

MONTGOMERY COUNTY PLANNING COMMISSION

October 21, 2020 7:00PM

Board Room, Government Center

755 Roanoke Street, Christiansburg, VA

I. CALL TO ORDER

II. DETERMINATION OF A QUORUM

III. APPROVAL OF AGENDA

IV. APPROVAL OF CONSENT AGENDA

- a. September 16, 2020 Meeting Minutes

V. PUBLIC HEARINGS

a. Cellco Partnership d/b/a Verizon Wireless (SU-2020-18659)

A request by **Cellco Partnership d/b/a Verizon Wireless** (Agent: Larry Bickings, for Verizon Wireless) for a Special Use Permit (SUP) on property owned by **Sandra M. Prillaman & Carman Miles Steele**; to allow a 195 ft. monopole telecommunications tower exclusive of a four (4) ft lightning rod. The property is located on the north side of Union Valley Road (St. Rt. 669) approximately 0.75 mile east of the intersection with Riner Road (VA Rt. 8); with the proposed tower situated behind the existing residence addressed as 1516 Union Valley Road. The property is further identified as Tax Map 119-A-55 (Parcel ID: 012633), 126.174 acres, zoned Agricultural (A-1) in the Riner Magisterial District. The property currently lies in an area designated as Resource Stewardship in the 2025 Comprehensive Plan.

b. Agricultural & Forestal Districts #3, #4, and #5

Originally established in 1980, **District 4 (Silver Lake Rd)** is generally located to the west of the Town of Christiansburg, and is in the vicinity of Silver Lake Road (Route 661). Currently, AFD 4 consists of 20 property owners and approximately 1,682 acres. The proposed new district would consist of 17 property owners and approximately 1,550.0774 acres. Three landowners are requesting a total of approximately 130 acres be removed from the district.

Originally established in 1980, **District 3 (Little River)** is generally located to the east of the boundary between Montgomery and Pulaski Counties and is in the vicinity of Indian Valley Road (Rt. 787) and Piney Woods Road (Rt. 600). Currently, AFD 3 currently consists of 24 property owners and approximately 1,711 acres. Two property owners are requesting approximately 39 acres be added to the district. Eight landowners are requesting a total of approximately 883 acres be removed from the district.

Originally established in 1995, **District 5 (Riner)** is generally located near the Montgomery and Floyd County boundary and is located in the vicinity of Nolley Road (Rt. 679), Union Valley Road (Rt. 669), Rustic Ridge Road (Rt. 616), and Piney Woods (Rt. 600). Currently, AFD-5 consists of 56 property owners and approximately 6,765

acres. Ten landowners are requesting a total of approximately 953 acres be removed from the district.

VI. PUBLIC ADDRESS

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. LIAISON REPORTS

- Board of Supervisors – Sara Bohn
- Public Service Authority – Sara Bohn
- Blacksburg Planning Commission – Coy Allen
- Christiansburg Planning Commission – Trey Wolz/Bryan Rice
- Radford Planning Commission
- Tourism Council – Bob Miller
- Parks and Recreation – Adam Workman
- Planning Director’s Report – Emily Gibson

X. ADJOURNMENT

HAPPY NATIONAL COMMUNITY PLANNING MONTH!

UPCOMING MEETING DATES:

November 18, 2020	Meeting/Public Hearing	7:00 PM
December 9, 2020	Meeting/Public Hearing	7:00 PM
December 16, 2020	Meeting/Public Hearing	7:00 PM

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON SEPTEMBER 16, 2020 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER

Chair Foster called the meeting to order at 7:00.

DETERMINATION OF A QUORUM

Mr. Workman called the roll to determine a quorum.

Present: Bill Foster, Chair
Trey Wolz, Vice-Chair
Adam Workman, Secretary
Coy Allen
William Bulloss
Bryan Katz
Scott Kroll
Robert Miller
Bryan Rice
Sara Bohn, Board of Supervisors Liaison

Staff: Emily Gibson, Director of Planning & GIS Services
Justin Sanders, Development Planner

APPROVAL OF AGENDA

On a motion by Mr. Miller, and seconded by Mr. Wolz, the Planning Commission unanimously approved the agenda as presented.

APPROVAL OF CONSENT AGENDA

- A. August 12, 2020 Planning Commission Meeting Minutes
- B. Upcoming Public Hearing SU-2020-18659 – SUP for Telecommunication Tower

On a motion by Mr. Rice, and seconded by Mr. Wolz, the Planning Commission unanimously approved the consent agenda as presented.

Abstained: Coy Allen

PUBLIC HEARING

- a. An ordinance amending Chapter 2, Division 7, Entitled Agricultural and Forestral District Administrative Procedures of the Code of the County of Montgomery, Virginia by adding data poles, **telecommunications** facilities attached, and telecommunications facilities freestanding as same-compatible uses in Section 2-147; amending Chapter 10 entitled Zoning By Adding Data Pole as a use permissible by right in Section 10-21(3) Agricultural, Section 10-22(3) Conservation, Section 10-23(3) Rural Residential, Section 10-24(3) Residential 1, Section 10-25(3) Residential 2, Section 10-26(3) Residential 3, Section 10-27(3) Multiple Family Residential, Section 10-28(3) General Business, Section 10-29(3) Community Business, Section 10-30(3) M-1 Manufacturing, Section 10-31(3) M-L Manufacturing Light, Section 10-32(B, 1) Planned Unit Development-Traditional

Neighborhood Development Infill; adding telecommunication facility, microwireless and telecommunications facility, small cell as a use permissible by special use permit in Section 10-21(4) Agricultural, Section 10-22(4) Conservation, Section 10-23(4) Rural Residential, Section 10-28(4) General Business, Section 10-29(4) Community Business, Section 10-30(4) M-1 Manufacturing, Section 10-31(4) M-L Manufacturing Light; adding telecommunications facility microwireless and telecommunications facility, small cell to section 10-41(7A) permitted structures in required yards; adding telecommunication facility, microwireless and telecommunication facility, small cell to Section 10-48 additional regulations for special uses; modifying the definition of telecommunications tower, attaching and telecommunications tower, freestanding in section 10-61 definitions; and by adding co-locate, data pole, telecommunications facility, microwireless and telecommunications facility, small cell as defined uses in Section 10-61 definitions.

Mr. Sanders outlined several proposed amendments to the Zoning Ordinance concerning updates to regulation of telecommunications facilities throughout the County. He detailed legislation passed in 2017 and 2018 by the General Assembly regarding micro-wireless and small-cell telecommunications facilities, which requires localities to remove Special Use Permit restrictions on the co-location of these facilities on existing structures. He also noted the categorizing of telecommunications towers 50 feet in height or less as administrative review eligible under the 2018 legislation.

Mr. Sanders then outlined the need of the proposed amendments to address conformity with State Code provisions. He also stated that the proposed amendments would provide the necessary approvals for infrastructure needed to support the expansion of broadband internet throughout the County. Mr. Sanders next outlined the process staff used in drafting the proposed amendments, which included reviewing the actions by the General Assembly, a comprehensive review of existing regulation in the Zoning Ordinance, review by the Development Subcommittee in July, and Planning Commission's work session at the August meeting.

Mr. Sanders then shared the proposed amendments of the Zoning Ordinance to align with the changes to State Code. He shared that staff proposes adding definitions for the terms "co-locate," "data pole," "micro-wireless," and "small cell" to Section 10-61. He explained that the definitions for "co locate," "micro-wireless," and "small cell" mirror language in State Code regarding these facilities. He also shared that the proposed definition for "data pole" would allow compliance with State Code and would classify monopoles of less than 50 feet in a way that separates them from towers. He noted that the distinction would permit staff to charge a standard application fee for these projects instead of the \$2500 Special Use Permit fee. He also noted the proposed modification of the existing definition of "telecommunications tower, attached" to include co-location of small cell and micro-wireless facilities. Mr. Sanders stated that the inclusion of this verbiage would meet the intent of State Code for allowing these facilities, as attached towers are already permitted by right in all respective zoning districts. Mr. Sanders then noted the modification of the definition of "telecommunications tower, freestanding" to include the phrase "does not include data poles." He shared that the inclusion of this phrase means that a project would be classified as either a freestanding tower or a data pole.

Mr. Sanders then outlined the proposed additions of uses throughout the Zoning Ordinance. He noted that data poles would be added as a use permitted by right in all Zoning Districts. Mr. Sanders also shared that staff proposes adding free standing small cell and micro-wireless facilities as uses permitted by Special Use Permit in all districts which currently allow free standing telecommunications facilities by SUP. He also noted other proposed additions of freestanding small cell and micro wireless facilities to the existing list of structures permitted in required yards and additional regulations for freestanding towers approved by SUP.

Mr. Sanders then shared the proposed amendments to Chapter 2, Division 7 of the County Code, concerning regulation in the County's Agricultural and Forestal Districts. Mr. Sanders noted the additions of data pole, telecommunications tower attached, and telecommunication tower freestanding as used compatible with the purpose of AFD Districts. He shared that the addition of these uses were permitted only if the underlying zoning district lists these uses. Mr. Sanders noted that the addition of these uses in the AFDs would facilitate the County's broadband expansion efforts and cellular expansion to rural areas of the County.

Chair Foster asked members of the Commission if they had any questions for Mr. Sanders concerning the proposed amendments.

Mr. Allen asked for clarification on whether broadband and internet services were considered part of the telecommunications facilities being considered, as the language of the definitions specifically mention cellular technology. Mr. Sanders clarified that the broad use of "antennas" was meant to capture broadband and internet service.

Mr. Kroll then asked if the specificity of the measurements in the definitions were too limiting and may prevent other technologies. Mr. Sanders reiterated that the specific measurements were maximums, as outlined in State Code. Ms. Gibson also noted that the inclusion of data poles would also give another level of flexibility for those project which fall outside the scope of the other definitions. She also reminded the Commission that the new classification would decrease the fees associated with projects defined as data poles from the \$2500 SUP application fee to a \$20.00 administrative review. Ms. Gibson also shared that the Agricultural and Forestal District Committee had reviewed the proposed changes to the AFD uses and expressed their approval.

Seeing no further questions, Chair Foster thanked Mr. Sanders for his presentation and opened the public hearing at 7:14 pm.

Seeing no individuals come forward to speak, Chair Foster closed the public hearing and opened the floor for discussion by members of the Planning Commission.

On a motion made by Mr. Rice, seconded by Mr. Allen, the Planning Commission recommended approval of an ordinance amending Chapter 2, Division 7, Entitled Agricultural and Forestal District Administrative Procedures of the Code of the County of Montgomery, Virginia by adding data poles, telecommunications facilities attached, and telecommunications facilities freestanding as same-compatible uses in Section 2-147; amending Chapter 10 entitled Zoning By Adding Data Pole as a use permissible by right in Section 10-21(3) Agricultural, Section 10-22(3) Conservation, Section 10-23(3) Rural Residential, Section 10-24(3) Residential 1, Section 10-25(3) Residential 2, Section 10-26(3) Residential 3, Section 10-27(3) Multiple Family Residential, Section 10-28(3) General Business, Section 10-29(3) Community Business, Section 10-30(3) M-1 Manufacturing, Section 10-31(3) M-L Manufacturing Light, Section 10-32(B, 1) Planned Unit Development-Traditional Neighborhood Development Infill; adding telecommunication facility, microwireless and telecommunications facility, small cell as a use permissible by special use permit in Section 10-21(4) Agricultural, Section 10-22(4) Conservation, Section 10-23(4) Rural Residential, Section 10-28(4) General Business, Section 10-29(4) Community Business, Section 10-30(4) M-1 Manufacturing, Section 10-31(4) M-L Manufacturing Light; adding telecommunications facility microwireless and telecommunications facility, small cell to section 10-41(7A) permitted structures in required yards; adding telecommunication facility, microwireless and telecommunication facility, small cell to Section 10-48 additional regulations for special uses; modifying the definition of telecommunications tower, attaching and telecommunications tower, freestanding in section 10-61 definitions; and by adding co-locate, data pole, telecommunications facility, microwireless and telecommunications facility, small cell as defined uses in Section 10-61 definitions.

PUBLIC ADDRESS

Chair Foster opened this portion of the meeting at 7:16 PM. Having no speakers, the public address session was closed.

OLD BUSINESS: None.

NEW BUSINESS: None.

LIAISON REPORTS

Board of Supervisors – No report.

Public Service Authority – No report.

Blacksburg Planning Commission – No report.

Christiansburg Planning Commission – No report.

Radford Planning Commission – No report.

Tourism Council – No Report.

Parks and Recreation – No report.

Planning Director's Report – Ms. Gibson shared that the Board of Supervisors received an update at their most recent meeting concerning the County's plans for the CARES Act funding received in response to COVID-19. Ms. Gibson noted a number of areas where the funding was being utilized, including supporting small businesses, nonprofits, and childcare needs through grant programs in the County and the two towns. She also noted the purchase of additional PPE and emergency services vehicles are other uses being explored by the County. She also shared information regarding a CDBG Grant obtained to support operations at Millstone Kitchen, which is serving as a hub to provide meals for food insecure individuals. She also noted changes in the Government Center as a result of COVID-19, including occupancy restrictions, cleaning procedures, and other items. She noted that self-service kiosks would soon be implemented to assist in contactless payments at the Government Center as part of these initiatives.

Ms. Gibson shared that staff would be receiving final training on a new software system for permitting and planning applications in the coming days, with a hope to launch the new software in the next week. She also noted that the workload of staff continues to remain steady, as it has throughout the past several months. She shared that staff continues to work on a number of long range projects and will bring those forward to the Commission at upcoming meetings.

Finally, Ms. Gibson shared that the next meeting of the Commission would be held on October 21, and would include a public hearing for an SUP application for a telecommunications tower and for the AFD renewals. She shared that the scheduled balloon test for the telecommunications tower application has not yet been scheduled, but that the information would be sent to the Commission to schedule individual viewing. She noted no formal site visit will take place for the project due to the ongoing COVID 19 restrictions. Responding to Mr. Katz's inquiry regarding October meeting dates, she noted that the October 14 meeting would likely not occur, unless additional items came forward for consideration.

ADJOURNMENT

With no additional business, Chair Foster adjourned the meeting at 7:27 p.m.

DRAFT

MEMORANDUM

TO: Planning Commission

FROM: Dari Jenkins, Zoning Administrator

DATE: October 13, 2020 for October 21, 2020 Public Hearing

RE: **Staff Analysis (SU-2020-18659)**

I. Nature of Request

Cellco Partnership d/b/a Verizon Wireless (Agent: Larry Bickings, for Verizon Wireless) is requesting a Special Use Permit (SUP) to allow a 195 ft. monopole telecommunication tower exclusive of a four (4) ft. lightening rod in an Agricultural (A-1) zoning district. This request is made on behalf of Verizon Wireless.

II. Location

The property is located on the north side of Union Valley Road (St. Rt. 669) approximately 0.75 mile east of the intersection with Riner Road (VA Rt. 8); with the proposed tower site situated behind the existing residence addressed as 1516 Union Valley Road. The property is further identified as Tax Map 119-A-55 (Parcel ID: 012633), 126.174 acres, zoned Agricultural (A-1) in the Riner Magisterial District. The property currently lies in an area designated as Resource Stewardship in the 2025 Comprehensive Plan.

The subject 126.174-acre parcel lies East of the Village of Riner in the Agricultural (A-1) zoning district. All adjacent properties are also zoned Agricultural (A-1). The Northeastern property corner joins a 172.91 acre heavily wooded parcel owned by the Prillaman family. The remaining Northern boundary lies adjacent to the Bishop farm pasture. The Western boundary joins small to medium size parcels containing single-family homes on each. The Southern boundary lies adjacent to Union Valley Road (St. Rt. 669). Located across Union Valley Road are several small to medium size parcels containing single-family homes on each, an eight-acre mobile home park, and two large farm parcels.

More than half the subject parcel is heavily forested, providing screening from adjacent properties. The Northern and Eastern boundaries of the site are completely screened and approximately half of the Western and Southern boundaries are screened.

All adjoining property owners were notified in compliance with the Code of Virginia and Section 10-52(3) of the Montgomery County Code.

III. Impacts

The proposed site consists of a lease area of 70 ft. x 70 ft., including a 50 ft. x 50 ft. fenced compound. The site will contain the equipment necessary to operate the tower. Improvement of the existing farm road and the non-exclusive gravel access road will occur within a 20 ft. access easement. The impacts associated with this request for approval of a 195 ft. monopole telecommunications tower exclusive of a 4 ft. lightning rod, are discussed below.

1. Transportation/Traffic

Except in the case of an emergency, traffic for the site is expected to be limited to one trip per month after construction of the tower is completed. Verizon plans to access the tower site via a private entrance from Union Valley Road. Following a Plan Review meeting on February 18, 2020, VDOT provided a response dated April 21, 2020 stating that cellular towers are considered "Civil Infrastructure" and can be permitted under the standards of a Private Entrance which does not have to meet sight distance requirements. A VDOT Land Use Permit (LUP) meeting the PE1 standard will be required if the SUP application is approved.

2. Infrastructure

This proposal will have no direct impact upon infrastructure. Neither public water nor public sewer is required for this project.

3. Schools

This proposal will have no direct impact upon the public school system.

4. Noise and Light

According to the application documents, the level of noise generated by this use will be limited to noise associated with a generator to be used during power outage only. The site will be required to comply with County Code Section 7-80, Maximum Permissible Sound Pressure Levels, which requires a sound level limit of 57 decibels between 7:00 a.m. and 10:00 p.m. and reducing to a limit of 52 decibels between 10:00 p.m. and 7:00 a.m. The applicant states that "infrequent, periodic generator runs, which have a decibel level around 60-70 dB at 7 meters (around 23 feet), which is equivalent to the sound level of a shower or air conditioner" will occur.

If the SUP is approved, any site lighting requested by the applicant will be addressed in the site plan review phase of the project. Proposed site lighting shall comply with Section 10-46 (9), Light and Glare, which requires light shields in order that the direct glare of the bulb is not visible beyond the property line.

There will be no lighting required by the FAA for the proposed tower.

5. FAA Requirements

The proposed tower site is nine (9) miles from the nearest airport, therefore, FAA lighting and paint requirements would not apply since the overall height of the structure is no more than 199 ft.

6. Historic

The applicant reports the proposed tower site was chosen because is it outside the historic Village of Riner. The proposed site appears to have limited impact upon the historical features of the community while addressing modern needs for access to connectivity.

7. Environmental

Verizon Wireless indicates that clearing activities for construction of the tower and associated improvements will occur within the lease area and along either side of the access road. Staff will address whether or not E&S and stormwater requirements will apply to this project during the site plan review stage of the project. The site is not located within the floodplain.

IV. Comprehensive Plan

The specific location of the proposed tower is on a large vacant parcel zoned Agricultural (A-1) and designated as "Resource Stewardship" in the 2025 Comprehensive Plan. The proposed tower will be a "new build" rather than a co-location. The Comprehensive Plan encourages co-location on existing communications towers, tall buildings, water tanks, etc. UTL 2.2.1 provides further guidance on the topic of co-location.

UTL 2.2.1 Co-location: Support the siting of new antennae, microwave dishes, etc. on existing structures such as existing communication towers, tall buildings, water tanks, electric transmission towers, signs, etc. This allows for the "highest and best" use of existing structures and sites that could eliminate the need for construction of a new tower structure in an inappropriate area.

In 2001, Montgomery County, along with neighboring jurisdictions, adopted the Regional Approach to Telecommunications Towers. In October 2004, Montgomery

County adopted a more detailed approach which applied the 2001 hierarchical framework to the new future land use categories as specified in UTL 2.2.2 Uniform Approach to Siting of New Towers.

UTL 2.2.2: Siting of new communication towers in a jurisdiction should be reviewed for their potential effects on surrounding jurisdictions as well as the jurisdiction in which the structure is to be located. Newly constructed towers should be built in locations that will provide the least negative impact to the citizens of each jurisdiction. Montgomery County encourages the use of monopole and/or "stealth towers" for new sites that require new construction or "new builds". The following locations are listed from most to least preferable when considering the siting of communication towers:

- A. Industrial parks (Urban Expansion, Village Expansion, and Villages);*
- B. Industrial zoned lands (Urban Expansion, Village Expansion, and Villages);*
- C. Commercially zoned lands (Urban Expansion, Village Expansion, and Villages);*
- D. High density residential lands (Urban Expansion, Village Expansion, and Villages);*
- E. Non-ridge, wooded lands (Rural/Resource Stewardship);*
- F. Non-ridge, open lands (Rural/Resource Stewardship);*
- G. Medium density residential lands (Village Expansion and Villages);*
- H. Medium density residential lands (Residential Transition);*
- I. Medium density residential lands (Rural and Rural Communities);*
- J. Low density residential lands (Resource Stewardship);*
- K. Ridgeline Lands (Resource Stewardship)*
- L. Historic Lands/Districts (Villages)*

Based on a review of the application materials, the proposed tower location is characterized as a "Location F", as the tower is located on non-ridge, open lands and identified as "Resource Stewardship" in the Comprehensive Plan.

V. Analysis

The 195 ft. tower is proposed to be a monopole structure with an additional 4 ft. lightning rod. The tower is proposed to have a "non-reflective galvanized steel finish" which is an option provided by Section 10-48 (6) (a).

The proposed new tower will be used by Verizon and will potentially be available for use by other cellular providers as may be possible based on the 195 ft. height of the tower. It should be noted that a co-location option is always preferred for providing coverage in any area. The applicant evaluated other structures in the community for co-location. The application materials indicate the Riner water tanks were evaluated but are too short to provide the service needed.

Reconstruction of a new taller structure in the same location would violate setback requirements. An existing 100 ft. telecommunications tower located one and one-half miles to the north is also too short and currently supports too much equipment to accommodate another co-locator. It appears there are no other options available for colocation at this time.

The parcel on which the proposed tower will be located is approximately 126 acres, and has a significant vegetative buffer along most of the boundary lines. The applicant's agent has indicated that no removal of the existing vegetative buffer will be necessary to construct the tower.

The proposed lease area is approximately 70 ft. x 70 ft. providing a total of 4,900 sq. feet along with a 20 ft. wide non-exclusive access and utility easement. Verizon has proposed a 50 ft. x 50 ft. (2,500 sq. ft.) compound with a security fence in the proposed lease area. The concept plan submitted with the application proposes no landscaping around the compound fence since natural vegetation will provide the screening from adjacent property owners.

Enclosed are viewshed analysis maps entitled, "Estimated Visibility for the Proposed Verizon Union Valley Road Tower", dated 10.14.2020, prepared by Montgomery County GIS Dept. The analysis indicates significant signal coverage at the tower height of 195 ft. which should provide quality service for the Riner community.

A balloon test was conducted by the applicant on September 23, 2020 from 8:00 a.m. until 10:30 a.m. to demonstrate the tower location and provide a visual indication of the proposed structure at the proposed overall height of 199 feet. Photographs were obtained by the applicant and county staff to illustrate the results of the test. Two photos obtained by Dewberry during the test for Verizon are included with this analysis. More photos will be provided during our presentation at the public hearing. Planning Commissioners were notified of the test and some were able to individually view the results.

At the time this report was issued, the Planning and GIS Services Department had received six (6) inquiries for more information regarding the request. Adjacent property owners and/or other interested parties may also be present at the public hearing to present their views on this request.

VI. Staff Recommendations

Based on analysis of the application materials, staff recommends approval of the new 195 ft. tower request with the following conditions:

1. Tower shall not exceed a height of 195 ft. exclusive of the proposed 4 ft. lightening rod with a ground elevation of 2,125 ft. Above Mean Sea Level (AMSL).
2. Tower shall not have lighting unless required by the FAA.

3. Site development shall be in general conformance with concept plans submitted with the SUP application entitled, "Union Valley Road, Riner, Virginia 24149", prepared by Dewberry Engineers Inc., dated 01.24.2020.
4. Tower shall be of a monopole design and all antennas shall have a distance between face of pole and outer face of antennas not to exceed five (5) feet on the structure. All wiring and cables shall be located inside the monopole structure.
5. Tower shall have a non-reflective, galvanized steel finish and proposed antennas, remote radio heads and similar connectors attached to the monopole shall be provided in a neutral gray color that closely matches the galvanized steel tones of the monopole.
6. No platforms or dishes shall be permitted on the structure above the tree line.

Enclosures: Balloon Test Photos
Current Zoning Map
Aerial Photo Map
Visibility Maps
Application Materials

Actual View



verizon^v
WIRELESS

EAGLE COUNTRY
Photo 1A
View Facing Northeast
From Union Valley Road
(Page 3 of 18)

 **Dewberry**[®]

Proposed View

Proposed 195' Tall Monopole

verizon^v
WIRELESS

**EAGLE COUNTRY
Photo 1B**

View Facing Northeast
From Union Valley Road
(Page 4 of 18)

 **Dewberry**[®]



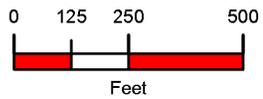
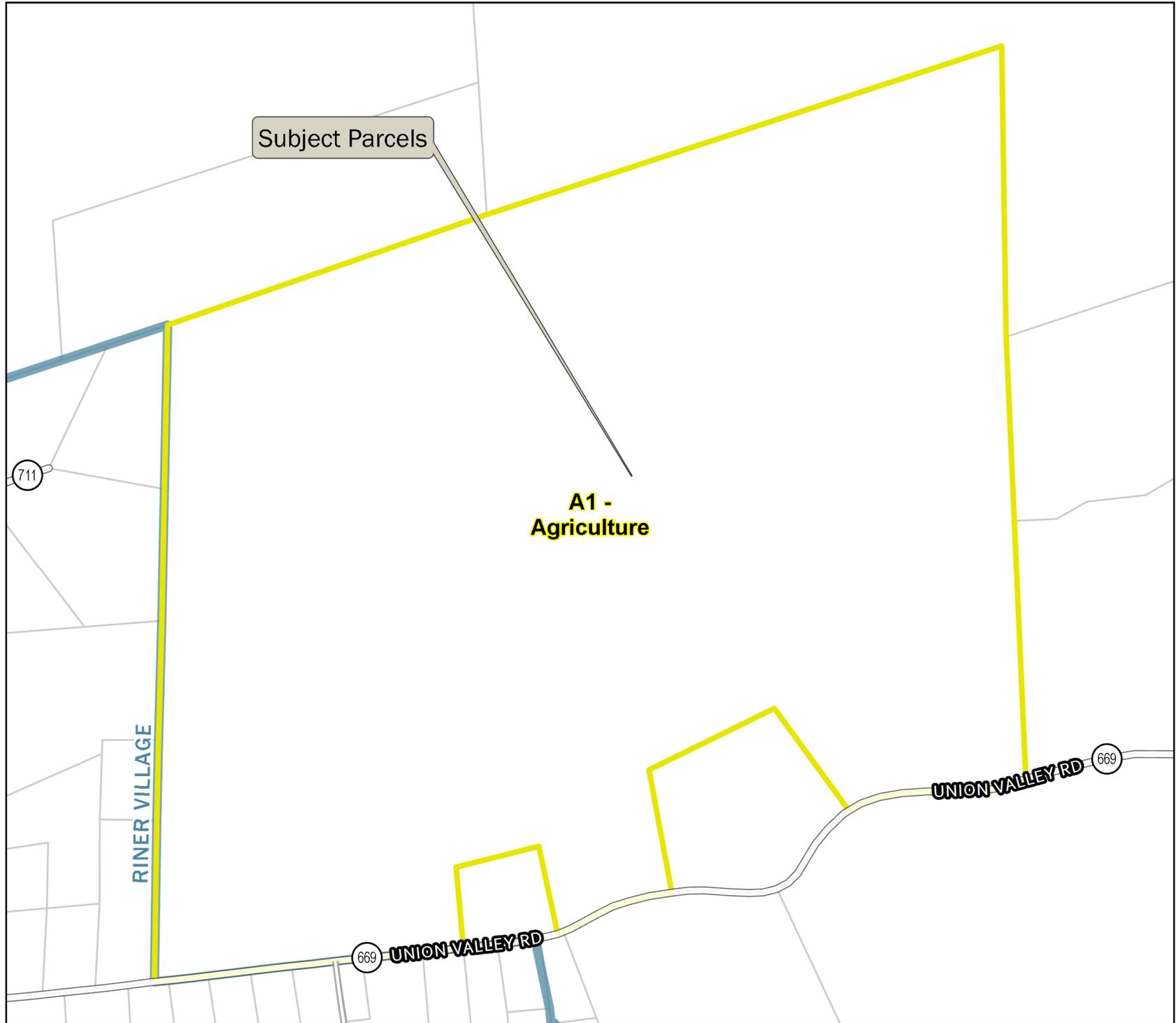
Zoning and Tax Map



SU-2020-18659
Sandra Prillaman

Parcel ID 012633
1542 Union Valley RD

-  Tax Parcels
-  Subject Parcel
-  Village Boundary
- Zoning
-  A1 - Agriculture



Scale 1:5,000

Prepared by Montgomery County,
VA GIS & Planning Services
8/4/2020

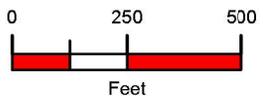


Subject Parcel

SU-2020-18659
SUP for telecom. tower
(Verizon)
Sandra Prillaman (owner)
Larry Bickings (applicant)

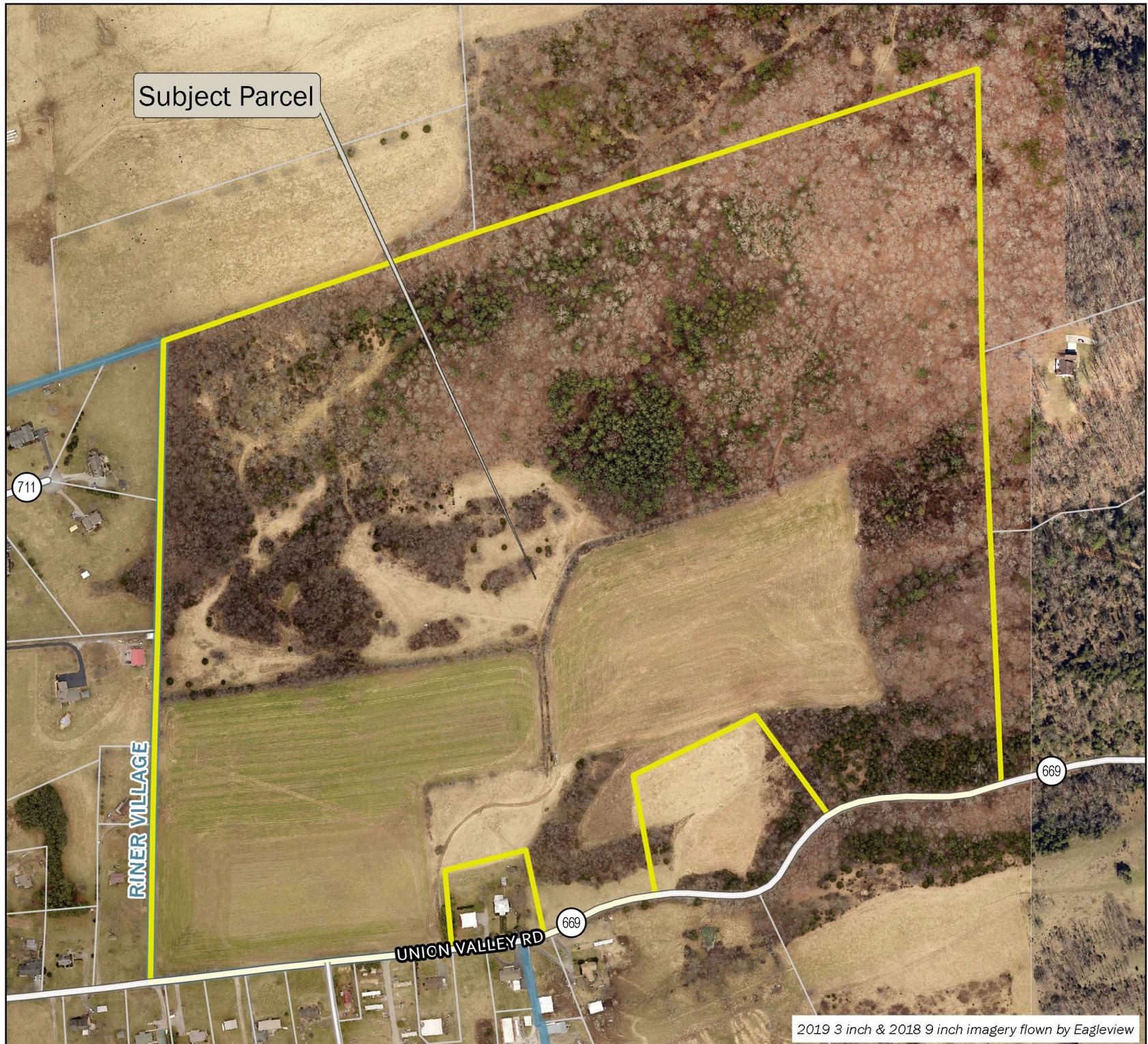
Parcel ID 012633
1542 Union Valley RD

-  Tax Parcels
-  Subject Parcel
-  Village Boundary



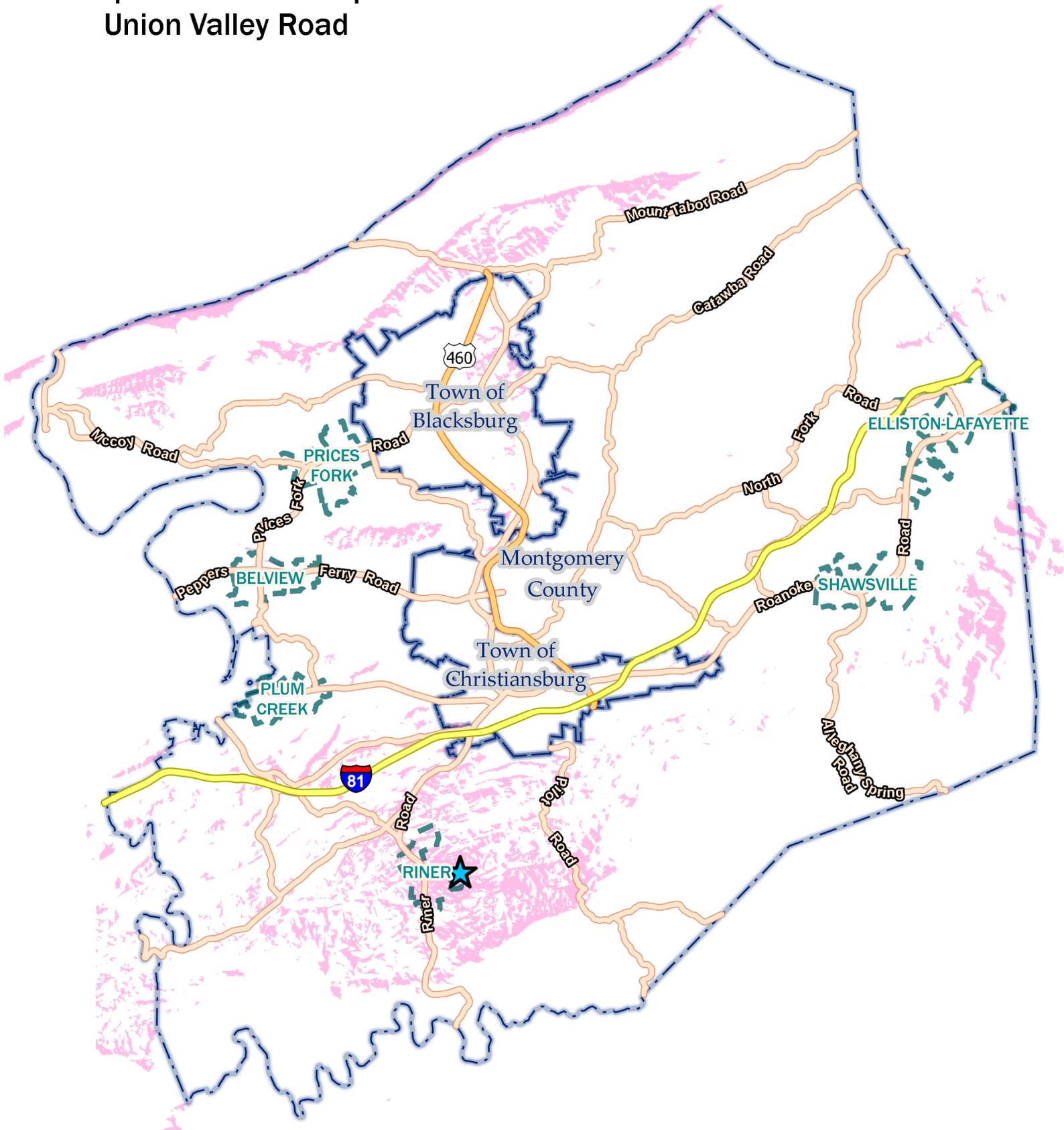
Scale 1:5,000

Prepared by Montgomery County,
VA GIS & Planning Services
6/4/2020



2019 3 inch & 2018 9 inch imagery flown by Eagleview

Estimated Bare Earth Visibility for Proposed 195' Monopole* Union Valley Road



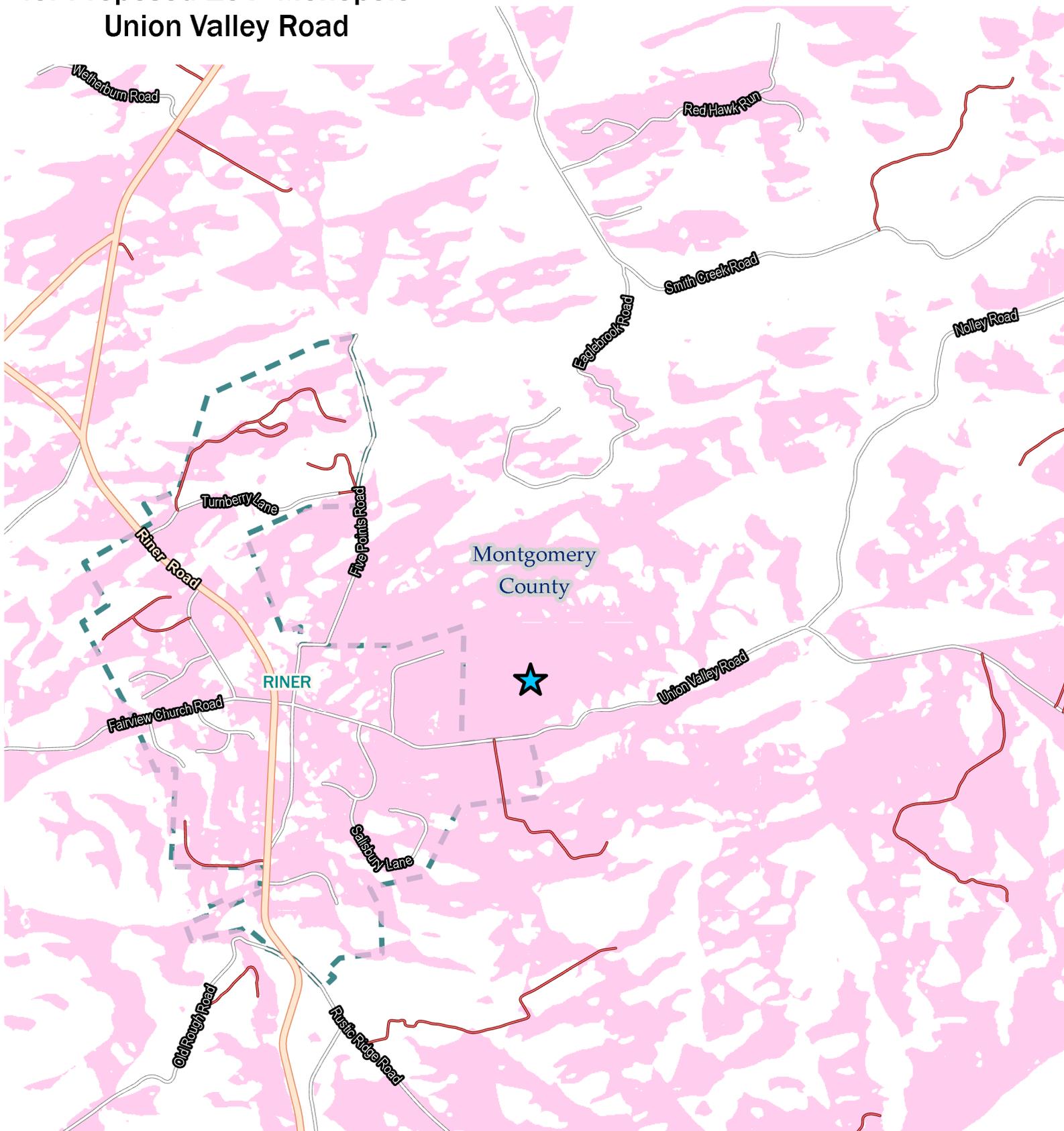
*Analysis does not account for above ground obstructions such as tree canopy or buildings.



-  Visible from Top of Tower
-  Proposed Cell Tower



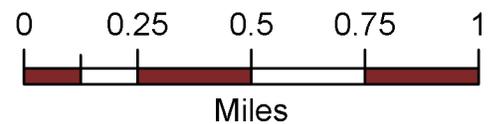
Estimated Bare Earth Visibility for Proposed 195' Monopole* Union Valley Road



*Analysis does not account for above ground obstructions such as tree canopy or buildings.



-  Proposed Cell Tower
-  Tower Visible (bare earth)



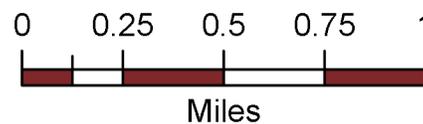
Estimated Visibility for Proposed 195' Monopole* Union Valley Road



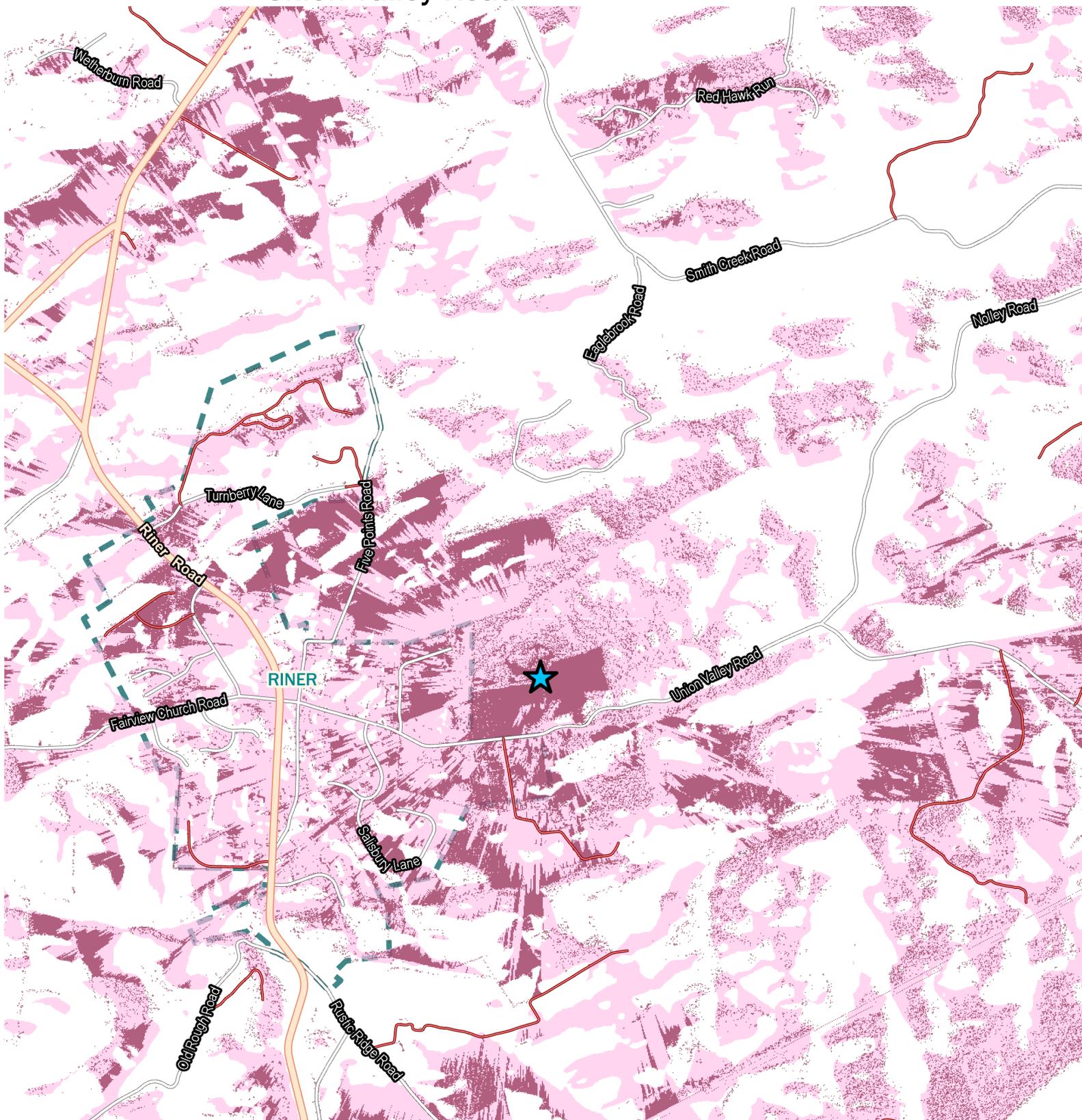
Analysis and map provided by
Montgomery County VA GIS
10/14/2020

-  Proposed Cell Tower
-  Tower Visible

*Analysis performed using Digital Surface Model, accounting for above-ground obstructions such as buildings and vegetation.

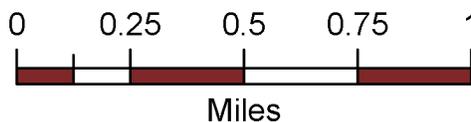


Estimated Visibility for Proposed 195' Monopole* Union Valley Road



-  Proposed Cell Tower
-  Tower Visible (bare earth)
-  Tower Visible (surface model)

*Analysis performed using Digital Surface Model (DSM) estimates visibility while accounting for above-ground obstructions, such as buildings and tree canopy. Bare earth, or Digital Terrain Model (DTM) estimates visibility only based on ground elevation.





Special Use Permit Application Form Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073;
540-394-2148; mcplan@montgomerycountyva.gov

Applicant Information: (PLEASE PRINT – if additional owners, please attach additional sheets)

Owner of Record (attach separate page for add'l owners): Sandra M. Prillaman & Carman Miles Steele	Address: (Prilliman)1302 Allenwood Drive, Salisbury, Maryland, 27801 and
Telephone: 410-742-1554 (M)	Email: sprill2Aaol.com
Applicant Name: Owner Contract Purchaser/Lessee Cellco Parntership d/b/a Verizon Wireless	Address: 1831 Rady CT, Richmond, Virginia 23222
Telephone: 804-543-7560	Email: Linda.French@verizonwireless.com
Representative Name and Company: Larry Bickings, agent for Verizon Wireless	Address: 2004 Snead Ave, Colonial Heights, Virginia 23834
Telephone: 804-720-0326 (M) 804-520-8726 (O)	Email: LBickings@sitesul.com

Property Description:

Location or Address: <i>(Describe in relation to nearest intersection)</i> (No Address-Vacant Parcel) Existing farm road entrance to Parcel #012633 is located on the north side of Union Valley Road ap		
Parcel ID Number(s): TM 119-A-55 Parcel 012633	Acreage: 126.174 acres	Existing Zoning: A-1
Comprehensive Plan Designation: Resource Stewardship	Existing Use: Vacant parcel used for farming	

Description of Request: (Please provide additional information on attached sheet if necessary)

Proposed Use(s) including acreage: Construct a 195' tall monopole tower (199' overall height) with equipment cabinets and generator located within a 70' x 70' fence

I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

Lawrence Bickings - Attorney in fact for Prillaman & Steele - July 9, 2020
 Owner 1 Signature _____ Date _____

Owner 2 Signature (for add'l owners please attach separate sheet) _____ Date _____

Applicant Signature _____ Date _____
Lawrence Bickings _____ 7/29/2020
 Representative/Agent Signature _____ Date _____

VERIZON WIRELESS
UNION VALLEY ROAD, RINER, VIRGINIA 24149
WIRELESS COMMUNICATIONS FACILITY APPLICATION
PROJECT DESCRIPTION NARRATIVE

Sec. 10-48. - Additional regulations for special uses.

- (1) *Purpose and intent.* Certain land uses by their nature, may have an undue impact upon or be incompatible with other permitted uses of land within a given zoning district. Therefore, they may be permitted in a given district only upon approval of a special use permit. Such approvals are subject to any reasonable conditions the board of supervisors may deem necessary. Further, the uses listed in this section are subject to the additional standards contained herein, in addition to others the board of supervisors may impose in granting a given special use permit.
- (6) *Telecommunications towers, freestanding.*
- (a) Such towers shall be maintained with a galvanized steel finish or be painted a neutral color.

Verizon's monopole wireless communications facility ("WCF") is proposed to be maintained with a non-reflective galvanized steel finish. These types of structures and finish are often preferred for having a low amount contrast with the sky for the taller portions that are viewed above the treetops.

- (b) Dish antennas shall be a neutral, nonreflective color.

The proposed antennas, remote radio heads and similar connectors attached at the top of the monopole will all be provided in the manufacturer's neutral gray color that closely matches the galvanized steel tones of the monopole. All cables connecting the antennas to the base station equipment will be run vertically on the interior of the monopole structure.

- (c) No logos or advertising of any kind shall be permitted on towers, antennas or any accompanying structures or facilities.

The proposed facility will not be used for advertising or the promotion of any products or services provided by Verizon. Only the standard FCC registration and radio-frequency warning signage will be installed at this WCF site for the purposes of maintaining proper safety and site identification standards.

- (d) A written agreement for permitting future co-locations of telecommunications facilities shall be provided tower owner and maintained to the satisfaction of the zoning administrator.

Any interested co-locator, including Montgomery County, may submit an application for collocation through KGI Wireless, the company that has been retained to manage all inbound

requests to collocate on Verizon's structures in order to ensure that the collocation process is transparent and avoids the appearance of practices that localities may consider to be anti-competitive. KGI's asset management team operates independent of Verizon's Site Development and Network Operations divisions and solely focuses on ensuring that the collocation requests are reviewed in a consistent manner and do not conflict with engineering and building codes and industry standards regarding radio-frequency interference.

Please note that Va. Code § 15.2-2316.4:2.A(8) prohibits a locality from conditioning the approval of an application "... based solely on the applicant's agreement to allow any wireless facilities provided or operated, in whole or in part, by a locality or any other entity, to be placed at or co-located with the applicant's project." As is the case with allowing collocations by its competitors, Verizon equally extends the availability of collocation opportunities to localities that request space on the company's towers on a first come, first served basis.

- (e) A written agreement assuring prompt removal of the tower upon abandonment, at the responsibility and cost of the tower owner or landowner shall be provided and maintained to the satisfaction of the zoning administrator.

Verizon Wireless is committed under its lease agreement with the landowners to remove the wireless facility at its own expense following disuse.

- (f) All towers shall comply with all Federal Aviation Administration (FAA) requirements including those relating to the Virginia Tech Airport.

The proposed WCF would be approximately nine (9) miles from the closest airport, so no FAA lighting and paint requirements or height limitations apply.

Sec. 10-21(6). Building requirements.

- (a) *Minimum yards:*
 - i. *Front.* Forty (40) feet (also refer to additional setback requirements pertaining to residential uses near intensive agricultural operations, section 10-41(16)).
 - ii. *Side.* Fifteen (15) feet for each principal structure.
 - iii. *Rear.* Forty (40) feet.
 - iv. *Accessory buildings.* No accessory building may be located closer than ten (10) feet to a side or rear lot line.

As shown on Sheet Z-2 of the enclosed zoning drawings, the proposed WCF satisfies each of the above setback requirements.

- (b) *Maximum building height.* No building or structure, except for exempted structures provided for in section 10-2(5)(b) of this chapter, shall exceed forty

(40) feet in height, as defined, except by special use permit and that for every one (1) foot above forty (40) feet, the building or structure shall be set back an additional two (2) feet up to a maximum of one hundred (100) feet

As shown on Sheet Z-2 of the enclosed zoning drawings, the proposed WCF satisfies this additional setback requirement.

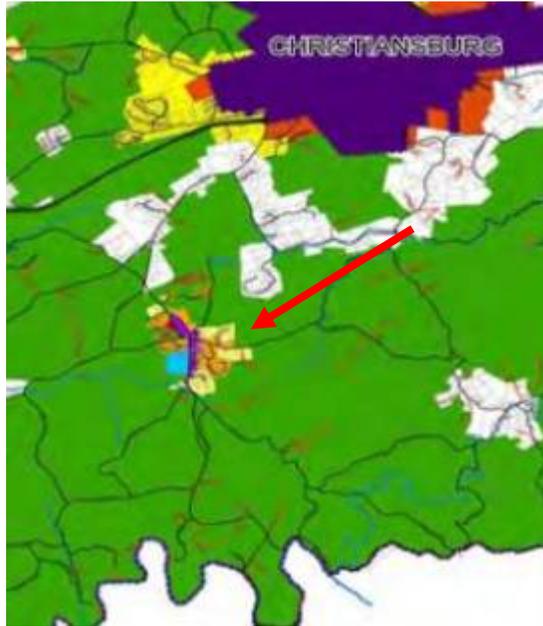
Additional Special Use Permit Requirements

The applicant for special use permit shall provide a statement of justification to address the following items in the application materials to demonstrate what impact the proposed request will have on the County's resources and how the request complies with Montgomery County's comprehensive plan.

Section 10-54(3)(g), Montgomery County Zoning Ordinance

(g) Issues for Consideration. In considering a Special Use Permit application, the following factors shall be given reasonable consideration. The application shall address all the following in its statement of justification or Special Use Permit plat unless not applicable, in addition to any other standards imposed by this Ordinance:

1. Whether the proposed special use permit is consistent with the comprehensive plan.



The subject parcel is within the Future Land Use Designation of "Resource Stewardship" immediately east of the Village of Riner. The Comprehensive Plan's primary goal for Resource Stewardship is to preserve rural areas with high resource value. Many of these areas are farmland or preserved forest, along with limited rural residential. Wireless service is needed in areas devoted to agriculture and rural residential uses and is compatible with such uses in that it takes very little space and does not pose a threat to public health, safety, and welfare.

On the contrary, wireless communications and internet are an essential utility. Over 52% of Americans no longer have landline telephone service, while over 75% of 911 calls are made by mobile phone, indicating that good wireless service is essential to adequate emergency service. In farming communities, having wireless service is critical in the event of agricultural accidents in the field far from other forms of communication. Rural areas often do not have the cable and DSL internet choices available in more urban areas, and wireless can provide the internet service necessary to work from home or in the field/on the road, research

and submit school work, and connect with government officials and neighbors on issues important to the local community.

The Utilities chapter of the Comprehensive Plan cites the objectives of extending wireless telecommunications services “in a manner that supports growth and development without negatively impacting the natural environment” and to provide greater access to broadband within the Villages. This site will extend wireless service into the Village of Riner to support economic development, education, emergency communications, government information, and convenience of citizens. Because Riner is a historic district, the proposed site is located outside of the Village proper.

The proposed wireless facility is near the mid-point between the two connector sites in the Verizon Wireless network – a power tower to the north and collocation on a U.S. Cellular tower to the south.

Verizon Wireless shares the cited goal of collocation on existing structures; however, there were no available existing structures with capacity at the necessary height within the area to be served. The Riner water tanks are too short to provide the needed service, and a new tower on the same parcel would not meet required setbacks. The SBA tower one and one-half miles to the north is only 100’ -- too short for Verizon Wireless’ service needs -- and supports too much equipment to accommodate another collocator.

2. Whether the proposed special use permit will adequately provide for safety from fire hazards and have effective measures of fire control.

The proposed monopole will have a four-foot (4’) lightning rod and will be grounded per electric power regulations. The site is accessible to emergency vehicles.

3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.

The proposed facility will produce no noise other than infrequent, periodic generator runs, which have a decibel level around 60-70 dB at 7 meters (around 23 feet), which is equivalent to the sound level of a shower or air conditioner. Since the closest residence is 845 feet away, it is not expected that any noise would be noticed off-site.

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

The proposed monopole will not be tall enough to require any lighting.

5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this chapter.

Only required FCC registration and radio-frequency warning signage would be installed for the purposes of maintaining proper safety and site identification standards.

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

The proposed facility will provide wireless services to Riner, residential neighborhoods, and farms in the area and to citizens and visitors traveling on nearby roadways. Its visibility from surrounding parcels is expected to be minimized by forested areas to the north, west, and east and wide tree buffers along boundary lines and Union Valley Road. Further, the closest residences (other than the residences on the property owner's land) are over 1,000 feet away from the proposed WCF, as shown on the enclosed Google aerial map.

7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.

As shown on Sheet Z-2 of the enclosed zoning drawings, the entire compound would be only 50' x 50' within a 70' x 70' lease area. The 195' monopole (with 4' lightning rod) and supporting ground equipment would be located within the compound, which would be entirely fenced for security purposes. The perpendicular standoff of the antennas from the monopole would be five feet (5') to the outside of the antenna.

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

As shown on Sheet Z-2 of the zoning drawings, the lease area will be screened by existing trees.

9. The timing and phasing of the proposed development and the duration of the proposed use.

Construction can be scheduled after the zoning, site planning, and permitting processes are complete and all federal approvals have been obtained. Time to construct a wireless facility is 6-8 weeks. A standard Verizon Wireless lease is for five years with four five-year extensions.

10. Whether the proposed special use permit will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

As shown on Sheet Z-2 of the enclosed zoning drawings, Verizon would clear within the lease area and along either side of the existing dirt road that will be graveled and repurposed to serve as the access road for the proposed WCF.

Please see the enclosed letter from the applicant's geotechnical and environmental consultant, GTA. GTA reviewed records of the Virginia Department of Historic Resources pertaining to documented architectural and archeological resources within the Area of Potential Effect (APE) and found no resources either listed or found eligible for listing on the National Register of Historic Places. Therefore, GTA concludes that it is unlikely a visual effects evaluation will be required by applicable law.

11. Whether the proposed special use permit at the specified location will contribute to or promote the welfare or convenience of the public.

The proposed use would improve the Verizon Wireless voice, data, and internet services in the area, which will contribute to the welfare and convenience of the public by providing better communications for both emergencies and convenience and better internet connectivity for work, school, and entertainment.

12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on- and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement including any written comments provided by VDOT after review of the special use permit application.

The site would not generate any significant traffic, requiring only a monthly or bi-monthly technician's visit once constructed.

13. Whether, in the case of existing structures proposed to be converted to uses requiring a special use permit, the structures meet all code requirements of Montgomery County.

Not applicable.

14. Whether the proposed special use permit will be served adequately by essential public facilities and services.

The applicant will bring electric power and fiber to the site from the nearest sources. No water or sewer is required. Verizon Wireless provides generators at its sites to ensure continued service during power outages. Verizon's preferred choice for fueling its generators is diesel unless due to environmental conditions it is recommended otherwise. In addition, diesel is preferable because Verizon encounters no issues with diesel supply during emergency situations.

15. The effect of the proposed special use permit on groundwater supply.

None.

16. The effect of the proposed special use permit on the structural capacity of the soils.

None.

17. Whether the proposed use will facilitate orderly and safe road development and transportation.

The proposed use will have no effect on road development and transportation.

18. The effect of the proposed special use permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

The proposed use is not expected to have any effect on natural resources, wildlife, or water and air quality.

19. Whether the proposed special use permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the comprehensive plan.

Wireless service is essential to economic activity. Areas without adequate service are at a disadvantage attracting businesses and new residents to an area. More and more, employees and contractors are working from home or in the field and need good internet and cell phone connectivity. Many educational endeavors are conducted through online portals and often use instructional videos over the internet. Students need to access school intranet to download homework assignments and materials and to submit homework. A good wireless network, therefore, supports economic development in the county in many ways.

20. Whether the proposed special use permit considers the needs of agriculture, industry, and businesses in future growth.

As noted above, wireless service is important to agriculture, industry, and business to provide necessary communications and internet access.

21. The effect of the proposed special use permit use in enhancing affordable shelter opportunities for residents of the county.

Not applicable.

22. The location, character, and size of any outdoor storage.

Not applicable.

23. The proposed use of open space.

Not applicable.

24. The location of any major floodplain and steep slopes.

The site will not be located within or impact any floodplain or steep slopes areas.

25. The location and use of any existing nonconforming uses and structures.

Not applicable.

26. The location and type of any fuel and fuel storage.

A small tank for diesel fuel will be built in under the generator located within the compound to fuel the generator in the case of electric outage.

27. The location and use of any anticipated accessory uses and structures.

Not applicable.

28. The area of each use, if appropriate.

As shown on the zoning drawings and aerial, the monopole and ground equipment will be located within a 50' x 50' compound within a 70' x 70' lease area.

29. The proposed days/hours of operation.

The proposed use would operate continuously.

30. The location and screening of parking and loading spaces and/or areas.

As shown on Sheet Z-2 of the zoning drawings, the site will have a 20' wide turnaround area for a technician's vehicle.

31. The location and nature of any proposed security features and provisions.

The compound will be entirely surrounded by a chain link fence with anti-climbing barbed wire for security and locked gate.

32. The number of employees.

Not applicable.

33. The location of any existing and/or proposed adequate on- and off-site infrastructure.

The site plan will include information about the electric power and fiber connections for the facility.

34. Any anticipated odors which may be generated by the uses on site.

None.

35. Whether the proposed special use permit uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.

Verizon Wireless will coordinate with VDOT regarding any required temporary construction easement and site distance or flaggers for entering/exiting the site.



UNION VALLEY ROAD RINER, VIRGINIA 24149

E911 ADDRESS YES NO



VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

EAGLE COUNTRY

DIRECTIONS FROM THIRLANE SWITCH (6750 THIRLANE RD., ROANOKE, VA 24019):

HEAD SOUTHEAST ON THIRLANE RD NORTHWEST TOWARD BRANCHMAC LANE; 0.3 MI., TURN LEFT ONTO VA-117N; 0.2 MI., TAKE RAMP RIGHT FOR I-581N/US-220N TOWARD BRISTOL/LEXINGTON; 1.1 MI., AT EXIT 1S, TAKE RAMP LEFT FOR I-81S TOWARD BRISTOL/SALEM; 29.5 MI., AT EXIT 114, TAKE RAMP RIGHT FOR VA-8 TOWARD CHRISTIANBURG/FLOYD; 0.1 MI., TURN LEFT ONTO VA-8S/W MAIN ST; 4.4 MI., TURN LEFT ONTO UNION VALLEY RD; 0.8 MI., ARRIVE AT UNION VALLEY ROAD; DESTINATION IS ON THE LEFT

DIRECTIONS

PROJECT DESCRIPTION

THE SITE WILL CONSIST OF A NEW 70'x70' LEASE AREA AND A 50'x50' FENCED COMPOUND. LOCATED WITHIN THE FENCED COMPOUND WILL BE A NEW 195' MONOPOLE, EQUIPMENT, GENERATOR, AND H-FRAME

UTILITIES INFO:

POWER: AEP
800.956.4237

TELEPHONE: VERIZON
800.837.4966



2 WORKING DAYS
BEFORE YOU DIG
811
TOLL FREE
MISS UTILITY

EMERGENCY INFO:

JURISDICTION:
MONTGOMERY COUNTY
LOCAL FIRE AND RESCUE:
540.961.1175
LOCAL POLICE:
540.382.6915

PROJECT TEAM

REAL ESTATE: LARRY BICKINGS	PHONE NUMBER: 804.520.8726
ZONING: LARRY BICKINGS	PHONE NUMBER: 804.520.8726
CONSTRUCTION: JON KIRBY	PHONE NUMBER: 540.289.9630
UTILITIES: JON KIRBY	PHONE NUMBER: 540.289.9630
ENVIRONMENTAL CONSULTANT: ANDREW HENDRICKS	PHONE NUMBER: 703.478.0055

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
A	FOR REVIEW	MKW	01/24/20				

A & E CONSULTING TEAM

ARCHITECTURE AND ENGINEERING:
DEWBERRY ENGINEERS INC.
4805 LAKE BROOK DRIVE, SUITE 200
GLEN ALLEN, VA 23060
PHONE # 804.205.3337
CONTACT: DEREK MARSHALL, PE, LEED AP

PROJECT SUMMARY

PROPERTY OWNER: SANDRA M. PRILLAMAN & CARMEN M. STEELE
UNION VALLEY ROAD
RINER, VIRGINIA 24149

TOWER OWNER: VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VIRGINIA 23222

PROJECT INFO:
CANDIDATE NAME: EAGLE COUNTRY

APPLICANT INFO:
VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222
PHONE: 804.218.5462
CONTACT: MARC CORNELL

PROJECT DATA:
ZONING: A1 - AGRICULTURE
PARCEL ID: 012633
TAX MAP: 119-A-55
ACREAGE: 126.174 ACRES
JURISDICTION: MONTGOMERY COUTNY
SITE TYPE: RAWLAND
TOWER TYPE: MONOPOLE
TOWER HEIGHT: 195'
OVERALL HEIGHT: 199'
LEASE AREA: 4,900 SF
AREA OF DISTURBANCE: ±30,440 SF

CENTER OF PROPOSED TOWER*:
LATITUDE: 37° 04' 4.39" N
LONGITUDE: 80° 25' 33.66" W
ELEVATION: 2,125' AMSL

*PER 2C SURVEY CERTIFICATION PREPARED BY DEWBERRY ENGINEERS, INC. DATED JANUARY 21, 2020

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

A.D.A. COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.



LOCAL MAP

N.T.S.



VICINITY MAP

N.T.S.



ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE GOVERNING AUTHORITIES.

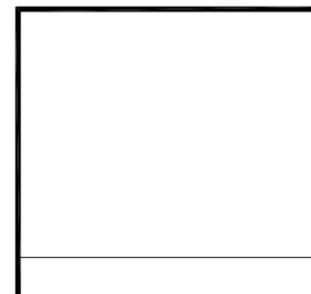
- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2014 NATIONAL ELECTRIC CODE (NEC)
- 2018 NFPA 101, LIFE SAFETY CODE
- MANUAL OF STEEL CONSTRUCTION, 14th EDITION
- AMERICAN CONCRETE INSTITUTE
- ANSI/TIA-222-G
- ANTENNA SUPPORTING STRUCTURES AND ANTENNAS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE IBC 2015 SECTION 1609 WIND LOADS, EXCEPTION #5 REFERENCING TIA-222

ZONING DRAWINGS

A	01/24/20	FOR REVIEW



Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com



INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
Z-0	EXISTING CONDITIONS
Z-1	OVERALL SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	ELEVATION

DRAWN BY: MKW

REVIEWED BY: HGS

CHECKED BY: DRM

PROJECT NUMBER: 50116065

SITE ADDRESS:

UNION VALLEY ROAD
RINER, VIRGINIA 24149

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

LEGEND	
	Existing Property Line (Approx.)
	Existing Roadway
	Existing Barbed Wire Fence
	Existing Access/Utility Easement
	Existing Tree Line
	LOCUS PROPERTY LINE

TRACY BISHOP
TAX MAP NUMBER: 119-A-56A
ZONE A1

SANDRA PRILLAMAN
TAX MAP NUMBER: 119-A-10
ZONE A1

SANDRA PRILLAMAN
TAX MAP NUMBER: 119-A-10
ZONE A1

BARRY & MARVA COFFEY
TAX MAP NUMBER: 119-A-8-4
ZONE A1

SANDRA M. PRILLAMAN & CARMEN M. STEELE
UNION VALLEY ROAD
PARCEL ID: 012633
TAX MAP NUMBER: 119-A-55
ZONE A1-AGRICULTURE

DWAYNE HALE
TAX MAP NUMBER: 120-2-1
ZONE A1

JOM & ASHLEY HILTON
TAX MAP NUMBER: 119-A-8-5
ZONE A1

ROBER SMITH
TAX MAP NUMBER: 119-A-4-7A
ZONE A1

TIMOTHY AKERS
TAX MAP NUMBER: 119-A-A-76
ZONE A1

RAYMOND & CHARLOTTE AKERS
TAX MAP NUMBER:
119-A-A-75
ZONE A1

Existing Dirt Road
(TO BE WIDENED TO 12' AND
GRAVELED BY VERIZON WIRELESS)

Existing Trees/Brush (TO
BE CLEARED BY VERIZON
WIRELESS ON BOTH SIDES
OF ROAD)

Existing Access
(TO BE IMPROVED/WIDENED
BY VERIZON WIRELESS)

Existing Gate For
Barbed Wire Fence

MARK & JOYCE STEELE
TAX MAP NUMBER: 119-A-55C
ZONE A1

SAM & SANDRA PRILLAMAN
TAX MAP NUMBER: 119-A-55A
ZONE A1

Existing Overhead
Electric Line

UNION VALLEY ROAD



VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

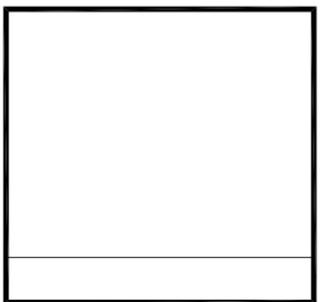
EAGLE COUNTRY

ZONING DRAWINGS

A	01/24/20	FOR REVIEW



Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com



DRAWN BY: MKW

REVIEWED BY: HGS

CHECKED BY: DRM

PROJECT NUMBER: 50116065

SITE ADDRESS:

UNION VALLEY ROAD
RINER, VIRGINIA 24149

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

Z-0

EXISTING CONIDITIONS 1

SCALE: 1"=300' FOR 11x17
1"=150' FOR 22x34



LEGEND	
	Existing Property Line (Approx.)
	Existing Roadway
	Existing Barbed Wire Fence
	Existing Access/Utility Easement
	Existing Tree Line
	PROPOSED FENCE
	PROPOSED ACCESS/UTILITY EASEMENT
	PROPOSED LEASE AREA
	LOCUS PROPERTY LINE
	PROPOSED LIMITS OF CLEARING

TRACY BISHOP
TAX MAP NUMBER: 119-A-56A
ZONE A1

SANDRA PRILLAMAN
TAX MAP NUMBER: 119-A-10
ZONE A1

SANDRA PRILLAMAN
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ZONE A1

SANDRA M. PRILLAMAN & CARMEN M. STEELE
UNION VALLEY ROAD
PARCEL ID: 012633
TAX MAP NUMBER: 119-A-55
ZONE A1-AGRICULTURE

DWAYNE HALE
TAX MAP NUMBER: 120-2-1
ZONE A1

JOM & ASHLEY HILTON
TAX MAP NUMBER: 119-A-8-5
ZONE A1

PROPOSED VERIZON WIRELESS 195' MONOPOLE

PROPOSED VERIZON WIRELESS 50'x50' FENCED COMPOUND

PROPOSED VERIZON WIRELESS 20' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT

Existing Barbed Wire Fence

PROPOSED VERIZON WIRELESS 70'x70' LEASE AREA

Existing Dirt Road (TO BE WIDENED TO 12' AND GRAVELED BY VERIZON WIRELESS)

PROPOSED VERIZON WIRELESS 20' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT

Existing Trees (Typ.)

Existing Access (TO BE IMPROVED/WIDENED BY VERIZON WIRELESS)

Existing Trees/Brush (TO BE CLEARED BY VERIZON WIRELESS ON BOTH SIDES OF ROAD)

MARK & JOYCE STEELE
TAX MAP NUMBER: 119-A-55C
ZONE A1

Existing Gate For Barbed Wire Fence

Existing Residence

SAM & SANDRA PRILLAMAN
TAX MAP NUMBER: 119-A-55A
ZONE A1

Existing Overhead Electric Line

UNION VALLEY ROAD



VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

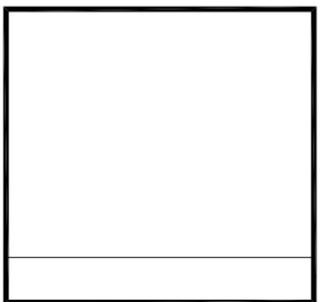
EAGLE COUNTRY

ZONING DRAWINGS

A	01/24/20	FOR REVIEW



Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com



DRAWN BY: MKW

REVIEWED BY: HGS

CHECKED BY: DRM

PROJECT NUMBER: 50116065

SITE ADDRESS:

UNION VALLEY ROAD
RINER, VIRGINIA 24149

SHEET TITLE

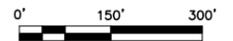
OVERALL SITE PLAN

SHEET NUMBER

Z-1

OVERALL SITE PLAN

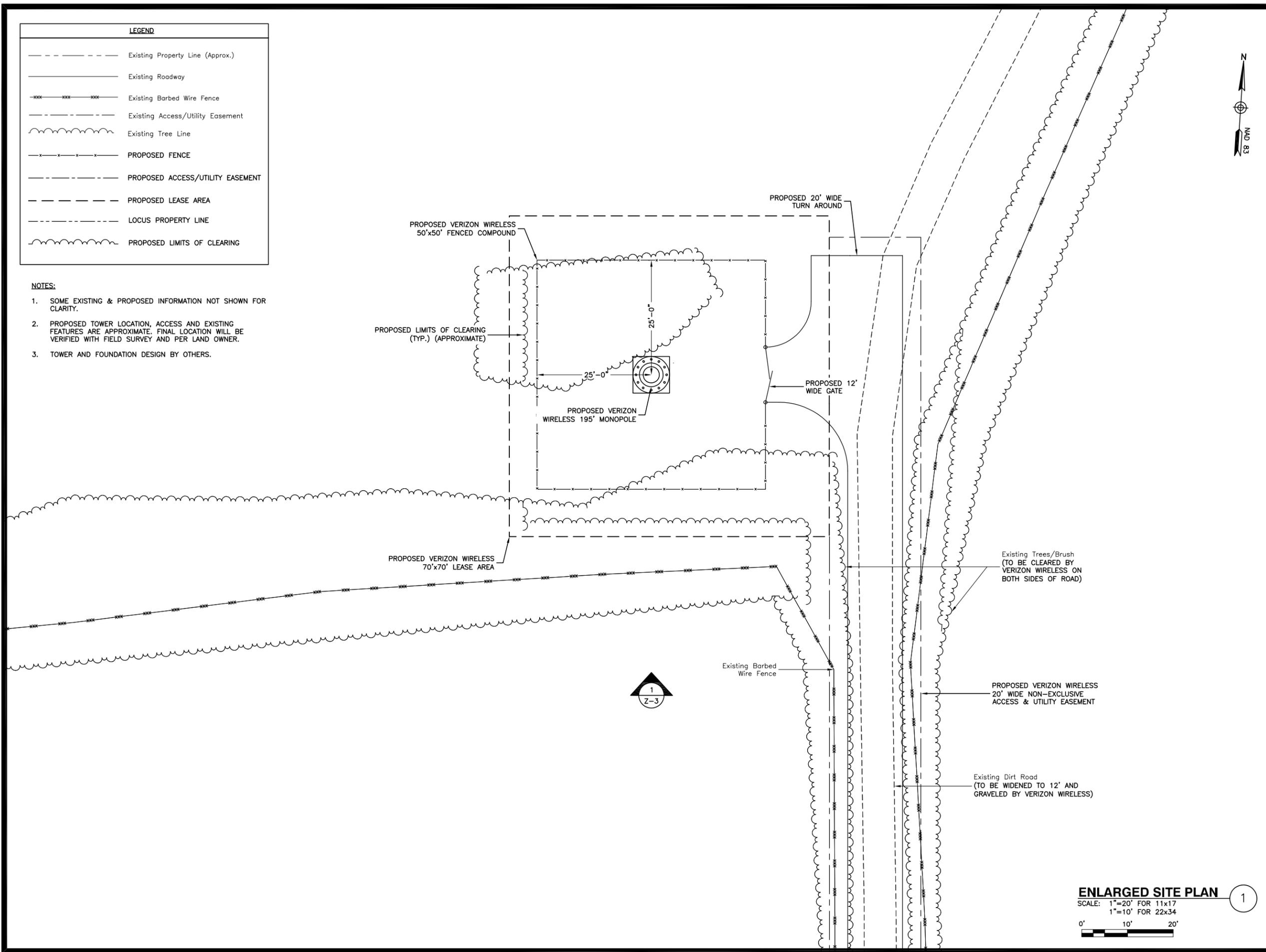
SCALE: 1"=300' FOR 11x17
1"=150' FOR 22x34



1

LEGEND	
	Existing Property Line (Approx.)
	Existing Roadway
	Existing Barbed Wire Fence
	Existing Access/Utility Easement
	Existing Tree Line
	PROPOSED FENCE
	PROPOSED ACCESS/UTILITY EASEMENT
	PROPOSED LEASE AREA
	LOCUS PROPERTY LINE
	PROPOSED LIMITS OF CLEARING

- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - PROPOSED TOWER LOCATION, ACCESS AND EXISTING FEATURES ARE APPROXIMATE. FINAL LOCATION WILL BE VERIFIED WITH FIELD SURVEY AND PER LAND OWNER.
 - TOWER AND FOUNDATION DESIGN BY OTHERS.



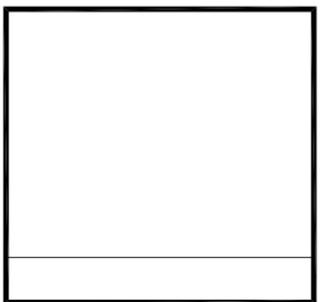
ENLARGED SITE PLAN
 SCALE: 1"=20' FOR 11x17
 1"=10' FOR 22x34
 0' 10' 20'

verizon
 VERIZON WIRELESS
 1831 RADY COURT
 RICHMOND, VA 23222

EAGLE COUNTRY

ZONING DRAWINGS		
A	01/24/20	FOR REVIEW

Dewberry
 Dewberry Engineers Inc.
 4805 Lake Brook Drive, Suite 200
 Glen Allen, VA 23060
 Phone: 804.290.7957
 Fax: 804.290.7928
 www.dewberry.com



DRAWN BY: MKW
 REVIEWED BY: HGS
 CHECKED BY: DRM
 PROJECT NUMBER: 50116065

SITE ADDRESS:
 UNION VALLEY ROAD
 RINER, VIRGINIA 24149

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

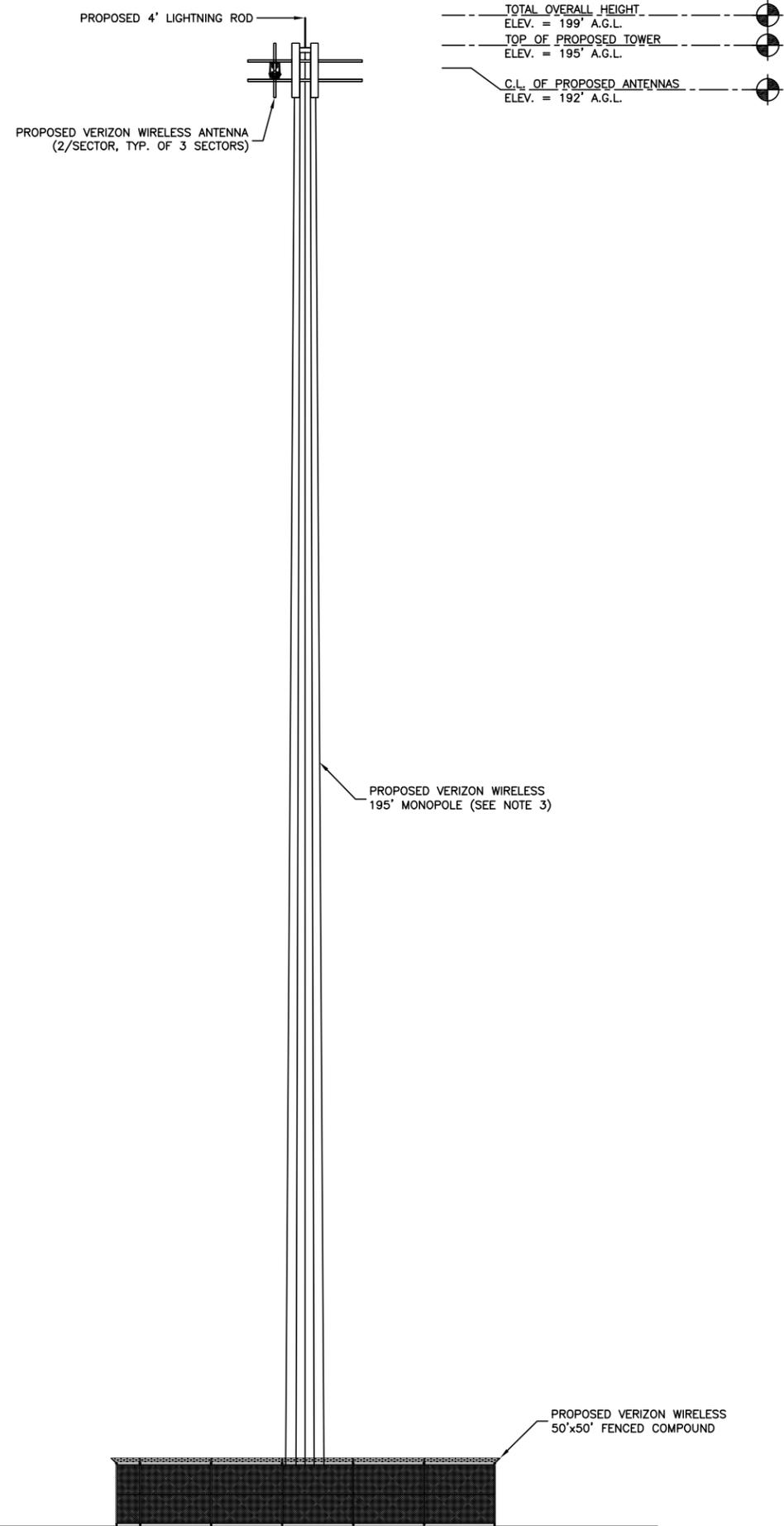
Z-2

1

LEGEND	
A.G.L.	- ABOVE GROUND LEVEL
C.L.	- CENTER LINE

NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. PROPOSED TOWER LOCATION, ACCESS AND EXISTING FEATURES ARE APPROXIMATE. FINAL LOCATION WILL BE VERIFIED WITH FIELD SURVEY AND PER LAND OWNER.
3. TOWER AND FOUNDATION DESIGN BY OTHERS.



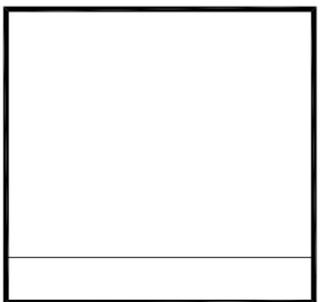
ELEVATION
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 www.dewberry.com



DRAWN BY: MKW

REVIEWED BY: HGS

CHECKED BY: DRM

PROJECT NUMBER: 50116065

SITE ADDRESS:

UNION VALLEY ROAD
 RINER, VIRGINIA 24149

SHEET TITLE

ELEVATION

SHEET NUMBER

Z-3

Parcel # 012633

Owners

Owner1	PRILLAMAN SANDRA M
Owner2	CARMAN MILES STEELE
Mailing Address	1302 ALLENWOOD DR
Mailing Address2	
City, State, Zip	SALISBURY MD 21801

Parcel

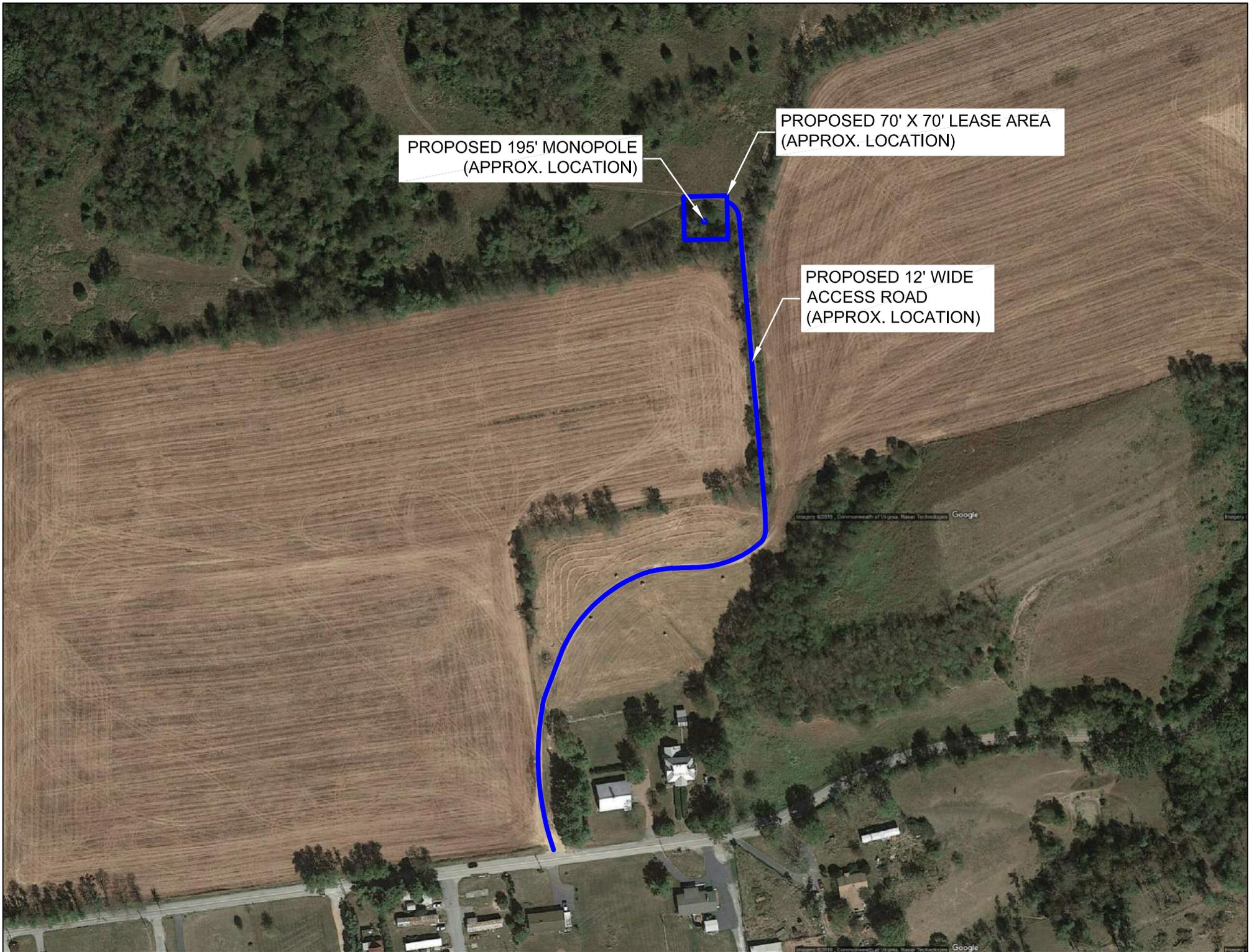
Tax Map Number	119- A 55
Property Address	UNION VALLEY RD
City, State, Zip	RINER VA 24149
Neighborhood Code	MR336000
Class Code/Description	6000/Ag/Undeveloped Over 99 Acres
Use Code/Description	110/AG UNDEVELOPED VACANT 100+ ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	E/AFD-05 RINER
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	YES
Notes:	0313-0898
Notes:	LAND USE
Notes:	A/O TOPO STEEP
Notes:	3
Notes:	

Legal Description

Legal Description 1	EAST OF RINER
Legal Description 2	
Tax District Code/Description	MR/RINER
Deeded Acres	126.174
Deed Book	0313
Page	0898

410-742-1554

SPRill2@aol.com



PROPOSED 195' MONOPOLE
(APPROX. LOCATION)

PROPOSED 70' X 70' LEASE AREA
(APPROX. LOCATION)

PROPOSED 12' WIDE
ACCESS ROAD
(APPROX. LOCATION)

July 27, 2020

Montgomery County Virginia
Ms. Dari Jenkins, CZA
Planning & Zoning Administrator
755 Roanoke Street, Suite 2A
Christiansburg, Virginia 24073

RE: **Section 10-48 (6) Telecommunications Towers, freestanding
Compliance Letter for Verizon Wireless Antenna in Montgomery County,
Virginia** Verizon Wireless Site Name: Eagle Country (RAW LAND SITE)
Tax Map and Parcel#: 012633
Address: Vacant Parcel, No address (Union Valley Road)

Dear Sir/Madam:

Please allow this letter to serve as a confirmation of the following:

Verizon shall comply with all applicable rules regarding human exposure to radio-frequency energy as mandated by the Federal Communications Commission (FCC).

Verizon shall comply with all applicable rules regarding radio-frequency interference upon other facilities and uses as mandated by the FCC.

If it is determined in the future that any of the company's antennas and/or other supporting equipment at this facility are functioning in any way that does not comply with those rules, then Verizon will take all necessary measures to ensure that the specific equipment is either repaired or replaced in a manner that resolves the issue(s).

Sincerely,



Linda French
Engineer III – Spec-RE/ Regulatory
Verizon Wireless Network – Virginia
linda.french@verizonwireless.com

SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That Sandra Miles n/k/a Sandra M. Prillaman, with address 1302 Allenwood Drive, Salisbury, Maryland 21801; and Carmen Miles n/k/a Carmen M. Steele, with address 6600 Old Columbia Road, Columbia, Virginia 23038, are the sole owners of the property (the “Property”) described as Montgomery County Tax Map Parcel Number: 119-A-55, located on Union Valley Road, Riner, Virginia 24149 and that the undersigned are authorized to take the action indicated herein and to execute this Special Limited Power of Attorney.

We do hereby make, constitute and appoint:

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS and/or its agents, including, but not limited to Larry Bickings, Sites Unlimited, Inc. and Verizon’s legal counsel, Williams Mullen, with the authority to act as agents for the sole purpose of filing any land use, zoning permit, site plan, building permit application(s) and related documents and materials necessary to obtain all governmental approvals required to install and construct a wireless communication facility (“the facility”) on the Property and to do and perform all acts and make any representations necessary during the public hearings, site plan, and building permitting processes with regards to such approvals.

To act as our true and lawful attorney-in-fact for and in our name, place and stead with full power and authority in seeking the Special Use, Administrative Zoning and Building Permit approvals, or any modification to any of the aforementioned approvals or to any existing development standards or requirements and to set forth and offer such legally acceptable voluntarily proffered conditions, or amendments, modifications or deletions thereto, that in the agents' discretion are deemed reasonable, appropriate and necessary for approval of the facility.

This Special Limited Power of Attorney shall be subject to, and exercised in a manner consistent with, the Land Lease Agreement executed between the property owners and Cellco Partnership d/b/a Verizon Wireless on July 9, 2020.

This Limited Power of Attorney shall terminate upon the earliest to occur of the following: (a) the proposed communications facility is approved and constructed; or (b) June 1, 2025.

[REMAINDER OF PAGE BLANK; SIGNATURE PAGE(S) FOLLOW]

WITNESS the following signatures:

Sandra M. Prillaman
Sandra M. Prillaman

Carmen M. Steele
Carmen M. Steele

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF Pulaski

I, Christina Winters O'Dell, a Notary Public in and for the State and County/City aforesaid, do hereby certify that Sandra M. Prillaman whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 9th day of July, 2020
Christina Winters O'Dell
Notary Public

Registration Number: 7802844
My Commission expires: 12-31-2022



COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF Goochland

I, Christie Lynn Payne, a Notary Public in and for the State and County/City aforesaid, do hereby certify that Carmen M. Steele whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 8th day of July, 2020
Christie Lynn Payne
Notary Public

Registration Number: 7687515
My Commission expires: 3/31/2024





MONTGOMERY COUNTY
PLANNING & GIS SERVICES

SPECIAL USE PERMIT APPLICATION PROCESS AND PROCEDURES

Table of Contents

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Montgomery County Planning & GIS Services

Special Use Permit Process & Procedures

Step 1. Contact Planning & GIS Staff.

It is recommended that all prospective applicants meet with County staff to discuss development trends, appropriate zoning in accordance with proposed use and the County's Comprehensive Plan. Meetings can be scheduled with planning staff by contacting Montgomery County Planning & GIS by phone: (540) 394-2148 or by email: mcplan@montgomerycountyvva.gov

Step 2. Preliminary Review Meeting

A preliminary review meeting allows customers to discuss his/her proposal with County staff to ascertain any additional information required to file a complete application. The Preliminary Review Meeting will provide customers early input of whether a proposed development will require a submission packet to the Virginia Department of Transportation (VDOT) in accordance with Code of Virginia §15.2-2222.2 and 24 VAC 30-155 effective July 1, 2007. Please contact the Planning Department to determine if a review meeting is required and/or to schedule a Preliminary Review Meeting. If a review meeting is required, the Preliminary Review Meeting Form (pg. 8) must be received no less than **2 weeks prior** to the meeting date.

Step 3. Traffic Impact Analysis and Scope of Work Meeting.

Development projects located within 3,000 feet of a state-controlled non-limited access highway or to a connection to a state-controlled limited access highway may require the submission of a Traffic Impact Analysis to the Virginia Department of Transportation (VDOT) with your application. If the proposed SUP generates the following number of vehicle trips, a Traffic Impact Analysis will be required:

Residential	More than 100 vehicle trips per peak hour
Commercial, Office, Industrial	More than 250 vehicle trips per peak hour or 2,500 vehicle trips per day
Mixed-Use	More than 100 vehicle trips per peak hour from only the residential portion OR more than 250 vehicle trips per peak hour or 2,500 vehicle trips per day from the entire proposal

Additionally, if the proposal would generate more than 1,000 vehicle trips per peak hour, VDOT will require a Scope of Work Meeting prior to submission of the Traffic Impact Analysis. The Traffic Impact Analysis, if required must be completed and submitted at the time of filing an application for a special use permit.

Step 4. Complete and Submit Application to Montgomery County Planning

The Special Use Permit Application Form (pg. 10) is required. Please refer to and complete the Special Use Permit Checklist (pg. 6-7) to ensure all the materials are submitted. Incomplete applications will not be accepted or placed on the Planning Commission agenda.

Step 5. Review of Proposal (Application)

The Planning Department will review the application for completeness in accordance County ordinances. If the application is found to be incomplete, the Planning Department will return the application, site plans, and filing fee to the applicant or agent, with a description of the manner and areas in which the application is incomplete.

Once an application is determined to be complete, the Planning Department distributes the application and exhibits to various County departments and outside agencies, when applicable, for review. Development review departments include Building and Inspections, Public Service Authority, Montgomery County Public Schools, Emergency Services, Zoning, Environmental Services, VDOT, and Planning. The departments

review the proposed development for conformity with the Comprehensive Plan, its effect on the area, its demand on services/infrastructure, and conformity with the County's development ordinances and standards.

Applicants and/or their agents will attend a meeting with all the Development Review Committee at its next scheduled meeting. After receiving comments from the Committee, a revised application and/or site plan, if required, will be requested if necessary. Notwithstanding any initial determination of completeness, the Planning Director, the Planning Commission, or the Board of Supervisors may at any time during the review process find that essential information is lacking and may deem the application incomplete.

APPLICATIONS THAT DO NOT MEET APPLICATION REQUIREMENTS OR HAVE OUTSTANDING ISSUES THAT NEED TO BE ADDRESSED WILL NOT BE CERTIFIED FOR PUBLIC HEARING.

Step 6. Staff Reports.

The Department of Planning drafts a staff report and distributes to the Planning Commission. Staff reports are available to the public after receipt by the Planning Commissioners, 1 week prior to the Planning Commission meeting date. Staff reports may be sent, emailed, or held for pick up upon request.

Step 7. Revisions.

Changes to a proposal can be made prior to the scheduled Planning Commission hearing provided:

- The proposed use remains unchanged
- The revisions are submitted ten (10) business days prior to the scheduled Planning Commission hearing. This will allow staff time to review the changes and incorporate pertinent information within the staff presentation at the public hearing. If revisions are requested after this time, the applicant must request a minimum one month deferral, unless otherwise waived by the Planning Commission. Minor proffer revisions may be accepted up until noon on the day of the meeting.

Step 9. Planning Commission Public Hearing.

Planning Commission public hearings are *generally* held the second Wednesday of each month at 7:00 p.m. Two notices of the scheduled hearing and agenda are published in the local newspaper 2 weeks prior to the Planning Commission hearing. Individual notices are also sent to the adjacent property owners of the subject property by the Planning Department. The Planning Commission schedule is included in this package and can also be found on the Montgomery County website.

At the Public Hearing, County staff provides a brief review of the development being proposed and makes a recommendation to the Commission. The applicant or authorized representative is required to attend and is usually expected to make a presentation. A time limit of three minutes is allotted to those who wish to speak regarding the request. The Planning Commission may waive the time limits based on the merits of the situation.

The Planning Commission will take one of the following actions for each agenda item:

- Vote to approve a request for deferral (deferrals may be requested by a Planning Commissioner or by the applicant);
- Vote to deny a request for deferral (in which case one of the two actions below will occur);
- Vote to recommend approval to the Board of Supervisors; or
- Vote to recommend denial to the Board of Supervisors.

Step 10. Board of Supervisors Public Hearing.

Once the Planning Commission makes a recommendation for approval or denial, the proposal is generally placed on the agenda for the Board of Supervisors. Advertising, notification, staff reports, and presentations follow the same procedures as for the Planning Commission. The vote of the Board of Supervisors is final.

If a request is denied by the Board of Supervisors or withdrawn by the applicant, the request or a substantially similar request cannot be heard for one year.



Special Use Permit Application Checklist

The applicant shall submit ten (10) copies of all required materials listed below. Applications will **NOT** be accepted without the following attachments:

- Application Form (pg 10).** The application form must be signed by all of the property owners. If ownership is in the name of any type of legal entity or organization including, but not limited to, a name of a corporation, partnership, or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing the application has the authority to do so. If the application is submitted by an agent of the owner, the agent shall sign the application as well.

- Comprehensive Plan Justification.** References should be made to the Comprehensive Plan Policy sections in the text portion of the plan. The Comprehensive Plan map provides an overview of the future land use policy areas, but does not provide a guide to the specific land use policies adopted by Montgomery County.

Land use policies are articulated in the Planning and Land Use portion of [Montgomery County, 2025](#) (chapter 2). available at the Planning & GIS Services Department or on the web. If the proposed development, rezoning, or special use permit is located in a village or village expansion area not covered by an adopted village plan, then the proposal needs to be consistent with the overall Comprehensive Plan.

Villages and Village Expansion Areas. If the proposed development, rezoning, or special use permit is located in a village or village expansion area covered by an adopted Village Plan, the proposal needs to be consistent with both the overall county Comprehensive Plan and with the village plan.

Information that must be addressed concerning the County Comprehensive Plan when submitting special use permit applications includes:

- a) Compliance with required lot minimums, district minimums, and availability of water and sewer
- b) Describe, in specific detail, how the request fits with the land use policies included under the appropriate land use policy area. There are seven land use policy areas: Resource Stewardship (PLU 1.2), Rural (PLU 1.3), Rural Communities (PLU 1.4), Residential Transition (PLU 1.5), Villages (PLU 1.7), Village Expansion Areas (PLU 1.6), and Urban Expansion Areas (PLU 1.8). Each area has specific policies covering land uses, community design, and community facilities and utilities.
- c) If the proposed request requires an E and S permit (land disturbance of more than 10,000 square feet) or with large areas of impervious surface (paved parking areas, etc.), the proposal will need to address groundwater, surface water, and stormwater runoff concerns included in the Environmental Resources Chapter. (ENV6.5, ENV5.6)

- Concept Development Plan.** Required for all special use permit requests. A concept plan is an initial plan, which shows the general nature of the land use change or development, which is intended. It differs from the final site plan, or, plot plan, which is required prior to the issuance of zoning approval and a building permit.

The level of needed detail may vary depending on the nature, size and complexity of the proposed project; however, the following items shall be addressed with a concept plan submittal:

Existing Site Features:

- a) Name of all landowners, applicant (if different), developer, engineer/ party preparing the plans.

- b) Date, revision date(s), scale and north point of plan.
- c) Lot size in acres and/or square feet, property lines and dimensions and any easements.
- d) Zoning and existing use of property and all adjoining properties.
- e) All existing buildings, and streets and/or other adjacent improved or unimproved rights-of-way.
- f) All existing physical features such as tree cover, natural watercourses, recorded drainage easements, and 100-year floodplain limits.

Proposed Site Features:

- g) Location of proposed access areas, loading zones, SWM facilities and streets or other rights-of-way.
- h) Structures: dimensions, use and the general types of exterior materials.
- i) Outside lighting: general location, height and type, and shielding.
- j) General landscaping plan. Existing trees and shrubs are recommended to be maintained wherever possible.
- k) General location and type of screening (fences, walls, vegetation), signs and trash enclosures.

- Filing Fee.** The application fee shall be paid when the application is submitted. Fees are determined by the current fee schedule. Contact Planning & GIS staff for assistance calculating fees. Checks should be payable to “Treasurer of Montgomery County”.

Please note: In addition to the application fee, an invoice will be sent to the applicant/owner for fees associated with legal advertisements as required by the Commonwealth of Virginia.

- Digital Submission of Application and all exhibits.** Applications will not be considered complete until digital items are received. An Adobe PDF document format is preferred for compatibility.
- Ensure all applicable items identified in “Special Use Permit Requirements” (pg 11) are addressed in the application package (concept plan, justification statement, etc).** It may be necessary to attach additional documentation.
- Completed Preliminary Review Meeting Application & Preliminary Review Meeting-Application Checklist Forms (pg 8-9 if required).**
 - Items determined necessary in Preliminary Review Meeting (pg 9)**



Preliminary Review Meeting Request

Special Use Permit

Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073;
540-394-2148; mcplan@montgomerycountyva.gov

Contact Information: Owner Contract Purchaser Other (Please list: _____)

Name: Larry Bickings, agent for Verizon Wireless	Address: 2004 Snead Ave, Colonial Heights, VA 23834
Telephone: 804-720-0326 (M) 804-520-8726 (O)	Email: LBickings@sitesul.com

Subject Property Description:

Location: (Describe in relation to nearest intersection) The existing access farm road to parcel 012633 is approx. 0.41 miles east of the intersection of Surface Road and Union Valley Road.		
Address: (if applicable) Vacant parcel no 911 address	Existing Zoning: A-1	Acreeage: 126+
Parcel ID Number(s): Tax Map 119A-55 Parcel # 012633	Property Owner(s): Sandra M. Prillaman & Carmen M. Steele	
Existing Use: Farming		

Description of Proposed Development and Uses:

The requested information below MUST be submitted

<p>A. Proposed Use(s): Construct a 195' tall monopole tower (199' overall height with lighting rod) with equipment cabinets and generator located within a 70' x 70' lease area with access over existing farm road from lease area to Union Valley Road.</p>
<p>B. Proposed Use Details (check all that applies):</p> <p><input type="checkbox"/> Residential</p> <p>Total Single Family # of Units: _____ Total Multi-Family # of Units: _____</p> <p><input checked="" type="checkbox"/> Commercial</p> <p>Use <u>Tower Site lease area</u> S.F. <u>4,900 sq ft</u></p> <p>Use _____ S.F. _____</p> <p>Use _____ S.F. _____</p>

Applicant Signature: Lawrence Bickings **Date:** 1/28/2020

FOR INTERNAL STAFF USE ONLY

VDOT Requirements

In accordance with the Code of Virginia §15.2-2222.2 and 24 VAC 30-155, the project:

- Will require a Traffic Impact Analysis (TIA) submission and review by VDOT. TIA must be submitted with rezoning application.
- Applicant will be required to coordinate a Scope of Work Meeting with VDOT (Project will generate 1,000 or more vehicle trips per peak hour.)

This determination is based upon the information provided by the applicant on the submitted Preliminary Review Request Form. Determination is subject to change based upon changes to the request.

Information and VDOT forms regarding the VDOT's Traffic Impact Analysis Regulations Administrative Guidelines can be obtained online at www.virginiadot.org/projects/chapter527.

- Documentation of Community Meeting.** Community meetings can be held after submitting application. County staff should be notified a least a week in advance of meeting date.
- Survey Plat.** Copies no larger than 11"x17"
- Traffic Impact Analysis (TIA) - County:** Based upon the proposed use and location, the project may substantially affect roadways and the County may require a traffic impact analysis.
- Elevations:** Copies reduced to 8 ½" x 11" of proposed buildings must be submitted in addition to an electronic copy in ".pdf" format.
- Other:**

Applicant's Signature/Printed Name **Date**

Staff Signature (Planning) **Date**

This form is to verify completion of the required Preliminary Review Meeting and must be submitted at the time of filing of applications. Based upon the proposed development, County staff has determined the information checked on this form must be submitted in addition to regular submission requirements for Rezoning, Provisional Use Permit, or Amendment to Proffer Application

Additional Special Use Permit Requirements

The applicant for special use permit shall provide a statement of justification to address the following items in the application materials to demonstrate what impact the proposed request will have on the County's resources and how the request complies with Montgomery County's comprehensive plan.

Section 10-54(3)(g), Montgomery County Zoning Ordinance

(g) Issues for Consideration. In considering a Special Use Permit application, the following factors shall be given reasonable consideration. The application shall address all the following in its statement of justification or Special Use Permit plat unless not applicable, in addition to any other standards imposed by this Ordinance:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan (Addressed under "3. Comprehensive Plan Justification").
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.
3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
9. The timing and phasing of the proposed development and the duration of the proposed use.
10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.
12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.
13. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of Montgomery County.
14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services.
15. The effect of the proposed Special Use Permit on groundwater supply.
16. The effect of the proposed Special Use Permit on the structural capacity of the soils.
17. Whether the proposed use will facilitate orderly and safe road development and transportation.
18. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

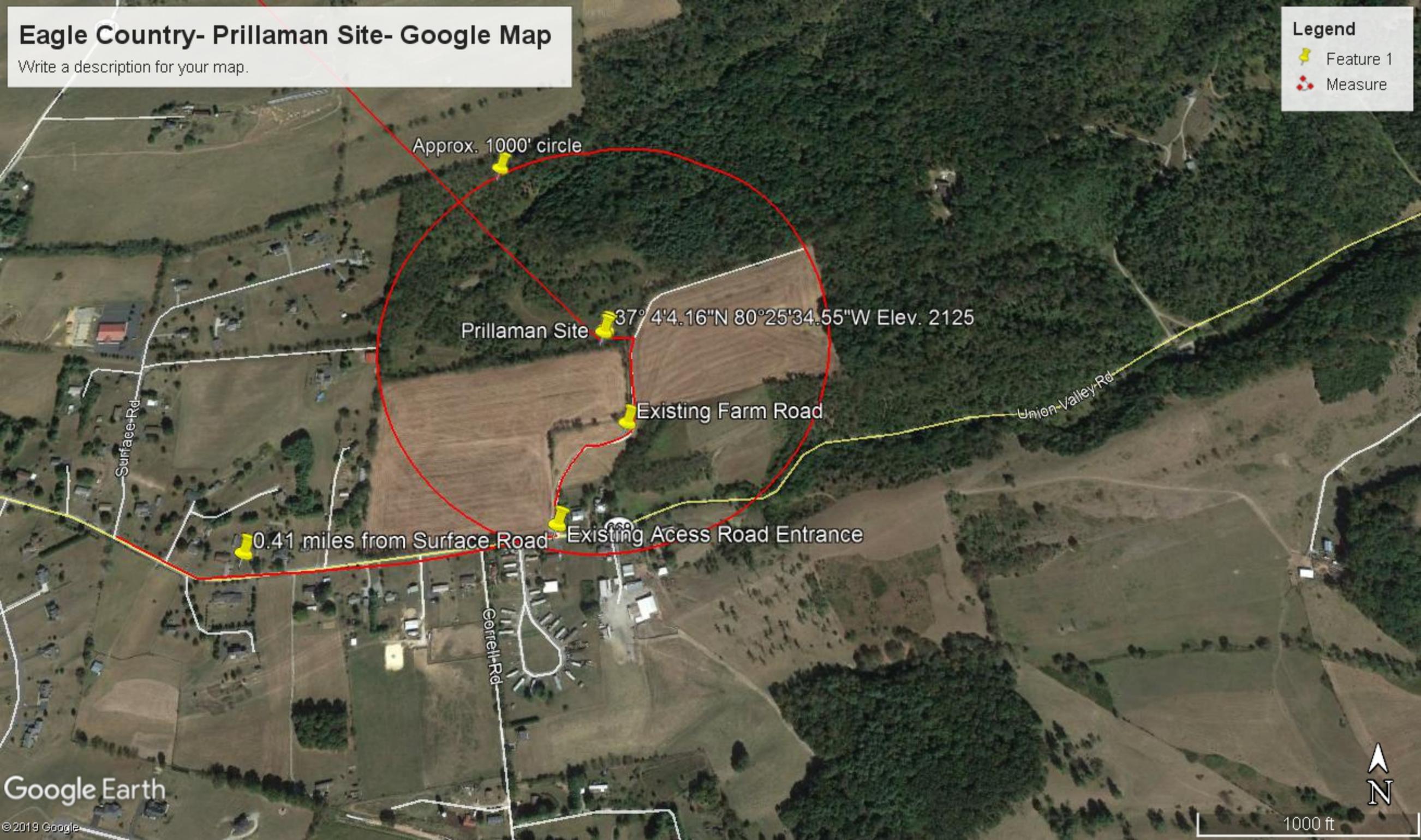
19. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.
20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth.
21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County.
22. The location, character, and size of any outdoor storage.
23. The proposed use of open space.
24. The location of any major floodplain and steep slopes.
25. The location and use of any existing non-conforming uses and structures.
26. The location and type of any fuel and fuel storage.
27. The location and use of any anticipated accessory uses and structures.
28. The area of each use; if appropriate.
29. The proposed days/hours of operation.
30. The location and screening of parking and loading spaces and/or areas.
31. The location and nature of any proposed security features and provisions.
32. The number of employees.
33. The location of any existing and/or proposed adequate on and off-site infrastructure.
34. Any anticipated odors, which may be generated by the uses on site.
35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

Eagle Country- Prillaman Site- Google Map

Write a description for your map.

Legend

- Feature 1
- Measure



From: Miller, Jesse <jesse.miller@vdot.virginia.gov>
Sent: Tuesday, April 21, 2020 8:01 AM
To: Siegall, Hillary <hsiegall@Dewberry.com>
Cc: Alex Chaney <ahmchaney@gmail.com>; Emily J. Gibson <gibsonej@montgomerycountyva.gov>;
Brea Hopkins <hopkinsbg@montgomerycountyva.gov>
Subject: Re: Telecommunications Site (Eagle Country)

[CAUTION] External Email. Do NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

Ms. Siegall
My apologies for not getting back to you sooner.

Cell towers are considered Civil Infrastructure and can be permitted under the standards of a Private Entrance (PE). A PE does not have sight distance requirements. A VDOT Land Use Permit (LUP) will be required. As part of plan approval from Montgomery County, a LUP-PE (attached) will need to be obtained. The appropriate application form is the LUP-A. The underlying land owner will need to be the 'applicant' and the developer would be the 'agent'. The Agent can supply the permit fee and surety.

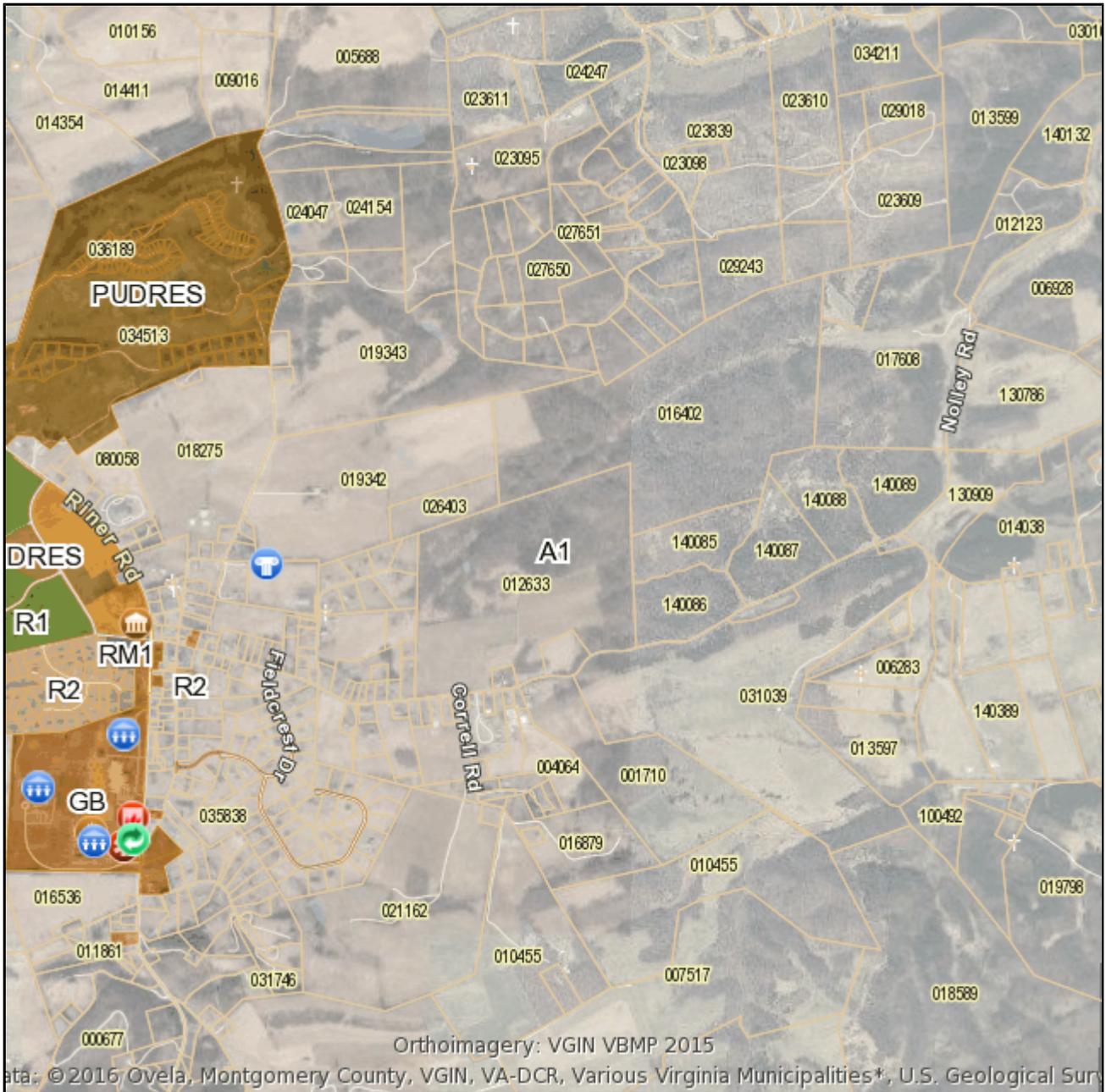
In this case the permit fee would be \$100 (non-refundable) and the surety will be \$1,000 (refundable upon acceptance of any work performed in the ROW).

The permit information will be provided as part of the response to any plan submittal to the County as well.

Feel free to call me directly if you have any questions.

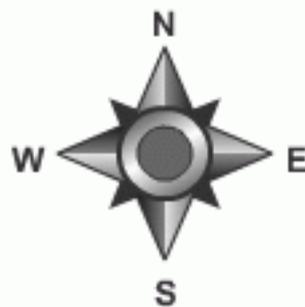
Jesse H. Miller, P.E.

Assistant Resident Engineer
VDOT Christiansburg Residency - Land Use Division
Direct Phone: (540) 381-7178; Main Line: (540) 381-7201



M 1:79124

-  Corporate Boundaries
-  Highway
-  Roads
-  Tertiary Roads and Streets
-  Railroads
-  Driveways, Trails and Paths
-  Buildings
-  River Banks, Streams
-  Lakes and Ponds
-  Contours 10f Int.
-  Virginia Tech/Montgomery Co. Airport



Public Services

-  Fire Department
-  Medical
-  Rescue Squad
-  Services
-  Police/Sheriff
-  Polling Place
-  Industrial Park
-  Tourism
-  Public Library
-  Public School/University
-  Museum
-  Historic
-  Transportation
-  Recreational
-  Waste Collection
-  Cemetery

County Zoning

-  A1 - Agriculture
-  C1 - Conservation
-  CB - Community Business
-  GB - General Business
-  M1 - Manufacturing
-  ML - Manufacturing Light
-  PIN - Planned Industrial
-  PMR - Planned Mobile Home Residential
-  PUDCOM - Planned Unit Development Commercial
-  PUDRES - Planned Unit Development Residential
-  R1 - Residential
-  R2 - Residential
-  R3 - Residential
-  R3C - Residential (Compact)
-  RM1 - Multi-Family Residential
-  RR - Rural Residential
-  RRC - Rural Residential (Compact)
-  TND-I - Traditional Neighborhood Dev Infill

-  Tax Parcels
- Show Parcel ID

GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND
ENVIRONMENTAL CONSULTANTS

A Practicing ASFE Member Firm



ATTORNEY-CLIENT PRIVILEGED/CONFIDENTIAL MATERIAL

January 10, 2020

Verizon Wireless
7600 Mountpelier Road
Floor 2 South
Laurel, Maryland 20723

Attn: Ms. Stefanie Lewis

Re: SHPO Regulatory Review
Eagle Country Cell Site
Union Valley Road
Riner, Virginia

Dear Ms. Lewis:

In accordance with our agreement, Geo-Technology Associates, Inc. (GTA) has reviewed records at the Virginia Department of Historic Resources (VDHR) pertaining to documented architectural and archeological resources within the proposed Area of Potential Effect (APE) for the above-referenced proposed cell tower site. Please be advised that GTA relies completely on the documentation maintained at the VDHR offices and resources not included herein may appear in VDHR archives by the time the formal Section 106 reporting occurs. In addition, GTA has used the preliminary site location information provided for the proposed tower site, as noted in the *Site Selection Worksheet, Site Candidate Package*, or similar site documents provided by Verizon Wireless or its representatives. In the event the site location is moved, additional research may be required.

GTA understands that VZW plans to construct an approximately 199-foot tall telecommunications tower at the site. ***Based on VDHR file information, no National Register of Historic Places (NRHP) listed or eligible historic resources are located in the 1/2 mile APE, which is the visual effects assessment search radius for a tower up to 199 feet tall.*** One historic resource is located in the APE; however, it has either not been evaluated or has been determined not eligible for listing. Therefore, it is unlikely a visual effects evaluation will be required for this location.

43760 Trade Center Place, Suite 110, Sterling, Virginia 20166

Phone: (703) 478-0055 Fax: (703) 478-0137

◆ Abingdon, MD ◆ Laurel, MD ◆ Frederick, MD ◆ Waldorf, MD ◆ Sterling, VA ◆ Somerset, NJ
◆ New Castle, DE ◆ Georgetown, DE ◆ York, PA ◆ Quakertown, PA ◆ Charlotte, NC

Visit us on the web at www.mragta.com

We appreciate the opportunity to be of assistance on this project. Should you have any questions regarding this information, or should you require additional information, please do not hesitate to contact our office at (703) 478-0055.

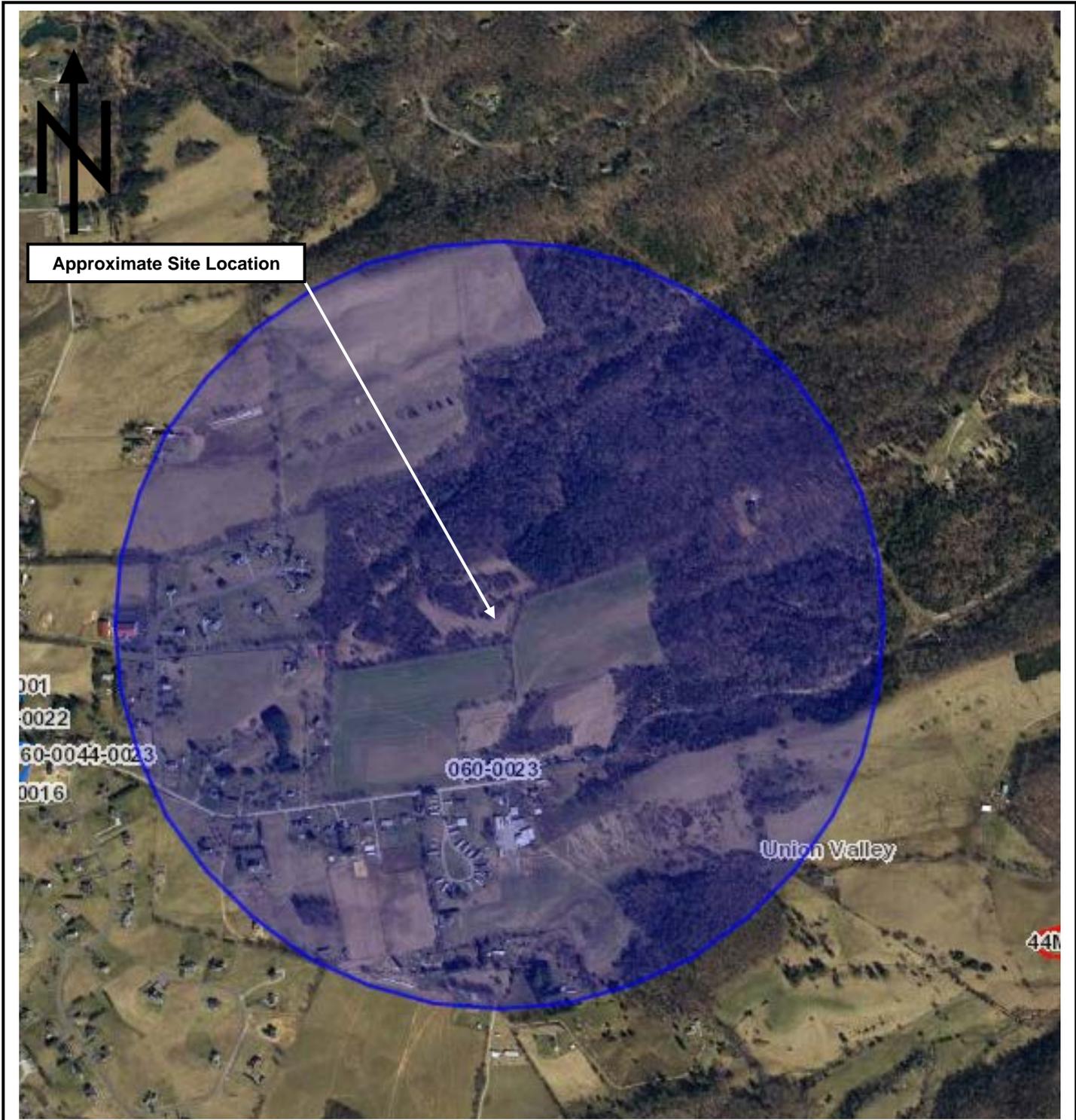
Sincerely,
GEO-TECHNOLOGY ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "A. Hendricks", written in a cursive style.

Andrew S. Hendricks, P.G., L.R.S.
Vice President

Attachments: APE Map
VDHR Materials (2 pages)

cc: Ms. Stefanie Lewis / Verizon Wireless



GEO-TECHNOLOGY ASSOCIATES, INC.
Geotechnical and Environmental Consultants

43760 Trade Center Place, Suite 110
 Sterling, Virginia 20166
 (703) 478-0055
 Fax (703) 478-0137

Eagle Country SHPO Screening

 - 0.5 Mile APE

 - Architectural Resource

 - Archaeological Resource

SCALE

1" = 1500'

DATE

January 2020

SOURCE

VCRIS

Property Information

Property Names

Name Explanation **Name**
 Historic Williamson, George, House

Property Evaluation Status

Not Evaluated

Property Addresses

Current - Route 699

County/Independent City(s): Montgomery (County)

Incorporated Town(s): *No Data*

Zip Code(s): *No Data*

Magisterial District(s): *No Data*

Tax Parcel(s): *No Data*

USGS Quad(s): RINER

Additional Property Information

Architecture Setting: *No Data*

Acreage: *No Data*

Site Description:

Secondary resource is the shed.

Surveyor Assessment:

No Data

Surveyor Recommendation: *No Data*

Primary Resource Information

Resource Category: Domestic

Resource Type: Single Dwelling

NR Resource Type: Building

Historic District Status: *No Data*

Date of Construction: Ca 1900

Date Source: Site Visit

Historic Time Period: Reconstruction and Growth (1866 - 1916)

Historic Context(s): Domestic

Other ID Number: *No Data*

Architectural Style: Other

Form: *No Data*

Number of Stories: 2.0

Condition: Fair

Interior Plan: Central Passage, Double Pile

Threats to Resource: Deterioration

Architectural Description:

Architecture Summary: Two-story house, three bays wide, with cornerboards. Gablets with overhanging eaves have small arched louvered openings in the gable peaks. Roof has modillioned cornice. Projecting gable-front roof porch has pediment created by small pent, arched window in the gable peak. Porch has brackets, turned balustrade on the second story porch.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior	Brick	Cap, Corbeled
Porch	2-story, 1-bay	Wood	Posts, Turned
Roof	Hipped	Metal	Standing Seam
Windows	Sash, Double-Hung	Wood	2/2
Foundation	Other	<i>No Data</i>	<i>No Data</i>

Structural System and Exterior Treatment	Frame	Wood	Weatherboard
--	-------	------	--------------

Secondary Resource Information

Secondary Resource #1

Resource Category: DSS Legacy
Resource Type: Shed
Date of Construction: Ca
Date Source: *No Data*
Historic Time Period: *No Data*
Historic Context(s): Domestic
Architectural Style: *No Data*
Form: *No Data*
Condition: N/A
Threats to Resource: None Known

Architectural Description:

Architecture Summary: One-story, frame and weatherboard outbuilding with gable roof is located north of the house.

Number of Stories: *No Data*

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Worsham, Gibson (architect)
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 12/6/1985
Dhr Library Report Number: *No Data*
Project Staff/Notes:

No Data

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Eagle Country



Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > TOWAIR

[FCC Site Map](#)

TOWAIR Determination Results

[? HELP](#)

[New Search](#) [Printable Page](#)

*** 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.

DETERMINATION Results

Structure does not require registration. The structure meets the 6.10-meter (20-foot) Rule criteria.

Your Specifications

NAD83 Coordinates

Latitude	37-04-04.0 north
Longitude	080-25-33.0 west

Measurements (Meters)

Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	647.7

Structure Type

B - Building

Tower Construction Notifications

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

ASR Help

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ASR Online Systems

[TOWAIR](#) - [CORES](#) - [ASR Online Filing](#) - [Application Search](#) - [Registration Search](#)

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Federal Communications Commission
445 12th Street SW
Washington, DC 20554

Phone: 1-877-480-3201
TTY: 1-717-338-2824
[Submit Help Request](#)

MEMORANDUM

TO: Planning Commission

FROM: Planning Staff

MEETING DATE: October 21, 2020

RE: **Agricultural & Forestal Districts #3, 4, 5 – Renewal**

I. General Purpose

Agricultural & Forestal Districts (AFD's) are rural areas reserved for the production of agricultural products and timber as important economic and environmental resources. They are established according to state guidelines at the initiative of individual landowners and the approval of the Board of Supervisors. Participating landowners relinquish some development rights, for a period of eight years, in return for increased protection from development and possible real estate tax benefits. All residents benefit from good stewardship of the land and from the reduced demand to extend urban public services into rural areas on the County.

According to §15.2-4305 of the Code of Virginia, each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district if:

- (i) the nearest boundary of the parcel is within one mile of the boundary of the core, **or**
- (ii) it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, **or**
- (iii) the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land

II. Districts for Renewal

1. AFD 4 (Silver Lake Road)

Background:

Originally established in 1980, **District #4 (Silver Lake Road)** is generally located to the west of the Town of Christiansburg, and is in the vicinity of Silver Lake Road (Route 661). Currently, AFD 4 consists of 20 property owners and approximately 1,682 acres. The proposed new district would

consist of 17 property owners and approximately 1,550.0774 acres. This new total includes a 28.2630 acre parcel addition.

Three of the property owners in AFD-4 are requesting withdrawal of their property for the upcoming term, which would remove 130.2710 acres from the district.

Property owner information is shown in the tables below. Please see the attached maps for the location of the properties.

Requested Withdrawals:

PARCEL_ID	OWNER1	OWNER2	ACRES
032135	BGB EQUIPMENT RENTAL LLC		112.8390
230245	BOLES RONALD KENNETH	BOLES LISA JOANNE	2.7440
011704, 032569, 011082	LINKOUS D TODD		14.6880
Total Acreage			130.2710

Requested Renewals:

PARCEL_ID	OWNER1	OWNER2	ACRES
003342	CHARLTON GEORGE HOLLES JR		71.8690
230077	CHARLTON JAMES LIFE ESTATE	CHARLTON GEORGE HOLLES JR	1.0010
003388, 130057, 130056	CHILDRESS FARMS INC		472.5690
021935	CHILDRESS FLOYD S JR ESTATE	C/O CHARLES CHILDRESS COEXEC	7.2140
003425, 003423	CHRISMAN WILLIAM FRANK		121.4360
032136	CROCKETT CURTIS W		36.5710
160321, 150537	EPPERLY JEFFREY L		66.2987
004337	HOWELL PROPERTIES LLC	C/O TONY HOWELL	95.4604
001423, 001424	MCPEAKE FARM LLC		195.0000
019286	PAGE GRAYSON FRANKLIN		67.6300
014003	PAGE JAMES C	PAGE ANNE NUCKOLS	25.9600
023766	PAGE JAMES CASTLE	ETUX	111.1170
014141, 014143, 003413	PAYNE PROPERTIES OF	VIRGINIA LLC	184.7900
021645, 021644	YOUNG GLENN ALAN		74.0500
Total Acreage			1,530.9661

No Response (Automatic Renewal):

PARCEL_ID	OWNER1	OWNER2	ACRES
004387	CROMER ARCHIE E JR	CROMER RUTH CHARLTON	9.1820
021937	CROMER CHARLTON A		1.9993
021936	STULTZ WALTER I JR	STULTZ WANDA A	7.9300
Total Acreage			19.1113

Requested Additions:

PARCEL_ID	OWNER1	OWNER2	ACRES
100333	YOUNG GLENN ALAN	SHARON GARDNER YOUNG	28.2630

Staff Analysis

The attached map of AFD-4 shows that there are only three property owners withdrawing from the district and that the core is intact and very strong, in fact there are two areas that can be considered a core. There are outlying parcels that may continue in the AFD-4 District that are located west of the core, since the nearest boundary is within one mile of the district core.

The AFD Committee and Staff recommend renewing AFD-4 with the proposed changes as shown and with the conditions previously tied to the district.

2. AFD 5 (Riner)

Background:

Originally established in 1995, **District #5 (Riner)** is generally located near the Montgomery and Floyd County boundary and is located in the vicinity of Nolley Road (Rt. 679), Union Valley Road (Rt. 669), Rustic Ridge Road (Rt. 616), and Piney Woods (Rt. 600). Currently, AFD-5 consists of 56 property owners and approximately 6,765 acres.

Ten property owners are requesting to withdrawn their parcels, totaling 953.7077 acres. All remaining property owners replied with updated forms to renew their property within the district or have not responded. The acreage for the upcoming eight-year period will be 5,812.1839 acres, including 621.7655 acres total from property owners who did not respond.

Requested Withdrawals:

PARCEL_ID	OWNER1	OWNER2	ACRES
014354	AKP ASSOCIATES LLC	KENNETH PHILLIPS	53.475
007821	ARMISTEAD JEFFERSON D	ARMISTEAD ANNE H	30.8950
140089	CHESSER CLARKE BRENDA M	CLARKE JAMES W	24.2370

016996, 007870, 016999	HALL GEORGE B JR	HALL DEBBIE S	224.6290
019136	L & G CIRCLE T		196.2890
014448	PHILLIPS ALLEN C		170.5550
012633	PRILLAMAN SANDRA M	CARMAN MILES STEELE	126.1740
019408, 019407	TIELEMAN FRANCES E		73.0000
230310	WEEKS ALLISON BISHOP	WEEKS STEVEN M	2.0647
013597, 013596	WINTERS LIVING TRUST	C/O RAYMOND E WINTERS JR ETAL TRS	52.3890
		Total Acreage	953.7077

Requested Renewals:

PARCEL_ID	OWNER1	OWNER2	NACRES
000591, 100452	BAKER EDWARD A	BAKER JUDITH J	183.3290
007517	BEAR BRANCH LLC		170.7981
013599	BENNI WILLIAM CHARLES	BENNI TONYA RENEE	60.4831
032307, 001665, 001733, 031122, 001664	BISHOP MICHAEL DAVID		282.0388
140390, 019798	BOWMAN ROBERT R	BOWMAN JUDY N	161.3100
006283, 013594	BURKE ALLAN C	BURKE SHERRY B	29.4800
021661	COX WILBERT WAYNE		65.9750
130788	FEATHER J F	C/O ALLAN C BURKE	0.5000
018268, 018275	FIVE POINTS LIMITED PARTNERSHIP	REGISTERED LIMITED LIABILITY PRT	79.5780
015608, 140571	GREEAR JOHN DARIN	GREEAR TABITHA DAWN	113.8070
140085	HALE DWAYNE D	HALE SHERRY S	21.5060
000603	HANSEN CHRISTOPHER G		8.2009
009458	HYLTON ELIZABETH AFTON		243.0800
130222	HYLTON KENNETH RAY		72.5060
140161	JANICE H MILESKI REV TRUST	C/O JANICE H MILESKI TRUSTEE	13.4230
010157	KING CHARLES R JR	KING JOSEPH S	24.9230
9078	KITTINGER DAVID T	KITTINGER LEAH R	6.9824
031039	KITTINGER DAVID T		156.2120
010455	KNOWLES LARRY REECE		151.6290
140086	LAWSON DARREN R	COLLINS MICHELLE L	21.6860
003305	LAYNE DANNY T & DONNA B LE ETAL	C/O ERIN E LEVERING	71.8440
011544	LUCAS GEORGE K ESTATE	ETAL	452.0800
019111, 014449	MILLER ROBERT K		149.9690
012728	MILLER ROBERT K	MILLER SUSAN M	136.4200
018597	MILTON JULIA S		552.4370

160253	MITCHAM JOSHUA ALLAN	MITCHAM KIMBERLY M	4.3386
012839, 027600, 012840	MITCHELL ROBERT DRAYTON	MITCHELL MELISSA R	242.8514
025434	NORTH BALDWIN TRUE DRESSEL	NORTH EZRA BRYCE	50.0000
016997, 013626	NORTH MARY HAYNE BALDWIN		82.9720
140389	PATRICIA E WILLIAMS REV TRUST	C/O PATRICIA E & EDWARD J WILLIAMS TRS	26.7030
140087	PELZER KEVIN D	PELZER JACQUELYN M	23.8000
010170	PHILLIP EDWIN KEITH REV TR	C/O CHILDRESS FARMS	94.5890
029927, 014435, 014434	PHILLIPS ROBERT A		374.0480
013598	PILAND GLAZIER B	PILAND CAROL S	10.5610
010171	POFF KAREN KEITH	C/O CHILDRESS FARMS	77.7800
016402	PRILLAMAN SANDRA M ETAL		172.9100
019036	QUINCE FARM LLC	C/O ROBERT L PRICE	81.0880
007867	REED BASIL D		68.6310
007866	REED BASIL D	REED KIMBERLY K	40.4150
230024	REED GARY D	REED PHYLLIS M	23.7070
016993, 016994 016998, 016995	REED JOSEPH D	REED DEBORA S	114.0290
006928, 130787	ROBINSON DONALD R	ROBINSON DONALD R JR	117.0676
130909	ST MARY INVESTMENTS LLC	C/O SALWA DEMIAN	23.4239
019107, 000723, 019104	TEANY LAURA ELLEN	C/O LAURA TEANY LEHMANN	168.7618
150100	TURTLE VALLEY LLC		162.5448
		Total Acreage	5,194.4184

No Response (Automatic Renewal):

PARCEL_ID	OWNER1	OWNER2	ACRES
018589	BOWMAN LOWELL III	GRIFFIN JASON TODD	259.0000
031664	KENLEY MICHAEL C	KENLEY KATHRYN P	6.0998
130786	MCCLELLAN PHILLIP W	MILLER-MCCLELLAN JENNIFER L	53.7438
140132	MCCONNELL JUDITH W		53.7249
030710	MILLER ZACHARY D	MILLER EMILINE M	5.2200
017022, 021961	SHELTON JAMES R		149.8630
014290	WOOLWINE CHRISTOPHER A	WOOLWINE HEATHER B	94.1140
		Total Acreage	621.7645

Staff Analysis

The attached map of AFD-5 shows that approximately 900 acres are being withdrawn from the district, but the district remains strong with 5,973.5835 acres being renewed. Those properties that are not within one mile of the boundary or contiguous to a parcel within the one mile of the boundary of the core, can be reviewed and included in a district if they are found to have agriculturally and/or forestal significance, per the Code of Virginia.

The AFD Committee and staff recommend adding AFD-3 Little River District to the AFD-5 Riner District. That would result in one district known as AFD 5 – Riner/Little River which would contain 2,501.3102 acres to remain viable for another eight year cycle.

3. AFD 3 (Little River)

Background:

Originally established in 1980, **District #3 (Little River)** is generally located to the east of the boundary between Montgomery and Pulaski Counties and is in the vicinity of Indian Valley Road (Rt. 787) and Piney Woods Road (Rt. 600). Currently, AFD 3 currently consists of 24 property owners and approximately 1,711 acres.

Seven of the 24 property owners in AFD 3 are requesting withdrawal of their property for the upcoming term, which would remove approximately 789.4175 acres from the district.

Nine property owners wish to renew, resulting in 604.5202 acres requesting to be renewed within the district. There are four property owners that have not responded, resulting in 307.5876 acres automatically being renewed since we have not received a written request to withdraw.

Two property owners already enrolled in AFD 3 wish to add recently acquired properties to the AFD 3 district, totaling 39.1250 additional acres.

Requested Withdrawals:

PARCEL_ID	OWNER1	OWNER2	ACRES
120347	COX CHARLES MATTHEW	COX SHAUNA MARIE	2.9790
011669	LITTLE RIVER STITCHES LLC		20.5410
011812	MARSHALL THEODORE C	MARSHALL EDITH M	106.2980
011668	MILLS ELIZABETH ANN		12.8590
014083, 014467	PHILLIPS ALLEN C		176.5635
028950	ROOP MARK SCOTT		94.383
016035	RIVER HAVEN FARMS INC	C/O ALLEN C PHILLIPS	178.1780
016841, 016842, 023453, 200400, 240205	SHANKLIN FARMS LLC		228.0990
023893	SHANKLIN JOHN ROBERT		43.4000
016843	SHANKLIN JOHN WILLIAM ESTATE	ROOP ELIZABETH S HEIRS	20.5000
		Total Acreage	883.8005

Renewals:

PARCEL_ID	OWNER1	OWNER2	ACRES
027795, 029043, 027794	COX WILBERT WAYNE		91.8174
016314, 016311, 016315, 016310	GROOT HARRY WILLIAM	GROOT GAIL M	84.6100
007824	HALL CHARLES G ETAL	C/O CHARLIE HENRY HALL	15.1000
007828	HALL CHARLIE HENRY	HALL JUANITA GRUBB	29.7000
028952	MORRIS ROGER CECIL	MORRIS MARGARET ANN D	6.2170
009892	SNYDER JULIE KAY		63.8300
020589, 020591	WELLS DENNY GERALD	WELLS JUDY NIXON	65.5608
020717, 016293, 020715	WHITE RACHAEL		112.8850
020718	WHITE RACHEL W	WHITE PAUL L	134.8000
		Total Acreage	604.5202

No Response (Automatic Renewal):

PARCEL_ID	OWNER1	OWNER2	ACRES
004053, 004052	COX DONALD JAMES	COX DEBORAH A	200.2316
033486, 120176	HEART HOLDINGS LLC		11.0520
033487	OBISO RICHARD J JR		1.9210
		Total Acreage	213.2046

Additions:

PARCEL_ID	OWNER1	OWNER2	ACRES
016313, 016312	GROOT HARRY WILLIAM	GROOT GAIL M	23.2500
002834, 002835, 006182, 014417, 027793	COX WILBERT WAYNE		15.8750
		Total Acreage	39.1250

Staff Analysis:

The attached map of AFD 3 shows that there are several outlying parcels requested to be withdrawn from the district; properties owned by John Shanklin/Shanklin Farms off of Dry Valley Road. There are four smaller parcels (PID 160318, 230181, 230180, 110302) that were subdivided from the parent parcel owned by Shanklin that wish to renew, however they all are less than 3 acres and without the larger parcels to connect to, cannot meet the requirements to remain in AFD. These parcels should be removed from District 3.

Staff Suggested Removals:

PARCEL_ID	OWNER1	OWNER2	ACRES
160318	CREIGHTON CYNTHIA L		2.0000
110302	HURST WADE RICHARD III	HURST AMANDA VICTORIA	2.3000
230180	LOVIK ERIC G	LOVIK GLORY M	3.0120
230181	HALE JASON D	HALE AMANDA M	3.0000

Additional outlying parcels being withdrawn from the district are PID 011812, 106.298 acres owned by Theodore and Edith Marshall and PID 016035, 178.178 acres owned by River Haven Farms c/o Allen Phillips.

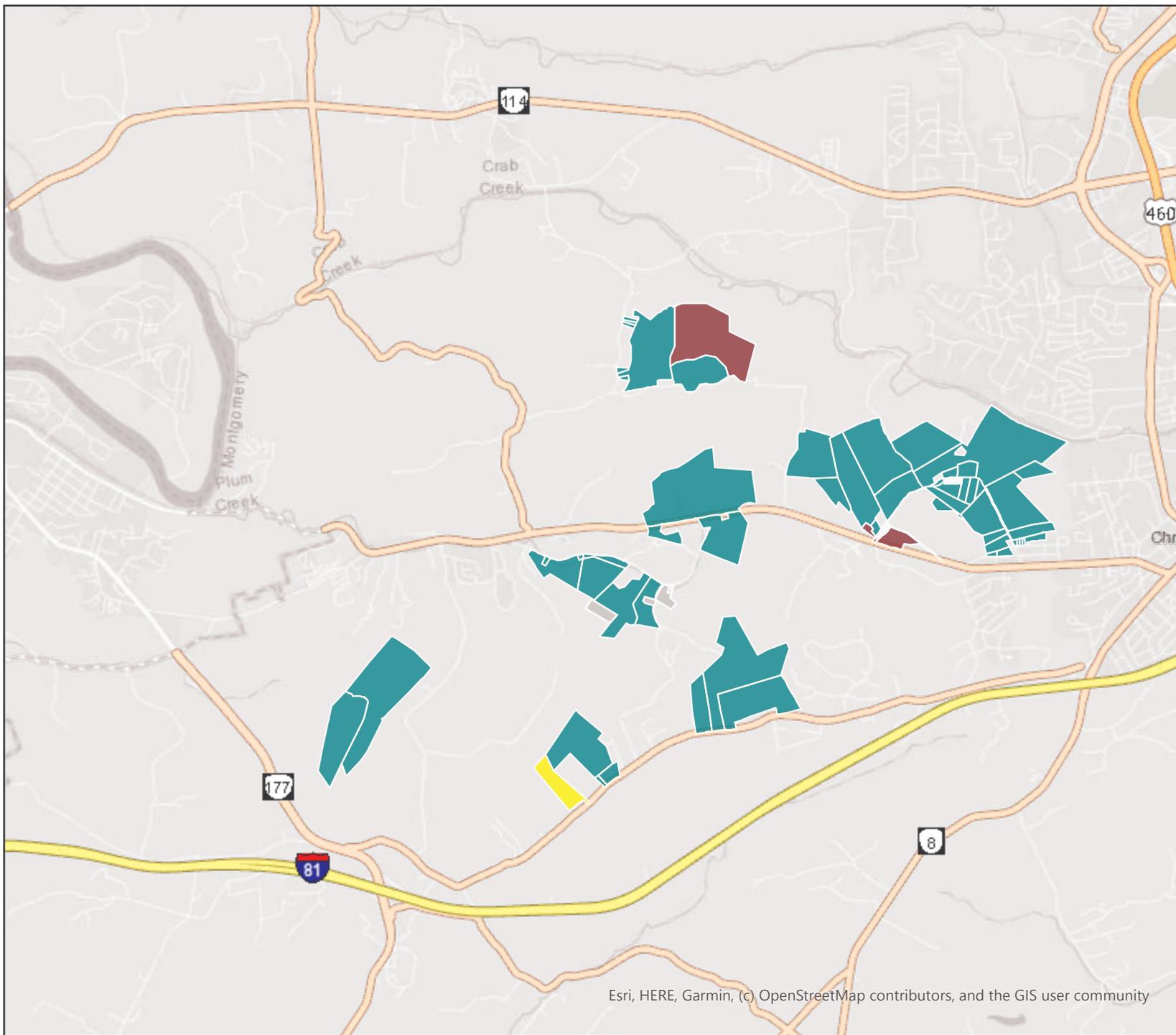
The core of AFD 3 is at risk of collapsing, as Mr. Phillips is withdrawing another 176.564 acre parcel and Little River Stitches LLC is removing 20.541 acres from the core. Staff did not receive a response from Donald and Deborah Cox, who own 96.7 acres, which will automatically renew. Without the automatic renewal of the Cox property, the core would not remain intact.

Due to the changes in this district as shown on the attached map, staff is recommending that AFD-3 be combined with the AFD-5 Riner district. The AFD Committee upheld the recommendation.

Enclosures:

- AFD 4 – Silver Lake Rd Map
- AFD 3 - Little River Map
- AFD 5 – Riner Map
- AFD 3 and 5 Boundary Map

AFD 4 MAP



- Addition
- Renew
- Withdraw
- To Be Determined or No Response
- Major Roads
- 460 Bypass
- I-81

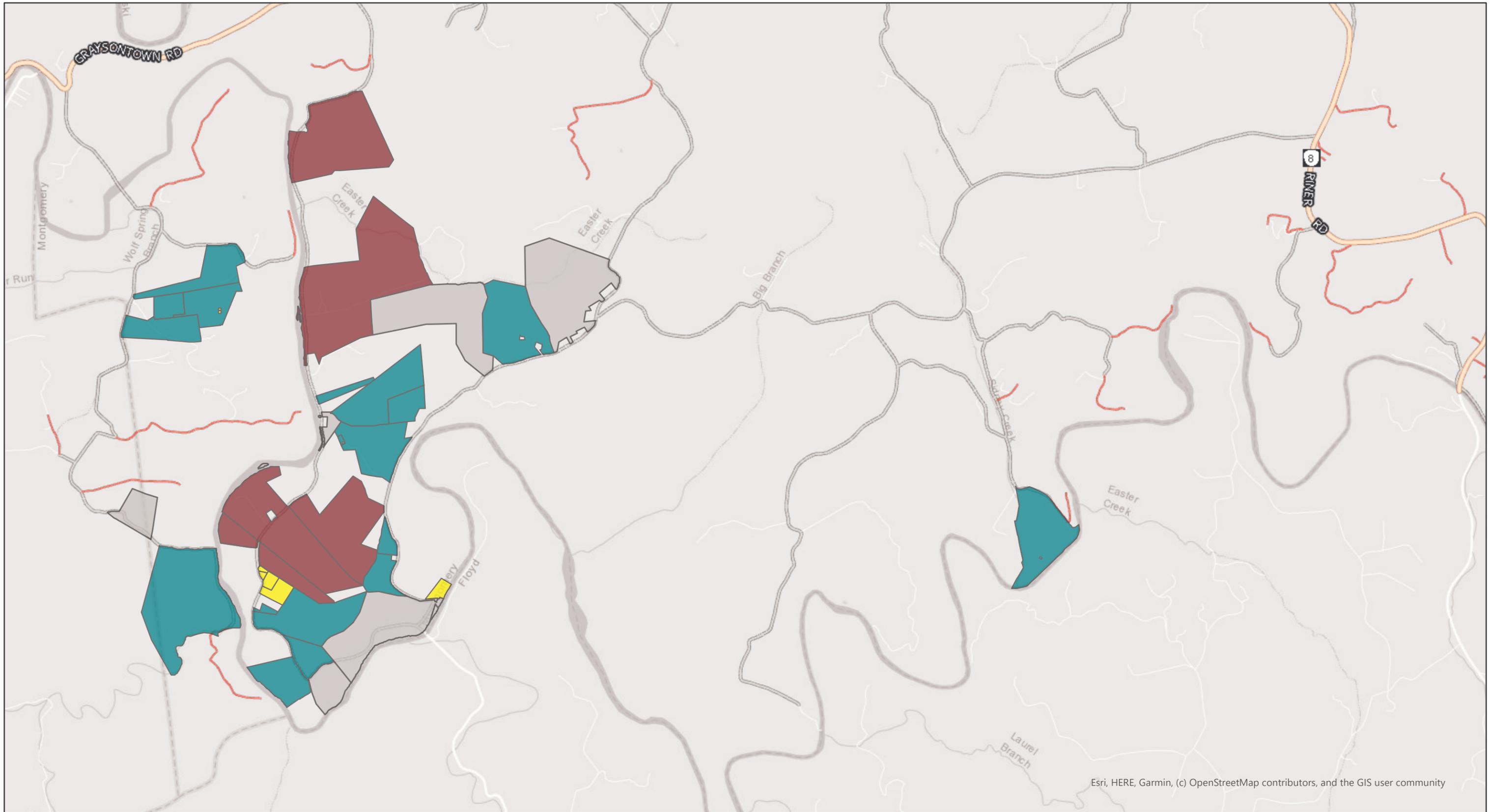
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



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Map by Montgomery County VA web map viewer 9/1/2020



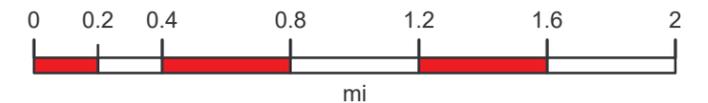


Addition
Renew

Withdraw
Private Roads

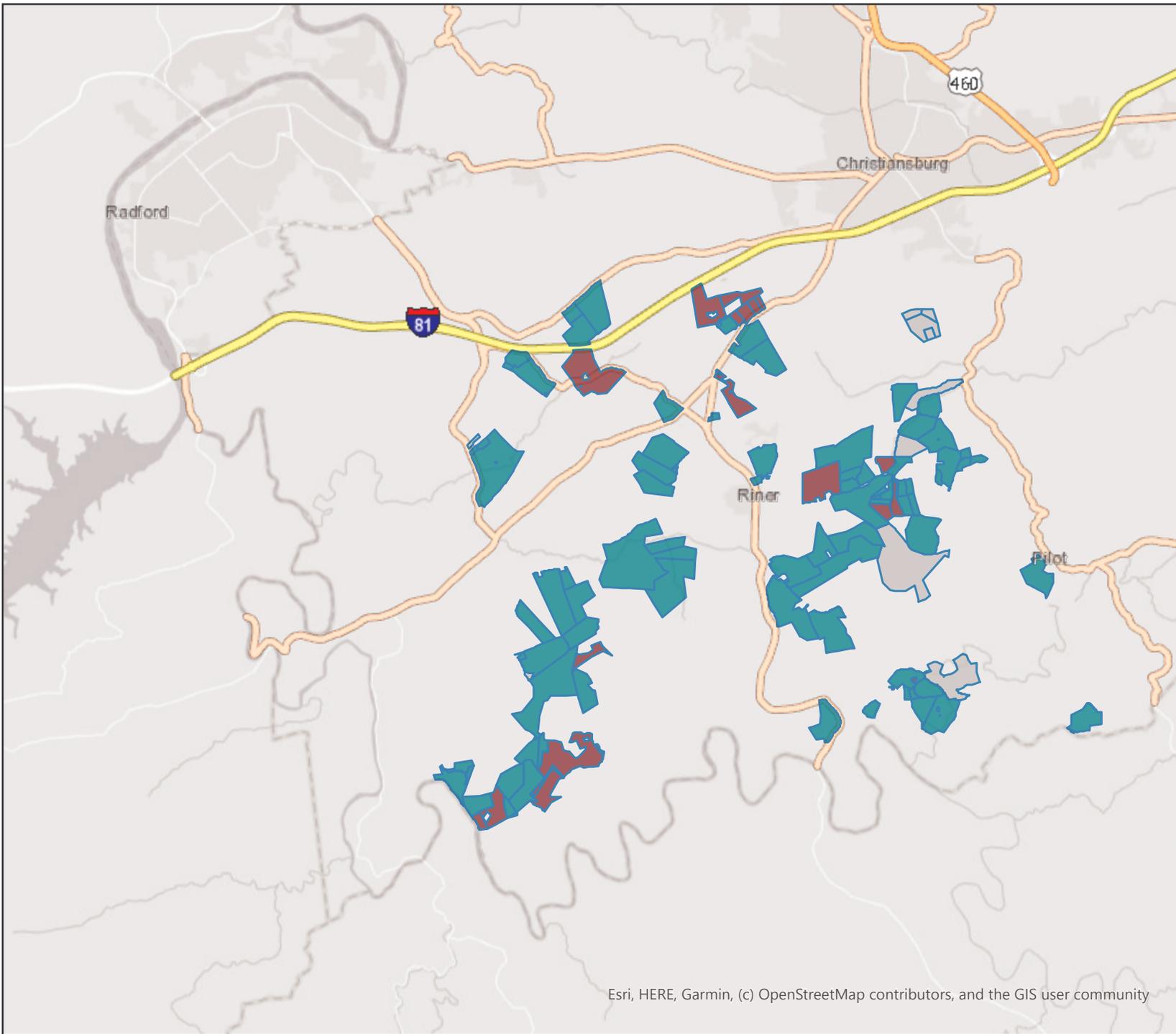
AFD 3 Little River

State Roads
Major Roads



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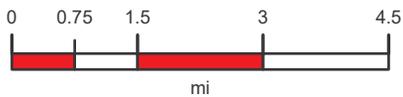
AFD 5 MAP



- Renew
- Withdraw
- To Be Determined or No Response
- Major Roads
- 460 Bypass
- I-81

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

*For reference purposes only.
Not to be used as an official
legal document.



Map by Montgomery County VA web
map viewer 9/1/2020



AFD 3 LITTLE RIVER - ORANGE

AFD 5 RINER - YELLOW



MONTGOMERY
COUNTY, VIRGINIA

