



# **Board of Supervisors 11/9/17**

**Special Use Application  
Milestone Communication  
SUP16-0013**

**Chancellor Voting District.**

**Patrick Carlton White  
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540-507-7427**

Request: Special Use approval for a 150' tall monopole style Wireless Telecommunications Tower with a 6' tall lightning rod within a secured 74' x 35' equipment area in a Rural (RU) zoning district on 13.62 acre parcel currently improved with the Chancellor Substation.

The Cable TV and Telecommunication Commission recommended approval with a 4-0 vote on 9-14-17.

The Planning Commission recommended approval with conditions with a vote of 5-1 on 9-20-17, adding a condition requiring that the tower be designed to fall away from onsite power lines.

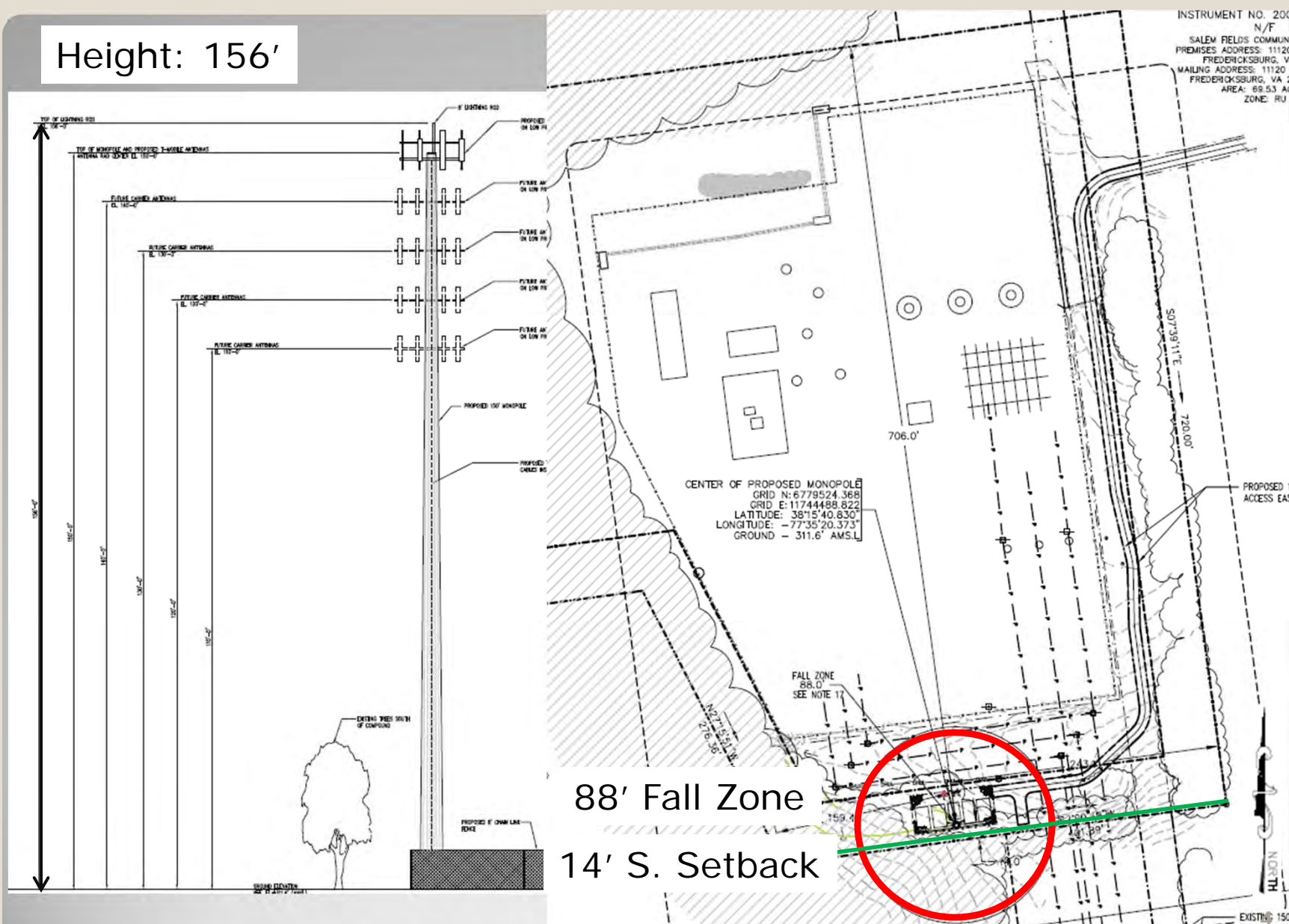
Staff recommends approval with conditions.

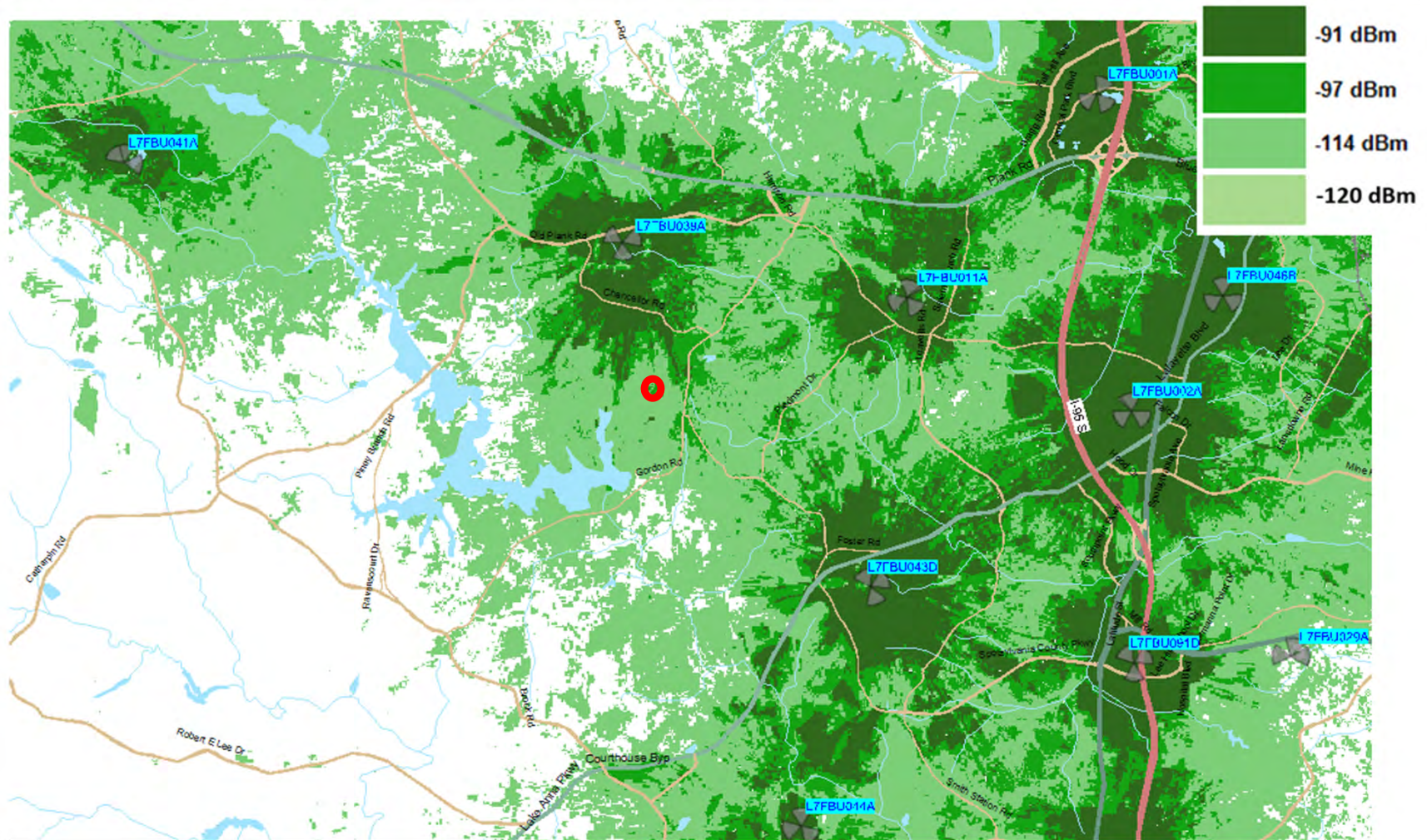
Location: The property is located approximately 1700 feet west and behind the Salem Fields Community Church. RU zoned, INST FLU.





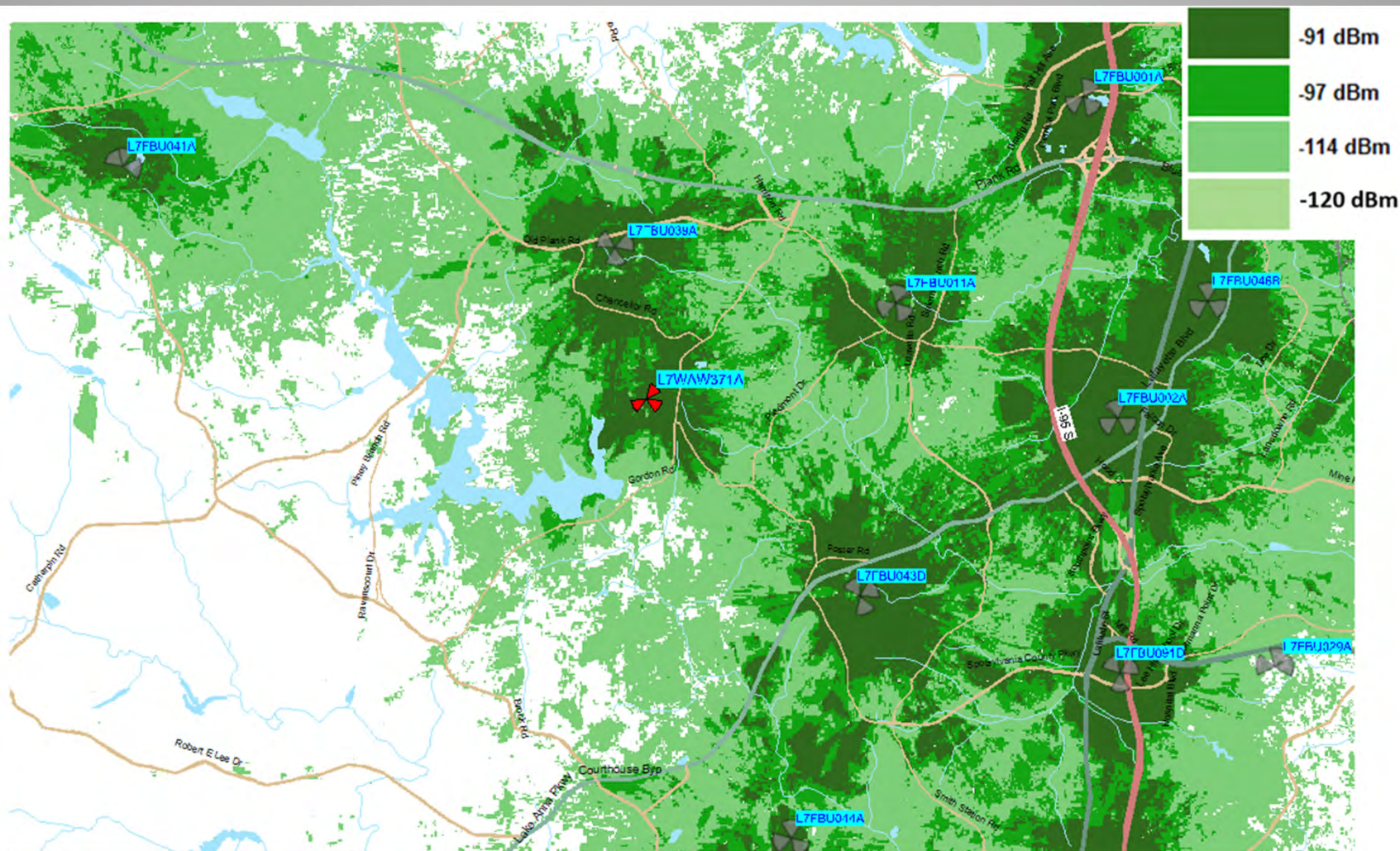
Height: 156'





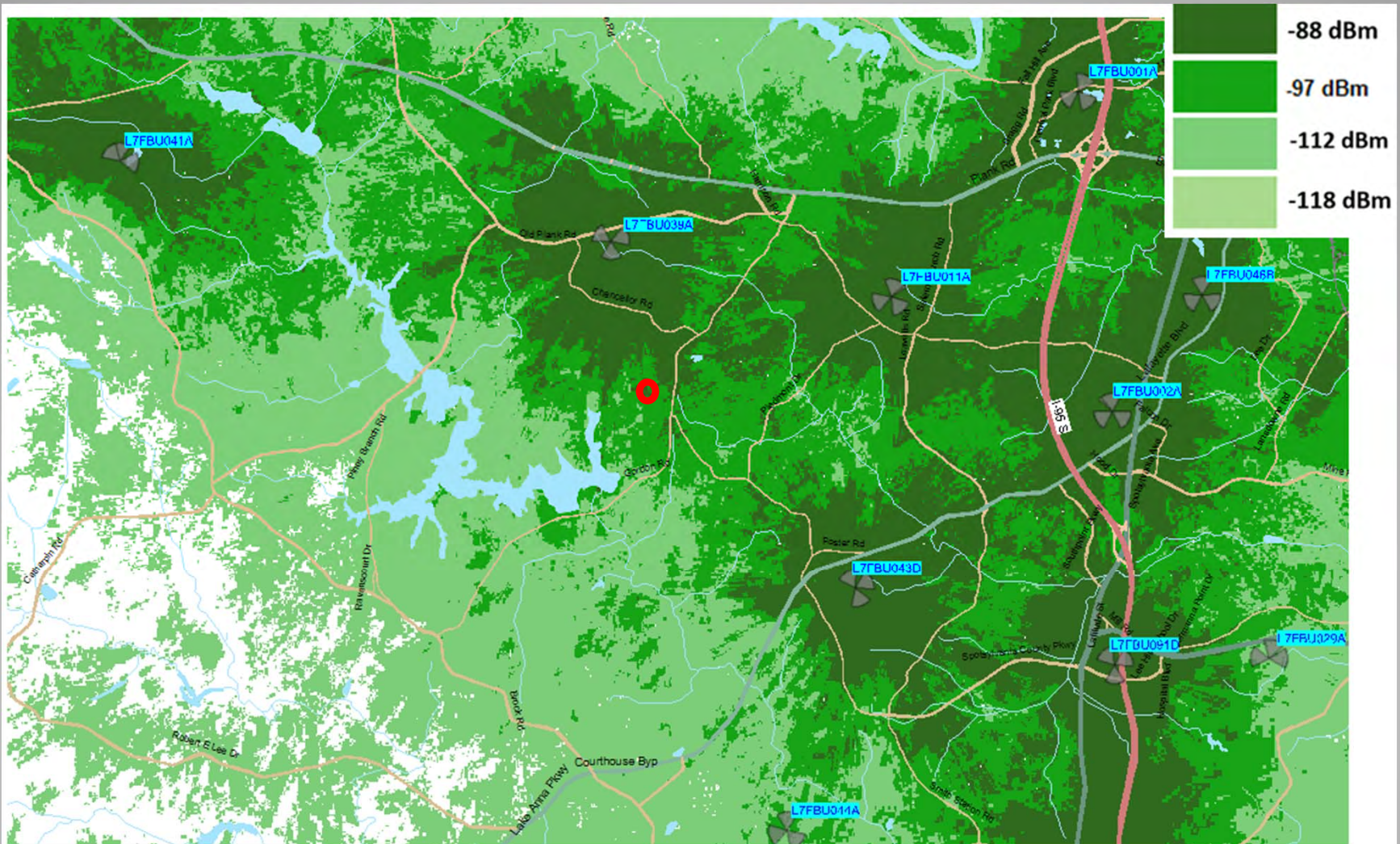
Mid Band - Current on-air plot





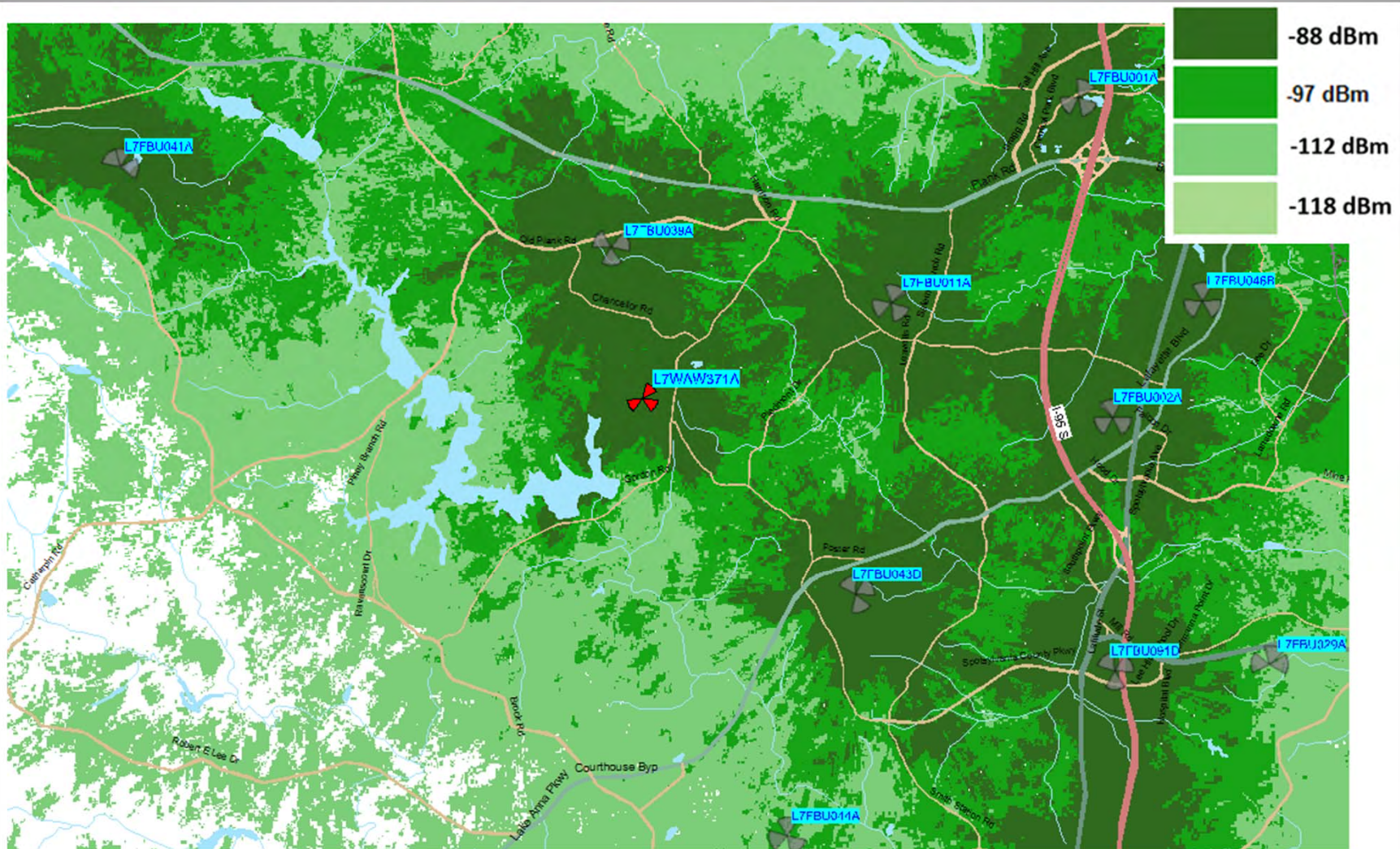
Mid Band - On-air plot – 150 Feet





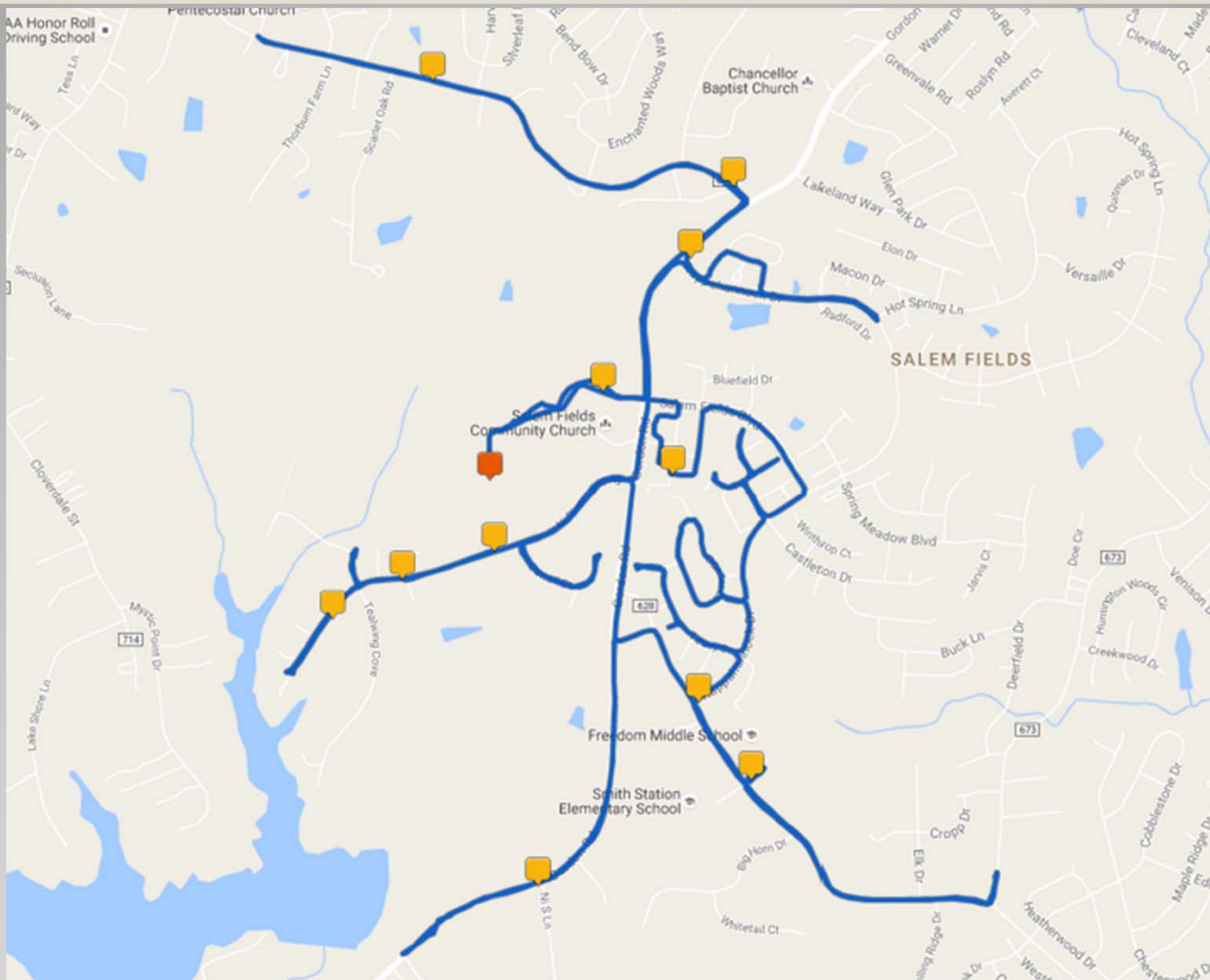
L700 - Current on-air plot





L700 - On-air plot – 150 FT



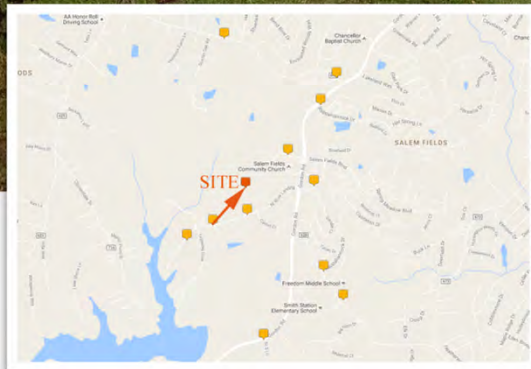


156' Balloon flown November 17<sup>th</sup> and 18<sup>th</sup>, 2016.



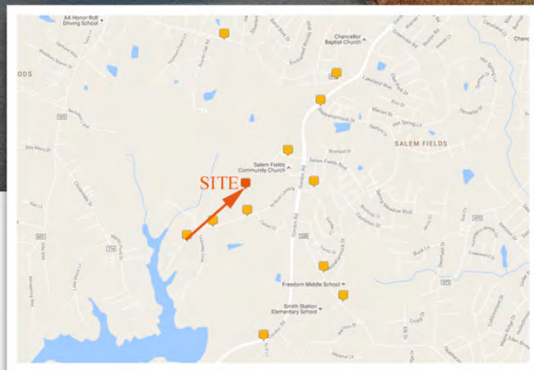
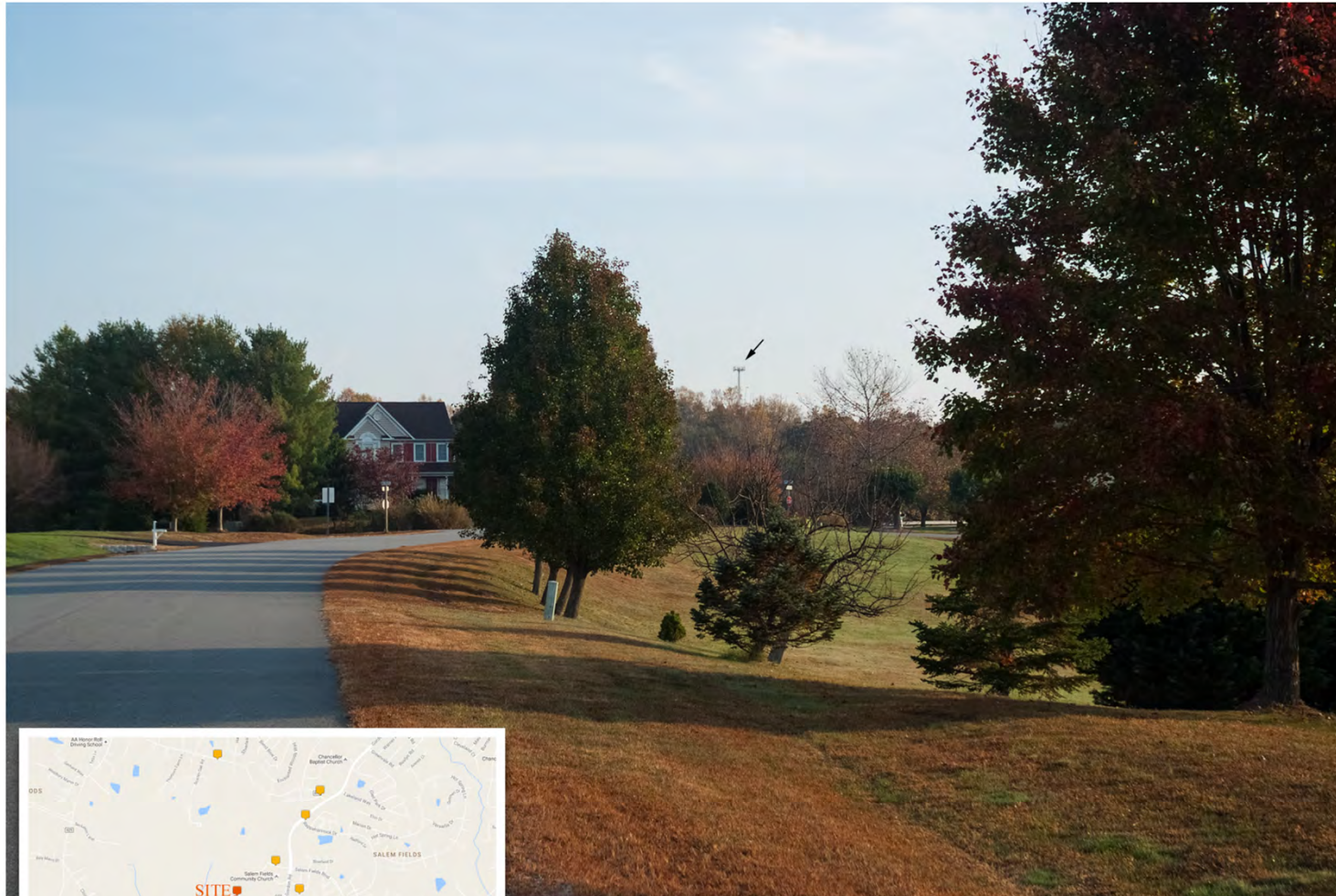
DVP CHANCELLOR  
PROPOSED MONOPOLE





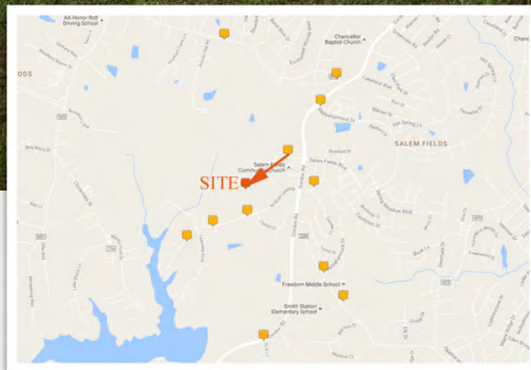
DVP CHANCELLOR  
PROPOSED MONOPOLE



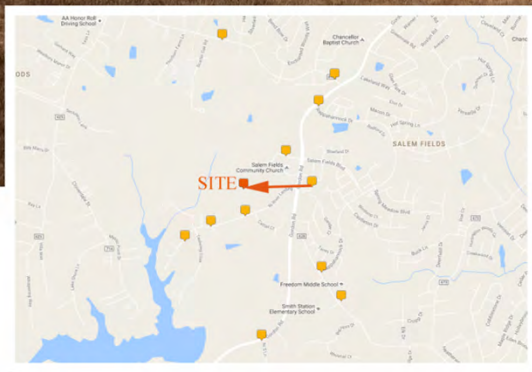


DVP CHANCELLOR  
PROPOSED MONOPOLE





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## **County Consultant Review:**

- An unacceptable increase in the possibility of an occupational safety hazard was identified when attempting to locate the HOA's requested Monopine (tree style) tower due to the proximity to overhead electrical transmission lines and subsequent increased potential for ground rising electrical discharge.
- This concern was also noted in a letter from Dominion Power.
- ATC, Inc. recommends approval of proposed monopole
- If a monopine is an absolute requirement the applicant should relocate the tower a recommended 200' from any electric transmission line.

## Findings:

- Enhances T-Mobile signal and allows room for 4 co-locators including county facilities if needed.
- The tower will accompany an existing 199' high communication tower and multiple high tension electrical transmission lines presently in use at the Chancellor Substation.
- Ni River Landing HOA requested stealthed monopine tower. Could not accommodate at present location for safety reasons.
- Applicant contends that relocation of the tower NW of substation is unfeasible due to existing storm water management facilities, RPAs, easements, and topographic challenges.



## Findings:

- Tower not required to be lit.
- Tower has no adverse direct nor visual effects on historic resources.
- Tower meets SUP standards
- Tower generally consistent with Comp. Plan.
- Requires modification re: ANSI fall zone to allow zone to overlay Church property to south and landscaping requirements. (Church support letter received.)

# Recommendation

Staff recommends approval of the Special Use Permit as included within your agenda packet, including the 6 conditions within:

- GDP compliance.
- New evergreens south of substation shall be min. 4' high.
- General compliance.
- Interference resolution
- Breakpoints to force tower away from powerlines.





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