

Issue Analysis Form

Date: June 11, 2019

Item: Verizon Wireless Tower – Special Exception

Lead Department: Community Development

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 that is located south of Hardware Drive.

Government Path

Does this require IDA action?

Yes No

Does this require BZA action?

Yes No

Does this require Planning Commission action?

Yes No
May 23, 2019
Recommended for
Approval by 6-0 vote

Does this require Board of Supervisors action?

Yes No
June 11, 2019

Does this require a Public Hearing?

Yes 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, public safety officers and overall the area around the proposed tower.

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 11th day of June, 2019:

Present:

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

Vote:

SPECIAL EXCEPTION SE-19-02 Request of Petersburg Cellular Partnership (d/b/a Verizon Wireless) to construct a 199-foot monopole communication tower pursuant to 90-393 (23) and 90-443 (2) within the M-1, Limited Industrial Zoning District. The request property is located south of Hardware Drive and is located west of Wells Station Road and is identified as Tax Map 340(03)00-001-B. The Comprehensive Plan calls for industrial uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-19-02 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, identification or safety signs on the tower compound fencing and as otherwise required by law or

applicable regulation. 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 June 11, 2019 and becoming effective immediately.



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

May 30, 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, June 11, 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-19-02 Request of Petersburg Cellular Partnership (d/b/a Verizon Wireless) to construct a 199-foot monopole communication tower pursuant to 90-393 (23) and 90-443 (2) within the M-1, Limited Industrial Zoning District. The request property is located south of Hardware Drive and it is located west of Wells Station Road and is identified as Tax Map 340(03)00-001-B. The Comprehensive Plan calls for industrial 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.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Planning Manager / Zoning Administrator

Attachment



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

MEMORANDUM

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

From: Douglas Miles, Planning Manager *DM*

Date: May 1, 2019

Subject: **Petersburg Cellular Partnership – Verizon Wireless Tower – Hardware Dr.**

Please find the Verizon Wireless Special Exception Application and their textual statement requesting a 199' monopole communications tower to be constructed south of Hardware Drive and west of Wells Station Road and located on Tax Map 120(03)00-001-B and zoned as M-1.

Verizon Wireless conducted a Balloon Test on April 17th on Hardware Drive and they also conducted a Community Meeting on Wednesday, April 24th and they received very positive comments from the surrounding community members and a private land developer as well.

Please review the attached information and reply back with comments and I have also provided the Verizon Wireless – Anderson Tower staff report located on Route 10 to assist you with any comments to be provided **on or before Friday, May 10th** for the final case staff report.



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-19-02
DATE SUBMITTED: 4/25/19
ZONING ORDINANCE SECTION: 90-443(2) 90-393(23) TOWER

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT: <p style="text-align: center;">Hollingsworth, G.P.</p>			
ADDRESS: <p style="text-align: center;">Two Centre Plaza</p>			
CITY: Clinton	STATE: TN	ZIP CODE: 37716	PHONE NUMBER: 804-901-7433
E-MAIL ADDRESS: stuart.squier@gdnsites.com			
TAX MAP OF SUBJECT PARCEL: 340(03)00-001-B			
RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:			
DEED BOOK <u>1500</u> PAGE <u>3467</u> Date <u>11/23/15</u> DEED RESTRICTIONS: Various			
ACREAGE: 32.148ac	PARTIAL PARCEL: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	SUBDIVISION: Southpoint Business Park	
PRESENT USE: Vacant			
ZONING CLASSIFICATION			
LAND USE CLASSIFICATION: Industrial		PRESENT ZONING: M-1 Limited Industrial / M-2 General Industrial	

OWNER AGENT/REP

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST): Petersburg Cellular Partnership d/b/a Verizon Wireless (as to leasehold interest)			
NAME: Stuart P. Squier, AICP			
ADDRESS: 3126 W. Cary St. #604			
CITY: Richmond	STATE: VA	ZIP CODE: 23221	PHONE NUMBER: 804-901-7433
E-MAIL: stuart.squier@gdnsites.com			

PROJECT DESCRIPTION

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

Verizon Wireless is proposing to construct a 195' monopole communications tower, including a 4' lighting rod for an overall height of 199' AGL. The monopole will be enclosed within a secured 50'x50' fenced compound area containing associated radio equipment, electric and fiber optic connections, and an emergency backup power generator. Access to the facility will be provided by improving an existing 12' gravel drive from Hardware Drive. Please see attached narrative for additional detail.

AFFIDAVIT

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

SIGNED: _____

DATE: 4/24/2019

MAILING ADDRESS: 3126 W. Cary St. #604

CITY/STATE/ZIP: Richmond, VA 23221

PHONE NUMBER: 804-901-7433

E-MAIL ADDRESS: stuart.squier@gdnsites.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: Julian Pedini

MAILING ADDRESS: 2100 E. Cary St.

CITY/STATE/ZIP: Richmond, VA 23223

PHONE NUMBER: 804-771-9531

E-MAIL ADDRESS: jpedini@hirschlerlaw.com

STATE OF VIRGINIA

COUNTY OF: ~~PRINCE GEORGE~~ Richmond

Subscribed and sworn before me this 24 day of April, 2019.

Notary Public

My Commission expires: June 30, 2019



AFFIDAVIT

SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

- 1. That **HOLLINGSWORTH, G.P.**, a Tennessee general partnership (the "Owner") at Two Centre Plaza, Clinton, TN 37716,

as owner of the property described as:

- 2. Prince George County, VA Tax Map PIN: 340(03)00-001-B

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

- 3. (Name) Stuart P. Squier, AICP, GDNsites (Verizon Wireless agent)
 (Telephone) (804) 901-7433
 (Address) 3126 West Cary Street, #604, Richmond, VA 23221

- (Name) Julian A. Pedini, Esq. and/or Jeffrey P. Geiger, Esq., Hirschler Fleischer
 (Verizon Wireless attorneys)
 (Telephone) 804.771.9531
 (Address) 2100 East Cary Street, Richmond, VA 23223

any of whom may act as Owner's true and lawful attorney-in-fact for and in Owner's name, place and stead with full power and authority Owner would have if acting personally to seek rezoning, conditional use, special use permit, variance, special exception and/or change of proffers with respect to only the portion of Owner's above described property as shown on the attached Exhibit A, 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 related to only the portion of the property shown on the attached Exhibit A except as follows: None.

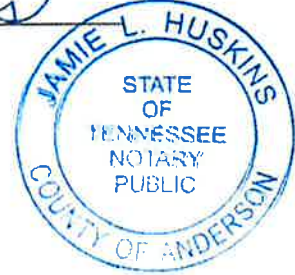
Owner: **HOLLINGSWORTH, G.P.**
 a Tennessee general partnership
 By: [Signature]
 Joseph A. Hollingsworth, Jr.
 Managing General Partner

STATE OF Tennessee
 CITY/COUNTY OF Anderson, to-wit:

The foregoing instrument was acknowledged before me this 2nd day of March, 2019, by Joseph A. Hollingsworth, Jr., Managing General Partner of **HOLLINGSWORTH, G.P.**, a Tennessee general partnership, on behalf of the partnership.

[Signature]
 Notary Public

My Commission expires: 6/27/21
 Notary Registration number: N/A



SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That **PETERSBURG CELLULAR PARTNERSHIP** d/b/a Verizon Wireless (the "Applicant") at 1831 Rady Court, Richmond, VA 23222,

as applicant of a Special Exception and/or other zoning applications or variances in the County of Prince George, Virginia for the property described as:

2. Prince George County, VA Tax Map PIN: 340(03)00-001-B

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

3. (Name) Stuart P. Squier, AICP, GDNsites (Verizon Wireless agent)
(Telephone) (804) 901-7433
(Address) 3126 West Cary Street, #604, Richmond, VA 23221

(Name) Julian A. Pedini, Esq. and/or Jeffrey P. Geiger, Esq., Hirschler Fleischer
(Telephone) 804.771.9531
(Address) 2100 East Cary Street, Richmond, VA 23223

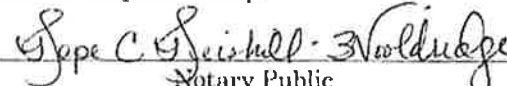
any of whom may act as Applicant's true and lawful attorney-in-fact for and in Applicant's name, place and stead with full power and authority Applicant would have if acting personally to seek rezoning, conditional use, special use permit, variance, special exception and/or change of proffers with respect to the above described property, 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.

Applicant: **PETERSBURG CELLULAR PARTNERSHIP**
d/b/a Verizon Wireless

By: 
Isaac Gonzalez
Engineer III Spec-RE/Regulatory

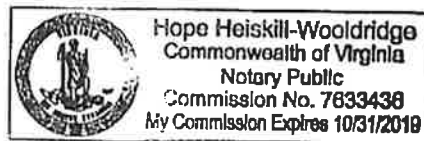
COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

The foregoing instrument was acknowledged before me this 15th day of April, 2019, by Isaac Gonzalez, Engineer III Spec-RE/Regulatory of **PETERSBURG CELLULAR PARTNERSHIP** d/b/a Verizon Wireless, on behalf of the partnership.


Notary Public

My Commission expires: 10/31/2019
Notary Registration number: 7633436

10959314.1 019496.03506





Consultants to Verizon Wireless
3126 West Cary Street PMB #604
Richmond, Virginia 23221

April 8, 2019

Reference: Verizon Wireless' proposed "Rolls Royce" communications tower
6013 Hardware Drive, Disputanta, VA 23842 - Tax Map number: 340(03)00-001-B

Subject: Notice of balloon test and community meeting

Dear Property Owner or Current Resident:

You are invited to a community awareness meeting regarding a Special Exception Permit request for a new communications tower. Verizon Wireless' representatives, Julian Pedini of Hirschler and Stuart Squier of GDN Sites, will present plans for a proposed new wireless communications facility on property with the address of 6013 Hardware Drive, Disputanta, VA, referenced above. You are invited to attend the meeting to review the plans and ask any questions you may have about the project. The meeting details are as follows:

Date: Wednesday, April 24th
Time: 6pm-7pm
Location: Prince George County Government Building
Kines Break Room (Community Room) - 2nd Floor
6602 Courts Drive
Prince George, VA 23875

Verizon will also be conducting a balloon test at the project site on April 15th, from 8am until 10am. A red balloon four feet in diameter will be flown at the height of the proposed facility to simulate the visual impact on the surrounding area. You are invited to observe the balloon and provide comments at the community meeting.

If you have any questions about the project, please call Julian Pedini at 804-771-9531.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart P. Squier".

Stuart P. Squier, AICP
Zoning Manager
GDNsites for Verizon Wireless
Phone: 804-901-7433
Stuart.squier@gdnsites.com

cc: Douglas C. Miles

TOWAIR Determination Results

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

***** NOTICE *****

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

NO OBSTRUCTION RESULTS

PASS SLOPE(25:1): NO FAA REQ-HELIPORT 6213.65 MTRS (6.21370 KM) AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
HELI	C	37-14-31.00N	077-20-35.00W	FORT LEE NR 1/HQS/	PRINCE GEORGE FORT LEE, VA	30.5	121.90000000000001

PASS SLOPE(25:1): NO FAA REQ-HELIPORT 6742.78 MTRS (6.74279 KM) AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
HELI	B	37-15-17.00N	077-19-38.00W	FORT LEE AHP 3(QRTMST CEN)	PRINCE GEORGE FORT LEE, VA	30.5	12.199999999999999

*** Pending ***

NAD83 Coordinates

Latitude 37-11-57.9 north
 Longitude 077-17-43.5 west

Measurements (Meters)

Overall Structure Height (AGL) 60.7
 Support Structure Height (AGL) 59.4
 Site Elevation (AMSL) 41.1

Structure Type

MTOWER - Monopole

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

A routing check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

STRUCTURE INFORMATION

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully correct and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 49 C.F.R. Section 17.13 and 49 C.F.R. Section 17.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending notification for a structure is not conclusive. It is the responsibility of each ASR participant to conduct due diligence to determine if its structure fits the FAA TOWAIR criteria. Only one tool designed to assist ASR participants in exercising due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

BASE ELEVATION (221): NO FAA REG-REQUIREMENT (221370 KM) AWAY

Type	CN	Latitude	Longitude	Name	Address	Address (m)	Elevation (m)	Runway Length (m)
HELL	0	37-14	077-00	FORT LEE	PRINCE GEORGE	30.2	151.00000000000000	
		31.00W	02.00W	FROM	FORT LEE, VA			

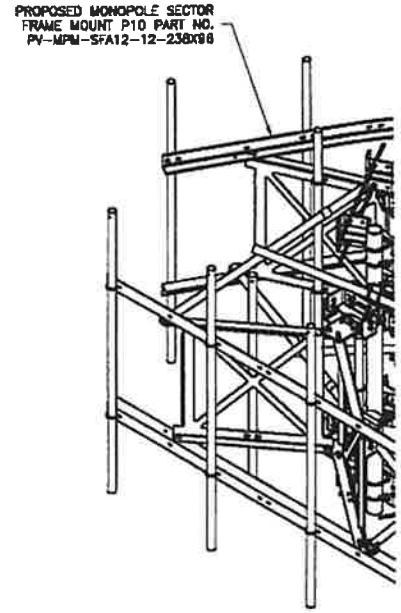
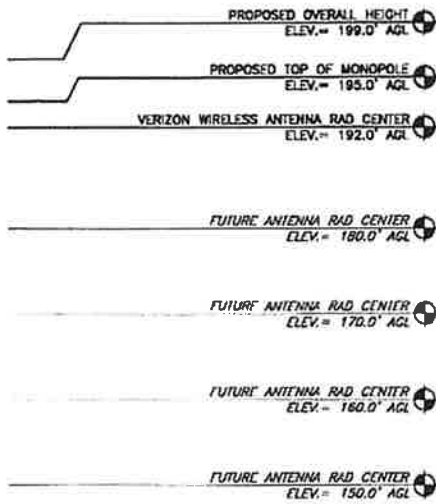
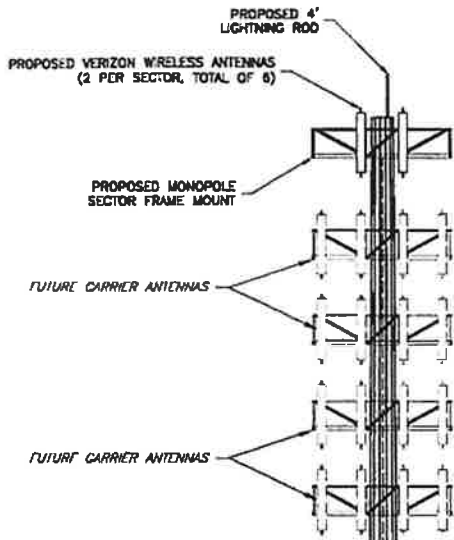
BASE ELEVATION (221): NO FAA REG-REQUIREMENT (221370 KM) AWAY

Type	CN	Latitude	Longitude	Name	Address	Address (m)	Elevation (m)	Runway Length (m)
HELL	8	37-15	077-10	FORT LEE	PRINCE GEORGE	30.2	151.00000000000000	
		17.00N	30.00W	(ORIGIN) FORT LEE, VA				

BASE COORDINATES

Structure Type	Structure Height (AGL)	Structure Height (AGL)	Site Elevation (AGL)
TOWAIR - Monopole	30.7	30.4	4.1
Inclined			
Labels			

Notify TOWAIR and Historic Preservation District of your plans to build a structure.

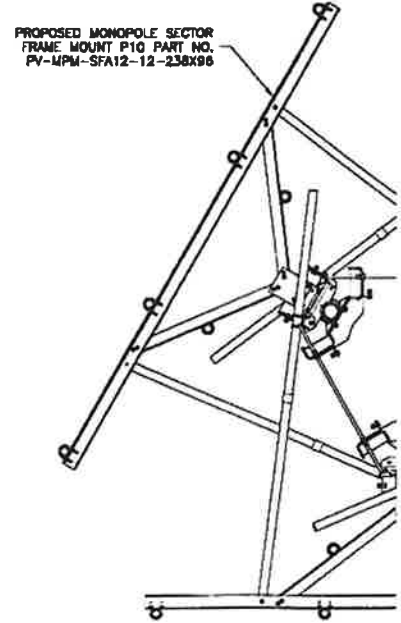


2 ISOMETR
SCALE NTS
C-2

NOTE:
1. TIEBACKS MUST BE CONNECTED TO A RIGID MEMBER THAT PROVIDES ADEQUATE SUPPORT WITHIN THE LIMITS NOTED IN THE TIEBACK ANGLE RANGE DETAIL.
2. PROPOSED COLLAR IS SUITABLE FOR MONOPOLE DIAMETERS 15" - 50".

PROPOSED 185' MONOPOLE

PROPOSED (1) HYBRID CABLE ROUTED ON INTERIOR OF MONOPOLE



3 PLAN VIE
SCALE NTS
C-2

PROPOSED VERIZON WIRELESS EQUIPMENT

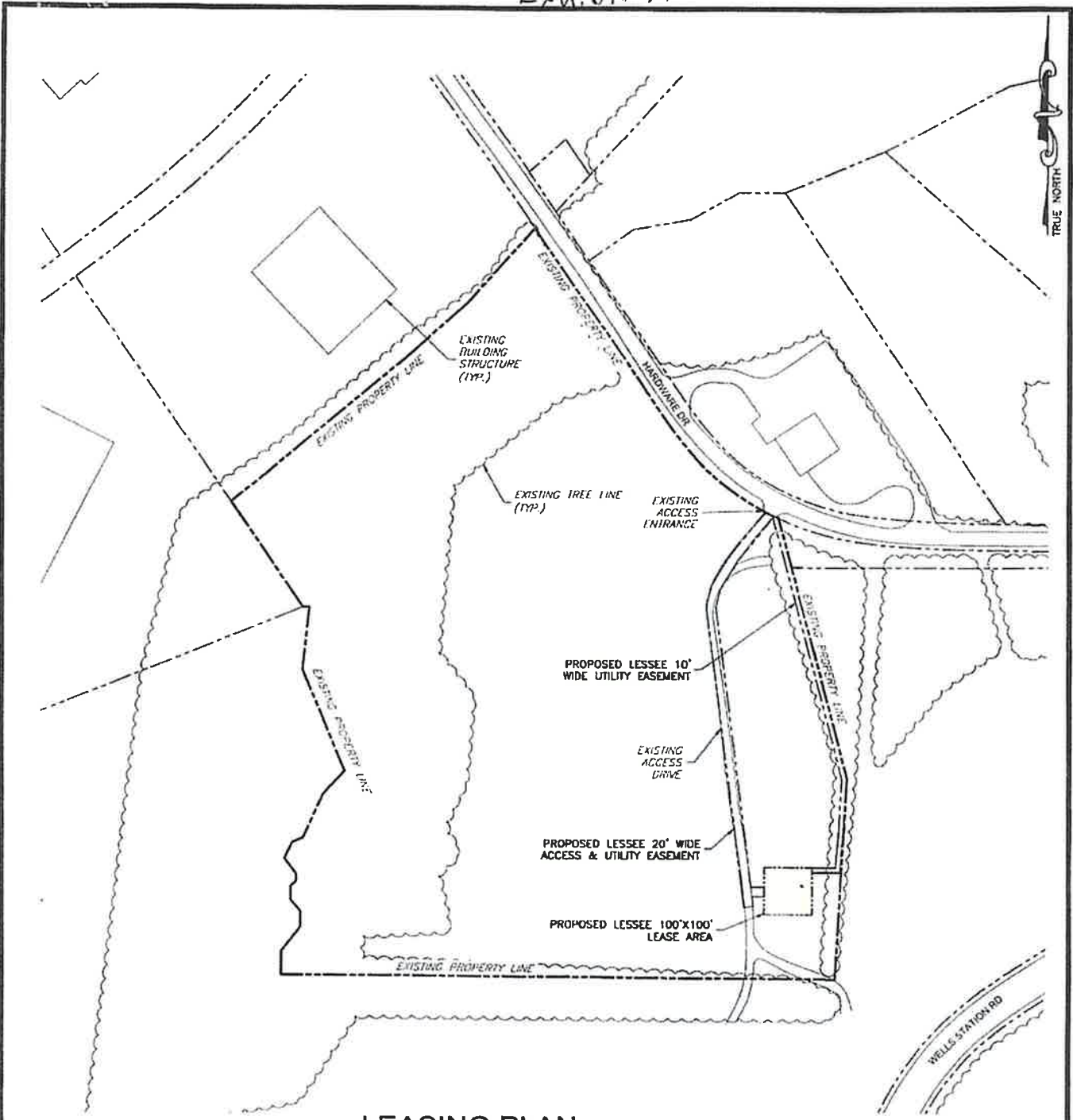
PROPOSED CHAIN-LINK FENCE

EXISTING GRADE
ELEV. = 0.0' AGL

1 ELEVATION
SCALE: 1" = 10'



Exhibit A



LEASING PLAN

NB+C
TOTALLY COMMITTED.
 NB+C ENGINEERING SERVICES, LLC.
4475 WATERFRONT DRIVE, SUITE 100
 GREENSBORO, VA 22640

**ROLLS ROYCE
 VERIZON NEW BUILD
 6013 HARDWARE DR
 DISPUTANTA, VA 23842
 PRINCE GEORGE COUNTY**

SUBMITTALS		
REV	DATE	BY
0	12/21/18	JE

SITE INFORMATION	
SITE VISIT BY: JD	
DATE: 12/20/18	
SHEET 2	

**APPLICANT'S NARRATIVE
VERIZON WIRELESS - PROPOSED COMMUNICATION TOWER FACILITY
SITE NAME: ROLLS ROYCE
APRIL 2019**

Project Description:

Petersburg Cellular Partnership d/b/a Verizon Wireless ("Verizon Wireless") respectfully requests approval of a Special Exception to allow the construction of a new wireless telecommunications facility (the "Facility") as more particularly described herein and in the accompanying application materials. Verizon Wireless is licensed by the Federal Communications Commission ("FCC") to provide state-of-the-art wireless communication services within Prince George County, Virginia. The Facility will include a new communications monopole (the "Tower") and ground equipment within a 50' x 50' fenced compound located on a 100' x 100' lease area on a vacant portion of land owned by Hollingsworth, G.P., a Tennessee general partnership, and identified on Prince George County's Tax Map 34 as parcel 340(03)00-001-B (the "Property"). The Tower will be 195 feet tall with a 4-foot lightning rod at the top for an overall height of 199 feet above ground level. The equipment compound will contain the Tower, associated radio equipment, utility connections, an emergency backup power generator and other related improvements.

Verizon Wireless has identified a need to build an additional site for its network in order to improve wireless voice and data services in SouthPoint Business Park, and in other areas surrounding the Property, along Wells Station Road and along other local roads in the vicinity. The need to improve network service is the result of a lack of existing Verizon Wireless facilities in the area. Construction of the proposed Facility will directly improve this community's ability to do business, communicate with family and friends, reach emergency services and otherwise enjoy the personal conveniences associated with reliable, high-speed data availability.

This new Facility will enhance Verizon Wireless' existing network and enable Verizon Wireless to provide state-of-the-art wireless service, including 4G LTE, to the businesses, residents and travelers in the surrounding area. In designing and locating this Facility, Verizon Wireless took into consideration both Verizon Wireless's network service objectives and the Prince George County, Virginia Tower and Antenna Siting Policy Guidelines (the "Siting Policy").

With the addition of this Facility and the state-of-the-art wireless services it will provide, businesses in this area will be able to benefit from the evolution that has taken place in the wireless industry with the introduction of such modern devices as the latest iPhone, Android phones and other smartphones. Many wireless customers now possess powerful mini-computers in their hands that allow them to work, shop and communicate via high speed, high quality wireless networks. Such smartphones and the wireless networks they operate on have become an integral part of our lives and our economy, and the necessary infrastructure to enable them to operate has become an accepted part of our communities.

The Property and Location of the Communication Facility:

The Property is located in an Enterprise Zone within the Prince George Planning Area and the Rives Magisterial District (District 1), on the south side of Hardware Drive, just west of its intersection with Wells Station Road. The Property is one of several parcels owned by Hollingsworth, G.P. and is currently undeveloped and mostly open space with trees along the western, eastern and southern property lines. In order to accommodate the property owner's future development plans for the industrial park, the Facility will be constructed near the southeast corner of the Property as shown on the concept plan included with this application (the "Plan"). The Tower will be located approximately 828' from the front property line on Hardware Drive, 150' from the rear property line, 100' from the eastern side property line and 952' from the west property line. Access to the Facility will be provided by way of an existing private access drive, to be improved as needed, from the existing entrance at Hardware Drive generally south to the fenced compound. The location of the site and access drive is shown on the Plan.

The Property is split zoned M-1 Limited Industrial and M-2 General Industrial. With the exception of a small portion of the access drive, the Facility will be located in the M-1 district. The adjacent properties are similarly zoned within the M-1 and M-2 Industrial districts. Due to the industrial nature of the area surrounding the Property, there are no residential dwellings nearby.

Impact on Adjacent Properties and Surrounding Area

The proposed Facility will provide improved Verizon high speed wireless data service in an area that does not currently have optimal service and in which significant industrial development is expected to increase the local demand for such services.

While largely screened from view by existing mature vegetation, the Tower will be visible from some locations on nearby roadways. The expected visual impact of the Tower is documented by the photo simulations included with this application package, which show views from the north, south, east and west. No Tower lighting is proposed.

The Facility will be unmanned and, once constructed, will typically only be visited by a technician for routine maintenance approximately once per month, so it will not cause a significant increase in traffic to the area.

All radio equipment and antennas to be used on the Tower will meet all applicable radio frequency emissions guidelines as required by the FCC. The Facility will create no sounds or smells that would be objectionable in the surrounding industrial area and will have no significant adverse effect on air quality in the area. The sound emitted from the ground equipment will be comparable to residential HVAC equipment. Therefore, the impact on surrounding properties resulting from this passive use will be minimal.

Any increase in impervious surface area that will impact the flow of storm water runoff on the Property due to the construction of the Facility will be addressed by the stormwater management plan and/or erosion and sediment control plan as established during the County's plan of development process after Special Exception approval for the

proposed use is granted. No chemicals or harmful substances will be unlawfully released in the operation of the Facility, and the Facility is not expected to have any adverse impact on ground water in the area.

Network Objectives:

Verizon Wireless provides its state-of-the-art wireless services around this area of the County using several existing facilities, however, Verizon Wireless' radio frequency ("RF") engineers have determined that service improvements are needed between these existing facilities due to the extent of their physical separation.

When addressing network issues, Verizon Wireless' goal is to find solutions that utilize existing structures, when possible, thereby requiring as few new communication towers as possible. Verizon did analyze the possibility of collocating on the 140' water tank on Quality Drive. However, due to its height and the presence of existing antennas on the top of the tank, available locations on this structure were not high enough above ground to provide the desired improvement in service. Additionally, RF engineers determined a site at the water tank location would cause interference with another existing Verizon Wireless facility. Unfortunately, there are no other existing towers or other tall structures in the area that would be sufficient collocation locations to allow Verizon Wireless to address the geographic challenges and achieve the desired improvement in network service for residents, businesses and travelers in this area.

The addition of this Facility on the Property south of Hardware Drive will achieve the improvement in services currently sought by Verizon Wireless and will bring enhanced 4G LTE service to businesses and travelers in the area.

Compliance with the Prince George County Zoning Ordinance (the "Ordinance")

Pursuant to § 90-443(2), and by reference § 90-393(23) towers (other than normal distribution facilities) are permitted in the M-1 Limited Industrial District by special exception. Although the Tower is not deemed a Building (as that term is defined in the Ordinance), the location of the Tower 828' from Hardware Drive complies with the Building setback regulations established by § 90-446 of the Ordinance, which requires a front setback of at least 10' or at least 35', depending on the width of the adjacent right-of-way. Since the Property is not adjacent to a residential or agricultural district and since the Property is not a corner lot, the side yard requirements of §90-446(a) do not apply to this proposal. In compliance with § 90-861(d), parking for technicians and other Verizon Wireless personnel and contractors will be located near the fenced compound, within Verizon Wireless' 20'-wide access easement and outside of any required yard. § 90-862.1 of the Ordinance requires a single-lane driveway to have a minimum width of 10'. The proposed 12'-wide driveway meets this requirement. § 90-448 of the Ordinance limits the height of Buildings in the M-1 District to sixty feet (60'), but states that "communication towers or their accessory facilities not normally occupied by workers are excluded from this limitation." Therefore the 199' proposed overall height of the Tower is in compliance with the Ordinance. The lot coverage limit applicable to buildings in M-1, as established by § 90-449 of the Ordinance, is up to 70%. However, the Facility is not proposed to include a Building, so the lot coverage limit does not apply

to the Facility. Nevertheless, the Verizon Wireless lease area of only 10,000 s.f., is less than 1% of the size of the undeveloped 32.148 acre Property. Accessory structures within the Facility will be located within Verizon Wireless' leased area and will not be located closer than 5' to any property line, as required by §90-450(a) of the Ordinance.

Consistency with Prince George County 2014 Comprehensive Plan

The Property is identified as an Industrial area on the Prince George County Future Land Use Map and is within the Prince George Planning District, the County's designated growth area, in which most of the County's development has occurred. Consistent with this trend, the proposed Facility will not only support and improve the quality of life for the existing industrial land uses nearby, but will also promote the future development of the planned industrial park by providing critical modern wireless communication infrastructure within the park in anticipation of such development, with only a minimal impact to the existing open space due to the limited size of Verizon Wireless' lease area. The Facility will not adversely impact the County's Agricultural areas or forest land. The small footprint of the Facility and the utility-like use will not conflict with the Industrial land use designation. The Facility will be unmanned and will not require County water or sewer services.

The installation of the Facility on the Property is consistent with the County's Comprehensive Plan. Objective #4 of Goal #1 of the section of the Comprehensive Plan addressing Community Facilities and Services is to provide the facilities and services required to meet the public safety, library and school needs of County citizens. This proposed site will improve wireless broadband and cellular phone coverage in the west/central portion of the County for Verizon Wireless customers and the customers of other wireless providers that may collocate on the Tower in the future. The Facility will provide improved access to E-911 services and mobile access to the internet, which will expand the reach of libraries and schools as citizens travel through this part of the County. Objective #1 of Goal #1 of the section of the Comprehensive Plan addressing Economic Development is to develop a strong and diversified tax base through guided office, commercial retail and industrial development in order to enhance the economic base and employment opportunities in Prince George County. As explained above, construction of the Facility will be in keeping with the designations on the future land use and zoning maps, consistent with Strategy 1 of that section, and improved Verizon Wireless service will contribute to the nearby industrial development sites being "ready to go," consistent with Strategy 2 of that section. Accordingly, the proposed Facility will promote a strong industrial base without impacting residential areas, prime agricultural land or public facilities, consistent with both Strategies of Objective #1 of Goal #1 of the section of the Comprehensive Plan addressing Land Use.

Reliable, state-of-the-art wireless service is essential for economic development, education, government, public safety and the convenience and welfare of residents generally.

Consistency with the Siting Policy

Verizon Wireless will address the relevant requirements of the Siting Policy as provided below:

(A) Guidelines

As explained above, no other reasonable collocation alternatives exist for locating the antennas needed to achieve the desired network improvements. The proposed monopole design and location in the back corner of an industrially-zoned parcel near existing tree lines were chosen to minimize the visual impact of the Facility to the County.

(B) Definitions and Applicability

No response needed.

(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.

The applicant met with Planning Manager and Zoning Administrator, Douglas Miles and representatives from VDOT on Thursday, March 14th to discuss the project and application. The applicant intends to submit the Special Exception Application on or about Thursday, April 25th, which exceeds the 30-day timeframe mentioned in the Siting Policy.

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.

The applicant considered multiple other locations in the surrounding industrial park, including property owned by Prince George County. These were rejected due to future development plans of the property owners. The proposed location was the only one suitable to the property owner that would not interfere with future development.

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.

The applicant considered collocating on an existing water tank approximately 2,000' to the west. After analyzing the available space on the structure, Verizon Wireless' RF engineers determined it did not provide sufficient height to deliver the desired improvement in service to the area. Additionally a possible site collocated on the water tank was determined to interfere with another Verizon facility to the north. There are no other structures in the search area that are tall enough to allow collocation of antennas and which would meet the service improvement criteria.

- 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.

The applicant has developed photo simulations, which are included in this submittal package. Please refer to the enclosed photos of the existing site and the simulations of the proposed Tower.

- 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.

The proposed Tower site will improve wireless service in an area of Prince George County in which Verizon Wireless has determined service improvements to be necessary. The Facility will serve the businesses in the surrounding industrial park, as well as travelers on nearby roads.

Verizon Wireless operates the following facilities in the surrounding area of Prince George County:

<u>Route 460 & I-295:</u>	<i>Interchange, approximately 2 miles west-southwest</i>
<u>New Bohemia:</u>	<i>6500 Enterprise Drive, approximately 3 miles south</i>
<u>Prince George:</u>	<i>8200 Mount Hope Road, approximately 4 miles east</i>
<u>Fort Lee South:</u>	<i>2021 Byrd Ave, approximately 3.9 miles northwest</i>

- 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.

The applicant conducted the balloon test on Wednesday, April 17th from 8am until 10am. Notice of the balloon test was sent to adjacent property owners for Monday, April 15th, however the test was rescheduled to the 17th due to high winds. The weather on the day of the test was clear, calm, and in the 60's in degrees Fahrenheit. The area of greatest visibility of the balloon was observed to

be Wells Station Road. The balloon had low visibility from outside the business park. Please see the enclosed Location Map for areas where the balloon was observed.

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

Verizon Wireless will comply with all applicable FAA regulations, including submittal requirements.

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.

At the pre-application meeting, Mr. Miles confirmed that an independent analysis will not be required by the County. As and for the Special Exception application fee, Verizon Wireless is submitting a check in the amount of \$700.00 together with this submittal package.

(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.

The proposed Tower will be 195' tall, topped with a 4' lightning rod, for an overall height of 199'. This height conforms to the standards of the Siting Policy.

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.

As explained in more detail above, the proposed setback and height comply with the regulations in the Ordinance for the M-1 District. The Tower is proposed to be located at the rear corner of the Property, setback 828' from the right of way. There are no residential structures on any adjoining lot. Therefore, the proposed Tower location conforms to the setback requirements of the Siting Policy.

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.

No tower lighting is proposed.

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 applicant affirms the Tower shall be designed to carry sufficient loading for at least three (3) additional providers of communication services having typical loading requirements. The Facility will be made available for leasing by other carriers to the extent that sufficient structural capacity and space are available, subject to Verizon Wireless' collocation policy.

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.

Verizon Wireless proposes a monopole tower design. Please see the enclosed Tower Elevation sheet of the Plan for more detail. A full tower and foundation design, approved by a licensed professional engineer, will be developed after approval of this Special Exception request.

6. By applying for 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.

Verizon Wireless will remove the Tower, after receipt of such notice from the County, should the Tower become vacant and no longer used for wireless communications.

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 proposed Tower will have a galvanized steel or comparable matte finish which will reduce visibility and light reflection, unless otherwise required by the FCC or the FAA.

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

Verizon Wireless will not place any business signs or advertisements on the Tower, except as may be required by law or applicable regulations.

(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.

Please see above for details regarding compliance with the Ordinance and the Siting Policy.

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

Please see above for details regarding collocation opportunities evaluated. During the pre-application meeting, no additional collocation candidates were identified as warranting evaluation.

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 Facility is served by the existing road, Hardware Drive, and by an existing unimproved private access drive. Required utilities are available in the vicinity of the project and will be extended to the Facility via Verizon Wireless' 10'-wide utility easement.

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.

Please see above for details regarding the lack of existing suitable structures for collocation in the area.

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.

Please see the photo simulations, which have been prepared based on the balloon test and are included with this submittal package.

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.

For the reasons more particularly set forth above, the location and design of the proposed Facility are compatible with the surrounding industrial business park.

Conclusion:

The proposed Facility is in compliance with the Ordinance, meets the criteria for approval of a Special Exception and does is consistent with the goals and objectives of Prince George County's Comprehensive Plan and the Siting Policy. This Special Exception is requested to allow the development of a communication facility that will improve wireless coverage in the area of Prince George County around Hardware Road and Wells Station Road. The proposed monopole will not be lighted and will create only minimal visual impact. The addition of the Facility will enhance the use and enjoyment of the properties and businesses in the area and will enhance the reputation of the area with the availability of a high speed, high quality wireless network. The enhancement of 4G LTE and other wireless services will allow businesses and travelers to use and enjoy existing and future wireless devices. For the foregoing reasons, Verizon Wireless respectfully requests approval of the requested Special Exception.

**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, June 11, 2019 beginning at 7:30 pm concerning the following requests:

SPECIAL EXCEPTION SE-19-02 Request of Petersburg Cellular Partnership (d/b/a Verizon Wireless) to construct a 199-foot monopole communication tower pursuant to 90-393 (23) and 90-443 (2) within the M-1, Limited Industrial Zoning District. The request property is located south of Hardware Drive and is located west of Wells Station Road and is identified as Tax Map 340(03)00-001-B. The Comprehensive Plan calls for industrial uses.

PLANNED UNIT DEVELOPMENT – PUD-19-01 Request of CI Associates LP pursuant to Zoning Ordinance Section 90-1039 Planned Unit Developments, to permit an additional restaurant related land use (food truck or food trailer) as a PUD amendment request of Case PUD-13-01. The request is located at 5380 Oaklawn Boulevard and is identified as Tax Map 120(0A)00-003-D. The Comprehensive Plan calls 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 material may be examined in Planning and Zoning in the County Administration Building and is open from 8:30 am to 5:00 pm, Monday – Friday, 804.722.8678. All interested persons shall have the opportunity to be heard at said public hearings.

Percy C. Ashcraft
County Administrator