

Issue Analysis Form

Date: March 26, 2019

Item: Verizon Wireless Tower – Special Exception

Lead Department: Community Devt. – Planning

Contact Person: Douglas Miles, Planning Manager



Description and Current Status

Petersburg Cellular Partnership (Verizon Wireless) is requesting a Special Exception to permit a 199-foot communications tower use located east of 15610 James River Drive.

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	February 28, 2019 Recommended for Approval by 7-0 vote
Does this require Board of Supervisors action?	<input checked="" type="checkbox"/> Yes	March 26, 2019
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 as well and it will provide additional overall coverage for homeowners, business owners and general public along the State Route 10 Corridor in the 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 26th day of March, 2019:

Present:

Donald Hunter, Chairman
Floyd M. Brown, Jr, Vice Chairman
Alan R. Carmichael
Marlene J. Waymack
T. J. Webb

Vote:

SPECIAL EXCEPTION SE-19-01 Request of Petersburg Cellular Partnership (d/b/a Verizon Wireless) to construct a 199-foot monopole communication tower pursuant to 90-53 (15) within the A-1, General Agricultural Zoning District. The subject property is located east of Anderson Lumber at 15610 James River Drive on the north line of Route 10 and is identified as Tax Map 270(0A)00-036-C. The Comprehensive Plan indicates that the subject property is appropriate for agricultural uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-19-01 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 gray or another color that is acceptable to Prince George County Planning. The tower shall not contain any advertising or any signage other than small warning or safety signs on the tower compound fencing. The tower shall be designed and constructed as a monopole structure.

4. The base of the tower shall be enclosed by a minimum six (6) foot high fence and be designed to preclude trespassing. The base of the tower shall be landscaped 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.
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 one hundred eighty (180) 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 March 26, 2019 and becoming effective immediately.

**PRINCE GEORGE COUNTY, VIRGINIA
SPECIAL EXCEPTION SUMMARY REPORT**

CASE NUMBER: SE-19-01

APPLICANT: Petersburg Cellular Partnership (Verizon Wireless)

PROPERTY LOCATION: East of 15610 James River Drive

TAX MAP: 270(0A)00-036-C / Five (5) Acre Parcel

REQUESTED ACTION: Special Exception to permit a Tower

PROPOSED USE: Tower per Zoning Section 90-53 (15)

TOWER DATA: 199' Tower to be located about 162' from SR 10

EXISTING ZONING: A-1, General Agricultural Zoning District

EXISTING USE: Vacant

SURROUNDING ZONING:

North; East; and West: A-1, General Agricultural; Single Family Dwellings
South: R-1, Limited Residential; Single Family Dwellings

UTILITIES: Not applicable for an unmanned tower structure use

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

MEETING INFORMATION:

Planning Commission: February 28, 2019 at 6:30 pm

**Recommended Approval 7-0 with Staff conditions
and no public speakers for or against the request**

Board of Supervisors: March 26, 2019 at 7:30 pm

Board of Zoning Appeals: April 17, 2019 at 6:30 pm

RECOMMENDATION:

Staff supports the proposed 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
- 4.

BOARD OF SUPERVISORS STAFF REPORT

SPECIAL EXCEPTION CASE SE-19-01

PETERSBURG CELLULAR PARTNERSHIP

PUBLIC HEARING: MARCH 26, 2019

Request:

Petersburg Cellular Partnership (Verizon Wireless) 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 A-1, General Agricultural District.

Project Summary:

Verizon Wireless 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 on its own five (5) acre parcel that has been created and recorded by the property owner to keep the tower site and the existing lumber business operations separated from one another as commercial business land uses.

Tower Site Selection Criteria Summary:

Verizon Wireless has provided the site selection process information that was conducted for the site:

In building out its network, Verizon Wireless seeks first to collocate on existing structures as it is the desire of most local governments and it is typically less expensive than constructing a new wireless communications facility. However, collocation was not an option as there are no existing towers or tall structures within the one (1) mile search ring and there are three (3) existing towers within 1.3, 2.7 & 3 miles from the center of the search ring that do not accomplish Verizon Wireless' coverage objectives.

Verizon Wireless (VZW) is thereby proposing a new 199' monopole communications tower and the proposed height will not only allow VZW to achieve its coverage objective but it will allow at least two other positions for other wireless carriers to collocate onto the proposed tower. The tower equipment compound at the base of the structure will be designed to accommodate three (3) providers to have ground mounted equipment and it will be properly screened from view from the public right-of-way.

Comprehensive Plan:

The Comprehensive Plan states that this area is suitable for agricultural 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 along the James River Drive Route 10 Corridor and surrounding area.

Planning Review and Analysis:

The applicant has completed all aspects of Prince George County's Tower Siting Policy since the initial pre-application meeting on June 14, 2018 with Planning and VDOT Staff where the proposed site was discussed for the new tower. Three (3) communication towers within a three (3) mile radius were explored as a part of their search ring but none of them provided adequate co-location coverage.

The proposed communications tower will be compatible with the surrounding properties if the staff recommended conditions are implemented as shown in the Staff Report. The applicant proposes to have a 70' x 70' fenced compound area for the tower and served by a 12' gravel access road out to James River Drive (SR 10) with an approved VDOT entrance. The tower site is located on a wooded five (5) acre parcel that will screen the compound from the road and additional landscaping would be installed in the future if the existing vegetation were to be removed surrounding the proposed tower.

Virginia Department of Transportation reviewed the Special Exception request and they would like to have the applicant to orient the proposed entrance so that it is perpendicular to SR 10. Otherwise, they do not have any other concerns relative to the proposed low volume of traffic generated on site.

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.
3. The tower shall have a non-reflective galvanized finish that is gray or another color that is acceptable to Prince George County Planning. The tower shall not contain any advertising or any signage other than small warning or safety signs on the tower compound fencing. The tower shall be designed and constructed as a monopole structure.
4. The base of the tower shall be enclosed by a minimum six (6) foot high fence and be designed to preclude trespassing. The base of the tower shall be landscaped 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.

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 one hundred eighty (180) 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"

Post Office Box 68 / 6602 Courts Drive Prince George, VA 23875

March 12, 2019

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, March 26, 2019 beginning at 7:30 pm** in the Board Room, located 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-19-01 Request of Petersburg Cellular Partnership (d/b/a Verizon Wireless) to construct a 199 foot monopole communication tower pursuant to 90-53 (15) within the A-1, General Agricultural Zoning District. The request property is located east of Anderson Lumber at 15610 James River Drive on the north line of Route 10 and is identified as Tax Map 270(0A)00-036-C. The Comprehensive Plan calls for agricultural uses.

A copy of the related materials may be examined in Planning and Zoning in the County Administration Building or call 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 site for your use. I can be reached at 804.722.8678 or e-mail at dmiles@princegeorgecountyva.gov

Sincerely,

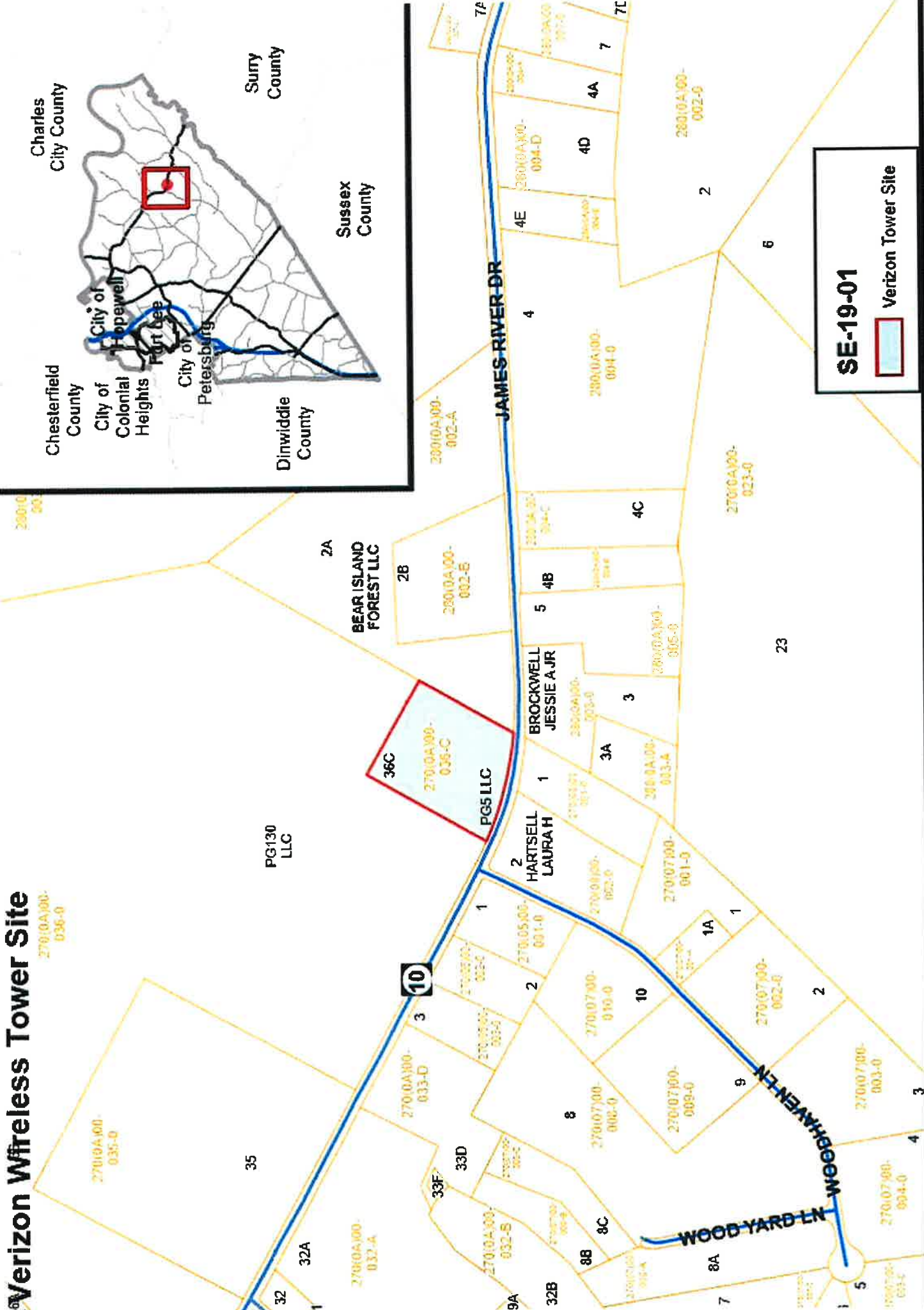
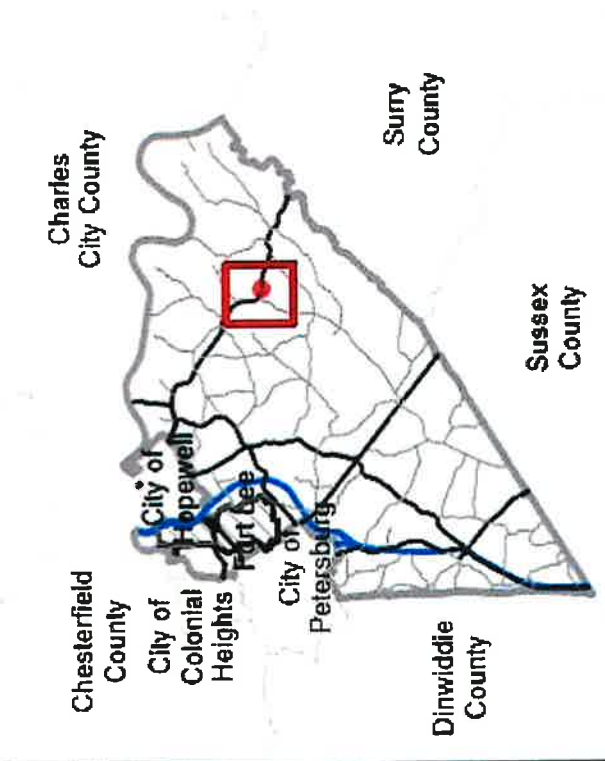
Douglas Miles

Douglas Miles, AICP
Planning Manager

Attachment

Verizon Wireless Tower Site

270(0A)00-036-0



SE-19-01

 Verizon Tower Site



**Department of Community
Development & Code
Compliance**



*Julie C. Walton, Director
Dean Simmons, Building Official
Douglas Miles, Planning Manager*

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

Memorandum

To: Angela Blount, Environmental Program Coordinator
Dean Simmons, Building Official and Fire Official
Chief Keith Early, Prince George Police Department
Paul Hinson, VDOT – Petersburg Residency Office

C: Percy C. Ashcraft, County Administrator
Jeff Stoke, Deputy County Administrator
Julie C. Walton, Department Director

From: Douglas Miles, Planning Manager *DM*

Date: January 31, 2019

Subject: **Petersburg Cellular Partnership Tower (Verizon Wireless) – Route 10**

Please find the Verizon Wireless Special Exception application and their textual statement requesting a 199' monopole communications tower to be constructed north of Route 10 and east of Anderson Lumber located at 15610 James River Drive on a five (5) acre tower parcel.

Please review the attached information and provide any staff report comments that you deem appropriate for this Special Exception. I have provided the previous Verizon Wireless Tower Staff Report located on Hines Road to provide you with further information on tower requests. **Please provide comments by Monday, February 11th to dmiles@princegeorgecountyva.gov**



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-19-01

DATE SUBMITTED:

JAN 22 2019

ZONING ORDINANCE

SECTION:

90-53(15)

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

PG5 LLC

ADDRESS:

15610 James River Drive

CITY:

Disputanta

STATE:

VA

ZIP CODE:

23842

PHONE NUMBER:

E-MAIL ADDRESS:

TAX MAP OF SUBJECT PARCEL:

270(OA)00-036-C

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

Instrument #18003591 & P.B. 26, PGS 218-219

DEED BOOK

PAGE

Date

DEED RESTRICTIONS:

ACREAGE: 5 ac.

PARTIAL PARCEL:

YES NO

SUBDIVISION:

N/A

PRESENT USE:

vacant

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

Agriculture

PRESENT ZONING:

A-1 (General Agricultural District)

OWNER AGENT/REP

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

NAME:

Jeff Holland, Network Building + Consulting, LLC (agent for Verizon Wireless)

ADDRESS:

4435 Waterfront Drive, Suite 100

CITY:

Glen Allen

STATE:

VA

ZIP CODE:

23060

PHONE NUMBER:

(757) 817-6628

E-MAIL:

j holland@nbcllc.com

PROJECT DESCRIPTION

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

See attached cover letter and project narrative.

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: SEE ATTACHED SIGNATURE PAGE DATE: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

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

NAME: Jeff Holland, Network Building + Consulting, LLC (agent for Verizon Wireless)

MAILING ADDRESS: 4435 Waterfront Drive, Suite 100

CITY/STATE/ZIP: Glen Allen, VA 23060

PHONE NUMBER: (757) 817-6628

E-MAIL ADDRESS: jholland@nbcllc.com



STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 8th day of JANUARY, 20 19.

KELSEY CHASE

Notary Public

My Commission expires: APRIL 30, 20 22

AFFIDAVIT



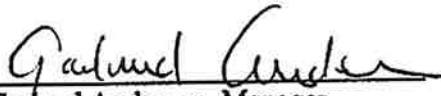
**SIGNATURE PAGE FOR
APPLICATION FOR SPECIAL EXCEPTION -CONDITIONAL USE PERMIT**

Tax Map of Subject Parcel: 270(OA)00-036-C

The undersigned Property Owner 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.

PG5 LLC

By: 
Erle D. Anderson, Manager

By: 
Garland Anderson, Manager

Mailing Address: 15610 James River Drive

City/State/Zip: Disputanta, Virginia 23842

Phone Number: (804) 347-6313

Email Address: padrol@aol.com

SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

- 1. That Petersburg Cellular Partnership (d/b/a Verizon Wireless) at 1831 Rady Court, Richmond, VA 23222

as applicant of a Special Exception-Conditional Use Permit and Variance applications in the County of Prince George, Virginia for the property described as:

- 2. Tax Maps: 270(0A)00-036-C

and authorized to take such action, do hereby make, constitute and appoint:

- 3. (Name) Jeff Holland, Network Building + Consulting, LLC
 (Telephone) (757) 817-6628
 (Address) 4435 Waterfront Drive, Suite 100, Glen Allen, VA 23060

(Name) Stephen Romine, LeClairRyan
(Telephone) (757) 441-8921
(Address) 999 Waterside Drive, Suite 2100, Norfolk, VA 23510

either one of whom may act as my true and lawful attorney-in-fact for and in my name, place and stead with full power and authority I would have if acting personally to seek rezoning, conditional use, special use permit, variance, and/or special exception, and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his discretion are deemed reasonable, appropriate and necessary except as follows: None.

By: [Signature]
Isaac Gonzalez, Engineer III Spec-RE/Regulatory

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Richmond, to-wit:

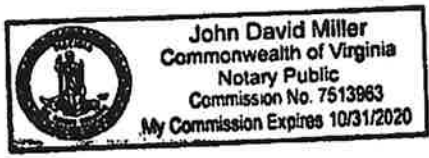
This day Isaac Gonzalez, personally appeared before me, John David Miller, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing are true to the best of his knowledge and belief.

Given under my hand this 18 day of January, 2019.

[Signature]
Notary Public

Registration No. 7513963

My Commission expires: 10/31/2020



My Commission Expires 10/31/2003
John David Miller
Commissioner of Virginia
Marine Fisheries
Commissioner's Office
1001 State



SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That PG5 LLC (the "Company") at 15610 James River Drive, Disputanta, VA 23842
as owner of the property described as:

2. Tax Maps: 270(0A)00-036-C

and authorized to take such action, does hereby make, constitute and appoint:

3. (Name) Jeff Holland, Network Building + Consulting, LLC (Verizon Wireless agent)
(Telephone) (757) 817-6628
(Address) 4435 Waterfront Drive, Suite 100, Glen Allen, VA 23060

(Name) Stephen Romine, LeClairRyan (Verizon Wireless attorney)
(Telephone) (757) 441-8921
(Address) 999 Waterside Drive, Suite 2100, Norfolk, VA 23510

either one of whom may act as the Company's true and lawful attorney-in-fact for and in my name, place and stead with full power and authority the Company would have if acting personally to seek rezoning, conditional use, special use permit, variance, and/or special exception, and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his discretion are deemed reasonable, appropriate and necessary except as follows:
None.

PG5 LLC

By: *Erle D. Anderson*
Erle D. Anderson, Manager

By: *Garland Anderson*
Garland Anderson, Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Prince George, to-wit:

The foregoing instrument was acknowledged before me this 8 day of January, 2019, by Erle D. Anderson, Manager of PG5 LLC, a Virginia limited liability company, on behalf of the limited liability company.

Patricia D. Mason
Notary Public

Registration No. 241669

My Commission expires: August 31, 2021



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Prince George, to-wit:

The foregoing instrument was acknowledged before me this 8 day of January,
2019, by Garland Anderson, Manager of PG5 LLC, a Virginia limited liability company, on
behalf of the limited liability company.

Patricia D. Mason
Notary Public

Registration No. 241669

My Commission expires: August 31, 2021

6



Network Field Engineering

1831 Rady Court
Richmond, VA 23222

Hand Delivery

January 22, 2019

Mr. Douglas C. Miles, AICP, CZA
Planning Manager and Zoning Administrator
Prince George County Community Development
Post Office Box 68 - US Mail / 6602 Courts Drive
Prince George, Virginia, USA 23875-0068



RE: Application for Special Exception and Variance made by Petersburg Cellular Partnership (d/b/a Verizon Wireless) concerning the installation of a new 199' Wireless Communication Facility (Site Name: Hardwood Mulch) at James River Drive, Disputanta, VA, TAX MAP #270(0A)00-036-C

Dear Douglas:

As an agent for Verizon Wireless, I am pleased to submit on behalf of Petersburg Cellular Partnership (d/b/a Verizon Wireless) ("Applicant") the attached Applications for Special Exception and Variance regarding the installation of a new 199' wireless communication facility along James River Drive, Tax Map #270(0A)00-036-C in Prince George County, Virginia ("Subject Property"). Pursuant to the Prince George County Tower Siting Policy, a Special Exception is required for a wireless communication facility. Pursuant to Section 90-61 of the Prince George County Zoning Ordinance, the maximum height in the A-1 (General Agricultural District) is 35 feet, thus a Variance is needed.

Verizon Wireless ("VZW") has retained Network Building + Consulting, L.L.C. ("NB+C") to act as its agents in connection with this application. In addition, Verizon Wireless has retained the legal services of LeClairRyan in connection with this application. Should you have any questions regarding this application, please let either Mr. Stephen Romine or myself know.

Jeff Holland, NB+C – (757) 817-6628 or jholland@nbelle.com
Stephen Romine, LeClairRyan – (757) 441-8921 or Stephen.Romine@leclairryan.com

The Subject Property is located in the A-1 (General Agricultural District) and is located in the Brandon Magisterial District. The Subject Property consists of 5.0 acres, while only a portion of the Subject Property consisting of approximately 13,000 square feet (0.30 acres) will be used by the Applicant. The proposed wireless communication facility will be a monopole tower design with a total height of 199 feet (195 feet monopole + 4 foot lightning rod). The facility will meet all setbacks and will be designed to have a fall zone of 50 feet. Thus, in case of a collapse, the facility will fall within the Subject Property.


Please note that VZW is requesting two (2) waivers from the requirements of Section (D)6 of the Prince George County Tower Siting Policy. The two (2) waivers are stated on page 6 of the enclosed project narrative.

In accordance with the Prince George County policy, I have enclosed one (1) paper copy of the following documents unless otherwise noted. Please note that a digital copy of everything will be emailed to the Planning Department.

- Special Exception application;
- Variance application;
- Special Exception fee (\$700; check #2613);
- Variance fee (\$350; check #2614);
- Limited Power of Attorney (from VZW);
- Limited Power of Attorney (from property owner);
- Project Narrative;
- List of VZW's existing facilities in Prince George County;
- TOWAIR Report;
- Photo Simulations (12 color paper copies); and
- 11"x17" zoning drawings.

Thank you in advance for your consideration and please do not hesitate to contact Mr. Romine or myself to further discuss any of the application materials. I look forward to working with you and the Prince George County Planning Commission, Board of Zoning Appeals and Board of Supervisors regarding these applications.

Sincerely,



Jeff Holland, AICP
Senior Land Use Specialist
Network Building + Consulting, LLC
(agent for Verizon Wireless)

cc: Stephen Romine, Attorney at Law, LeClairRyan (agent for Verizon Wireless)



**Applicant: Petersburg Cellular Partnership (d/b/a Verizon Wireless)
Special Exception Permit Application – Prince George County
Tower Siting Policy Narrative
Site Name: Hardwood Mulch
(Parcel # 270(0A)00-036-C)
James River Drive, Disputanta, VA 23842**

Zoning Ordinance requirements

The subject property is located on tax map parcel 270(0A)00-036-C and is zoned A-1, General Agricultural District. In accordance with Sec. 90-53(15) of the Zoning Ordinance, towers are permitted subject to an approved special exception permit. The Tower Siting Policy regulates wireless sites. The submission requirements listed in this section are as follows:

(C) Application requirements

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

Verizon Wireless (VZW) as the applicant had a pre-application meeting with staff on 6/14/18. Steve Romine with LeClairRyan and Jeff Holland with Network Building + Consulting, LLC represented VZW at this meeting.

2. In addition, all applicants for towers shall provide the following information:
 - a. The location of all other proposed tower sites considered and rejected, and the specific technical, legal or other reasons for the rejection of those tower sites.

In building out its network, VZW seeks first to collocate on existing structures (wireless communications facilities, transmission power towers, rooftops, etc.) within a search ring. VZW places a strong emphasis on co-location for these reasons: 1) it is the desire of most local governments and 2) it is typically less expensive than constructing a new wireless communications facility.

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

Collocation was not an option for this site for the following reasons:

- *There are no existing towers or tall structures within the 1 mile search ring that met Verizon Wireless' height objective of 199 feet.*
- *According to the County list of existing telecommunication facilities, there are three (3) facilities in the general vicinity of VZW's proposed tower. However, none of them are a viable candidate for collocation because:*

1. *300' monopole – TM#270(06)00-00B-0 – located approximately 2.7 miles from the center of the search area ring – this wireless communications facility is located outside of the search ring and will not accomplish VZW's coverage objective.*
2. *195' monopole tower – TM#280(0A)00-012-0 – located approximately 1.3 miles from the center of the search area ring – this wireless communications facility was approved, but never constructed (according to Staff).*
3. *225' lattice tower – TM#290(0A)00-021-0 – located approximately 3 miles from the center of the search area ring – this wireless communications facility is located outside of the search ring and will not accomplish VZW's coverage objective.*

- c. 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.

See enclosed photographic simulations of the proposed wireless communications facility.

- d. Information on how the proposed tower site relates to the applicant's existing tower communication system, including the number of other sites within the county or the surrounding area and the location of the antennas at each site.

See enclosed list of existing VZW's facilities in Prince George County.

- e. All tower applicants shall be required, at their expense, to conduct an on-site "balloon" or comparable test prior to the required public hearings on the Special Exception request. 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 meeting.

VZW conducted a balloon test on October 15, 2018.

- f. Written verification that all required submittals to the Federal Aviation Administration (FAA) have been submitted on the proposed tower site.

According to the TOWAIR, there are no airports within five (5) miles of the proposed wireless communication facility, and the proposed facility is less than 200 feet in height so VZW was not required to register it with the FAA. See enclosed TOWAIR report.

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.

Duly noted. However, in the recently passed state law (HB1258) in Section § 15.2-2316.4:1. Zoning; other wireless facilities and wireless support structures:

B. A locality may charge a reasonable fee for each application submitted under subsection A or for any zoning approval required for a standard process project. The fee shall not include direct payment or reimbursement of third-party fees charged on a contingency basis or a

result-based arrangement. Upon request, a locality shall provide the applicant with the cost basis for the fee. A locality shall not charge market-based or value-based fees for the processing of an application. If the application is for:

- 1. An administrative review-eligible project, the fee shall not exceed \$500; and***
- 2. A standard process project, the fee shall not exceed the actual direct costs to process the application, including permits and inspection.***

(D) General standards

1. The maximum height of any proposed tower and associated antennas shall be made as a condition of the Special Exception request. It is recommended that the tower and/or antennas not exceed one hundred ninety-nine (199) feet in height.

VZW is proposing a 199 foot wireless communication facility. This height will not only allow VZW to achieve its coverage objective, but it will also allow at least two other positions for other wireless carriers to collocate.

2. The setback for any proposed tower shall conform to the height 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.

The wireless communication facility will meet all applicable setbacks of the A-1 zoning district. It will be approximately 162' from James River Drive. The facility will be designed with a 50' fall zone radius, and thus will be designed to collapse on the subject parcel. The closest residential structure is located approximately 362' from the proposed tower on TM#280(0A)00-003-0.

3. Towers shall not be illuminated with any type of lighting apparatus, unless such lighting is a requirement of either the FAA or FCC. When lighting is proposed to conform to federal requirements, 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 the federal guidelines. Low level security lighting may be installed on buildings and structures associated with a tower.

VZW does not propose lighting for the wireless communications facility unless required by the FAA or FCC.

4. Any tower approved shall be structurally designed to carry sufficient loading and the site approved shall be sized to accommodate the additional antenna equipment necessary for at least three (3) 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 request, the applicant and the owner of the land shall 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 wireless communications facility and equipment compound at the base of the structure will be designed to accommodate at least three (3) providers of communications services including VZW.

5. 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 design is proposed for the wireless communications facility.

6. By applying and being granted the Special Exception request, the applicant and the owner of the land agree to dismantle and remove the tower and associated facilities from the site within ninety (90) days of the tower no longer being used for wireless communications. Dismantling and removal from the tower shall only be required after notice by the County. If the antennas on any approved tower are relocated to a lower elevation, the tower shall be shortened to the height of the highest antenna.

Duly noted.

7. 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 wireless communication facility will have a galvanized steel finish that will reduce visibility and light reflection.

8. 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 requests for new towers, including the replacement or modification of existing towers shall be reviewed by the County planning staff, the Commission and the Board on the basis of the following criteria:

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

See narrative and zoning drawing.

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

In building out its network, VZW looks first to collocate on existing structures (telecommunication towers, transmission power towers, rooftops, etc.) within a search ring. VZW places a strong emphasis on co-location for these reasons: 1) it is the desire of most local governments and 2) it is typically less expensive than constructing a new tower. For this search ring, there are no existing collocation options.

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 wireless communication facility will be served by a 12' gravel access drive that will connect to James River Drive (Route 10). There will be minimal tree clearing for the proposed for a 12' access drive and the 70'x70' fenced-in compound. See zoning drawing.

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.

Not applicable.

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

The area surrounding the subject parcel is zoned A-1. In the A-1 district, wireless communication facilities are permitted subject to an approved special exception permit. The A-1 district is characterized by limited residential development, farm land and large vacant parcels. A wireless communication facility is a compatible use in this district due to its low intensive use. The proposed wireless communications facility is located on a heavily wooded parcel and the compound will practically not be visible from the public right of way on James River Drive (Route 10). See enclosed photo simulations.

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

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

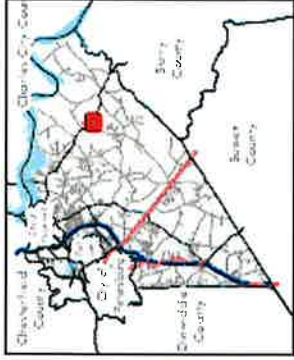
- *Wireless technologies are increasingly being utilized in vehicles, businesses and residential homes. The wireless communication facility will enhance the existing wireless network by supporting these wireless technologies and, therefore, improve quality of life in the area;*
- *The wireless communication facility will blend with the existing area that consists of a mix of single family residences, agricultural uses including the subject parcel (a mulching business), and large wooded vacant parcels.*
- *The equipment compound will not be visible from the public right of way along James River Drive (Route 10) due to the existing trees and vegetative cover that will effectively screen the base of the compound from the road.*

Compliance with Comprehensive Plan

The subject parcel is designated as Agriculture on the County's Future Land Use Map. The proposed wireless communication facility is consistent with the Comprehensive Plan such that:

- The subject parcel is located in the Rural Conservation Area Planning Area. This is the County's designated conservation area designed to achieve the County's conservation and preservation objectives. One of the Land Use Goals is to achieve a balanced land use system that provides sufficient and compatible land areas for all community land use needs, while protecting sensitive natural environments and important local historic and cultural resources. A wireless communication facility is a low-intensive use that only requires minimal clearing of existing vegetation. The subject parcel is over 135 acres and is heavily wooded except for the existing commercial use (mulching business). The property owners subdivided a 5 acre lot in which the wireless communication facility will be located on. The 5 acre lot and the original subject parcel will maintain its heavily wooded character. The wireless communication facility will also meet the need for improved cell phone service in the area along James River Drive which is a major thoroughfare in the County.
- James River Drive (Route 10) is designated as one of the "Gateways to the County". Maintaining and enhancing the natural viewsheds and character of development visible along these gateways is critical to the success of the County's economic development and marketing activities. There will be minimal clearing for the wireless communication facility and the equipment compound will practically not be visible from James River Drive.
- Developing a strong and diversified tax base through guided office, commercial retail and industrial development is one of the objectives in enhancing the County's economic base. Having improved wireless services along a major thoroughfare not only helps residents and businesses, but it also is a very low-intensive compatible use in areas that are designate as Agriculture on the Future Land Use Map.

County of Prince George



Legend

- FEMA Floodzones
- Taxparcels
- Wetlands
- RPA Area

Notes

The information contained in this data should not be used as a "legal description". Map information is believed to be accurate, but accuracy is not guaranteed.
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Map Scale 1: 7,945
1/31/2019



**PUBLIC NOTICE
COUNTY OF PRINCE
GEORGE**

Public Notice is hereby given to all interested persons regarding the following public meeting: The Prince George County Board of Supervisors will hold public hearings on **Tuesday, March 26, 2019 beginning at 7:30 p.m.** concerning the following public hearing requests: **SPECIAL EXCEPTION SE-19-01** Request of Petersburg Cellular Partnership (d/b/a Verizon Wireless) to construct a 199-foot monopole communication tower pursuant to 90-53 (15) within the A-1, General Agricultural Zoning District. The subject property is located east of Anderson Lumber at 15610 James River Drive on the north line of Route 10 and is identified as Tax Map 270(0A)00-036-C. The Comprehensive Plan indicates that the subject property is appropriate for agricultural uses.

REZONING CASE RZ-18-02 Request of Nathaniel E. Dozier Jr. to conditionally rezone approximately 31 acres along County Drive from R-A, Residential-Agricultural to B-1, General Business Zoning District to permit certain uses. The subject property is located at 5200 County Drive and the parcels are known as Tax Map Numbers: 340(0A)00-117-0, 340(0A)00-118-0, and 340(0A)00-119-0. The Comprehensive Plan indicates that the subject property is appropriate for commercial uses.

The meeting will be held within the Board Room, third floor, County Administration Building, pursuant to §15.2-2204, §15.2-2225 and §15.2-2285, The Code of Virginia (1950, as amended). A copy of the related materials may be examined in Planning and Zoning in the County Administration Building and is open from 8:30 a.m. to 5:00 p.m., Monday – Friday, 804.722.8678. All interested persons shall have the opportunity to be heard at said public hearings.

Percy C. Ashcraft
County Administrator