

**CITY OF SUWANEE
REZONING ANALYSIS**

CASE NUMBER: RZ-2010-002
REQUEST: C-2 GENERAL COMMERCIAL DISTRICT TO
M-1 LIGHT INDUSTRY DISTRICT

LOCATION: 3185 SMITHTOWN ROAD
TAX ID NUMBER: 7-171-005
ACREAGE: 0.47 ACRE

PROPOSED DEVELOPMENT: CO-LOCATION OF ANTENNA WITH
EXISTING TOWER

APPLICANT(S): AMERICAN TOWERS, INC
10 PRESIDENTIAL WAY
WOBURN, MA 01801

OWNER(S): BENNY R. SIMS
1208 RIVERSIDE DRIVE
GAINSVILLE, GA 30501

CONTACT: KATE BARGNESI PHONE: 781-926-7127

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant seeks a zoning change on a 0.47 acre parcel to allow for co-location of an additional wireless antenna on an existing telecommunications tower. The subject property is located at 3185 Smithtown Road at the intersection of Smithtown Road and Satellite Boulevard. The subject site contains an existing tower that measures 254 feet tall.

The original applicant, Grid Towers, LLC, received a certificate of occupancy for the existing telecommunications tower on September 17, 1997 prior to the adoption of the City's Telecommunications and Antenna Tower Regulations. Several subsequent permits were issued for storage facilities, including three communications shelters. The site includes other accessory equipment, a single parking space and a chain link, barbed wire fence with an access gate. The applicant does not propose any major structural changes to the facility at this time. The applicant wishes to co-locate an additional wireless antennae on the tower. Access to the site exists via a private driveway from Smithtown Road.

DEVELOPMENT COMMENTS:

If the zoning is approved, the City will formally review the project for compliance with development regulations during the normal development process if a development permit is needed.

The existing tower does not meet several current zoning requirements for telecommunications towers. The existing tower does not meet several of the requirements of the Zoning Ordinance, including but not limited to building setbacks, minimum lot size and tower setbacks. If the zoning is approved, the applicant must pursue variances to bring the existing tower into conformance with current regulations.

ANALYSIS:

The subject property is a developed 0.47 acre site located at 3185 Smithtown Road at the intersection of Smithtown Road and Satellite Boulevard. The applicant does not propose any major structural modifications to the site. The site has existing access onto Smithtown Road and is generally suitable for the current use.

The subject property is located on the northeast corner of the intersection of Smithtown Road and Satellite Boulevard. The site is surrounded by industrial and warehouse uses. To the north of the subject parcel, is a large industrial/warehouse facility (zoned C-2). To the east of the subject property, along Smithtown Road, is a warehouse facility zoned C-2. Across Smithtown Road, to the south, is an M-1 zoned warehouse facility. To the west of the subject property, across Satellite Boulevard, is a vacant parcel zoned C-2.

Article VIII of the City of Suwanee Zoning Ordinance regulates the placement of telecommunications antennas and towers within the City. It should be noted that these regulations promote co-location of antennas with existing towers. Section 803.C states that applicants for the erection of a tower or antenna, except amateur radio operations, shall be required to co-locate with an existing tower structure. A new tower may only be pursued if the applicant adequately demonstrates that a tower does not exist that is suitable for co-location.

The existing tower was constructed prior to the adoption of the Telecommunications Antenna and Tower Regulations and is operated as a legal non-conforming use. Currently, new antennas and towers are only permitted in the M-1, Light Industry District. Section 810 addresses the continued use of pre-existing towers/non-conforming uses. According to this section, routine maintenance, including replacement with a new tower of identical construction and height, shall be permitted on such existing towers. In addition, all new construction other than routine maintenance on an existing communication tower shall comply with the requirements of this ordinance. The proposed co-location does not qualify as routine maintenance and is not currently permitted without a rezoning. Consequently, the applicant is pursuing a rezoning to M-1 so that the tower conforms to current regulations.

The City of Suwanee 2030 Comprehensive Plan recommends mixed use center for the subject property. The proposed industrial zoning is not consistent with this designation. Future transportation plans include a bridge over I-85 at Smithtown Road. This new bridge would increase accessibility to the area which would support the mixed use center designation for the intersection of Smithtown Road and Satellite Boulevard. While the proposed zoning is not consistent with the City's Future Land Use Plan, the continued use of the property as a cellular tower would not restrict the future development of a mixed use center in the vicinity. In fact, cellular service is needed to support non-residential development. In addition, the tower will not be removed if the rezoning is denied and would either remain or need to be removed prior to any future redevelopment in the area.

In conclusion, the requested M-1 zoning is suitable at this location to allow for cellular tower use only. While the requested zoning is not consistent with the City's Future Land Use Plan, the tower is existing and is not a land use that will restrict future redevelopment. The City's Telecommunication and Antenna Tower Regulations currently require co-location if possible in order to limit the number of towers constructed within the City. The property is located along the industrial/office dominated Satellite Boulevard and has been used as a cellular tower site since 1997. Therefore, the Planning Department recommends **APPROVAL** with conditions of the M-1 zoning request.

Planning Department Recommended Conditions
RZ-2010-002

The Planning Department recommends approval subject to the following conditions:

1. Prior to any additions to the site, the existing tower shall be brought into conformance with the City's Telecommunications Antenna and Tower Regulations or variances must be received by the Zoning Board of Appeals unless prohibited by other conditions.
2. The existing tower shall be brought into conformance with Section 804.G. Landscaping. Approval of a variance from this section shall not be permitted.
3. The existing tower shall be brought into conformance with Section 804.C. Security. Approval of a variance from this section shall not be permitted.
4. Allowed uses shall be limited to a cellular tower and permissible accessory structures.

Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed M-1 zoning category is consistent and compatible with existing surrounding uses. The continued use of the property as a cellular tower does not appear to impact nearby industrial/commercial properties.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

It is unlikely that the zoning proposal will adversely affect the existing uses of adjacent or nearby property.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject property has a reasonable economic use as currently zoned.

- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

Approval of the request likely would not result in excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The requested M-1 classification is not consistent with the mixed use center designation recommended by the Future Land Use Plan. However, the cellular tower is an existing facility that would have to be removed prior to or included in any future development.

- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The property is currently surrounded by industrial/warehouse land uses. Approval of the M-1 zoning district request will not impact these uses. The zoning ordinance encourages co-location on existing towers. Approval of the request would be required in order to allow for co-location.

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>American Towers, Inc.</u>	NAME: <u>Benny R. Sims</u>
ADDRESS: <u>10 Presidential Way</u> <u>Woburn, MA 01801</u>	ADDRESS: <u>1208 Riverside Drive</u> <u>Gainsville, GA 30501</u>
PHONE: <u>(781) 926-7127</u>	PHONE: <u>(770) 932-7718</u>
CONTACT PERSON: <u>Kate Bargnesi</u>	PHONE: _____
EMAIL ADDRESS: <u>Kate.Bargnesi@AmericanTower.com</u>	FAX NUMBER: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT M-1

PROPOSED DEVELOPMENT: Existing Cell Phone Tower

TAX PARCEL NUMBER(S): 7-171-005

ADDRESS OF PROPERTY: 3185 Smithtown Road, Suwanee, GA 30024

TOTAL ACREAGE: _____ PUBLIC ROADWAY ACCESS: _____

FOR RESIDENTIAL DEVELOPMENT:

FOR NON-RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLING UNITS: _____

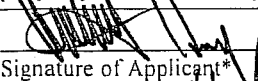

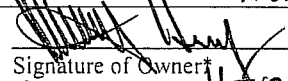
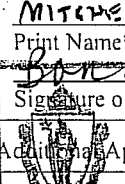
DWELLING UNIT SIZE (SQ. FT.): _____

NO. OF BUILDINGS/UNITS: _____

TOTAL GROSS SQUARE FEET: _____

CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

 Signature of Applicant* <u>MITCHELL HEARD</u> Print Name* BONNIE L. BELAIR Signature of Notary Public  Signature of Notary Public BONNIE L. BELAIR Notary Public My Commission Expires August 27, 2015	<u>2/22/10</u> Date <u>2/22/10</u> Date <u>2/23/10</u> Date	<p style="text-align: right;">* UNDER POA</p>  Signature of Owner <u>MITCHELL HEARD</u> Print Name* <u>BONNIE L. BELAIR</u> Signature of Notary Public  Signature of Notary Public BONNIE L. BELAIR Notary Public My Commission Expires August 27, 2015	<u>2/22/10</u> Date <u>2/22/10</u> Date <u>2/22/10</u> Date
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* If Additional Applicant Information is Needed Please Complete Additional Application Form(s)

CITY OF SUWANEE USE ONLY

Date Received: 2/25/10 Case No.: R2-2010-09 Accepted By: MG

Kate Bargnesi

From: Josh Campbell [Campbell@Suwanee.com]
Sent: Tuesday, January 12, 2010 9:44 AM
To: Kate Bargnesi
Subject: RE: 3185 Smithtown Road / ATC Tower #26100 Suwanee

Kate,

Our attorney felt comfortable with the section that you highlighted. The agreement you noted is sufficient to submit zoning and permitting applications signed by ATC under power of attorney.

Let me know if you have any other questions.

Josh

>>> "Kate Bargnesi" <Kate.Bargnesi@AmericanTower.com> 1/11/2010 2:07 PM
>>> >>>
Hi Josh:

I will have to follow up with our leasing team to see if they can provide me with a redacted copy. I will get back to you shortly!

Thanks,
Kate

-----Original Message-----

From: Josh Campbell [mailto:Campbell@Suwanee.com]
Sent: Monday, January 11, 2010 2:04 PM
To: Kate Bargnesi
Subject: RE: 3185 Smithtown Road / ATC Tower #26100 Suwanee

Kate,

Would it be possible to get a copy of the entire document?

Thanks,

Josh

>>> "Kate Bargnesi" <Kate.Bargnesi@AmericanTower.com> 1/11/2010 2:02:28 PM >>>

I apologize. I pasted the language into the email. I am not sure why you the image did not appear for you. Here is the language in our lease:

"26. Further Acts; Attorney-in-Fact. Grantor shall cooperate with the Grantee in executing any documents necessary to protect Grantee's rights under this Agreement or Grantee's use of the Easements and to take such action as Grantee may reasonably require to effect the intent of this Agreement. Grantor hereby irrevocably appoints Grantee as Grantor attorney-in-fact coupled with an interest to prepare, execute and deliver land-use and zoning applications that concern the tower or the tower facilities, on behalf of Grantor with federal, state, and local governmental authorities."

Thanks,
Kate

-----Original Message-----

From: Josh Campbell [mailto:Campbell@Suwanee.com]
Sent: Monday, January 11, 2010 1:58 PM
To: Kate Bargnesi
Subject: Re: 3185 Smithtown Road / ATC Tower #26100 Suwanee

Kate,

think you forgot the attachment.

Josh

>>> "Kate Bargnesi" <Kate.Bargnesi@AmericanTower.com> 1/11/2010 1:56:15 PM >>>

Hi Mr. Campbell:

Below is the language from our lease agreement with the landlord

regarding American Tower's POA to sign on his behalf. Kindly advise if

this is sufficient to submit zoning and permitting applications signed
by ATC under power of attorney.

Thanks again for your assistance! Please let me know if I can provide
any additional information.

Kate

Kate Bargnesi

Zoning Attorney

American Tower Corporation

10 Presidential Way

Woburn, MA 01801

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 2006 of the 1998 Zoning Ordinance, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:
The use is identical to use of existing zoning and to adjacent and nearby property.

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
There will be no adverse affect on nearby property. This is an existing cell phone tower and re-zoning of the property will allow for collocation of additional carriers and reduce the need for a new tower.

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
As currently zoned, new collocation is not allowed on this pre-existing tower.

(D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:
The zoning proposal will not result in excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
The proposed M-1 zoning classification is in conformity with the policy and intent of the land use plan as it encourages collocation on this pre-existing tower.

(F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:
The use of the property will not change. The re-zoning will simply bring this pre-existing use up to code standards.

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: RZ-2010-002 Accepted By: [Signature]

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, has read and complied with the Official Code of Georgia Section 36-67A-1, et.seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

[Signature] 2/22/10
Signature of Applicant Date

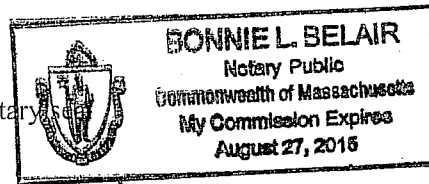
MITCHELL HENRY, VP Project Collocati
Type or Print Name and Title ngmt.

Kate R. Barguesi 2/22/10
Signature of Applicant's Attorney or Representative Date

KATE BARGUESI, Zoning Attorney
Type or Print Name and Title

Bonnie Belair 2/22/10
Signature of Notary Public Date

Notary



Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City Council or a member of the city of Suwanee Planning Commission?

yes/no

Your Name

If the answer is yes, please complete the following section:

Name and Official Position of Government Official	Contributions (list all which aggregate to \$250 or more)	Date Contributions was made (within last two years)

* Attach additional sheets, if necessary to disclose or described all contributions.

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No. RZ-2010-002 Accepted By: _____



AMERICAN TOWER™
CORPORATION

February 23, 2010

ATTN: Josh Campbell
City of Suwanee Planning Department
Suwanee City Hall
330 Town Center Avenue
Suwanee, GA 30024

RE: Rezoning Application
Property Located at 3185 Smithtown Road, Suwanee GA
American Tower Site # 26100/Suwanee

Dear Mr. Campbell:

Please accept the enclosed Application for Rezoning for the property located at 3185 Smithtown Road in Suwanee, Georgia. As requested, I have enclosed the following documents:

- Application Form with applicant's signatures and signature of the landowner under Power of Attorney. I have also enclosed a copy of our previous correspondence indicating that signature under Power of Attorney is appropriate.
- Legal Description
- Site Plan, including Boundary Survey (4 full size copies and one 8.5" x 11" reduction)
- Standards Governing Exercise of the Zoning Power
- Letter of Intent
- Conflict of Interest Certification/Campaign Contributions
- Application Fee of \$500.00 payable to the City of Suwanee

If possible, we would like to be placed on the **April 13, 2010**, agenda of the City of Suwanee Planning and Zoning Commission and the **April 27, 2010**, agenda of the Suwanee City Council. If you require any additional information prior to scheduling the hearing please let me know. I can be reached at (781) 926-7127 or via email at Kate.Bargnesi@AmericanTower.com. Thanks again for all of your assistance.

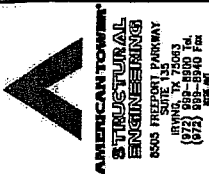
Respectfully,

Kate Bargnesi

Kate Bargnesi
Zoning Attorney
American Tower Corporation

Enclosure(s)

P2-2010-003



AMERICAN TOWER
STATIONARY ENGINEERING
 6005 FRIEDLAND PARKWAY
 SUWANEE, GA 30024
 (770) 926-4500
 (770) 926-4500 FAX
 WWW.AT.COM

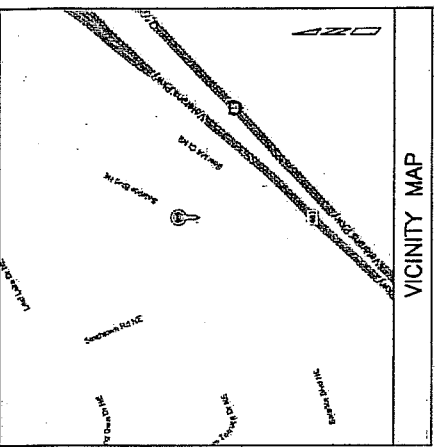
SITE NUMBER:
26100

SITE NAME:
SUWANEE (GRID)

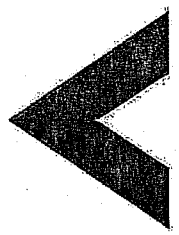
SITE ADDRESS:
 3185 SMITHTOWN RD.
 SUWANEE, GA 30024



DESIGNED BY:	JML
CHECKED BY:	JAC
DATE DRAWING:	02/09/10
JOB NO.:	4434401
SHEET TITLE:	
TITLE SHEET	
VICINITY MAP	
AND GENERAL INFORMATION	
SHEET NUMBER:	REV. #
T-1	0

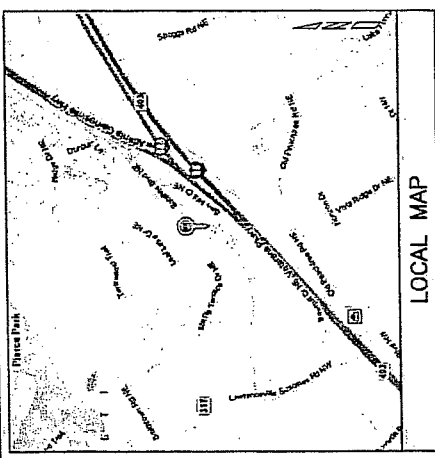


VICINITY MAP



AMERICAN TOWER

ATC SITE IDENTIFICATION:
SITE NUMBER: 26100
SITE NAME: SUWANEE (GRID)
SITE ADDRESS: 3185 SMITHTOWN ROAD
SUWANEE, GA 30024



LOCAL MAP

THIS FACILITY SHALL MEET OR EXCEED ALL
 EEA AND EDC REGULATORY REQUIREMENTS.



PROJECT TEAM		PROJECT SUMMARY		PROJECT DESCRIPTION		SHEET INDEX	
ARCHITECT: AMERICAN TOWER CORPORATION 900 CIRCLE 75 PARKWAY, #300 ATLANTA, GA 30339 TEL: (770) 308-1847 FAX: (770) 952-4999 CONTACT: JAMES JUSTICE A & E MANAGER	ATC SITE NUMBER: 26100 ATC SITE ADDRESS: 3185 SMITHTOWN ROAD SUWANEE, GA 30024 GEOGRAPHIC COORDINATES: LATITUDE: 34° 2' 31.14" N LONGITUDE: 84° 2' 12.14" W GROUND ELEVATION: 1107' AMSL OWNER: JACKSON ENC (706) 367-9281 JELCOO AT&T (877) 213-1053	DRAWING SET MEANT TO DEPICT EXISTING CONDITIONS OF THE TELECOMMUNICATION FACILITY FOR PURPOSES OF REZONING. (FROM C-2 TO M-1 DISTRICT) PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 5. HANDICAP ACCESS IS NOT REQUIRED.	T-1 C-1 C-2 A-1 A-2 A-3 A-4 A-5	DESCRIPTION: TITLE SHEET, VICINITY MAP AND GENERAL INFORMATION SITE SURVEY ZONING SHEET EXISTING SITE PLAN TOWER ELEVATION TELCO, METER RACK DETAILS AND RISER DIAGRAM SITE PHOTOS OF EXISTING COMPOUND EXISTING COMPOUND FENCE DETAIL	REV: 0 0 0 0 0 0 0 0	DATE: 02/10/10 02/10/10 02/08/10 02/08/10 02/08/10 02/05/10 02/08/10	BY: JRL JRL JRL JRL JRL JRL
SITE RESTRICTIONS: 1. MINIMUM BUILDING SETBACKS: FRONT: 50' FROM RIGHT-OF-WAY (MIN. PROVIDED BY COMPOUND FENCE: 70.6') SIDE: 10' BUT 20' IF ABUTS RESIDENTIAL (MIN. PROVIDED BY COMPOUND FENCE: 3.8') REAR: 15' BUT 40' IF ABUTS RESIDENTIAL (MIN. PROVIDED BY COMPOUND FENCE: 59.0') 2. MINIMUM LOT SIZE: N/A (MIN. PROVIDED: 0.41 ACRES +/-) 3. MINIMUM LOT FRONTAGE: 40' (MIN. PROVIDED: 245 +/-) 4. MAXIMUM BUILDING HEIGHT: 3 STORIES; NOT TO EXCEED 35 FEET (MAX. PROVIDED: 250')		EXISTING ZONING INFORMATION (C-2 GENERAL BUSINESS DISTRICT)		PROJECT LOCATION DIRECTIONS FROM DOWNTOWN ATLANTA, GA: DEPART CONE ST NW, TURN RIGHT ONTO POPULAR ST NW, AND THEN IMMEDIATELY TURN RIGHT ONTO SPRING ST NW. TURN LEFT ONTO WILLIAMS ST NW, TAKE RAMP AND FOLLOW SIGNS FOR I-75 NORTH/I-85 NORTH/SR-401 NORTH/ SR-403 NORTH/JAMES WENDELL GEORGE HWY. KEEP LEFT TO STAY ON I-85 NORTH/SR-403 NORTH. KEEP LEFT TO STAY ON I-85 NORTH/SR-403 NORTH. EXIT 111, TAKE RAMP RIGHT FOR SR-317 NORTH TOWARD SUWANEE. TURN LEFT ONTO SR-317 NORTH TOWARD NORTH/LAWRENCEVILLE SUWANEE RD NW. TURN RIGHT ONTO SATELLITE BLVD NE. ARRIVE AT DESTINATION ON THE RIGHT. ESTIMATED TRAVEL TIME: 34 MINUTES ESTIMATED DISTANCE: 31.1 MILES			



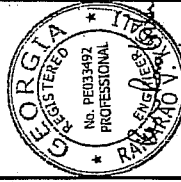
AMERICAN TOWER
STRUCTURAL
ENGINEERING
 8503 FREEDOM PARKWAY
 DUNWOODY, GA 30338
 (770) 881-8800 Tel.
 (770) 881-8840 Fax
 WWW.ATENGA.COM

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS SHALL BE CONSIDERED TO BE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, 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 AMERICAN TOWER. AMERICAN TOWER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE TOWER AND SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE TOWER. AMERICAN TOWER SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE TOWER OR THE PERFORMANCE OF THE TOWER OR THE PERFORMANCE OF THE TOWER.

SITE NUMBER:
26100

SITE NAME:
SUWANEE (GRID)

SITE ADDRESS:
 3185 SMITHTOWN RD.
 SUWANEE, GA 30024



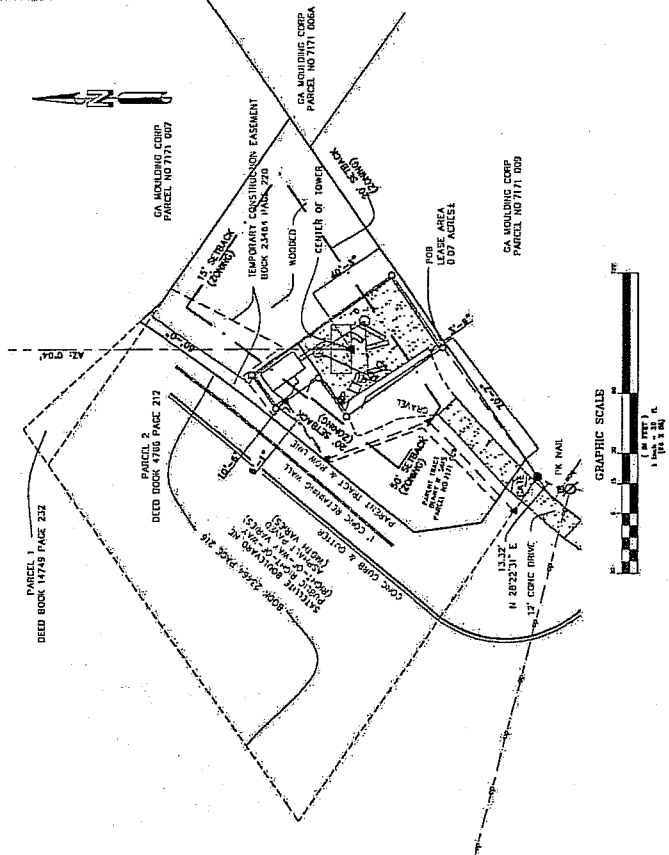
2-10(10)

PROJECT NO.	4463481
DATE DRAWN	02/03/10
DATE CHECKED	
DATE APPROVED	
PROJECT TITLE	

ZONING SHEET

SHEET NUMBER	C-2
REV. #	0

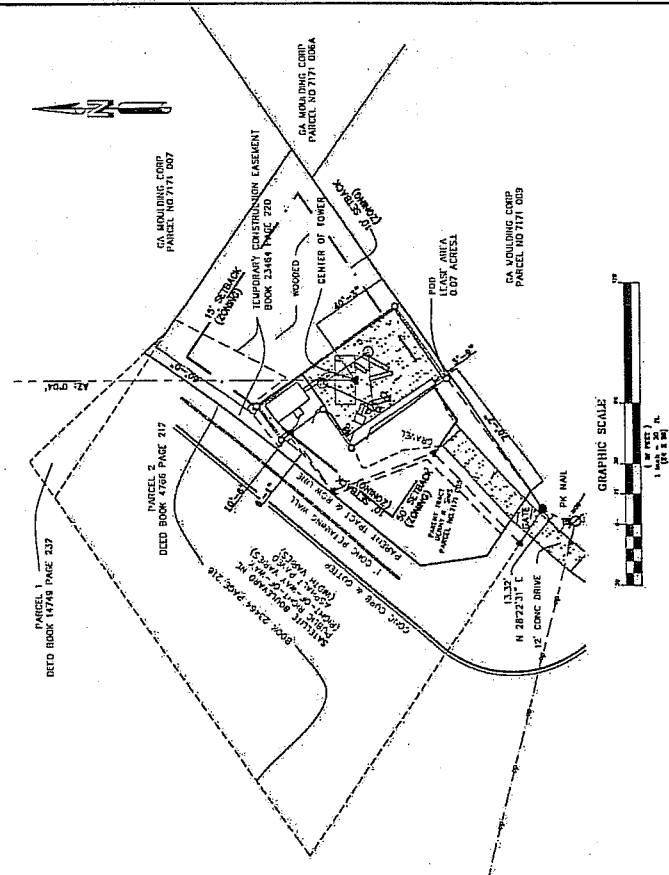
PROPOSED ZONING DISTRICT: M-1 LIGHT INDUSTRIAL



SITE RESTRICTIONS:

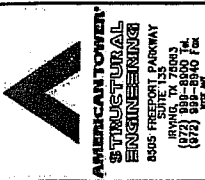
1. MINIMUM BUILDING SETBACKS:
 FRONT: 50' FROM RIGHT-OF-WAY (MIN. PROVIDED BY COMPOUND FENCE: 70.6')
 SIDE: 20' BUT 50' IF ABUTS RESIDENTIAL (MIN. PROVIDED BY COMPOUND FENCE: 3.8') (VARIANCE REQUESTED)
 REAR: 15' BUT 50' IF ABUTS RESIDENTIAL (MIN. PROVIDED BY COMPOUND FENCE: 59.0')
2. MINIMUM LOT SIZE: 1 ACRE (MIN. PROVIDED: 0.41 ACRES +/-) (VARIANCE REQUESTED)
3. MINIMUM LOT FRONTAGE: 40' (MIN. PROVIDED: 245' +/-)
4. MAXIMUM BUILDING HEIGHT: 3 STORIES; NOT TO EXCEED 35 FEET (MAX. PROVIDED: 250') (EXCLUDING THE EXISTING TOWER, ALL OTHER GROUND EQUIPMENT MEETS DISTRICT HEIGHT REQUIREMENTS)
5. MINIMUM LOT WIDTH: 40' (MIN. PROVIDED: 60.5')

EXISTING ZONING DISTRICT: C-2 GENERAL BUSINESS DISTRICT



SITE RESTRICTIONS:

1. MINIMUM BUILDING SETBACKS:
 FRONT: 50' FROM RIGHT-OF-WAY (MIN. PROVIDED BY COMPOUND FENCE: 70.6')
 SIDE: 10' BUT 20' IF ABUTS RESIDENTIAL (MIN. PROVIDED BY COMPOUND FENCE: 3.8')
 REAR: 15' BUT 40' IF ABUTS RESIDENTIAL (MIN. PROVIDED BY COMPOUND FENCE: 59.0')
2. MINIMUM LOT SIZE: 1/4 A (MIN. PROVIDED: 0.41 ACRES +/-)
3. MINIMUM LOT FRONTAGE: 40' (MIN. PROVIDED: 245' +/-)
4. MAXIMUM BUILDING HEIGHT: 3 STORIES; NOT TO EXCEED 35 FEET (MAX. PROVIDED: 250') (EXCLUDING THE EXISTING TOWER, ALL OTHER GROUND EQUIPMENT MEETS DISTRICT HEIGHT REQUIREMENTS)



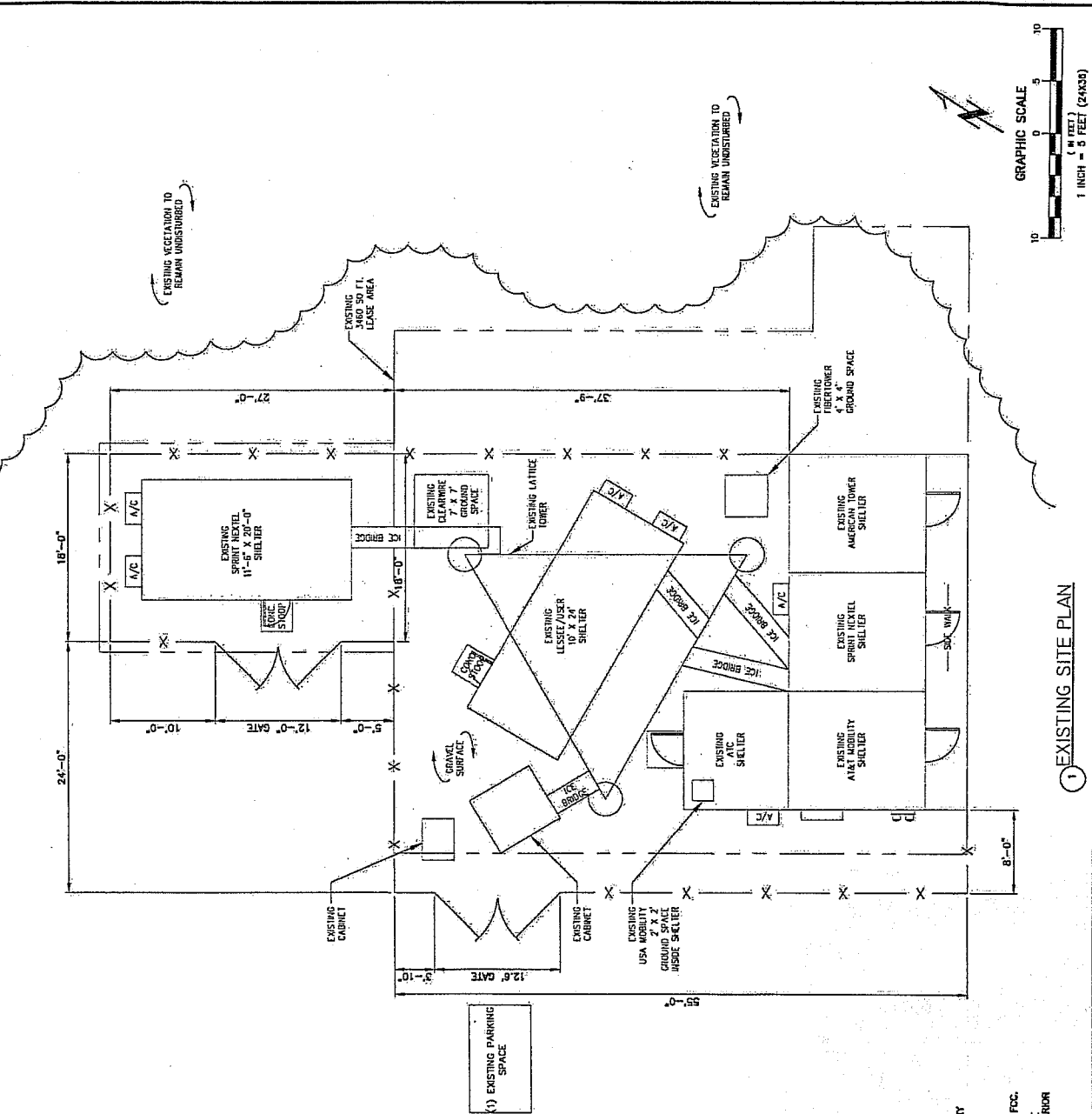
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 SITE NAME: SUWANEE (GRID)
 SITE ADDRESS: 3185 SMITHTOWN RD., SUWANEE, GA 30024

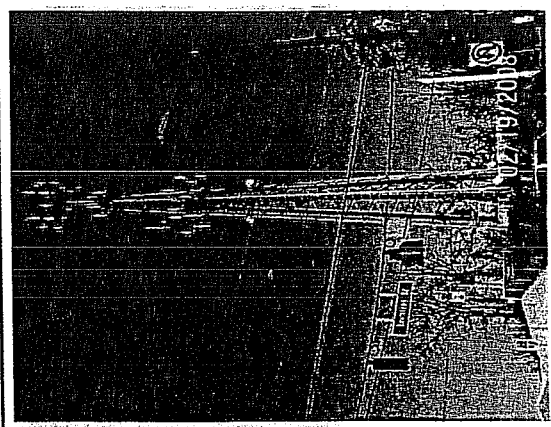


DESIGNER:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
DATE: 02/25/10	JOB NO: 4483541
SHEET TITLE:	

EXISTING SITE PLAN
 SHEET NUMBER: A-1 0
 REV. # 0



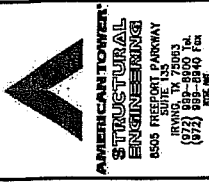
1 EXISTING SITE PLAN



TOWER AND COMPOUND VIEW FROM SMITHTOWN ROAD

- LEGEND:
- X ——— X CHAIN LINK FENCE
 - PROPERTY LINE
 - LEASE AREA
 - OVERHEAD TELEPHONE/
OVERHEAD POWER
 - OHT/OHP
 - UNDERGROUND UTILITY LINES
 - UTILITY EASEMENT

GENERAL NOTES:
 LIGHTING: EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS.
 PARKING: ONE PARKING SPACE IS REQUIRED, ONE EXISTING.
 SIGNAGE: EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. UTILITIES: SANITARY SEWER SERVICE AND POTABLE WATER ARE NOT APPLICABLE PER THE USE. IF APPLICABLE, SUBCONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATING.



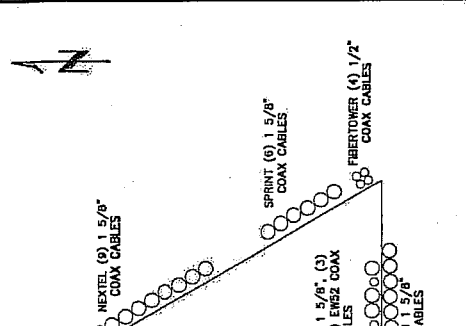
AMERICAN TOWER INDUSTRIAL ENGINEERING
 6505 PROGRESS PARKWAY
 SUITE 100
 IRVING, TX 75063
 (972) 999-8840 FAX
 WWW.AT&T.COM

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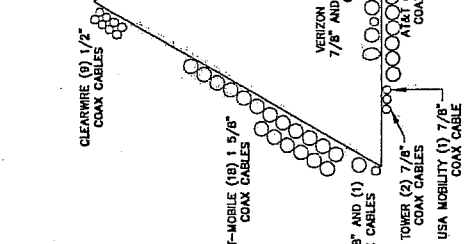
SITE NUMBER: 26100
 SITE NAME: SUWANEE (GRID)
 SITE ADDRESS: 3185 SMITHDOWN RD. SUWANEE, GA 30024

REGISTERED PROFESSIONAL ENGINEER
 GEORGIA
 NO. PE0033192
 DATE DRAWN: 07/29/10
 DATE REV: 4/28/11
 SHEET TITLE: TOWER ELEVATION & ANTENNA ORIENTATION

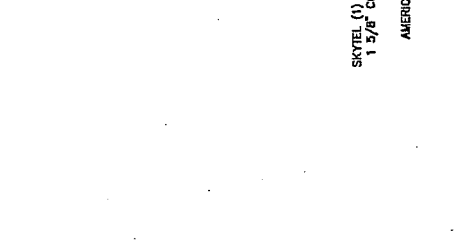
SHEET NUMBER: A-2
 REV: 0



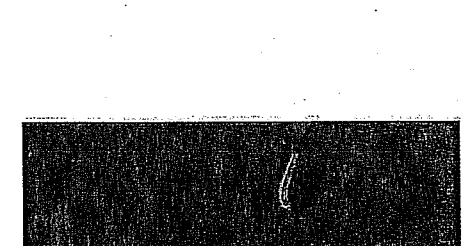
EXISTING COAX DISTRIBUTION
 SCALE: NOT TO SCALE



EXISTING COAX DISTRIBUTION
 SCALE: NOT TO SCALE



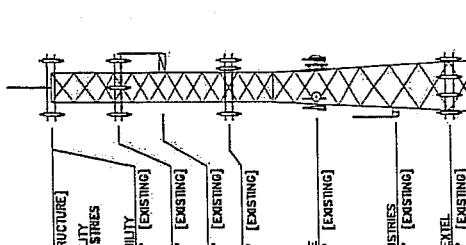
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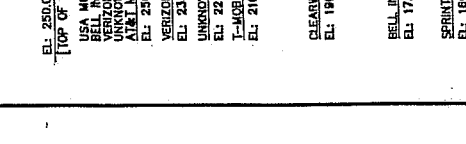
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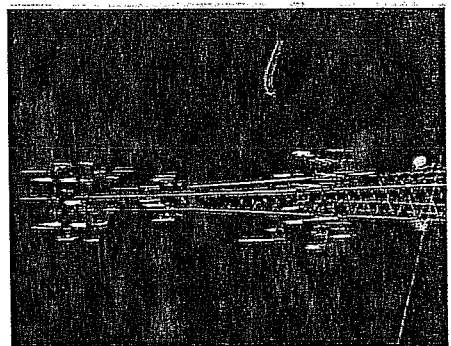
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 SCALE: NOT TO SCALE



EXISTING COAX DISTRIBUTION
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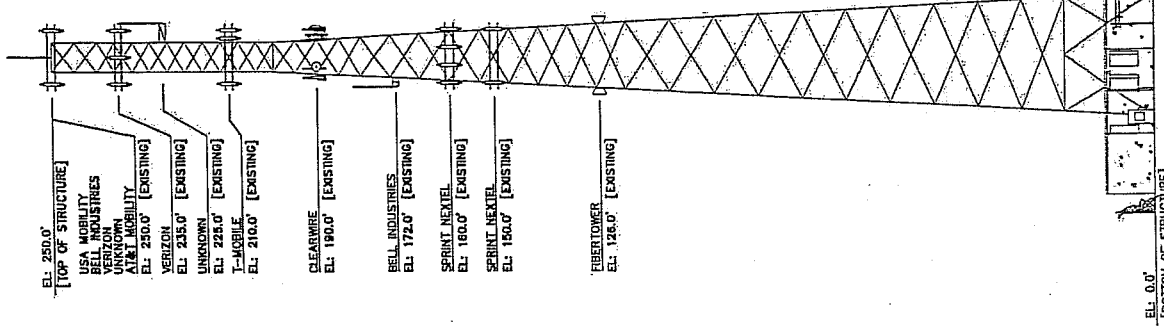


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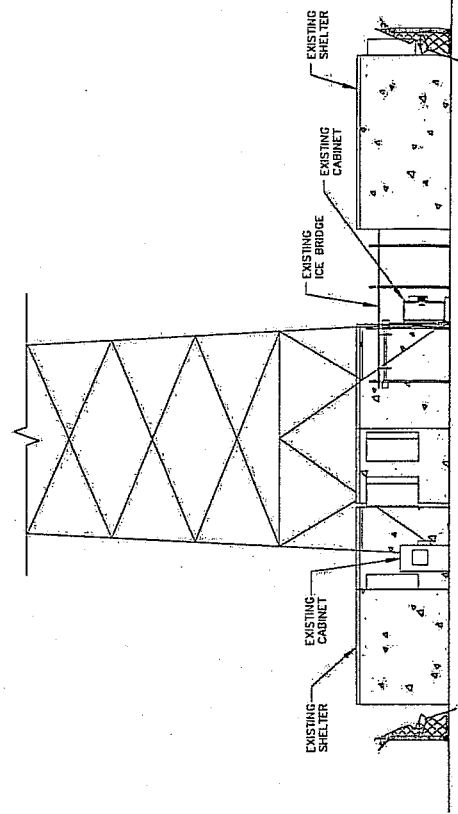


TOWER ELEVATION PHOTO

NOTE: TOWER EQUIPMENT/ANTENNAS ARE EXISTING.



TOWER ELEVATION
 SCALE: NOT TO SCALE



EXISTING TOWER
 SCALE: NOT TO SCALE

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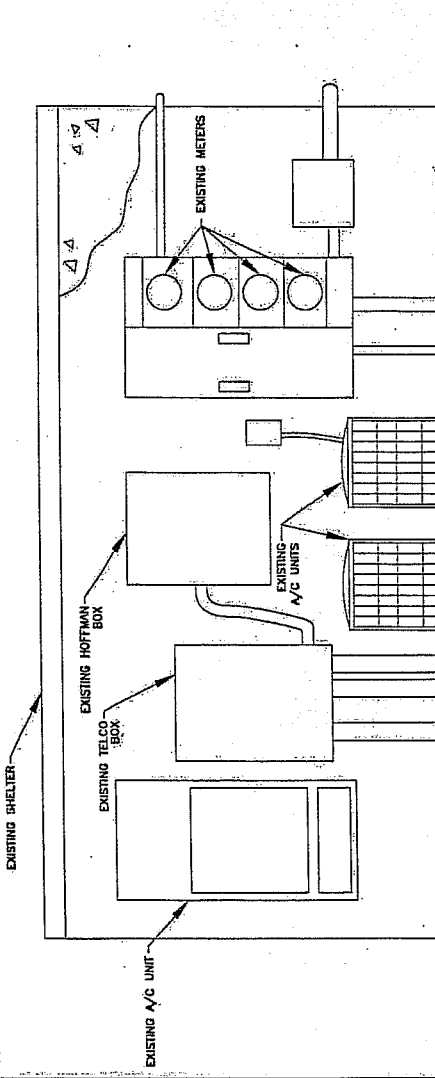
DESIGNED BY	SK
CHECKED BY	SK
DATE DRAWN	02/28/10
JOB NO.	4421141
SHEET TITLE	

TELCO, METER RACK DETAILS AND RISER DIAGRAM

SHEET NUMBER: A-3
 MAX. # 0



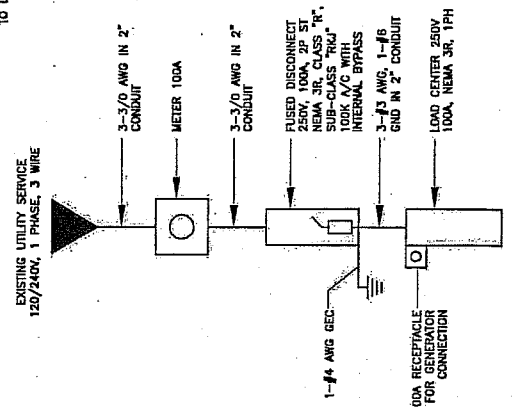
FRONT VIEW
 EXISTING TELCO/METER RACK



FRONT VIEW
 EXISTING TELCO/METER RACK

1 TELCO AND METER
 NOT TO SCALE

NOTE: VERIFY EXACT LOCATION OF UTILITY SERVICE. MAX. 3/0 CONDUCTOR LENGTH OF 350' FROM EXISTING UTILITY SERVICE TO LOAD CENTER.



2 TYPICAL ONE-LINE DIAGRAM
 NOT TO SCALE

GENERAL NOTES:

- OBTAIN PERMIT AND PAY FEES RELATED TO ELECTRICAL WORK PERFORMED ON THIS PROJECT. DELIVER COPIES OF ALL PERMITS TO AMERICAN TOWER CORP.
- SCHEDULE AND ATTEND INSPECTION RELATED TO ELECTRICAL WORK REQUIRED BY ALL REGULATORY AGENCIES. OBTAIN AND PAY FOR ANY WORK REQUIRED TO PASS ANY REGULATORY AGENCIES.
- REQUIRED AS-BUILTS ARE TO BE DELIVERED TO AMERICAN TOWER CORP. REPRESENTATIVE. PROVIDE TWO COPIES OF OPERATION AND MAINTENANCE MANUALS IN THREE-RING BINDER.
- FURNISH AND INSTALL ALL WORK SHOWN ON THESE DRAWINGS, INCLUDING ALL NECESSARY CODES AND LOCAL ORDINANCES, INSTALLED IN A NEAT MANNER AND SHALL BE SUBJECT TO APPROVAL BY AMERICAN TOWER CORP. REPRESENTATIVE. VERIFY EXISTING SITE CONDITIONS AFFECTING THIS WORK. REPORT ANY OMISSIONS OR DISCREPANCIES FOR CLARIFICATION PRIOR TO THE START OF CONSTRUCTION.
- PROTECT ADJACENT STRUCTURES AND FINISHED FROM DAMAGE. REPAIR TO ORIGINAL CONDITION IMMEDIATELY ON A DAILY BASIS. DEBRIS NOT REMOVED IN A TIMELY FASHION WILL BE REMOVED BY OTHERS AND THE RESPONSIBLE SUBCONTRACTOR SHALL BE CHARGED ACCORDINGLY. REMOVAL OF DEBRIS SHALL BE COORDINATED WITH THE SITE OWNERS REPRESENTATIVE. DEBRIS SHALL BE DIMENSIONED AND DISPOSED OF ACCORDINGLY.
- CONTRACTOR TO CONFIRM AVAILABLE CAPACITY AT EXISTING UTILITY PEDestal AND ADVISE ENGINEER OF SERVICE SIZE AND FAULT CURRENT LEVEL.
- IF PEDestal DOES NOT HAVE ADEQUATE CAPACITY, CONTRACTOR TO SUBMIT COST QUOTATION TO UPGRADE SERVICE AND/OR UPGRADE SERVICE FEEDERS AND EQUIPMENT/ELECTRODE GROUNDING CONDUCTORS SIZE ACCORDINGLY.
- CONTRACTOR SHALL VERIFY SEPARATION DIMENSION BETWEEN POWER COMPANY ELECTRICAL CONDUITS AND LP GAS PIPES AS PER UTILITY COMPANY, LOCAL CODES, NEC, NFPA, AND OSHA REQUIREMENTS.
- CONTRACTOR SHALL VERIFY THAT THE TOTAL NUMBER OF SERVICE ENTRANCE DISCONNECTS IN THE EXISTING UTILITY COMPANY PEDestal MUST NOT EXCEED SIX. IF THE NEW SERVICE ADDED EXCEEDS THIS VALUE, CONTRACTOR MUST COORDINATE WITH THE UTILITY COMPANY AND AUTHORITY HAVING JURISDICTION OF ANY NECESSARY UPGRADES TO THE PEDestal AS PER NEC ARTICLE 230-210.
- THE EQUIPMENT/PROTECTIONS MUST BE RATED FOR STANDARD AC RATE HIGHER THAN 14. INCOMING EQUIPMENT AND/OR UTILITY COMPANY AC RATE.



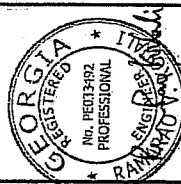
**AMERICAN TOWER
STRUCTURAL
ENGINEERING**
6005 FREEMONT PARKWAY
ATLANTA, GA 30324
(404) 885-1800 FAX
WWW.ATSE.COM

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SITE NUMBER:
26100

SITE NAME:
SUWANEE
(GRID)

SITE ADDRESS:
3185 SMITHTOWN RD.
SUWANEE, GA 30024



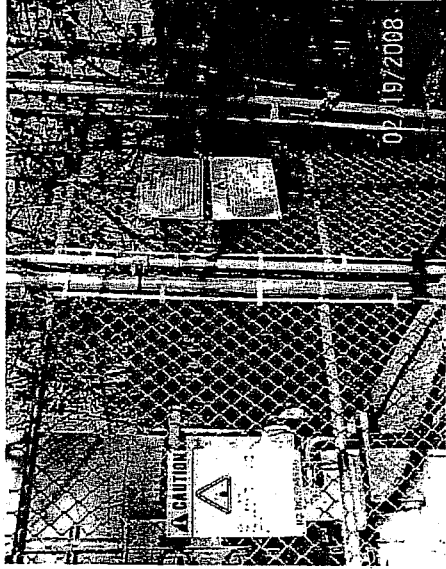
2/19/10

DESIGNED BY:	SK
CHECKED BY:	SK
DATE DRAWN:	02/02/10
JOB NO.:	443841
SHEET TITLE:	

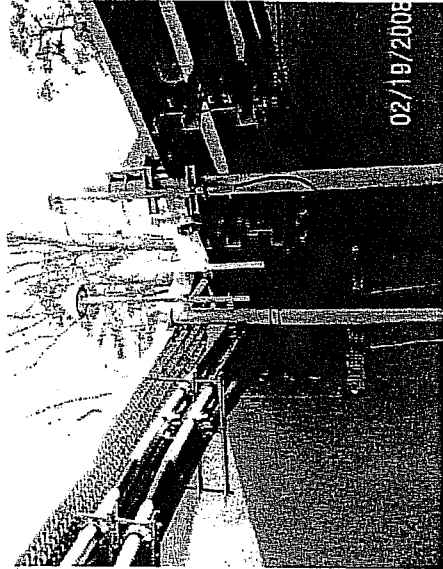
SITE PHOTOS
OF EXISTING
COMPOUND.

SHEET NUMBER:
A-4

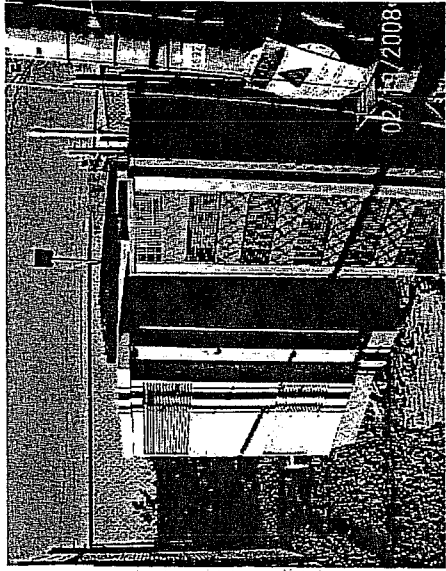
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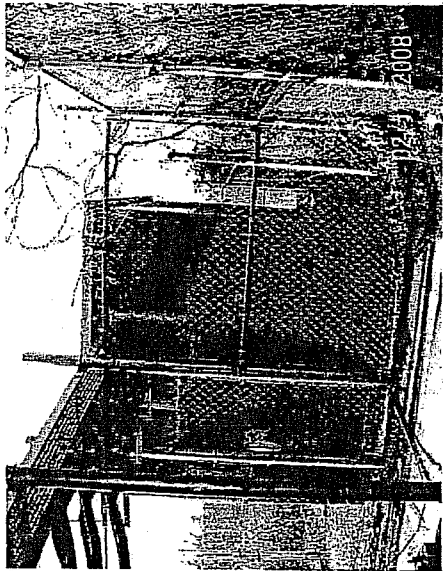
ACCESS GATE AND SIGNAGE



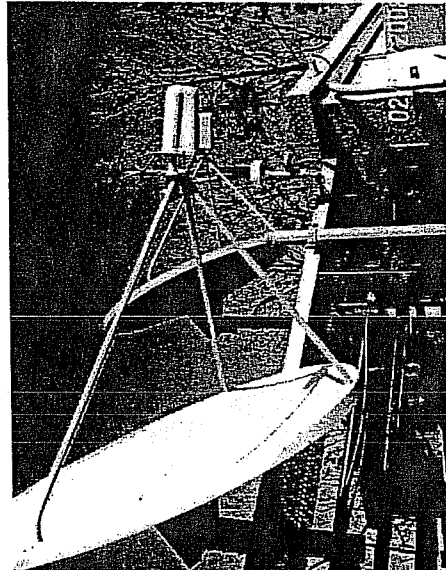
ICE BRIDGE AND COAX ROUTING



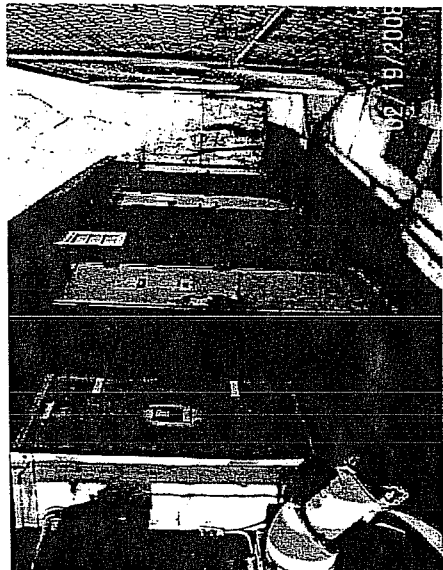
EXISTING EQUIPMENT



EXISTING COMPOUND AND SHELTER



EXISTING DISHES



EXISTING COMPOUND AND SHELTER

NOTE:
ALL PHOTOS TAKEN 2/19/2008 (CAMERA DATE IS
INCORRECT). NO CHANGES TO THE SITE HAVE
OCCURRED SINCE THAT DATE. PHOTOS SHOULD SHOW
CURRENT COMPOUND CONDITIONS.

1 SITE PHOTOS OF EXISTING COMPOUND
NOT TO SCALE



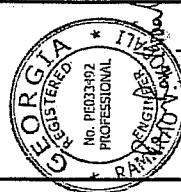
**AMERICAN TOWER
STRUCTURAL
ENGINEERING**
8505 PREPACT PARKWAY
SUWANEE, GA 30024
REVISED: 02/08/10
(877) 886-8800 TX
(770) 886-8940 FC

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SITE NAME:
**SUWANEE
(GRID)**

SITE ADDRESS:
3185 SWITHTOWN RD.
SUWANEE, GA 30024

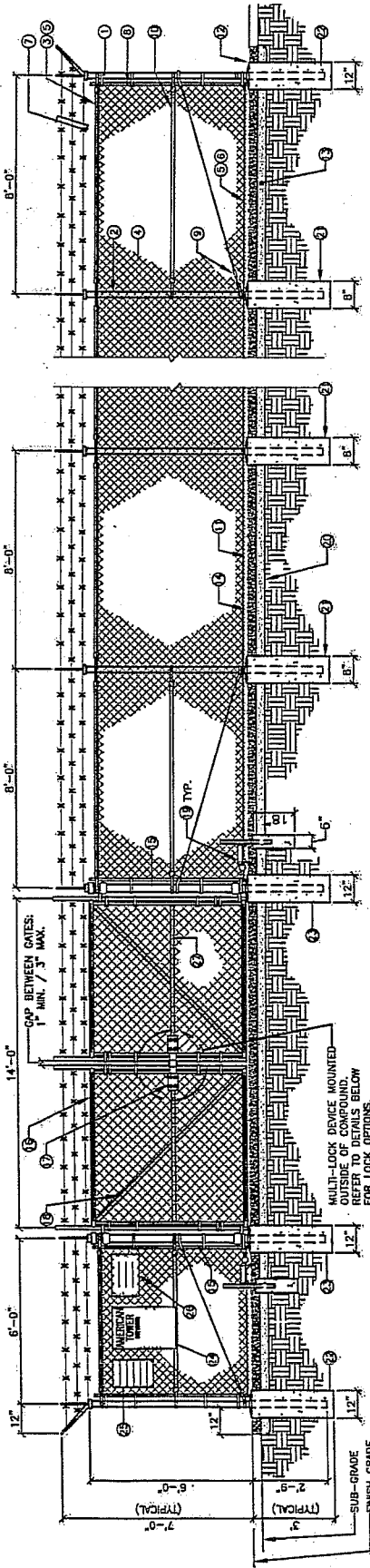


2/10/10

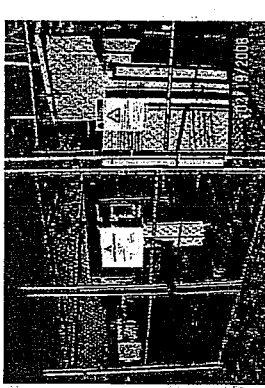
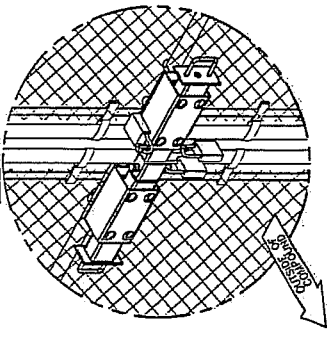
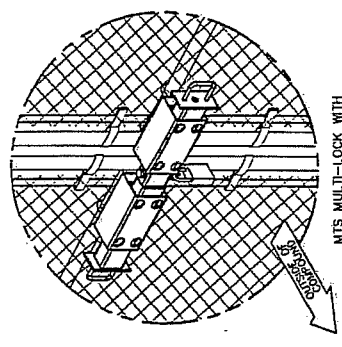
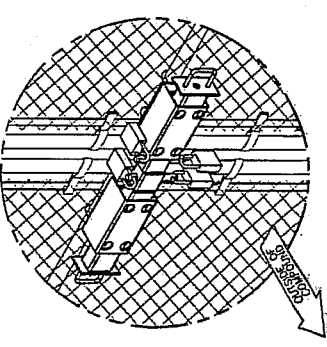
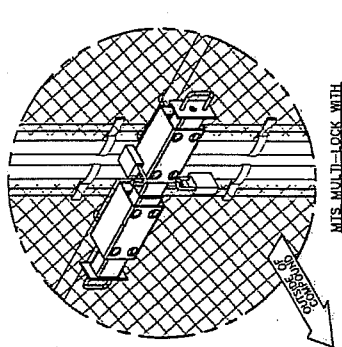
DESIGN BY:	JUL
CHECKED BY:	SAE
DATE DRAWN:	02/08/10
JOB NO.:	4483491
SHEET TITLE:	

EXISTING
COMPOUND
FENCE DETAIL

SHEET NUMBER:	REV. #
A-5	0



- REFERENCE NOTES:
- CORNER END OR PULL POST: 3" NOMINAL SCHEDULE 40 PIPE.
 - LINE POST: 3 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: 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 HOD FINDS 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, PER ASTM-F1083.
 - "MIS" MULTI-LOCKING DEVICE #MT-C6477, (O.F.C.I.).
 - 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 (2000 PSI).
 - CORNER POST: CONCRETE FOUNDATION (2000 PSI).
 - GATE POST: CONCRETE FOUNDATION (2000 PSI).
 - 18" x 24" AMERICAN TOWER SIGN.
 - 12" x 18" YELLOW CAUTION SIGN.
 - 12" x 18" EMPLOYEE NOTICE SIGN.
 - GATE FRAME BRACE: 1 5/8" DIAMETER.



NOTE:
EXISTING FENCE DETAIL

City of Suwanee



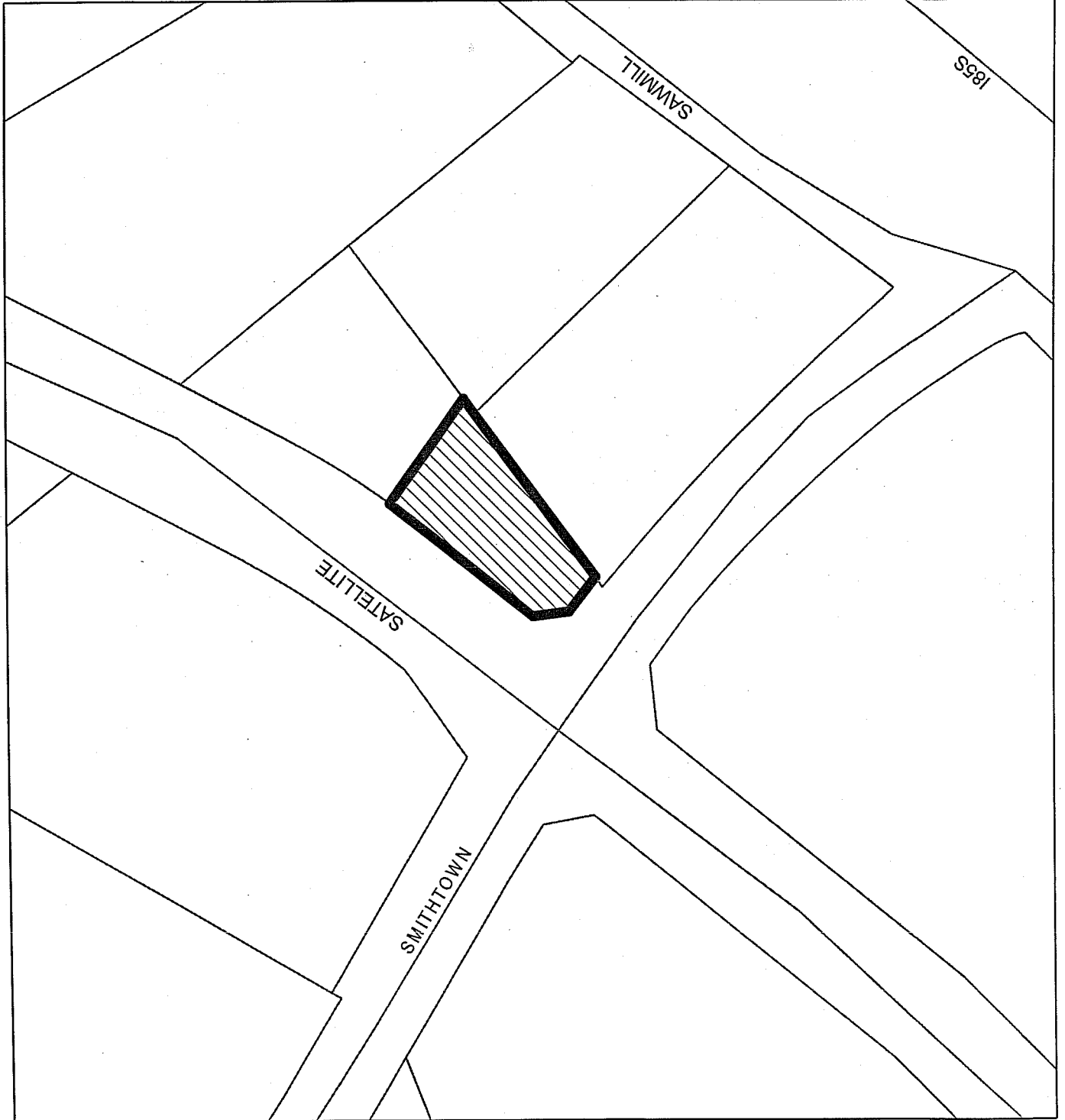
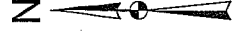
EXHIBIT A

RZ-2010-002

Location Map

Legend

- Current_Centerline
- Current cadastre
- Streets
- ▨ RZ-2010-002



City of Suwanee



EXHIBIT B RZ-2010-002

Aerial Map

Legend

- Current_Centerline
- Current cadastre
- Streets
- ▨ RZ-2010-002

