MONTGOMERY COUNTY DEPARTMENT OF PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Bill Brown, Chair
Montgomery Co. Board of Supervisors

FROM: Bryan Rice, Chair BR/TOJ
Montgomery Co. Planning Commission

DATE: May 23, 2014

RE: **Special Use Permit (SU-2014-11582)**

A request by the **City of Radford (Agent: Verizon Wireless)** for a Special Use Permit (SUP) on approximately 100 acres in an Agricultural (A-1) zoning district to allow a 199 ft. monopole telecommunications tower. The property is located at **5480 Peterson Drive** and is identified as Tax Parcel No. 102-A 16, 17 (Acct No. 071097) in the Riner Magisterial District (District D). The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

During our meeting on May 21, 2014, the Planning Commission discussed the applicant's request for a Special Use Permit on approximately 100 acres in an Agricultural (A-1) zoning district to allow a 199 ft. monopole telecommunications tower. Commission members discussed the need for additional telecommunications coverage in the area. Jeff Geiger, Attorney for Verizon Wireless, advised the Commission that Verizon could meet their coverage objective with modified flush mounted antennas at a maximum of 150 ft. in height; however, he indicated that additional towers would likely be needed in the area to provide service for other cellular providers.

Chair Rice felt the proposed tower at a height of 199 ft. and also without flush mounted antennas is inconsistent with the Montgomery County 2025 Comprehensive Plan. Other commissioners indicated they would prefer to see one taller tower without flush mounted antennas to achieve maximum coverage for any colocation opportunities rather than see multiple shorter towers to accomplish the same coverage objective with less impact to the view shed.

Upon a motion by Mr. Kroll, seconded by Mr. Lau and carried by a 6-1 vote (Rice opposed, Donahue and Disney absent), the Planning Commission recommended **approval** of the request with the following revised proffered conditions:

1. Tower shall not exceed a total overall height of 199 ft. inclusive of the proposed lightening rod with a maximum ground elevation of 2,032.6 feet. Tower shall not have lighting unless required by the FAA. Tower pole shall have a base diameter not to exceed 8'-0" and a top diameter not to exceed 4'-6".

2. Site development shall be in substantial conformance with the concept plans entitled, "Peterson Drive, 5480 Peterson Drive, Radford, VA 24141", prepared by Clark-Nexen Architecture & Engineering, revised, January 10, 2014 and received by Montgomery County on February 7, 2014 and any site plan submitted by the applicant prior to construction and approved by the County as required by the County Code.

3. Verizon shall access the site using an existing private driveway off State Route F056 (Peterson Drive).

4. Verizon shall construct a 12 ft. wide gravel access road within a 20 ft. wide access easement to the proposed telecommunications tower site.

5. Tower shall be of a "monopole stealth design". Tower shall be painted matte brown (Umbra). All wiring and cables shall be located inside the pole structure until there is no room left inside for the wiring and cables. If wiring and cables must be mounted on the outside of the pole structure, then the wiring shall be painted matte brown (Umbra).

6. Existing site vegetation shall not be cleared beyond the proposed lease area, except for that necessary for construction of an entrance road and utilities.

7. Engineering plans signed and sealed by a licensed engineer in the State of Virginia shall be submitted to and approved by the Building Official prior to the issuance of a building permit.

8. Any satellite dish and microwave dish antennas attached to the telecommunications tower pole shall not exceed six (6) feet in diameter and shall be painted matte brown (umbra) with no logos, but only so long as there is no fiber optic utility line located adjacent to the property.

9. A landscaping screen of a double row of evergreen trees, six ft. in height at the time of planting, shall be provided around the compound fence to provide screening of the ground equipment from any future development of the 100-acre site by the City of Radford.

10. Tower shall meet all regulations found in Section 10-48(6) of the Montgomery County Zoning Ordinance.

11. Backup generator, if applicable, shall not be fueled by a liquid fuel source.

12. Owner/agent shall provide police, fire and rescue services antenna space on the proposed tower pursuant to a non-transferrable "no-rent" license agreement with the tower owner allowing non-commercial use for emergency communication services at the location for Condition 13 below subject to (i) submittal of an application, (ii) the structural capacity of the tower, and (iii) provided that emergency service antennae do not provide radio frequency interference to other antennae located upon the tower, together with related ground space. Emergency Service providers shall provide equipment. Tower owner/agent shall install the antennae at market rate.

13. The second highest colocation space on the tower shall be made available to the County. In the event that Montgomery County has not used this space and another cellular carrier wishes to co-locate on the same tower, the tower owner shall give the Montgomery County Administrator fourteen (14) days notice by Certified Mail of the other cellular carrier's intent to occupy this location and if the Montgomery County Administrator does no respond with an application to occupy such space on the tower, the tower owner may lease such space to the other cellular carrier and, subsequently, the next highest colocation space on the tower shall be made available to the County. The forgoing process may repeat until the County elects to collocate on the tower.

Enclosures: Application Materials

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MEMORANDUM

TO: Planning Commission

FROM: Dari Jenkins, Planning & Zoning Administrator

DATE: May 21, 2014

FOR: May 21, 2014 Public Hearing

RE: **Staff Analysis (SU-2014-11582)**

A request by the **City of Radford (Agent: Verizon Wireless)** for a Special Use Permit (SUP) on approximately 100 acres in an Agricultural (A-1) zoning district to allow a 199 ft. monopole telecommunications tower. The property is located at **5480 Peterson Drive** and is identified as Tax Parcel No. 102-A 16, 17 (Acct No. 071097) in the Riner Magisterial District (District D). The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

I. Staff Recommendations

Planning staff recommends denial of the initial 199 ft. tower request based on staff analysis of the coverage data available.

Planning staff, along with the County Engineer, reviewed the proposed revised conditions provided by the applicant's attorney on May 14, 2014, and staff recommends approval of the new tower request at a maximum height of 150 ft. with the following revised conditions:

1. Tower shall not exceed a total overall height of 150 ft. inclusive of the proposed lightening rod with a ground elevation of 2,030.6 ft. (± 2 ft.). Tower shall not have lighting unless required by the FAA. Tower shall have a base diameter not to exceed 8'-0" and a top diameter not to exceed 4'-6".

2. Site development shall be in substantial conformance with the concept plans entitled, "Peterson Drive, 5480 Peterson Drive, Radford, VA 24141", prepared by Clark-Nexen Architecture & Engineering, revised, January 10, 2014 and received by Montgomery County on February 7, 2014 and any site plan submitted by the applicant prior to construction and approved by the County as required by the County Code.

3. Verizon shall access the site using an existing private driveway off State Route F056 (Peterson Drive).

4. Verizon shall construct a 12 ft. wide gravel access road within a 20 ft. wide access easement to the proposed telecommunications tower site.

5. Tower shall be of a "monopole stealth design" and all antennas shall be modified flush mounted (distance between face of pole and outer face of antennas not to exceed 24 inches) on the structure. Tower shall be painted matte brown (Umbra). All wiring and cables shall be located inside the pole structure.

6. Existing site vegetation shall not be cleared beyond the proposed lease area, except for that necessary for construction of an entrance road and utilities.

7. Engineering plans signed and sealed by a licensed engineer in the State of Virginia shall be submitted to and approved by the Building Official prior to the issuance of a building permit.

8. Any satellite dish and microwave dish antennas attached to the telecommunications tower shall not exceed six (6) feet in diameter and shall be painted matte brown (umbra) with no logos. No platforms or dishes shall be permitted on the structure above the tree line.

9. A landscaping screen of a double row of evergreen trees, six ft. in height at the time of planting, shall be provided around the compound fence to provide screening of the ground equipment from any future development of the 100-acre site by the City of Radford.

10. Tower shall meet all regulations found in Section 10-48(6) of the Montgomery County Zoning Ordinance.

11. Backup generator, if applicable, shall not be fueled by a liquid fuel source.

12. Owner/agent shall provide police, fire and rescue services antenna space on the proposed tower pursuant to a non-transferrable "no-rent" license agreement with the tower owner allowing non-commercial use for emergency communication services at t location for Condition 13 below subject to (i) submittal of an application, (ii) the structural capacity of the tower, and (iii) provided that emergency service antennae do not provide radio frequency interference to other antennae located upon the tower, together with related ground space. Emergency Service providers shall provide equipment. Tower owner/agent shall install the antennae at market rate.

13. The second highest colocation space on the tower shall be made available to the County. In the event that Montgomery County has not used this space and another cellular carrier wishes to co-locate on the same tower, the tower owner shall give the Montgomery County Administrator fourteen (14) days notice by Certified Mail of the other cellular carrier's intent to occupy this location and if the Montgomery County Administrator does no respond with an application to occupy such space on the tower, the tower owner may lease such space to the other cellular carrier and,

subsequently, the next highest colocation space on the tower shall be made available to the County. The forgoing process may repeat until the County elects to collocate on the tower.

Enclosures: Applicant's Response to Commissioner's Comments on May 14, 2014