



GWINNETT COUNTY
Department of Planning & Development
One Justice Square,
446 West Crogan Street, Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240
www.gwinnettcounty.com

**APPLICATION FOR A TALL STRUCTURE PERMIT
COMMERCIAL COMMUNICATION TOWER
50 FEET IN HEIGHT OR GREATER**

Please complete this application and submit it to the Department of Planning and Development, Development Services Unit. Consult the Applicant Instructions and Information handout for further information.

(TYPE OR PRINT IN BLACK INK)

APPLICANT NAME AND/OR CORPORATION:	Onpoint Management Services, LLC
ADDRESS: (STREET, CITY, STATE, ZIP CODE)	1755 North Brown Road, Suite 200, Lawrenceville GA 30043
TELEPHONE #:	(678) 650-5180
PAGER #:	
MOBILE #:	(678) 642-4508
FAX #:	(678) 601-0791
STATE YOUR ASSOCIATION WITH THIS APPLICATION:	Project Manager
CONTACT PERSON:	Jim Annette

COMMUNICATION TOWER OWNER'S NAME:	Pegasus Tower Company, LTD
ADDRESS: (STREET, CITY, STATE, ZIP CODE)	139 Steelsburg Highway Cedar Bluff VA 24609
TELEPHONE:	(276) 504-7416
CONTACT PERSON:	Craig Clifton

PROPERTY OWNER'S NAME:	Good Shepherd Presbyterian Church, Inc.
ADDRESS: (STREET, CITY, STATE, ZIP CODE)	1400 Killian Hill Road Lilburn, GA 30047
TELEPHONE:	770 921-7434

Rec'd 12/2/08

**APPLICATION FOR TALL STRUCTURE PERMIT
COMMERCIAL COMMUNICATION TOWER
50 FEET IN HEIGHT OR GREATER**

NATURE OF STRUCTURE: (CHECK ONE)	
NEW CONSTRUCTION <input checked="" type="checkbox"/>	PERMANENT
ALTERATION (STATE HOW) <u>N/A</u>	
IF TEMPORARY, MONTHS _____ (STATE LENGTH OF TIME)	
TOTAL OVERALL HEIGHT OF STRUCTURE: <u>154 feet</u>	
IS STRUCTURE: PRINCIPLE USE	ACCESSORY USE <input checked="" type="checkbox"/> <u>Accessory Use</u>
CO-LOCATION: NUMBER OF PROVIDERS TOWER IS DESIGNED TO ACCOMMODATE <u>3</u>	

TYPE AND COMPLETE DESCRIPTION OF STRUCTURE: Pegasus proposes to construct a 154 foot monopole facility to provide wireless internet access and wireless telephone service for up to 3 carriers (THIS IS A PROPOSED MONOPIRE)

STREET LOCATION OF STRUCTURE: <u>1400 Killian Hill Road</u>	
DISTRICT <u>6th</u>	LAND LOT <u>83</u> PARCEL <u>6-083-004</u> ZONING <u>R-100</u>
COORDINATES (TO NEAREST SECOND)	
LATITUDE <u>N 33° 51' 38"</u>	
LONGITUDE <u>W 84° 04' 49"</u>	
NEAREST CITY OR TOWN: <u>Mountain Park (unincorporated) or Lilburn</u>	
DISTANCE FROM CITY: <u>1.57 miles to Mountain Park, 2.26 to Lilburn</u>	
NAME OF NEAREST AIRPORT OR HELIPORT: <u>Gwinnett County - Brasel Airport</u>	
DISTANCE FROM AIRPORT: <u>approximately 9.25 miles</u>	
DISTANCE FROM NEAREST POINT OF NEAREST RUNWAY: <u>8.73 miles</u>	
DIRECTION FROM AIRPORT: <u>Southwest</u>	

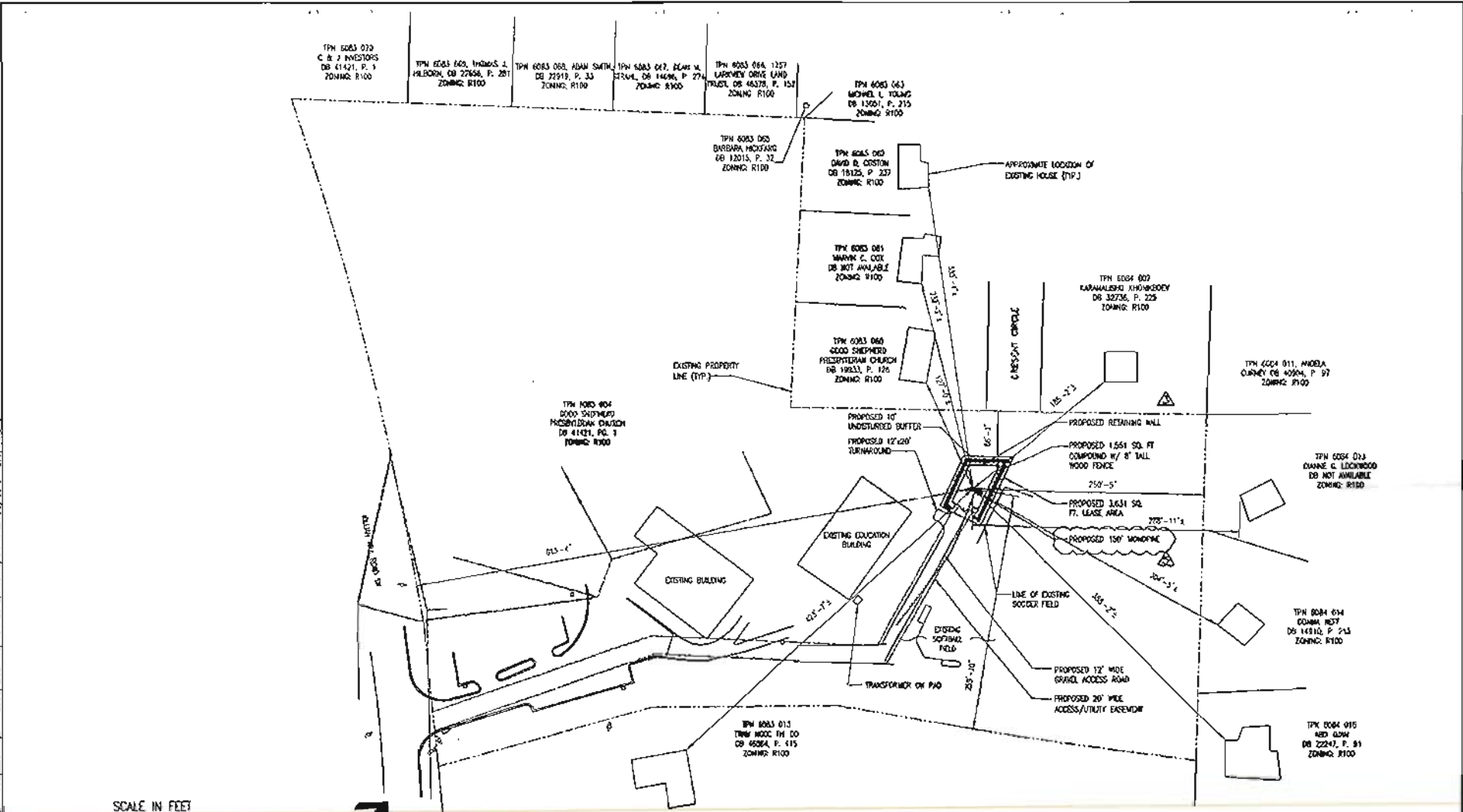
ELEVATION OF SITE ABOVE MEAN SEA LEVEL: 900' AMSL

ESTIMATED WORK SCHEDULE DATE:

WILL START: 3/1/09 WILL COMPLETE: 4/30/09

CASE NUMBER: TSP2008-00044

11-06-03 SCHRADE BACHERZADEM 10062828/REV 4 2006/Clearw're/Rev Land/Atlanta/GA-ATL315B/CD'S REV'S/AG-01



SITE PLAN
SCALE: 1"=100'



340 COLUMBIA PKW. SUITE 100
FALLS CHURCH, VA 22071-7884
TEL (703) 874-8800
FAX (703) 874-8200

GA-ATL315B
1400 KILLIAN HILL RD
LILBURN, GA 30047

clearw're us. LLC

1408 CHURCH POINT
REVIEWS, VA 20013
TEL (703) 714-7900
O4 (703) 714-7900

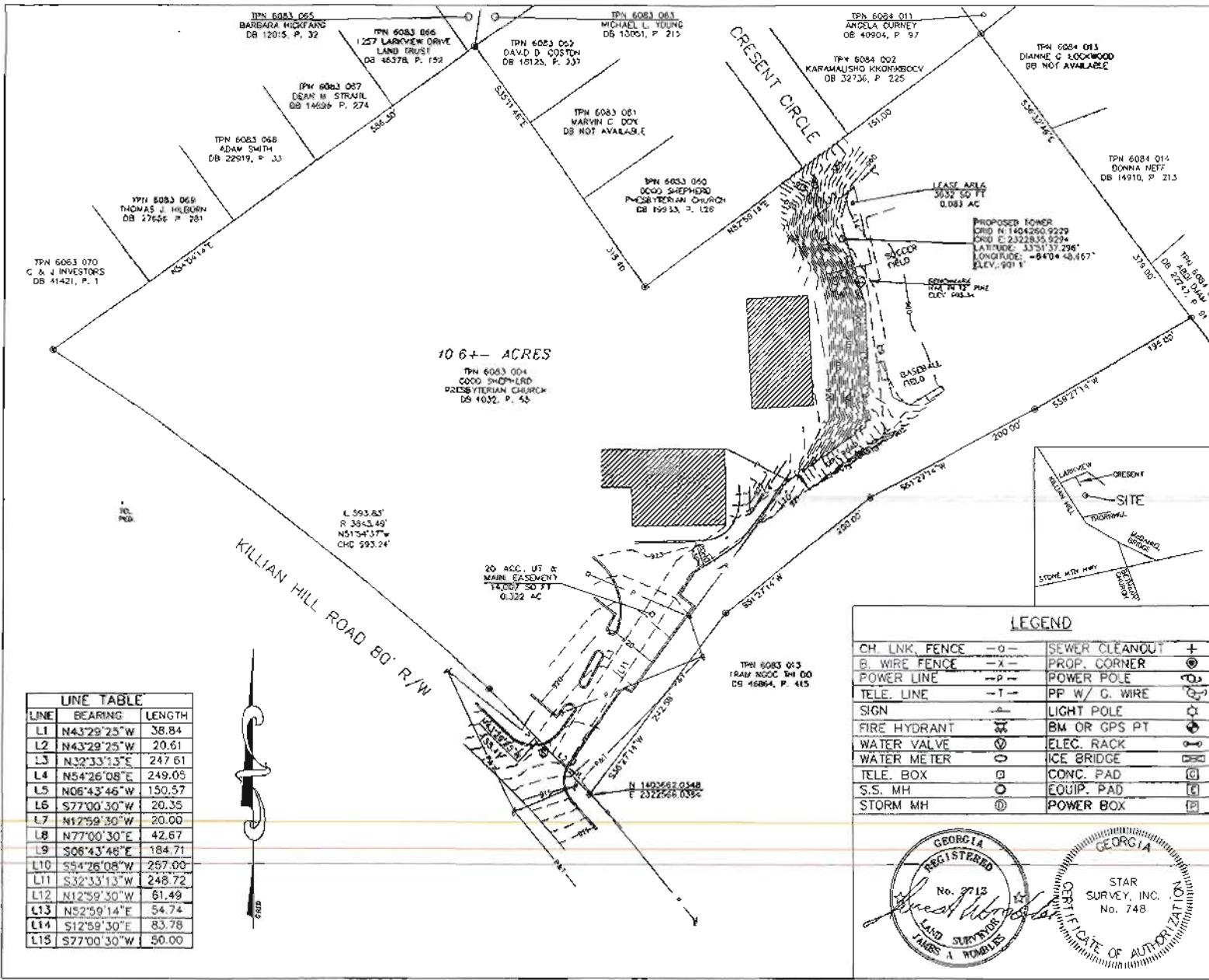
NO.	DATE	REVISIONS	BY	CHK	APP'D
1	11-09-08	REVISED TOWER HEIGHT	SRP	CCM	EMD
2	07-30-08	CLIENT COMMENTS	DMR	CCM	EMD
3	07-21-08	RETAINING WALL	MRS	CCM	EMD
2	07-02-08	REVISED CD'S	SRP	CCM	EMD
1	06-02-08	CLIENT COMMENTS	MRS	CCM	EMD
0	04-18-08	FINAL CONSTRUCTION DRAWINGS	MRS	CCM	EMD
0	04-04-08	PRELIMINARY CD'S FOR REVIEW	MRS	CCM	EMD
IND.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: QUINN	DRAWN BY: QUINN		



BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

SITE PLAN

DRAWING NUMBER	REV
A-0	5



LINE	BEARING	LENGTH
L1	N43°29'25\"W	38.84
L2	N43°29'25\"W	20.61
L3	N32°33'13\"E	247.61
L4	N54°26'08\"E	249.05
L5	N06°43'46\"W	150.57
L6	S77°00'30\"W	20.35
L7	N12°59'30\"W	20.00
L8	N77°00'30\"E	42.67
L9	S06°43'46\"E	184.71
L10	S54°26'08\"W	257.00
L11	S32°33'13\"W	248.72
L12	N12°59'30\"W	61.49
L13	N52°59'14\"E	54.74
L14	S12°59'30\"E	83.78
L15	S77°00'30\"W	50.00

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/22/08	REVISE LEASE AREA

NOTES:

- 1) THIS EXHIBIT REPRESENTS THE LEASE SITE AND ACCESS, UTILITY AND MAINTENANCE EASEMENTS ONLY AND IS NOT INTENDED FOR ANY OTHER USE.
- 2) ALL BEARINGS ARE WEST GEORGIA STATE GRID. ALL COORDINATES ARE NAD 83 AND ALL ELEVATIONS ARE NAVD 83.
- 3) TAX MAP PARCEL NO 6083 004
- 4) THIS PROPERTY IS CURRENTLY ZONED, R100 ZONING, (PER GWINNETT COUNTY OFFICIALS)
- 5) RATIO OF PRECISION = 1/10,000.
- 6) AREA BY COORDINATE METHOD.
- 7) THE LOCATIONS OF ANY UNDERGROUND UTILITIES IF SHOWN ARE BASED ON PAINTED MARKINGS OBSERVED IN THE FIELD AND/OR ARE APPROXIMATE.
- 8) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREIN

NOTE
THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY BY STAR SURVEY, INC. PROPERTY LINES WERE TAKEN FROM EXISTING FIELD EVIDENCE EXISTING DEEDS AND PLATS OF PUBLIC RECORD FROM SURVEYS AND DOCUMENTS PROVIDED TO THE SURVEYOR BY THE OWNER OR CLIENT.

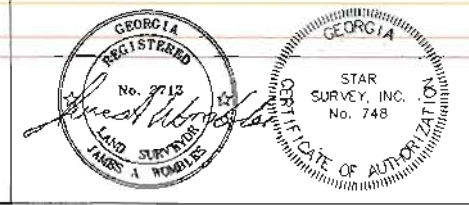
I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 13135C 0127 F DATED 9/29/08; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" WHICH IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE A, B, OR V

LEGEND	
CH. LINK, FENCE	-o-
B. WIRE FENCE	-x-
POWER LINE	-p-
TELE. LINE	-t-
SIGN	-s-
FIRE HYDRANT	⊕
WATER VALVE	⊕
WATER METER	⊕
TELE. BOX	⊕
S.S. MH	⊕
STORM MH	⊕
SEWER CLEANOUT	+
PROP. CORNER	⊕
POWER POLE	⊕
PP W/ G. WIRE	⊕
LIGHT POLE	⊕
BM OR GPS PT	⊕
ELEC. RACK	⊕
ICE BRIDGE	⊕
CONC. PAD	⊕
EQUIP. PAD	⊕
POWER BOX	⊕

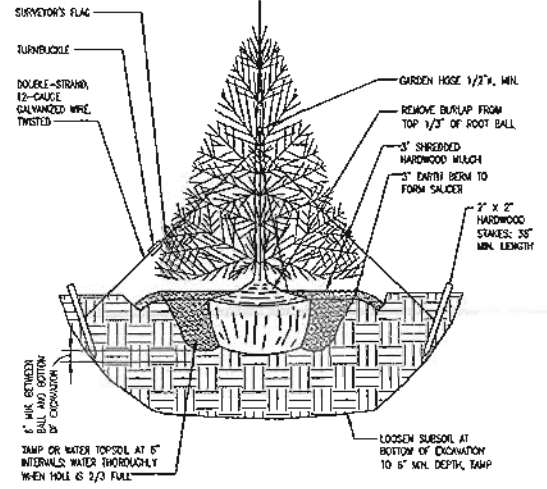
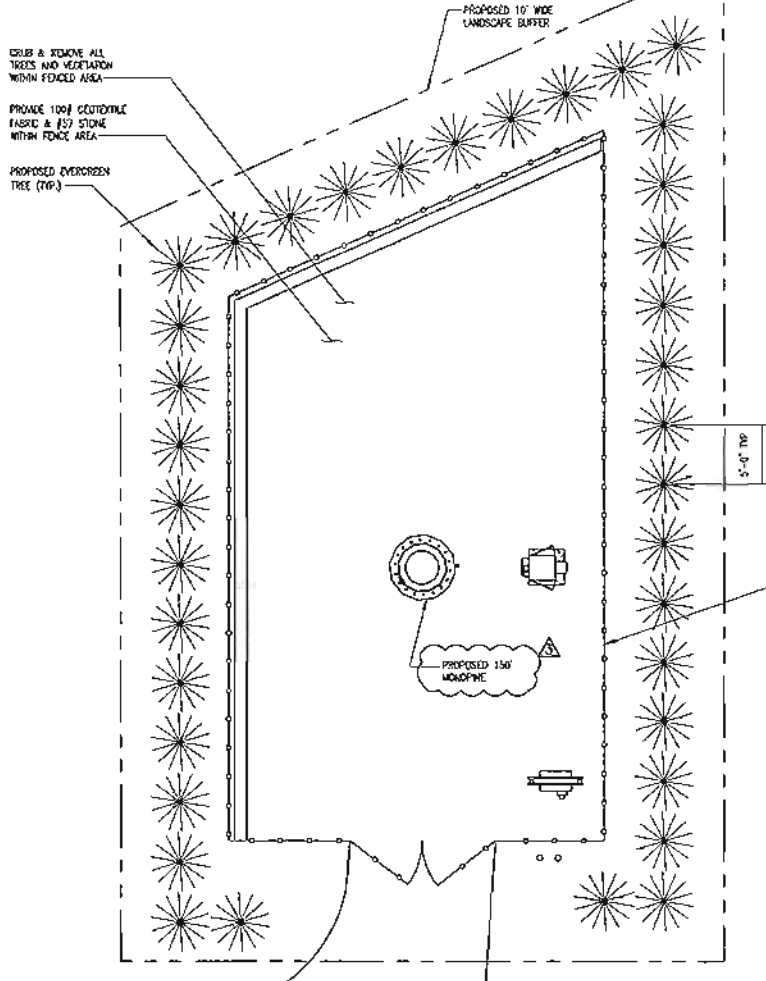
LEASE SITE AND ACCESS, UTILITY AND MAINTENANCE EASEMENT EXHIBIT
PREPARED FOR
BC
ARCHITECTS
ENGINEERS
KILLIAN HILL ROAD
TOWER SITE
SITE ID#: ATL 315B

LIBURNA, GWINNETT COUNTY, GEORGIA
STAR SURVEY, INC.
702 EDGEFIELD ROAD
NORTH AUGUSTA, S.C. 29841
TELE. (803) 613-0377 FAX. (803) 613-0378

SCALE: 0' 50' 100' 200'		
1" = 100'		
DRAWING NAME	DATE	SHEET NO
082555 DWG	MARCH 24, 2008	
PROJECT NO	FIELD BOOK NO.	
082555	(SEE FILE)	C1



11-06-08 SOHRAB BACHIEZADEH - 2008/Chair/Rev Land/Adams/GA-ATL315B/CD'S REVIS/L1.dwg



- NOTES:
- EVERGREEN TREE SHALL BE MIN. 5' IN HEIGHT PLANTED @ 5'-0" ON CENTER ON 5' WIDE PLANTING STRIP.
 - SPECIES OF TREE SHALL BE LEYLAND CYPRESS.
 - NEWLY PLANTED TREES SHALL HAVE A MIN. RADIUS OF FIVE (5) FEET AROUND THE BASE OF TRUNK COVERED WITH MULCH.



LANDSCAPING PLAN 1
SCALE: 1"=10'

TREE PLANTING DETAIL 2
SCALE: 3/4"=1'



BC
architects
engineers

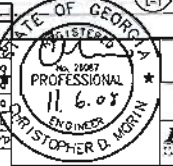
3650 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22043-2998
TEL: (703) 431-6666
FAX: (703) 671-6200

GA-ATL315B
1400 KILLIAN HILL RD
ULBURN, GA 30047

clearw're us. llc

640 DAVENPORT ROAD
FARMINGDALE, VA 26037
TEL: (423) 711-7000
FAX: (423) 716-7000

NO.	DATE	REVISIONS	BY	CHECK
2				
4				
3	11-06-08	REVISED TOWER HEIGHT	SD	CDM
2	07-02-08	REVISED CD'S	SD	CDM
1	06-02-08	CLIENT COMMENTS	AMS	CDM
0	04-16-08	FINAL CONSTRUCTION DRAWINGS	AMS	CDM
A	04-04-08	PRELIMINARY CD'S FOR REVIEW	AMS	CDM
MR.	DATE	REVISIONS	BY	CHECK
SCALE: AS SHOWN		DESIGNED BY: GRANN	DRAWN BY: CHM	



BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

LANDSCAPING PLAN

DRAWING NUMBER	REV
L-1	3

GWINNETT COUNTY PLANNING AND DEVELOPMENT DEPARTMENT
TALL STRUCTURE PERMIT ANALYSIS

CASE NUMBER : **TSP2008-00044**
ZONING : R-100
LOCATION : 1400 BLOCK OF KILLIAN HILL ROAD
MAP NUMBER : 6083 004
SIZE : 0.08 ACRES (TOWER LEASED AREA)
: 10.6 ACRES (PARENT PARCEL)
PROPOSED DEVELOPMENT : 154 FOOT MONOPINE TELECOMMUNICATIONS TOWER
COMMISSION DISTRICT : (3) BEAUDREAU

LAND USE PLAN RECOMMENDATION: **INSTITUTIONAL/PUBLIC**

APPLICANT: ONPOINT MANAGEMENT SERVICES, LLC.
1755 NORTH BROWN ROAD
SUITE 200
LAWRENCEVILLE, GA 30043

CONTACT: JIM ARNETTE PHONE: 678.690.5180

OWNER: GOOD SHEPHERD PRESBYTERIAN CHURCH, INC
1400 KILLIAN HILL ROAD
LILBURN, GA 30047

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DESCRIPTION:

The applicant requests a Tall Structure Permit for the construction of a 154-foot telecommunications tower on a parcel zoned R-100 (Single-Family Residence District). The proposed leased tower site is 0.08 acres, part of a parent parcel containing 10.6 acres. The subject property is located on the east side of Killian Hill Road, south of its intersection with Larkview Drive. The proposed tower is to be located towards the northeast of the property, near the northern property line.

The applicant proposes to construct a galvanized steel monopine tower and associated utility compound, designed to accommodate a total of three (3) service providers. Based upon the tower's proposed height (154 feet), the minimum required setback from the parent parcel's property line is 51.3 feet. At its nearest point, the proposed tower location is 86 feet from base of the cell tower to the northern property line. The tower would be 259

feet from the southerly property line, 250 feet from the eastern property line and 613 feet from Killian Hill Road to the west.

Access to the tower compound would be provided via a 20-foot access easement that would extend from the parking lot of the church to the north along the baseball and soccer fields to the leased area. A 10-foot wide landscaped buffer is proposed surrounding the Pegasus leased area. The applicant proposes Leyland Cypress evergreen trees in the landscaped buffer. In addition, the applicant proposes an 8-foot high wooden fence interior to the landscaped buffer.

PLANNING DIVISION ANALYSIS:

The 10.6-acre property is zoned R-100 and located on Killian Hill Road, south of its intersection with Larkview Drive. The subject site contains the existing Good Shepherd Presbyterian Church buildings, and associated parking.

The subject property is bounded by Killian Hill Road to the west and by single-family homes on all other sides. The surrounding area is made up of single-family homes in residential subdivisions, zoned R-100. The nearest existing residence to the subject property is approximately 127 feet northwest from the base of the proposed telecommunications tower. With implementation of a proper landscape buffer and the existing natural vegetation adjacent to the site, the proposed Pegasus telecommunications tower could be suitable at this location.

The Department of Planning and Development finds the following facts to be relevant in determining the suitability of the proposed tower at this location:

1. The proposed tower location meets the minimum setback requirement of the Telecommunications Tower and Antenna Ordinance of 1/3 the tower height (51.3 feet) from all external property lines and rights-of-way.
2. The applicant asserts that their site meets the standards of the Gwinnett County Telecommunications Tower and Antenna Ordinance regarding co-location, and would provide co-location opportunity for three service providers in addition to the Applicant's antenna.

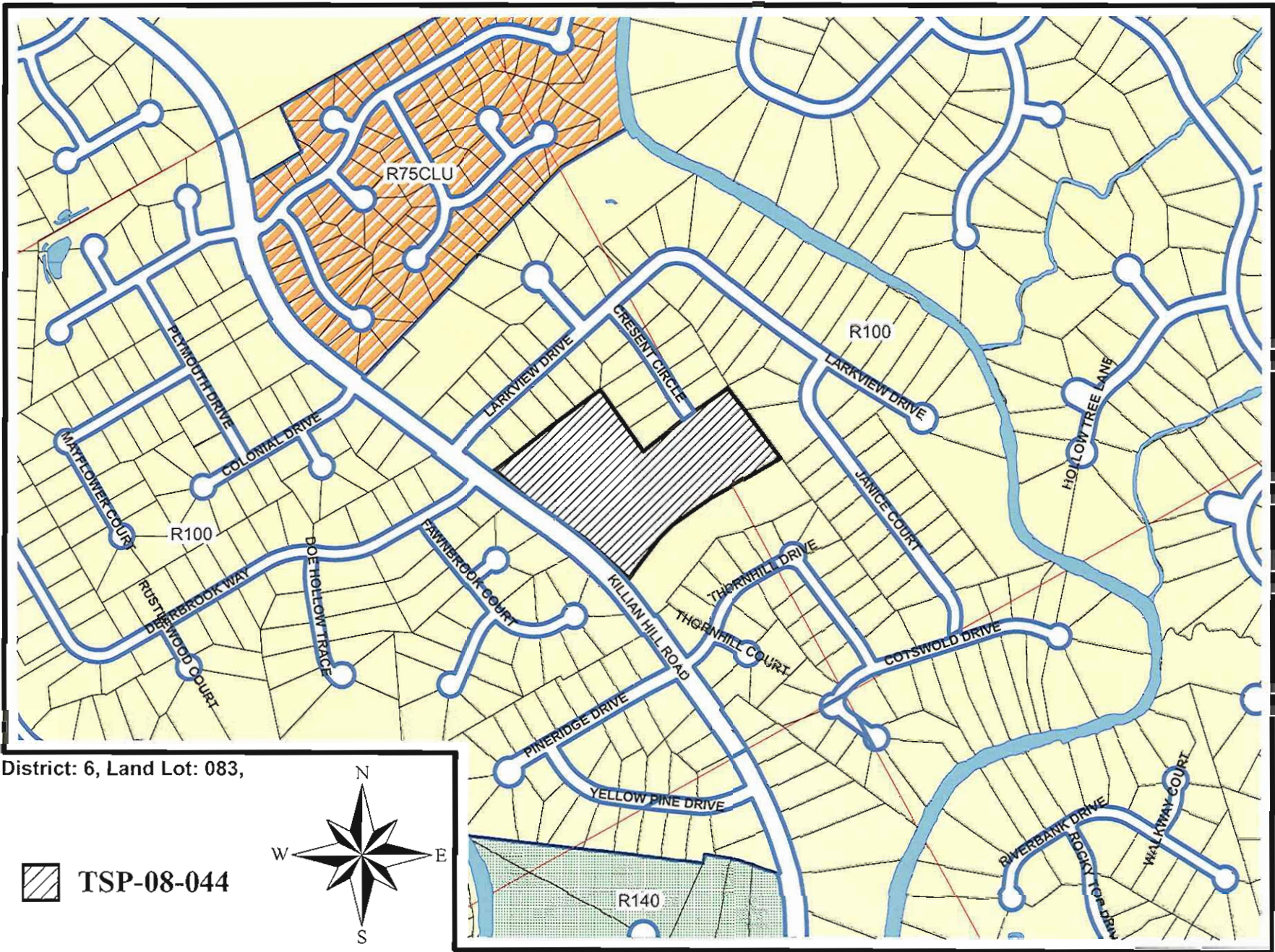
3. The proposed monopole tower is to be 150 feet tall with an additional 4-foot lighting rod, therefore totaling 154 feet in overall height.
4. The immediate area is developed with single-family residential properties. A telecommunications tower at this location will be visible to surrounding residences, and may introduce adverse visual impacts on its location on the parent tract because it is located in very close proximity to existing single-family residential subdivisions.
5. A 10-foot wide landscaped buffer and wooden fencing would be provided around the perimeter of the tower site to conceal the tower base and equipment buildings from view of surrounding properties.

Therefore, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of this request.

PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS

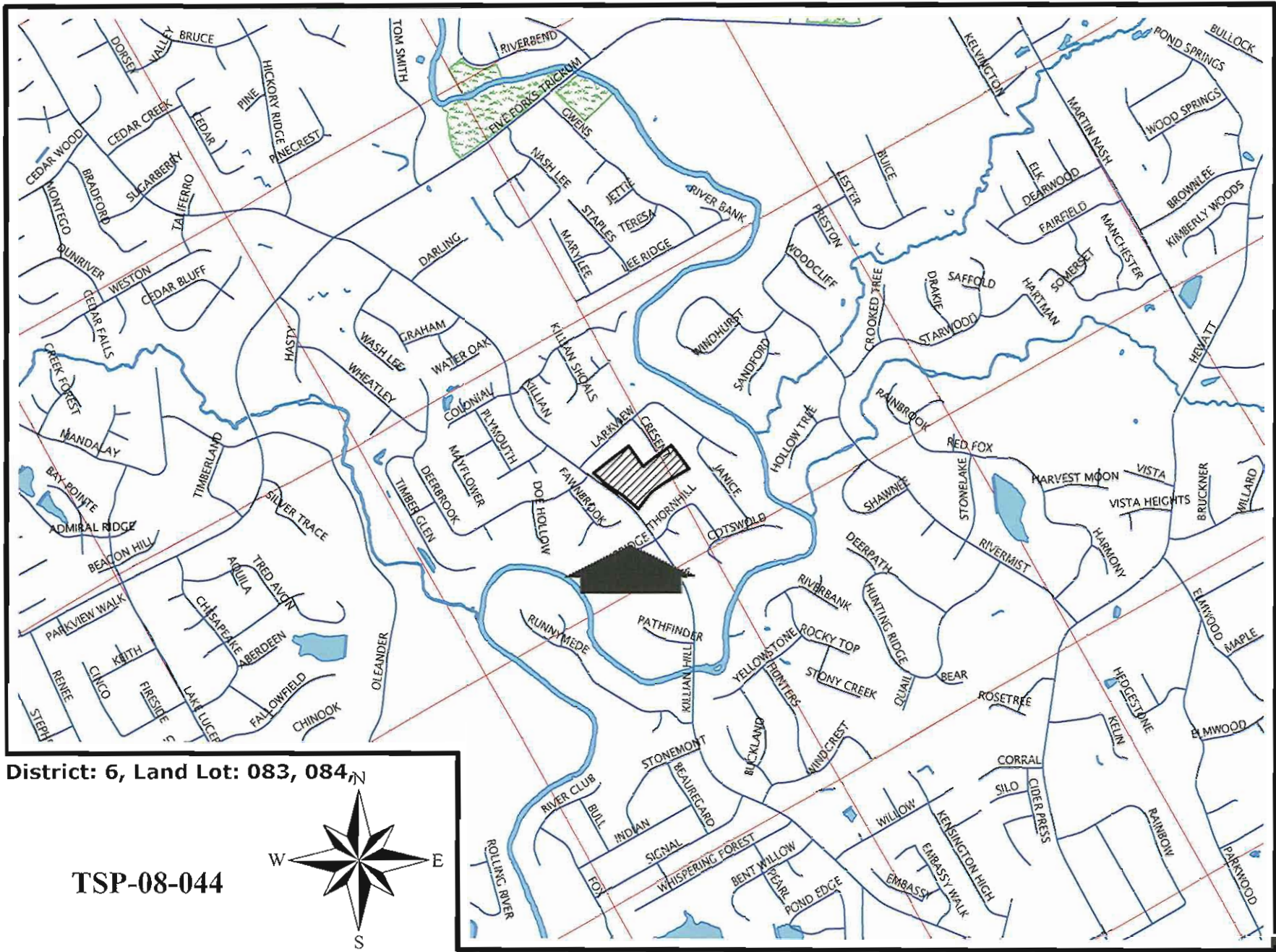
Approval of a Tall Structure Permit for a telecommunications tower structure subject to the following enumerated conditions:

1. The monopine tower and antennas shall be constructed at a maximum of 150 feet in height, with a 4-foot lighting rod (154-feet total).
2. A 10-foot wide landscaped buffer shall be installed, immediately around the perimeter of the wooden fenced compound, within the leased area. The buffer shall provide an effective visual screen and be developed in accordance with the Gwinnett County Buffer, Landscape and Tree Ordinance.
3. Obtain all required development and building permits prior to construction.
4. The tower shall be designed to accommodate a minimum of three service providers.
5. The tower compound shall remain a leased area and shall be located as shown on the submitted plans.



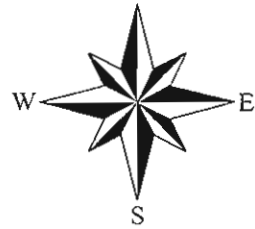
District: 6, Land Lot: 083,

 TSP-08-044



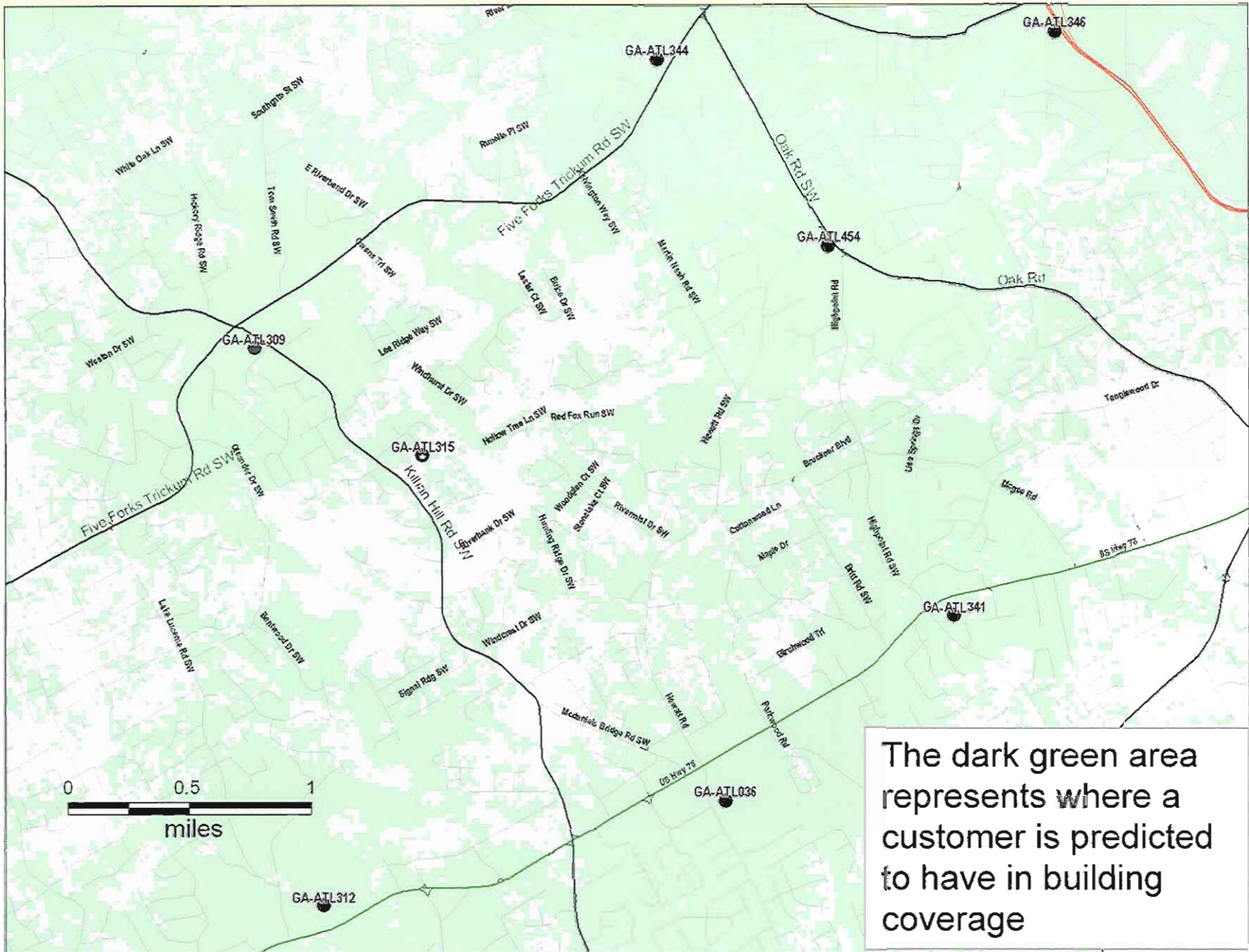
District: 6, Land Lot: 083, 084

TSP-08-044

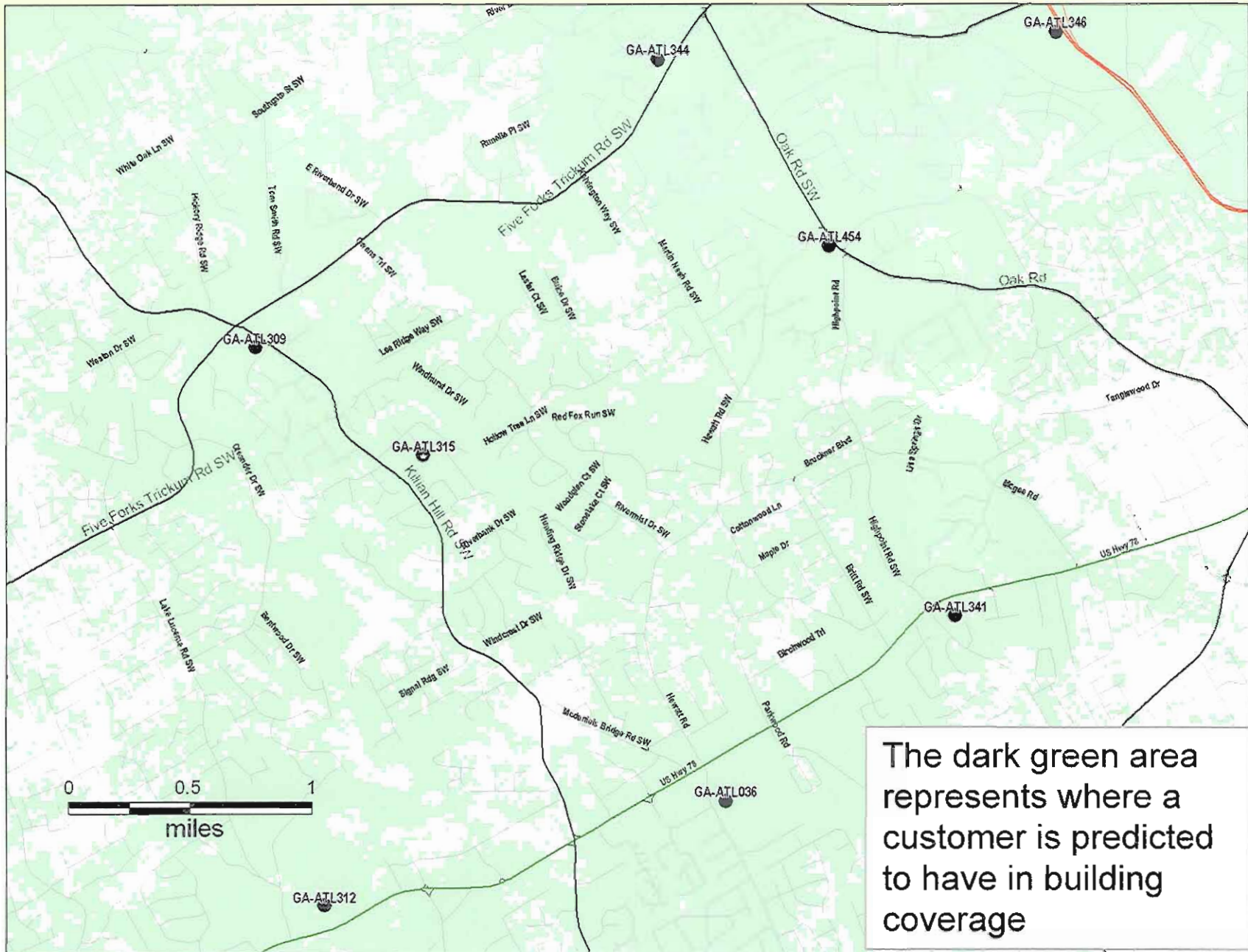


Scheduled Hearing for: January 2009.

Clearwire Coverage Without Proposed Site



Clearwire Coverage With Proposed Site



Other Surrounding Sites

