



# **Board of Supervisors 5/9/17**

**Special Use Application  
Eco-Site Telecommunication Tower  
at TM 23-22-2.  
SUP16-0011**

**Courtland Voting District.**

**Patrick Carlton White  
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Request: Special Use approval for a 150' tall monopole style Wireless Telecommunications Tower with a 10' tall lightning rod within a secured 63' x 40' equipment area in a Commercial 2 (C-2) zoning district on 1.4 acre unaddressed parcel.

Staff recommends approval with conditions.

Planning Commission recommended denial (6-0) on March 1, 2017 noting alternative facilities could be upgraded, alternative sites could be used, and that information lacking regarding capacity and coverage measurements and goals. Community opposition was also observed concerned with visual impacts and potential resale value impacts

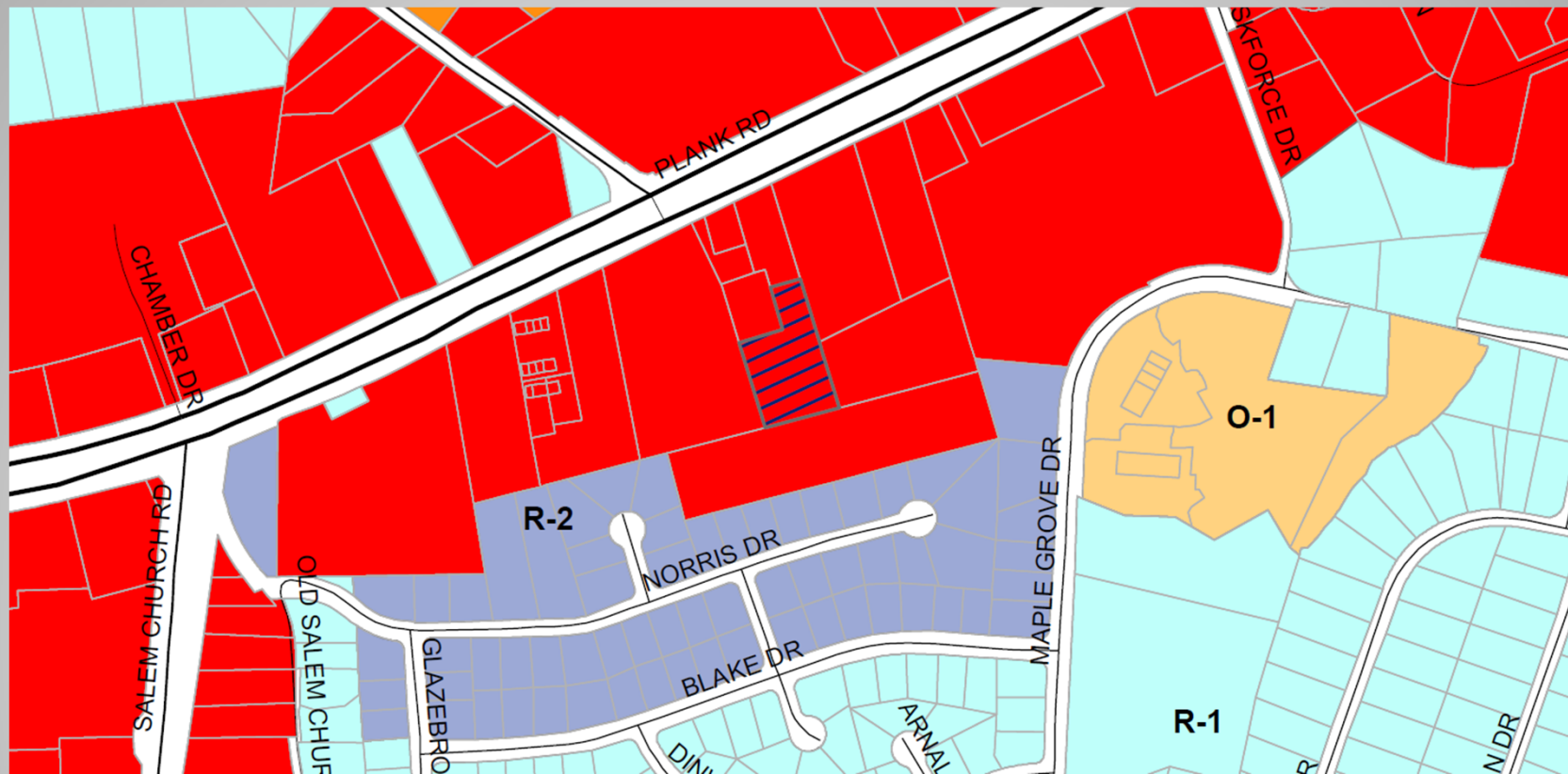
Supplemental materials were subsequently submitted by the applicant intended to address the Commission's noted concerns and are located within Agenda Packet.

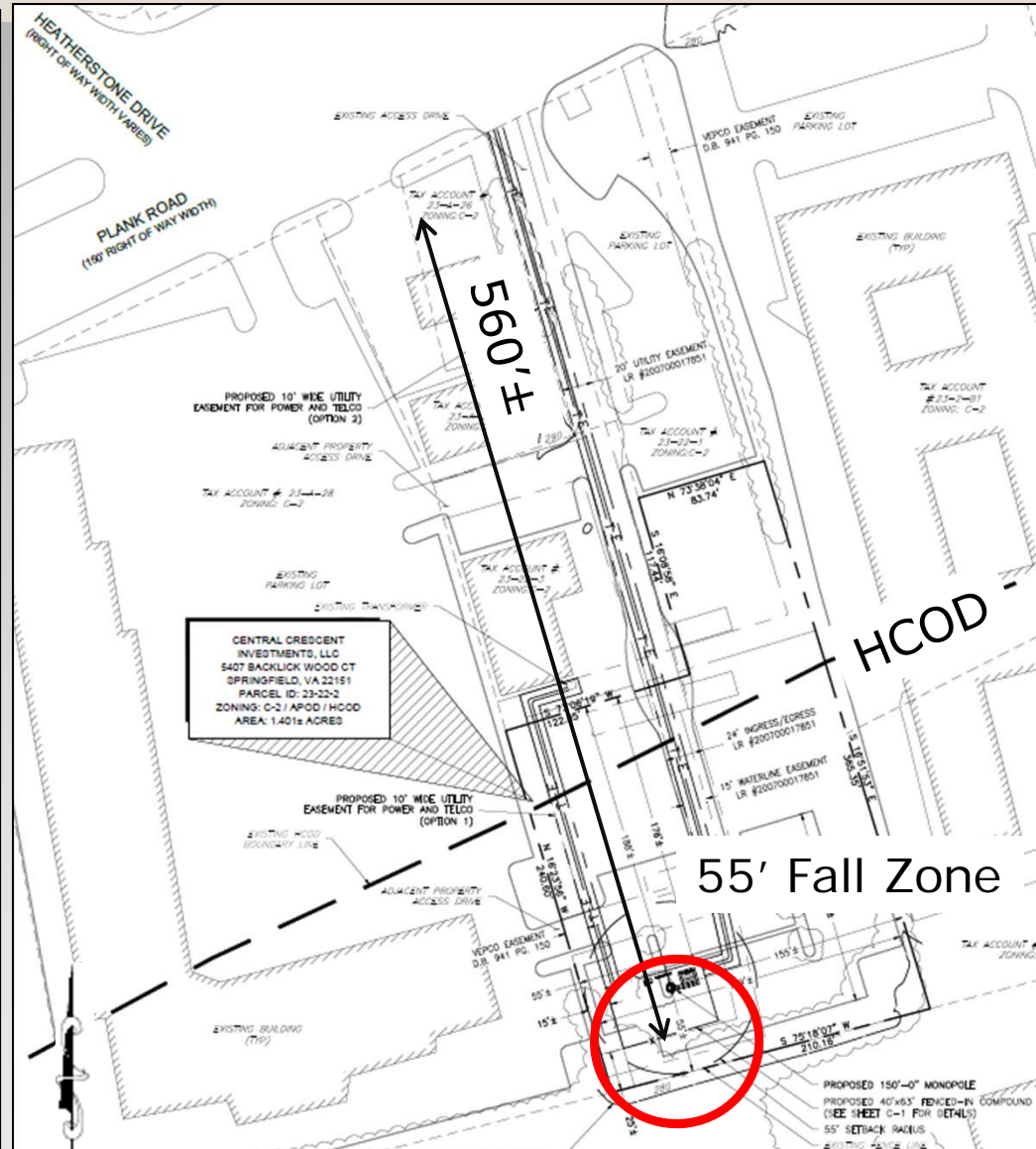
Location: Courtland District. 400' south and behind Loan Max, which is located at 3914 Plank Rd. and across Plank Rd. from BJ's Wholesale Club.





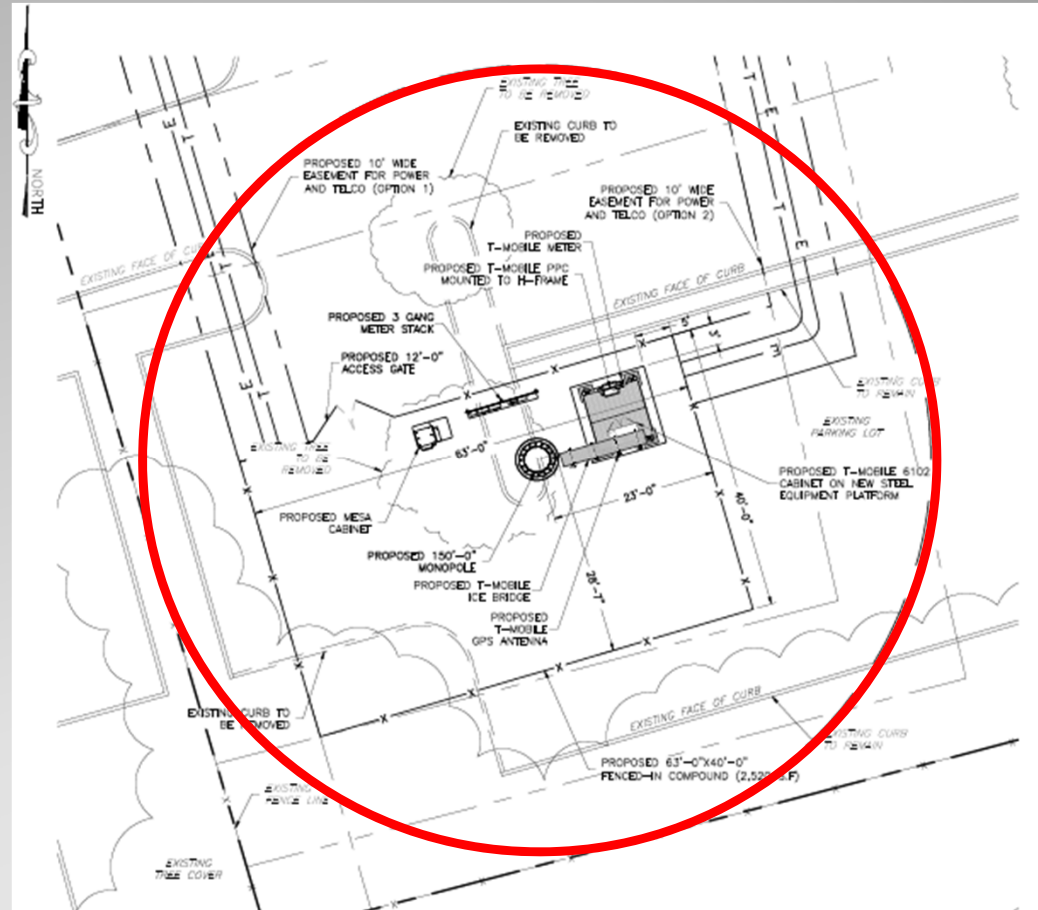
Location: Property and all surrounding properties are Zoned C-2. Property has Commercial FLU and is partly within HCOD, equipment area is outside HCOD.



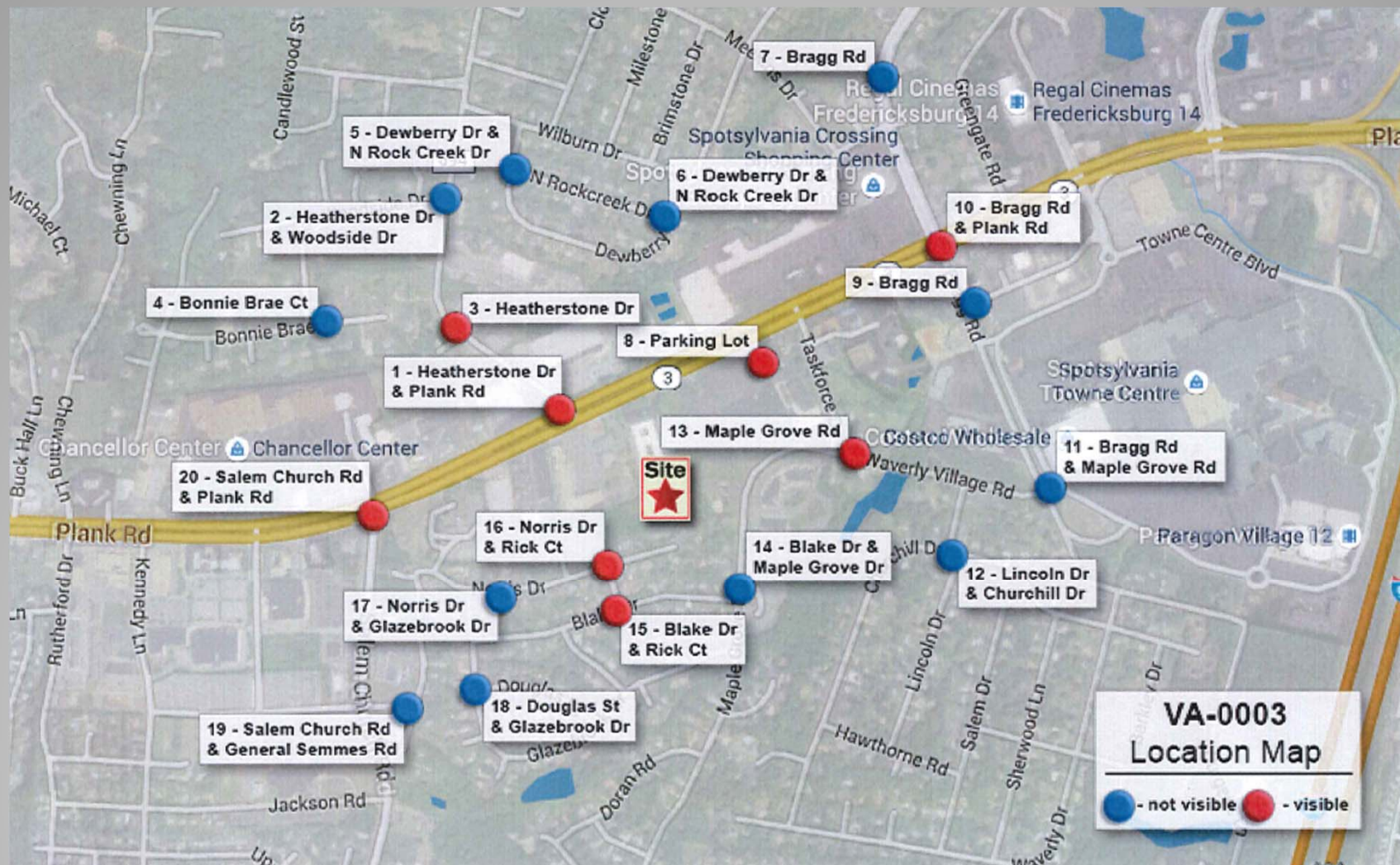


240' south to nearest residential property line

- 63' x 40' eq. area will accommodate 2 additional users.
- Tower to fall w/in 55' fall zone. 50' Breakpoint design.
- Not required for lighting.

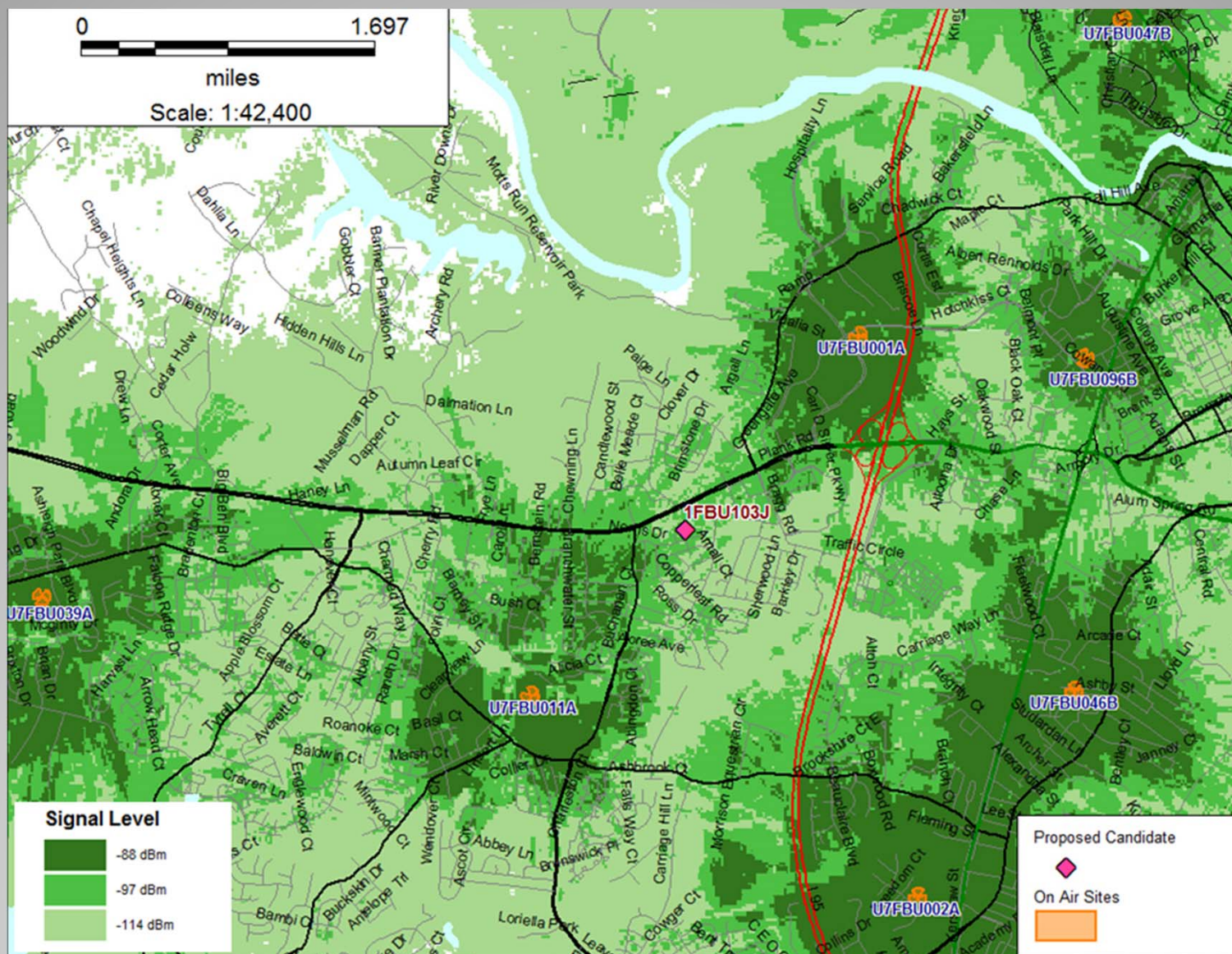






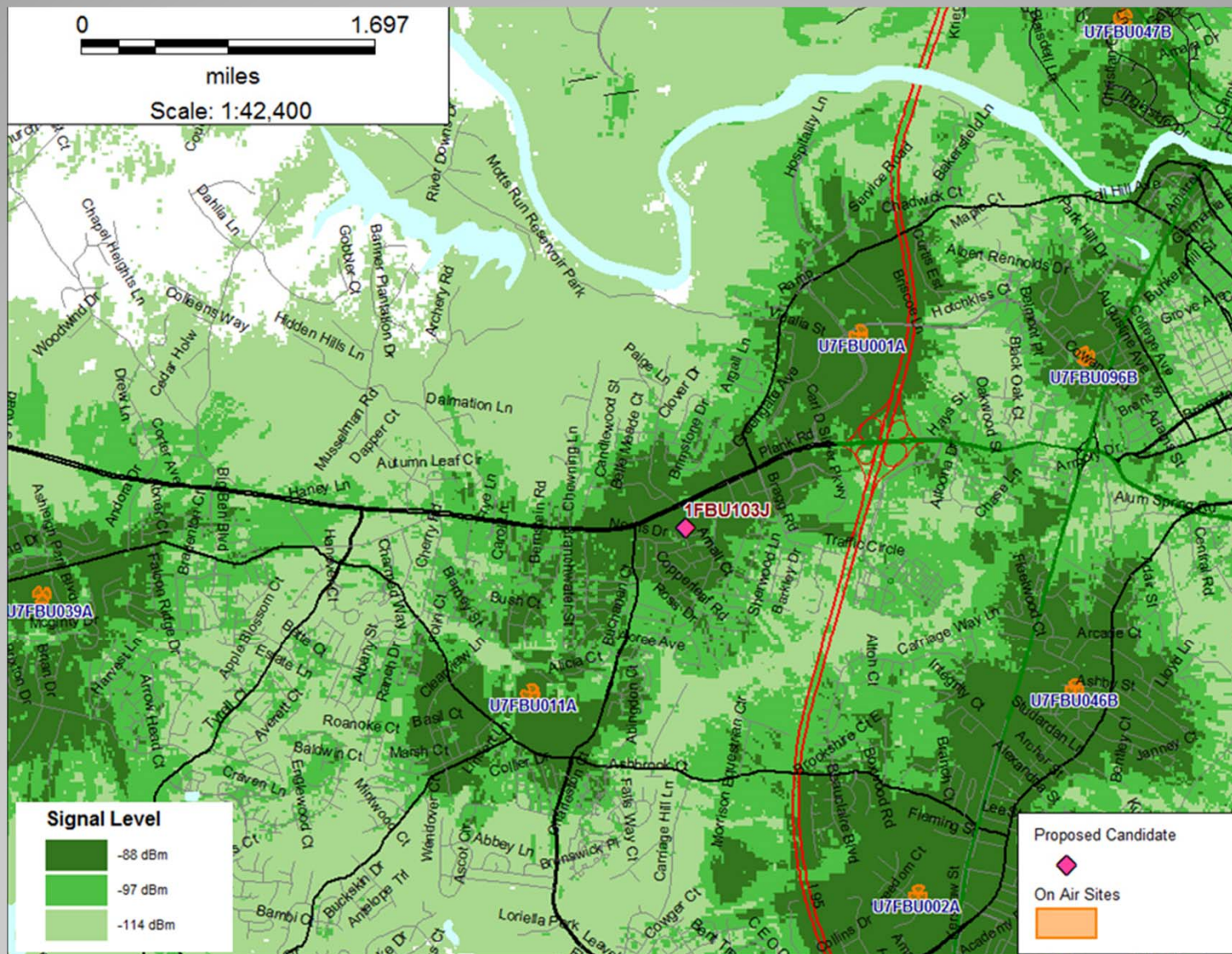
Balloon flown July 18 and 19, 2016.





Current signal levels





Signal level w/ proposed tower.

## Findings:

- Serves County's most dense commercial area including multiple arterials.
- Enhances coverage and capacity of T-Mobile and allows room for 2 co-locators include county facilities if needed.
- Will possibly be colocated on by AT&T in lieu of another potential new tower at nearby Peace United Methodist Church deeper within Maple Grove.
- Potential to bump tower to NW corner of site and gain 80' more distance from Maple Grove.



## Findings:

- Tower proposed in commercial area but will be visible from some residences in Maple Grove potentially causing aesthetic and value degradation.
- The tower will not be required to be lit per FCC regulations. However, the Spotsylvania Cable Television and Telecommunication Commission did recommend that it be lit.
- SHPO confirms no effects on historic resources.
- Satisfies the Special Use Standards.
- Consistent with the Comprehensive Plan.

## Findings:

- A petition of 118 signees was provided by resident of Maple Grove. Staff found 56 of said signees living on streets within the Maple Grove neighborhood.
- The applicant's supplemental materials were independently verified by Co. Consult's RF analysis finding that the installation will resolve coverage concerns to north and south, and capacity concerns at Chancellor and Central Park towers. Lowering tower height to 120' could resolve capacity concerns, but reduces coverage improvements by 5-15%; also impacts co-locator potential.



# Recommendation

Staff recommends approval of the Resolution as included within your agenda packet, including the 4 conditions within:

- GDP compliance.
- County equipment co-location.
- General compliance.
- Interference resolution



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