

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

JOEL L. LARKIN

PARKS F. HUFF

JAMES A. BALLI

ADAM J. ROZEN

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770•422•7016

TELEPHONE

770•426•6583

FACSIMILE

SLHB-LAW.COM

September 11, 2017

VIA EMAIL:

Ms. Nancy Hudson, Council Member
Powder Springs City Council, Ward 3
4273 Commodore Road
Powder Springs, GA 30127

Re: Application of Municipal Communications, LLC to Rezone a 4.3± Acre Tract to accommodate a Telecommunications Tower (3215 New Macland Road) - No. PZ 17 - 008

Application of Municipal Communications, LLC for a Special Use Permit to accommodate a Telecommunications Tower (3215 New Macland Road) - No. PZ 17 - 009

Dear Ms. Hudson:

This firm represents Municipal Communications, LLC concerning the above-captioned Applications. The Applications are scheduled to be considered by you, the Mayor and City Council Members on Wednesday, September 13, 2017 at your regularly scheduled Work Session. Thereafter, the Applications will be heard and considered by you, the Mayor and City Council for final action the following week on September 18, 2017.

The Applications seek allowances from the City of Powder Springs for the construction and ultimate operation and maintenance of a wireless telecommunications tower and related antennae and equipment on a 4.3acre tract of land which is located in your Ward on the east side of New Macland Road north of its intersection with Macedonia Road.

The totality of the subject property is located within a Neighborhood Activity Center (“NAC”) and within a Commercial Development Overlay on the City’s Future Land Use Map. Municipal Communications’ proposal, at the City’s behest, has been reviewed and recommended for approval by a Peer Review Consultant (“CityScapes”) which the City engaged and recommended for approval on August 28, 2017, the Powder Springs Planning Commission on a vote of 4-1.

The facility planned by Municipal Communications is proposed to include a 170 foot in height multi-tenant monopole tower; ground-mounted communications equipment; and, associated improvements to facilitate operations and access. The carrier located at the top of the

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL:

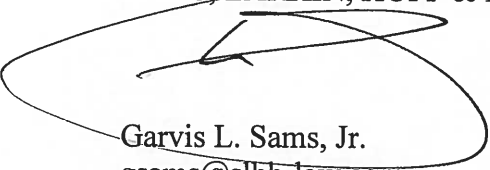
Ms. Nancy Hudson, Council Member
Powder Springs City Council, Ward 3
September 11, 2017
Page 2

tower will be Verizon Wireless and there will be additional antennae arrays at heights approximately ten feet (10') apart for a number of co-locators recommended by CityScapes and the City's Staff. If approved, the telecommunications tower will include equipment designed to improve 4G coverage and data throughput for Verizon customers along New Macland Road, connecting to Powder Springs Road and Macland Road and all residential areas on both sides of New Macland Road.

Your Professional Staff will be providing you, if they have not already done so, with a full complement of the technical data which both Municipal Communications and CityScapes submitted as well as other information and documentation generated by the Staff. Nevertheless, I wanted to let you, the Mayor and other Council Members know that my clients and I are available to respond to any concerns or issues which you may have prior to the Work Session on Wednesday afternoon/ evening. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS,Jr./dls

Ms. Cheryl Sarvis, Council Member (via email)
Ms. Doris Dawkins, Council Member (via email)
Mr. Patrick Bordelon, Council Member (via email)
Ms. Patricia Wisdom, Council Member (via email)
Ms. Pam Conner, City Manager (via email)
Ms. Tina Garver, AICP, Community Development Director (via email)
Ms. Lisa Cameron, Zoning Administrator (via email)
Mr. Jon Edwards, P.E., CityScapes, Independent Consultant (via email)
Mr. Peter Corry, CEO, Municipal Communications, LLC (via email)
Mr. John Throckmorton, Vice President Municipal Communications, LLC (via email)