



Board of Supervisors 5/23/17

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

Courtland Voting District.

**Patrick Carlton White
Pwhite@spotsylvania.va.us
540-507-7427**

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

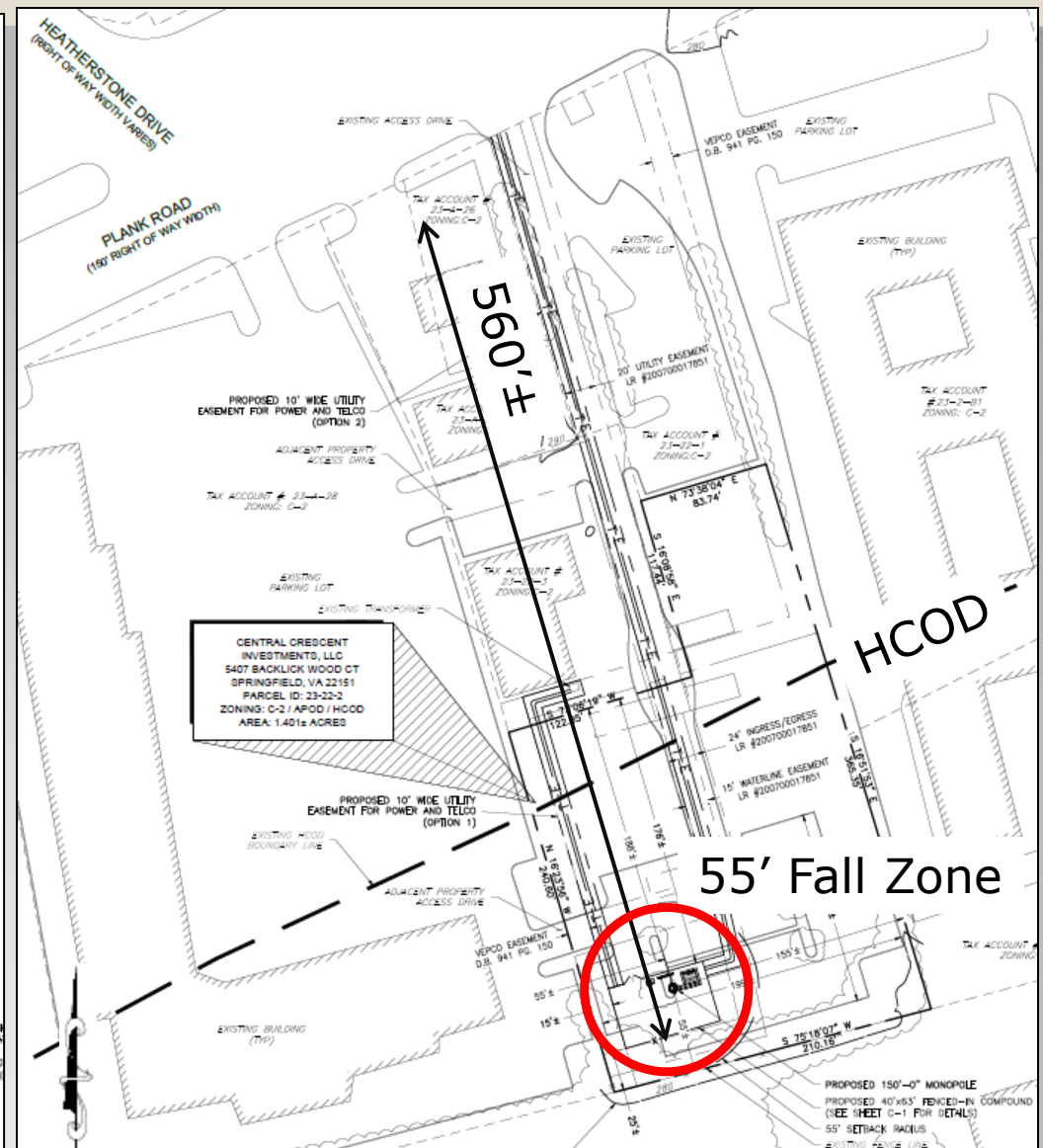
The Board of Supervisors closed this public hearing and continued the subject case on May 9, 2017 by a vote of 7-0.

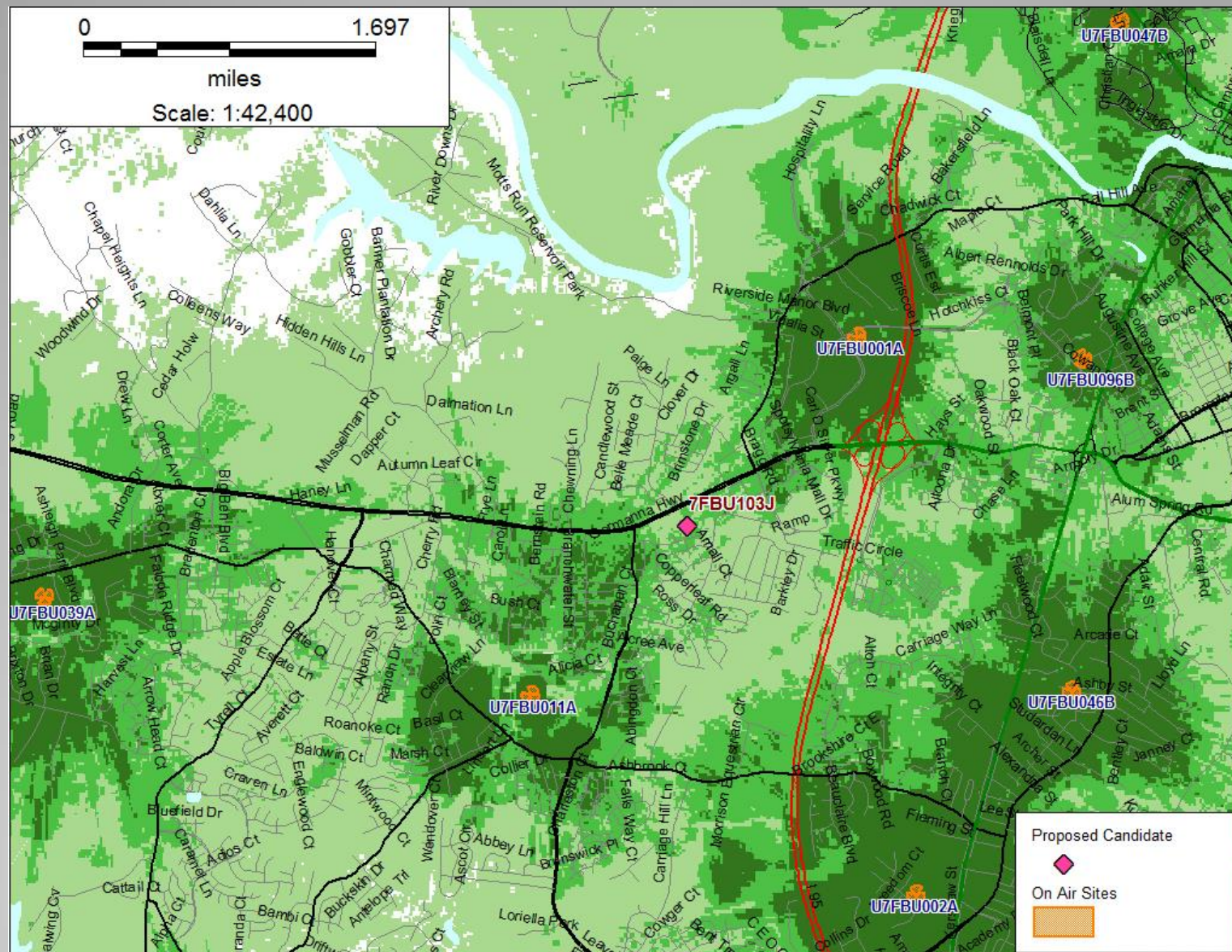
The applicant has submitted additional documents which include:

- -Supplemental Memo from Applicant to Board;
- -Updated Photosimulations depicting the proposed tower at 120' vs 150' high; and
- -Supplemental Propagation maps.

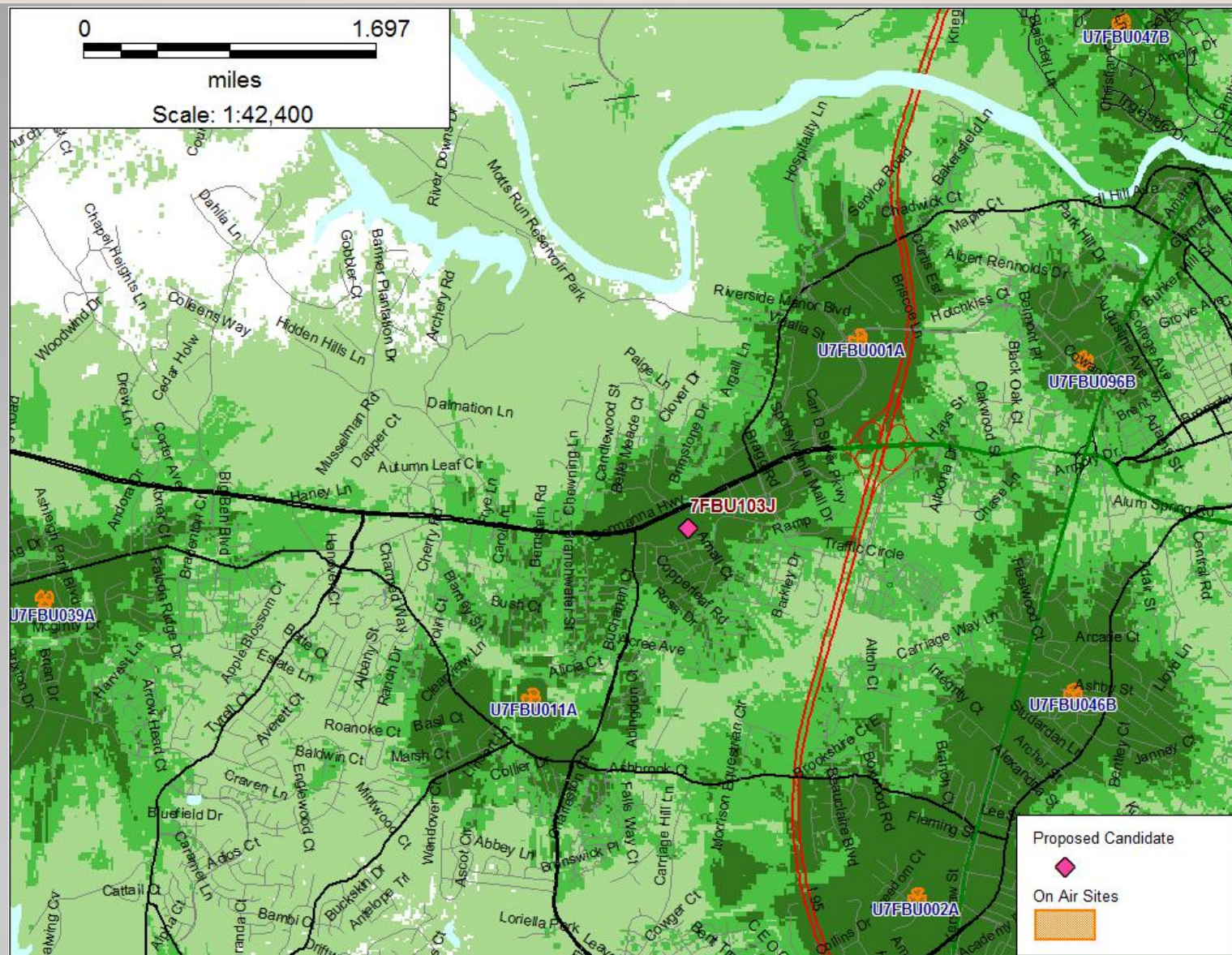
Location: Courtland District. 400' south and behind Loan Max, which is located at 3914 Plank Rd. and across Plank Rd. from BJ's Wholesale Club. Property zoned C-2 with Commercial Future Land Use.



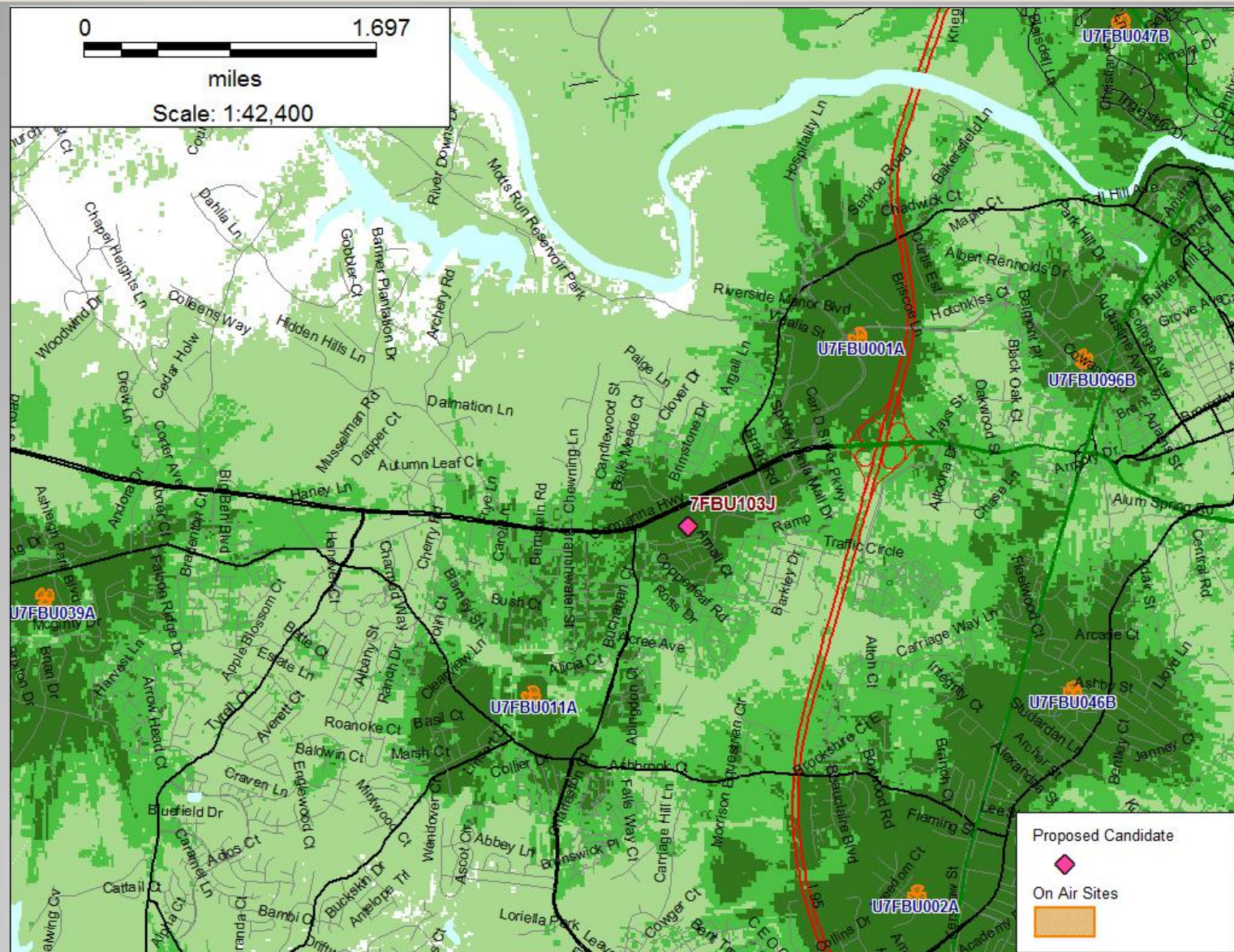




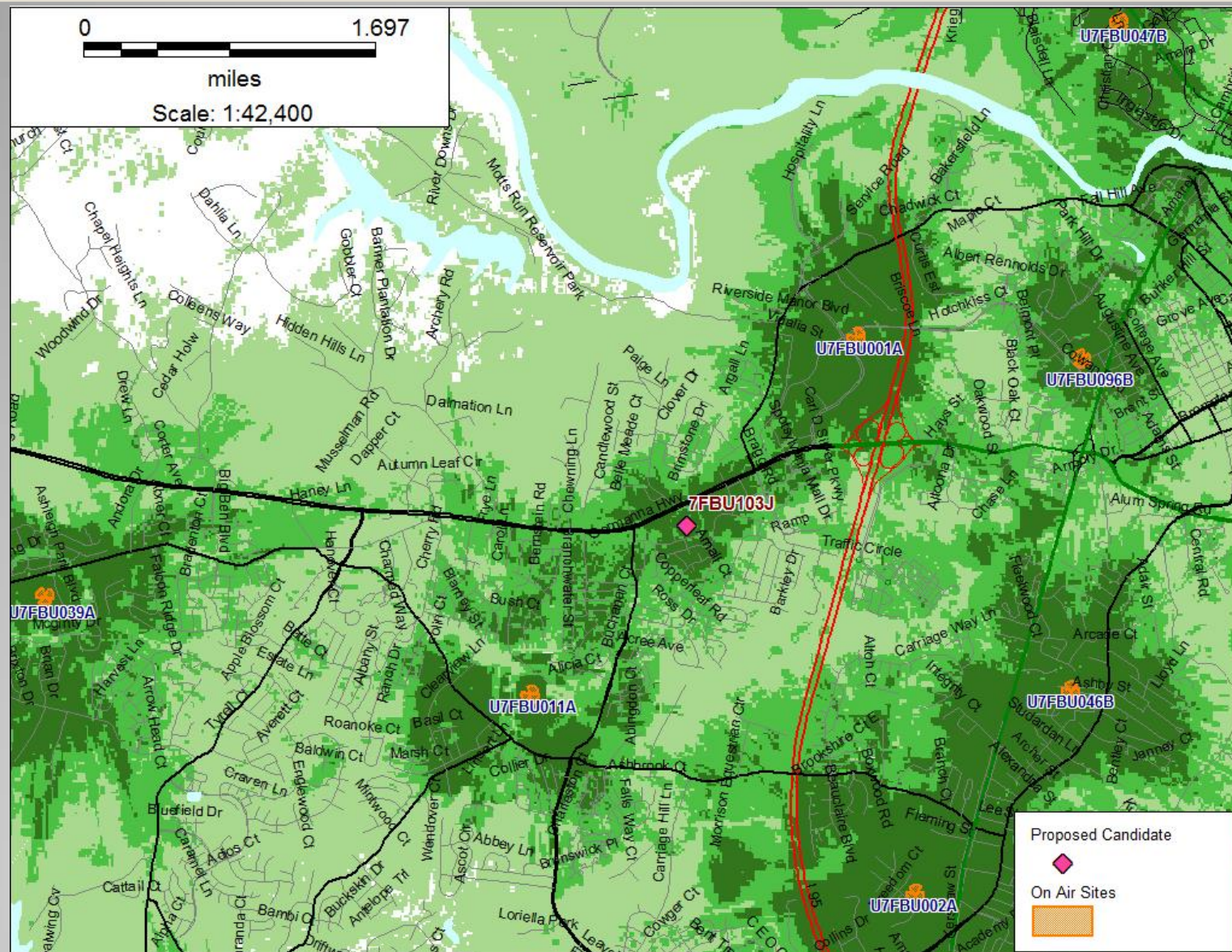
Current Status



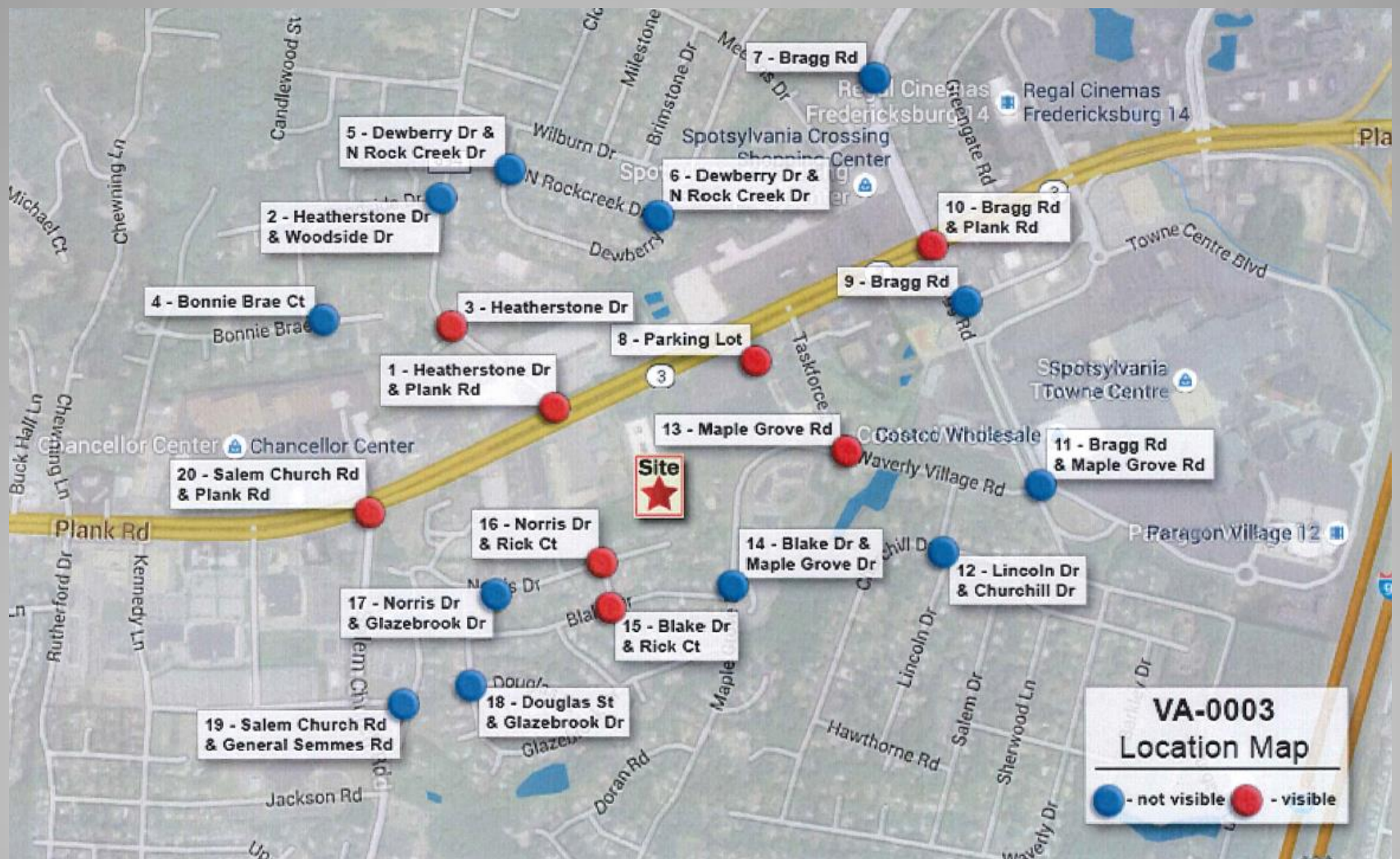
Proposed tower with 150' height.



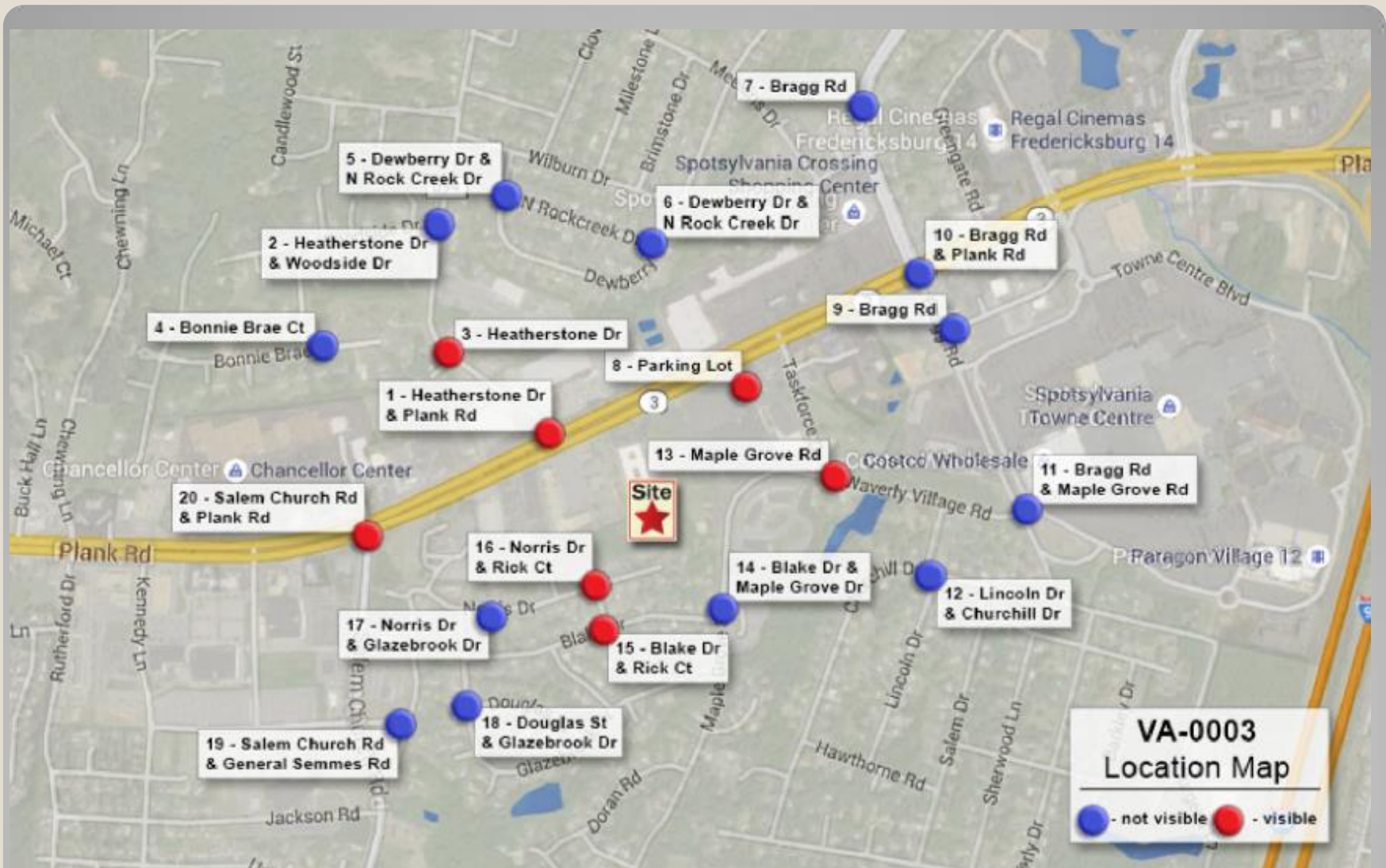
Proposed tower with 120' height.



Proposed tower with 100' height.



150' Balloon flown July 18 and 19, 2016.



120' Simulations



Site Name: VA-0003
Wireless Communication Facility
Plank Road
Spotsylvania, VA 22401

Photograph Information:
Heatherstone Dr & Plank Rd
View from the North
Showing the Proposed Site

NBC
TOTALLY COMMITTED.

07.18.2016 05:32

150' Simulation



Site Name: VA-0003
Wireless Communication Facility
Plank Road
Spotsylvania, VA 22401

Photograph Information:
Heatherstone Dr & Plank Rd
View from the North
Showing the Proposed 120' Site

NBC
TOTALLY COMMITTED.

07.18.2016 05:32

120' Simulation



150' Simulation



120' Simulation



150' Simulation



120' Simulation



Site Name: VA-0003
Wireless Communication Facility
Plank Road
Spotsylvania, VA 22401

Photograph Information:
Maple Grove Rd
View from the East
Showing the Proposed Site

NBC
TOTALLY COMMITTED.

07.18.2016 06:39

150' Simulation



120' Simulation



Site Name: VA-0003
Wireless Communication Facility
Plank Road
Spotsylvania, VA 22401

Photograph Information:
Blake Dr & Rick Ct
View from the South
Showing the Proposed Site

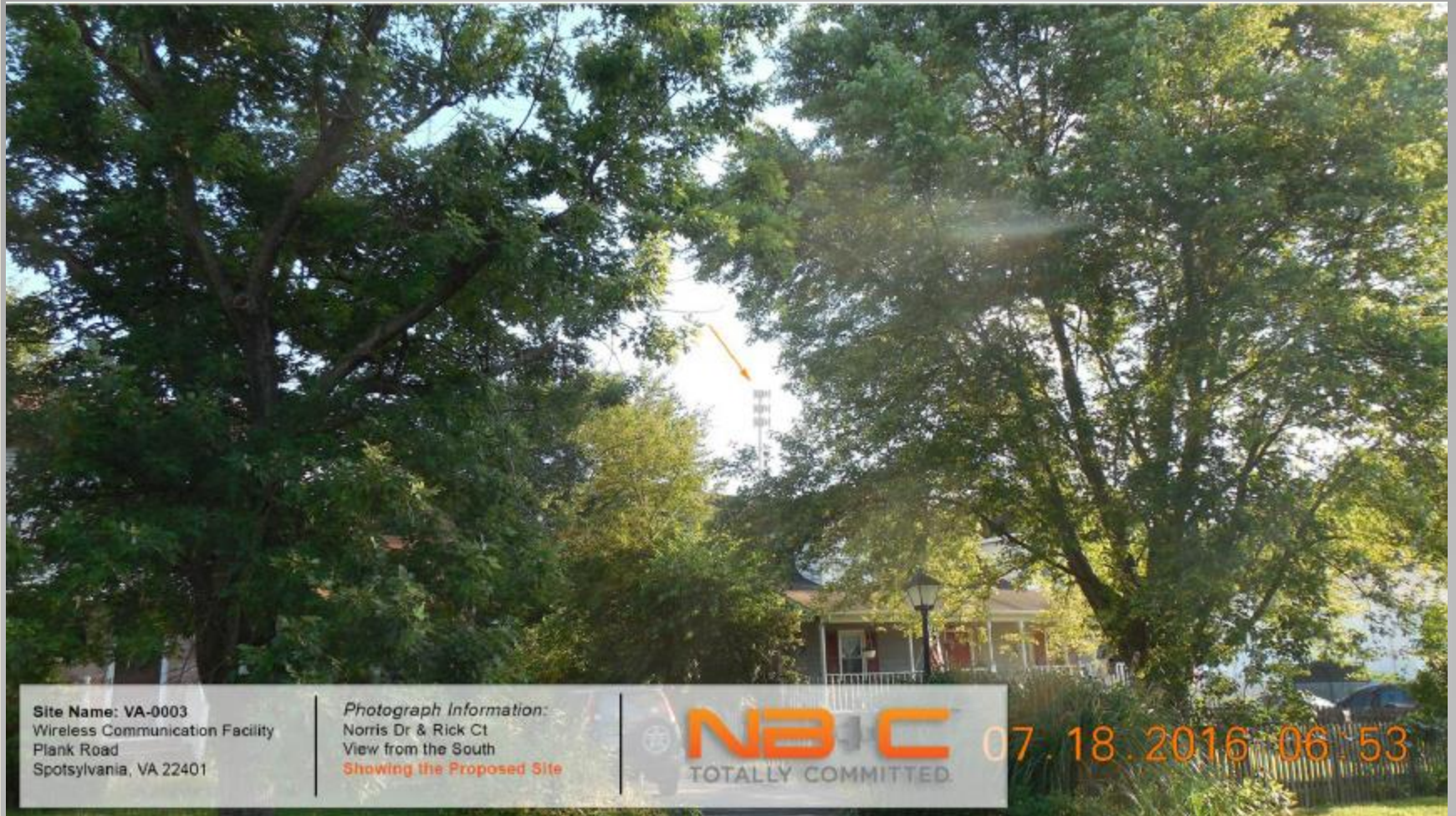
NBIC
TOTALLY COMMITTED.

07.18.2016 06:47

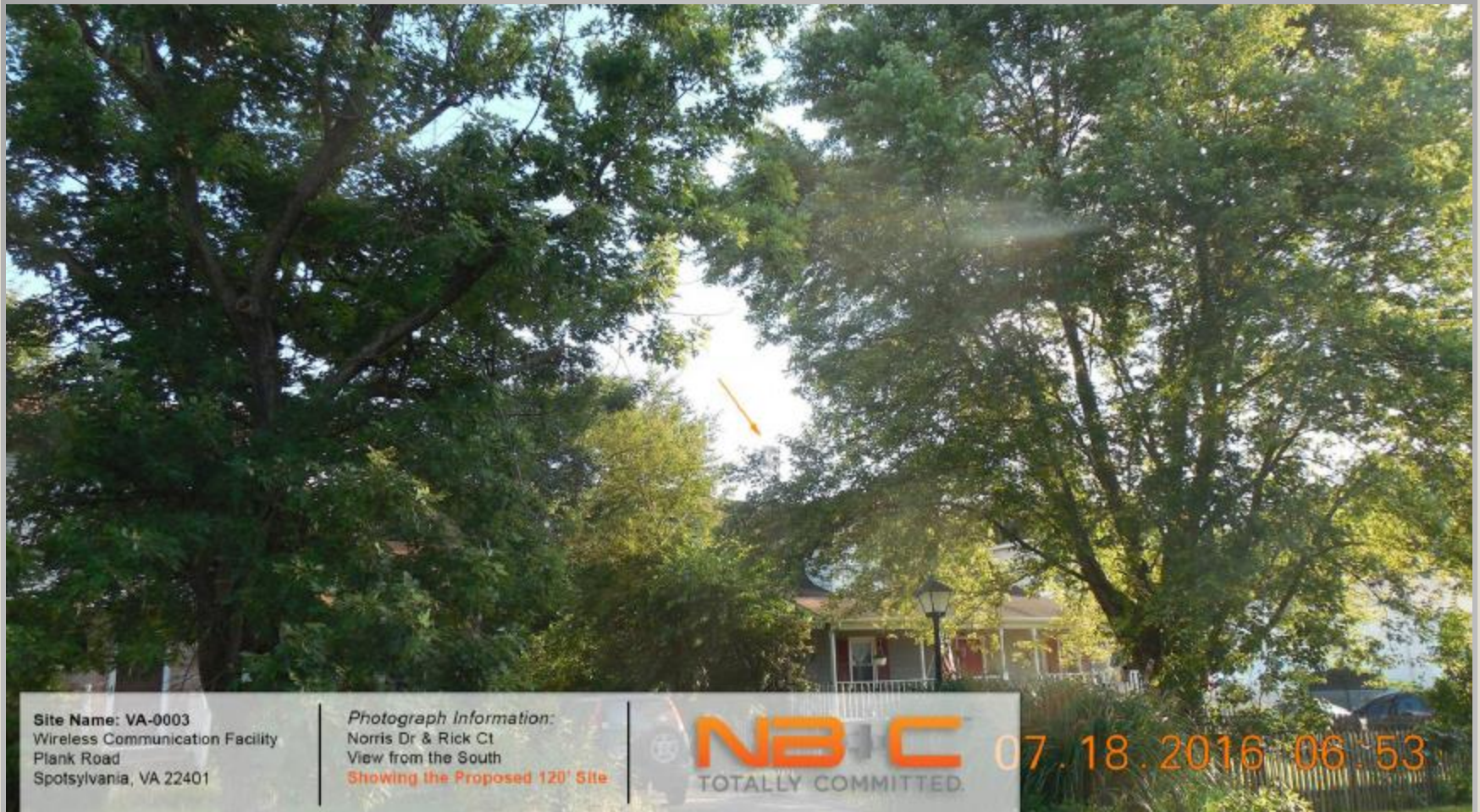
150' Simulation



120' Simulation



150' Simulation



120' Simulation



Site Name: VA-0003
Wireless Communication Facility
Plank Road
Spotsylvania, VA 22401

Photograph Information:
Salem Church Rd & Plank Rd
View from the West
Showing the Proposed Site

NBC
TOTALLY COMMITTED.

150' Simulation



120' Simulation

County Consultant Review:

- The applicant's supplemental materials were independently verified by Co. Consult's RF analysis finding that the installation will resolve coverage concerns and capacity concerns at Chancellor and Central Park towers.
- Finds that reducing the height to 120' AGL and moving the tower approximately 50' north of the proposed location would only reduce T-Mobile's coverage by 5 to 15% in the north-south direction and still meet east-west objectives.
- Colocation heights lower at 90' and 105'.



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