

Issue Analysis Form

Date: October 24, 2017

Item: T-Mobile Tower – Special Exception Request

Lead Department: Community Development

Contact Person: Douglas Miles, Planning Manager



Description and Current Status

Skyway Towers (T-Mobile) is requesting a Special Exception to permit a 199 foot communications tower located at 5500 Oaklawn Boulevard, adjacent to Fort Lee.

Government Path

- | | | |
|---|---|--|
| Does this require IDA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require BZA action? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does this require Planning Commission action? | <input checked="" type="checkbox"/> Yes | September 28, 2017 Recommended for Approval by 6-0 vote. |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | October 24, 2017 |
| Does this require a Public Hearing? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| If so, before what date? | n/a | |

Fiscal Impact Statement

The proposed communications tower will have very little fiscal impact to the County. As an unmanned facility there are no public safety or infrastructure needs for the use.

County Impact

The proposed tower site will enhance wireless coverage for data services initially with voice coverage in 2018 and it will provide additional overall coverage for homeowners, business owners and military purposes in this portion of Prince George County.

Notes

n/a

Board of Supervisors
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 24th day of October, 2017:

Present:

William A. Robertson, Jr., Chairman
Donald Hunter, Vice Chairman
Alan C. Carmichael
T. J. Webb
Hugh G. Mumford

Vote:

SPECIAL EXCEPTION SE-17-05 Request of Skyway Towers (T-Mobile) to construct a 199 foot monopole communication tower pursuant to 90-393 (23) within the B-1, General Business Zoning District. The request property is located at 5500 Oaklawn Boulevard and known as Rosewood Presbyterian Church and identified as Tax Maps 120(0A)00-001 and 002-0. The comprehensive plan calls for public and semi-public uses and the request adjoins Fort Lee.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-17-05 is granted as an amendment to the official zoning map with the following conditions:

1. The Special Exception is granted for a tower and it shall not exceed 199 feet and it shall be designed to accommodate co-location opportunities onto the tower.
2. The applicant shall provide, prior to issuance of a building permit, a statement from a registered engineer certifying that non-ionizing electromagnetic radiation (“NIER”) emitted from communication towers, like the applicant’s tower, does not result in ground level exposure at any point outside such facility that exceeds the maximum permissible NIER exposure as set by the Federal Communication Commission (“FCC”). In addition, when equipment on the tower is altered in such a way to increase the amount of radiation emitted from the facility, the applicant or its designee shall submit a statement from a registered engineer certifying that the ground level exposure does not exceed the maximum permissible NIER exposure as set by the FCC.
3. The tower shall have a non-reflective galvanized finish that is neutral gray or another color that is acceptable to the Community Development Department. The tower shall not contain any advertising or signage other than small warning or safety signs on the tower compound fencing. The tower shall be designed and constructed as a monopole structure. The tower shall be lit with a medium

intensity RED LED FAA flashing beacon on the top of the proposed tower due to the adjacent helicopter helipad site located on Fort Lee.

4. The base of the tower shall be enclosed by a minimum six (6) foot high fence and be designed to preclude trespassing. The area between the compound fence and the 45 foot by 55 foot tower lease area may be landscaped on the north, east and west sides: using one (1) small evergreen tree or shrub planted for each ten (10) linear feet in two offset rows with the result being a small evergreen tree or shrub being planted for each five (5) linear feet. Each small evergreen tree or shrub shall have a height of at least six (6) feet at the time of planting and an ultimate height of fifteen (15) feet or greater within five (5) years or less. A detailed plan showing the landscaping around the compound may be submitted to the Community Development Department for approval in conjunction with site plan review along with Fort Lee staff.

5. No communications equipment or tower structure shall be installed which will in any way interfere with the County's Emergency Communication System. The applicant shall be responsible for the elimination of said interference within twenty-four (24) hours of receipt of notice from Prince George County should any equipment associated with this facility or the tower structure itself be found to have such an impact.

6. The applicant, within ninety (90) days after the tower ceases to be used for communications purposes for a period of twelve (12) consecutive months, shall dismantle and then remove the tower and all associated equipment from the property, except the footers.

7. This permit may be revoked by the Prince George County Board of Supervisors or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State or Local regulations.

Adopted on October 24, 2017 and becoming effective immediately.

**BOARD OF SUPERVISORS
SPECIAL EXCEPTION REPORT SUMMARY**

CASE NUMBER: SE-17-05

APPLICANT: Skyway Towers (T-Mobile)

PROPERTY LOCATION: 5500 Oaklawn Boulevard

TAX MAPS: 120(0A)00-001 and 002-0

REQUESTED ACTION: Special Exception to permit a Tower

PROPOSED USE: Tower per Section 90 – 393 (23)

EXISTING ZONING: B-1, General Business Zoning District

EXISTING USE: Public and semi-public use (Church)

North: City of Hopewell; commercial uses

South and West: Fort Lee; federal property and helipad

East: B-1; General Business; commercial uses

UTILITIES: Not applicable for an unmanned tower structure use

REAL ESTATE TAXES: No County real estate taxes owed by church property

MEETING INFORMATION:

Planning Commission: September 28, 2017 at 6:30 p.m.

Recommended Approval 6-0 with conditions

Board of Supervisors: October 24, 2017 at 7:30 p.m.

Board of Zoning Appeals: November 27, 2017 at 6:30 p.m.

RECOMMENDATION:

The Commission and Staff support the tower request along with the recommended conditions

1. Special Exception Application and Narrative Statement
2. Map of the Subject Property and the Area
3. Staff Report and Recommended Conditions

PRINCE GEORGE COUNTY, VIRGINIA

BOARD OF SUPERVISORS STAFF REPORT

SPECIAL EXCEPTION CASE SE-17-05 SKYWAY TOWERS (T-MOBILE)

PUBLIC HEARING: OCTOBER 24, 2017

Request:

Skyway Towers (T-Mobile) is requesting a Special Exception to permit the construction, operation, and maintenance of a monopole communications tower up to one hundred ninety-nine (199) feet within the B-1, General Business District.

Project Summary:

T-Mobile is proposing a new communications tower to improve the capacity of data services and to assist with voice capacity in the future. The proposed use is a monopole communications tower that will support co-location by other carriers. The proposed tower will be located within a 45' by 55' leased area and it will utilize the existing entrance onto Oaklawn Boulevard in Prince George County.

Tower Site Selection Criteria Summary:

Skyway Towers (T-Mobile) has provided the site selection process that was conducted for the site:

T-Mobile is already collocated on all of the closest, existing towers and tall structures within the search ring for additional coverage and capacity purposes. A balloon test was conducted by the applicant on August 6, 2017 and the attached photo simulations show that the tower will be visible from nearby commercial areas, but not be visible from residential areas to the east in the County.

A preliminary determination by the Federal Aviation Administration (FAA) has stated that the tower does not require lighting. However, in the pre-application meeting, Fort Lee civilian staff requested that the tower be lit on top with a red LED FAA flashing beacon due to its proximity to a helipad on Fort Lee. The applicant has agreed to provide a red beacon on the tower for the helicopters use.

Fort Lee staff requested that landscaping not be installed around the base of the tower due to the close proximity to their perimeter fence for security purposes. As there is existing vegetation on Fort Lee that screens the tower base from view and the Prince George County staff agreed with them. Please see the attached Applicant Narrative for more detailed information on the proposed tower.

Comprehensive Plan:

The 2014 Comprehensive Plan states that this area is suitable for public and semi-public uses. The construction and operation of the proposed tower will provide additional data and voice capacity

and coverage for the surrounding county residents and business owners, public safety officers, and the general travelling public in Prince George County, in the City of Hopewell and for Fort Lee personnel.

Public Input:

Prince George County Planning has been working directly with Fort Lee Planning on the proposed communications tower that is proposed to be located directly adjacent to Fort Lee. County Staff has duly notified the Fort Lee Garrison Commander and the Hopewell City Manager of this new request. There have been no public concerns provided and both the FAA and Fort Lee have provided letters of support for this tower request provided that the tower does not interfere with helicopter flight patterns. As there is an Army helicopter helipad site located on Fort Lee Post near the proposed tower location.

Fort Lee Joint Land Use Study (JLUS):

The Fort Lee Joint Land Use Study (JLUS) was completed in March 2014 and was referenced in the 2014 Prince George County Comprehensive Plan for implementation purposes. The JLUS states in Section 3.3.3. Aircraft Accident Potential: "...the risk for aircraft accidents exist whenever operations occur on-post, particularly low level tactical training operations by rotary-wing aircraft. Given the frequency of operations at Fort Lee, the risk, particularly to any off-post areas, remains very low."

"Potential factors that could increase any accident potential risk off post of the installation include the establishment of vertical flight obstructions, such as wireless communication towers, in areas that are frequently used by aircraft in transit to Fort Lee (for high ranking officers and dignitaries), or in areas that are necessary to use for off-post maneuvering during tactical flight operations training" which occurs along River Road in the County. The Army helipad is used during emergencies by Med-Flight aircraft for both on-post and off-post safety needs to service the surrounding communities.

The applicant met with Prince George Planning and Fort Lee Planning staff and worked on the tower location in relationship with the existing helicopter pad site on-post and we all determined the need for the tower to include a medium intensity red LED FAA L-864 flashing beacon on top of the tower.

We have incorporated this into the Special Exception conditions and it is shown on their site plans. Fort Lee requested that limited plant materials for screening be used between the proposed tower fence and their installation fence to avoid trespassing and security concerns along their boundary.

Virginia Department of Transportation reviewed the Special Exception request and they do not have any concerns with the existing site entrance due to the low vehicle trips per month to the site.

Prince George Police Department reviewed this request and stated that they do not have any concerns with T-Mobile's tower use after consulting with Altairis, the County's tower consultant.

Recommended Conditions:

1. The Special Exception is granted for a tower and it shall not exceed 199 feet and it shall be designed to accommodate co-location opportunities onto the tower.
2. The applicant shall provide, prior to issuance of a building permit, a statement from a registered engineer certifying that non-ionizing electromagnetic radiation ("NIER") emitted from communication towers, like the applicant's tower, does not result in ground level exposure at any point outside such facility that exceeds the maximum permissible NIER exposure as set by the Federal Communication Commission ("FCC"). In addition, when equipment on the tower is altered in such a way to increase the amount of radiation emitted from the facility, the applicant or its designee shall submit a statement from a registered engineer certifying that the ground level exposure does not exceed the maximum permissible NIER exposure as set by the FCC.
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5. No communications equipment or tower structure shall be installed which will in any way interfere with the County's Emergency Communication System. The applicant shall be responsible for the elimination of said interference within twenty-four (24) hours of receipt of notice from Prince George County should any equipment associated with this facility or the tower structure itself be found to have such an impact.
6. The applicant, within ninety (90) days after the tower ceases to be used for communications purposes for a period of twelve (12) consecutive months, shall dismantle and then remove the tower and all associated equipment from the property, except the footers.

7. This permit may be revoked by the Prince George County Board of Supervisors or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State or Local regulations.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

October 11, 2017

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel involved that is abutting property and property immediately across the street or the road from the property affected:

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **Tuesday, October 24, 2017 beginning at 7:00 p.m.** in the Public Meeting Room, on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-17-05 Request of Skyway Towers (T-Mobile) to construct a 199 foot monopole communication tower pursuant to 90-393 (23) within the B-1, General Business Zoning District. The request property is located at 5500 Oaklawn Boulevard and known as Rosewood Presbyterian Church and identified as Tax Maps 120(0A)00-001 and 002-0. The comprehensive plan calls for public and semi-public uses and the request adjoins Fort Lee.

A copy of the related materials may be examined in Planning and Zoning within the County Administration Building or 804.722.8678 and the department is open from 8:30 am to 5:00 pm Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing. We have attached a copy of the general location of the request property for your use.

Sincerely,

Douglas Miles

Douglas Miles, CZA
Planning Manager / Zoning Administrator

Attachment



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

September 22, 2017

**Fort Lee Garrison Commander
3312 "A" Avenue - Suite 208
Fort Lee, VA 23801**

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

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Sincerely,

Douglas Miles

Douglas Miles, CZA
Planning Manager / Zoning Administrator

Attachment

**Community Development &
Code Compliance**



*Julie C. Walton, Director
Douglas Miles, Planning Manager*

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

TO: Denise Johnson, Police Department
John Royster, Fort Lee Planning / JLUS Plan
Paul Hinson, VDOT – Petersburg Residency

C: Jeff Stoke, Economic Development Director
Julie Walton, Community Development Director

FROM: Douglas Miles, Planning Manager

DATE: August 23, 2017

RE: SE-17-05 Skyway Towers (T-Mobile) Request

Please find this request by T-Mobile to construct a 199 foot monopole communications tower at 5500 Oaklawn Boulevard (Rosewood Presbyterian Church) within a B-1, General Business Zoning District. This request is directly adjacent to Fort Lee and their helicopter pad location and they have requested that the proposed communications tower have a Red FAA approved LED flashing beacon for better identification purposes for the helicopter pilot's VFR landings.

Please provide your staff report comments for this request by **Thursday, September 7, 2017** and submit your comments in MS Word format to me at dmiles@princegeorgecountyva.gov As this tower request will be scheduled for a public hearing at the Planning Commission on Thursday, September 28, 2017. I will not be in the office from September 4th through 8th.

**Community Development &
Code Compliance**



*Julie C. Walton, Director
Douglas Miles, Planning Manager*

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

TO: Denise Johnson, Police Department
John Royster, Fort Lee Planning / JLUS Plan
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RECEIVED
AUG 17 2017



APPLICATION FOR SPECIAL EXCEPTION - CONDITIONAL USE PERMIT

Department of Community Development and Code Compliance
6602 Courts Drive
Prince George, VA 23875
Planning Division (804) 722-8678
www.princegeorgecountyva.gov

OFFICE USE ONLY
APPLICATION #: **SE-17-05**
DATE SUBMITTED: **8/17/17**
ZONING ORDINANCE SECTION: **90-393(23)**

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

ROSEWOOD PRESBYTERIAN CHURCH

ADDRESS:

5500 OAKLAWN BLVD.

CITY:

PRINCE GEORGE

STATE:

VA

ZIP CODE:

23875

PHONE NUMBER:

E-MAIL ADDRESS:

TAX MAP OF SUBJECT PARCEL:

120 (0A) 00-002-0 AND 120 (0A) 00-001-0

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

PLAT

DEED BOOK

13

PAGE

61

Date

DEED RESTRICTIONS:

NONE

ACREAGE:

1.48 AC.

PARTIAL PARCEL:

YES

NO

SUBDIVISION:

N/A

PRESENT USE:

VACANT

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

RELIGIOUS-VACANT

PRESENT ZONING:

B-1

OWNER AGENT/REP

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

NAME:

DREW PATTERSON (AGENT)

ADDRESS:

4435 WATERFRONT DR., SUITE 100

CITY:

GLEN ALLEN

STATE:

VA

ZIP CODE:

23060

PHONE NUMBER:

804-363-0891

E-MAIL:

dpatterson@nbcllc.com

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (ATTACH A SEPARATE LETTER IF NECESSARY)

PROJECT DESCRIPTION

NEW 199' MONOPOLE TOWER AND ASSOCIATED GROUND EQUIPMENT FOR SKYWAY TOWERS. T-MOBILE WILL BE THE ANCHOR TENANT.

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

SIGNED: Beatrice H Brown DATE 7/25/17

MAILING ADDRESS 306 Carriage House Ct

CITY/STATE/ZIP: Hopewell, VA 23860

PHONE NUMBER 804-752-1051

E-MAIL ADDRESS beatricebrown92@yahoo.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME DREN PATTERSON

MAILING ADDRESS 4435 WATERFRONT DR., SUITE 100, GLEN ALLEN, VA 23060

CITY/STATE/ZIP: —

PHONE NUMBER 804-363-0891

E-MAIL ADDRESS dpatterson@nbcllc.com

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 25th day of JULY, 20 17.

KELSEY CHASE
Notary Public

My Commission expires: APRIL 30, 20 18

KELSEY LAUGHON CHASE
NOTARY PUBLIC
REG. #7589973
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2018

AFFIDAVIT

Applicant Narrative
Site Name: Prince George

Skyway Towers proposal

Skyway Towers (the “Applicant,”) is making this application to construct and operate a 199-foot monopole communications tower for T-Mobile at 5500 Oaklawn Boulevard (“Property,). T-Mobile is licensed by the Federal Communications Commission to provide wireless communications services throughout Prince George County (“County,). As is indicated on the propagation maps submitted with this application, which depict the coverage objective of the proposed tower, T-Mobile currently has a gap in coverage between VA11393A located on Barkley Street in the City of Hopewell, VA61539A located at 4705 Romans Road in Prince George County and VA11397E located at the corner of B Avenue and 22nd Street in Fort Lee. The enclosed propagation maps depict T-Mobile’s network of existing antenna sites in this portion of the County. This network of sites is largely based on the use of existing towers and tall structures built by T-Mobile, other carriers and tower companies.

The subject Property is vacant; however, it is owned by the adjacent Rosewood Presbyterian Church. The Applicant is proposing to locate the tower and associated ground equipment within a 45’ x 55’ lease area. The proposed tower will have an overall structure height of 199 feet (195 foot tower with a 4 foot lightning rod). The tower will be made of galvanized steel to match the backdrop of the sky and it will accommodate at least three (3) additional users. The facility will be unmanned and will be visited approximately once a month by technicians. The facility will not be lit and will not emit any odor, fumes or glare. The noises emitted from the equipment on the ground will not be any louder than normal residential HVAC equipment. Therefore, the impact on surrounding properties resulting from this passive use will be minimal.

Purpose of Tower

As indicated, the purpose of the tower is to provide improved voice and data coverage to the surrounding area. Specifically, the proposed tower will achieve the following:

- Enhance the existing wireless network by supporting the latest wireless technologies and provide coverage to the following:
 - Those visiting and working in nearby businesses (businesses along Oaklawn Boulevard and Crossings Boulevard);
 - Those visiting and working in Fort Lee;
 - Those living in the adjacent residential neighborhoods (Jefferson Park/Stratford Woods);
 - Those travelling on nearby roads (Oaklawn Boulevard, Crossings Boulevard, Temple Avenue).
- Provide multiple collocation positions for other wireless carriers to expand their networks.

Zoning Ordinance requirements

The subject property is zoned B-1, General Business District. In accordance with Sec. 90-393(23) of the Zoning Ordinance, towers are permitted subject to an approved special exception permit. Section 90-460.4 of the Tower Siting Policy regulates wireless sites. The submission requirements listed in this section are as follows:

Section 90-460.4 Towers

(C) Application requirements

1. All potential applicants for towers shall consult with county planning staff at least thirty (30) days prior to submitting an application for a proposed tower. During this consultation the applicant shall present information to the staff on system objectives, proposed coverage areas, and alternative sites considered and rejected. The staff shall provide the potential applicant information on Prince George County policies and standards for towers and shall discuss with the applicant possible alternatives to tower construction.

The applicant had a pre-application meeting with staff on 7/27/17. Also present at the meeting were several representatives from Fort Lee. The representatives from Fort Lee requested that (1) the tower be lighted and (2) no landscaping be installed around the fenced compound. The submitted plans show that these two items have been addressed as requested.

2. In addition to the application requirements contained in Section 90-624 of this ordinance, all applicants for towers shall provide the following at the time of application:

a. The location of all other proposed tower sites considered and rejected, and the specific technical, legal or other reasons for the rejection.

In building out its network, T-Mobile first looks to collocate on existing structures (telecommunications towers, transmission power towers, rooftops, etc.) within a search ring. T-Mobile places a strong emphasis on co-location for two reasons: 1) it is the desire of most local governments and 2) it is typically much cheaper than building a new site. Collocation was not an option for the following reasons:

- *There are no existing towers or tall structures within the search ring. There is a water tower approximately ½ mile southeast of the proposed tower; however, it was not feasible for the following reasons:*
 - *Since this is a capacity driven site, the search ring is very small. The water tower is too far south to meet the desired coverage objective, which is primarily north of the proposed tower;*
 - *The water tower is fairly old and T-Mobile has structural concerns with locating antennas and equipment on it.*
- *T-Mobile is already collocated on all of the closest existing towers; this tower will essentially fill in the coverage "hole" between these other towers (see propagation maps);*

b. The location of all other possible co-location sites considered and rejected, and the specific technical, legal or other reasons for the rejection.

Collocation was not an option for the following reasons:

- *There are no existing towers or tall structures within the needed search ring;*
- *T-Mobile is already collocated on all of the closest existing towers.*

c. Accurate, to scale, photographic simulations showing the relationship of the proposed tower and associated antenna to the surroundings. Photographic simulations shall also be prepared showing the relationship of any new or modified road, access or utility corridors constructed or modified to serve the proposed tower site. The number of simulations and the perspectives, from which they are prepared, shall be established with the staff at the consultation required in section C.1. above.

See attached photosims.

d. A computerized terrain analysis showing the visibility of the proposed tower and antenna at the requested height and location. If new or modified road, access or utility corridors are proposed, the terrain analysis shall also show the visibility of these new or modified features.

Not applicable per County staff.

e. Information on how the proposed site relates to the applicant's existing communication system, including the number of other sites within the county, and the location of the antenna at each site.

T-Mobile is already collocated on all of the closest towers; this tower will essentially fill in the coverage "hole" between these other towers (see attached propagation maps).

f. All tower applicants shall be required, at their expense, to conduct an on-site "balloon" or comparable test prior to the Commission and Board hearings on the Special Exception Permit. The purpose of this test shall be to demonstrate the potential visual impact of the proposed tower. The dates and periods of these tests shall be established with the applicant at the pre-application consultation.

A balloon test was conducted on 8/6/17. The attached photosims show that the tower will have visibility from nearby commercial areas, but little to no visibility from the residential neighborhoods to the east. Furthermore, the existing tree cover to the south will serve to screen the tower from Fort Lee.

g. Written verification that all required submittals to the FAA have been submitted.

The applicant has submitted all required filings to the FAA.

3. The applicant shall be responsible for all fees associated with the filing of the application including the reasonable cost of any independent analysis deemed necessary by the county to verify the need for the new tower. The Board shall establish these fees, which shall be discussed with the applicant at the pre-application conference.

The applicant will be responsible for all fees associated with the filing of the application.

(D) General standards

1. The maximum height of any proposed tower and associated antenna shall be made as a condition of the Special Exception Permit, but in no case shall any tower and antenna exceed one hundred ninety-nine (199) feet in height. Applicants shall request the lowest tower and antenna height necessary to accomplish their specific communication objectives.

The applicant is proposing a 199 foot monopole tower. This height will not only allow T-Mobile to achieve its coverage objective, but it will also allow at least three positions for other wireless carriers to collocate.

2. The setback for any proposed tower shall, at a minimum, conform to the requirements for principal structures for the proposed zoning district. However, in no case shall the minimum setback from the base of the tower to any residential structure on an adjoining lot be less than forty (40) percent of the height of the tower, measured from the closest structural member of the tower (excluding guy lines). Guy lines shall be exempt from the minimum setback requirements in side and rear yards for the respective zoning district, but shall comply with the setback requirements for the front yard.

Not applicable; there are no residential structures on adjoining lots. The surrounding properties to the north, east and west are zoned B-1 and the property to the south is part of Fort Lee.

3. The minimum setback from any property line abutting a road right-of-way for any other building or structure associated with a tower shall be fifty (50) feet. Such buildings or structures shall be located a minimum of twenty-five (25) feet from any other property line.

The tower will be 40+ feet from the side and rear property lines and 250+ feet from Oaklawn Boulevard (i.e. front property line), therefore, meeting all setback requirements.

4. More than one (1) tower shall be permitted on a lot provided all applicable requirements have been met including setback requirements.

Only one tower is proposed.

5. Towers shall not be illuminated with any type of lighting apparatus, unless such lighting is a requirement of the FAA or FCC. When lighting is proposed to conform to federal requirement, the county shall contact the federal agency to verify the necessity of lighting and to determine the minimal amount and type of lighting necessary to comply with federal guidelines. Security lighting, or a "down lighting" design may be installed on buildings and structures associated with a tower. In no case shall any lighting violate Section 90-540.2 of this ordinance.

A preliminary determination by the FAA stated that the tower does not require lighting. However, in the pre-application meeting, representatives from Fort Lee requested that the tower have lighting as a result of its proximity to a helipad on Fort Lee. The applicant is agreeable to installing the lighting as requested.

6. Any tower approved shall be structurally designed to carry sufficient loading and the site approved shall be sized to accommodate the additional equipment necessary for at least three (3) other vendors/providers of communications services in order to minimize the proliferation of new towers in the vicinity of the requested site. In addition, by applying and being granted the Special Exception Permit, the applicant and the owner of the land agree to make the tower and tower site available for additional leases within the structural capacity of the tower and at reasonable costs adequate to recover the capital, operating and maintenance costs of the tower location required for the additional capacity.

The tower and compound will be designed to accommodate at least three (3) other vendors/providers of communications services.

7. A monopole tower design is recommended. The Board may approve an alternative tower design if it finds that an alternative type of structure has less of a visual impact on the surrounding community and Prince George County and/or based upon accepted technical and engineering data a monopole design is not technically feasible. Cost shall not be a criterion for determining tower design.

A monopole tower is proposed.

8. By applying and being granted the Special Exception Permit, the applicant and the owner of the land agree to dismantle and remove the tower and associated facilities from the site within ninety days of the tower no longer being used for wireless communications. Dismantling and removal from the site shall only be required after notice by the County. If antennas on any approved tower are relocated to a lower elevation, the tower shall be shortened to the height of the highest antenna. A bond or similar performance guarantee may be required as part of the Special Exception Permit approval. Said guarantee will be in an amount sufficient to ensure removal of the tower and all associated facilities and the reclamation of the property and road, access and utility corridors to a condition that existed prior to tower construction.

The applicant agrees to dismantle and remove the tower and associated facilities from the site within ninety days of the tower no longer being used for wireless communications.

9. All tower structures and associated hardware, antennas, and facilities shall be a flat matted finish so as to reduce visibility and light reflection unless otherwise required by the FCC or FAA.

The proposed tower will have a galvanized steel finish, which will reduce visibility and light reflection.

10. No business signs shall be allowed on the property identifying the name of, or services offered by, any business associated with the tower.

There will be no business signs on the property identifying the name of, or services offered by, any business associated with the tower.

(E) General review policies

All Special Exception Permit requests for new towers, including the replacement or modification of existing towers shall be reviewed by the staff, Commission and Board on the basis of the following criteria:

1. The extent to which the tower proposal conforms to the general Special Exception Permit criteria contained in this ordinance, and the intent, application requirements, and general standards for towers found in these provisions.

See narrative and site plan.

2. The demonstrated willingness of the applicant to evaluate co-location opportunities within the proposed communication service area.

In building out its network, T-Mobile first looks to collocate on existing structures (telecommunications towers, transmission power towers, rooftops, etc.) within a search ring. T-Mobile places a strong emphasis on co-location for two reasons: 1) it is the desire of most local governments and 2) it is typically much cheaper than building a new site. For this search ring, there are no existing collocation options; therefore, T-Mobile is pursuing a new tower to serve the surrounding area.

3. Tower locations already served by existing roads and utilities are preferred due to the potential detrimental environmental and visual impacts resulting from the construction of new road and utility corridors.

The proposed tower will be served by an existing road and no tree clearing is proposed.

4. Within the needed service area, the availability of other existing structures that are, based upon independent analysis, of suitable height, design, and location for the needed antenna.

Independent analysis to be coordinated by County.

5. The visibility of the tower from the surrounding community and neighborhood compatibility of the tower as determined by the submitted computer simulations, terrain analysis and balloon or comparable test.

The surrounding area is highly commercial; therefore, the proposed tower will be a compatible use. The attached photosims show that the tower will have visibility from nearby commercial areas, but little to no visibility from the residential neighborhoods to the east. Furthermore, the existing tree cover to the south will serve to screen the tower from Fort Lee.

6. The degree to which the proposed tower location, site design and facilities including fencing, buildings and other ground mounted equipment and new or modified road, access or utility corridors are located, designed and constructed to be compatible with the neighborhood.

The proposed wireless facility will be compatible with the neighborhood for the following reasons:

- *Wireless technologies are increasingly being utilized in vehicles, businesses and residential homes. The proposed telecommunications facility will enhance the existing wireless network by supporting these wireless technologies and, therefore, improve quality of life in the area;*
- *The enhanced wireless network will provide better communication services to emergency responders operating on the network within the area;*
- *The tower will blend with the existing area, which is highly commercial.*
- *The tower will have little to no visibility from the nearby residential neighborhoods to the east.*



Mail Processing Center
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 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2017-AEA-6540-OE

Issued Date: 07/05/2017

dREW pATTERSON
 Network Building & Consulting (DP)
 4435 Waterfront Drive
 Suite 100
 Glen Allen, VA 23060

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower VA71599
 Location: Hopewell, VA
 Latitude: 37-15-25.60N NAD 83
 Longitude: 77-19-46.50W
 Heights: 95 feet site elevation (SE)
 199 feet above ground level (AGL)
 294 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 01/05/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5922, or debbie.cardenas@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AEA-6540-OE.

Signature Control No: 335549181-337074771

(DNE)

Debbie Cardenas
Technician

Attachment(s)
Frequency Data

cc: FCC

Frequency Data for ASN 2017-AEA-6540-OE

| LOW FREQUENCY | HIGH FREQUENCY | FREQUENCY UNIT | ERP | ERP UNIT |
|------------------|-------------------|-------------------|------|-------------|
| 698 | 806 | MHz | 1000 | W |
| 806 | 824 | MHz | 500 | W |
| 824 | 849 | MHz | 500 | W |
| 851 | 866 | MHz | 500 | W |
| 869 | 894 | MHz | 500 | W |
| 896 | 901 | MHz | 500 | W |
| 901 | 902 | MHz | 7 | W |
| 930 | 931 | MHz | 3500 | W |
| 931 | 932 | MHz | 3500 | W |
| 932 | 932.5 | MHz | 17 | dBW |
| 935 | 940 | MHz | 1000 | W |
| 940 | 941 | MHz | 3500 | W |
| 1850 | 1910 | MHz | 1640 | W |
| 1930 | 1990 | MHz | 1640 | W |
| 2305 | 2310 | MHz | 2000 | W |
| 2345 | 2360 | MHz | 2000 | W |