

**County of Appomattox
Department of Community Development
Staff Report**

To: Planning Commission
From: Johnnie Roark 
Director of Community Development
Date: January 8, 2020
RE: Conditional Use Permit Application CUP190852-Verizon Wireless (applicant),
William & Mary Alvis (owner), Jeff Holland (agent)

SYNOPSIS

Verizon Wireless is requesting a conditional use permit to locate a 199' Wireless Communication Facility (WCF, cell tower) on property located off Trinity Road in the Stonewall community.

Specifics

Applicant: Jeff Holland (agent), Verizon Wireless
Property Owner: William & Mary Alvis
Current Use: Pasture/Wooded
Proposed Use: add Wireless Communication Facility (Height= 199')
Surrounding Uses: Residential, Agricultural, Woodlands
Parcel Size: Approximately 75 acres (lease area of 100' X 100')
Zoning: A-1, Agricultural
Surrounding Zoning: A-1, Agricultural
Tax Map Number(s): 24 (A) 19

BACKGROUND AND ANALYSIS

This property is located on Trinity Road (Route 611) approximately 500 feet from the intersection of Vineyard Road (Route 721). The applicant is proposing to build a 199' tall cell tower that will hold the cellular array. The leased area will be 100' X 100' that will house the monopole and support equipment. The tower will provide a much needed boost to cellular and data service in this part of the county. The nearest tower within Appomattox is located approximately 6 miles east/southeast of this site. This tower will be below the minimum required to be lighted. This tower will provide a significant signal boost to the heavily populated northwestern portion of the county.

As part of the information provided, you will find simulation photos that illustrate this new structure. A balloon test has been conducted. Along Trinity Road, the tower will be visible in the immediate vicinity. The site location on the property is approximately 1000 feet south of the road. The site will be in the edge of the existing woods along the edge of a pasture. Several houses are nearby, the closest being approximately 1050 feet to the north and east. They will be able to see the tower. The site will be accessed by a 20' wide easement running from Trinity Road. A small turnaround/parking area will be located just outside of the compound gate.

PROJECT IMPACTS

A balloon test was conducted. You will find photo simulations in the packet. The tower compound may be visible from Trinity Road but will be largely blocked by the mature hardwoods on three sides. The side facing Trinity Road will be exposed. A staff recommended condition will address this. The monopole design will reduce the profile of the tower and the non-reflective galvanized finish will help decrease the tower's visibility against the sky line. Due to the topography and land cover in the area, the upper portions of the tower will be visible in the immediate area (within a quarter mile).

TRANSPORTATION

Trinity Road (Route 611) is a rural two-lane surface treated roadway. The Average Annual Daily Traffic (AADT) is 280 vehicles per day per the most recent VDOT traffic count (2018).

The proposed use will have little to no impact on the amount of traffic on this road once construction is complete.

ENVIRONMENTAL

The site will be subject to the County's Land Disturbance ordinance, Chapter 19.3 Erosion and Sediment Control. This ordinance will regulate the effective control of soil erosion and sedimentation deposits to prevent the unreasonable degradation of properties, stream channels, waters, and other natural resources **during construction activities**. The site will not be required to obtain a Virginia Stormwater Management Permit (VSMP) through the Virginia Department of Environmental Quality (VDEQ).

ZONING

In the Appomattox County Code, Section 19.6-2 states the purpose of the Zoning Ordinance: "The General Assembly of the Commonwealth of Virginia empowers the County to enact a zoning ordinance, and to provide for its administration, enforcement, and amendment; and the Board of Supervisors of Appomattox County deems it necessary, for the purpose of promoting the health, safety, convenience, and general welfare of the County to enact such an ordinance; and the Board of Supervisors of Appomattox County appointed a Planning Commission to recommend the boundaries of the districts and appropriate regulations to be enforced therein; and the zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan for Appomattox County, and for the purpose of promoting the health, safety, and general welfare of the public and of further accomplishing the objectives and purposes of §15.2-2200, §15.2-2280 and §15.2-2283 of the Code of Virginia (1950), as amended. To these ends, this ordinance is designed to

1. Provide for adequate light, air, convenience of access, safety from fire, flood, impounding structure failure, crime and other dangers;
2. Reduce or prevent congestion in the public streets;
3. Facilitate the creation of a convenient, attractive, and harmonious community;

4. Expedite the provision of adequate police and fire protection, disaster, evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, and other public requirements;
5. Protect against destruction of or encroachment upon historic areas; and
6. Protect against one or more of the following: overcrowding of land, undue densities of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health or property from fire, flood, impounding structure failure, panic or other dangers;
7. Encourage economic development activities that provide desirable employment and enlarge the tax base;
8. Provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment;
9. Encourage and accommodate affordable housing suitable for meeting the current and future housing needs of the County;
10. Protect surface water and groundwater resources;
11. Provide safety from crime;

The Code further states that the governing body of any county may by ordinance classify territory under its jurisdiction or any substantial portion thereof into districts of such number, shape, and size as it may deem best suited to carry out the purposes of such article, and in each district it may regulate, restrict, permit, prohibit, and determine the following:

12. The use of land, buildings, structures and other premises for agricultural, business, industrial, floodplain, and other specific uses;
13. The size, height, area, bulk, location, erection, construction, reconstruction, alteration, repair, maintenance, razing or removal of structures;
14. The areas and dimensions of land, water, and air space to be occupied by buildings, structures, and uses, and of courts, yards, and other open space to be left unoccupied by uses and structures, including variations in the sizes of lots based on whether a public or community water supply or sewer system is available and used;
15. The excavation or mining of soil or other natural resources.”

The parcel are currently zoned A-1, Agricultural Zoning District. The proposed use, Wireless Communication Facility is a conditional use within the zoning district. A conditional use is a use that would not be permitted generally or without restrictions throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, or prosperity. Such uses may be permitted in such zoning districts as conditional uses, if specific provisions for such uses are made in this ordinance. The Board of Supervisors reserves the right to grant conditional use permits.

Wireless Communication Facility is defined by the Appomattox County Zoning Ordinance as “A facility generally designed to provide or facilitate a link in a wireless communications

system serving a specific area or region, typically consisting of any or all of the following: antenna arrays, microwave dishes, tower or monopole structures, equipment structures.”

§19.6-92 Wireless Communications Facilities contains additional standards for the location of towers. Specifically, the following factors should be considered when reviewing a conditional use permit for a new tower:

- (1) Height of the proposed tower;
- (2) Proximity of the tower to residential structures and residential district boundaries;
- (3) Nature of the uses on adjacent and nearby properties;
- (4) Surrounding topography;
- (5) Surrounding tree coverage and foliage;
- (6) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
- (7) Proposed ingress and egress;
- (8) Co-location policy;
- (9) Language of the lease agreement dealing with co-location;
- (10) Consistency with the comprehensive plan and the purposes to be served by Zoning;
- (11) Availability of suitable existing towers and other structures;
- (12) Need for tower because of gaps in wireless service to the proposed coverage area.

The surrounding land is all zoned A-1, Agricultural Zoning District. Most adjoining parcels are larger agricultural lots with sporadic housing. Along Trinity Road there are several homes at or near the 1000 foot mark. The area is relatively undeveloped and very rural in nature. Several houses are located directly across the road from the site and will be impacted visually.

LAND USE

The Alvis property (75 acres) has not generated any land use permits, therefore we are not aware of any previous land use activity on this parcel. The parcel has existed for more than 30 years and was purchased by the Alvis' in 1984. The closet dwelling is approximately 1000 feet to the north and east.

COMPREHENSIVE PLAN

Authority for local government planning in Virginia is contained in Title 15, Section 15.2-2223 through 15.2-2232 of the Code of Virginia. The current plan was prepared in accordance with these provisions. By state law, the plan shall be general in nature and is advisory in nature only. It does not possess the force of law, unlike the Zoning Ordinance and the Subdivision Ordinance. The plan shall designate the approximate location, character, and extent of each feature shown and may indicate where existing lands or facilities are proposed to be extended, removed, relocated, vacated, narrowed, abandoned, or changed in use. The Comprehensive Plan does not supersede the existing zoning or associated regulations for any particular parcel within the county. The Code of Virginia only mandates that a community have a comprehensive plan. It does not mandate that the plan be implemented nor does the Code of Virginia mandate consistency between the plan and the implementation tools (Zoning and Subdivision Ordinances).

The current Comprehensive Plan was updated in 2016 with a planning horizon of 2040. The plan is required to be reviewed every five (5) years.

Part of the Comprehensive Plan is the Growth Management section, which contains the Future Land Use Map (FLUM). The FLUM is a visual depiction of the preferred development pattern and is used to guide land use decisions. The FLUM designates this area as part of the Commercial Rural Preservation Area. These areas encompass land(s) with special natural characteristics that make their preservation in open space particularly important to the county's environmental health. These areas include active and passive farmland, stream or river areas, steep slopes, trails, forestland or other passive recreational areas.

Other goals in the 2016 Comprehensive Plan that may be relevant to this petition are:

Economic Development Goal: Attain an environmentally sound, diversified, and stable economy which improves the quality of life and lessens the tax burden of county residents and businesses.

Economic Development Objective 7: Enhance digital communications services throughout the county.

Growth Management Goal: Maintain and protect the rural and historical nature of the County while simultaneously encouraging controlled development in specified areas.

PLANNING CONSIDERATIONS

The Appomattox County Zoning Ordinance lists the following standards by which a conditional use should be evaluated.

1. **Will be harmonious with and in accordance with the general objectives or with any specific objective of Appomattox Comprehensive Plan and/or this chapter.**
This use is a conditional use in the A-1, Agricultural Zoning District. The use furthers the general goals and objectives of the Comprehensive Plan.
2. **Will be designed, operated and maintained so as to be harmonious and appropriate with the existing or intended character of the general vicinity; and that such use will not change the essential character of the same area.**
The proposed use is being designed to mitigate any impact to the greatest extent. The site does meet setback guidelines and the lower portion of the tower and compound will be obscured due to the proposed buffer condition.
3. **Will not be hazardous or disturbing to existing or future neighborhood uses.**
The proposed use will not be hazardous to the existing neighborhood. The use will greatly improve cellular/data availability in this portion of the county.
4. **Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.**
The impact on public facilities is negligible.

5. **Will not create excessive additional requirements at public costs for public facilities and services; and will not be detrimental to the economic welfare of the community.**

Use will not negatively impact public facilities or services. Use provides added benefit by possibly enhancing emergency services communication in the area. §19.6-92.9 (C) of the Zoning Ordinance requires the holder of the CUP to provide the County with co-location opportunities as a community benefit for radio and emergency services.

6. **Will have vehicular approaches to the property which shall be so designed so as not to create any interference with traffic on surrounding public streets or roads. Minimal traffic will be associated with this use.**

7. **Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.**
The proposed use will not negatively impact natural, scenic or historic features based on the balloon test.

RECOMMENDED CONDITIONS

1. The wireless communication facility will be constructed in general conformance with the concept plan submitted with the application dated December 10, 2019 (concept plan dated October 30, 2019).
2. Tower height, including antennae, lightning rod and other appurtenances is limited to a maximum height of 199 feet from average grade.
3. A fifteen (15) foot buffer shall be installed around the perimeter of the fenced compound area to block the view of the compound from Trinity Road. Leyland Cypress or native pine trees shall be used to compliment/fill-in any areas deemed necessary upon final inspection of the Zoning Administrator. Said inspection shall occur prior to the issuance of a Certificate of Occupancy. Any new plantings shall be a minimum of six (6) feet tall at the time of the planting. Existing vegetation may be used in lieu of new plantings.

PLANNING COMMISSION ACTION

The following motions are available for the Planning Commission:

To approve as submitted:

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of Verizon Wireless (William and Mary Alvis, property owner) to locate a 199' tall Wireless Communication Facility, as submitted.

To approve with conditions:

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of Verizon Wireless (William and Mary Alvis, property owner) to locate a 199' tall Wireless Communication Facility, with the following conditions:

To deny:

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to deny the Conditional Use Permit petition of Verizon Wireless (William and Mary Alvis, property owner) to locate a 199' tall Wireless Communication Facility , as the petitioner has failed to show the following:

Appomattox County

Department of Community Development
153A Morton Lane
P.O. Box 863
Appomattox, VA 24522
(434) 352-8183~Fax (434) 352-4214
www.appomattoxcountyva.gov



Development Application

- Conditional Use Permit Rezoning Conditional Rezoning
 Rezoning with concurrent Conditional Use Permit

General Information:

Conditional uses are uses, which are generally compatible with the other land uses in the zoning district, but require individual review for their intensity, location, design, and configuration. Conditions may be imposed by the Board of Supervisors in order to ensure the appropriateness of the use and to mitigate concerns that may otherwise make the use incompatible in the zoning district.

Conditional Use Permits may be approved upon a finding by the Board of Supervisors that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the purpose and intent of the Zoning Ordinance.

Rezoning, or the amendment to the zoning classification of a parcel, must be justified in need and effect on the property, surrounding property, and public services. The appropriateness of the change as it is set forth at the beginning of the zoning district classification shall be considered, as well as, the general planning program of the county and whether the rezoning will further the purposes of the zoning ordinance and the general welfare of the community.

Each application for Conditional Use and/or Rezoning is forwarded to the Planning Commission for consideration. The Planning Commission will hold a public hearing on the petition. The applicant or a representative is required to attend the public hearing. After the public hearing, the Planning Commission will make a recommendation and forward this recommendation to the Board of Supervisors.

The Board of Supervisors will hold a public hearing on the petition. The applicant or a representative is required to attend the public hearing. After the public hearing, the Board of Supervisors may approve or deny the petition. If the petition is a conditional use, the Board may impose conditions, which in its opinion will mitigate the impacts of the requested conditional use. If the petition is a rezoning, the applicant may voluntarily proffer conditions, which may mitigate the impacts of the rezoning petition. If proffers are voluntarily submitted this is known as a Conditional Rezoning.

General examples of some conditions that may be established are as follows:

- 1). Abate or restrict noise, smoke, dust, or other elements that may affect surrounding properties.
- 2). Provide for adequate parking, ingress and egress to public streets and roads.
- 3). Provide adjoining property with buffers or screening to mitigate visual or noise impacts.
- 4). Establish enhanced setbacks or require street/road improvements to mitigate traffic congestion related to this development.

Any previously approved conditional use permit may be revised by the Board of Supervisors following the same process of public hearings and recommendations.

Application Procedure:

1. **Consultation with Planning Staff:** You are required to meet with County staff to discuss the feasibility of your request prior to submission.
2. **Completion of Application:** Fill out, sign and date the application form. If the applicant is not the property owner, attach a notarized letter of consent from the property owner authorizing the applicant to act as the owner's agent for the application.
3. **Boundary Survey:** The applicant must provide a copy of a boundary survey of the land for which the conditional use or rezoning is proposed.
4. **Adjacent Property Owners:** The applicant must provide the names and addresses for all adjacent property owners, including those immediately across the street(s) from the property. This list is used for the notification to the adjacent owners for the public hearing.
5. **Concept Plan:** A concept plan (minimum 8.5" X 11") is required in accordance with §19.6-45 of the Appomattox County Zoning Ordinance. The petitioner may prepare the Concept Plan or have a professional engineer, architect, or surveyor assist them. The plan shall meet the minimum standard, as described by the checklist on page 4 of this application.
6. **Impact Statements:** If necessary, the applicant is responsible for submitting impact statements with the application. Impact studies may address traffic volumes, public utility capacities, noise, dust, smoke emissions or any other relevant matter that may arise during the initial consultation with planning staff. A Traffic Impact Analysis (TIA) is required should the site meet the VDOT requirements for TIA's under 24 VAC 30-155.
7. **Planning Commission:** The Planning Commission will hold a public hearing and review the application in order to make a recommendation to the Board of Supervisors.

8. **Board of Supervisors:** The Board of Supervisors will hold a public hearing and review the application in order to make a decision on the request. In the case of a conditional use permit, the Board may attach any conditions necessary to insure that the proposal meets the specific and general standards for the proposed use.
9. **Application Fee:** Conditional Use Permit= \$200.00 Rezoning= \$300.00 Rezoning with concurrent Conditional Use Permit = \$500.00 Please make checks payable to Appomattox County Treasurer.

APPLICATION CHECKLIST

N/A Complete

- Consultation with Staff
- Project Information and Contacts
- Project Description
- Project Justification
- List of Adjoining Property Owners
- Impact Statements (if necessary)
- Owner's Authorization Letter (if necessary)
- Boundary Survey
- Concept Plan
- Certification and Statement of Understanding signature(s)

FOR OFFICIAL USE ONLY

RECEIVED

12/10/19
Date

[Signature]
Initials

CHECKED FOR COMPLETENESS

12/16/19
Date

[Signature]
Initials

- Application fee paid
- Application found to be complete
- Application found to be incomplete

Checklist for Concept Plan

In accordance with §19.6-45 of the Appomattox County Code, a Concept Plan is required for new development in every zoning district, including uses reviewed by the Planning Commission for conditional use or rezoning. A Concept Plan is a Site Development Plan drawn to slightly lesser detail that does not address impacts such as erosion and sediment control, landscaping or stormwater management. The petitioner may prepare the Concept Plan. However, the petitioner may opt to have the Concept Plan prepared by a professional engineer, architect, or land surveyor registered by the Commonwealth of Virginia, depending on the complexity of the project, or if the petitioner cannot provide a level of detail needed for the Planning Commission to adequately evaluate the project.

N/A Complete

- Date of drawing
- North Arrow
- Scale
- Legend of all symbols used
- Location/vicinity map showing the general location
- Boundary lines of the property covered by the application
- Name and Address of property owner, applicant and person preparing the drawing
- Tax Map Identification Number
- Tax Map Identification Number and name(s) of adjoining property owners
- Current and proposed land use
- Current zoning district of parcel and adjoining parcels
- Names, Route Numbers, location of streets adjacent to or within the development
- Access point(s), driveways, crossovers, etc.
- Parking accommodations, including number of spaces and Handicapped spaces, loading spaces, or aisles
- Building(s) location, setbacks, height of building(s) for proposed and/or existing building(s)
- Location of proposed signs, utilities, lighting
- Buffer yards, screening, or fencing

JH

Applicant/Agent/Professional Initial(s) to acknowledge checklist items are provided.

PROJECT INFORMATION

Note: If the applicant is not the property owner, then an owner's authority letter must be submitted with the application.

<u>Verizon Wireless - Stonewall</u>	<u>A1</u>
PROJECT NAME	ZONING
<u>Trinity Road, Concord, VA 24538</u>	DISTRICT
ADDRESS, IF AVAILABLE, OR STREET LOCATION	<u>75 ac.</u>
	TOTAL SITE
<u>24-A-19</u>	ACRES
TAX MAP IDENTIFICATION NUMBER	

APPLICANT/AGENT	<input checked="" type="checkbox"/> Agent		
	<input checked="" type="checkbox"/> Primary Contact		
<u>Jeff Holland, NB+C, LLC (agent for Cellco Partnership (d/b/a Verizon Wireless))</u>			
NAME			
<u>4435 Waterfront Drive, Suite 100, Glen Allen, VA 23060</u>			
ADDRESS	CITY	STATE	ZIP
<u>(757) 817-6628</u>	<u>jholland@nbcllc.com</u>		
PHONE	EMAIL		

OWNER (IF DIFFERENT)	<input type="checkbox"/> Same As Applicant		
<u>William and Mary Jane Alvis</u>			
NAME			
<u>630 Deer Haven Drive, Lynchburg, VA 24501</u>			
ADDRESS	CITY	STATE	ZIP
PHONE	EMAIL		

PROFESSIONAL (ENGINEER, SURVEYOR, ETC.)	<input type="checkbox"/> Primary Contact		
<u>Derek R. Marshall, P.E.</u>	<u>Dewberry Engineers, Inc.</u>		
NAME	COMPANY		
<u>4805 Lake Haven Drive, Suite 200, Glen Allen, VA 23060</u>			
ADDRESS	CITY	STATE	ZIP
<u>(804) 290-7957</u>	<u>dmarshall@dewberry.com</u>		
PHONE	EMAIL		

JUSTIFICATION

The Planning Commission and Board of Supervisors will study the request to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Attach additional information, if necessary.

Please explain how the request furthers the purpose of the Zoning Ordinance and the zoning district classification for which the project is proposed. You may find a copy of the Appomattox County Zoning Ordinance at www.appomattoxcountyva.gov, navigate to the Community Development Page.

See attached Project Narrative

Please explain how the project conforms to the general guidelines and policies contained in the Appomattox County Comprehensive Plan. You may find a copy of the plan at www.appomattoxcountyva.gov, navigate to the Community Development page.

See attached Project Narrative

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as, impact(s) on the public services and facilities, including water, sewer, roads, schools, parks/recreation, and fire/rescue.

See attached Project Narrative

CERTIFICATION AND STATEMENT OF UNDERSTANDING

I, as owner/agent of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit petition or rezoning petition as provided under the Appomattox County Code, and further, that this application is complete, in compliance with the requirement of the Appomattox County Code, and accurate to the best of my knowledge.

William Alvis 11-18-19 William Alvis
Signature of Owner/Agent Date Printed Name

Signature of Owner/Agent Date Printed Name

Right of Entry

I, as owner/agent of the property subject to this application, do understand and hereby grant permission to the staff, Planning Commission and/or Board of Supervisors of Appomattox County, Virginia for the right of entry to the subject property for the purpose of study and analysis of this petition.

William Alvis 11-18-19 William Alvis
Signature of Owner/Agent Date Printed Name

Mary Jane Alvis 11-18-19 Mary Jane Alvis
Signature of Owner/Agent Date Printed Name

Application Timeline

Applications submitted by close of business (4:30 p.m.) on or before the 10th of each month, or next business day if on a weekend or holiday, will be scheduled for the next available Planning Commission meeting. The next available Planning Commission meeting is typically the following month, second Wednesday, at 5:30 p.m. This allows for proper advertisement of the required public hearing in accordance with §15.2-2204 of the Code of Virginia, as amended. The public hearing at the Board of Supervisors meeting will not be scheduled or advertised until the Planning Commission has offered a recommendation. Generally, this is one month following the Planning Commission meeting. These dates/times are subject to change.

OWNER'S AUTHORITY LETTER

STATE OF VIRGINIA
CITY/COUNTY OF Appomattox

This 18 day of November, 2019

I, William Allen Mangrove, Jr. the owner of
24-A-19

(Describe land by Parcel Identification Number, address, etc.)

make, constitute, and appoint Jeff Holland, NB+C, LLC and my true and lawful
Mark Kronenthal, Roth Jackson
agent and in my name, place, and stead giving unto said person full power and
authority to do and perform all acts and make all representation necessary, without any
limitations whatsoever, to make application for said rezoning/conditional use permit.

(circle one)

The right, powers, and authority of said agent herein granted shall commence
and be in full force and effect on November 6, 2019, and shall
(date)

remain in full force and effect thereafter until actual notice, by certified mail, return
receipt requested, is received by the Appomattox County Department of Community
Development stating that the terms of this power have been revoked or modified.

William Allen Mangrove, Jr.
Owner

COMMONWEALTH OF VIRGINIA:

County of Campbell
Subscribed and sworn to before me this 18th day of November, in my County and
State aforesaid, by the aforementioned Principal.

Tara O. Nelson
Notary Public

My Commission Expires: 3/31/2022



LIST OF ADJOINING PROPERTY OWNERS

The applicant is required to provide a list of owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. This information can be found at the Commissioner of Revenue's office or by utilizing the County's GIS website. If necessary, use additional pages.

<i>See attached list</i>		
_____	_____	_____
Tax Map Number	Name	

Mailing Address (Street, Post Office Box)		

_____	_____	_____
City	State	Zip

_____	_____	_____
Tax Map Number	Name	

Mailing Address (Street, Post Office Box)		

_____	_____	_____
City	State	Zip

_____	_____	_____
Tax Map Number	Name	

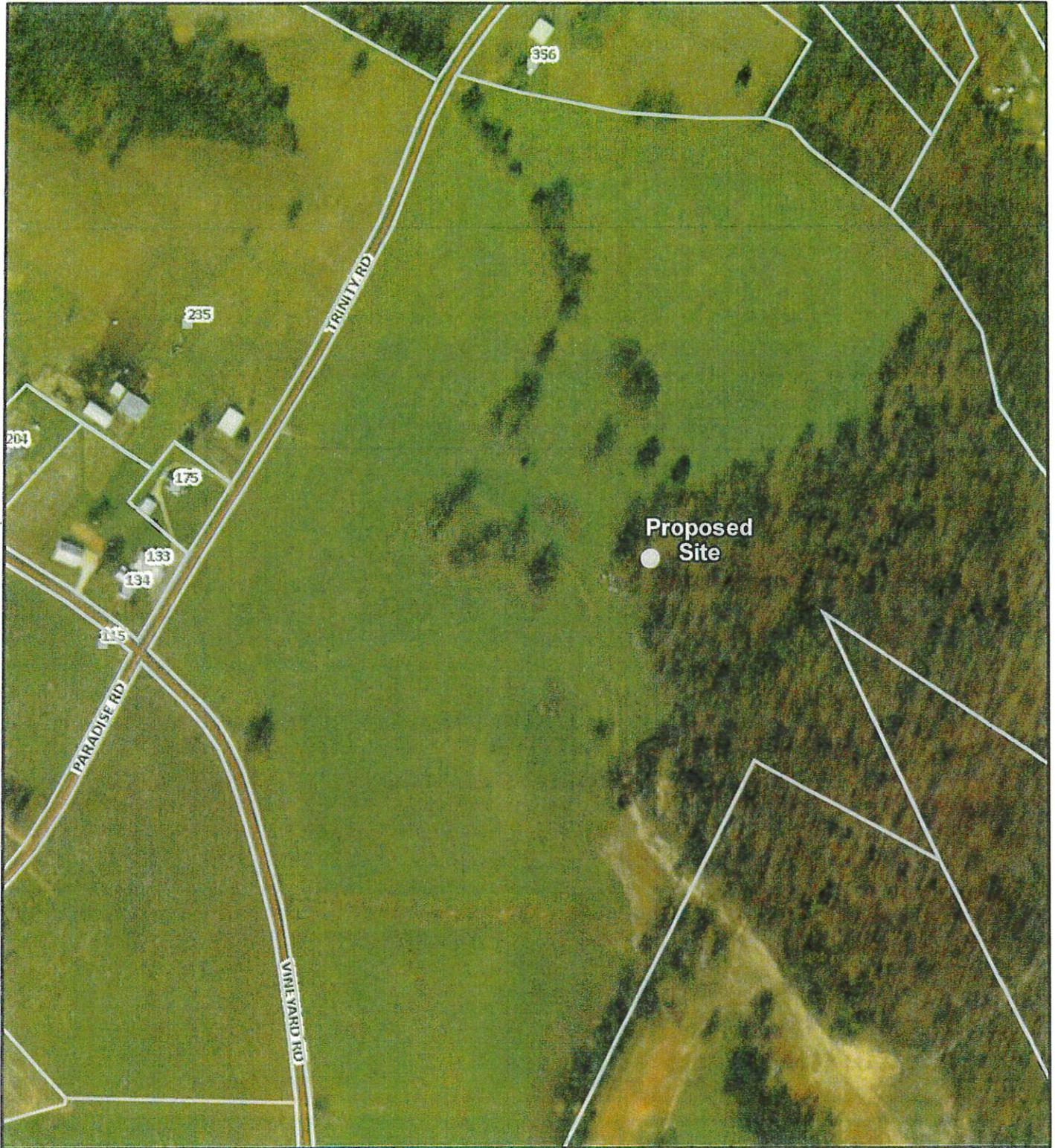
Mailing Address (Street, Post Office Box)		

_____	_____	_____
City	State	Zip

Applicant: Cellco Partnership (d/b/a Verizon Wireless)
Conditional Use Permit Application – Appomattox County
Wireless Communications Facility
List of Adjacent Property Owners
Site Name: Stonewall
Tax Map Parcel #: 24-A-19
Trinity Road, Concord, VA 24538

TM#	Name	Mailing Address	City	State	Zip
24-A-20	For His Glory Mission, c/o Barry Edwards	434 Trinity Rd	Concord	VA	24538
24-2-1	Donna M. Mayberry	506 Trinity Rd	Concord	VA	24538
24-2-4	Harvey G., III & Shelley B. Morgan	576 Trinity Rd	Concord	VA	24538
35-A-48	William H. Alvis	630 Deer Haven Dr	Lynchburg	VA	24501
35-7-1A	George D. & Darlene M. Stratton	709 Spanish Oaks Rd	Concord	VA	24538
35-A-43	William H. Alvis	630 Deer Haven Dr	Lynchburg	VA	24501
35-6-1	Harvey G., Sr. & Jeanette T. Morgan	1293 Vineyard Rd	Concord	VA	24538
35-1-1	Kay T. Bondurant	P.O. Box 753	Concord	VA	24538
24-A-15	Kay T. Bondurant	P.O. Box 753	Concord	VA	24538
24-A-16	Glenn A. & Sue M. Doss	134 Stone Ridge Rd	Concord	VA	24538
24-A-17	Brandon A. & Karen Sue Moore Doss	175 Trinity Rd	Concord	VA	24538
24-A-9	Troy A. & Tara O. Nelson	642 Porter House Rd	Concord	VA	24538
24-A-10	Troy A. & Tara O. Nelson	642 Porter House Rd	Concord	VA	24538
24-A-7	Weyerhaeuser Company, Attn: Dale Wilkins	100 Professional Center	Brunswick	GA	31525

CUP190852



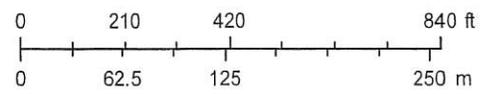
December 17, 2019

pointLayer

- Override 1
- Parcels
- Structure
- Structure Label

- Centerlines
- Town Boundary
- County Boundary

1:4,514





Applicant: Cellco Partnership (d/b/a Verizon Wireless)
Conditional Use Permit Application – Appomattox County
Wireless Communications Facility
Project Narrative
Site Name: Stonewall
Tax Map Parcel #: 24-A-19
Trinity Road, Concord, VA 24538

Zoning Ordinance requirements

Verizon Wireless (VZW) (the “Applicant”) proposes a 199’ wireless communications facility on Tax Map parcel 24-A19 (the “subject parcel”). The subject parcel is zoned A-1, Agricultural District. In accordance with Section 19.6-92 of the Appomattox County Code (the “Ordinance”), wireless communications facilities (“WCF”) are permitted subject to an approved conditional use permit. The submission requirements for a WCF conditional use permit listed in the applicable section of the Ordinance are as follows:

Section 19.6-92.2. Requirements for submittal.

All applications for both permitted and conditional uses under this section must include the following information. Failure to provide all or part of this information may result in the denial of the permit application.

A. Towers:

- (1) Site plan: A detailed site plan must be submitted showing structural design, setback distances from property lines, and proposed equipment buildings.

See enclosed site plan drawings.

- (2) Service provider report: a listing of service provider(s) that have contracted with the tower owner to utilize the proposed tower, including dates of lease execution and expiration, including copies of the front and back pages of the lease for each service provider. This is to ensure that the applicant is not constructing a tower to "attract" potential lessees.

Verizon Wireless (VZW) will own the tower and operate their antennas at the top centerline position on the WCF.

- (3) Proof of infeasibility of co-location: written evidence demonstrating that the applicant's telecommunications equipment cannot be accommodated on an existing or approved tower or other structure within a one-mile search radius (one-half mile search radius for towers under 120 feet in height, one-fourth mile search radius for towers under 80 feet in height) of the proposed tower due to one or more of the following reasons:
 - (a) The planned equipment would exceed the structural capacity of the existing tower or other structure and the existing tower or other structure cannot be reinforced, modified or replaced. This information must be prepared by a licensed professional engineer.



- (b) The applicant's proposed telecommunication facility would cause electromagnetic interference with other equipment on the existing tower, or other structures would cause interference with the applicant's proposed telecommunications facility. Documentation must show that the interference cannot be prevented at a reasonable cost. This information must be prepared by a licensed professional engineer.
- (c) Existing towers within the search radius are not of sufficient height to function reasonably. This information must be prepared by a licensed professional engineer.
- (d) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding any new tower construction over the term of the formal lease period are presumed to be unreasonable.
- (e) Tower site inventory report. An inventory of existing sites within the County or within five miles of the border thereof must be submitted, including specific information about location, height, existing use, and available capacity of each tower (propagation map).

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

- *There are no existing communications facilities within the search ring;*
- *The surrounding area is primarily agricultural and there are no existing structures tall enough to meet the coverage objective.*

In accordance with recently adopted state law (HB1258) effective on July 1, 2018, the Applicant respectfully submits that propagation maps and an inventory of existing sites within the County are not required to be submitted with this application.

- B. Co-location: All co-locations must provide a site plan showing structural design of the equipment to be located on an existing tower or structure, including any additions to the total height of the tower or structure. The site plan must also show any equipment to be installed at the base of the tower or structure and the setback distances from the property lines.

The WCF will be designed to have three (3) collocations including the primary user (VZW). VZW will install equipment and a backup generator inside the fenced compound. See enclosed site plan drawings.

- C. Additional requirements for all applications:

- (1) Propagation maps (or "cell size") of provider's equipment at different heights.
- (2) Propagation maps of provider's equipment on other nearby towers.
- (3) Evidence of Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) approval, where applicable.

In accordance with recently adopted state law (HB1258) effective on July 1, 2018, the Applicant respectfully submits that propagation maps are not required to be submitted with this application.



Since the WCF will not be taller than 199 feet, it will not have to be lighted or marked per the FAA. See enclosed FAA approval issued September 24, 2019.

Section 19.6-92.3. Permitted uses.

- A. Co-locations in the following zoning districts: A-1, M-1, and IP, provided that the height of the existing structure is not increased more than 20 feet of its original permitted height.
- B. New-construction towers that do not exceed 50 feet that are proposed for siting in all districts except for H-1 and the Floodplain Overlay (FPO) District.
- C. New-construction towers that do not exceed 199 feet in height that are proposed for siting in M-1 and IP Zoning Districts, provided the site does not border a lot zoned H-1, R-1, R-2, R-3 or V-1. New-construction towers are allowed in B-1 Zoning Districts regardless of height.
- D. If, in the Zoning Administrator's opinion, an application for permitted use may have an adverse impact on surrounding properties, whether adjacent to the applicant's parcel or not, the Zoning Administrator may require the applicant to obtain a conditional use permit. Adverse impact may include, but is not limited to, proximity to nearby homes and businesses or areas of historical interest.

Not applicable.

Section 19.6-92.4. Conditional uses.

- A. New-construction towers that do not exceed 199 feet in height that are proposed for siting in an A-1, M-1, or IP Zoning District bordering an H-1, R-1, R-2, R-3 or V-1 District.
- B. New-construction towers that exceed 199 feet in height that are proposed for siting in an A-1, M-1, or IP Zoning District.

The Applicant is proposing a 199 foot WCF on the subject parcel that is zoned A-1.

Section 19.6-92.5. Additional requirements for conditional use permit submittals.

- A. Factors for review. In determining whether to issue a conditional use permit under this section, the Board of Supervisors shall consider the following factors:

- (1) Height of the proposed tower;

The proposed WCF is proposed to be 199 feet (195' + 4' lightning rod).

- (2) Proximity of the tower to residential structures and residential district boundaries;

All adjacent parcels are zoned A-1 and the closest residential structures are 1000+ feet away from the proposed location of the WCF.

- (3) Nature of the uses on adjacent and nearby properties;

All adjacent parcels are zoned A-1 and are either vacant agricultural land or have residential structures on them.



- (4) Surrounding topography;

The subject parcel is relatively flat, but some of the adjacent parcels have significant elevation change on them.

- (5) Surrounding tree coverage and foliage;

The subject parcel is heavily wooded in the rear of the parcel. The remainder of the subject parcel is open and used as pasture.

- (6) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

The WCF will be a monopole tower design and will have a galvanized steel finish. A galvanized steel finish blends in the best with the natural blue sky.

- (7) Proposed ingress and egress;

The WCF and fenced compound will be accessed by a new 12' wide gravel access drive that will connect to an existing gated entrance located off of Trinity Road.

- (8) Co-location policy;

See enclosed VZW collocation policy.

- (9) Language of the lease agreement dealing with co-location;

See enclosed memorandum of lease.

- (10) Consistency with the Comprehensive Plan and the purposes to be served by zoning;

Appomattox County has adopted policies expressing the County's need for better wireless service in its Comprehensive Plan. The proposed WCF will provide quality wireless service for County residents and will not generate or increase traffic. The proposed WCF also advances two (2) Objectives adopted by the County in the Comprehensive Plan:

"Growth Management Objective #10 - Encourage development projects that demonstrate efforts to blend into their surroundings, i.e., preserving existing timber, use of forested buffers, wetlands replacement, and innovative design criteria." The proposed WCF will require very limited clearing of existing vegetation while providing a valuable service to residents. The location of the WCF is more than 900 feet from the public road (Trinity Road) and will

Economic Development Objective #7 - Enhance digital communications services throughout the County. The proposed WCF will improve wireless service and thus communications services in the western part of the County



Further, the improved wireless service will also help to improve tourism and economic development in the area by providing access to cultural and travel destination information at the visitors' fingertips without the cost of County wayfinding infrastructure. Not having a strong wireless network will be detriment to the County if visitors cannot locate destinations or areas of interest while visiting. The proposed WCF will also provide the County an opportunity to collocate the County's E-911 antennas on the WCF (if the County deems it necessary). Appomattox County needs improved telecommunications systems to benefit response times and coordinated communications for emergency personnel.

- (11) Availability of suitable existing towers and other structures;

There are no existing communications facilities within the search ring, and the surrounding area is primarily agricultural and there are no existing structures tall enough to meet the coverage objective.

- (12) Need for tower because of gaps in wireless service to the proposed coverage area.

The Applicant has identified a gap in their coverage in this area of Appomattox County and the proposed WCF will improve coverage in the area.

- B. All applicants for a conditional use shall comply with the standards set herein for the submittal of a conditional use permit applicant. Additionally, all applicants for a conditional use permit shall address the factors for review noted above.

Noted.

- C. "Stealth design" option. The "stealth design" option conditional use process allows an applicant to site a new construction tower in the H-1, R-1, R-2, R-3 and V-1 Districts upon the filing and approval of a site plan that incorporates stealth design elements. Applicants who choose this option must also comply with the submission requirements outlined herein. A tower proposal will fall within the stealth design option if it meets the following:

- (1) The tower is disguised to fit in aesthetically with its surroundings and to conceal its presence.
- (a) This includes but is not limited to the following:
- [1] Designed as a tree to be placed among similar-looking trees;
 - [2] Designed as a functional flagpole, light pole, or utility pole for placement at a commercial or industrial facility, public building, or within an existing utility easement;
 - [3] Designed as a new or concealed within an existing bell tower, church steeple or clock tower.
- (b) The above designs and any alternative designs offered by the applicant are subject to the review and approval of the Planning Commission.

Not applicable. The WCF will be a monopole tower design with a galvanized steel finish.



- (2) All utility buildings and structures accessory to a tower are architecturally designed to blend in with the surrounding environment.

The Applicant does not intend on using any utility buildings within the fenced compound. All equipment will be screened by existing dense vegetation and will not be visible from public view.

- (3) Landscaping requirements.

- (a) Tower sites shall be landscaped with a buffer of plant materials that effectively screens the view of the tower site from adjacent properties.
- (b) The standard buffer shall consist of a landscaped strip at least four feet wide outside the perimeter of the security fencing. The Zoning Administrator or Planning Commission shall provide guidelines as to the height and type of buffer to be constructed or planted and may require additional buffers in situations where the standard buffer would be inadequate.
- (c) In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether.
- (d) Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible.

The WCF and fenced compound is proposed to be strategically placed in a heavily wooded area of the Subject Parcel. The existing dense vegetation will screen the fenced compound from public view. Only the minimal amount of clearing will be done for the fenced compound and 12' wide gravel access drive to the compound. See enclosed site drawings.

- D. Preapplication meeting. Prior to submitting an application for a conditional use permit for a tower or co-location, the applicant shall meet with the County Planner or designee to discuss the proposed location of the tower, the location of all existing and planned towers which the applicant owns, operates, or co-locates on within the County, the feasibility of co-locating (in the case of new tower applications), and other project elements. Failure to schedule and attend a preapplication meeting shall preclude the acceptance and processing of a conditional use permit application.

The Applicant's representatives, Mr. Jeff Holland, Network Building + Consulting, LLC, and Mr. Mark Kronenthal, Roth Jackson, met with Mr. Johnnie Roark on October 29, 2019.

- E. Historical impact. Where a proposed tower site is within 1,000 feet of the Appomattox County Historical Park, the Board of Supervisors shall request and consider input from the United States Department of the Interior to determine the level of adverse impact upon the park. The Board of Supervisors can disapprove a conditional use permit application based upon any adverse impact that a proposed tower may have on the park.

Not applicable. The proposed WCF is not located within 1000 feet of the Appomattox County Historical Park.



Section 19.6-92.6. Prohibited uses.

- A. New construction under 199 feet and co-locations are not permitted by right or conditional use in the H-1, R-1, R-2, R-3 or V-1 District unless application is made under the "stealth design" option conditional use procedure.
- B. New construction towers that exceed 199 feet proposed for siting in the H-1, R-1, R-2, R-3 or V-1 District.
- C. Towers of any height are not permitted in the Floodplain Overlay (FPO) District.

Not applicable. The Subject Parcel is zoned A-1 and is not located in the FPO District.

Section 19.6-92.7. Setbacks.

All towers shall be set back 110% of the height of the proposed tower from all property lines, except as follows. The setback requirement may be reduced subject to a written opinion being provided by a professional engineer that the allowable reduction would be appropriate and provide the methodology by which the engineer reached his/her finding. Additionally, a fall zone easement may be obtained from an adjoining property owner to satisfy the setback requirement. The applicant shall provide, at the time of submittal, a copy of the easement, and evidenced as duly recorded in the Clerk of the Court's office. Guy wires, fencing, and accessory facilities must also satisfy the minimum setback requirements of the district in which the siting is proposed. Also, new construction towers shall be set back a minimum of 200% of the height of the tower from any nearby residential structure, and in no case less than 400 feet.

The WCF will meet all setbacks from the property lines. The closest it will be is approximately 270 feet from the rear property line. The closest existing residential structure is over 1000 feet away.

Section 19.6-92.8. Signage, lighting, and fencing.

- A. The use of any portion of a tower for signs, other than warning or equipment information signs, is prohibited. Signs are permitted on the equipment buildings, fencing, or on the ground, provided that the sign complies with all other County signage regulations.

There will be no signs on the proposed WCF other than required by the FCC.

- B. Towers shall not be artificially lighted unless required by the Federal Aviation Administration (FAA) or the County. If lighting is required, the Planning Commission may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views. When incorporated into the approved design of the tower, light fixtures used to illuminate ballfields, parking lots, or similar areas may be attached to the tower.

The WCF will not be lighted or marked.

- C. Tower sites shall be enclosed by security fencing and shall be equipped with an appropriate anti-climbing device sufficient to deter the general public from obtaining access to the site.

There will be anti-climbing device (barbed wire) on the 9 foot fence surrounding the compound. See enclosed site drawings.



Section 19.6-92.9. Accommodation of future co-location uses.

- A. Any proposed telecommunications tower and tower site shall be designed structurally, electrically, and in all respects to accommodate co-location of both the applicant's telecommunications facility and comparable telecommunications facilities for at least two additional users if the tower height is 199 feet or less, and three additional users if the tower height is 200 feet or greater. Towers and tower sites shall be designed to allow for future rearrangement of telecommunications facilities upon the tower, to accept telecommunications facilities mounted at varying heights, and to accommodate supporting buildings and equipment on the tower site.

The proposed WCF is proposed to be 199 feet (195' + 4' lightning rod) and will be designed to have three (3) collocations including the primary user (VZW). There is sufficient space in the 40'x40' fenced compound to locate other carrier's equipment. Further, the fenced compound can be expanded, if needed, since the VZW lease area with the property owner is 100'x100'.

- B. The holder of a conditional use permit for a tower shall not make co-location on the tower and tower site for additional users economically or technically unfeasible. If additional user(s) provide credible evidence that the holder of a tower permit has made co-location on such tower and tower site economically or technically unfeasible, the Zoning Administrator shall issue a notice of zoning violation. Failure to comply or to appeal the decision to the Board of Supervisors shall result in the revocation of the conditional use permit.

Noted.

- C. Local government access. Upon request, the holder of a conditional use permit for a tower shall provide the County with co-location opportunities as a community benefit for radio and emergency services.

In accordance with recently adopted state law (HB1258) effective on July 1, 2018, the Applicant respectfully submits that providing space on the facility at no cost to the County is not required. However, consistent with the applicable state law, the County can request space on the facility in accordance with the Applicant's collocation policy (see enclosed).

Section 19.6-92.10. Removal of abandoned facilities and towers.

Any tower that is not operated for a continuous period of 12 months shall be considered a nuisance. In such circumstances, the following shall apply:

- A. The owner of such communications facility or tower or owner(s) of the property where the tower site is located shall remove the communications facility and/or tower, including all supporting equipment and building(s), within 90 days of receipt of an abandonment notice from the County Building Official. If removal to the satisfaction of the Zoning Administrator does not occur within 90 days, the County may remove and salvage the communications facility or tower and all supporting equipment and building(s) at the property owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower. Any such owner affected by this provision shall have the opportunity to appeal the Zoning Administrator's decision to the Board of Zoning Appeals within 30 days of receipt of an abandonment notice.

Noted.



- B. The applicant for a permit under this chapter shall submit a copy of a signed agreement between the property owner and the owner of the tower, telecommunications facility or facilities, and supporting equipment and building(s) detailing requirements for abandonment and subsequent removal. The agreement shall also identify that the agreement shall be binding on future property owner(s) and future owner(s) of a tower, telecommunications facility or facilities, and all supporting equipment and building(s).

Noted.

Section 19.6-92.11. Review fees.

Any costs incurred for review by a licensed professional engineer or other technical expert for any of the above required information shall be paid by the applicant. It shall also be the applicant's responsibility to pay all costs associated with stealth design conditional use applications.

Noted.

Section 19.6-92.12. Appomattox County Public Safety Communications System.

- A. The tower owner shall be responsible for correcting any frequency problems which affect the Appomattox County Public Safety Communications System caused by a permitted or conditional use granted under this chapter. Corrections shall be made immediately upon notification by certified mail from the Appomattox County Administrator's office. Failure to correct can result in the revocation of zoning and/or conditional use permits for the tower in question and fines provided by this chapter.

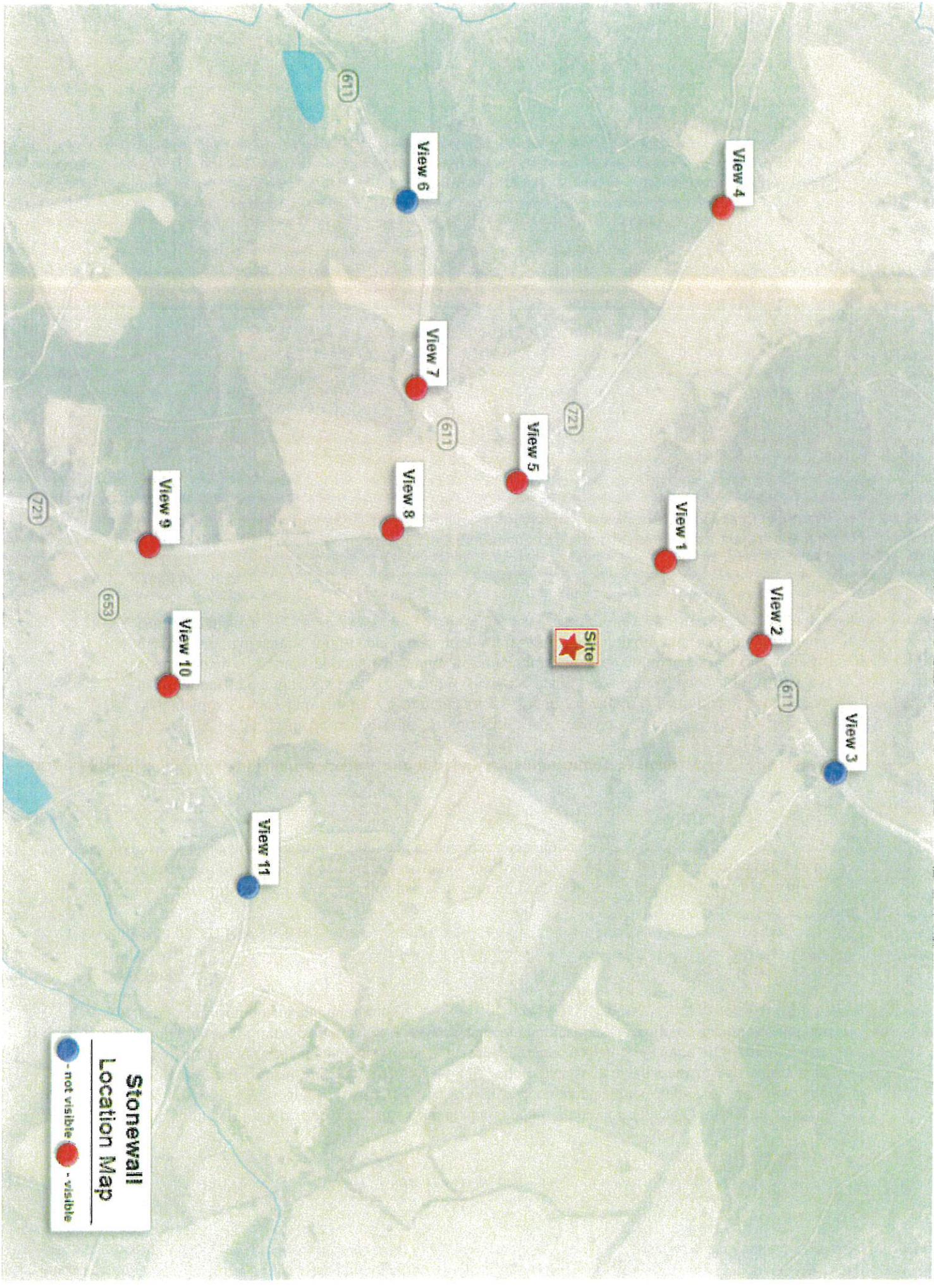
Noted.

- B. Tower owners shall comply with all County requirements pertaining to the reception and processing of wireless communications calls by the County's Public Safety Answering Point (PSAP) facilities.

Noted.

**Stonewall
Location Map**

● - not visible
● - visible





Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 1 - Trinity Road
View from the Northwest
Showing the Existing Site

NEC
TOTALLY COMMITTED



Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 1 - Trinity Road
View from the Northwest
Showing the Proposed Site

NBC
TOTALLY COMMITTED

Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 2 - Trinity Road
View from the North
Showing the Existing Site

NBC
TOTALLY COMMITTED





Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 2 - Trinity Road
View from the North
Showing the Proposed Site

NBC
TOTALLY COMMITTED



Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 3 - Trinity Road
View from the Northeast
SITE NOT VISIBLE

NBC
TOTALLY COMMITTED.



Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 4 - State Rd 721
View from the Northwest
Showing the Existing Site

NBC
TOTALLY COMMITTED.



Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 4 - State Rd 721
View from the Northwest
Showing the Proposed Site





Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 5 - State Rd 721 & Trinity Rd
View from the West
Showing the Existing Site





Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 5 - State Rd 721 & Trinity Rd
View from the West
Showing the Proposed Site



Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 6 - Trinity Road
View from the Southwest
SITE NOT VISIBLE

NBC
TOTALLY COMMITTED.





Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 7 - Trinity Road
View from the Southwest
Showing the Existing Site

NBC
TOTALLY COMMITTED.



Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 7 - Trinity Road
View from the Southwest
Showing the Proposed Site

NBC
TOTALLY COMMITTED

Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 8 - State Rd 721
View from the Southwest
Showing the Existing Site

NBC
TOTALLY COMMITTED.





Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 8 - State Rd 721
View from the Southwest
Showing the Proposed Site





Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 9 - State Rd 721
View from the South
Showing the Existing Site





Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 9 - State Rd 721
View from the South
Showing the Proposed Site

NBC
TOTALLY COMMITTED



Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 10 - State Rd 653
View from the South
Showing the Existing Site

NBC
TOTALLY COMMITTED.



Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 10 - State Rd 653
View from the South
Showing the Proposed Site



Site Name: Stonewall
Wireless Communication Facility
Trinity Road
Concord, VA 24538

Photograph Information:
View 11 - State Rd 653
View from the Southeast
SITE NOT VISIBLE

NBC
TOTALLY COMMITTED.

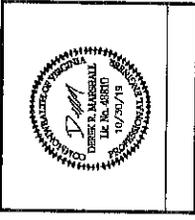


STONEWALL

ZONING DRAWINGS	
0	10/29/19 FOR ZONING APPROVAL



Dewberry Engineers, Inc.
1402 Lee Park Drive, Suite 200
Richmond, VA 23227
Phone: 804.771.7777
Fax: 804.771.7778
www.dewberry.com



DESIGN BY:	MAR
REVIEWED BY:	BAR
CHECKED BY:	DRM
PROJECT NUMBER:	00110066
SITE ADDRESS:	

TRINITY ROAD
CONCORD, VIRGINIA 24538

SHEET TITLE	
EXISTING CONDITIONS	
SHEET NUMBER	

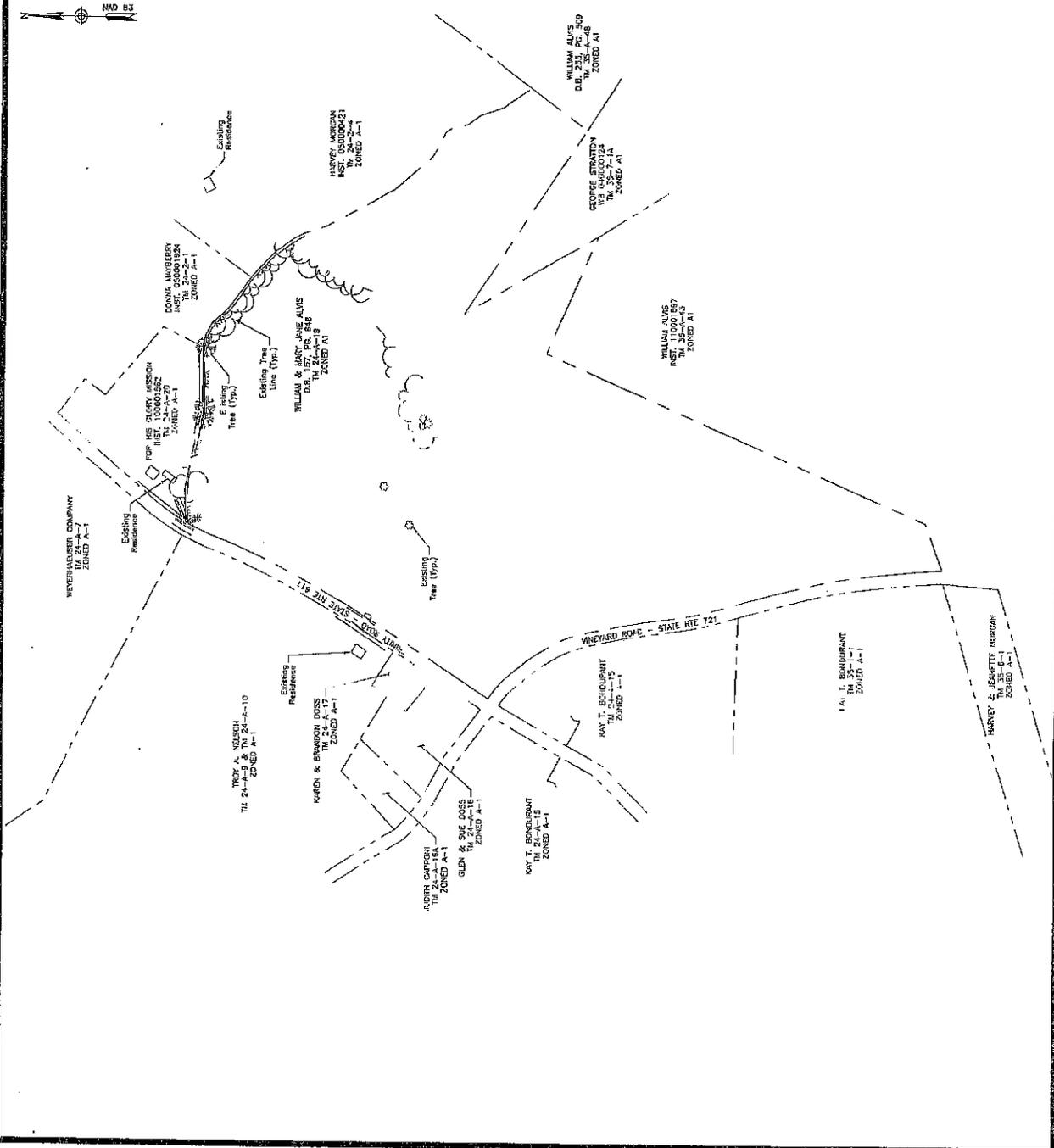
C-0

LEGEND	
--- (dashed line)	Existing Property Line
--- (dashed line)	Existing Boundary
--- (dashed line)	Existing Tree Line
--- (dashed line)	Existing Fence
--- (dashed line)	LOGS PROPERTY LINE
--- (dashed line)	PROPOSED ROAD
--- (dashed line)	PROPOSED TREE LINE (APPROX)
--- (dashed line)	PROPOSED FENCE
--- (dashed line)	PROPOSED ACCESS/DUTY EASEMENT
--- (dashed line)	PROPOSED LEASE AREA
--- (dashed line)	PROPOSED UNDERGROUND CONDUIT

- NOTES:
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - EXISTING AND PROPOSED PROPERTY BOUNDARIES BASED ON INFORMATION PROVIDED BY PROPERTY OWNERS. DEWBERRY HAS NOT PERFORMED A SURVEY OR RESEARCHED ADJACENT PARCELS.
 - TOWER AND FOUNDATION DESIGN BY OTHERS.

EXISTING CONDITIONS 1

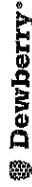
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1"=200' FOR 22x34



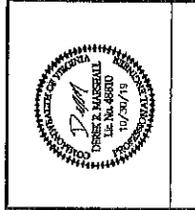
STONEWALL

ZONING DRAWINGS

0 10/20/19 FOR ZONING APPROVAL



Dewberry Engineers Inc.
 10000 Westhampton Road, Suite 200
 Westhampton, VA 23062
 Tel: 804-762-2200
 Fax: 804-762-2202
 www.dewberry.com



DESIGNED BY:	MMV
REVIEWED BY:	BAR
CHECKED BY:	DRM
PROJECT NUMBER:	S0118986
SITE ADDRESS:	

TRINITY ROAD
 CONCORD, VIRGINIA 24538

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

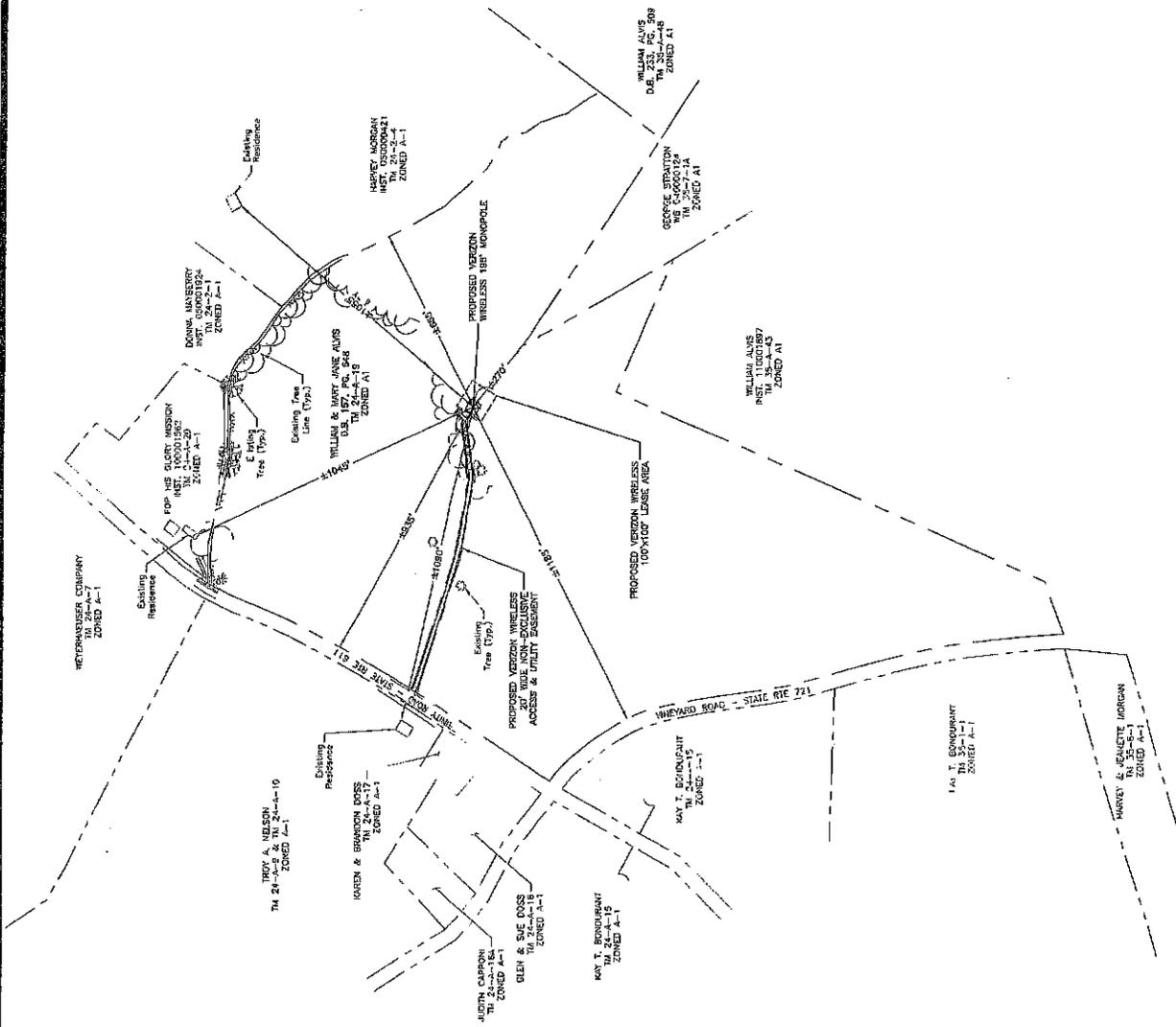
C-1

LEGEND

Existing Property Line	---
Existing Roadway	---
Existing Tree Line	---
Existing Fence	---
LOCUS PROPERTY LINE	---
PROPOSED ROAD	---
PROPOSED TREE LINE (APPROX)	---
PROPOSED FENCE	---
PROPOSED ACCESS/UTILITY EASEMENT	---
PROPOSED LEASE AREA	---
PROPOSED UNDERGROUND CONDUIT	---

- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - EXISTING ADJACENT PROPERTY PARCELS BASED ON 2017 TAX MAP INFORMATION FROM SPOTTSWOOD COUNTY GIS. DEWBERRY HAS NOT PERFORMED A SURVEY OR RESEARCHED ADJACENT PARCELS.
 - TOWER AND FOUNDATION DESIGN BY OTHERS.

OVERALL SITE PLAN
 SCALE: 1"=200' FOR 11x17
 SCALE: 1"=200' FOR 22x34
 0 200' 400'

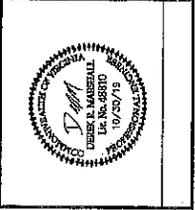


STONEWALL

ZONING DRAWINGS	
0	10/25/19 FOR ZONING APPROVAL

Dewberry

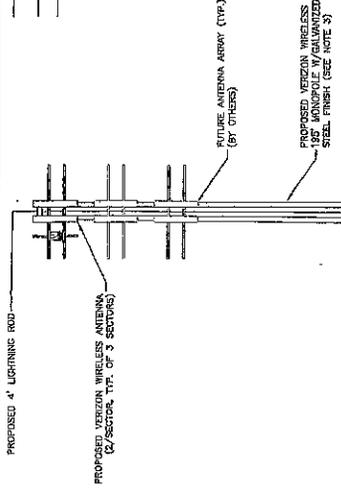
Dewberry Engineers Inc.
 4200 Lake Branch Drive, Suite 200
 Fairfax, VA 22031
 Phone: 703.261.2200
 Fax: 703.261.2201
 www.dewberry.com



DRAWN BY:	MAW
REVIEWED BY:	BAR
CHECKED BY:	DRM
PROJECT NUMBER:	50116008
SITE ADDRESS:	

TRINITY ROAD
 CONCORD, VIRGINIA 24538

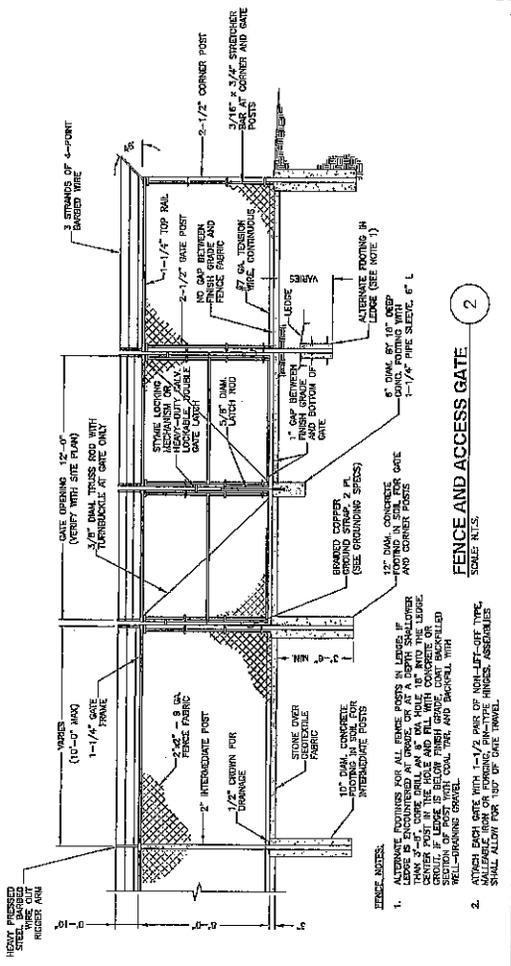
SHEET TITLE:	
ELEVATION:	
SHEET NUMBER:	C-3



LEGEND

ASL	ABOVE GROUND LEVEL
CL	CENTER LINE

- NOTES:**
1. SOME EXISTING & PROPOSED UTILITIES ARE SHOWN FOR CLARITY.
 2. EXISTING ADJACENT PROPERTY PARCELS BASED ON INFORMATION PROVIDED BY THE COUNTY. DEWBERRY HAS NOT PERFORMED A SURVEY OR RESEARCHED ADJACENT PARCELS.
 3. TOWER AND FOUNDATION DESIGN BY OTHERS.



- FENCE NOTES:**
1. ALTERNATE FINISHES FOR ALL FRAME POSTS IN LENSES. IF LENSES ARE ENCOUNTERED AT DRIVE OR AT A DEPTH SHALLOWER THAN 18\"/>
 2. ATTACH EACH GATE WITH 1-1/2\"/>

FENCE AND ACCESS GATE
 SCALE: N.T.S.

ELEVATION
 SCALE: 1\"/>