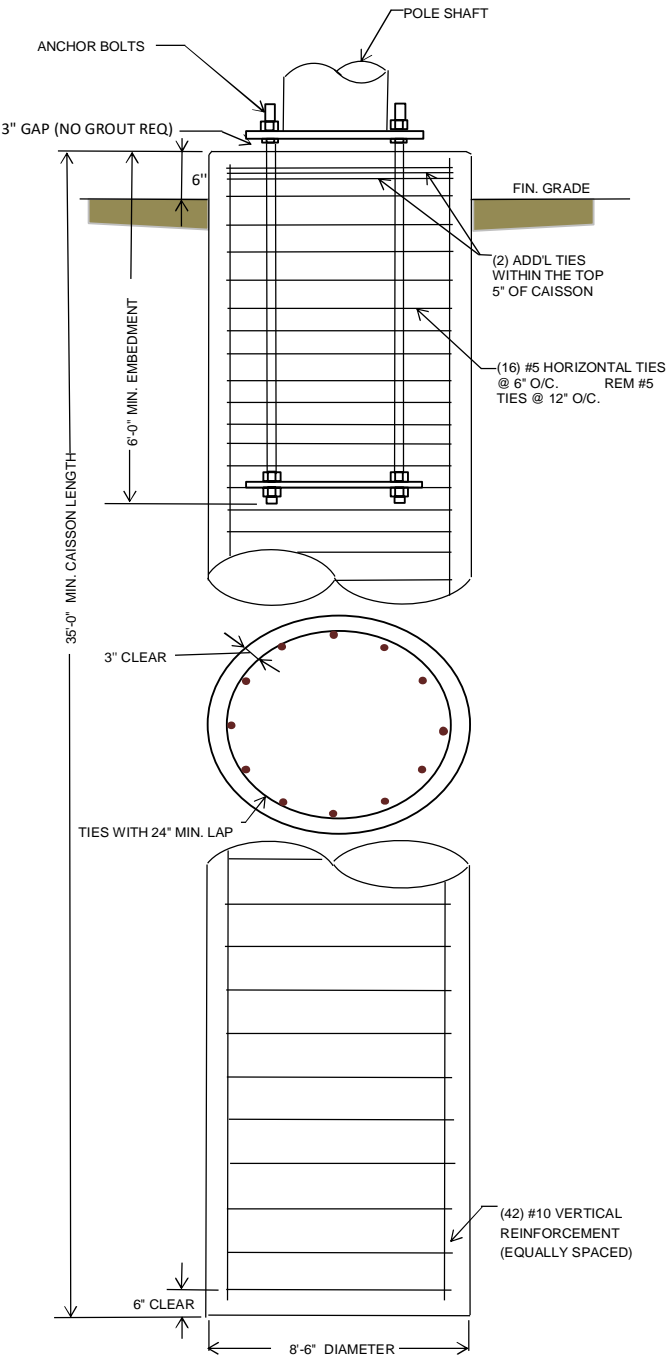
SHEAR:

113 KIPS

AXIAL:

122 KIPS

- PRELIMINARY FOUNDATION DESIGN -
NOT FOR CONSTRUCTION



Michael F. Plahovinsak, P.E. 18301 State Route 161 W Plain City, OH 43064 Phone: 614-398-6250 email: mike@mfpeng.com	185-ft pine tree monopole - MFP #23524-354		
	Cobb Due West		
	TAPP	Mike	
	TIA-222-H	3/11/2025	
	PRELIMINARY FOUNDATION		



RE: Telecommunications Structure located at
2516 Acworth Due West Road
Acworth, GA 30064

March 10, 2025

Jessica Guinn
Zoning Director, Cobb County Planning and Zoning Commission
1150 Powder Springs St, Ste 400
Marietta, GA 30064

Subject: SLUP-2 - Tower Owner Acknowledgement of Sec. 134-273.(3)e.

Your 3rd party consultant CityScape Consultants, Inc provided a review of the Special Land Use Permit (SLUP-2), "The Applicant does not acknowledge these requirements in the narrative. CityScape suggests a letter from the proposed tower owner stating that they'll comply with these requirements."

Sec. 134-273.(3)e. - All towers and antennae must meet or exceed current standards and regulations of the Federal Aviation Administration, the Federal Communications Commission or such governing agency guidelines as may be established from time to time. All towers and antennae must be updated and brought into conformity with such standards and regulations within six months of their adoption. The failure to comply with this provision shall be grounds for the county to require removal or repermitting of the antenna or tower at the owner's expense.

This letter is to confirm as the tower owner, I will comply with all local, state and federal regulatory requirements for the proposed tower. We have completed a PH1 environmental review together with a NEPA to include section 106. I have filed and received an antenna structure registration number (1329511) from the FCC.

Clark Hinkle, Owner
Freebird Communications LLC

March 10, 2025

Date



10300 Old Alabama Connector Road
Alpharetta, GA 30022-1117

March 12, 2025

Jessica Guinn
Zoning Director, Cobb County Planning and Zoning Commission
1150 Powder Springs St, Ste 400
Marietta, GA 30064

Re: Proposed 185-foot Telecommunications Facility to be located at 2516 Acworth Due West Rd, Kennesaw City, Cobb County, Georgia

To Whom It May Concern:

The primary need for the proposed telecommunications facility is to provide capacity relief to the existing Verizon Wireless site. The site is identified on the attached maps as "Grand Oaks site". Verizon Wireless utilizes 4G LTE and 5G technologies that reuse spectrum on all cell sites, which is the most efficient wireless network operation. The existing tower is running at full capacity presently, with all Verizon-licensed FCC spectrum used in all directions. When an existing site requires more capacity than it is capable of delivering then a new point of service is required. Note that sufficient capacity is required to deliver excellent download and upload speeds of mobile phones, tablets and other devices that use 4G LTE and 5G technology. On page 3 of the attached RF Propagation Maps the area in blue demonstrates where capacity relief is required for the Grand Oaks beta sector. The location of the proposed site is plotted in red on page 4 of the RF Propagation Maps to demonstrate the effectiveness of the capacity offload. As you can see, a significant portion on the south east area of the existing Grand Oaks site is positively impacted by the proposed Jim Owens site.

In addition to capacity relief, the proposed Jim Owens site will further improve the existing 4G LTE wireless service and will provide new 5G wireless services in the north western portion of Cobb County by adding geographical coverage with a new point of service. As shown on page 6 on the RF Propagation Map, this site will provide improved service between sites that are now stretching to serve customers in this area. A lower tower height was considered as shown on page 7 and 8 of the RF Propagation Map. At 170' RAD Center an area near Old Stilesboro Rd is on the cell edge of coverage that needs further coverage improvement. A RAD Center of 180' is needed to provide a better RF signal so that the Verizon customers will experience a better in-building and in-vehicle coverage.

The search area for this project is near the intersection of Jim Owens Rd and Acworth Due West Rd with an approximate search radius of 0.3 mile. Verizon Wireless has made every reasonable attempt to utilize existing structures to meet the network design goals. Upon thorough examination of the service area, Verizon Wireless did not identify any existing towers located within the search area that will work. The closest existing towers are owned by Prietto Broadcasting with Registration # 1019778 and 1019779 located at 34.02131, -84.6675 and

34.0236, -84.668, respectively. These 2 towers are 250 ft apart and about 0.60 mile from the proposed tower. Slide 10 of the RF Propagation map demonstrates that on this location it falls short of achieving the desired coverage improvement in the southeast area, particularly to reliable indoor coverage in residential zones. The next closest tower is owned by PTI US Towers with Registration # 1274416 and located at 34.0051, -84.6543. It is 1.4 mile southeast from the proposed tower. Slide 13 of the RF Propagation map reveals a coverage shift towards the southeast, providing service to a different area. Furthermore, it illustrates of minimal best server overlap between the Grand Oaks and proposed Jim Owens. It will not effectively address the capacity relief in the Grand Oaks beta sector.

The proposed tower height of 185' is the minimum height required to properly provide necessary capacity relief and coverage improvements set forth above. The proposed facility will allow Verizon Wireless to mount cellular antennas at 180' antenna centerline. The location of this additional site is imperative to provide improved service for Verizon Wireless customers and the customers of other carriers collocating on the tower. The proposed antennas, wireless telecommunication equipment and tower meet all FAA and FCC standard and regulations. This new telecommunications facility will be equipped with an emergency generator with extended runtime capability and will provide additional voice and data resources that would be needed in the event of an emergency or severe weather.

For the abovementioned reasons, the Verizon Wireless Network Team respectfully requests approval of the proposed 185-foot telecommunications facility, which will allow Verizon Wireless to continue to provide the most reliable wireless network to the citizens of Cobb County. Thank you for your thoughtful consideration of this request.

Sincerely,



Signature

Evelyn Rodelas

RF Design Engineer

Verizon Wireless – GA/AL Region

Subscribed and sworn to before me this 12 day of MARCH, 2025.

By:


Notary Public

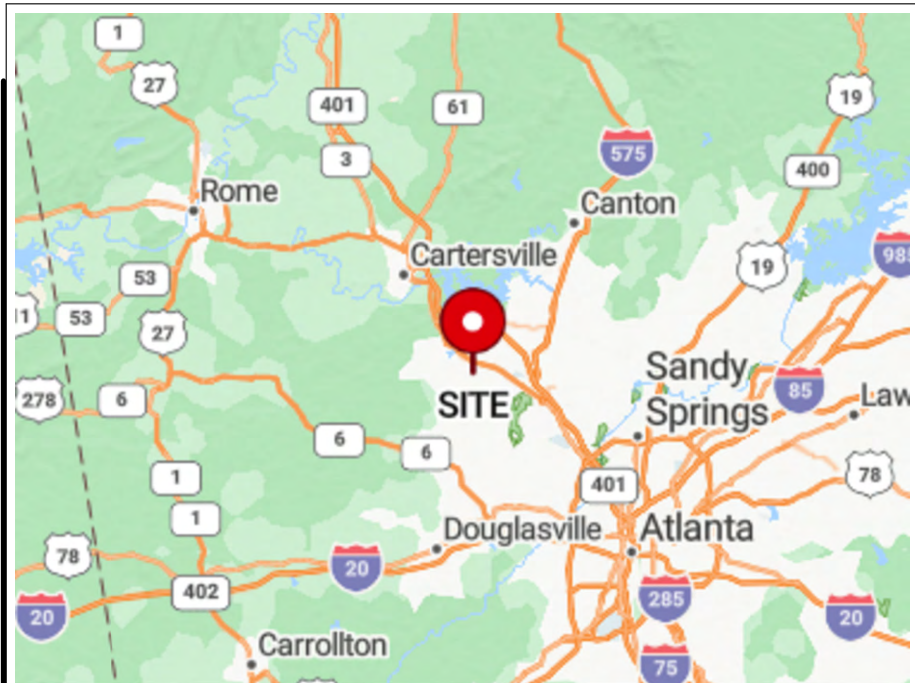
Print Name: SAMANTHA STACEY

Samantha Stacey
NOTARY PUBLIC

CHEROKEE COUNTY, GEORGIA
My Commission Expires 07/30/2028

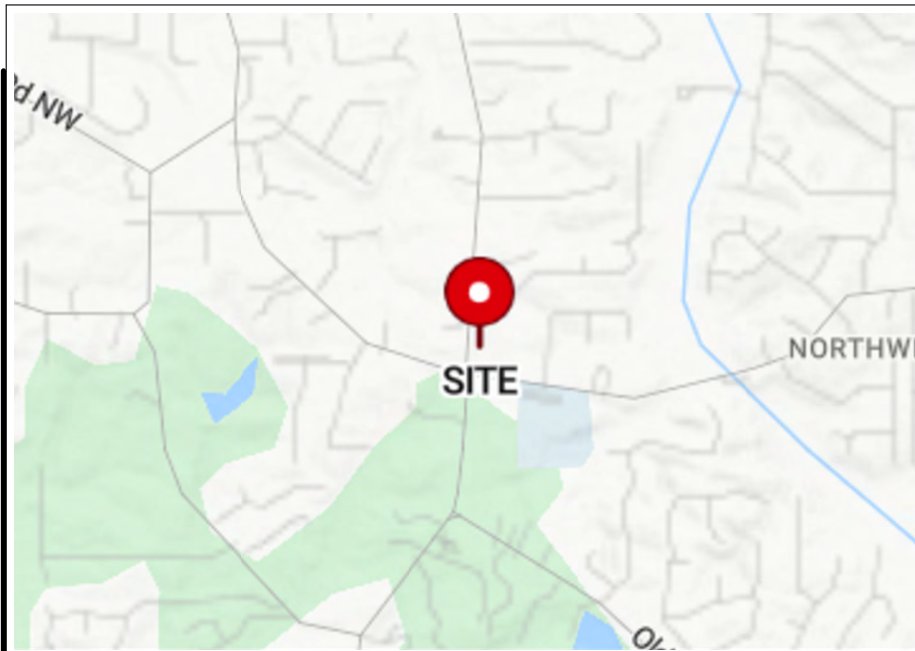
C:\Users\alexy\OneDrive\Documents\Drawings - 2024\Freebird Communications\Cobb Due West\1_FPD1a - Rev 3\1_T1.dwg
FOR BC INTERNAL USE ONLY: 01-07-25 ATECS 14:18:29

SITE NAME:
COBB DUE WEST



VICINITY MAP

SCALE: 1" = 20 MILES



LOCAL MAP

SCALE: 1" = 2000'



DIRECTIONS TO SITE:

FROM ROSEMARY BEACH, FL 32416, HEAD NORTH ON FL-83 N/US-331 N, CONTINUE STRAIGHT ONTO FL-83 N, MERGE ONTO I-10 W VIA THE RAMP TO PENSACOLA, TAKE EXIT 85 FOR US-331 N TOWARD DEFUNIAK SPRINGS, TURN RIGHT ONTO US-331 N, CONTINUE ONTO AL-152 E/AL-79 N, CONTINUE ONTO AL-79 N, CONTINUE ONTO US-231 N, CONTINUE STRAIGHT ONTO US-431 N, CONTINUE STRAIGHT ONTO US-231 N/US-431 N, MERGE ONTO I-20 E/I-59 N VIA THE RAMP TO GADSDEN, TAKE EXIT 30 TO MERGE ONTO US-78 W/AL-5 N/TALLADEGA HWY TOWARD US-431 N/AL-1 N/ANNISTON/ODENVILLE, CONTINUE TO FOLLOW US-78 W/AL-5 N, CONTINUE STRAIGHT ONTO AL-5 N, CONTINUE STRAIGHT ONTO US-431 N, CONTINUE STRAIGHT ONTO US-411 N, TURN LEFT ONTO BLACKSHEAR PL, TURN RIGHT ONTO ACWORTH DUE WEST RD NW, DESTINATION WILL BE ON THE RIGHT AT 2516 ACWORTH DUE WEST RD NW, KENNESAW, GA 30152.



PROJECT DESCRIPTION:

A NEW 185' MONOPINE W/ 4' LIGHTNING ROD &
WIRELESS FACILITY



Know what's below.
Call before you dig.

DIG ALERT:

CALL GEORGIA 811 FOR UNDERGROUND UTILITIES PRIOR
TO DIGGING-811 OR (770) 623-4332

EMERGENCY:

CALL 911

APPROVAL

OWNER'S AGENT APPROVAL	SIGNATURE	PHONE NUMBER	DATE
CONSTRUCTION COORDINATOR	SIGNATURE	PHONE NUMBER	DATE
APPROVAL	SIGNATURE	PHONE NUMBER	DATE

SUBMISSION REVISION

SET NO.	DESCRIPTION	BY	DATE	SET NO.	DESCRIPTION	BY	DATE
1	OWNER INFO EDIT	AGT	11-19-24	5			
2	ADDED LANDSCAPING PLANS	AGT	12-19-24	6			
3	TOWER TYPE CHANGE	AGT	01-07-25	7			
4				8			

ARCHITECTURAL AND ENGINEERING FIRM:

BC ARCHITECTS ENGINEERS, PLC
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868

TEL: (703) 671-6000
FAX: (703) 671-6300

CONTACT: CHRIS MORIN
ENGINEER

SURVEYOR:

CIVIL SURVEY, INC
116 MADDOX ROAD
GRIFFIN, GA 30224

TEL: (470) 765-8898
FAX: -

CONTACT: JAMES W. ECKERT, JR.

UTILITIES:

POWER COMPANY:

COMPANY NAME: COBB EMC
CONTACT: CUSTOMER SERVICE
TEL: (770) 429-2100

TELEPHONE COMPANY:

COMPANY NAME: XFINITY
CONTACT: CUSTOMER SERVICE
TEL: (800) 934-6489

CONSULTING TEAM

SITE NAME:

COBB DUE WEST

PARCEL OWNER:

DIXIE L. STRETCH & DONALD G. STRETCH
642 STILLWATERS DR
MARIETTA, GA 30064

SITE ADDRESS:

2516 ACWORTH DUE WEST RD NW
KENNESAW, GA 30152

APPLICANT BUILDING INFO:

FREEBIRD COMMUNICATIONS, LLC
P.O. BOX 611134
ROSEMARY BEACH, FL 32416 ATTN: CLARK HINKLE

PROJECT DESCRIPTION:

AN UNMANNED RADIO TELECOMMUNICATIONS FACILITY
CONSISTING OF A PROPOSED 185' MONOPINE W/ 4'
LIGHTNING ROD IN A NEW FENCED COMPOUND

ADA COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

PROJECT DATA:

COUNTY: COBB
JURISDICTION: COBB COUNTY
PIN #: 20016000190
ZONING: ZONING (UNINCORPORATED COBB COUNTY ONLY):
R-20 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

GEOGRAPHIC COORDINATES:

LATITUDE: N 34° 00' 59.45" (NAD 83)
LONGITUDE: W 84° 40' 28.55" (NAD 83)
GROUND ELEVATION: 982' AMSL (NAVD 88)

CODE COMPLIANCE

IBC, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
NEC, 2020 EDITION (NO GEORGIA AMENDMENTS)

PROJECT SUMMARY

SHEET NUMBER:

DESCRIPTION:

T-1 TITLE SHEET, VICINITY MAP AND
GENERAL INFORMATION
4 SHEETS SURVEY
A-0 SITE PLAN
A-1 ENLARGED SITE PLAN
A-2 TOWER ELEVATION
A-3 FENCE & GATE DETAILS
A-4 SIGNAGE
L-1 EXISTING LANDSCAPE PLAN
L-2 PROPOSED LANDSCAPING PLAN

SHEET INDEX



FREEBIRD COMMUNICATIONS, LLC
P.O. BOX 611134
ROSEMARY BEACH, FL 32416

THESE DRAWINGS AND/OR THE ACCOMPANYING
SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE
THE EXCLUSIVE PROPERTY OF FREEBIRD
COMMUNICATIONS, LLC AND THEIR USE AND
PUBLICATION SHALL BE RESTRICTED TO THE
ORIGINAL SITE FOR WHICH THEY ARE PREPARED.
REUSE, REPRODUCTION OR PUBLICATION BY ANY
METHOD, IN WHOLE OR IN PART, IS PROHIBITED
EXCEPT BY WRITTEN PERMISSION FROM FREEBIRD
COMMUNICATIONS, LLC. TITLE TO THESE PLANS
AND/OR SPECIFICATIONS SHALL REMAIN WITH
FREEBIRD COMMUNICATIONS, LLC WITHOUT
PREJUDICE AND VISUAL CONTACT WITH THEM
SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF
ACCEPTANCE OF THESE RESTRICTIONS.



architects
engineers

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION

NO.	DESCRIPTION	BY	DATE
1	OWNER TEXT EDIT	AGT	11-19-24
2	LANDSCAPING	AGT	12-19-24
3	TOWER TYPE CHANGE	AGT	01-07-25
4			
5			
6			

SITE NAME:

COBB DUE WEST

SITE ADDRESS:

2516 ACWORTH DUE WEST RD NW
KENNESAW, GA 30152

STAMP HERE:



DRAWN BY:	AGT
CHECKED BY:	CDM
DATE DRAWN:	10-03-24
SUBMISSION:	ZONING

SHEET TITLE:

VICINITY MAP
AND GENERAL
INFORMATION

SHEET NUMBER: REV. #

T-1

3

TITLE EXCEPTIONS

First American Title Insurance Company
Commitment Number: 69388.08
Effective Date: July 22, 2024

6. All matters shown on recorded plat filed in Plat Book 4, page 80, aforesaid records.
[NO PLAT MATTERS TO SHOW]

7. Easements granted in Right of Way Deed from H. M. Long and Judd Abernathy to Cobb County, dated August 15, 1967, filed August 17, 1967, recorded in Deed Book 991, page 204, aforesaid records.
[AS SHOWN ON SURVEY, RIGHT OF WAY FOR JIM OWENS ROAD]

8. Permanent Easement from Dixie L. Stretch to Cobb County, Georgia, dated December 7, 2019, filed December 12, 2019, recorded in Deed Book 15693, page 4998, aforesaid records.
[AS SHOWN ON SURVEY]

9. Temporary Driveway Easement from Dixie L. Stretch to Cobb County, Georgia, dated December 7, 2019, filed December 12, 2019, recorded in Deed Book 15693, page 5001, aforesaid records.
[EXPIRED UPON COMPLETION OF CONSTRUCTION]

10. INTENTIONALLY DELETED.

SITE INFORMATION
SITE ADDRESS: 2516 Acworth Due West Road NW, Kennesaw, GA 30152
LEASE AREA = 10,000 Sq. Ft. (0.2296 Acres)
LATITUDE = 34° 00' 59.45" NAD 83 AT CENTER OF SITE
LONGITUDE = -84° 40' 28.55" NAD 83
ELEVATION AT CENTER OF SITE = 982' Above Mean Sea Level

SUBJECT PROPERTY INFORMATION
Owner: Dixie L. Stretch & Donald G. Stretch
Address: 2516 Acworth Due West Road NW, Kennesaw, GA 30152
Parcel ID: 20016000190
Zoned: R-20
Area: 3.3 Acres ±
Flood Zone: Zone X
References: DB 10758, Pg 268; DB 15995, Pg 1862; PB 198, Pg 48 (Subdivision to the North)



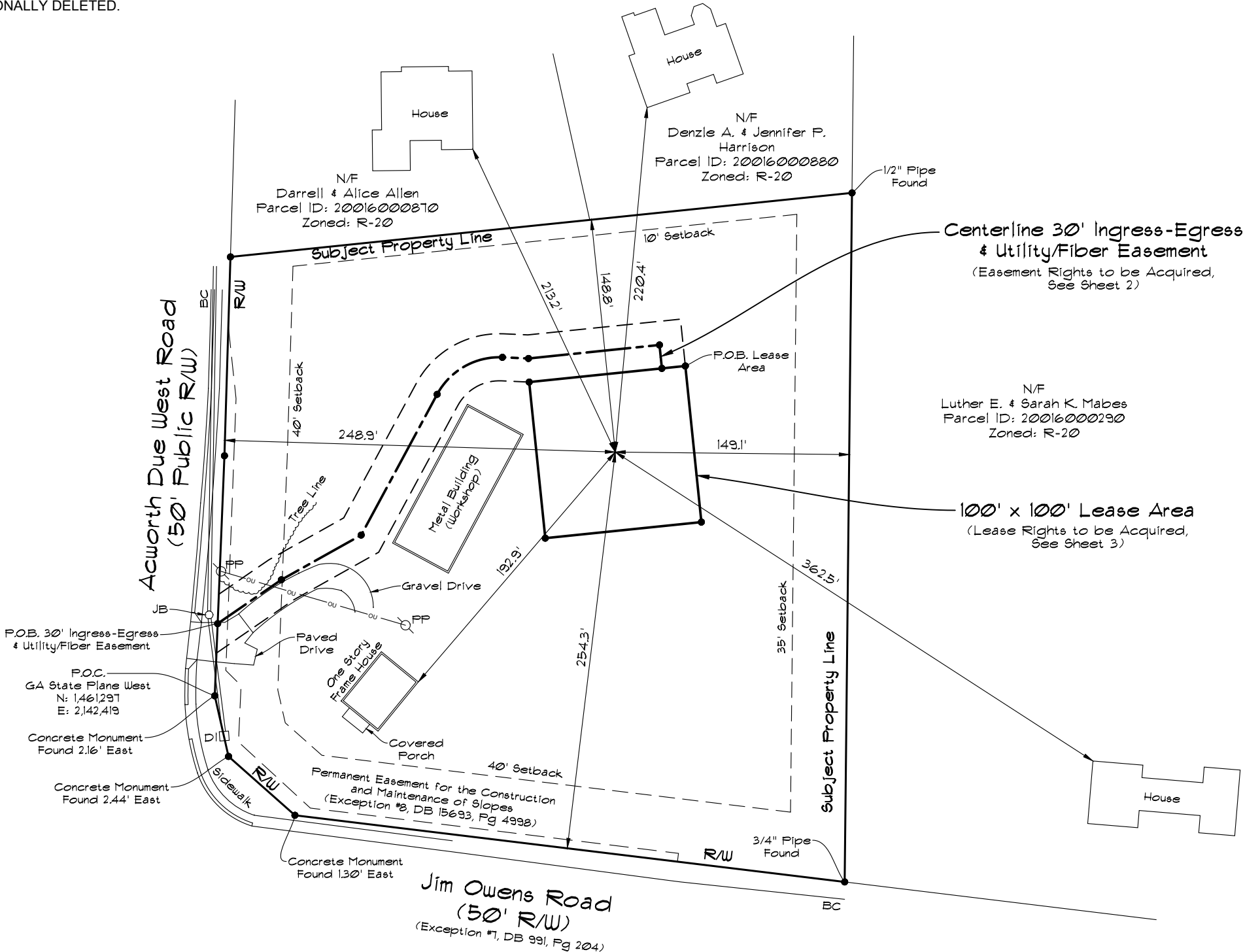
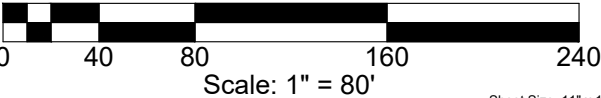
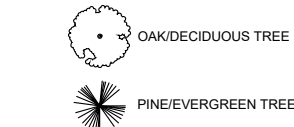
VICINITY MAP
Not to Scale

GENERAL NOTES
This survey was prepared for the exclusive use of Free Bird Communications LLC and exclusively for the transfer of the lease and easement rights shown hereon and shall not be used as an exhibit or evidence in the transfer of the subject property nor any portion or portions thereof.
The outer boundary of the subject property as shown hereon was established using a combination of deeds of record, plats of record, and some field work. However, a complete boundary survey was not performed for this drawing.
Equipment Used: Angular & Linear: Leica TS13 GPS: Carlson BRx6
The field data upon which this survey is based was collected from multiple control points and was not adjusted.
This survey has been calculated for closure and is found to be accurate to within one foot in 100,000+ feet.
The 2' contours shown on this plat are based on U.S.G.S. datum and have a vertical accuracy of ± 1.0'. Contours outside the immediate site area are approximate.
The Lease Area and Ingress-Egress & Utility/Fiber Easement are not located in a special flood area as per F.I.R.M. Community Panel No. 13067C0018H dated 10/05/2018. (Zone X)
The utilities shown hereon are based upon an above-ground field survey. The actual utility locations should be field verified before any construction begins.

I hereby certify to Free Bird Communications LLC and First American Title Insurance Company that this survey and description, to the best of my knowledge and belief, accurately represents the lands surveyed and was done in accordance with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



LEGEND
POB POINT OF BEGINNING
IPS IRON PIN SET
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
PP UTILITY POLE
LP LIGHT POLE
FP FLAG POLE
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
INV INVERT
FH FIRE HYDRANT
EP EDGE OF PAVEMENT
TC TOP OF CURB
BC BACK OF CURB
TV TOP OF WALL
BW BOTTOM OF WALL
OU OVERHEAD UTILITY
UE UNDERGROUND UTILITY
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
GW WIRE ANCHOR
TX TRANSFORMER
JB JUNCTION BOX
SWCB SINGLE WING CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
CLF CHAIN LINK FENCE
WV WATER VALVE
WM WATER METER
CO SEWER CLEAN-OUT
GV GAS VALVE
N/F NOW OR FORMERLY
MW MONITORING WELL



RELEASE DESCRIPTION
address attorney comments

DATE:
09-05-2024

civilsurvey, inc.
116 Maddox Road
Griffin, Georgia 30224
(470) 765-8898

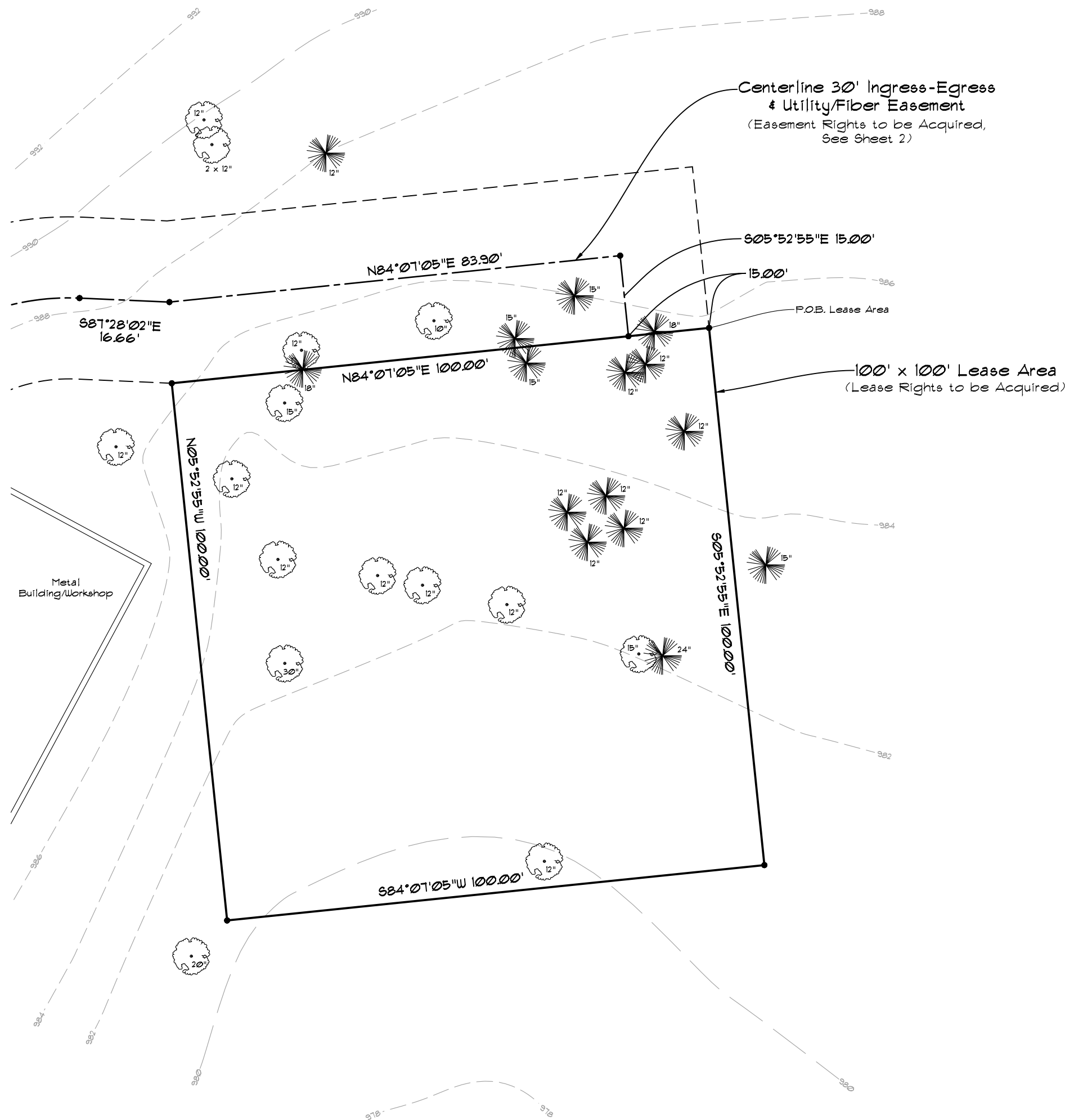
Free Bird Communications LLC
P.O. Box 611134
Rosemary Beach, FL 32416

Easement Survey for

Date: 27 August 2024
Land Lot: 160
Land District: 20th
Land Section: 2nd
City: (unincorporated)
County: Cobb
State: Georgia
csi Project Number: 2024.049

"Cobb Due West"

1 of 4



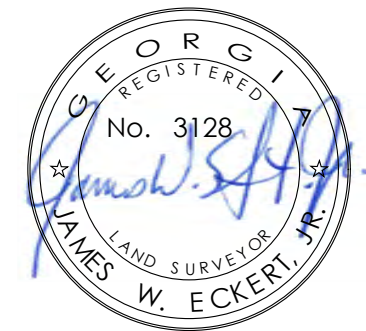
SITE INFORMATION

SITE ADDRESS: 2516 Acworth Due West Road NW, Kennesaw, GA 30152

LEASE AREA = 10,000 Sq. Ft. (0.2296 Acres)

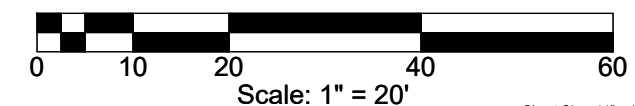
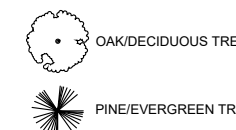
LATITUDE = 34° 00' 59.45" NAD 83 AT CENTER OF SITE
LONGITUDE = -84° 40' 28.55" NAD 83

ELEVATION AT CENTER OF SITE = 982' Above Mean Sea Level

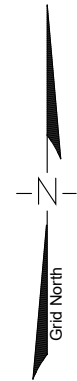


LEGEND

POB	POINT OF BEGINNING
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
UP	UTILITY POLE
LP	LIGHT POLE
FL	FLAG POLE
SMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
FD	FIRE HYDRANT
HC	EDGE OF PAVEMENT
TC	TOP OF CURB
BC	BACK OF CURB
FW	TOP OF WALL
BW	BOTTOM OF WALL
OU	OVERHEAD UTILITY
UE	UNDERGROUND UTILITY
CM	CORRODED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
WA	WIRE ANCHOR
TB	TRANSFORMER
JX	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DBWCB	DOUBLE WING CATCH BASIN
CLF	CHAIN LINK FENCE
WW	WATER VALVE
WC	WATER METER
CV	SEWER CLEAN-OUT
GO	GAS VALVE
GW	GAS VALVE FORMERLY
MW	MONITORING WELL



Sheet Size: 11" x 17"

[illegible]

Free Bird Communications LLC
P.O. Box 611134
Rosemary Beach, FL 32416

Easement Survey for

Date: 27 August 2024

Land Lot: 160

Land District: 20th

Land Section: 2nd

City: (unincorporated)

County: Cobb

State: Georgia

csi Project Number: 2024.049

"Cobb Due West"

3

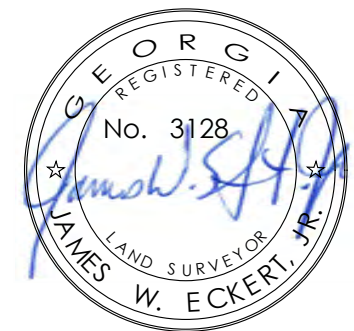
4

All that tract or parcel of land lying and being in Land Lot 160 of the 20th District, 2nd Section, Cobb County, Georgia, and being a portion of that land now or formerly owned by Dixie L. Stretch and Donald G. Stretch, pursuant to the Warranty Deed, recorded October 31, 1997, in Deed Book 10758, Page 268, in the Clerk of Superior Court records of Cobb County, Georgia, and Quit Claim Deed, recorded November 22, 2001, in Deed Book 15995, Page 1862, in the aforesaid records, and being more particularly described as follows:

Thence running, South 05°52'55" East, 100.00 feet to a point;
Thence, South 84°07'05" West, 100.00 feet to a point;
Thence, North 05°52'55" West, 100.00 feet to a point;
Thence, North 84°07'05" East, 100.00 feet to a point and the true POINT OF BEGINNING.

Together with a 30' Ingress-Egress & Utility/Fiber Easement lying and being in Land Lot 160 of the 20th District, 2nd Section, Cobb County, Georgia, and being a portion of that land now or formerly owned by Dixie L. Stretch and Donald G. Stretch, pursuant to the Warranty Deed, recorded October 31, 1997, in Deed Book 10758, Page 268, in the Clerk of Superior Court records of Cobb County, Georgia, and Quit Claim Deed, recorded November 22, 2001, in Deed Book 15995, Page 1862, in the aforesaid records, and being more particularly described by the following centerline data:

Thence leaving said right of way and running, North 55°27'50" East, 49.27 feet to a point;
Thence, North 60°43'39" East, 58.33 feet to a point;
Thence, North 28°21'12" East, 101.89 feet to a point;
Thence, 50.41 feet along a curve to the right, having a radius of 45.00 feet and being scribed by a chord bearing North 60°26'35" East, a distance of 47.81 feet to a point;
Thence, South 87°28'02" East, 16.66 feet to a point;
Thence, North 84°07'05" East, 83.90 feet to a point;
Thence, South 05°52'55" East, 15.00 feet to the ENDING at a point on the northern boundary of the previously described Lease Area.

[illegible]

LEGEND

NEW FENCE	
EXIST. FENCE	
SETBACK	
EASEMENT	
LEASE	
PROPERTY LINE	
EXIST. CONTOUR	
NEW CONTOUR	
TYP. BUILDING	
TYP. ROAD	

- NOTES:
- PROPOSED FACILITY WILL NOT ADVERSELY AFFECT PROPERTIES ON THE NATIONAL REGISTER OF HISTORIC PLACES, NOR WILL IT AFFECT A ROAD OR RIVER DESIGNATED AS SCENIC.
 - SITE DEVELOPMENT SHALL PRESERVE EXISTING MATURE TREE GROWTH AND NATURAL LAND FORMS TO MAXIMUM EXTENT POSSIBLE. THIS DEVELOPMENT WILL NOT IMPACT THE EXISTING PERIMETER TREE BUFFERS.
 - THE NEAREST EXISTING OFF-SITE RESIDENTIAL STRUCTURE IS A RESIDENCE LOCATED 213'-2" NORTHWEST OF PROPOSED TOWER.
 - EXISTING MATURE AND HEAVY VEGETATION TO BE USED IN LIEU OF NEW LANDSCAPING.

NOTE:
ALL OF THE INFORMATION ON THIS DRAWING IS BASED ON THE COBB COUNTY, GA GIS MAPPER.

- NEAREST REGISTERED TOWERS:
- 0.63 MI NE TO 209-FT TOWER OWNED BY PRIETO BROADCASTING, INC.
 - 1.37 MI S TO 190-FT MONOPINE OWNED BY SBA TOWERS, LLC.
 - 1.44 MI SE TO 155-FT TOWER OWNED BY PTI US TOWERS I, LLC.
 - 1.49 MI NW TO 250-FT SELF SUPPORT TOWER OWNED BY SBA TOWERS, LLC.

PARCEL NO.: 20016000870
OWNER'S NAME: ALLEN DARRELL & ALICE
MAILING ADDRESS: 4181 CROWDER DR NW,
KENNESAW, GA, 30152
ACRES: 0.688
ZONING (UNINCORPORATED COBB COUNTY ONLY):
R-20 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

PARCEL NO.: 20016000880
OWNER'S NAME: HARRISON DENZLE A
& JENNIFER P
MAILING ADDRESS: 4177 CROWDER DR NE,
KENNESAW, GA, 30152
ACRES: 0.693
ZONING (UNINCORPORATED COBB COUNTY ONLY):
R-20 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

PARCEL NO.: 20016001220
OWNER'S NAME: WILLIAMS QUINCY
MAILING ADDRESS: 2595 ACWORTH DUE
WEST RD NW, KENNESAW, GA, 30152
ACRES: 1.61
ZONING (UNINCORPORATED COBB
COUNTY ONLY): NS (PLANNED
SHOPPING CENTER DISTRICT)

PROPOSED 12' GRAVEL ACCESS ROAD

PARCEL NO.: 20016000080
OWNER'S NAME: HUGHES GRIFFIN
INVESTMENTS INC
MAILING ADDRESS: 1011 STEPHEN DR,
NICEVILLE, FL, 32578
ACRES: 1.211
ZONING (UNINCORPORATED COBB COUNTY ONLY):
GC (GENERAL COMMERCIAL DISTRICT)

NOTE:
NO BUILDING ON THIS PARCEL

SUBJECT PARCEL
PARCEL NO.: 20016000190
OWNER'S NAME: STRETCH DIXIE
LEE
& DONALD GLEN
MAILING ADDRESS: 642
STILLWATERS DR,
MARIETTA GA 30064
ACRES: 3.3
ZONING (UNINCORPORATED COBB
COUNTY ONLY): R-20
(SINGLE-FAMILY RESIDENTIAL
DISTRICT)

PARCEL NO.: 20016000290
OWNER'S NAME: MABES LUTHER E
MABES SARAH K
MAILING ADDRESS: 4180 JIM OWENS RD
KENNESAW GA 30152 2330
ACRES: 4.0
ZONING (UNINCORPORATED COBB COUNTY ONLY):
R-20 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

PARCEL NO.: 20016000130
OWNER'S NAME: COBB COUNTY
MAILING ADDRESS: 100 CHEROKEE ST NE SUITE 300,
MARIETTA, GA, 30090
ACRES: 2.9
ZONING (UNINCORPORATED COBB COUNTY ONLY): R-30
(SINGLE-FAMILY RESIDENTIAL DISTRICT)

PARCEL NO.: 20016000240
OWNER'S NAME: WILLIAMSON CLAYTON E R JR
& KELLY
MAILING ADDRESS: 811 KNIGHT BOTTOM RD,
FAIRMOUNT, GA, 30139
ACRES: 0.417
ZONING (UNINCORPORATED COBB COUNTY ONLY):
NS (PLANNED SHOPPING CENTER DISTRICT)

PARCEL NO.: 20016000300
OWNER'S NAME: COBB COUNTY BOARD OF
EDUCATION
MAILING ADDRESS: SUITE 300 P.O. BOX 1088
MARIETTA, GA, 30061-1088
ACRES: 17.372
ZONING (UNINCORPORATED COBB COUNTY ONLY):
NS (PLANNED SHOPPING CENTER DISTRICT)



FREEBIRD COMMUNICATIONS, LLC
P.O. BOX 611134
ROSEMARY BEACH, FL 32416

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BC
architects
engineers

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1	OWNER TEXT EDIT	AGT	11-18-24
2	LANDSCAPING	AGT	12-18-24
3	TOWER TYPE CHANGE	AGT	01-07-25
4			
5			
6			

SITE NAME:
COBB DUE WEST

SITE ADDRESS:
2516 ACWORTH DUE WEST RD NW
KENNESAW, GA 30152

STAMP HERE:



DRAWN BY:	AGT
CHECKED BY:	CDM
DATE DRAWN:	10-03-24
SUBMISSION:	ZONING

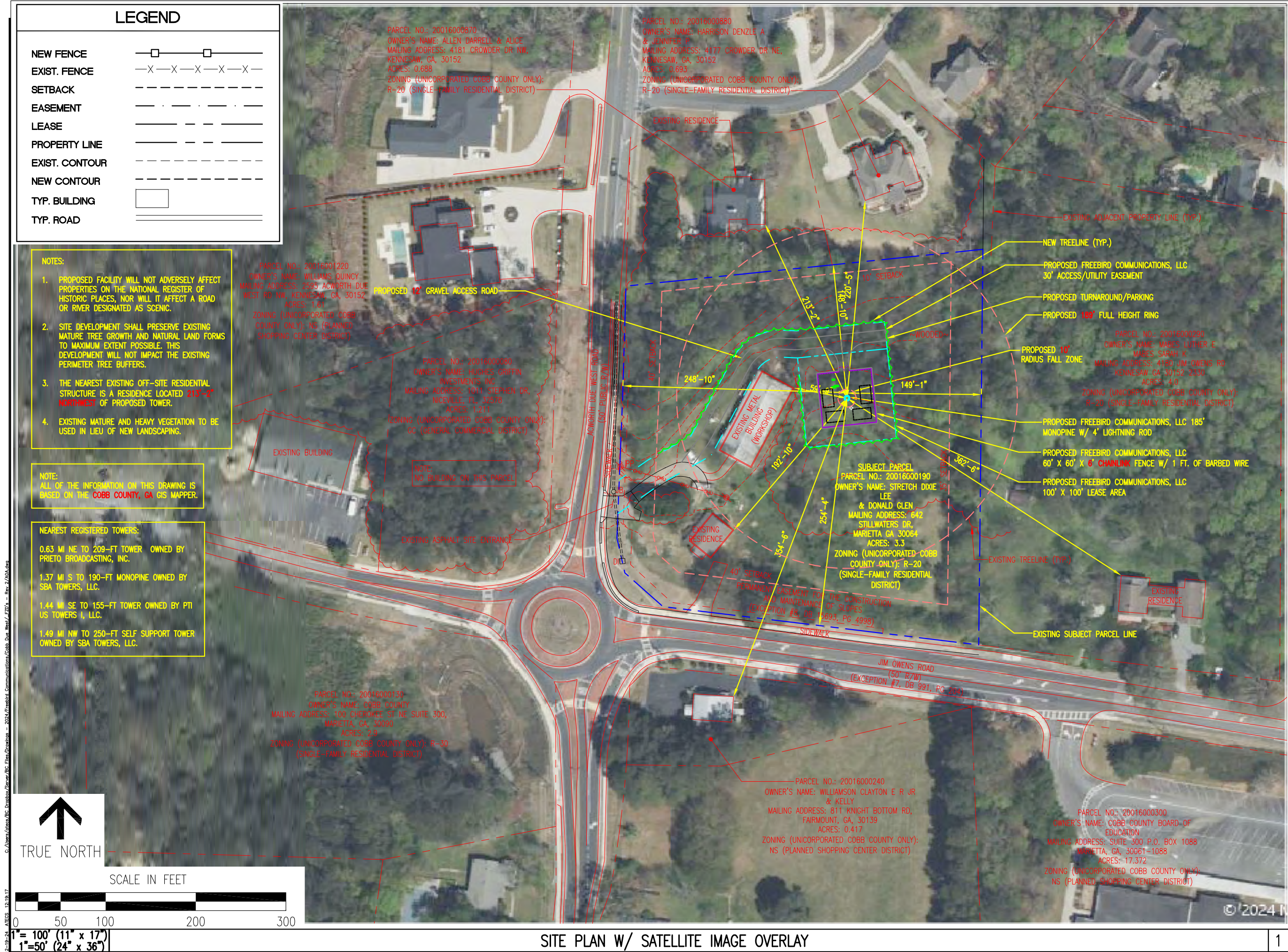
SITE PLAN

SHEET NUMBER:	REV. #
A-0	3

SITE PLAN

G:\Users\james\OneDrive\Documents\2024\Freebird Communications\Cobb Due West\FD's - Rev 3\A0004

01-08-25 ATCS 16:11:01



LEGEND

- NEW FENCE
- EXIST. FENCE
- SETBACK
- EASEMENT
- LEASE
- PROPERTY LINE
- EXIST. CONTOUR
- NEW CONTOUR
- TYP. BUILDING
- TYP. ROAD

- NOTES:
- PROPOSED FACILITY WILL NOT ADVERSELY AFFECT PROPERTIES ON THE NATIONAL REGISTER OF HISTORIC PLACES, NOR WILL IT AFFECT A ROAD OR RIVER DESIGNATED AS SCENIC.
 - SITE DEVELOPMENT SHALL PRESERVE EXISTING MATURE TREE GROWTH AND NATURAL LAND FORMS TO MAXIMUM EXTENT POSSIBLE. THIS DEVELOPMENT WILL NOT IMPACT THE EXISTING PERIMETER TREE BUFFERS.
 - THE NEAREST EXISTING OFF-SITE RESIDENTIAL STRUCTURE IS A RESIDENCE LOCATED 213'-5" NORTHWEST OF PROPOSED TOWER.
 - EXISTING MATURE AND HEAVY VEGETATION TO BE USED IN LIEU OF NEW LANDSCAPING.

NOTE:
ALL OF THE INFORMATION ON THIS DRAWING IS BASED ON THE COBB COUNTY, GA GIS MAPPER.

NEAREST REGISTERED TOWERS:

0.63 MI NE TO 209-FT TOWER OWNED BY PRIETO BROADCASTING, INC.

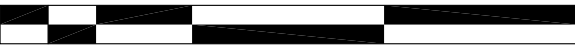
1.37 MI S TO 190-FT MONOPINE OWNED BY SBA TOWERS, LLC.

1.44 MI SE TO 155-FT TOWER OWNED BY PTI US TOWERS I, LLC.

1.49 MI NW TO 250-FT SELF SUPPORT TOWER OWNED BY SBA TOWERS, LLC.



SCALE IN FEET



1" = 100' (11" x 17")
1" = 50' (24" x 36")

SITE PLAN W/ SATELLITE IMAGE OVERLAY



FREEBIRD COMMUNICATIONS, LLC
P.O. BOX 611134
ROSEMARY BEACH, FL 32416

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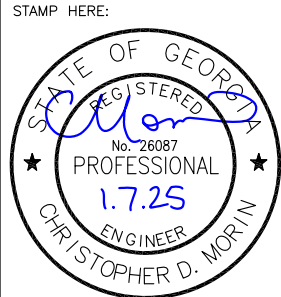
BC
architects
engineers

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION		
NO.	DESCRIPTION	BY DATE
1	OWNER TEXT EDIT	11-19-24
2	LANDSCAPING	12-19-24
3	TOWER TYPE CHANGE	01-07-25
4		
5		
6		

SITE NAME:
COBB DUE WEST

SITE ADDRESS:
2516 ACWORTH DUE WEST RD NW
KENNESAW, GA 30152



DRAWN BY:	AGT
CHECKED BY:	CDM
DATE DRAWN:	10-03-24
SUBMISSION:	ZONING

SHEET TITLE:
**SITE PLAN W/
SATELLITE
IMAGE
OVERLAY**

SHEET NUMBER:	REV. #
A-0a	3



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engineers

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4	_____	_____	_____
5	_____	_____	_____
6	_____	_____	_____

SITE NAME:

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2516 ACWORTH DUE WEST RD NW
KENNESAW, GA 30152

STAMP HERE:



DRAWN BY:	AGT
CHECKED BY:	CDM
DATE DRAWN:	10-03-24
SUBMISSION:	ZONING

SHEET TITLE:

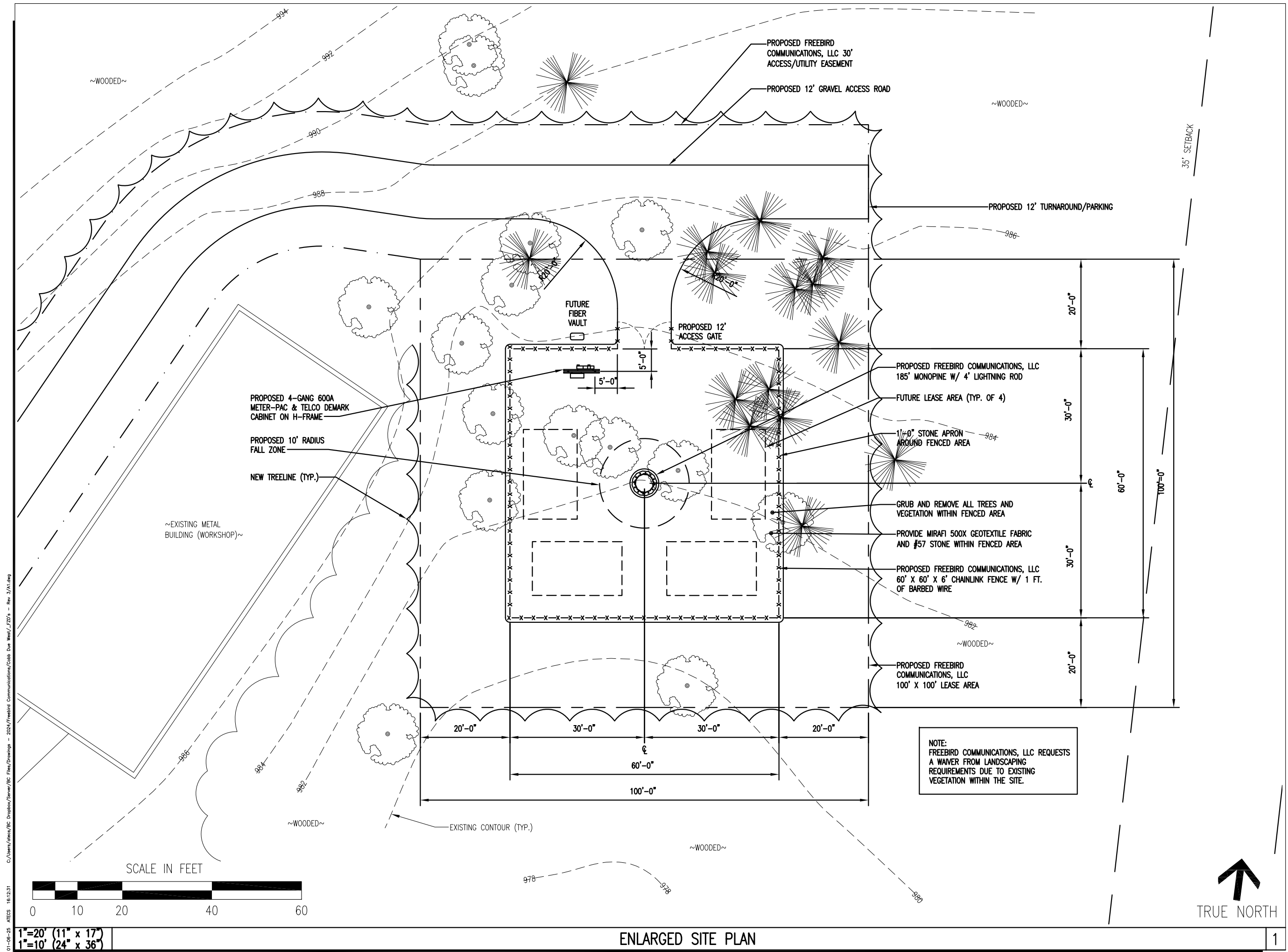
ENLARGED
SITE PLAN

SHEET NUMBER:	REV. #
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A-1

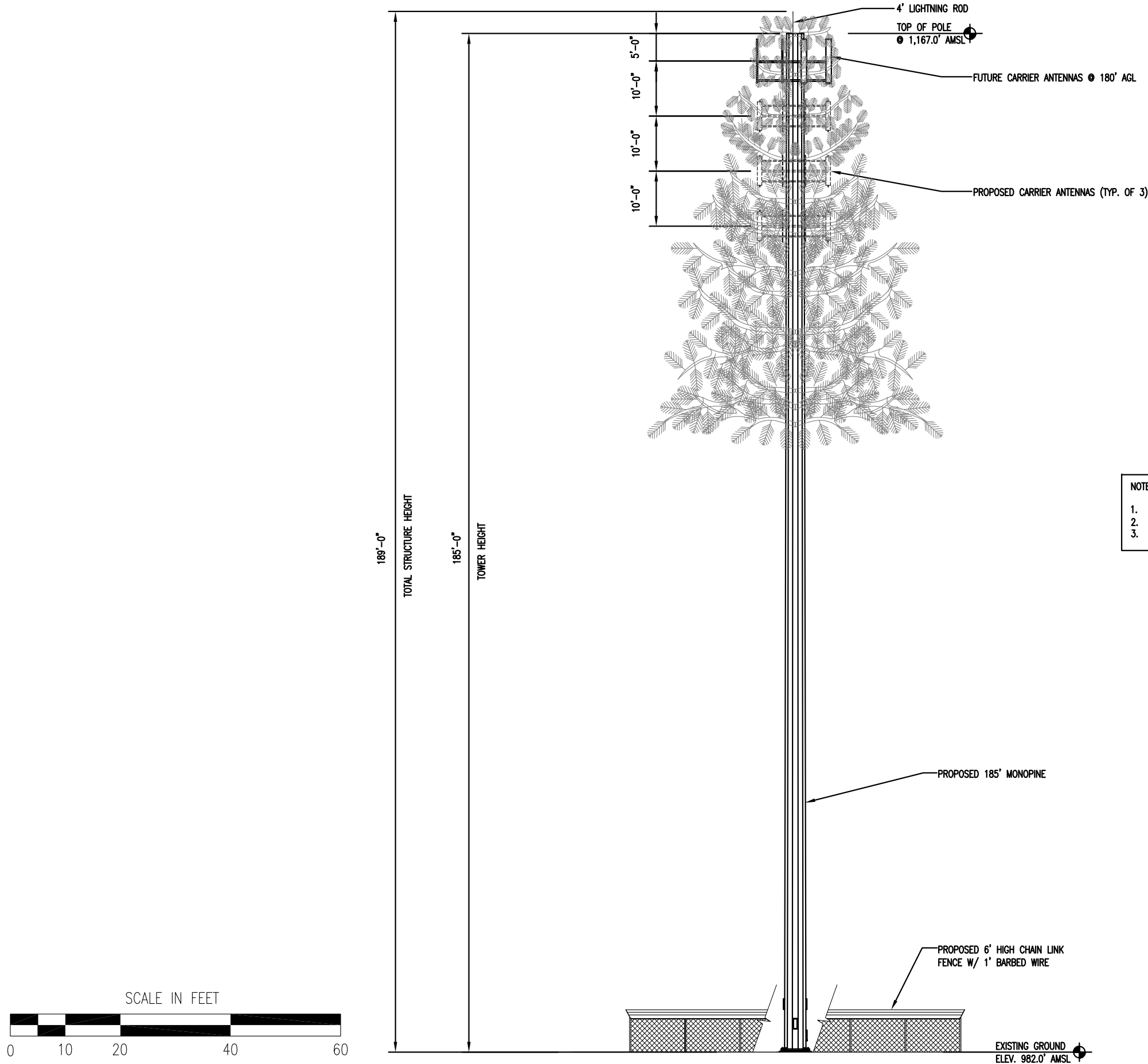
3

Page 510 of 956



C:\Users\alexy\OneDrive\Documents\2024\Freebird Communications\Cobb Due West\1_FTD1.dwg -- Rev. 3/12/24

FOR BC INTERNAL USE ONLY: 01-07-25 ATECS 141543



- NOTES:
- STRUCTURE IS GALVANIZED GREY
 - FAA STUDY #2024-ASO-259-OE
 - STRUCTURE IS NOT ILLUMINATED.



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P.O. BOX 611134
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STAMP HERE:



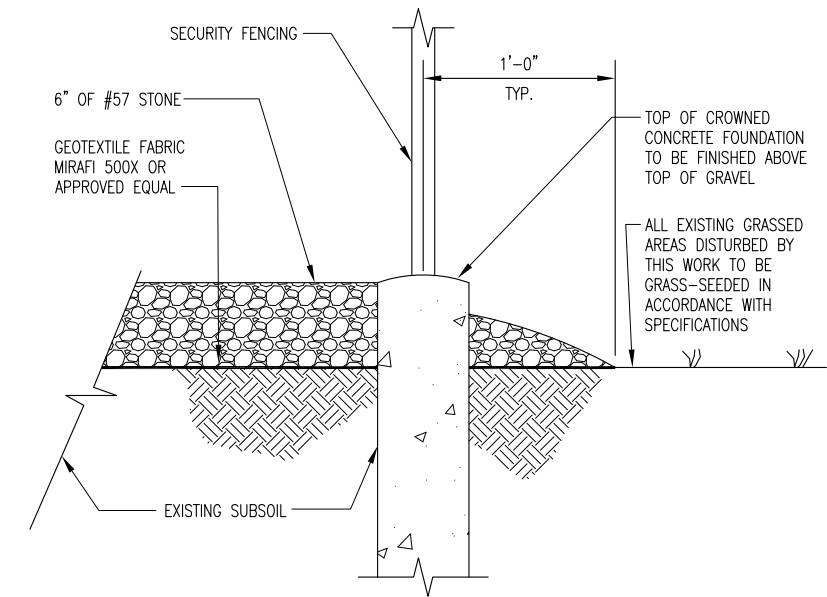
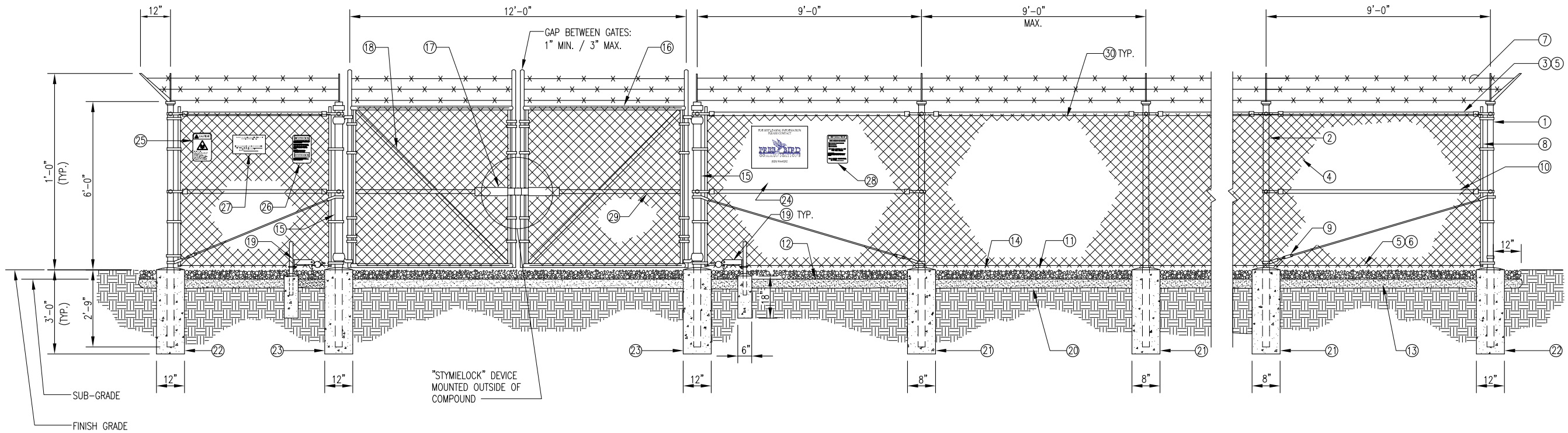
DRAWN BY:	AGT
CHECKED BY:	CDM
DATE DRAWN:	10-03-24
SUBMISSION:	ZONING

SHEET TITLE:

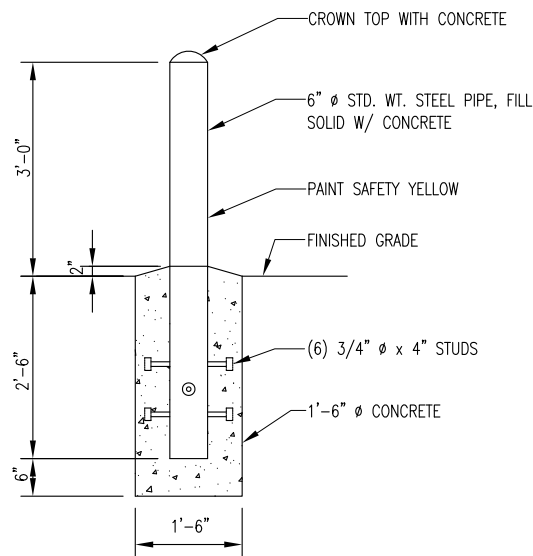
**TOWER
ELEVATION**

SHEET NUMBER:	REV. #
A-2	3

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10-10-24 ATECS 09:35:28



APRON DETAIL



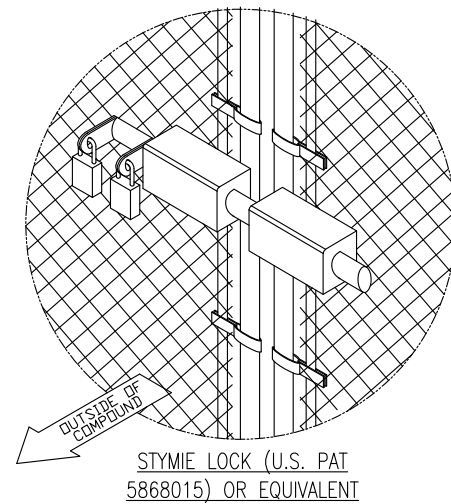
BOLLARD DETAIL

REFERENCE NOTES:

- CORNER, END OR PULL POST 4" SCHEDULE 40 PIPE.
- LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
- TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
- FABRIC: VINYL COATED CHAIN LINK FENCING 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
- TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
- TENSION WIRE: 9 GA. GALVANIZED STEEL.
- BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- STRETCHER BAR.
- 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
- 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
- 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- GATE POST 4" SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 10 FEET OR 20 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
- GATE FRAME: 1 1/2" PIPE SCH. 40, PER ASTM-F1083.
- "STYMILOCK" OR EQUIVALENT
- GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE.
- DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- GEOTEXTILE FABRIC.
- LINE POST: CONCRETE FOUNDATION (3000 PSI).
- CORNER POST: CONCRETE FOUNDATION (3000 PSI).
- GATE POST: CONCRETE FOUNDATION (3000 PSI).
- 18" x 24" FREEBIRD COMMUNICATIONS, LLC SIGN. W/ CONTACT INFO.
- 12" x 8" YELLOW RF EXPOSURE CAUTION SIGN.
- 12" x 8" RF EXPOSURE CAUTION SIGN 10-6.
- 12" x 8" DANGER NO TRESPASSING/AUTHORIZED PERSONNEL ONLY SIGN.
- 12" x 8" RF EXPOSURE INFORMATION SIGN.
- GATE FRAME BRACE: 1 5/8" DIAMETER.

GENERAL NOTES:

- INSTALL FENCING PER ASTM F-567
- INSTALL SWING GATES PER ASTM F- 900
- LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
- POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPES SHALL BE GALVANIZED. (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
- ALL OPEN POSTS SHALL HAVE END-CAPS.
- USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
- ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
- ALL POSTS SHALL BE VINYL COATED.



STORE EXTRA PARTS OF STYMILOCK DEVICE IN TELCO CABINET.

NO PLUNGER OR MUSHROOM HEAD REQUIRED.

N.T.S.

FENCE, GATE AND COMPOUND CROSS SECTION DETAIL

1



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ROSEMARY BEACH, FL 32416

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engineers

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SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1	OWNER TEXT EDIT	AGT	11-10-24
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4			
5			
6			

SITE NAME:

COBB DUE WEST

SITE ADDRESS:

**2516 ACWORTH DUE WEST RD NW
KENNESAW, GA 30152**

STAMP HERE:



DRAWN BY:	AGT
CHECKED BY:	CDM
DATE DRAWN:	10-03-24
SUBMISSION:	ZONING

SHEET TITLE:

**FENCE, GATE AND
COMPOUND CROSS
SECTION DETAIL**

SHEET NUMBER: REV. #

A-3

3

C:/Users/ctes/OneDrive/Desktop/Server/BC/Freebird Communications/Cobb Due West/_P20's - Rev 0/14.dwg 10-02-24 ATECS 09:51:07

FOR SITE LEASING INFORMATION
PLEASE CONTACT



(828) 964-8282

18" x 24" FREEBIRD COMMUNICATIONS, LLC SIGN. W/ CONTACT INFO.
QTY: (3) EACH SIDE OF MAIN COMPOUND GATE, (1) AT ACCESS ROAD GATE

NOTICE

COMPETENT CLIMBERS ONLY
BEYOND THIS POINT

Climbers of this antenna/tower structure must comply 100% with all governing State and Federal regulations. Climbers must also comply with all OSHA regulations. This includes, but not limited to, being tied-off 100% at all times. Failure to comply could result in serious injury or death.

10"x7" ALUMINUM
NOTICE SIGN QTY: (1)

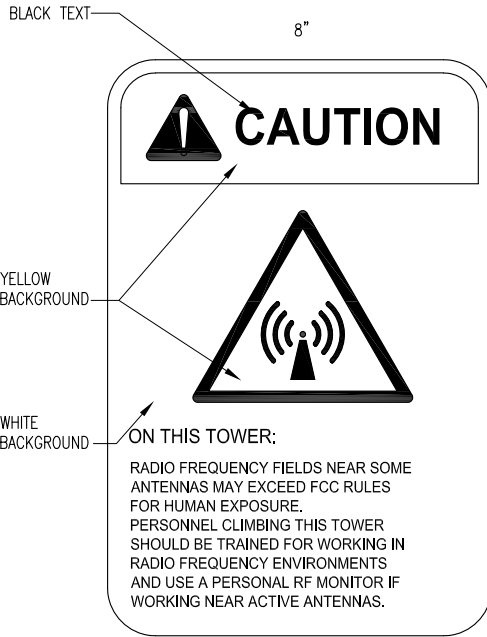
MOUNT SIGN ON CLIMBING LEG OF TOWER AT EYE LEVEL.

PROPERTY OF FREEBIRD COMMUNICATIONS, LLC
AUTHORIZED PERSONNEL ONLY

IN CASE OF EMERGENCY, OR PRIOR TO PERFORMING
MAINTENANCE ON THIS SITE, CALL _____
AND REFERENCE CELL SITE
NUMBER _____

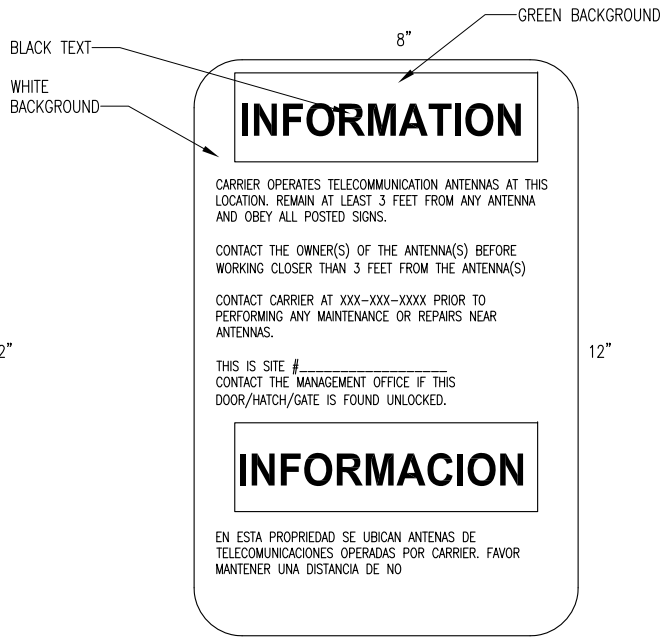
AUTHORIZED PERSONNEL SIGN

WHITE/ORANGE BACKGROUND
BLUE/WHITE LETTERING
MOUNTING LOCATION: ALL 4 SIDES OF FENCE
QUANTITY: 4



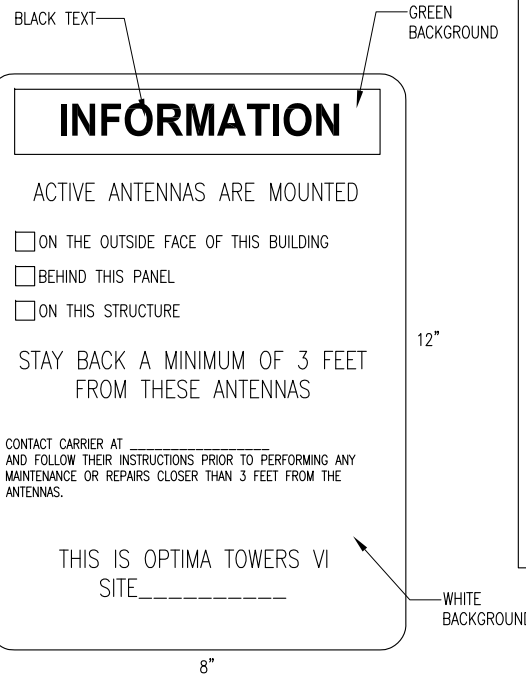
RF EXPOSURE CAUTION SIGN

WHITE/YELLOW BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2



RF EXPOSURE CAUTION SIGN 10-6

WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2



RF EXPOSURE INFORMATION SIGN

WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

FCC ANTENNA
STRUCTURE
REGISTRATION # TBD
FAA# 2024-ASO-259-OE
FREEBIRD COMMUNICATIONS
TOWER ID:
COBB DUE WEST

QTY: (1) MAIN COMPOUND GATE

SIGNAGE NOTES

1. CONTRACTOR TO PROVIDE AND INSTALL ALL SIGNAGE
2. ALL SIGNS SHALL BE MOUNTED ON INSIDE OF FENCE FABRIC, UNLESS NOTED OTHERWISE.



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4			
5			
6			

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COBB DUE WEST

SITE ADDRESS:
2516 ACWORTH DUE WEST RD NW
KENNESAW, GA 30152

STAMP HERE:



DRAWN BY:	AGT
CHECKED BY:	CDM
DATE DRAWN:	10-03-24
SUBMISSION:	ZONING

SHEET TITLE:

SIGNAGE

SHEET NUMBER: REV. #

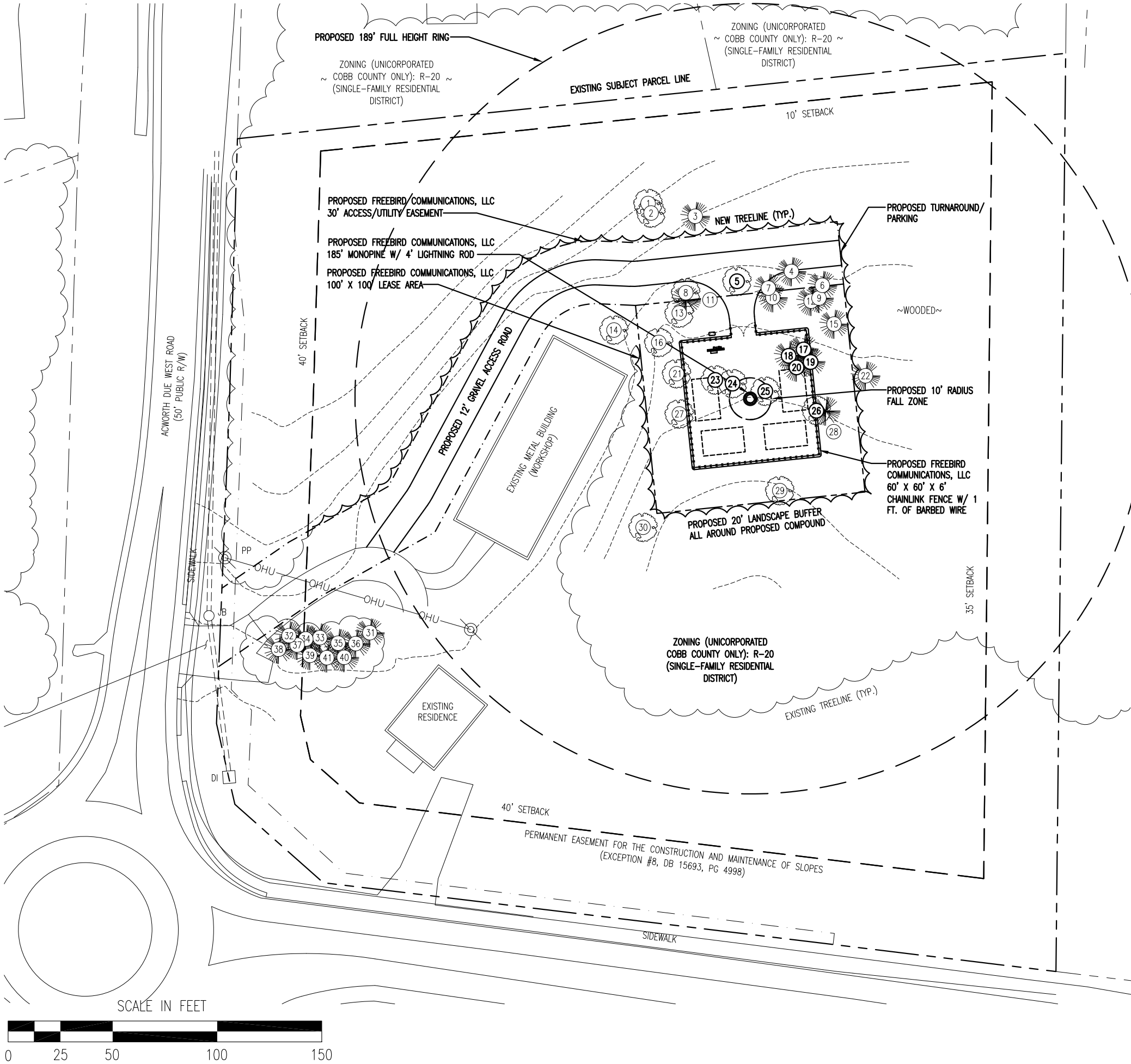
A-4 3

N.T.S.

SIGNAGE

1

C:/Users/atecs/BC Dropbox/Server/BC Files/Drawings -- 2024/Freebird Communications/Cobb Due West/_FZD's -- Rev 3/L1.dwg 01-06-25 ATECS 16:36:36



EXISTING TREE LIST		TREE TYPE LEGEND		STATUS	
NO.	DIAMETER @ BREAST HEIGHT (DBH)	DECIDUOUS	EVERGREEN	REMAIN <input type="checkbox"/>	REMOVE <input checked="" type="checkbox"/>
①	12"	OAK			
②	12" (2X)	OAK			
③	12"		PINE		
④	15"		PINE		
⑤	10"	OAK			
⑥	18"		PINE		
⑦	15"		PINE		
⑧	12"	OAK			
⑨	12"		PINE		
⑩	15"		PINE		
⑪	18"		PINE		
⑫	12"		PINE		
⑬	15"	OAK			
⑭	12"	OAK			
⑮	12"		PINE		
⑯	12"	OAK			
⑰	12"		PINE		
⑱	12"		PINE		
⑲	12"		PINE		
⑳	12"		PINE		
㉑	12"	OAK			
㉒	15"		PINE		
㉓	12"	OAK			
㉔	12"	OAK			
㉕	12"	OAK			
㉖	15"	OAK			
㉗	30"	OAK			
㉘	24"		PINE		
㉙	12"	OAK			
㉚	20"	OAK			
㉛	12"		CEDAR		
㉜	12"		CEDAR		
㉝	12"		CEDAR		
㉞	12"		CEDAR		
㉟	12"		CEDAR		
㊱	12"		CEDAR		
㊲	12"		CEDAR		
㊳	12"		CEDAR		
㊴	12"		CEDAR		
㊵	12"		CEDAR		

ZONING (UNINCORPORATED
~ COBB COUNTY ONLY): R-20 ~
(SINGLE-FAMILY RESIDENTIAL
DISTRICT)



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④			
⑤			
⑥			

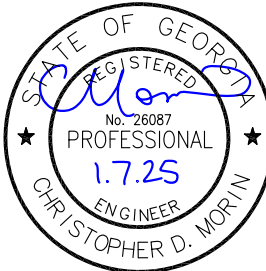
SITE NAME:

COBB DUE WEST

SITE ADDRESS:

2516 ACWORTH DUE WEST RD NW
KENNESAW, GA 30152

STAMP HERE:



DRAWN BY:	AGT
CHECKED BY:	CDM
DATE DRAWN:	10-03-24
SUBMISSION:	ZONING

SHEET TITLE:

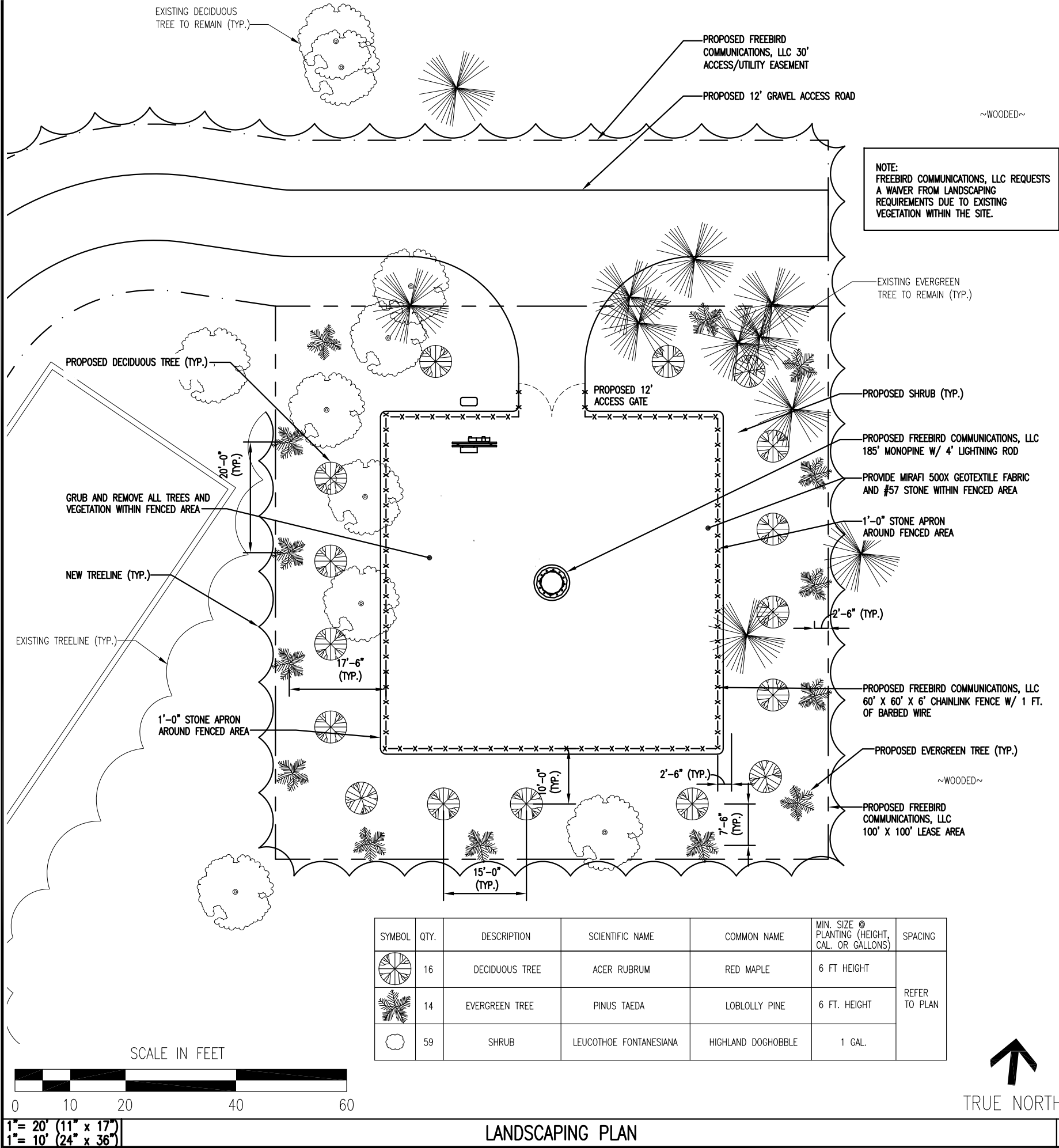
**EXISTING
LANDSCAPE
PLAN**

SHEET NUMBER:	REV. #
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L-1

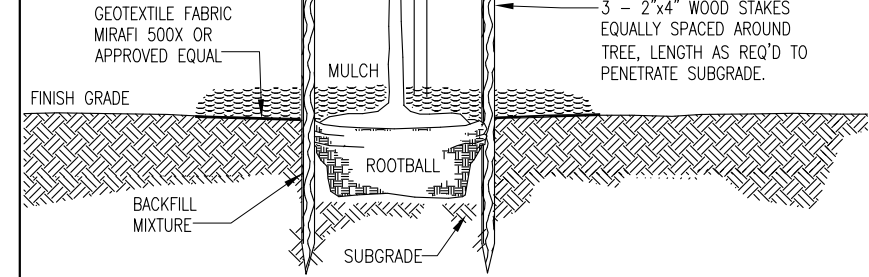
3

C:/Users/atecs/BC Dropbox/Server/BC Files/Drawings - 2024/Freebird Communications/Cobb Due West/_FZD's - Rev 3/L2.dwg 01-06-25 ATECS 16:37:36



NOTES:

- DECIDUOUS TREES SHALL BE 6' TO 8' IN HEIGHT AT TIME OF PLANTING AND SHALL REACH A HEIGHT OF NO LESS THAN 30' AT MATURITY.
- SPECIES SHALL BE RED MAPLE OR APPROVED EQUIVALENT.



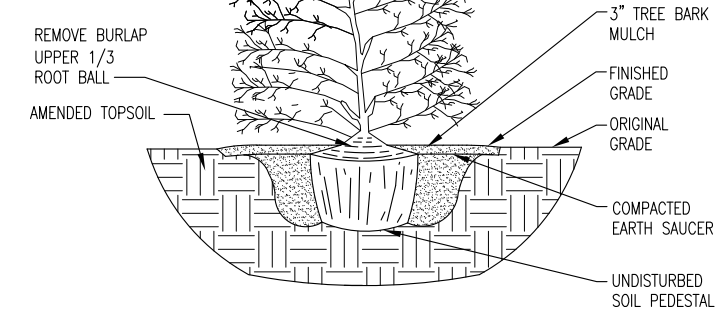
N.T.S.

DECIDUOUS TREE INSTALLATION DETAIL

2

NOTES:

- SHRUB PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF THREE (3) FEET AT INSTALLATION AND SHALL BE 5'-6' HEIGHT IN MATURITY.
- SPECIES SHALL BE HIGHLAND DOGHOBBLE OR APPROVED EQUIVALENT.



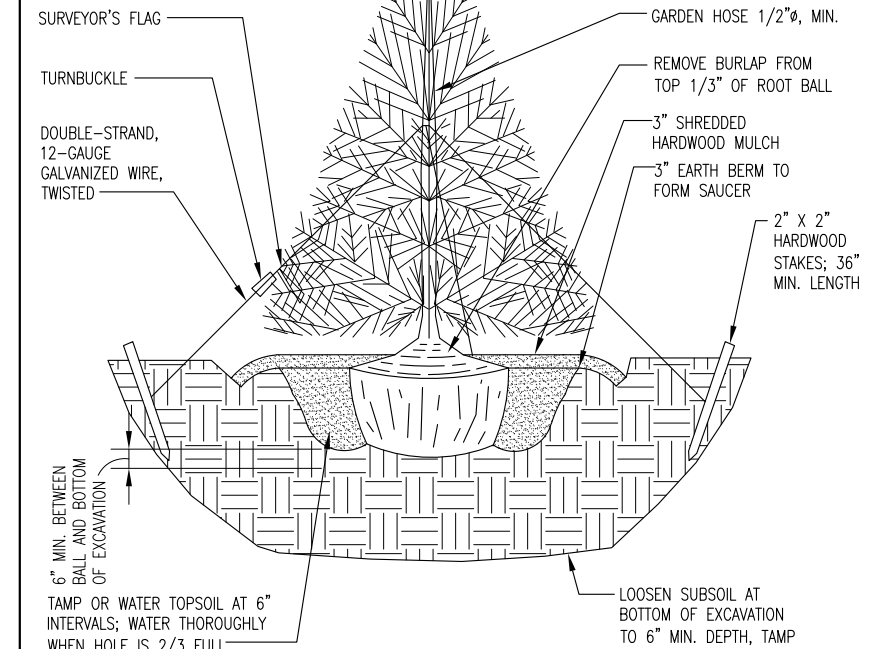
N.T.S.

SHRUB INSTALLATION DETAIL

3

NOTE(S):

- EVERGREEN TREE SHALL BE 6' IN HEIGHT AT TIME OF PLANTING.
- SPECIES OF TREE SHALL BE LOBLOLLY PINE OR APPROVED EQUIVALENT.



N.T.S.

EVERGREEN TREE INSTALLATION DETAIL

4



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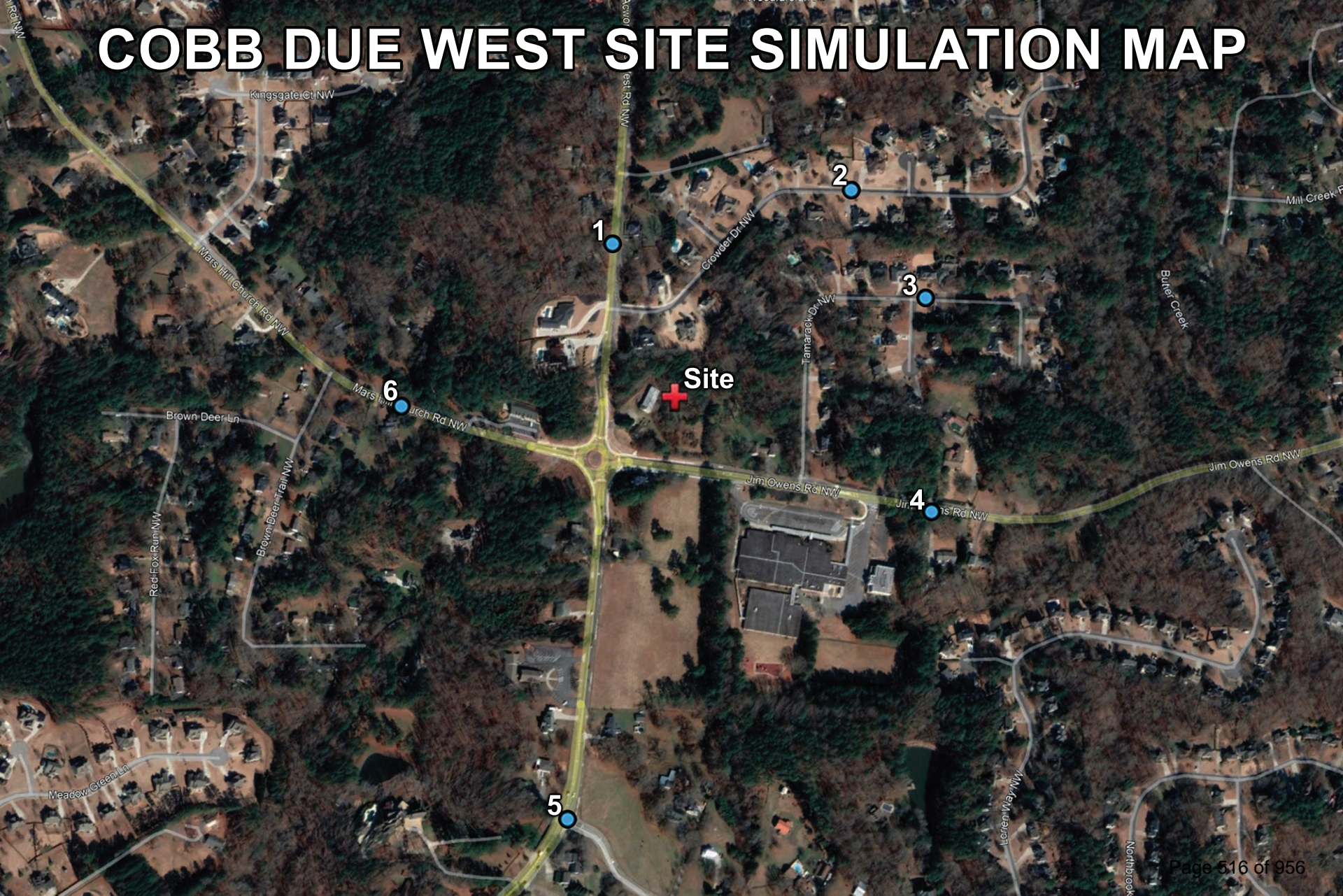
SHEET TITLE:

LANDSCAPING
PLAN

SHEET NUMBER: REV. #

L-2 3

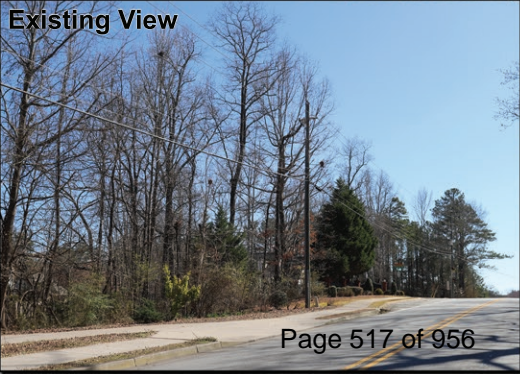
COBB DUE WEST SITE SIMULATION MAP





COBB DUE WEST
2516 Acworth Due West Rd NW Kennesaw, GA
**185' MONOPINE
SIMULATION**

View #1 from Acworth Due West Rd NW
approximately 650ft. northwest of site



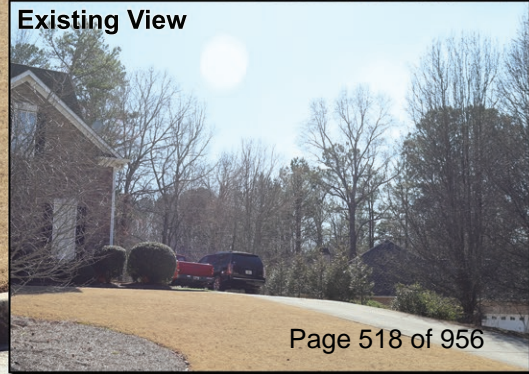


COBB DUE WEST

2516 Acworth Due West Rd NW Kennesaw, GA

185' MONOPINE SIMULATION

View #2 from Crowder Drive
approximately 1,080ft. northeast of site





COBB DUE WEST

2516 Acworth Due West Rd NW Kennesaw, GA

185' MONOPINE SIMULATION

View #3 from Tamarack Drive NW
approx. 1,090ft. east-northeast of site





COBB DUE WEST

2516 Acworth Due West Rd NW Kennesaw, GA

185' MONOPINE SIMULATION

View #4 from Jim Owens Road NW
approx. 1,140ft. east-southeast of site





COBB DUE WEST

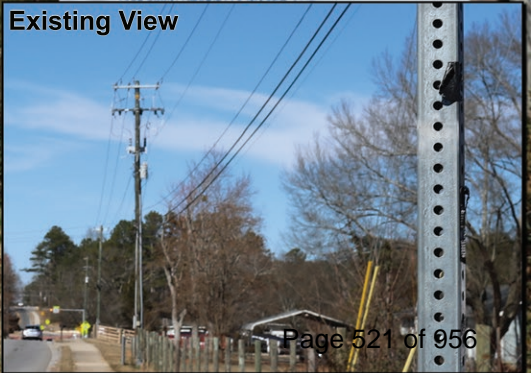
2516 Acworth Due West Rd NW Kennesaw, GA

185' MONOPINE SIMULATION

View #5 from Acworth Due West Rd NW
approx. 1,735ft. south-southwest of site



Existing View





COBB DUE WEST

2516 Acworth Due West Rd NW Kennesaw, GA

**185' MONOPINE
NOT VISIBLE**

View #6 from Mars Hill Church Rd NW
approximately 1,100ft. west of site



March 13, 2025

Jessica Guinn
Zoning Director, Cobb County Planning and Zoning Commission
1150 Powder Springs St, Ste 400
Marietta, GA 30064

RE: Application for Special Land Use Permit
Proposed Tower Location: 2516 Acworth Due West Rd NW, Kennesaw, GA 30152
(Tower) Parcel ID: 20016000190 (Zoned R-20 / 3.3 acres)

Ms. Guinn,

In order to improve coverage and capacity issues due to increased wireless congestion, Verizon Wireless requires a new cell site in Cobb County, GA. Upon concluding, there are no available suitable structures in the area upon which to co-locate, the only option is to build a new telecommunications tower. Freebird Communications wishes to construct the new tower to support Verizon Wireless' coverage objectives. Freebird Communications will also lease antenna space on the structure and necessary ground space to other wireless providers. T-Mobile has indicated that this tower would fill a gap in their existing coverage as well.

Enclosed please find Verizon Wireless' application for a Special Land Use Permit, along with supporting documentation for the construction of a wireless telecommunications facility on Parcel 20016000190, located at 2516 Acworth Due West Rd NW, Kennesaw, Cobb County, Georgia. The property is owned by Dixie Stretch.

The proposed telecommunications facility will be a one hundred ninety-five-foot (185') monopole tower. This tower will also have a Four-foot (4') lightning rod at its top, for a total height of one hundred and eighty-nine feet and will be designed based on EIA/TIA code for at least four (4) additional tenant as per the ordinance.

Upon the completion of construction, the facility will be unmanned, visited on average once per month for routine maintenance purposes, and will not emit noise or glare. It will be constructed and maintained in compliance with all federal, state and local building codes and standards.

The proposed site will be compliant with Enhanced 911, a federally mandated program to improve the reliability of E911 service to the surrounding area and citizens of Cobb County, GA.

The following information also is provided in support of the Application for the proposed Telecommunications Facility:



1. Wireless telecommunications facility and antennas will be located, fenced or otherwise secured in a manner that prevents unauthorized access. The intended fencing is shown on the enclosed construction drawings.
2. The facility will not constitute a safety or health hazard, a nuisance, or have a noxious effect on the surrounding area either due to appearance and/or operations.
3. The facility will have a sign at the site to provide adequate notification to persons in the immediate area of the presence of an antenna that has transmission capabilities. No other signage, including advertising, will be allowed on any facilities, antennas, antenna supporting structures or antenna towers, unless required by law.
4. The antennas to be installed on the tower will be in compliance with current Federal Communications Commission standards.
5. The proposed telecommunications facility will be in compliance with all applicable Federal Aviation Administration regulations.
6. The proposed telecommunications facility will not post a hazard to health, safety, public welfare or the environment of the County or its residents.

In support of the proposed telecommunications facility, the following items have been uploaded to the portal:

- | | |
|------------|---|
| Exhibit 1. | SLUP Application, signed and notarized, with Campaign and Property/Financial disclosure by landowner and applicant. |
| Exhibit 2. | Construction drawings detailing a site plan to scale specifying the proposed location and dimensions of tower, access, parking, fences, landscape plans, existing and adjacent land uses. Contains survey with legal description. |
| Exhibit 3. | FAA showing a Determination of No Hazard. |
| Exhibit 4. | RF Coverage Maps and letter from Radio Frequency Engineer in support of need for this tower location. |
| Exhibit 5. | FCC Antenna Structure Registration application. |
| Exhibit 6. | Tower Fall Zone letter from manufacturer. |
| Exhibit 7. | Zoning Map of area around proposed tower. |
| Exhibit 8. | Warranty Deed |



Exhibit 9. Copy paid Tax receipt.

Exhibit 10. T-Mobile email supporting need for tower in their future coverage objectives.

The proposed tower height is the minimum height needed to properly provide improved coverage and accommodate anticipated future growth for wireless demand in this area. The proposed facility will allow Verizon Wireless to mount cellular antennas at a height of 180 feet above ground level, which is critical to achieve quality coverage and indoor-level service quality in this portion of Cobb County

Respectfully Submitted,

Greg Spence

Greg Spence

Chief Executive Officer

Fortified Telecom Services, Inc.

Consultant, Verizon Wireless

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Sec. 134-273. Television, land mobile, communication, microwave and radio transmission antennas and towers over 35 feet in height.

Television, land mobile, communication, microwave and radio transmission antennas and towers shall be subject to the following:

- (1) *General provisions; applicability.*
 - a. The height limitations set forth in this chapter applicable to buildings and structures shall not apply to towers and antennae which shall be governed by the special use permit procedure set forth in this chapter.
 - b. These standards shall only be applicable to antennae and towers in excess of 35 feet in height.
 - c. The board of commissioners may consider for approval a site plan specific request which is in substantial conformance with the requirements listed in this section.
 - d. In considering applications under this section, it shall be the policy of the county to construe all exemptions from zoning under this chapter narrowly and, unless expressly exempted, to ensure that all proposals to construct television, land mobile, communication, cellular, PCS, wireless communication, microwave and radio transmission towers, antennas and other facilities conform to the requirements set forth herein.
- (2) *Special use permit required.* A special land use permit shall be required for all television, land mobile, communication microwave and radio transmission antennae and towers. An application to place any such facilities on a tower or other facilities constructed, or to be constructed, pursuant to the exemption set forth in section 134-3(2) shall be considered as though the applicant were seeking to build not only the new facilities to be constructed, but also the tower or other facilities that were or are to be built pursuant to that exemption.
- (3) Application, design, location and safety requirements.
 - a. Setback and separation.
 1. All towers and antennas in excess of 70 feet must be set back a distance equal to the full height of the tower from any adjoining residential parcel boundary or as safety concerns may dictate.
 2. A tower located on or immediately adjacent to parcels zoned "R" or residential must be located no closer to the boundary of such residential property than the height of the proposed tower (as certified by a professional engineer licensed in the State of Georgia), plus a safety factor of ten percent.

In addition, any tower shall:

- (a) As to any unimproved parcel, the tower is to be located toward the center of such parcel, unless other factors reflect a more desirable location. Such factors may include, but shall not be limited to: topography, bodies of water, streams, creeks, and other water courses, ravines, valleys, tree cover, and the like.
- (b) As to an improved parcel, the tower is to be located closer to the structure than to the boundary of the parcel unless other factors reflect a more desirable location. Such factors may include, but shall not be limited to, type of structure

(i.e., residential in character versus commercial or industrial), topography, tree cover, and the like.

Notwithstanding the foregoing, all towers, regardless of zoning district, shall be set back a distance equivalent to one-half of the tower's height as measured from the tower's base, to any public right-of-way or property boundary. However, the board of commissioners may waive the requirements contained in this paragraph if it finds that placement of the proposed tower at a different location on the parcel would mitigate any negative effects of the proposed tower upon the adjoining parcels.

3. In any "R," or residential zoning district, any tower over 100 feet in height shall not be located within 4,500 feet from an existing or approved tower that is more than 100 feet in height, unless the applicant presents evidence satisfactory to the board of commissioners that not allowing the proposed tower to be located closer than 4,500 feet would have the effect of prohibiting wireless service. However, the board of commissioners may waive the requirements contained in this paragraph if it finds that placement of the proposed tower at the proposed location would mitigate any negative effects upon most parcels in the vicinity of the proposed tower. The zoning division shall accept for processing a special land use application submitted under this section seeking approval of a tower which would be located less than 4,500 feet from an existing or approved, but not yet constructed, tower. Although, the board of commissioners is not required to approve such an application it shall take into account whether the proposed location would mitigate any negative effects upon most parcels in the vicinity of the proposed tower and whether denying the application would have the effect of prohibiting wireless service.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied Exhibit 4. No other wireless carrier has installed on towers.

4. No portion of the parcel on which a tower is located that is closer to the base of the tower than a distance equal the height of the tower plus an additional distance of ten percent of the tower height may be developed for residential uses.
5. Notwithstanding the above provisions regarding setbacks, in cases where the tower is designed with a "breakpoint", the fall zone setback may be reduced to the equivalent of the measurement from the base of the tower to the breakpoint and may further include a safety factor of up to ten percent. To be eligible for this provision, the engineer's report and/or drawing indicating the designed breakpoint must be demonstrated by the applicant through a report or drawing and must be stamped and sealed by a registered engineer.

Tower Developer will utilize breakpoint technology to reduce tower setbacks as depicted in Exhibit 6, Fall zone letter from tower manufacturer. Tower is setback full height of tower from any current residential building. Zoning drawings, page A-0.

- b. Collocation of antennas or other facilities or equipment on existing towers that have already received special land use permits is required, so long as technically feasible and space is available on the existing towers to do so, and all towers should be designed to accommodate at least three users.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied Exhibit 4.

- c. Accessory structures shall be limited to usages associated with operation of the antennae or towers and shall be appropriate in scale and intensity. For towers located in any "R" or residentially zoned district, the board of commissioners may require accessory structures to be located below ground level in order to mitigate any negative effects of the proposed tower upon adjoining parcels if it finds that circumstances at the site make screening of aboveground structures insufficient.

Tower is proposed in a heavily vegetive area of parcel and the ground based accessory structures will not be visible from the public right of ways. Zoning Drawings, Page A-0a.

- d. All towers and equipment compounds shall be equipped with an anti-climbing device, such as a six-foot fence topped with a barbed strand or other appropriate devices to prevent unauthorized access. To reduce the need for more telecommunication towers in the future, a tower owner/operator may expand (with the property owner's permission) the compound area an additional 20 percent over the board of commissioners' approved compound plan if additional compound space is needed to place more or different equipment on the tower it serves. Any compound expansion should be planned so it does not get any closer to residentially used property than the original tower compound, and the appropriate, required, and/or approved buffers, landscaping, and fencing shall be reinstalled on the perimeter of the compound (if applicable), subject to district commissioner and county arborist approval.

Page A-3 of Zoning drawings depict fence and signage at tower. L-1 and L-2 depict landscaping.

- e. All towers and antennae must meet or exceed current standards and regulations of the Federal Aviation Administration, the Federal Communications Commission or such governing agency guidelines as may be established from time to time. All towers and antennae must be updated and brought into conformity with such standards and regulations within six months of their adoption. The failure to comply with this provision shall be grounds for the county to require removal or repermitting of the antenna or tower at the owner's expense.

Tower owner acknowledges this requirement, owner and tenants will comply with all applicable regulatory requirements per current policy.

- f. At the time of application for building permit, the plans for tower or antenna construction shall be certified by an independent registered structural engineer as meeting all current safety and design standards of all applicable codes.

Tower owner acknowledges this requirement, drawings and engineering documents will be Stamped and sealed by a GA registered engineer.

- g. Applicants are required to explore and fully utilize space on existing towers that have already received special land use permits and are required to bear an equitable share of capital, operating and other expenses in connection with such shared usage.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied exhibit.

- h. Residential sites are strongly disfavored for tower location. Use of platted lots in existing subdivisions is prohibited. In addition to all other criteria contained in this section, applicants proposing towers on residentially zoned parcels must demonstrate that there are no other



residentially zoned but not residentially used, locations for the proposed tower, such as parks, schools, churches, and other similar institutional uses.

Tower is proposed on residential parcel that has a large metal shop used by property owners and single-family rental residence.

- i. Towers and antennas are encouraged to be located at a height above the tree line no greater than necessary to reasonably accommodate the facilities, and should have the structural ability to add up to three additional users in the future through pole extensions, if necessary. However, the board of commissioners may waive this requirement if it determines that a stealth style of tower would mitigate any adverse effects upon adjoining parcels and constructing the tower to the standards set forth in this paragraph would prevent utilization of a stealth tower.

Supporting Exhibit 4 from Verizon RF engineer for tower height to meet coverage objectives.

- j. In addition, all such towers and antennas shall be designed to minimize visual scenic impact when located on a hill.
- k. Any tower approved under the provisions of this section which is not utilized by any communications service provider or entity for any communications related purpose for a period of 24 consecutive months shall lose any privilege of special use previously granted by the board of commissioners, and must thereafter be resubmitted for approval prior to use for any purpose not permitted by the existing zoning. If the resubmission does not result in zoning approval, the owner of such tower shall remove the structure within sixty days of the denial of the zoning sought in the resubmission. If the tower is not removed within sixty days, the county may, in the manner provided for in O.C.G.A. §§ 41-2-7 through 41-2-17 and/or other county ordinances, remove the tower at the owner's expense.
 - 1. Prior to the issuance of a permit for the construction of a tower, the owner of the tower facility shall procure a bond or a letter of credit from a surety with an office located in Cobb County, Georgia, in an amount not less than \$25,000.00 conditioned upon the removal of the tower should it be deemed abandoned under the provision set forth in paragraph 1. of this subsection. Such bond or letter of credit must be renewed at least every two years during the life of the tower.
- l. Other than amateur radio towers, no new tower shall be permitted unless the applicant demonstrates to the satisfaction of the board of commissioners that there is an actual need for the proposed tower and that no existing tower or existing alternative tower structure can accommodate the applicant's proposed antenna. At the time of filing the application for the tower, the items listed below must be satisfactorily addressed by the applicant. All evidence submitted shall be signed and sealed by appropriate licensed professionals or qualified industry experts and shall consist of more than mere conclusory statements. Evidence submitted in connection with this paragraph shall, at a minimum, consist of the following:
 - 1. That no existing towers or suitable alternative tower structures are located within the geographic placement area required to meet the applicant's engineering requirements.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied Exhibit 4.



2. That existing towers or structures do not have sufficient structural strength to support applicant's antenna and related equipment.
3. That the applicant's proposed antenna(e) on existing towers or structures, or the antenna(e) on the existing towers or structures, would cause interference with the applicant's proposed antenna(e).

Applicant is not considering existing structures as they do not support the RF coverage objectives for the search ring.

4. That the cost or contractual provisions required by the tower owner to share an existing tower or structure or to adapt an existing tower or structure are unreasonable.

Applicant is not considering existing structures as they do not support the RF coverage objectives for the search ring

5. That the applicant adequately demonstrates that there are other limiting factors that render towers and structures unsuitable.

Applicant is not considering existing structures as they do not support the RF coverage objectives for the search ring

6. With respect to wireless communications towers, that there is a significant gap in wireless service in the geographic area under consideration, and that this gap is demonstrated by dropped call data and analysis and actual wireless coverage field tests performed in the geographic area under consideration. To the extent the applicant has the technical ability to do so, the dropped call information must specify what type of service is dropped, voice or data, and the percentage of dropped calls due to users disconnecting calls as opposed to the system dropping calls without input to do so by the user. The applicant must also list the parameters used to determine if there is a coverage gap in the area of the proposed tower and how such a gap equates to the signal strength displayed on wireless devices in the area. The applicant must also provide the number and location of data points used to determine the size of the contended gap.
7. That a lower tower height was considered but determined not to offer adequate coverage improvement.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied Exhibit 4.

For each of the above items, the applicant must submit an affidavit(s) signed by one or more qualified experts or appropriately licensed professionals in the field in which they are expressing their opinion listing the existing towers and alternative possible tower heights and designs which were considered, and ultimately rejected, by the applicant and providing a detailed explanation of why the existing towers and other alternatives were determined not to be usable. If the affidavit referenced in this paragraph is submitted by a person who is not appropriately licensed in the field in which they are expressing their opinion, the affidavit must establish the individual's credentials and competence to provide the opinions stated therein. The board of commissioners reserves the right to reject any opinions given by such individuals should it determine that the person giving the opinion has not provided sufficient information in the affidavit to establish their competence in the field or on the subject about which the opinion is given.



Exhibit 4 depicts RF engineering review and disposition of existing towers relative to coverage objectives along with the engineer's experience.

- m. Further, at the time of filing the application for a tower, the applicant shall provide a site plan, scaled elevation drawing of the proposed tower, information regarding topography, radio frequency engineer's report that details the need for the proposed tower (the radio frequency engineer's report shall address possible alternatives, such as lowering the height of the tower, co-locating on another tower, and incorporating stealth towers such as "monopines," "slick-sticks," and the like), and coverage zone and tower height requirements. The applicant shall provide documentation of all towers within a three-mile radius of the proposed location, to include the number of users approved to collocate and the number of users existing on said towers. The applicant shall be required to submit a written analysis to address the 15 considerations contained in Cobb County Code section 134-37(e) and the following additional items:

1. The proximity of the tower to offsite residential structures and residential areas.

The application for the proposed cellular tower fully complies with all applicable specific requirements set forth in the Cobb County zoning chapter for special land use permits, particularly those pertaining to telecommunications facilities. The proposal adheres to standards for site design, including appropriate setbacks, screening, and concealment of base station equipment with existing vegetation, as required to minimize visual and environmental impact. The tower is unmanned and unlit, meeting criteria aimed at preventing disturbances such as noise or light pollution in residential areas. The tower setbacks to structures is depicted in the zoning drawings submitted.

2. The tower's effect on property owners or potential purchasers of nearby or adjacent residentially zoned properties.

The construction of the proposed cellular tower is not anticipated to adversely affect the property values of surrounding properties in Cobb County. This area represents a mature residential market characterized by low turnover, reflecting its stability and desirability. The presence of a highly regarded school district and convenient access to commercial services further enhances the appeal of the neighborhood, contributing to sustained property values. Studies and market analyses in similar mature residential markets have consistently shown that the installation of cellular infrastructure, when thoughtfully designed and integrated, does not result in significant or lasting impacts on surrounding property values. Given these factors, the proposed tower is expected to coexist with the established community without detriment to its economic or residential character.

3. The height and species of surrounding trees and foliage.

The tower developer performed an ambient tree height survey to aid in the design of the Monopine tower. This survey was provided to the manufacturer for utilization in the design of the tower.

4. The height of existing structures.

The Monopine design takes into consideration the ambient tree height surrounding the tower compound. The faux foliage on the Monopine begin at this ambient tree height to lessen the visual impact.

5. The aesthetic design of the tower in relation to reducing or eliminating visual obtrusiveness to the surrounding area.

The aesthetic design of the proposed cellular tower has been carefully crafted to reduce or eliminate visual obtrusiveness to the surrounding area in Cobb County. The tower features a sleek, minimalist structure designed to blend with the natural and residential environment, utilizing a monopole or similar low-profile configuration that minimizes its visual footprint. The base station equipment will be fully concealed by existing vegetation, leveraging mature trees and landscaping to shield it from view and maintain the area's scenic integrity. As an unlit facility, it avoids introducing glare or light pollution that could disrupt the nighttime aesthetic of the neighborhood. The tower's color and finish will be selected to complement the natural tones of the surroundings, further reducing its prominence. By adhering to zoning setbacks and strategically positioning the structure to take advantage of the site's topography and foliage, the design ensures that it integrates harmoniously with the mature residential landscape, effectively eliminating obtrusiveness and preserving the visual quality valued by the community.

6. The impact of the proposed tower upon the scenic views and visual quality of the area.

The proposed cellular tower will have minimal impact on the scenic views and visual quality of the surrounding area in Cobb County. The tower has been designed with a discreet, Monopine structure, and its base station equipment will be concealed by existing vegetation, allowing it to blend seamlessly into the natural landscape. As an unlit facility, it will not introduce light pollution that could detract from nighttime views or the area's aesthetic appeal. The site selection prioritizes integration with the mature residential neighborhood, leveraging existing tree cover and topography to reduce visibility from key vantage points. Furthermore, the tower's height and placement comply with zoning setbacks and design standards intended to preserve the visual character of the community. By minimizing its visual footprint and maintaining harmony with the established environment, the proposed tower ensures that the scenic views and overall visual quality of the area—valued for its stability and charm—remain intact, balancing infrastructural needs with aesthetic preservation.

The zoning division of the community development department shall be authorized to charge a fee to the applicant in an amount designed to allow the county to retain the services of one or more consultants, engineers, or other experts in the area of radio frequency engineering or other relevant fields to assist the county in analyzing the application and providing an independent assessment of the information submitted as a part of the application.

- (4) *Grandfather clause.* Any existing tower or antenna location existing on the date of adoption of the ordinance from which this section is derived shall be grandfathered and nonconforming and not required to meet the requirements of this section, subject to the other provisions of this chapter.
- (5) *Landscape buffer and screening requirement.* Telecommunication tower equipment compounds shall have a 15-foot landscape screening buffer between the tower and the residentially zoned property which will be subject to county staff approval. Required buffers may be included within required setbacks; however, in such case that the required buffer is greater than the required setback, the required buffer shall be adhered to. Additionally, necessary private utilities and/or access drives may be allowed through, over or across a landscaped buffer. Any such uses which are proposed through,

over or across a designated, undisturbed buffer must be approved pursuant to an original site plan or site plan modification as set forth under section 134-126. Access drives will be from the nearest paved surface on the property.

- a. *Objectives.* The landscape screening buffer required by this section shall be implemented in connection with a permitted project and shall address the following objectives:
 1. Screening to enhance aesthetic appeal; **Tower is place behind existing building.**
 2. Control or direction of vehicular and pedestrian movement; **Utilizing existing access drive from public row.**
 3. Reduction of glare; **Tower will be flat galvanized steel.**
 4. Buffering of noise; and
 5. Establishment of privacy. **Tower compound is surrounded by native vegetation.**
- b. *Standards.* The landscape screening buffer required by this section is subject to review and approval by county staff in accordance with the following standards:
 1. Plantings are to be a mix of rows of evergreen trees and shrubs, deciduous trees and taller evergreen trees designed to cover a substantial vertical amount of the tower.
 2. Species are to be ecologically compatible to the site and appropriate for the design situation.
 3. Unless public safety concerns dictate otherwise, buffers should provide a maximum visual barrier.
 4. The minimum height of plant materials at installation is to be five feet for trees.
 5. Fencing or walls are to be opaque and a minimum of six feet in height as approved by county staff.
 6. Trees included in buffer plantings may be counted toward site density calculations as required by chapter 50, article VI, pertaining to tree preservation and replacement, subject to review and approval of county staff.
 7. Buffers shall be regularly maintained by the property owners to ensure that the objectives and standards of this section are met.
 8. When topography and existing conditions allow, the required landscape buffer should be a maintained natural buffer; provided, however, the buffer may be crossed by an access drive as shown on the site plan and/or necessary utilities.
 9. Any appeals from a determination by county staff regarding the landscape buffer shall be to the board of zoning appeals.

L-1 and L-2 depict landscaping.

Sec. 134-37. - Special land use permits.

(e) In addition to general district, the board of commissioners shall consider, at a minimum, the following in its determination of whether or not to grant a special land use permit:

- (1) Whether or not there will be a significant adverse effect on the neighborhood or area in



which the proposed use will be located.

The proposed cellular tower will not result in a significant adverse effect on the neighborhood or surrounding area in Cobb County. The tower has been thoughtfully designed to minimize its footprint and visual impact, incorporating appropriate setbacks, screening, and a discreet aesthetic that complements the existing environment. It complies with all applicable zoning and safety regulations, ensuring no disruption to the area's physical or economic character. Furthermore, the tower will enhance cellular coverage, providing a tangible benefit to residents by improving communication reliability, including for emergency services, without introducing noise, traffic, or other disturbances. Given these factors, the proposed use is expected to integrate seamlessly into the neighborhood, preserving its quality and appeal while meeting a modern infrastructural need.

(2) Whether or not the use is otherwise compatible with the neighborhood.

The proposed cellular tower is fully compatible with the surrounding neighborhood in Cobb County. Designed as an unlit and unmanned facility, it will operate without introducing disruptions such as light pollution, noise, or increased traffic, thereby preserving the area's residential character and tranquility. The tower's purpose is to enhance cellular coverage capacity and provide additional in-building internet access, addressing modern connectivity needs that benefit residents without altering the neighborhood's established ambiance. Its discreet design, including appropriate setbacks and screening, ensures visual harmony with the mature residential surroundings, which are already defined by stability, low turnover, and proximity to desirable amenities like schools and commercial services. By delivering improved communication infrastructure in a non-intrusive manner, the tower aligns with the neighborhood's needs and lifestyle, making it a compatible and unobtrusive addition.

(3) Whether or not the use proposed will result in a nuisance as defined under state law.

The proposed cellular tower will not constitute a nuisance as defined under Georgia state law. Designed as an unmanned and unlit structure, it will operate without producing light, noise, or any other disturbances that could affect the comfort or enjoyment of the surrounding neighborhood. The base station equipment will be concealed by existing vegetation, ensuring it remains unobtrusive and maintains the area's visual appeal. Additionally, the tower will not emit sound or odor, nor will it generate additional traffic, as no ongoing human presence is required for its operation. Georgia law defines a nuisance as an act that causes annoyance, injury, or endangerment to the health, safety, or reasonable enjoyment of others (O.C.G.A. § 41-1-1). The characteristics of this tower—its silent, passive operation and minimal physical impact—ensure it does not meet this definition. Rather than creating a nuisance, the tower will provide enhanced cellular coverage, offering a practical benefit to the community without compromising its quality of life.

(4) Whether or not quiet enjoyment of surrounding property will be adversely affected

The proposed cellular tower will not adversely affect the quiet enjoyment of surrounding property in Cobb County. As an unmanned and unlit structure, it will operate silently, emitting no sound that could disturb the peace or tranquility of the neighborhood. Additionally, it will not



create additional traffic to the area, as no regular personnel visits are required for its maintenance or operation. The tower's discreet design, with base station equipment concealed by existing vegetation, further ensures that it blends into the environment without introducing visual or physical disruptions. The concept of quiet enjoyment, which encompasses the right to use and enjoy property without interference, is fully preserved by this proposal. By enhancing cellular coverage without imposing noise, traffic, or other intrusions, the tower supports the peaceful and undisturbed use of surrounding properties, maintaining the neighborhood's established character and quality of life.

(5) Whether or not property values of surrounding property will be adversely affected.

The construction of the proposed cellular tower is not anticipated to adversely affect the property values of surrounding properties in Cobb County. This area represents a mature residential market characterized by low turnover, reflecting its stability and desirability. The presence of a highly regarded school district and convenient access to commercial services further enhances the appeal of the neighborhood, contributing to sustained property values. Studies and market analyses in similar mature residential markets have consistently shown that the installation of cellular infrastructure, when thoughtfully designed and integrated, does not result in significant or lasting impacts on surrounding property values. Given these factors, the proposed tower is expected to coexist with the established community without detriment to its economic or residential character.

(6) Whether or not adequate provisions are made for parking and traffic considerations.

There will be space for a single parking area for maintenance vehicles. Once constructed the tower, on average it is visited less than once a month.

(7) Whether or not the site or intensity of the use is appropriate.

The site and intensity of the proposed cellular tower use are entirely appropriate for its location in Cobb County. The selected site has been carefully evaluated to ensure compatibility with the surrounding mature residential neighborhood, characterized by low turnover, a desirable school district, and proximity to commercial services. The tower's design—unmanned, unlit, and with base station equipment concealed by existing vegetation—minimizes its physical and visual footprint, making it a low-intensity use that integrates seamlessly into the area. Its operation requires no regular personnel presence, generates no noise, odor, or additional traffic, and thus imposes negligible impact on the site's surroundings. The intensity of the use is limited to providing enhanced cellular coverage and in-building internet access, a passive function that meets a modern infrastructural need without altering the neighborhood's character or straining local resources. The site's placement adheres to zoning setbacks and safety standards, ensuring it complements rather than competes with existing land uses. Therefore, both the site selection and the low-intensity nature of the tower are well-suited to this location, balancing community benefit with minimal disruption.

(8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.



Special and unique conditions associated with the proposed cellular tower overcome the Cobb County Board of Commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses. Unlike traditional commercial operations, this tower is not a typical business use that disrupts residential character; it is an unmanned, unlit infrastructure project designed to provide a public utility—enhanced cellular coverage and in-building internet access—without introducing noise, odor, traffic, or visual blight. The base station equipment will be concealed by existing vegetation, ensuring it blends into the mature residential landscape of this stable neighborhood, which benefits from low turnover, a desirable school district, and nearby commercial services. The critical need for reliable communication infrastructure, particularly in supporting emergency services and modern connectivity demands, represents a unique condition that justifies this use. Furthermore, the tower's passive operation and compliance with all zoning and safety regulations distinguish it from incompatible business activities, aligning it with the community's welfare rather than detracting from it. These special circumstances—its minimal impact, essential utility, and tailored design—demonstrate that the proposed use is not only compatible but beneficial, warranting an exception to the general presumption.

(9) Whether or not adequate provisions are made regarding hours of operation.

The tower is generally visited less than once a month for routine maintenance during daylight hours and only visited off hours for emergency repair efforts.

(10) Whether or not adequate controls and limits are placed on commercial and business deliveries.

Once construction of the tower is completed there will be no additional deliveries and commercial traffic to the site.

(11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.

Landscape design is compliant with zoning ordinance. Tower compound is concealed by existing native vegetation. The Planning Commission or BOC may want to consider waving the landscape requirement in favor of retaining the native vegetation buffer.

(12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

The tower will be designed, constructed, and maintained in full compliance with all applicable federal, state, and local regulations, including those set by the Federal Communications Commission (FCC) regarding radiofrequency (RF) emissions, ensuring that public health risks are negligible and well within established safety standards. From a safety perspective, the structure will adhere to rigorous engineering and zoning guidelines to mitigate any physical hazards, with appropriate setbacks and security measures to protect the community. The welfare of the neighborhood will be supported by improved cellular coverage, which enhances emergency communication capabilities and connectivity for residents—an increasingly vital aspect of modern life. Regarding moral concerns, the tower's discreet design and placement will minimize



visual impact, preserving the aesthetic character of this mature residential area. As such, the project aligns with the community's needs and values without introducing detrimental effects.

(13) Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.

The application for the proposed cellular tower fully complies with all applicable specific requirements set forth in the Cobb County zoning chapter for special land use permits, particularly those pertaining to telecommunications facilities. The proposal adheres to standards for site design, including appropriate setbacks, screening, and concealment of base station equipment with existing vegetation, as required to minimize visual and environmental impact. The tower is unmanned and unlit, meeting criteria aimed at preventing disturbances such as noise or light pollution in residential areas. Detailed documentation—including site plans, engineering specifications, and compliance certifications with Federal Communications Commission (FCC) radiofrequency emission standards—has been submitted to satisfy the chapter's requirements for technical and safety considerations. The application also addresses compatibility with the surrounding mature residential neighborhood by demonstrating no adverse effects on property values, public health, safety, welfare, or quiet enjoyment, consistent with the county's evaluation factors. By meeting these specific stipulations, the proposal ensures that the special land use permit aligns with the intent and standards of the zoning ordinance for telecommunications infrastructure.

(14) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.

The applicant has provided comprehensive and sufficient information to enable Cobb County to fully consider all relevant factors pertaining to the special land use permit for the proposed cellular tower. This application includes detailed site plans, engineering specifications, and technical documentation that outline the tower's design, placement, and operational characteristics, such as its unmanned and unlit nature and the concealment of base station equipment with existing vegetation. Environmental and safety compliance is demonstrated through certifications aligning with Federal Communications Commission (FCC) radiofrequency emission standards and adherence to local structural requirements. Additionally, the submission addresses all zoning evaluation criteria, including compatibility with the mature residential neighborhood, minimal impact on property values, public health, safety, welfare, quiet enjoyment, and the absence of nuisance factors like noise, odor, or traffic. By providing this thorough documentation and responding to each applicable consideration, the applicant ensures that the county has the necessary data to assess the proposal's merits, impacts, and alignment with zoning policies, facilitating a well-informed decision.

(15) In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.



In support of this application for a special land use permit, we have provided comprehensive documentation and evidence to enable Cobb County to fully evaluate all relevant factors and to confirm that the proposed cellular tower complies with all applicable requirements and aligns with the policies outlined in the county's zoning ordinance. This submission includes detailed site plans, engineering specifications, and environmental assessments that demonstrate adherence to federal, state, and local regulations, including FCC standards for radiofrequency emissions and county structural safety requirements. Additionally, we have addressed key considerations such as the tower's compatibility with the surrounding mature residential market, its minimal impact on property values, and its enhancement of public welfare through improved cellular connectivity, as detailed in responses to specific zoning inquiries. The proposed design incorporates setbacks, screening, and a discreet aesthetic to harmonize with the neighborhood's character, reflecting the county's policies on preserving community integrity. By furnishing this information and aligning the proposal with the enumerated factors for consideration, we have met the burden of proof to show that the project is both compliant and consistent with Cobb County's zoning objectives.



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

SLUP-2-2025

SITE BACKGROUND

Applicant	Free Bird Communications LLC
Phone	404-787-2984
Email	clarkhinkle@gmail.com
Representative Contact	Greg Spence
Phone	404-655-6454
Email	gspence@fortifiedtelecom.com
Titleholder	Dixie L. Stretch and Donald G. Stretch
Property Location	Located on the northeast corner of Acworth Due West Road and Jim Owens Road
Address	2516 Acworth Due West Road
Access to Property	Acworth Due West Road

QUICK FACTS

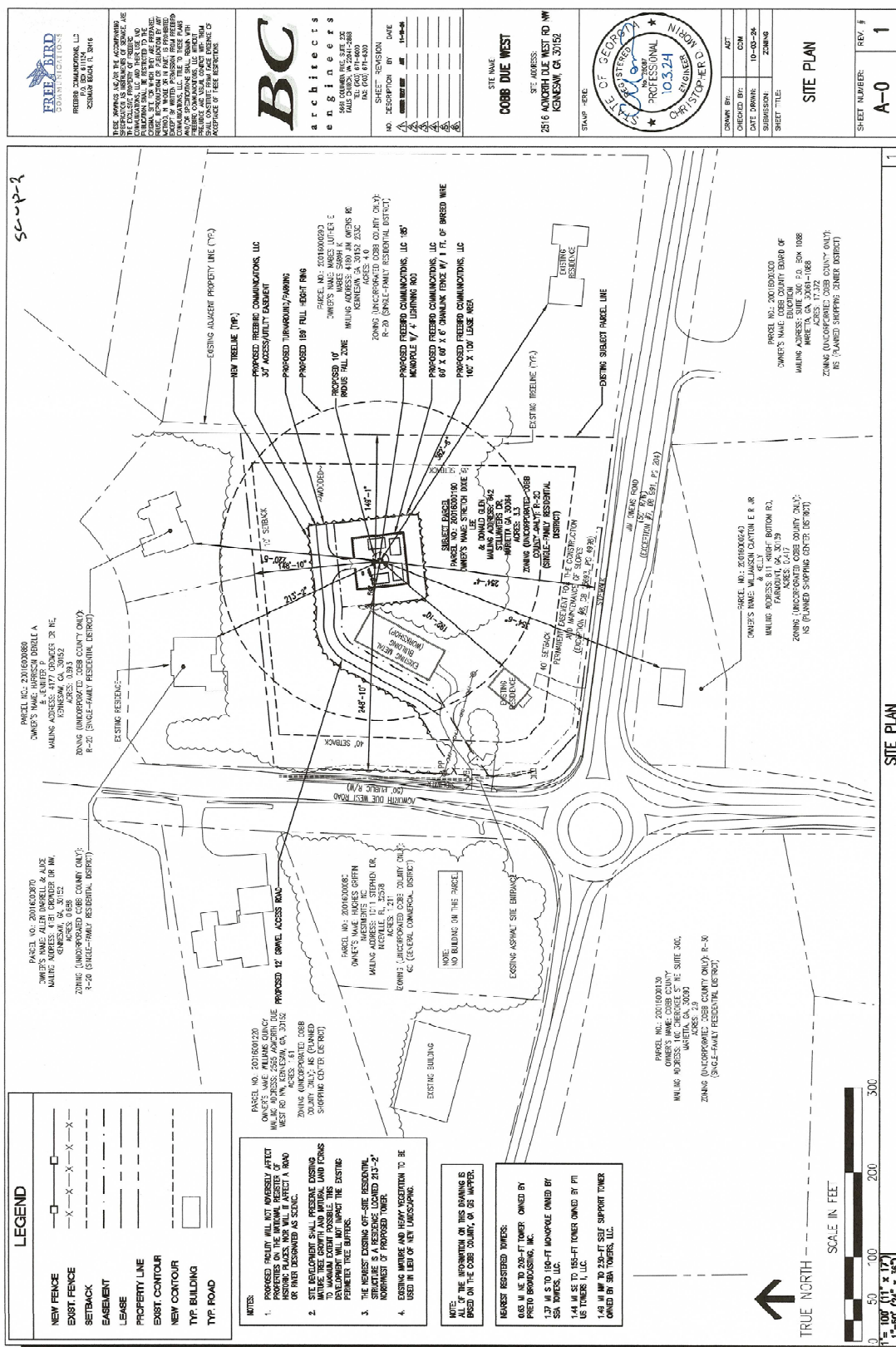
Commission District	1 - Gambrell
Current Zoning	R-20
Current Use of Property	Single-family residential
Proposed Zoning	R-20
Proposed Use	185-foot communications tower
Future Land Use	LDR
Site Acreage	3.3
District	20
Land Lot	160
Parcel #	20016000190
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

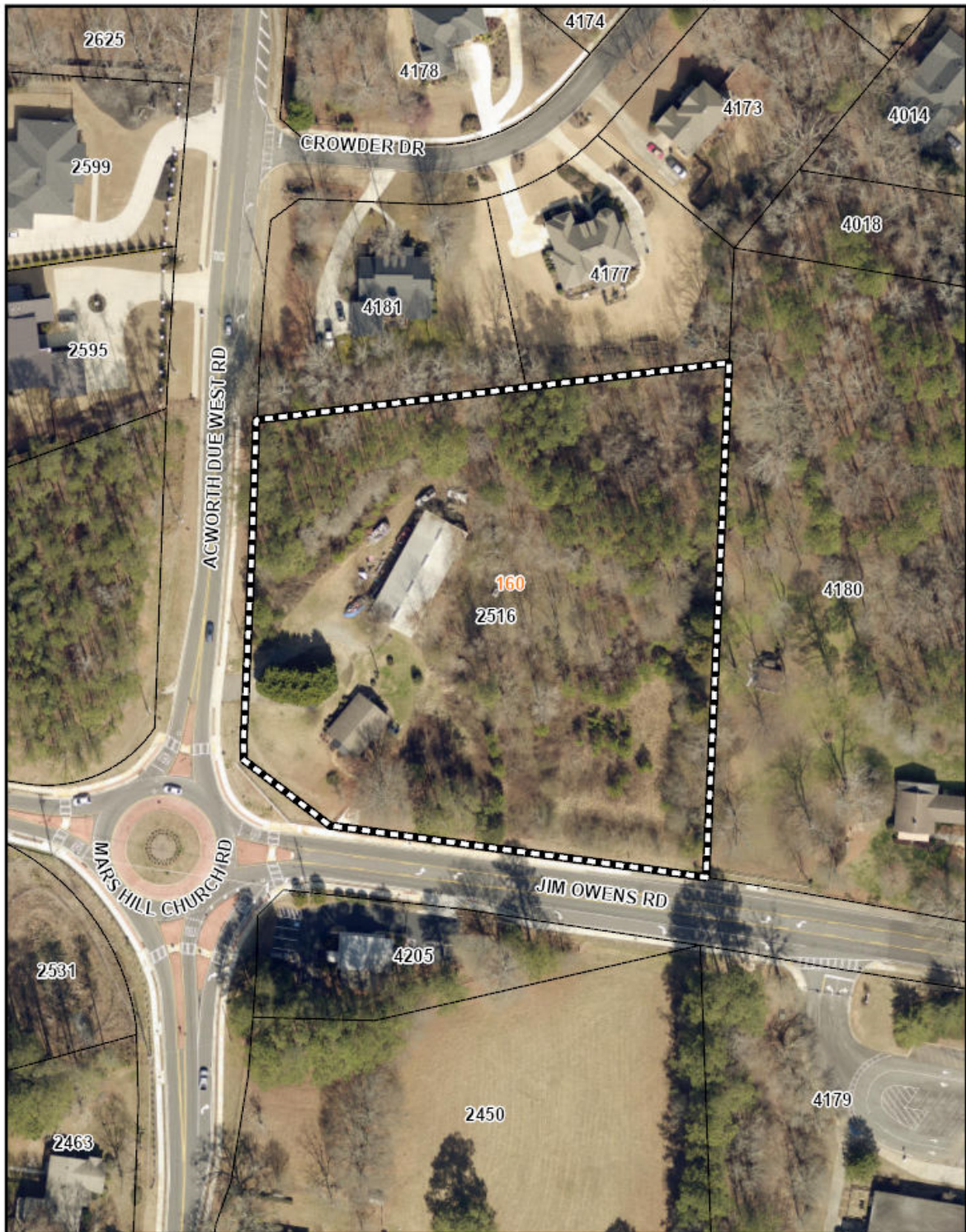
(Zoning staff member: LeDarius Scott, AICP, CNU-A; Terry Martin, AICP, CNU-A)

Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

1. Site plan received by the Zoning Division on December 5th, 2024, with District Commissioner approving minor modifications;
2. Tower to be a monopine type;
3. Tower height to be a maximum of 185 feet;
4. Tower to be constructed for a minimum of three (3) users;
5. Applicant to provide the approvals from the NEPA and SHPO offices for the new structure;
6. Applicant to provide a full structural analysis report demonstrating that the antenna-supporting tower and foundation, per the design by the tower manufacturer or contractor, will have the structural capacity to support the loads of the equipment of four (4) wireless carriers as specified by the Applicant;
7. Applicant to demonstrate all feed lines shall be installed within the monopine and unused antenna ports shall be sealed in a manner to prevent access by birds and any other wildlife;
8. Stormwater Management Division comments and recommendations;
9. Department of Transportation comments and recommendations; and
10. Applicant/Developer plant the required 15-foot buffer.



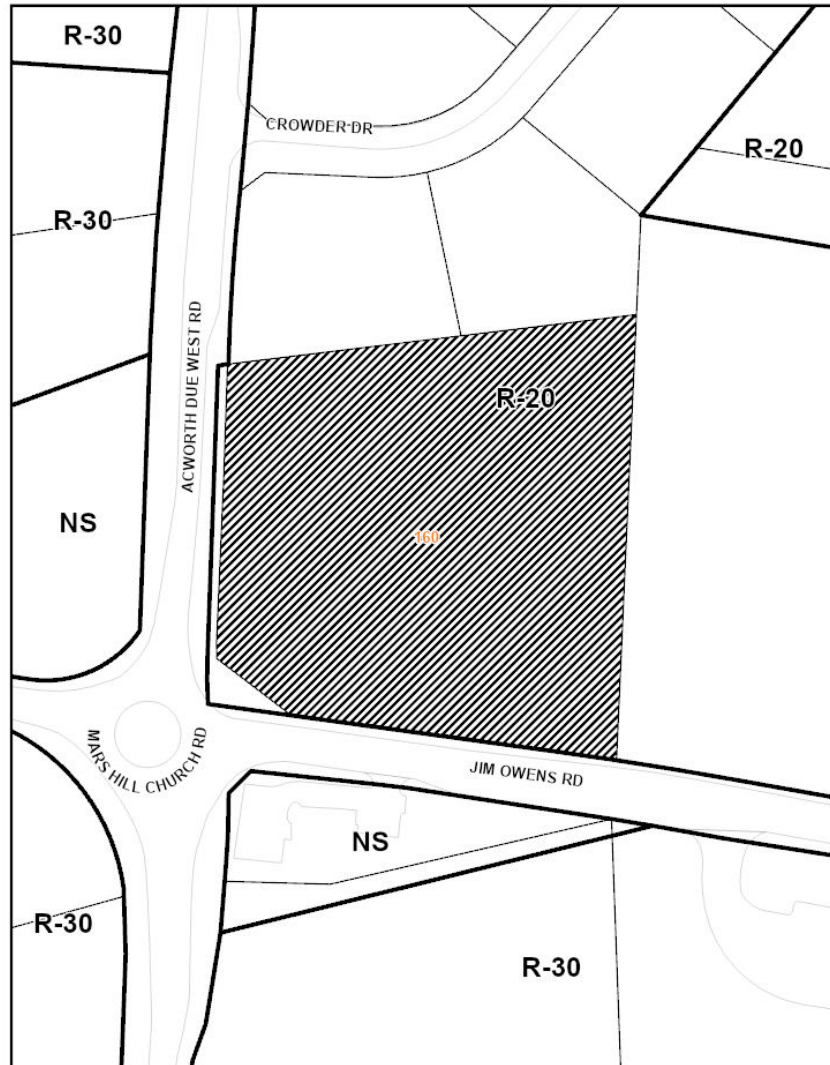
SLUP-2 2025 Aerial Map



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

0 90 180
Feet

▬ Zoning Boundary
▬ City Boundary

North**Zoning:** R-20 / Durhams Heritage Estates Subdivision**Future Land Use:** LDR**SLUP-2 2025 Map**WEST**Zoning:** NS /
Undeveloped**Future Land
Use:** LDREAST**Zoning:** R-20 /
Single-Family
home**Future Land
Use:** LDRSOUTH**Zoning:** NS / Commercial building**Future Land Use:** LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Request for a Special Land Use Permit

The Board of Commissioners may grant special land use permits for uses enumerated in Sec. 134-37, subsection (a). The granting of a special land use permit is conditional upon the site plan considered by the Board of Commissioners. The Board of Commissioners may grant special land use permits for any period of time at the discretion of the Board of Commissioners.

Summary of the applicant's proposal

The applicant is requesting a Special Land Use Permit (SLUP) for the purpose of installation of a wireless communication tower and antennae as well as accompanying ground equipment. The tower is a proposed 185-foot-tall monopine (185 feet, with a 4-foot lightning rod) situated on a 100-foot by 100-foot lease area within the 3.3-acre site that currently contains a single-family home and an accessory workshop. The tower will accommodate up to four (4) service providers and will be enclosed by a six (6') foot high chain-link fence with one (1) foot of barbed wire. Access to the site will be by the way of a 30-foot access utility easement, and that easement is a 12-foot-wide gravel road which connects to existing asphalt drive off of Acworth Due West Road. The cell tower will have a ten (10') foot radius fall zone because of its breakpoint at the 92-foot elevation. Since the tower is designed with a "breakpoint," the fall zone setback is reduced to the equivalent of the measurement from the base of the tower to the breakpoint and the proposed plan as presented shows compliance.

The applicant's proposal adheres to the requirements for a telecommunication facility as laid out in Code section 134-273 including providing for at least three (3) users and a six (6') foot fence that includes barbed wire. Also, it is setback more than one-half of the tower's height to any public right-of-way and has demonstrated FAA and FCC compliance.

The County's consultant has found that the proposed tower is technically justified and is compliant with the County Code. Their report is attached for review.

Non-residential criteria

Proposed # of buildings: 1 tower and related equipment

Proposed # of stories: 185 feet (189 overall)

Total sq. footage of development: 10,000 square feet (lease area)

Floor area ratio: N/A

Square footage per acre: 3,030

Required parking spaces: N/A

Proposed parking spaces: N/A

Acres in floodplain or wetlands: 0

Impervious surface shown: Maximum impervious 35%

Are there any zoning variances?

No, the applicant's latest plans received on April 28, 2025 indicate compliance with buffer requirements.

Are there any environmental conditions existing or proposed on the site?

None identified

12/20/25

CCFMO is acceptable to the proposed zoning case as presented.

Jeff Byrd

(770) 528-8814

Jeffrey.Byrd@cobbcounty.org

No comment

SLUP-2-2025 DEPARTMENT COMMENTS – Stormwater Management

12/27/2024

Site Data

1. Applicant: Free Bird Communication, LLC
2. Address: 2516 Acworth Due West Road
3. District: 1

If total impervious area created or redeveloped as a result of this project exceeds 5000sf, stormwater mitigation will be required.

12/27/2024

Comprehensive Plan Future Land Use Designation: Low Density Residential

The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

What is the Future Land Use Sub-Category? N/A☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment NotificationIs the proposal within one-half mile of a city boundary? ☐ Yes ☒ No

If Yes:

Which City: N/A

Was the city notified? N/A

Dobbins Air Reserve Base ZonesIs the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ NoIs the property within the Clear Zone (CZ)? ☐ Yes ☒ NoIs the property within 3000' of Dobbins ARB? ☐ Yes ☒ NoIs the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ NoIs the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ NoIs the property within the Noise Zone? ☐ Yes ☒ NoIs the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Comments:

SLUP-02

February '25 Zoning

Applicant: Free Bird Communications LLC.

Water & Sewer Comments: No comments. Existing water customer.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Jim Owens Road	Minor Collector	35	Cobb County	60'
Acworth Due West Road	Arterial	40	Cobb County	100'

Roadway	Location	Average daily trips (vpd)	Level of service
Jim Owens Road	West of Butler Creek	4,560	C
Acworth Due West Road	South of Jims Owens Road	13,000	D

vpd = vehicles per day

Based on 2023 AADT count data taken by GDOT, as published on their website, for Jim Owens Road and Acworth Due West Road

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for collector or arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

Comments and observations

Jim Owens Road is classified as a minor collector roadway and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Acworth Due West Road is classified as an arterial roadway and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Based on the site plan dated December 5, 2024, this development does not require a traffic study submittal based on Cobb County Code 134-121.

Recommendations:

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, within 12 months of zoning approval, donate right-of-way on the East side of Acworth Due West Road, a minimum of 40' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.
2. Cobb County DOT Airport Manager may require additional information from the developer as part of Plan Review. This requirement is triggered by for having a building 40' or taller or is located within 4,000' of a runway for Cobb County International Airport-McCollum Field, Dobbin ARB, or Fulton County Airport – Brown Field.

(continued)

3. Cobb County DOT Utilities may require additional information from the developer as part of Plan Review.
4. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in bold, with the staff analysis written unbolded:

(1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

The applicant's proposal meets most of the County Code's requirements to mitigate potential adverse effects upon neighbors. These measures include appropriate setbacks and proposed tower height.

(2) Whether or not the use is otherwise compatible with the neighborhood.

The County's consultant has reviewed and agrees with the demonstrated need for the proposed tower in this area to provide adequate service to area users. Also, the tower will be a monopine to help conceal the tower.

(3) Whether or not the use proposed will result in a nuisance as defined under state law.

The proposed monopine tower will not result in a nuisance as defined under state law.

(4) Whether or not quiet enjoyment of surrounding property will be adversely affected.

The proposed monopine tower will not adversely affect quiet enjoyment of surrounding property as the proposed tower generates little noise and traffic.

(5) Whether or not property values of surrounding property will be adversely affected.

It is Staff's experience that cell towers have an insignificant effect on property values. There are examples throughout the county of home resales and new house construction within sight of cell towers.

(6) Whether or not adequate provisions are made for parking and traffic considerations.

The cell tower will be accessed by a 30-foot utility easement. Traffic generated by this proposal is minimal.

(7) Whether or not the site or intensity of the use is appropriate.

Though zoned residential, the tower's proposed location is set back adequately from neighboring residential properties. Cell towers are commonly found on residential properties in residential areas because that is where the need is for wireless service. Staff reviewed all the cell towers in unincorporated District 1 and found that 23 of 29 cell towers are on residentially zoned property.

- (8) **Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.**

The County's consultant has reviewed and agrees with the demonstrated need for the proposed tower in this area to provide adequate service to area users now and into the future.

- (9) **Whether or not adequate provisions are made regarding hours of operation.**

The site will have infrequent visits from technicians and other maintenance crews monthly.

- (10) **Whether or not adequate controls and limits are placed on commercial and business deliveries.**

There will be only infrequent visits from technicians and other maintenance crew.

- (11) **Whether or not adequate landscape plans are incorporated to ensure appropriate transition.**

The applicant requests a waiver of landscaping requirements as the site has existing vegetation. Staff will insist the 15-foot buffer be installed.

- (12) **Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**

The public health, safety, welfare, or moral concerns of the surrounding neighborhoods will not be adversely affected by the proposed tower. In fact, health and safety should be improved providing more reliable phone and data service in times of emergency.

- (13) **Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.**

The applicant's proposal meets the requirements of the code in setbacks from neighboring residential properties, fencing, buffering, and FAA as well as FCC requirements.

- (14) **Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.**

The applicant has provided all necessary documents to allow for a full consideration of all relevant factors.

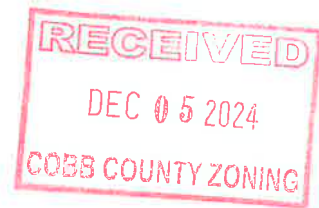
- (15) In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.**

Based upon the above analysis as well as the site review provided by the County consultant, CityScape, the applicant's proposed 185-foot monopine meets certain Code requirements and, in order to serve the recognized need for coverage in the area, staff recommends approval.

The staff analysis and recommendation 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.



December 5, 2024



Jessica Guinn
Zoning Director, Cobb County Planning and Zoning Commission
1150 Powder Springs St, Ste 400
Marietta, GA 30064

RE: Application for Special Land Use Permit
Proposed Tower Location: 2516 Acworth Due West Rd NW, Kennesaw, GA 30152
(Tower) Parcel ID: 20016000190 (Zoned R-20 / 3.3 acres)

Ms. Guinn,

In order to improve coverage and capacity issues due to increased wireless congestion, Verizon Wireless requires a new cell site in Cobb County, GA. Upon concluding, there are no available suitable structures in the area upon which to co-locate, the only option is to build a new telecommunications tower. Freebird Communications wishes to construct the new tower to support Verizon Wireless' coverage objectives. Freebird Communications will also lease antenna space on the structure and necessary ground space to other wireless providers. T-Mobile has indicated that this tower would fill a gap in their existing coverage as well.

Enclosed please find Verizon Wireless' application for a Special Land Use Permit, along with supporting documentation for the construction of a wireless telecommunications facility on Parcel 20016000190, located at 2516 Acworth Due West Rd NW, Kennesaw, Cobb County, Georgia. The property is owned by Dixie Stretch.

The proposed telecommunications facility will be a one hundred ninety-five-foot (185') monopole tower. This tower will also have a Four-foot (4') lightning rod at its top, for a total height of one hundred and eighty-nine feet and will be designed based on EIA/TIA code for at least four (4) additional tenant as per the ordinance.

Upon the completion of construction, the facility will be unmanned, visited on average once per month for routine maintenance purposes, and will not emit noise or glare. It will be constructed and maintained in compliance with all federal, state and local building codes and standards.

The proposed site will be compliant with Enhanced 911, a federally mandated program to improve the reliability of E911 service to the surrounding area and citizens of Cobb County, GA.

The following information also is provided in support of the Application for the proposed Telecommunications Facility:



1. Wireless telecommunications facility and antennas will be located, fenced or otherwise secured in a manner that prevents unauthorized access. The intended fencing is shown on the enclosed construction drawings.
2. The facility will not constitute a safety or health hazard, a nuisance, or have a noxious effect on the surrounding area either due to appearance and/or operations.
3. The facility will have a sign at the site to provide adequate notification to persons in the immediate area of the presence of an antenna that has transmission capabilities. No other signage, including advertising, will be allowed on any facilities, antennas, antenna supporting structures or antenna towers, unless required by law.
4. The antennas to be installed on the tower will be in compliance with current Federal Communications Commission standards.
5. The proposed telecommunications facility will be in compliance with all applicable Federal Aviation Administration regulations.
6. The proposed telecommunications facility will not post a hazard to health, safety, public welfare or the environment of the County or its residents.

In support of the proposed telecommunications facility, the following items have been uploaded to the portal:

- | | |
|------------|---|
| Exhibit 1. | SLUP Application, signed and notarized, with Campaign and Property/Financial disclosure by landowner and applicant. |
| Exhibit 2. | Construction drawings detailing a site plan to scale specifying the proposed location and dimensions of tower, access, parking, fences, landscape plans, existing and adjacent land uses. Contains survey with legal description. |
| Exhibit 3. | FAA showing a Determination of No Hazard. |
| Exhibit 4. | RF Coverage Maps and letter from Radio Frequency Engineer in support of need for this tower location. |
| Exhibit 5. | FCC Antenna Structure Registration application. |
| Exhibit 6. | Tower Fall Zone letter from manufacturer. |
| Exhibit 7. | Zoning Map of area around proposed tower. |
| Exhibit 8. | Warranty Deed |



Exhibit 9. Copy paid Tax receipt.

Exhibit 10. T-Mobile email supporting need for tower in their future coverage objectives.

The proposed tower height is the minimum height needed to properly provide improved coverage and accommodate anticipated future growth for wireless demand in this area. The proposed facility will allow Verizon Wireless to mount cellular antennas at a height of 180 feet above ground level, which is critical to achieve quality coverage and indoor-level service quality in this portion of Cobb County

Respectfully Submitted,

Greg Spence

Greg Spence

Chief Executive Officer

Fortified Telecom Services, Inc.

Consultant, Verizon Wireless

GSpence@FortifiedTelecom.com // 404-556-5365

Sec. 134-273. Television, land mobile, communication, microwave and radio transmission antennas and towers over 35 feet in height.

Television, land mobile, communication, microwave and radio transmission antennas and towers shall be subject to the following:

(1) General provisions; applicability.

- a. The height limitations set forth in this chapter applicable to buildings and structures shall not apply to towers and antennae which shall be governed by the special use permit procedure set forth in this chapter.
- b. These standards shall only be applicable to antennae and towers in excess of 35 feet in height.
- c. The board of commissioners may consider for approval a site plan specific request which is in substantial conformance with the requirements listed in this section.
- d. In considering applications under this section, it shall be the policy of the county to construe all exemptions from zoning under this chapter narrowly and, unless expressly exempted, to ensure that all proposals to construct television, land mobile, communication, cellular, PCS, wireless communication, microwave and radio transmission towers, antennas and other facilities conform to the requirements set forth herein.

(2) Special use permit required. A special land use permit shall be required for all television, land mobile, communication microwave and radio transmission antennae and towers. An application to place any such facilities on a tower or other facilities constructed, or to be constructed, pursuant to the exemption set forth in section 134-3(2) shall be considered as though the applicant were seeking to build not only the new facilities to be constructed, but also the tower or other facilities that were or are to be built pursuant to that exemption.

(3) Application, design, location and safety requirements.

a. Setback and separation.

1. All towers and antennas in excess of 70 feet must be set back a distance equal to the full height of the tower from any adjoining residential parcel boundary or as safety concerns may dictate.
2. A tower located on or immediately adjacent to parcels zoned "R" or residential must be located no closer to the boundary of such residential property than the height of the proposed tower (as certified by a professional engineer licensed in the State of Georgia), plus a safety factor of ten percent.

In addition, any tower shall:

- (a) As to any unimproved parcel, the tower is to be located toward the center of such parcel, unless other factors reflect a more desirable location. Such factors may include, but shall not be limited to: topography, bodies of water, streams, creeks, and other water courses, ravines, valleys, tree cover, and the like.
- (b) As to an improved parcel, the tower is to be located closer to the structure than to the boundary of the parcel unless other factors reflect a more desirable location. Such factors may include, but shall not be limited to, type of structure

(i.e., residential in character versus commercial or industrial), topography, tree cover, and the like.

Notwithstanding the foregoing, all towers, regardless of zoning district, shall be set back a distance equivalent to one-half of the tower's height as measured from the tower's base, to any public right-of-way or property boundary. However, the board of commissioners may waive the requirements contained in this paragraph if it finds that placement of the proposed tower at a different location on the parcel would mitigate any negative effects of the proposed tower upon the adjoining parcels.

3. In any "R," or residential zoning district, any tower over 100 feet in height shall not be located within 4,500 feet from an existing or approved tower that is more than 100 feet in height, unless the applicant presents evidence satisfactory to the board of commissioners that not allowing the proposed tower to be located closer than 4,500 feet would have the effect of prohibiting wireless service. However, the board of commissioners may waive the requirements contained in this paragraph if it finds that placement of the proposed tower at the proposed location would mitigate any negative effects upon most parcels in the vicinity of the proposed tower. The zoning division shall accept for processing a special land use application submitted under this section seeking approval of a tower which would be located less than 4,500 feet from an existing or approved, but not yet constructed, tower. Although, the board of commissioners is not required to approve such an application it shall take into account whether the proposed location would mitigate any negative effects upon most parcels in the vicinity of the proposed tower and whether denying the application would have the effect of prohibiting wireless service.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied Exhibit 4. No other wireless carrier has installed on towers.

4. No portion of the parcel on which a tower is located that is closer to the base of the tower than a distance equal the height of the tower plus an additional distance of ten percent of the tower height may be developed for residential uses.
5. Notwithstanding the above provisions regarding setbacks, in cases where the tower is designed with a "breakpoint", the fall zone setback may be reduced to the equivalent of the measurement from the base of the tower to the breakpoint and may further include a safety factor of up to ten percent. To be eligible for this provision, the engineer's report and/or drawing indicating the designed breakpoint must be demonstrated by the applicant through a report or drawing and must be stamped and sealed by a registered engineer.

Tower Developer will utilize breakpoint technology to reduce tower setbacks as depicted in Exhibit 6, Fall zone letter from tower manufacturer. Tower is setback full height of tower from any current residential building. Zoning drawings, page A-0.

- b. Collocation of antennas or other facilities or equipment on existing towers that have already received special land use permits is required, so long as technically feasible and space is available on the existing towers to do so, and all towers should be designed to accommodate at least three users.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied Exhibit 4.

- c. Accessory structures shall be limited to usages associated with operation of the antennae or towers and shall be appropriate in scale and intensity. For towers located in any "R" or residentially zoned district, the board of commissioners may require accessory structures to be located below ground level in order to mitigate any negative effects of the proposed tower upon adjoining parcels if it finds that circumstances at the site make screening of aboveground structures insufficient.

Tower is proposed in a heavily vegetive area of parcel and the ground based accessory structures will not be visible from the public right of ways. Zoning Drawings, Page A-0a.

- d. All towers and equipment compounds shall be equipped with an anti-climbing device, such as a six-foot fence topped with a barbed strand or other appropriate devices to prevent unauthorized access. To reduce the need for more telecommunication towers in the future, a tower owner/operator may expand (with the property owner's permission) the compound area an additional 20 percent over the board of commissioners' approved compound plan if additional compound space is needed to place more or different equipment on the tower it serves. Any compound expansion should be planned so it does not get any closer to residentially used property than the original tower compound, and the appropriate, required, and/or approved buffers, landscaping, and fencing shall be reinstalled on the perimeter of the compound (if applicable), subject to district commissioner and county arborist approval.

Page A-3 of Zoning drawings depict fence and signage at tower.

- e. All towers and antennae must meet or exceed current standards and regulations of the Federal Aviation Administration, the Federal Communications Commission or such governing agency guidelines as may be established from time to time. All towers and antennae must be updated and brought into conformity with such standards and regulations within six months of their adoption. The failure to comply with this provision shall be grounds for the county to require removal or repermitting of the antenna or tower at the owner's expense.
- f. At the time of application for building permit, the plans for tower or antenna construction shall be certified by an independent registered structural engineer as meeting all current safety and design standards of all applicable codes.
- g. Applicants are required to explore and fully utilize space on existing towers that have already received special land use permits and are required to bear an equitable share of capital, operating and other expenses in connection with such shared usage.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied exhibit.

- h. Residential sites are strongly disfavored for tower location. Use of platted lots in existing subdivisions is prohibited. In addition to all other criteria contained in this section, applicants proposing towers on residentially zoned parcels must demonstrate that there are no other residentially zoned but not residentially used, locations for the proposed tower, such as parks, schools, churches, and other similar institutional uses.

Tower is proposed on residential parcel that has a large metal shop used by property owners and single-family rental residence.

- i. Towers and antennas are encouraged to be located at a height above the tree line no greater than necessary to reasonably accommodate the facilities, and should have the structural ability to add up to three additional users in the future through pole extensions, if necessary. However, the board of commissioners may waive this requirement if it determines that a stealth style of tower would mitigate any adverse effects upon adjoining parcels and constructing the tower to the standards set forth in this paragraph would prevent utilization of a stealth tower.

Supporting Exhibit 4 from Verizon RF engineer for tower height to meet coverage objectives.

- j. In addition, all such towers and antennas shall be designed to minimize visual scenic impact when located on a hill.
- k. Any tower approved under the provisions of this section which is not utilized by any communications service provider or entity for any communications related purpose for a period of 24 consecutive months shall lose any privilege of special use previously granted by the board of commissioners, and must thereafter be resubmitted for approval prior to use for any purpose not permitted by the existing zoning. If the resubmission does not result in zoning approval, the owner of such tower shall remove the structure within sixty days of the denial of the zoning sought in the resubmission. If the tower is not removed within sixty days, the county may, in the manner provided for in O.C.G.A. §§ 41-2-7 through 41-2-17 and/or other county ordinances, remove the tower at the owner's expense.
 - 1. Prior to the issuance of a permit for the construction of a tower, the owner of the tower facility shall procure a bond or a letter of credit from a surety with an office located in Cobb County, Georgia, in an amount not less than \$25,000.00 conditioned upon the removal of the tower should it be deemed abandoned under the provision set forth in paragraph 1. of this subsection. Such bond or letter of credit must be renewed at least every two years during the life of the tower.
- l. Other than amateur radio towers, no new tower shall be permitted unless the applicant demonstrates to the satisfaction of the board of commissioners that there is an actual need for the proposed tower and that no existing tower or existing alternative tower structure can accommodate the applicant's proposed antenna. At the time of filing the application for the tower, the items listed below must be satisfactorily addressed by the applicant. All evidence submitted shall be signed and sealed by appropriate licensed professionals or qualified industry experts and shall consist of more than mere conclusory statements. Evidence submitted in connection with this paragraph shall, at a minimum, consist of the following:
 - 1. That no existing towers or suitable alternative tower structures are located within the geographic placement area required to meet the applicant's engineering requirements.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied Exhibit 4.
 - 2. That existing towers or structures do not have sufficient structural strength to support applicant's antenna and related equipment.
 - 3. That the applicant's proposed antenna(e) on existing towers or structures, or the antenna(e) on the existing towers or structures, would cause interference with the applicant's proposed antenna(e).

4. That the cost or contractual provisions required by the tower owner to share an existing tower or structure or to adapt an existing tower or structure are unreasonable.
5. That the applicant adequately demonstrates that there are other limiting factors that render towers and structures unsuitable.
6. With respect to wireless communications towers, that there is a significant gap in wireless service in the geographic area under consideration, and that this gap is demonstrated by dropped call data and analysis and actual wireless coverage field tests performed in the geographic area under consideration. To the extent the applicant has the technical ability to do so, the dropped call information must specify what type of service is dropped, voice or data, and the percentage of dropped calls due to users disconnecting calls as opposed to the system dropping calls without input to do so by the user. The applicant must also list the parameters used to determine if there is a coverage gap in the area of the proposed tower and how such a gap equates to the signal strength displayed on wireless devices in the area. The applicant must also provide the number and location of data points used to determine the size of the contended gap.
7. That a lower tower height was considered but determined not to offer adequate coverage improvement.

There are two small AM guyed towers ~ 3,200 feet from the proposed tower. Towers were analyzed by RF Engineer in supplied Exhibit 4.

For each of the above items, the applicant must submit an affidavit(s) signed by one or more qualified experts or appropriately licensed professionals in the field in which they are expressing their opinion listing the existing towers and alternative possible tower heights and designs which were considered, and ultimately rejected, by the applicant and providing a detailed explanation of why the existing towers and other alternatives were determined not to be usable. If the affidavit referenced in this paragraph is submitted by a person who is not appropriately licensed in the field in which they are expressing their opinion, the affidavit must establish the individual's credentials and competence to provide the opinions stated therein. The board of commissioners reserves the right to reject any opinions given by such individuals should it determine that the person giving the opinion has not provided sufficient information in the affidavit to establish their competence in the field or on the subject about which the opinion is given.

Exhibit 4 depicts RF engineering review and disposition of existing towers relative to coverage objectives along with the engineer's experience.

- m. Further, at the time of filing the application for a tower, the applicant shall provide a site plan, scaled elevation drawing of the proposed tower, information regarding topography, radio frequency engineer's report that details the need for the proposed tower (the radio frequency engineer's report shall address possible alternatives, such as lowering the height of the tower, co-locating on another tower, and incorporating stealth towers such as "monopines," "slick-sticks," and the like), and coverage zone and tower height requirements. The applicant shall provide documentation of all towers within a three-mile radius of the proposed location, to include the number of users approved to collocate and the number of users existing on said towers. The applicant shall be required to submit a written analysis to address the 15 considerations contained in Cobb County Code section 134-37(e) and the following additional items:
 1. The proximity of the tower to offsite residential structures and residential areas.

Zoning Drawings, pages A-0 and A-0a.

2. The tower's effect on property owners or potential purchasers of nearby or adjacent residentially zoned properties.
3. The height and species of surrounding trees and foliage.
4. The height of existing structures.
5. The aesthetic design of the tower in relation to reducing or eliminating visual obtrusiveness to the surrounding area.
6. The impact of the proposed tower upon the scenic views and visual quality of the area.

The zoning division of the community development department shall be authorized to charge a fee to the applicant in an amount designed to allow the county to retain the services of one or more consultants, engineers, or other experts in the area of radio frequency engineering or other relevant fields to assist the county in analyzing the application and providing an independent assessment of the information submitted as a part of the application.

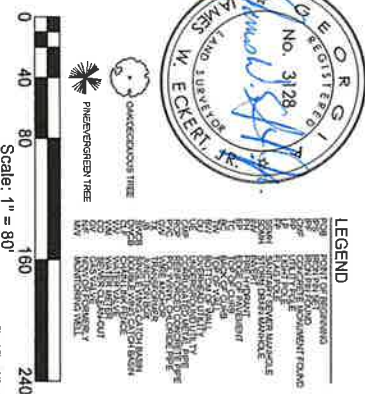
- (4) *Grandfather clause.* Any existing tower or antenna location existing on the date of adoption of the ordinance from which this section is derived shall be grandfathered and nonconforming and not required to meet the requirements of this section, subject to the other provisions of this chapter.
- (5) *Landscape buffer and screening requirement.* Telecommunication tower equipment compounds shall have a 15-foot landscape screening buffer between the tower and the residentially zoned property which will be subject to county staff approval. Required buffers may be included within required setbacks; however, in such case that the required buffer is greater than the required setback, the required buffer shall be adhered to. Additionally, necessary private utilities and/or access drives may be allowed through, over or across a landscaped buffer. Any such uses which are proposed through, over or across a designated, undisturbed buffer must be approved pursuant to an original site plan or site plan modification as set forth under section 134-126. Access drives will be from the nearest paved surface on the property.
 - a. *Objectives.* The landscape screening buffer required by this section shall be implemented in connection with a permitted project and shall address the following objectives:
 1. Screening to enhance aesthetic appeal; Tower is place behind existing building.
 2. Control or direction of vehicular and pedestrian movement; Utilizing existing access drive from public row.
 3. Reduction of glare; Tower will be flat galvanized steel.
 4. Buffering of noise; and
 5. Establishment of privacy. Tower compound is surrounded by native vegetation.
 - b. *Standards.* The landscape screening buffer required by this section is subject to review and approval by county staff in accordance with the following standards:
 1. Plantings are to be a mix of rows of evergreen trees and shrubs, deciduous trees and taller evergreen trees designed to cover a substantial vertical amount of the tower.
 2. Species are to be ecologically compatible to the site and appropriate for the design situation.

3. Unless public safety concerns dictate otherwise, buffers should provide a maximum visual barrier.
4. The minimum height of plant materials at installation is to be five feet for trees.
5. Fencing or walls are to be opaque and a minimum of six feet in height as approved by county staff.
6. Trees included in buffer plantings may be counted toward site density calculations as required by chapter 50, article VI, pertaining to tree preservation and replacement, subject to review and approval of county staff.
7. Buffers shall be regularly maintained by the property owners to ensure that the objectives and standards of this section are met.
8. When topography and existing conditions allow, the required landscape buffer should be a maintained natural buffer; provided, however, the buffer may be crossed by an access drive as shown on the site plan and/or necessary utilities.
9. Any appeals from a determination by county staff regarding the landscape buffer shall be to the board of zoning appeals.

Tower Developer is requesting waiver of landscaping buffer and retaining of native vegetation. As a condition of approval, Tower Developer agrees to install buffer in the future should landowner clear native vegetation around tower compound.

10. INTENTIONALLY DELETED

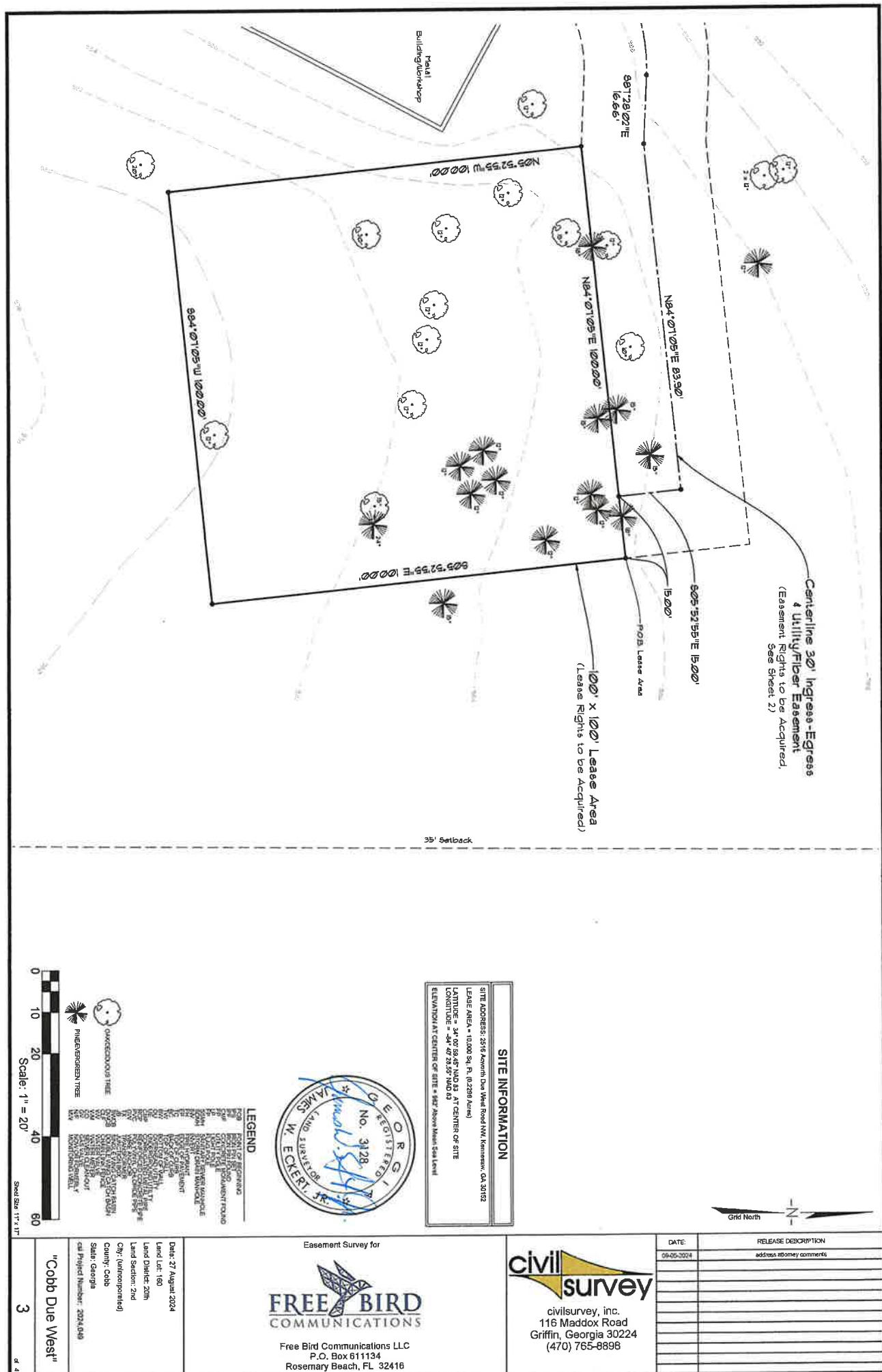
References: DB 10756, Pg 268; DB 15895, Pg 1662; PB 186, Pg 42 (Sulphidation to the North)



No. 10 Scale

GENERAL NOTES

"Cobb Due West



BC

TEL: (703) 671-6000
FAX: (703) 671-6300


重要事項

SITE ADDRESS:
2516 ACONITH DUE WEST RD NW
KENNESAW, GA 30152

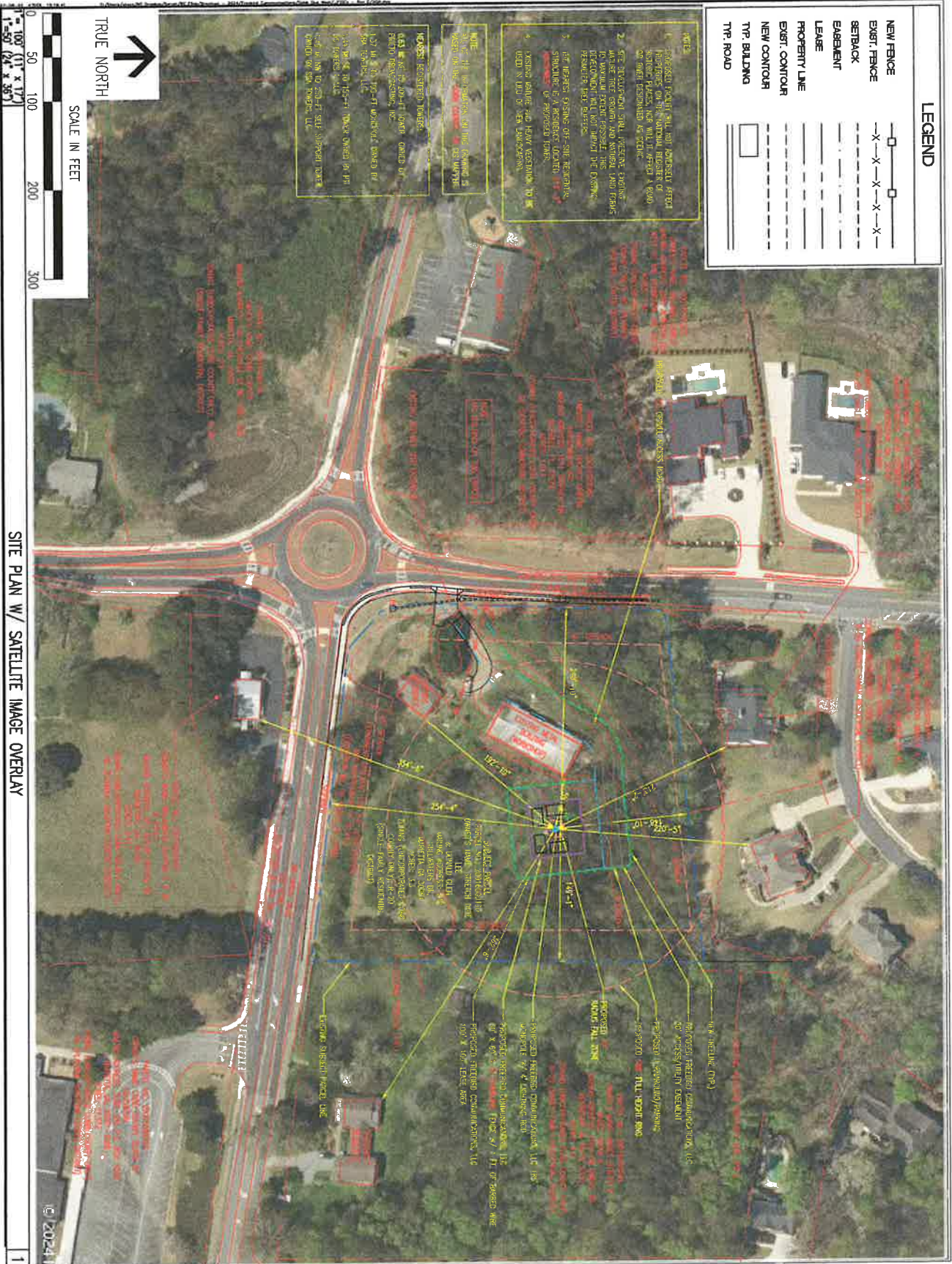
SITE PLAN

SHEET NUMBER: A-0 REV. # 1



LEGEND

NEW FENCE	—X—X—X—X—X—
EXIST FENCE	—X—X—X—X—X—
SEABACK	—X—X—X—X—X—
EASEMENT	—X—X—X—X—X—
LEAVE	—X—X—X—X—X—
PROPERTY LINE	—X—X—X—X—X—
EXIST CONTOUR	—X—X—X—X—X—
NEW CONTOUR	—X—X—X—X—X—
TYP. BUILDING	—X—X—X—X—X—
TYP. ROAD	—X—X—X—X—X—



SITE PLAN W/ SATELLITE IMAGE OVERLAY

FREEBIRD
CONSTRUCTION
FREEDOM COMMUNICATIONS, LLC
1000 N. 10TH AVE.
DENVER, CO 80202
PHONE: 303.733.1313

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF FREEBIRD CONSTRUCTION, LLC. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FREEBIRD CONSTRUCTION, LLC. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION.

BC
architects
5801 COLLEEN RD. SUITE 200
DENVER, CO 80202
TEL: 303.733.1313
FAX: 303.733.1314

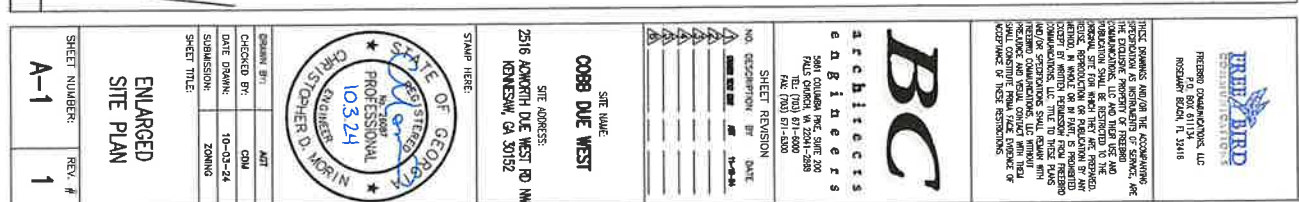
SHEET REVISION
NO. DESCRIPTION BY DATE
1. 10-03-24

SITE NAME:
COBB DUE WEST
SITE ADDRESS:
2516 KENNETH DUE WEST RD NW
KANSAS, MO 64112

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
No. 10324
CHRISTOPHER D. MORRIS

DESIGN BY: AMT
CHECKED BY: CDM
DATE DRAWN: 10-03-24
SUBMISSION: ZONING

SHEET TITLE:
SITE PLAN W/ SATELLITE IMAGE OVERLAY
SHEET NUMBER: A-00
REV. # 1





SHEET NUMBER:	REV. #
A-2	1

TOWER
ELEVATION

DRAWN BY:	ACT
CHECKED BY:	CDM
DATE DRAWN:	10-03-24
SUBMISSION:	ZONING
SHEET TITLE:	



STAMP HERE:

2516 ACHORTH DUE WEST RD NW
KENNESAW, GA 30152

SITE ADDRESS:

SITE NAME:
COBB DUE WEST

SITE NAME:

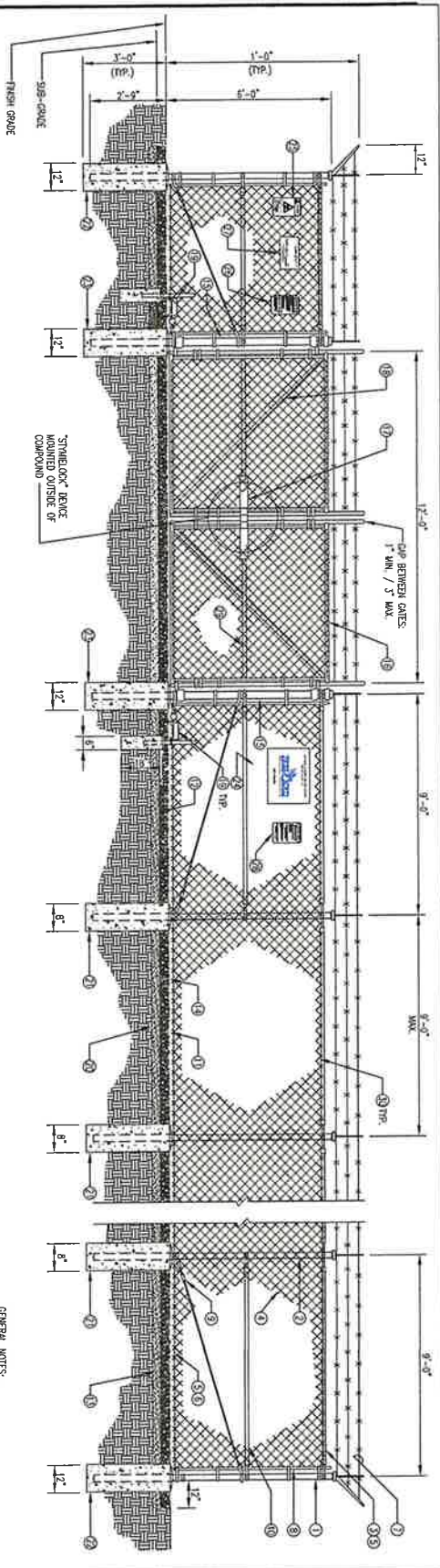
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2			
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e n g i n e e r s

BC

[illegible]

FREE BIRD
COMMUNICATIONS

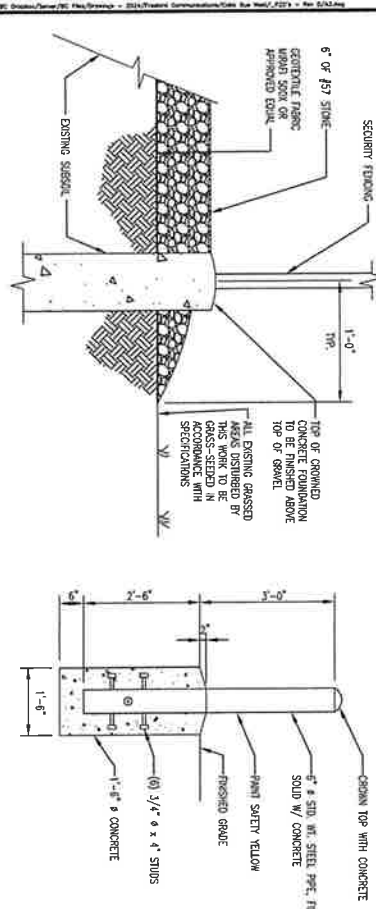


REFERENCE NOTES:

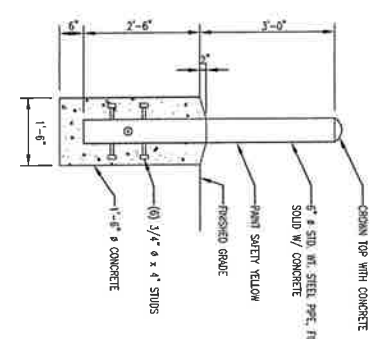
1. CONCRETE FND. OR PILE FND. 4" SCHEDULE 40 PIPE.
2. LINE POSTS: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F-1108X.
3. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
4. TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F-1108X.
5. FABRIC: VINYL COATED CHAIN LINK FENCING 9 CA CORE WIRE SIZE 2" WESH, CONFORMING TO ASTM-A392.
6. THE WIRE: MAXIMUM 11 CA GALVANIZED STEEL AT POSTS AND RAILS.
7. A SINGLE PLY OF FABRIC BE AND AT TENSION WIRE BY HOG.
8. TENSION WIRE: 9 CA GALVANIZED STEEL.
9. BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 1 CA, 1 FT. BARS SPACED ON APPROXIMATELY 5' CENTERS.
10. STRETCHER BAR.
11. 3/4" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL TURNBUCKLE.
12. FENCE CORNER POST BRACE: 1 5/8" DIA. CORNER EACH WAY.
13. 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
14. 2" FINISH OR AS DETERMINED BY CONSTRUCTION.
15. MAXIMUM DURING BD WALK.
16. 4" COMPACTED 55% BASE, MATERIAL OR AS DETERMINED BY CONSTRUCTION.
17. FINISH GRADE SHALL BE UNIFORM AND LEVEL.
18. GATE POST 4" SCHEDULE 40 PIPE, FOR GATE WINDING UP THRU 10 FEET OR 20 FEET FOR DOUBLE STRAND GATE, PER ASTM-F-1108X.
19. GATE FRAME: 1 1/2" PIPE SCH. 40, PER ASTM-F-1108X.
20. GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE.
21. "STAYLOCK" OR EQUIVALENT.
22. DUCK RAIL OPEN GATE HOLDER, VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
23. GEOTEXTILE FABRIC.
24. LINE POST: CONCRETE FOUNDATION (2000 PSI).
25. CORNER POST: CONCRETE FOUNDATION (2000 PSI).
26. GATE POST: CONCRETE FOUNDATION (2000 PSI).
27. 16" x 24" REINFORCED CONCRECTIONS, LLC SIGN W/ CONTACT INFO.
28. 12" x 8" YELLOW 8" EXPOSURE CAUTION SIGN.
29. 12" x 8" DANGER NO TRESPASSING/AUTHORIZED PERSONNEL ONLY SIGN.
30. 12" x 8" 8" EXPOSURE INFORMATION SIGN.
31. GATE FRAME BRACE: 1 5/8" DIAMETER.

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-457.
2. INSTALL SIGN GATES PER ASTM F-900.
3. LOCAL ORDINANCE OF BARBED WIRE FENCING REQUIREMENT SHALL BE COMPLIED & REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS.
5. ALL GATE FRAME SHALL BE WELDED.
6. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLO (GALV. OR EQUAL).
7. ALL OPEN POSTS SHALL HAVE END-CAPS.
8. USE GALVANIZED HOT-BONE WIRE TO MOUNT ALL SIGNS.
9. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
10. ALL POSTS SHALL BE VINYL COATED.



APRON DETAIL



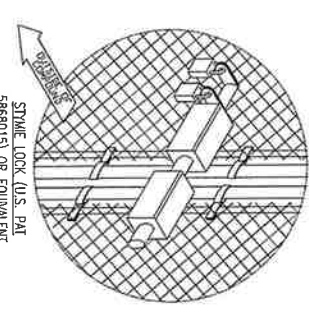
BOLLARD DETAIL

FENCE, GATE AND COMPOUND CROSS SECTION DETAIL

N.T.S.

NO PLUNGER OR MUSHROOM HEAD REQUIRED.

STORE EXTRA PARTS OF STAYLOCK DEVICE IN TELCO CABINET.



STAYLOCK (U.S. PAT. 5668015) OR EQUIVALENT

BC architects

5616 KANAWHA PLE. SUITE 200
DENVER, CO 80202
TEL: (303) 671-8000
FAX: (303) 671-4000

SHEET REVISION

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMIT	BC	10-24-24

SITE NAME:
COBB CUE WEST

SITE ADDRESS:
2516 KANAWHA CUE WEST RD NW
DENVER, CO 80212

STAMP HERE:

STATE OF COLORADO

REGISTERED PROFESSIONAL

10.3.24

CHRISTOPHER D. NIKON

DATE DRAWN: 10-03-24

SUBMISSION: ZONING

SHEET NUMBER: **A-3**

REV. # **1**

FENCE, GATE AND COMPOUND CROSS SECTION DETAIL

Cobb County, Georgia

Telecommunications Site Review

New Support Structure

March 28, 2025

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

COUNTY APPLICATION NUMBER: SLUP-2-2025
APPLICANT: Free Bird Communications, LLC
PROVIDER: Verizon Wireless
APPLICANT SITE NAME: Cobb Due West
PROVIDER SITE NAME: Jim Owens
ADDRESS: 2516 Acworth Due West Road NW, Kennesaw, GA 30152
LATITUDE: 34° 00' 59.45" N **LONGITUDE:** 84° 40' 28.55" W
PROPOSED STRUCTURE: 185-foot monopine plus 4-foot lightning rod

Dear Mr. Pederson,

At your request, on behalf of Cobb County ("County"), CityScape Consultants, Inc. ("CityScape"), in its capacity as telecommunications consultant for the County, has reviewed the above-referenced application submitted by Free Bird Communications, LLC ("Applicant") for a Special Use Permit to erect a new facility for personal wireless communications. The Applicant proposes to build a one-hundred eighty-five (185) foot (189' with highest appurtenances) *monopine*, which is a concealed monopole designed to have the appearance of a pine tree, see *Figure 1*. The proposed structure will be engineered to support the future deployment of up to three wireless collocation installations, in accordance with County Ordinance requirements. The facility will include a 3,600-square-foot ground equipment compound, to be located within a 100' x 100' leased area secured by the Applicant.

The proposed tower is to be located at 2516 Acworth Due West Road NW at Kennesaw on a 3.3-acre residential parcel. This property is located northeast of the Jim Owens Road NW and Acworth Due West Road NW roundabout, see *Figure 2*.

Verizon Wireless ("Verizon") has indicated its intent to be the anchor tenant for the proposed antenna support structure. While not a co-applicant, Verizon has submitted supporting documentation for this application, demonstrating its intention to collocate on the Applicant's proposed wireless facility. Accordingly, CityScape has reviewed the application under the assumption that Verizon will provide personal wireless services from the proposed site.

CityScape has reviewed the application to ensure it is complete and meets the submittal requirements outlined in Section 134-273 of the County Communications Tower Ordinance. In addition, CityScape has evaluated the proposal with respect to the following considerations:

- Whether collocation on an existing structure rather than the construction of a new wireless communications tower is or is not a viable alternative;

- Whether the proposed location and height of the structure are reasonably justified based on the anticipated improvement to existing wireless service; and
- Whether the proposed facility complies with the Telecommunications Act of 1996, the Cobb County Ordinance and all other applicable rules and regulations.

To justify the proposed wireless communications facility, the Applicant must address the necessity, location and structural height of the installation. The proposed facility is an 185' monopine tower, topped with a 4' lightning rod on top, resulting in a total height of 189' above ground level (AGL). The site is located on a property zoned R-20 (Residential), where the construction of such a facility is contingent upon the issuance of a Special Use Permit.

Cobb County Planning Requirements Review

CityScape initially received the application and accompanying documentation for this request from the County on December 13, 2024. Following a review of the materials for compliance with Section 134-273 of the County Code, CityScape determined the application to be incomplete, as several required development standards had not been addressed by the Applicant. A detailed list outlining the deficiencies was provided to the County via email on December 30, 2024.

Subsequent to multiple clarifying discussions and email correspondence with the Applicant regarding the applicable Code requirements and CityScape's comments, revised application materials were submitted on March 20, 2025. Upon review of the supplemental documentation, CityScape determined that the application met all completeness requirements as of March 21, 2025.

Justification for the New Site

The Applicant submitted a Radio Frequency (RF) Justification Packet, titled 'Jim Owens RF Propagation Map,' along with an affidavit from Verizon's network engineer. The affidavit provides a technical explanation for the proposed facility, including the rationale for the selected site location and the proposed tower height. "According to the RF engineer, the center of the search ring is located near the intersection of Jim Owens Road and Acworth Due West Road, both of which are major thoroughfares, and the radius of the ring measures 0.3 miles. The areas identified as needing coverage, according to the affidavit, are illustrated in *Figures 3 and 4*, which are attached to this report.¹ CityScape considers the location and radius of the search ring to be technically credible, as the proposed site should be within reasonable proximity of the existing Verizon facility requiring capacity relief (Grand Oaks facility north of the proposed site), see *Figure 4*. Furthermore, the search area is situated roughly equidistant from the existing adjacent Verizon sites. As depicted in *Figure 3*, the existing adjacent Verizon sites leave significant service

¹ The Verizon propagation map legends show three grades of signal quality. "Best Coverage", shown as green in the map, is described as a good signal inside buildings and vehicles. "Good Coverage", shown as yellow, is adequate signal inside buildings and vehicles. "Fair Coverage", shown as blue, is an outdoor-grade signal which is weak for buildings and vehicles.

gaps, indicated by blue areas, which only offer reliable outdoor service coverage and lack consistent in-building and in-vehicle service coverage.

Verizon has indicated that there are no existing towers within the defined search ring that are technically feasible for collocation to meet the network objectives. With respect to new tower construction, the Applicant's analysis suggests that no public or non-residential properties within the search ring were available for development. Two potential alternative sites—Mount Olivet Baptist Church and Lewis Elementary School—were identified during the site selection process; however, according to documentation submitted with the application, the Applicant was unable to reach lease agreements with the respective property owners. Based on the information provided, the proposed site appears to be the only location within the search ring where the property owner is amenable to entering into a lease agreement with the Applicant.

The Applicant states that the proposed new wireless structure is necessary to alleviate network traffic congestion currently experienced at Verizon's Grand Oaks facility, located north of the proposed site, which is nearing its maximum technical capacity for handling network traffic. This existing facility is approaching its maximum technical capacity for processing network traffic. Given that each wireless facility operates within a finite frequency spectrum, it is inherently limited in the number of simultaneous service requests it can accommodate. As population density increases and data-intensive smartphone usage continues to rise, demand on the network intensifies. This can result in service degradation—such as dropped calls, failed connections, and reduced data throughput—when one or more sites exceed their operational capacity. To meet escalating subscriber demand, wireless carriers must strategically expand network infrastructure by deploying additional sites, even in areas where signal coverage from nearby facilities remains adequate. Capacity-based deployments are critical to maintaining network performance, especially during peak usage periods. Furthermore, during periods of high vehicular traffic or emergency events, the absence of sufficient infrastructure can exacerbate network strain and pose risks to public safety. As depicted in *Figure 4*, the proposed site is intended to provide necessary capacity relief to the Grand Oaks facility and ensure continued quality of service within the coverage area.

In addition to addressing network capacity constraints, the Applicant contends that the proposed Verizon site is necessary to resolve existing coverage deficiencies within the area. As shown in Verizon's RF propagation map excluding the proposed site, *see Figure 3*, there are discernible gaps in both in-building and in-vehicle coverage. These deficiencies indicate areas where signal strength is insufficient to reliably support service within structures or moving vehicles. The propagation map including the proposed site illustrates a significant improvement in coverage, demonstrating that the new facility would effectively mitigate most of the identified coverage gaps by providing reliable signal strength for both indoor and vehicular environments.

With respect to the appropriateness of the proposed tower height, Verizon submitted a supplemental radio frequency (RF) propagation map modeling a reduced antenna height of 170' AGL, as shown in *Figure 5*. This model indicates that a height reduction of 10' results in a measurable degradation of coverage quality specifically in an area approximately 1.3 miles southeast of the proposed site. In this scenario, coverage is downgraded from 'good' to 'fair,' which

falls below the threshold considered reliable for in-building and in-vehicle service. This impacted area is located within a residential zone near Bullard Elementary School and McClure Middle School, where consistent coverage is especially critical.

Given these results, it is reasonable to infer that further reductions in antenna height would exacerbate signal degradation in the intended coverage area. Accordingly, the Verizon RF engineer's assertion that a tower height of 185' (including the lightning rod) is the minimum necessary to achieve both capacity relief and effective coverage enhancement is supported by the propagation data and network planning principles.

In addition to evaluating potential locations for new tower construction, Verizon also assessed the viability of the two closest existing communications towers relative to the proposed site—despite both being located outside the defined search area. The first site is home to two approximately 209-foot guyed AM broadcast towers, collectively known as the 'Prieto Broadcasting Tower.' The second is a 155-foot wireless monopole, referred to as the 'PTI US Tower' (see Figure 6). As depicted in Figures 7 and 8, neither of these sites satisfies both of Verizon's network objectives: providing essential capacity relief to the Grand Oaks facility and addressing identified signal coverage gaps. This remains true even under the assumption that Verizon could mount antennas at the maximum allowable height on each structure.

While additional communications structures exist within a 3-mile radius of the proposed location (as shown in Figure 6), they are situated farther away than the Prieto and PTI sites. As detailed on Page 10 of the Jim Owens RF Propagation Map packet, Verizon has determined that these alternative sites are either already utilized by Verizon or are unsuitable to meet the network's targeted capacity and coverage requirements.

Based on the technical documentation and RF analysis submitted by Verizon's network engineer, CityScape is satisfied that the proposed facility is justified. From both a network capacity and service coverage perspective, CityScape finds Verizon's need for a new wireless communications facility near the intersection of Jim Owens Road and Acworth Due West Road to be valid. However, it should be noted that the proposed site directly abuts single-family residential properties. To mitigate potential visual impacts, the Applicant has proposed a monopine design intended to resemble a tree and has included a comprehensive set of photo-simulations demonstrating the facility's appearance from multiple vantage points.

Site Plans and Collocation

Figure 9 illustrates the overall site plan, including setback distances, while *Figure 10* provides a detailed view of the proposed leased area. The total leased area encompasses approximately 10,000 square feet. Within this area, the Applicant has proposed a 60' x 60' fenced equipment compound, which will be enclosed by a six-foot chain link fence topped with barbed wire for anti-climbing security.

The site plan designates space within the compound to accommodate up to four (4) wireless tenants, each allocated a 12' x 20' area for ground-mounted equipment. According to the application materials submitted by Verizon, their antennas will be mounted at a centerline height

of 180' AGL on the monopine structure, as shown in the construction drawings provided by the Applicant. Additionally, the tower elevation diagram indicates provisions for three (3) future collocators, with antenna array elevations planned at 170', 160', and 150' AGL, respectively, *see Figure 1*.

FAA Tower Height Concurrence

The Applicant has provided a Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation² for an overall structure height of one hundred and 189' AGL which includes the four-foot lightning rod. Based on the FAA's evaluation, marking and lighting are not necessary for aircraft safety.

Structural Analysis and Fall Zone

The Applicant has not provided a structural analysis report for the proposed tower, signed and stamped by a Georgia-registered Professional Engineer³. Instead of a structural analysis report, the Applicant provided a letter from Michael F. Plahovinsak, P.E., *see Figure 11*. In the letter, Mr. Plahovinsak states that he "designed the monopine to support (4) carriers and to withstand a 3-sec. gusted wind speed of 107 mph as recommended by TIA-222-H for Cobb Co., GA. The design also conforms to the requirements of the 2018 International Building Code."

Mr. Plahovinsak's letter also states that the structure has been designed so that in the event of a catastrophic weather event, the monopine would buckle at the 92' elevation above ground and the section of the monopole above the buckling point would "swing down and rest on the ground, resulting in an approximate 10' fall radius." In other words, the topmost point of the yielding section would come to rest approximately 10' from the base of the monopine, thus collapsing well within the leased area of the facility.

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Referring to the site plan (Sheet A-0 of the CDs), the northern lot line is the closest property line, positioned 148'-10" from the tower, which is well within compliance of the County-defined breakpoint setback. Additionally, the existing residence is located 192'-10" away from the proposed tower, thus also meeting the required on-site separation distance between the tower and

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Conclusions and Recommendations

In conclusion, CityScape has reviewed the subject application and confirms that the proposal is technically justified, consistent with sound network planning principles, and compliant with the requirements set forth in the County Ordinance. The determination of whether the visual appearance of a monopine at the proposed location is compatible with the surrounding area and aligns with the County's development objectives rests with the County.

Should the County choose to approve the application, CityScape recommends that the following conditions be imposed as prerequisites to permitting:

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4. Applicant demonstrate all feed lines shall be installed within the monopole and unused antenna ports shall be sealed in a manner to prevent access by birds and any other wildlife.

The undersigned certify that, to the best of our knowledge, all of the information contained herein is accurate at the time of this report. CityScape works exclusively for public entities and has unbiased opinions. CityScape does not provide any services or is associated in any way with any entity in the commercial wireless industry and therefore all recommendations are based on technical merits without prejudice per prevailing laws and codes.

Respectfully submitted,



B. Benjamin Evans
Senior Project Engineer
CityScape Consultants, Inc.



Susan Rabold
VP Planning & Project Management
CityScape Consultants, Inc.

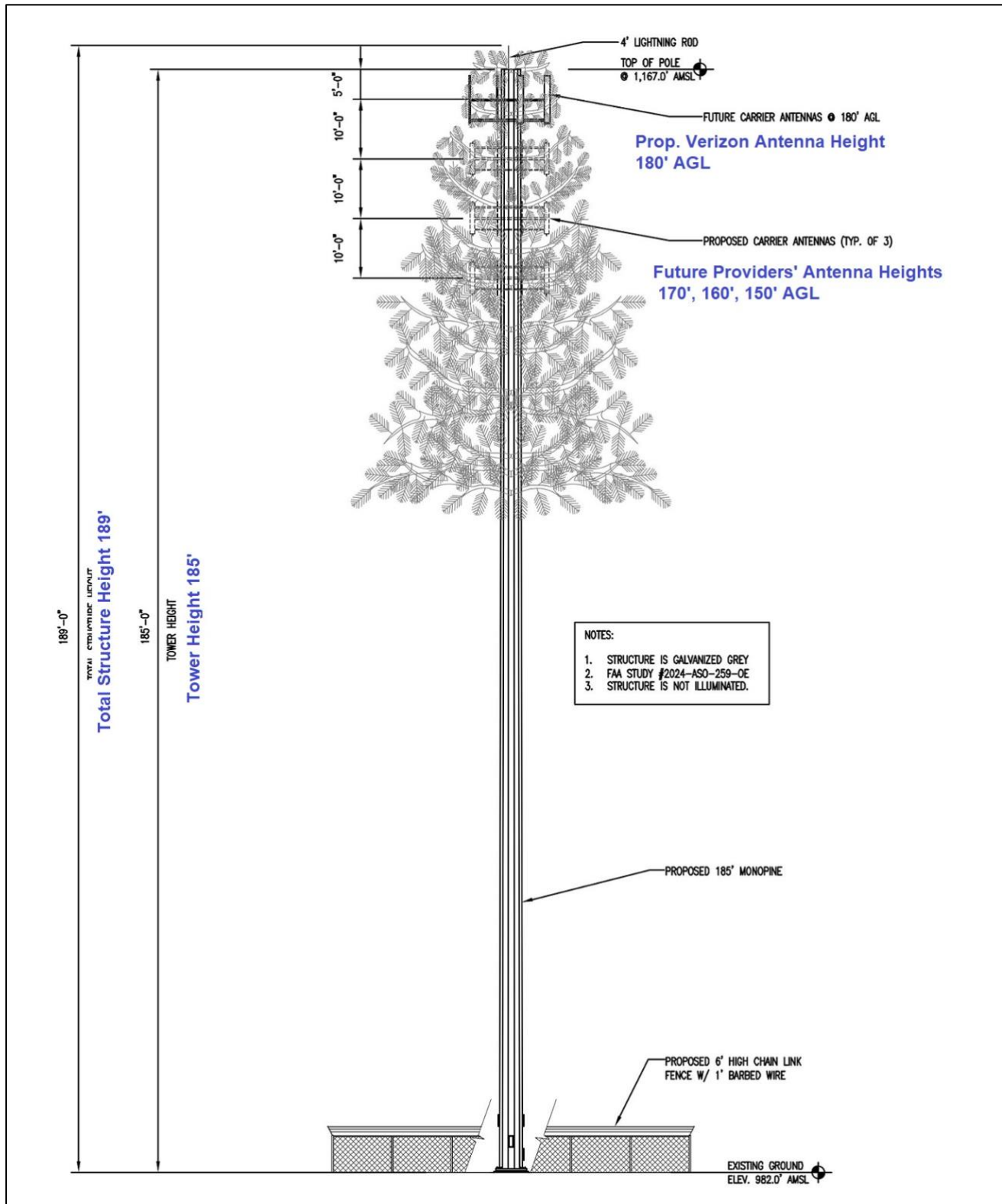


Figure 1. Tower Elevation Sketch



Figure 2. Vicinity Map of Proposed Facility Location

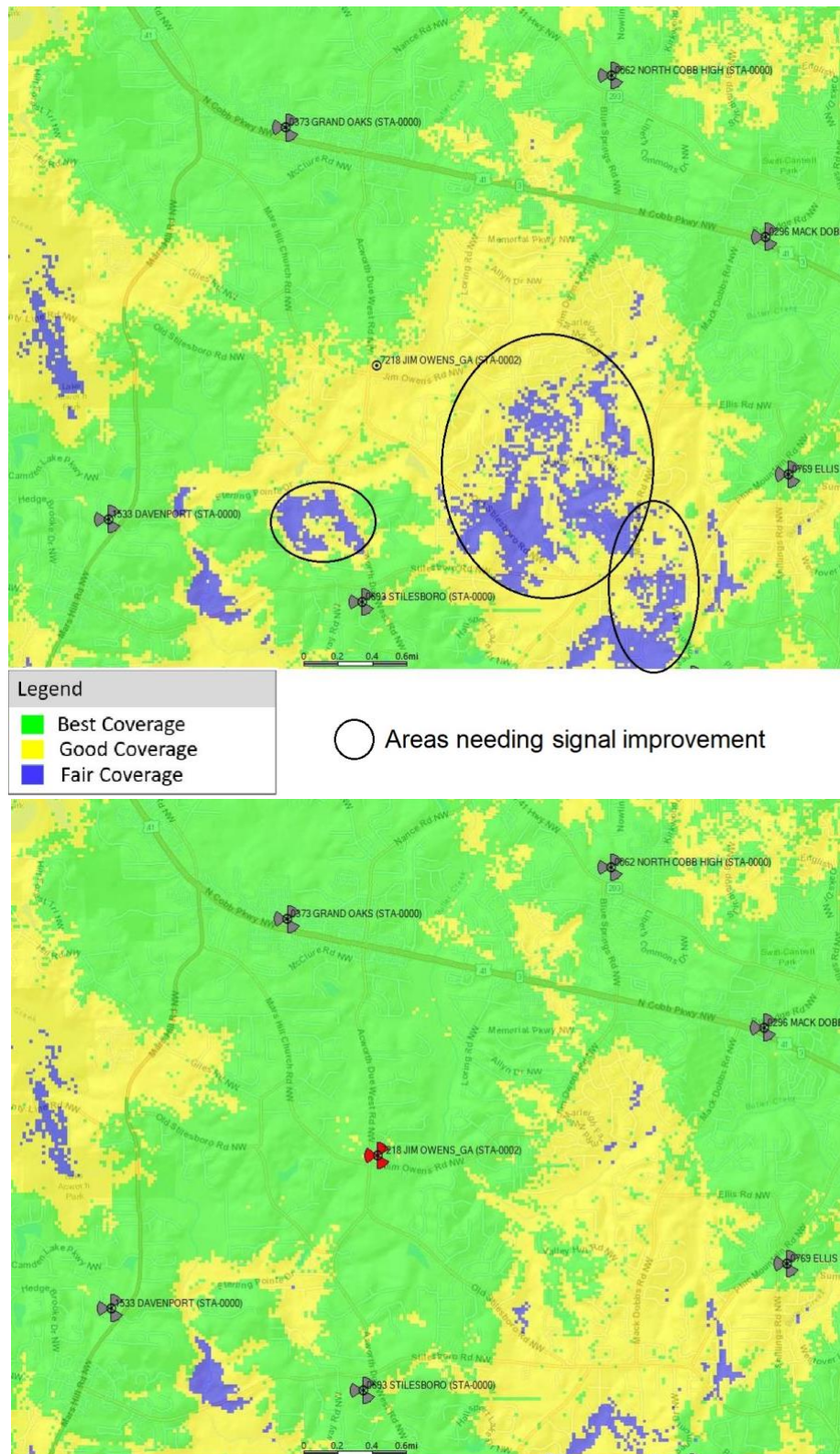


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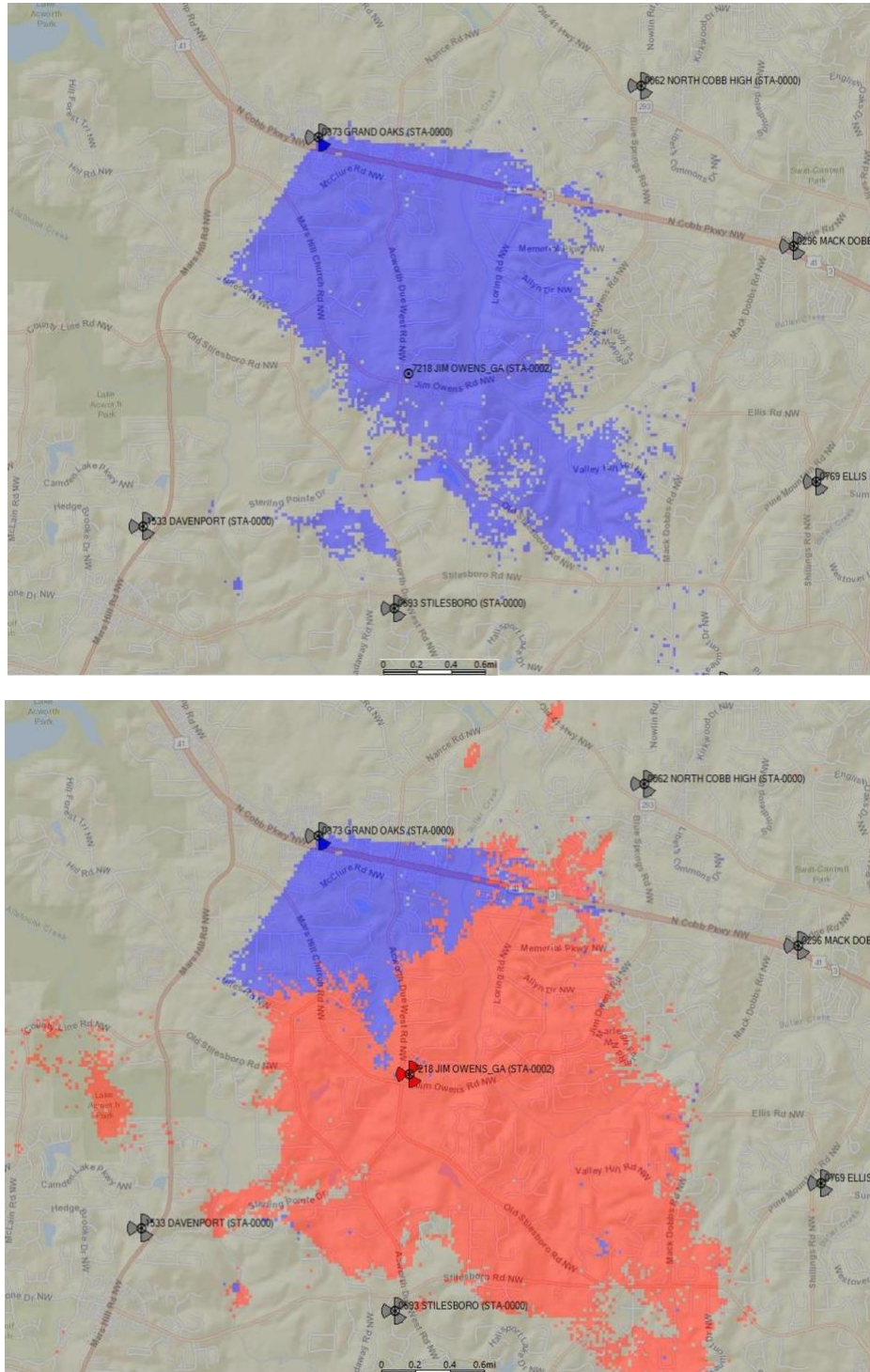
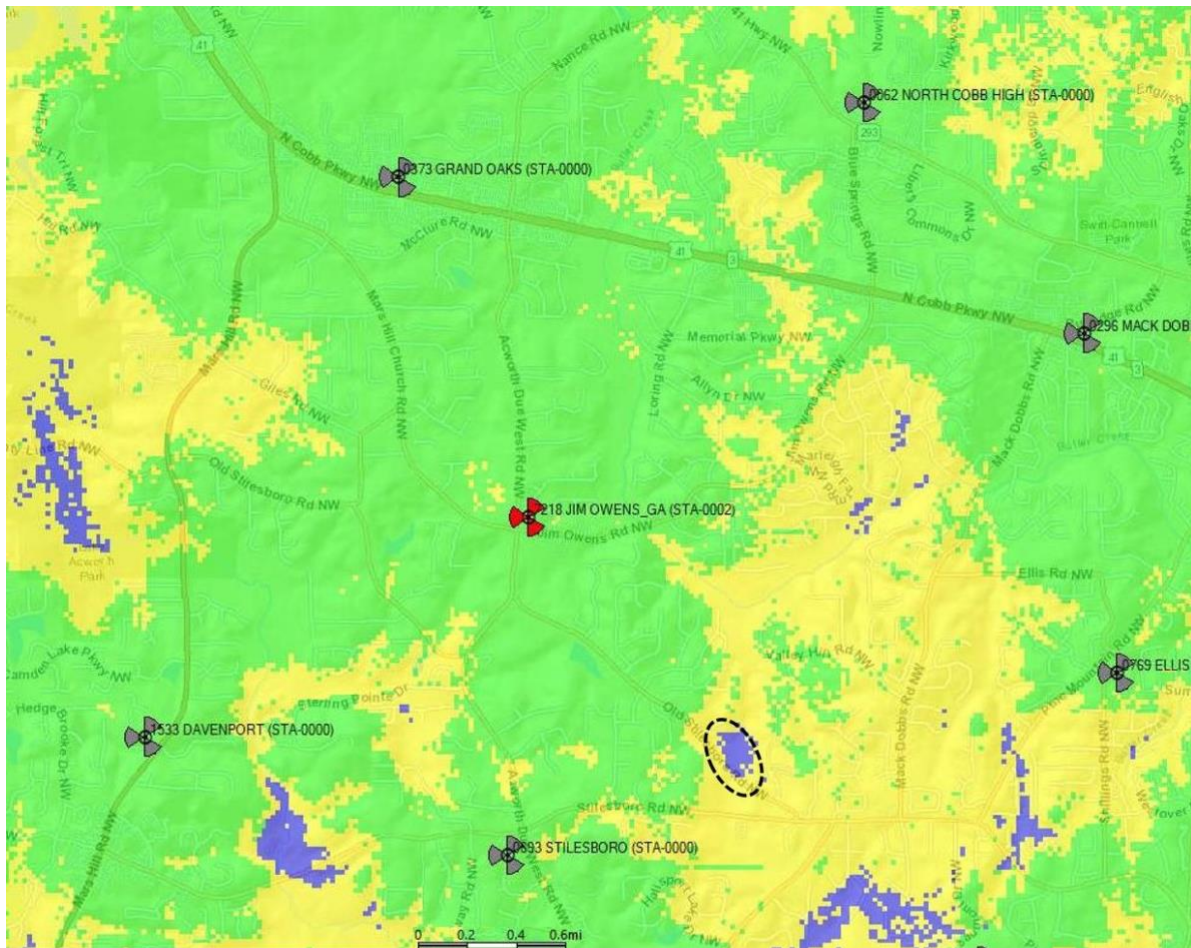


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Area where signal weakened by height reduction to 170 feet

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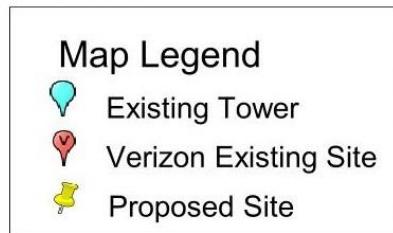
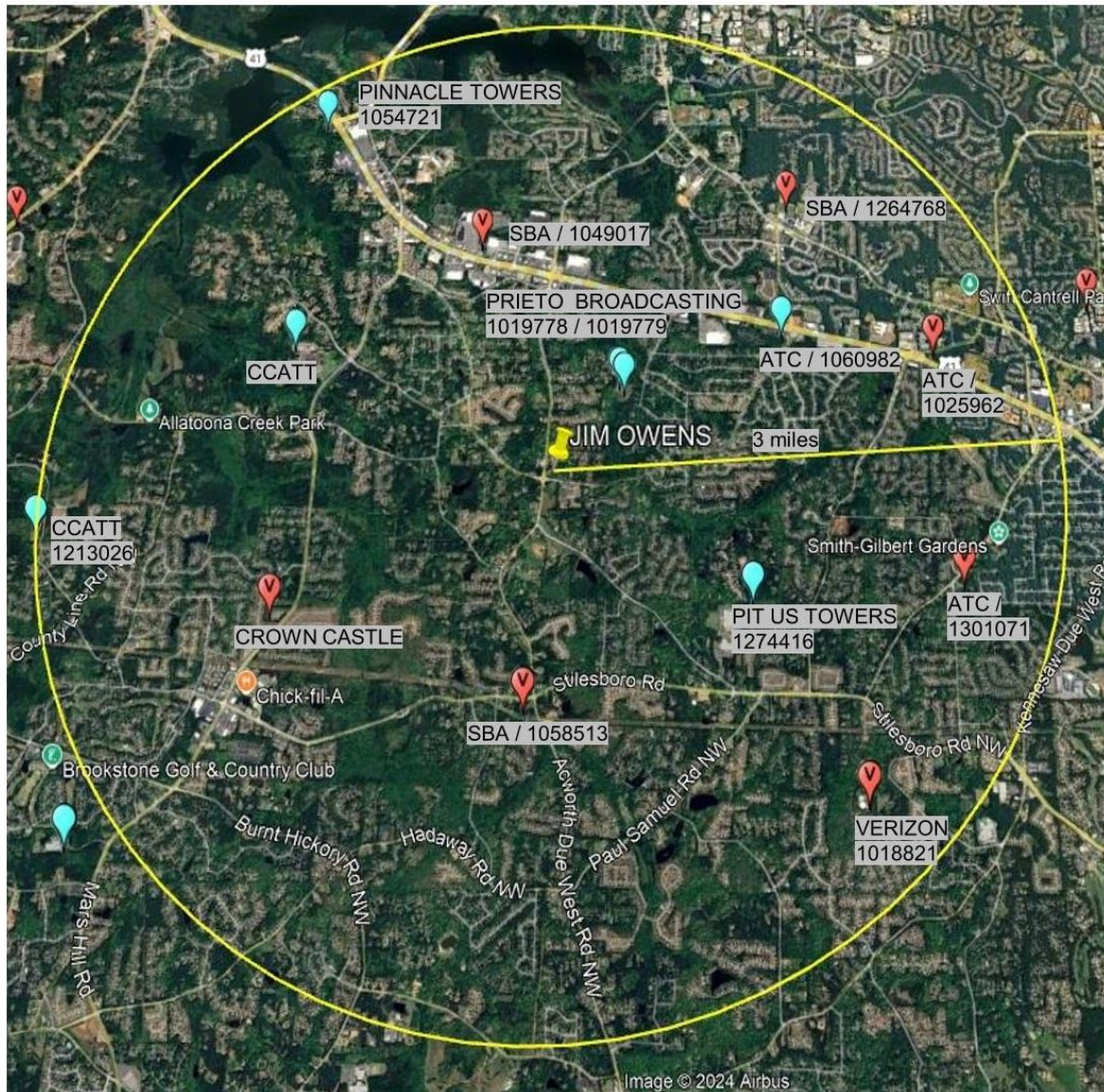
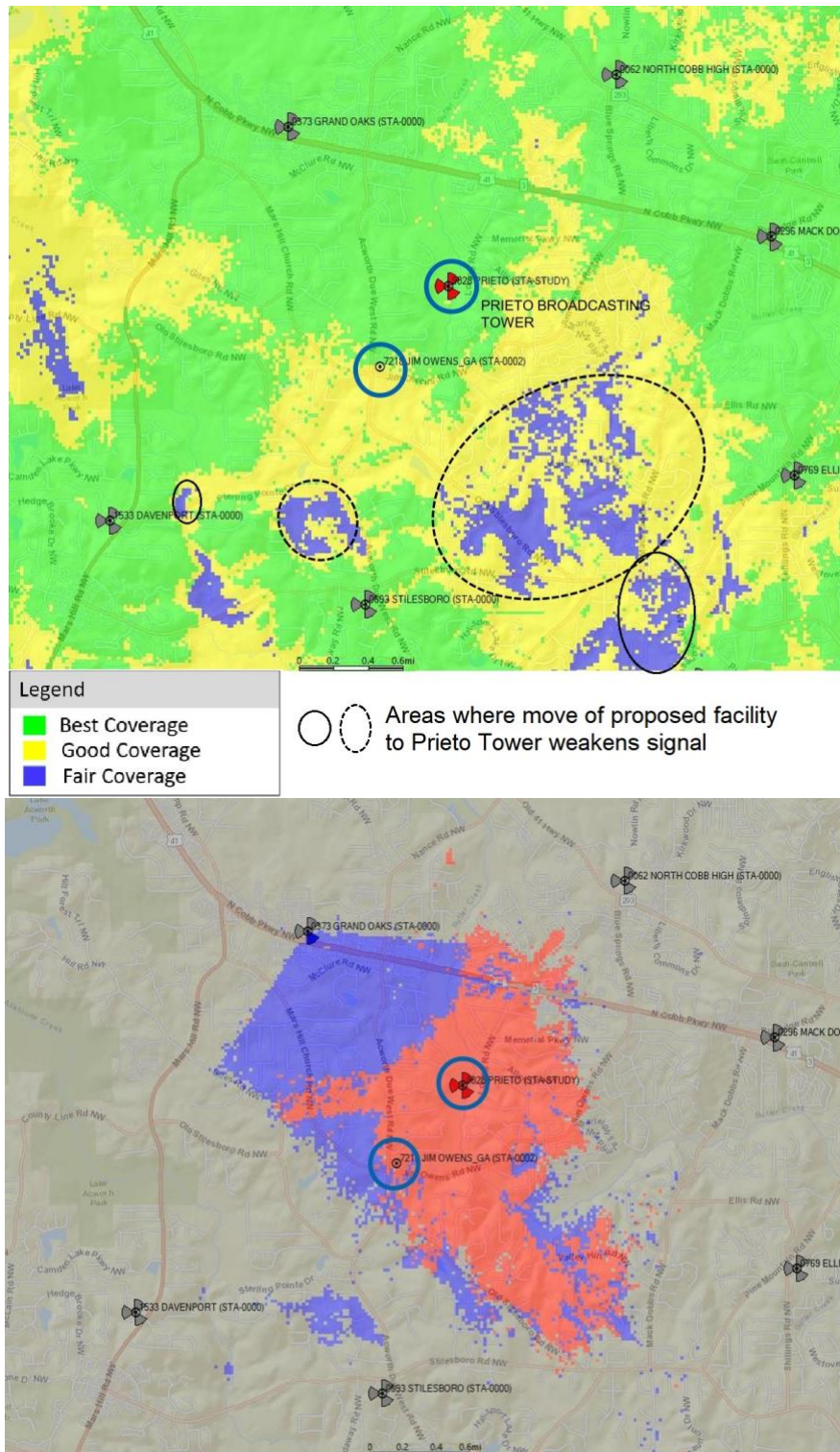
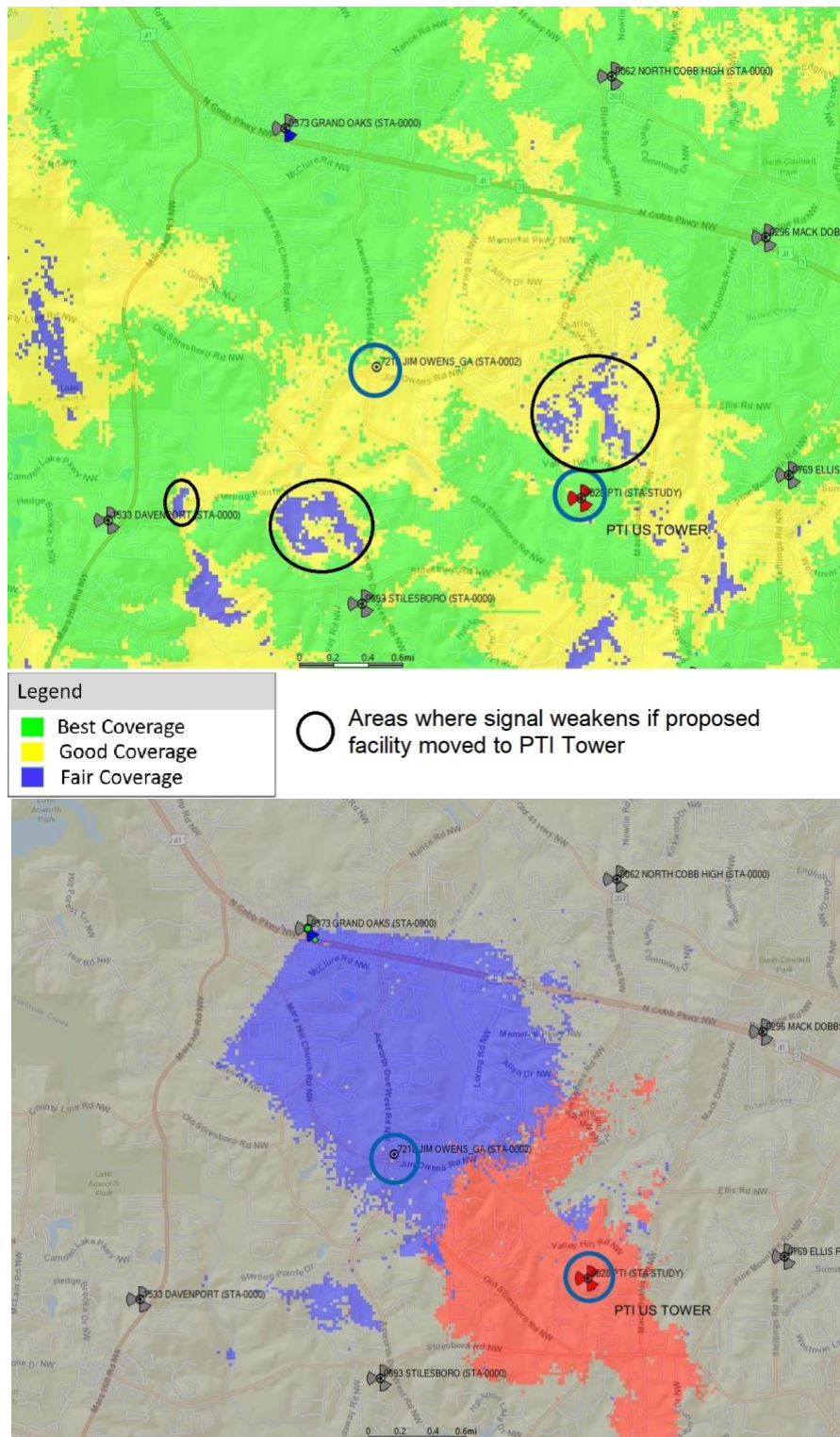


Figure 6. Existing Tower Sites Within 3 Miles of Proposed Site



This map indicates that the Prieto Tower Site, 0.63 mile northeast of the Proposed Site, would provide substantial capacity relief to the Grand Oaks Verizon Facility.

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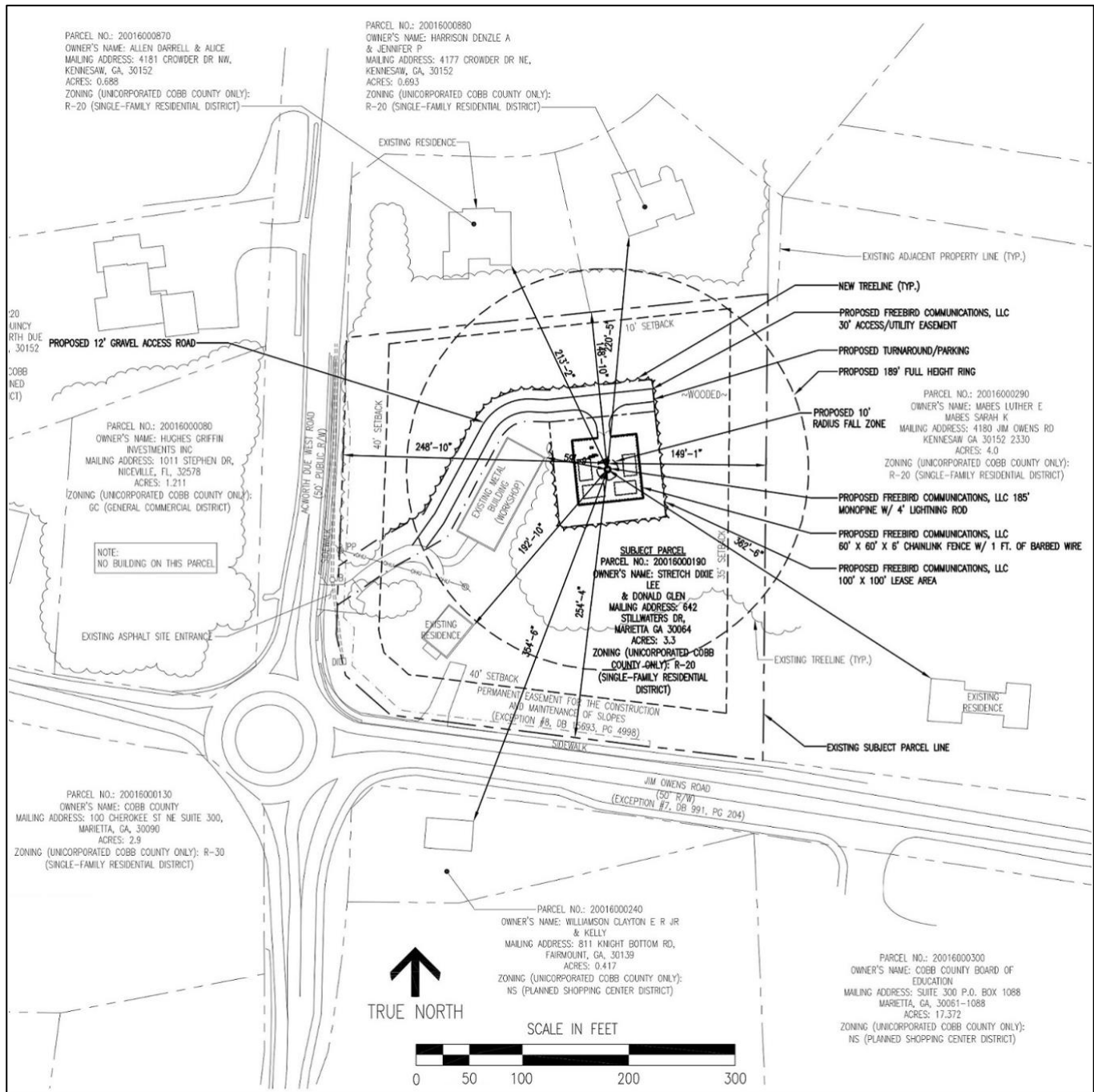


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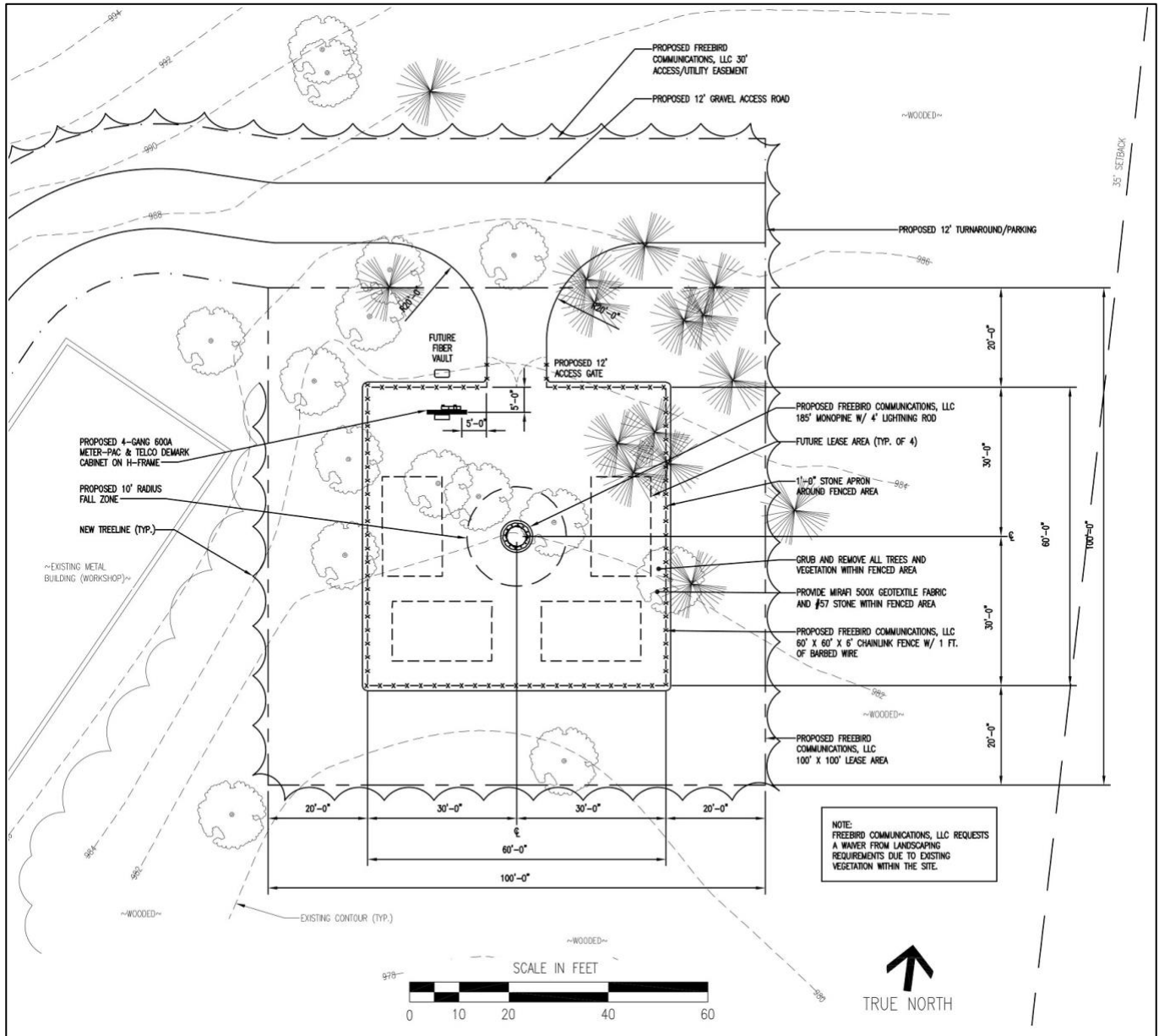


Figure 10. Proposed Wireless Facility Ground Compound

Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064

(614) 398-6250 - mike@mfpeng.com

March 11, 2025

Freebird Communications

Re: Proposed 185-ft Monopine
Located in Cobb Co., GA: Cobb Due West
MFP Project #: 23524-354 / TAPP Project Number: TP-24018

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopine. Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This Structure is to be fabricated by TransAmerican Power Products

I have designed this monopine to support (4) carriers and to withstand a 3-sec. gusted wind speed of 107 mph as recommended by TIA-222-H for Cobb Co., GA. The design also conforms to the requirements of the 2018 International Building Code.

This monopine has been designed to accommodate a theoretical fall radius. The upper 93' of the pole has been designed to meet the wind loads of the design, however, the lower portion of the pole has been designed with a minimum 10% extra capacity. Assuming the pole has been fabricated according to my design, and well maintained, in the event of a failure due to extreme wind and comparable appurtenance antenna load (winds in excess of the design wind load), it would yield/buckle at the 92' elevation. The yielded section is designed to swing down and rest on the ground, resulting in an approximate 10-ft fall radius

The structure has been designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopines are safe structures with a long history of reliable operation.

I hope this review of the monopine design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.

Michael Plahovinsak
2025.03.11 11:35:31
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Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
P.E. Licensed in 48 Jurisdictions



Figure 11. Fall Zone Letter

Cobb County, Georgia

Telecommunications Site Review

New Support Structure

March 28, 2025

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

COUNTY APPLICATION NUMBER: SLUP-2-2025
APPLICANT: Free Bird Communications, LLC
PROVIDER: Verizon Wireless
APPLICANT SITE NAME: Cobb Due West
PROVIDER SITE NAME: Jim Owens
ADDRESS: 2516 Acworth Due West Road NW, Kennesaw, GA 30152
LATITUDE: 34° 00' 59.45" N **LONGITUDE:** 84° 40' 28.55" W
PROPOSED STRUCTURE: 185-foot monopine plus 4-foot lightning rod

Dear Mr. Pederson,

At your request, on behalf of Cobb County ("County"), CityScape Consultants, Inc. ("CityScape"), in its capacity as telecommunications consultant for the County, has reviewed the above-referenced application submitted by Free Bird Communications, LLC ("Applicant") for a Special Use Permit to erect a new facility for personal wireless communications. The Applicant proposes to build a one-hundred eighty-five (185) foot (189' with highest appurtenances) *monopine*, which is a concealed monopole designed to have the appearance of a pine tree, see *Figure 1*. The proposed structure will be engineered to support the future deployment of up to three wireless collocation installations, in accordance with County Ordinance requirements. The facility will include a 3,600-square-foot ground equipment compound, to be located within a 100' x 100' leased area secured by the Applicant.

The proposed tower is to be located at 2516 Acworth Due West Road NW at Kennesaw on a 3.3-acre residential parcel. This property is located northeast of the Jim Owens Road NW and Acworth Due West Road NW roundabout, see *Figure 2*.

Verizon Wireless ("Verizon") has indicated its intent to be the anchor tenant for the proposed antenna support structure. While not a co-applicant, Verizon has submitted supporting documentation for this application, demonstrating its intention to collocate on the Applicant's proposed wireless facility. Accordingly, CityScape has reviewed the application under the assumption that Verizon will provide personal wireless services from the proposed site.

CityScape has reviewed the application to ensure it is complete and meets the submittal requirements outlined in Section 134-273 of the County Communications Tower Ordinance. In addition, CityScape has evaluated the proposal with respect to the following considerations:

- Whether collocation on an existing structure rather than the construction of a new wireless communications tower is or is not a viable alternative;

- Whether the proposed location and height of the structure are reasonably justified based on the anticipated improvement to existing wireless service; and
- Whether the proposed facility complies with the Telecommunications Act of 1996, the Cobb County Ordinance and all other applicable rules and regulations.

To justify the proposed wireless communications facility, the Applicant must address the necessity, location and structural height of the installation. The proposed facility is an 185' monopine tower, topped with a 4' lightning rod on top, resulting in a total height of 189' above ground level (AGL). The site is located on a property zoned R-20 (Residential), where the construction of such a facility is contingent upon the issuance of a Special Use Permit.

Cobb County Planning Requirements Review

CityScape initially received the application and accompanying documentation for this request from the County on December 13, 2024. Following a review of the materials for compliance with Section 134-273 of the County Code, CityScape determined the application to be incomplete, as several required development standards had not been addressed by the Applicant. A detailed list outlining the deficiencies was provided to the County via email on December 30, 2024.

Subsequent to multiple clarifying discussions and email correspondence with the Applicant regarding the applicable Code requirements and CityScape's comments, revised application materials were submitted on March 20, 2025. Upon review of the supplemental documentation, CityScape determined that the application met all completeness requirements as of March 21, 2025.

Justification for the New Site

The Applicant submitted a Radio Frequency (RF) Justification Packet, titled 'Jim Owens RF Propagation Map,' along with an affidavit from Verizon's network engineer. The affidavit provides a technical explanation for the proposed facility, including the rationale for the selected site location and the proposed tower height. "According to the RF engineer, the center of the search ring is located near the intersection of Jim Owens Road and Acworth Due West Road, both of which are major thoroughfares, and the radius of the ring measures 0.3 miles. The areas identified as needing coverage, according to the affidavit, are illustrated in *Figures 3 and 4*, which are attached to this report.¹ CityScape considers the location and radius of the search ring to be technically credible, as the proposed site should be within reasonable proximity of the existing Verizon facility requiring capacity relief (Grand Oaks facility north of the proposed site), see *Figure 4*. Furthermore, the search area is situated roughly equidistant from the existing adjacent Verizon sites. As depicted in *Figure 3*, the existing adjacent Verizon sites leave significant service

¹ The Verizon propagation map legends show three grades of signal quality. "Best Coverage", shown as green in the map, is described as a good signal inside buildings and vehicles. "Good Coverage", shown as yellow, is adequate signal inside buildings and vehicles. "Fair Coverage", shown as blue, is an outdoor-grade signal which is weak for buildings and vehicles.

gaps, indicated by blue areas, which only offer reliable outdoor service coverage and lack consistent in-building and in-vehicle service coverage.

Verizon has indicated that there are no existing towers within the defined search ring that are technically feasible for collocation to meet the network objectives. With respect to new tower construction, the Applicant's analysis suggests that no public or non-residential properties within the search ring were available for development. Two potential alternative sites—Mount Olivet Baptist Church and Lewis Elementary School—were identified during the site selection process; however, according to documentation submitted with the application, the Applicant was unable to reach lease agreements with the respective property owners. Based on the information provided, the proposed site appears to be the only location within the search ring where the property owner is amenable to entering into a lease agreement with the Applicant.

The Applicant states that the proposed new wireless structure is necessary to alleviate network traffic congestion currently experienced at Verizon's Grand Oaks facility, located north of the proposed site, which is nearing its maximum technical capacity for handling network traffic. This existing facility is approaching its maximum technical capacity for processing network traffic. Given that each wireless facility operates within a finite frequency spectrum, it is inherently limited in the number of simultaneous service requests it can accommodate. As population density increases and data-intensive smartphone usage continues to rise, demand on the network intensifies. This can result in service degradation—such as dropped calls, failed connections, and reduced data throughput—when one or more sites exceed their operational capacity. To meet escalating subscriber demand, wireless carriers must strategically expand network infrastructure by deploying additional sites, even in areas where signal coverage from nearby facilities remains adequate. Capacity-based deployments are critical to maintaining network performance, especially during peak usage periods. Furthermore, during periods of high vehicular traffic or emergency events, the absence of sufficient infrastructure can exacerbate network strain and pose risks to public safety. As depicted in *Figure 4*, the proposed site is intended to provide necessary capacity relief to the Grand Oaks facility and ensure continued quality of service within the coverage area.

In addition to addressing network capacity constraints, the Applicant contends that the proposed Verizon site is necessary to resolve existing coverage deficiencies within the area. As shown in Verizon's RF propagation map excluding the proposed site, *see Figure 3*, there are discernible gaps in both in-building and in-vehicle coverage. These deficiencies indicate areas where signal strength is insufficient to reliably support service within structures or moving vehicles. The propagation map including the proposed site illustrates a significant improvement in coverage, demonstrating that the new facility would effectively mitigate most of the identified coverage gaps by providing reliable signal strength for both indoor and vehicular environments.

With respect to the appropriateness of the proposed tower height, Verizon submitted a supplemental radio frequency (RF) propagation map modeling a reduced antenna height of 170' AGL, as shown in *Figure 5*. This model indicates that a height reduction of 10' results in a measurable degradation of coverage quality specifically in an area approximately 1.3 miles southeast of the proposed site. In this scenario, coverage is downgraded from 'good' to 'fair,' which

falls below the threshold considered reliable for in-building and in-vehicle service. This impacted area is located within a residential zone near Bullard Elementary School and McClure Middle School, where consistent coverage is especially critical.

Given these results, it is reasonable to infer that further reductions in antenna height would exacerbate signal degradation in the intended coverage area. Accordingly, the Verizon RF engineer's assertion that a tower height of 185' (including the lightning rod) is the minimum necessary to achieve both capacity relief and effective coverage enhancement is supported by the propagation data and network planning principles.

In addition to evaluating potential locations for new tower construction, Verizon also assessed the viability of the two closest existing communications towers relative to the proposed site—despite both being located outside the defined search area. The first site is home to two approximately 209-foot guyed AM broadcast towers, collectively known as the 'Prieto Broadcasting Tower.' The second is a 155-foot wireless monopole, referred to as the 'PTI US Tower' (see Figure 6). As depicted in Figures 7 and 8, neither of these sites satisfies both of Verizon's network objectives: providing essential capacity relief to the Grand Oaks facility and addressing identified signal coverage gaps. This remains true even under the assumption that Verizon could mount antennas at the maximum allowable height on each structure.

While additional communications structures exist within a 3-mile radius of the proposed location (as shown in Figure 6), they are situated farther away than the Prieto and PTI sites. As detailed on Page 10 of the Jim Owens RF Propagation Map packet, Verizon has determined that these alternative sites are either already utilized by Verizon or are unsuitable to meet the network's targeted capacity and coverage requirements.

Based on the technical documentation and RF analysis submitted by Verizon's network engineer, CityScape is satisfied that the proposed facility is justified. From both a network capacity and service coverage perspective, CityScape finds Verizon's need for a new wireless communications facility near the intersection of Jim Owens Road and Acworth Due West Road to be valid. However, it should be noted that the proposed site directly abuts single-family residential properties. To mitigate potential visual impacts, the Applicant has proposed a monopine design intended to resemble a tree and has included a comprehensive set of photo-simulations demonstrating the facility's appearance from multiple vantage points.

Site Plans and Collocation

Figure 9 illustrates the overall site plan, including setback distances, while *Figure 10* provides a detailed view of the proposed leased area. The total leased area encompasses approximately 10,000 square feet. Within this area, the Applicant has proposed a 60' x 60' fenced equipment compound, which will be enclosed by a six-foot chain link fence topped with barbed wire for anti-climbing security.

The site plan designates space within the compound to accommodate up to four (4) wireless tenants, each allocated a 12' x 20' area for ground-mounted equipment. According to the application materials submitted by Verizon, their antennas will be mounted at a centerline height

of 180' AGL on the monopine structure, as shown in the construction drawings provided by the Applicant. Additionally, the tower elevation diagram indicates provisions for three (3) future collocators, with antenna array elevations planned at 170', 160', and 150' AGL, respectively, *see Figure 1*.

FAA Tower Height Concurrence

The Applicant has provided a Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation² for an overall structure height of one hundred and 189' AGL which includes the four-foot lightning rod. Based on the FAA's evaluation, marking and lighting are not necessary for aircraft safety.

Structural Analysis and Fall Zone

The Applicant has not provided a structural analysis report for the proposed tower, signed and stamped by a Georgia-registered Professional Engineer³. Instead of a structural analysis report, the Applicant provided a letter from Michael F. Plahovinsak, P.E., *see Figure 11*. In the letter, Mr. Plahovinsak states that he "designed the monopine to support (4) carriers and to withstand a 3-sec. gusted wind speed of 107 mph as recommended by TIA-222-H for Cobb Co., GA. The design also conforms to the requirements of the 2018 International Building Code."

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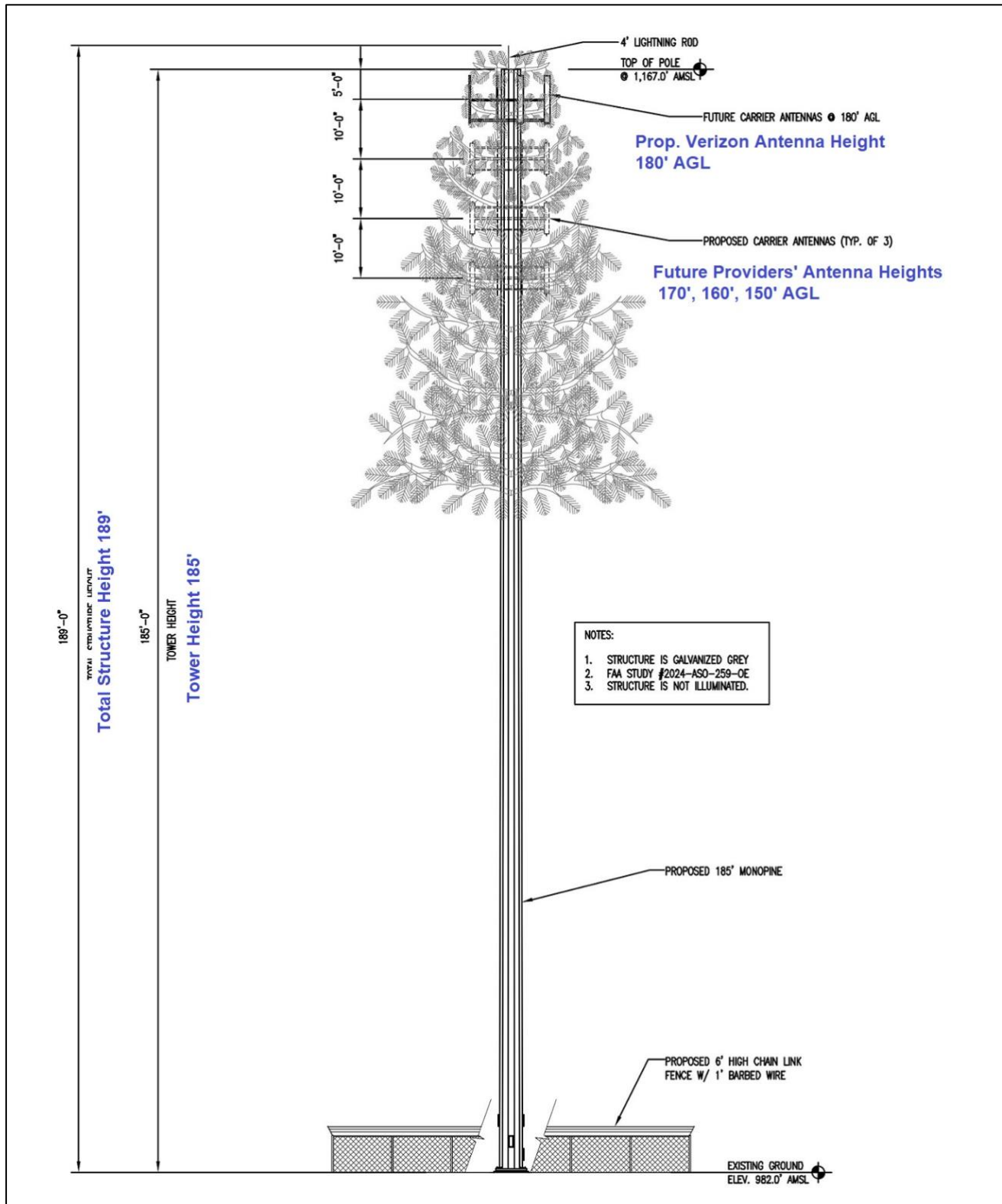


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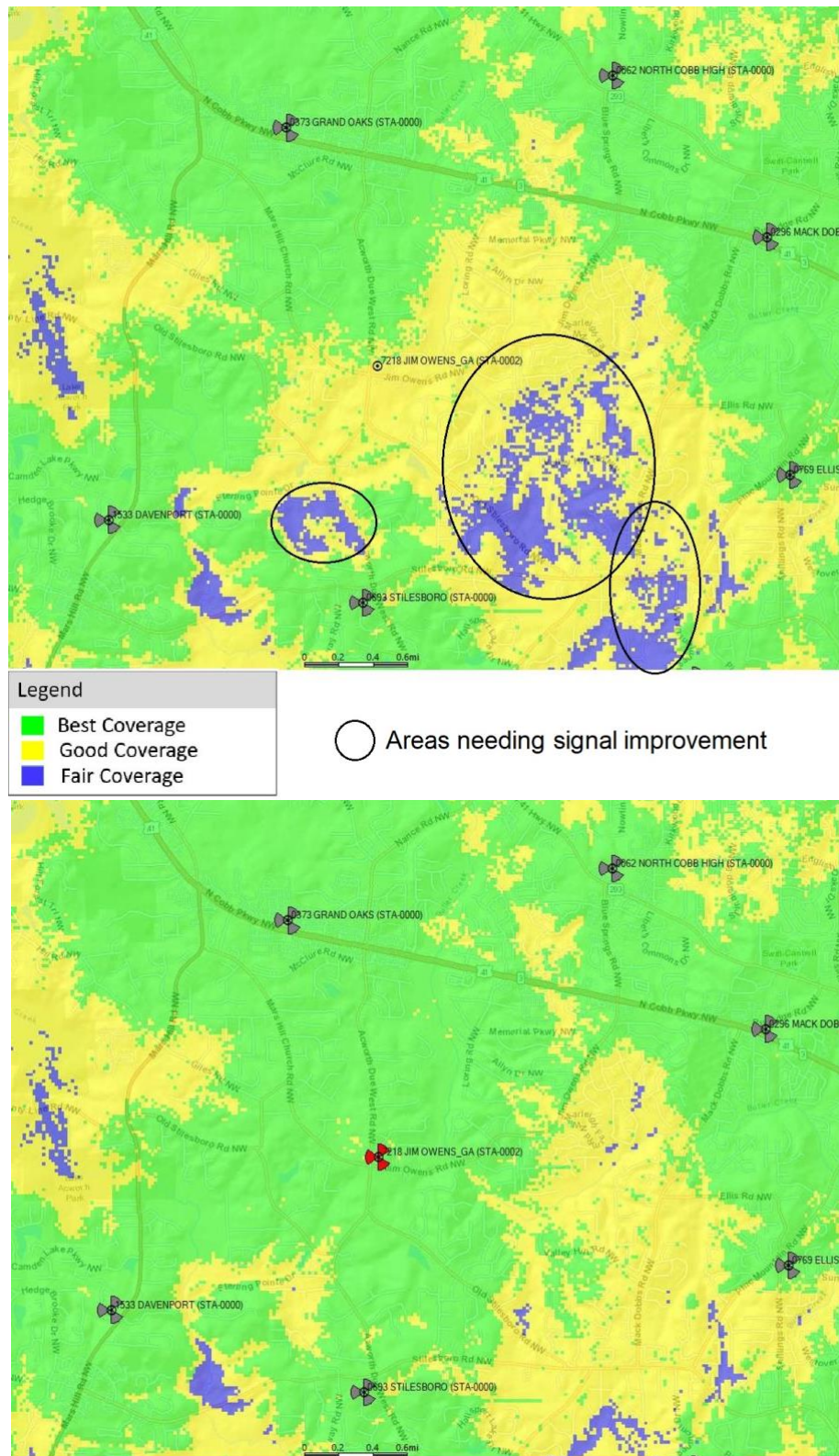


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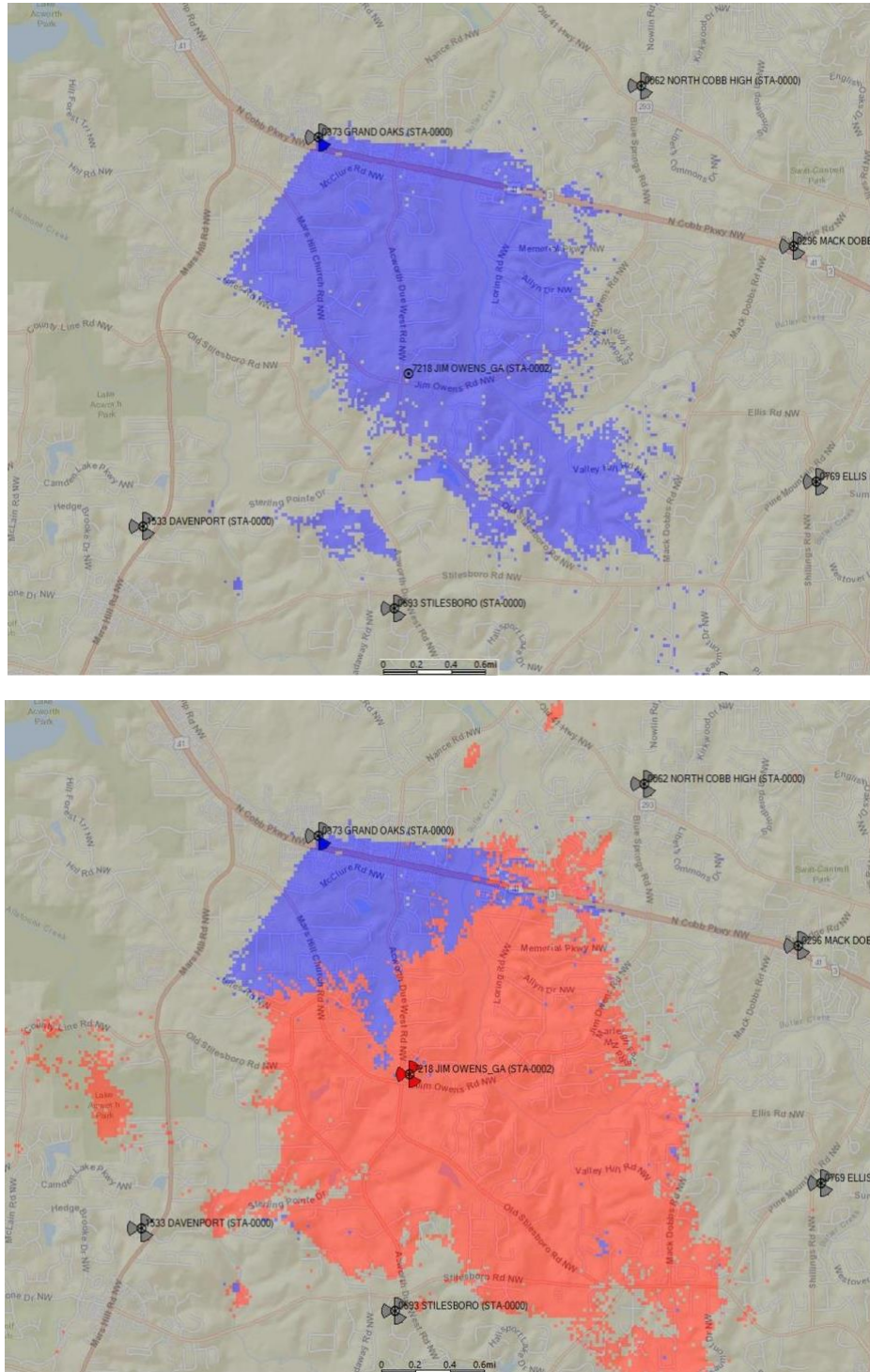
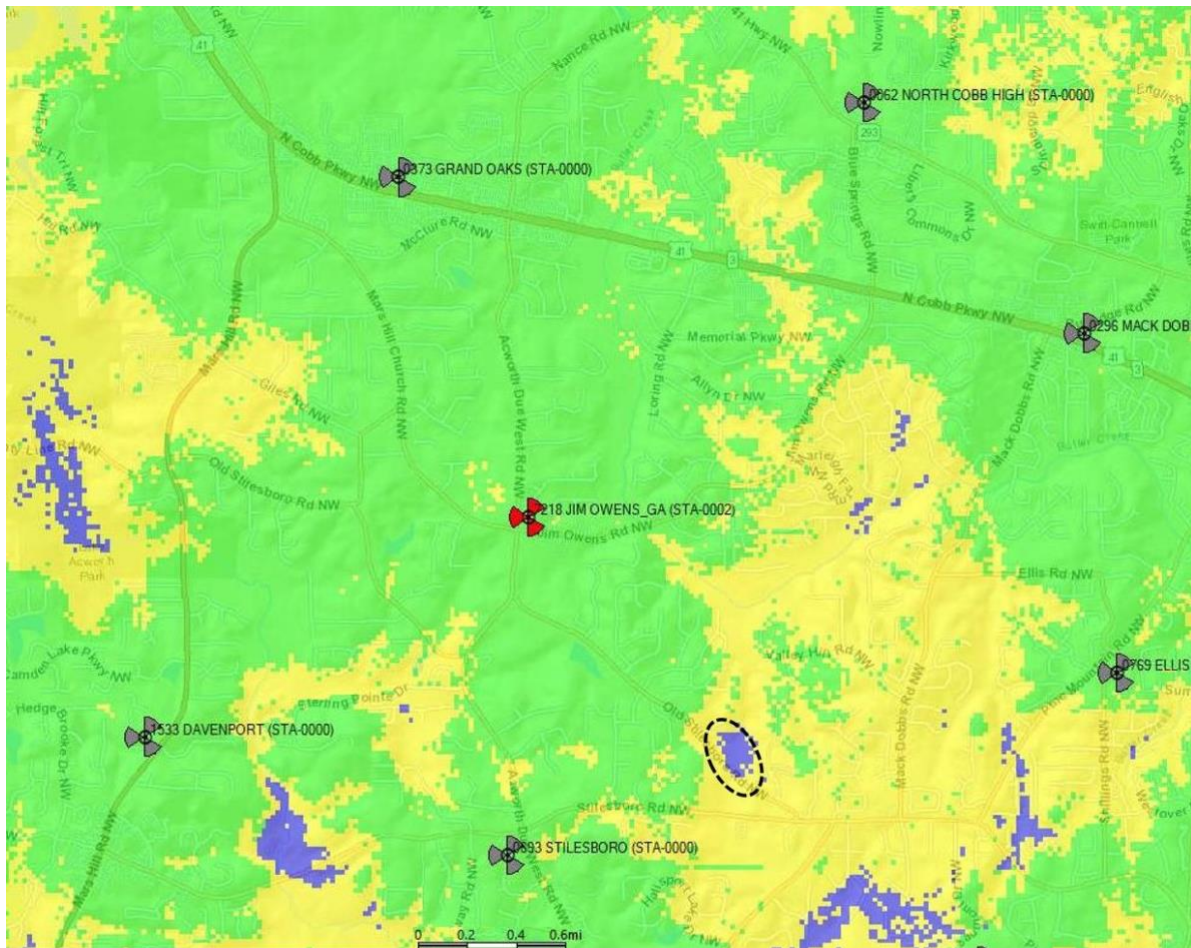


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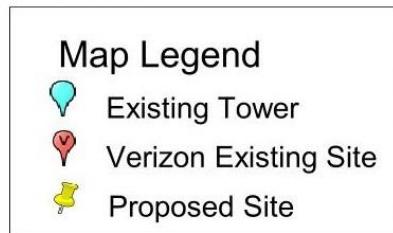
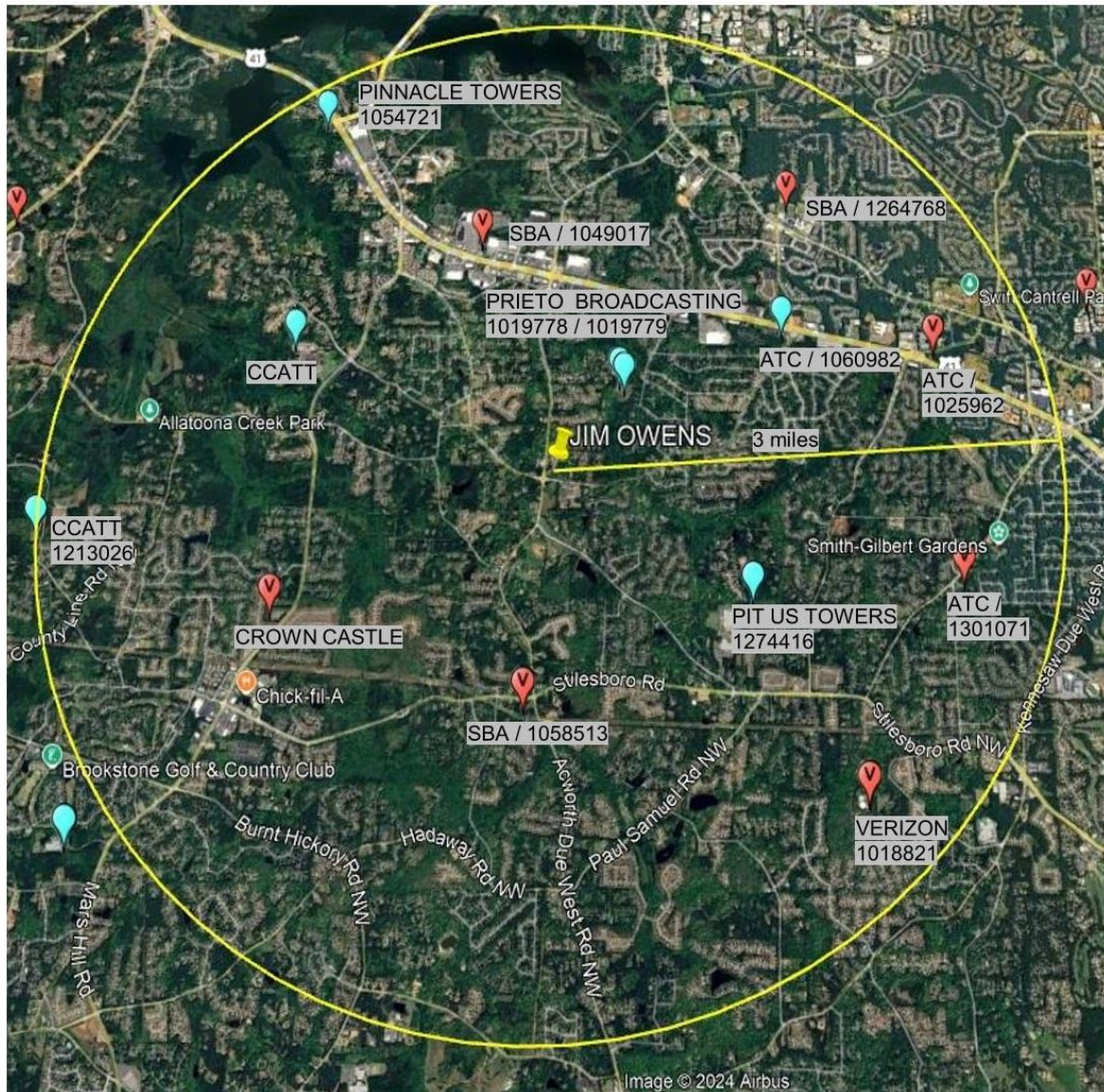
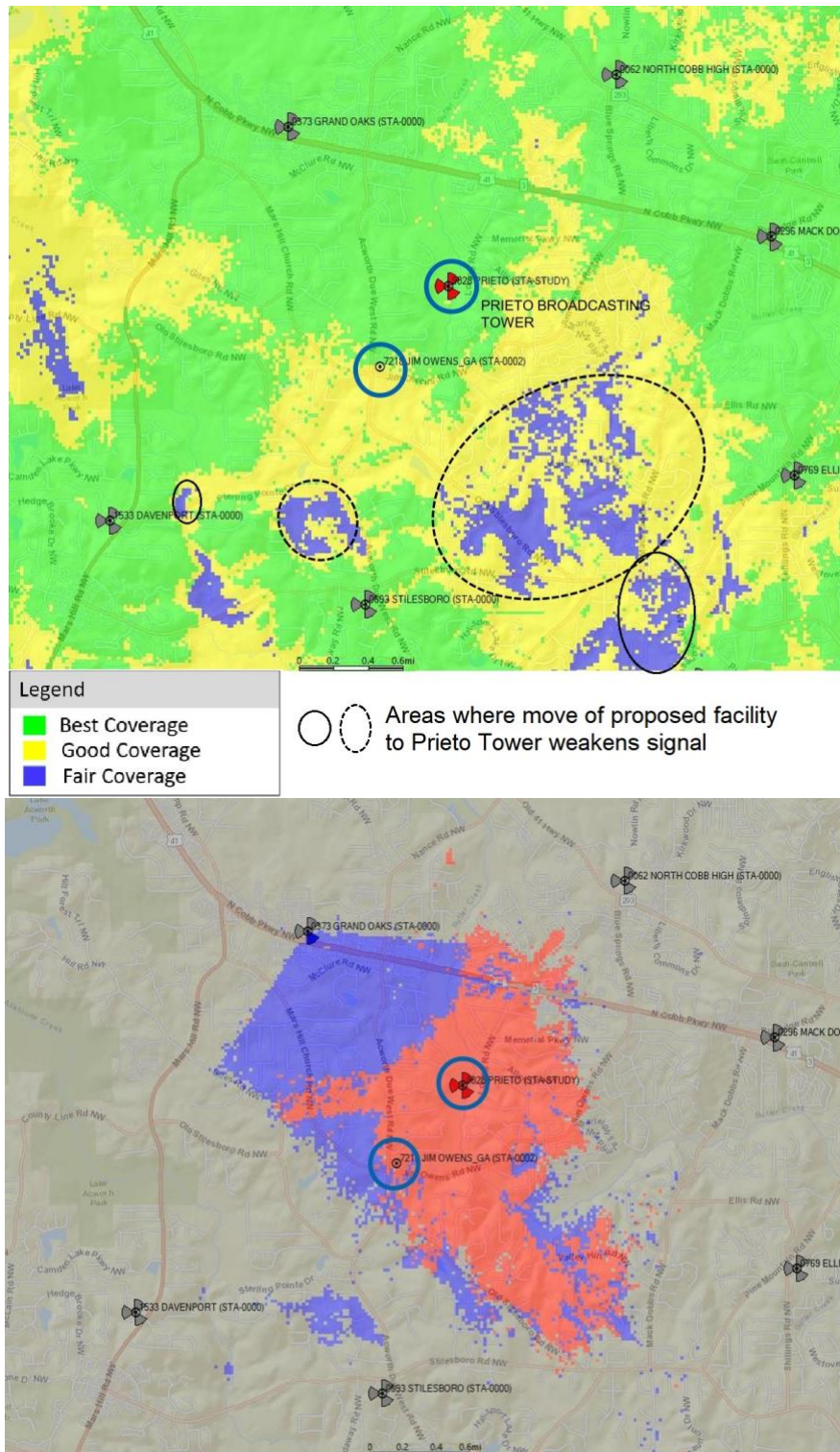
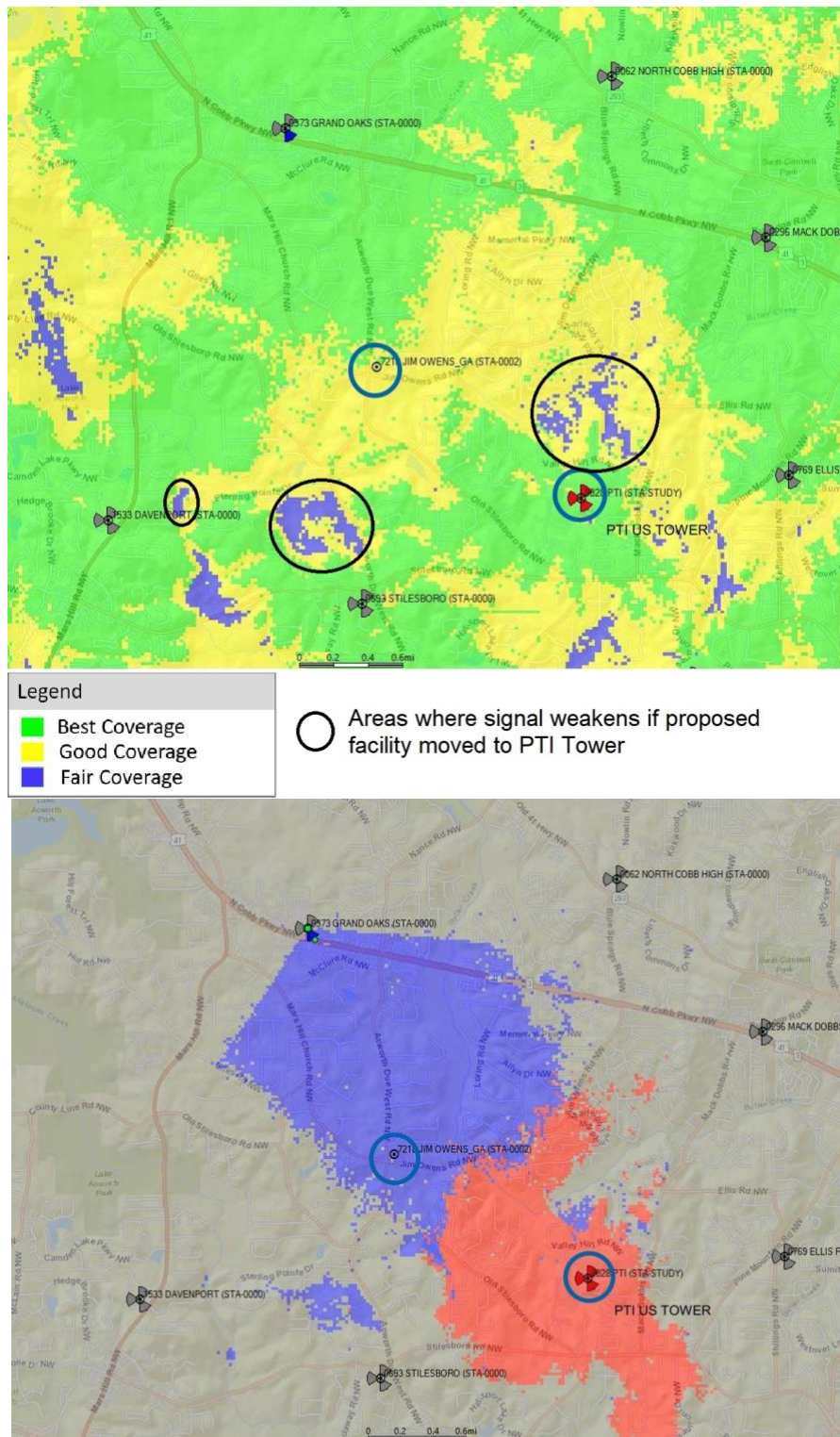


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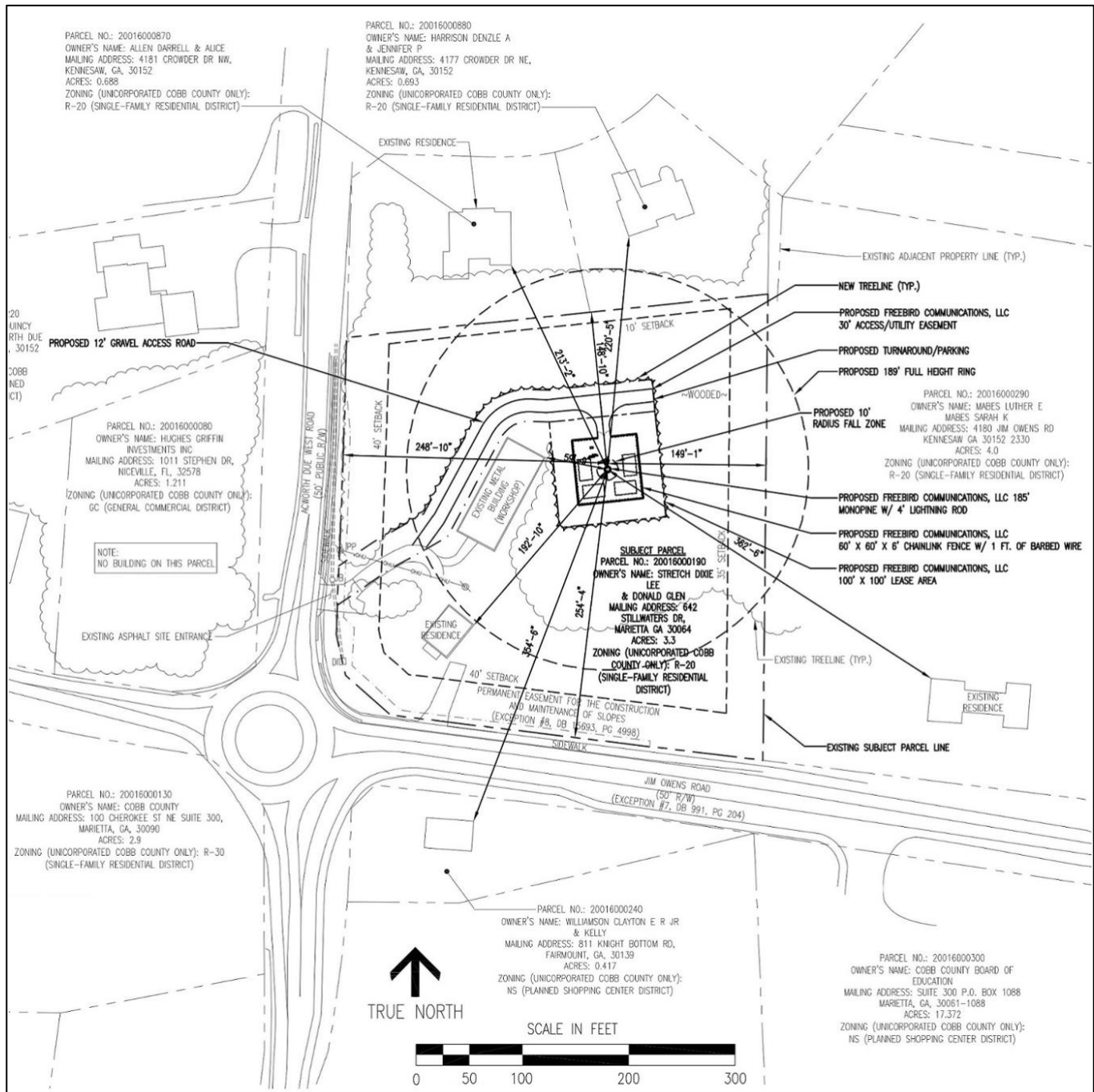


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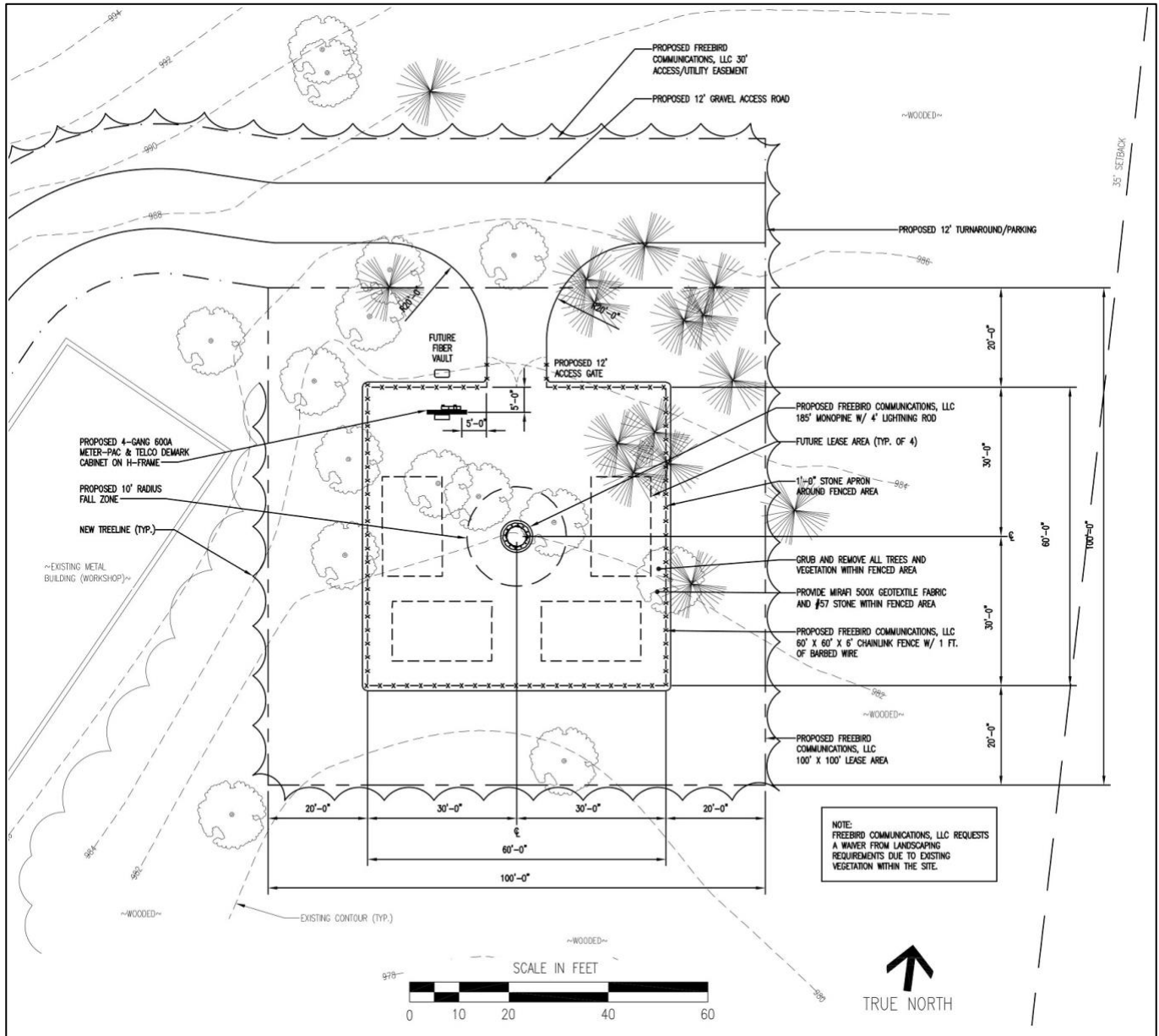


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Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064

(614) 398-6250 - mike@mfpeng.com

March 11, 2025

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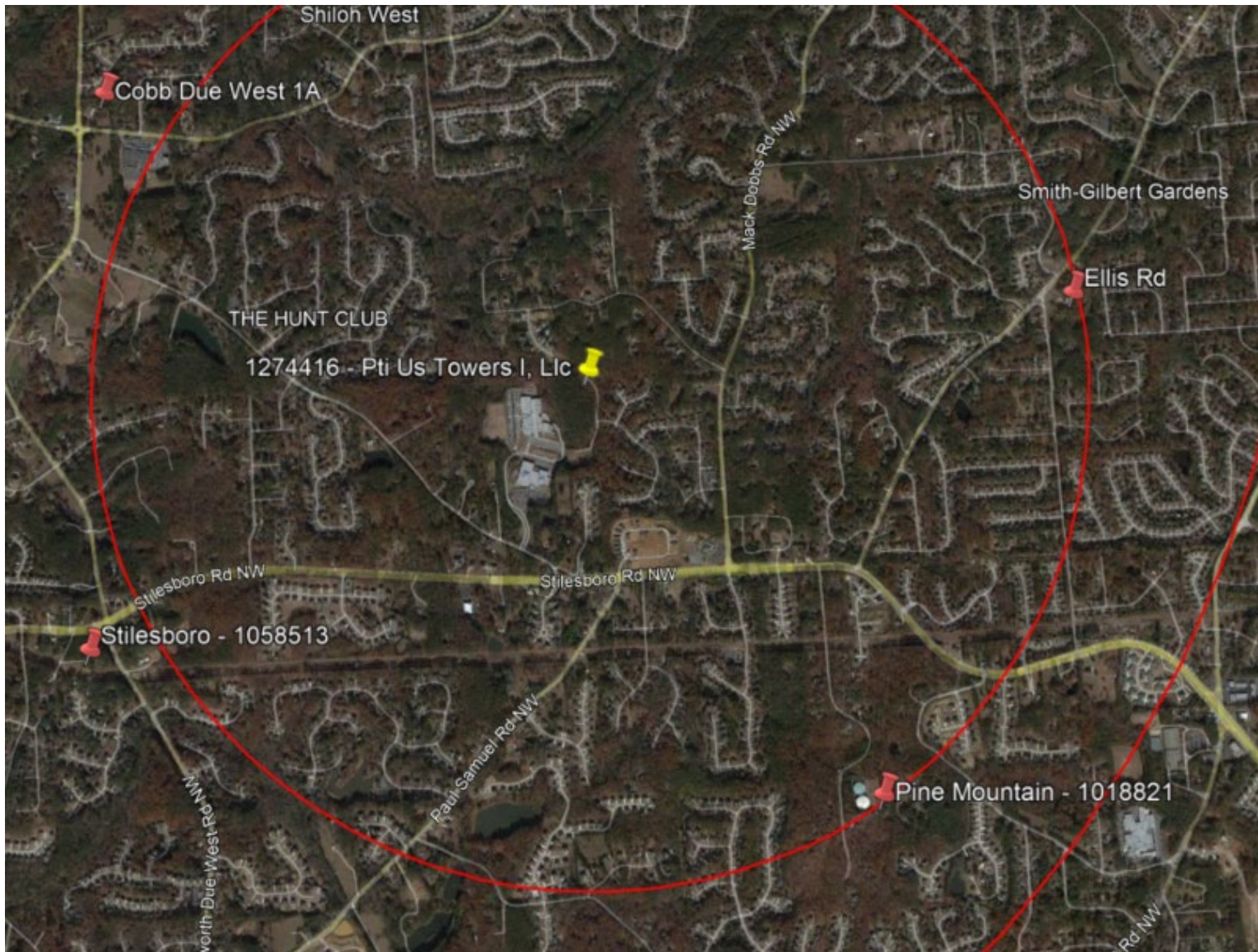
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Figure 11. Fall Zone Letter

Towers within 3 Miles of Proposed tower

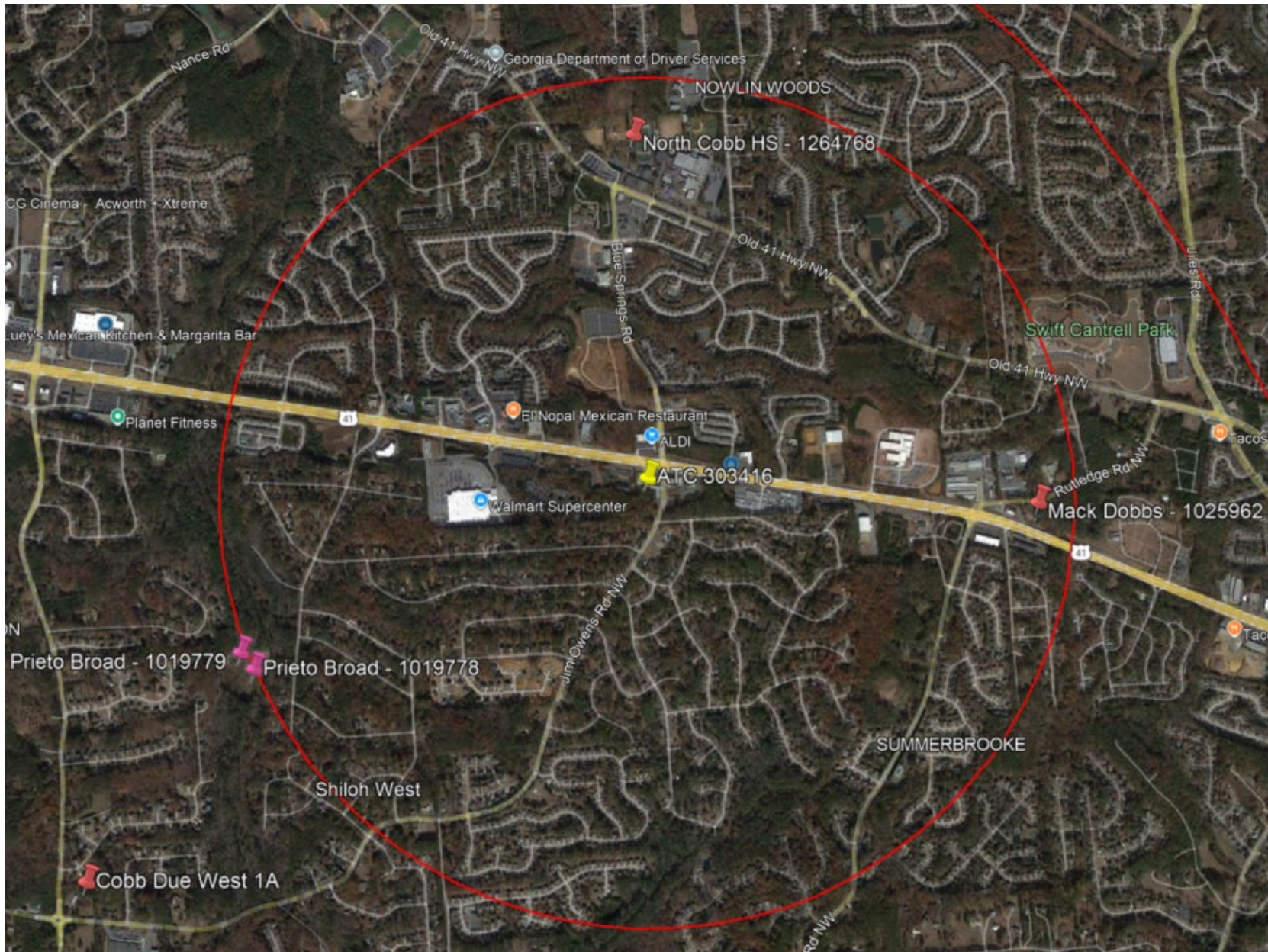
Structure Type	Date Constructed	Height of Structure	Available RadCen	Carrier Count	Available Colocations	Structure Address	Company	Phone	Comments	Latitude	Longitude
Monopole	2/1/1987	105 feet	Vzw	Vzw	Vzw	1486 Beaumont Dr Marietta Ga	Cellco Partnership (Verizon)	7707971070	Verizon Site - Pine Mountain	33.9896	-84.6436
Guyed	7/1/1988	209 feet		1	AM tower with no mounts, SA would be needed to know colo opportunities	Twr 1 2839 Loring Rd Kennesaw Ga	Prieto Broadcasting, Inc.	6788983332	RF Ruled site out	34.0231	-84.6675
Guyed	7/1/1988	206.7 feet		1	AM tower with no mounts, SA would be needed to know colo opportunities	Twr 2 2839 Loring Rd Kennesaw Ga	Prieto Broadcasting, Inc.	6788983332	RF Ruled site out	34.0236	-84.668
SST	1/26/1998	223.1 feet	Vzw	Vzw	Vzw	2960 North Cobb Parkway (026102) Kennesaw Ga	American Towers Llc	7819264500	Verizon Site - Mack Dobbs	34.0266	-84.6351
SST	9/30/1998	250 feet	Vzw	Vzw	Vzw	3352 North Cobb Parkway Acworth Ga	Sba Towers, Llc	5619957670	Verizon Site - Grand Oaks	34.0367	-84.6832
Monopole	8/30/1998	160.1 feet	0-140'	2	2	3889 Cobb Parkway North Acworth Ga	Pinnacle Towers Llc	7244162000	North of Search Ring, offers no coverage of target area	34.0487	-84.7014
Monopole	12/2/1998	149.9 feet	Vzw	Vzw	Vzw	1345 Mars Hill Road (ga01082-b) Acworth Ga	Sba Towers, Llc	5619957670	Verizon Site - Brookstone	33.9864	-84.7188
Monopole	11/30/1998	190 feet	Vzw	Vzw	Vzw	4361 Stilesboro Lane Nw Kennesaw Ga	Sba Towers, Llc	5619957670	Verizon Site - Stilesboro	33.9967	-84.6766
Monopole	12/8/1997	149.9 feet	0-130'	2	2	3160 Jim Owens Rd. (#303416) Kennesaw Ga	American Towers Llc	7819264500	Too close to existing sites and offers no coverage of target area	34.0283	-84.651
Monopole	8/19/1999	190 feet	0-170'	2	2	2300 Pitner Road Acworth Ga	Ccatt Llc	7244162000	Too close to existing sites and offers no coverage of target area	34.0106	-84.7264
Monopole	12/31/2008	159.1 feet	Vzw	Vzw	Vzw	3400 Highway 293 North Kennesaw Ga	Sba Monarch Towers I, Llc	5619957670	Verizon Site - North Cobb HS	34.0404	-84.6502
Monopole	2/2/2013	154.9 feet	120ft	2	2	2101 Rocky Fall Ct (9at2044f) Kennesaw Ga	Pti Us Towers I, Llc	5612570557	Too close to existing sites	34.0051	-84.6543
MonoPine	2/15/2016	105 feet	Vzw	Vzw	Vzw	2150 Pine Mountain Rd Kennesaw Ga	American Towers Llc	7819264500	Verizon Site - Ellis Rd	34.0066	-84.6333
Monopole	2/2/2012	199.1 feet	0-160', 180'	2	2	2865 Mars Hill Rd Acworth, GA 30101	Ccatt Llc	7244162000	Too close to existing sites and offers no coverage of target area	34.0271	-84.7023



PTI Tower is addressed in RF support documentation and propagation analysis. Tower is ~1.25 Miles from multiple existing Verizon sites.

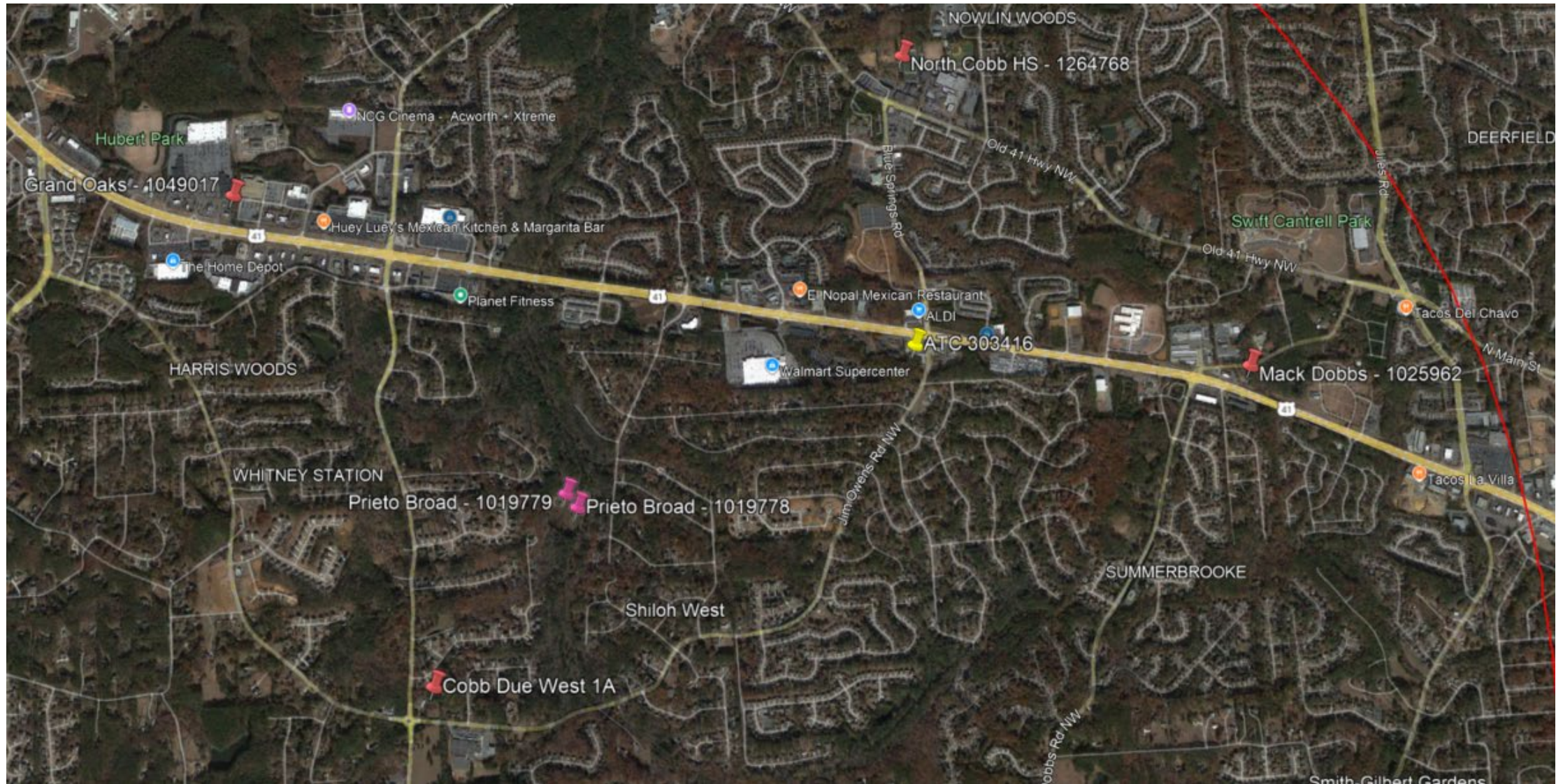
Legend

Red Pin - Verizon Site
Cobb Due West is Proposed Site



ATC Tower is less than a 1 Mile from existing Verizon sites and does not aid in coverage objectives

Prieto Broadcast AM Towers are close to existing Verizon sites and would not support coverage objectives as outlined in RF documentation.





Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-9-2025

SITE BACKGROUND

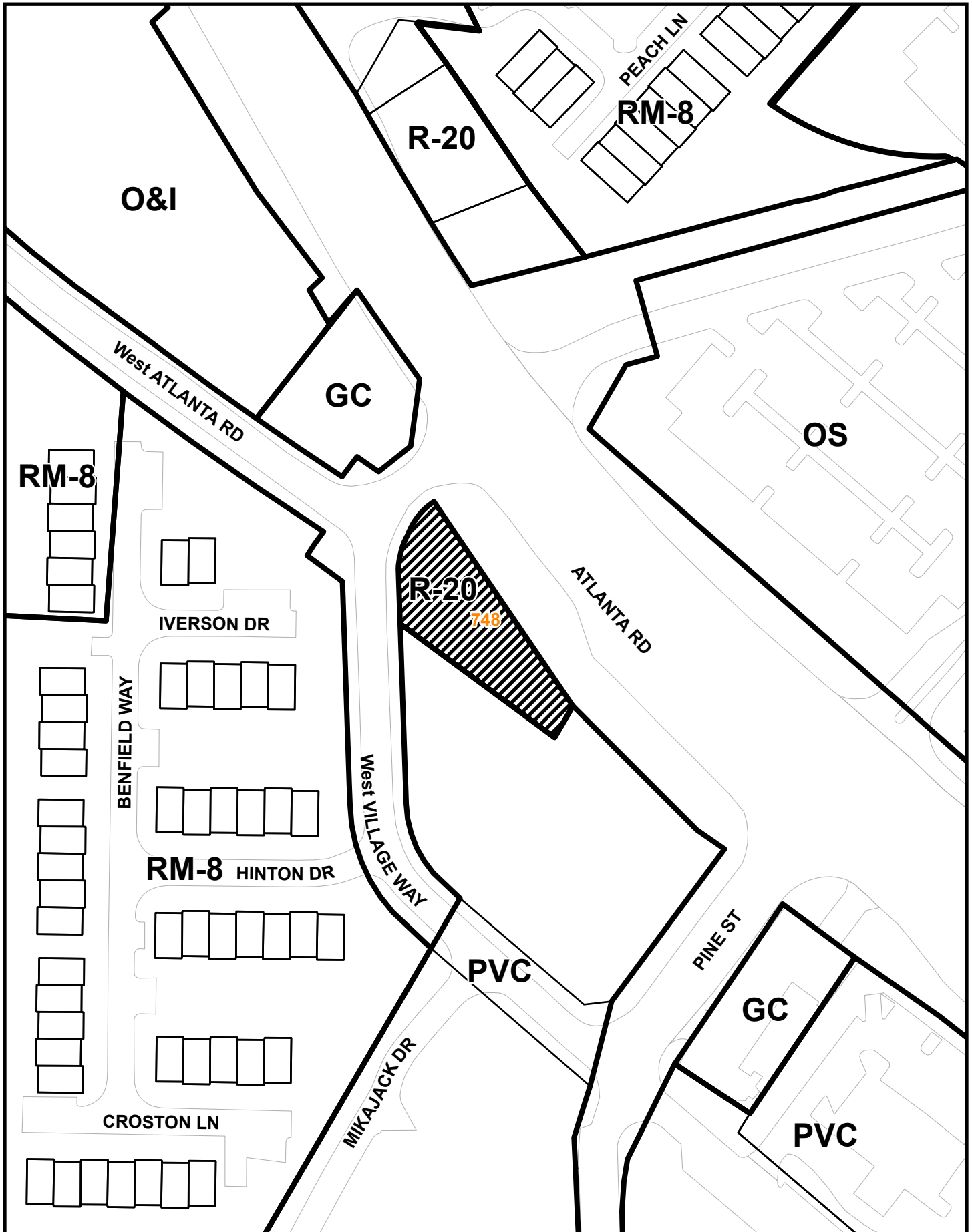
Applicant	Whataburger Restaurants, LLC
Phone	210-219-8996
Email	rcampos@wbhq.com, iharley@wbhq.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	West Village Associates, LLC
Property Location	Located on the south side of Atlanta Road, east of West Village Way and northwest of Pine Street
Address	Atlanta Road
Access to Property	West Village Way

QUICK FACTS

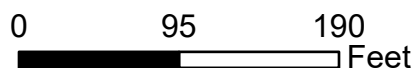
Commission District	2
Current Zoning	R-20
Current Use of Property	Vacant, undeveloped
Proposed Zoning	PVC
Proposed Use	Retail/restaurant
Future Land Use	Click here to enter text.
Site Acreage	0.31
District	17
Land Lot	748
Parcel #	17074801400
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Z-9 2025 Map



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



 Zoning Boundary

 City Boundary