

SUP18-0011

*AT&T Telecom at Peace United Methodist
Courtland District*

Board of Supervisors Public Hearing

August 13, 2019

David Dameron, Planner III

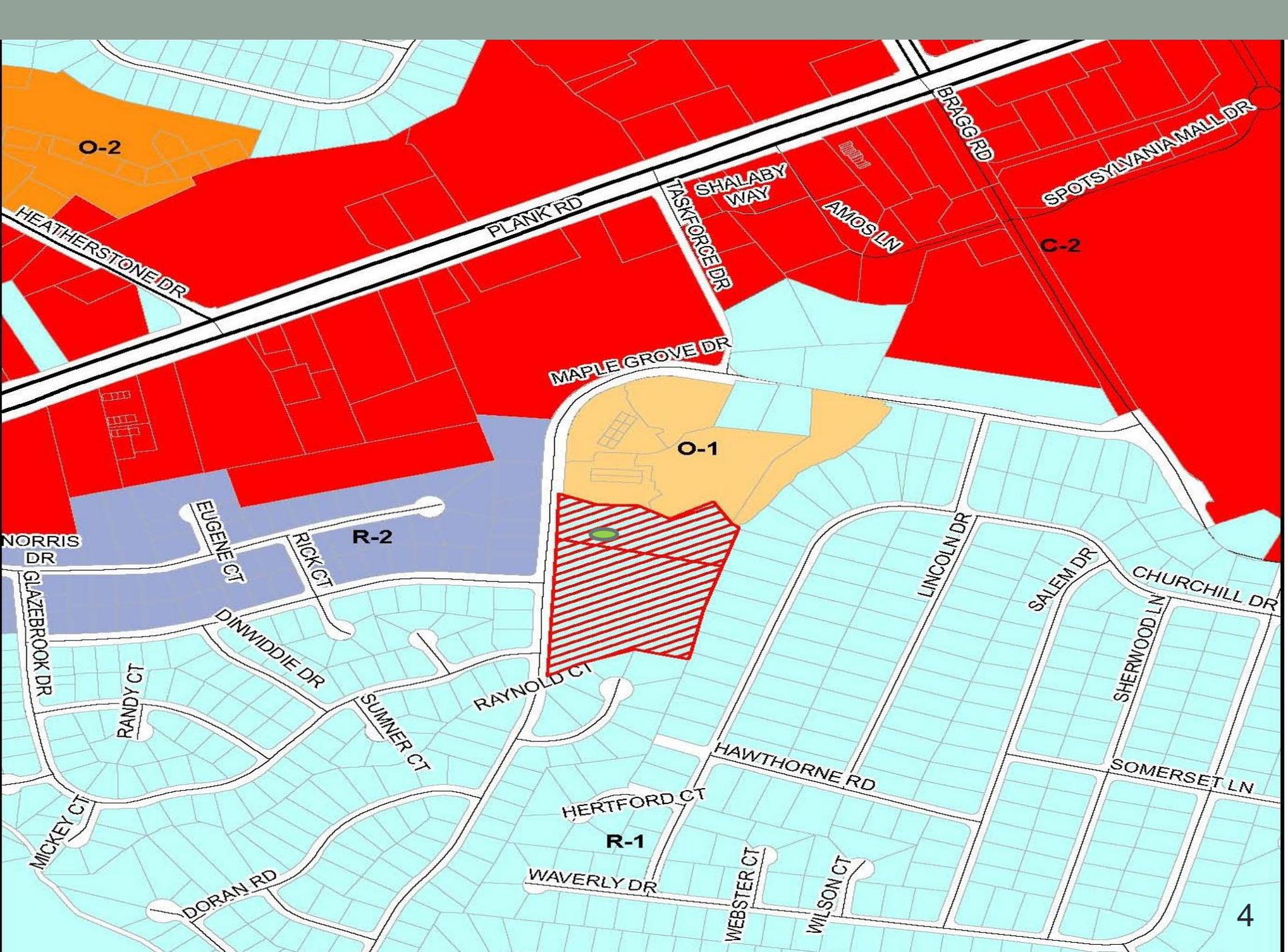


Request

- To allow a 105-foot monopole communication tower with a 4-foot lightning rod, for a total of 109 feet, on two parcels together constituting 8.829 acres zoned Residential 1 (R-1). In addition, the Planning Commission reviewed the proposal in accordance with the Code of Virginia, Sec. 15.2-2232, to determine whether the proposed facility is in substantial accord with the Comprehensive Plan.

Recommendations

- The Planning Commission found the project substantially in accord with the Comprehensive Plan, 7-0 vote, and voted 7-0 to recommend approval of the Special Use Permit with conditions.
- Staff recommends that the Board of Supervisors adopt the resolution of approval for SUP18-0011 with conditions.



O-2

HEATHERSTONE DR

PLANK RD

SHALABY WAY

AMOS LN

BRAGG RD

SPOTSYLVANIA MALL DR

C-2

MAPLE GROVE DR

O-1

R-2

EUGENE CT

RICK CT

NORRIS DR

GLAZEBROOK DR

DINWIDDIE DR

RANDY CT

SUMMER CT

RAYNOLD CT

LINCOLN DR

SALEM DR

CHURCHILL DR

SHERWOOD LN

SOMERSET LN

HAWTHORNE RD

HERTFORD CT

R-1

WAVERLY DR

WEBSTER CT

WILSON CT

4



HEATHERSTONE DR

PLANK RD

TASKFORE DR

SHALABY WAY

AMOS LN

BRAGG RD

SPOTSYLVANIA MALL DR

MAPLE GROVE DR

EUGENE CT

RICK CT

NORRIS DR

GLAZEBROOK DR

DINWIDDIE DR

RANDY CT

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RAYNOLD CT

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HAWTHORNE RD

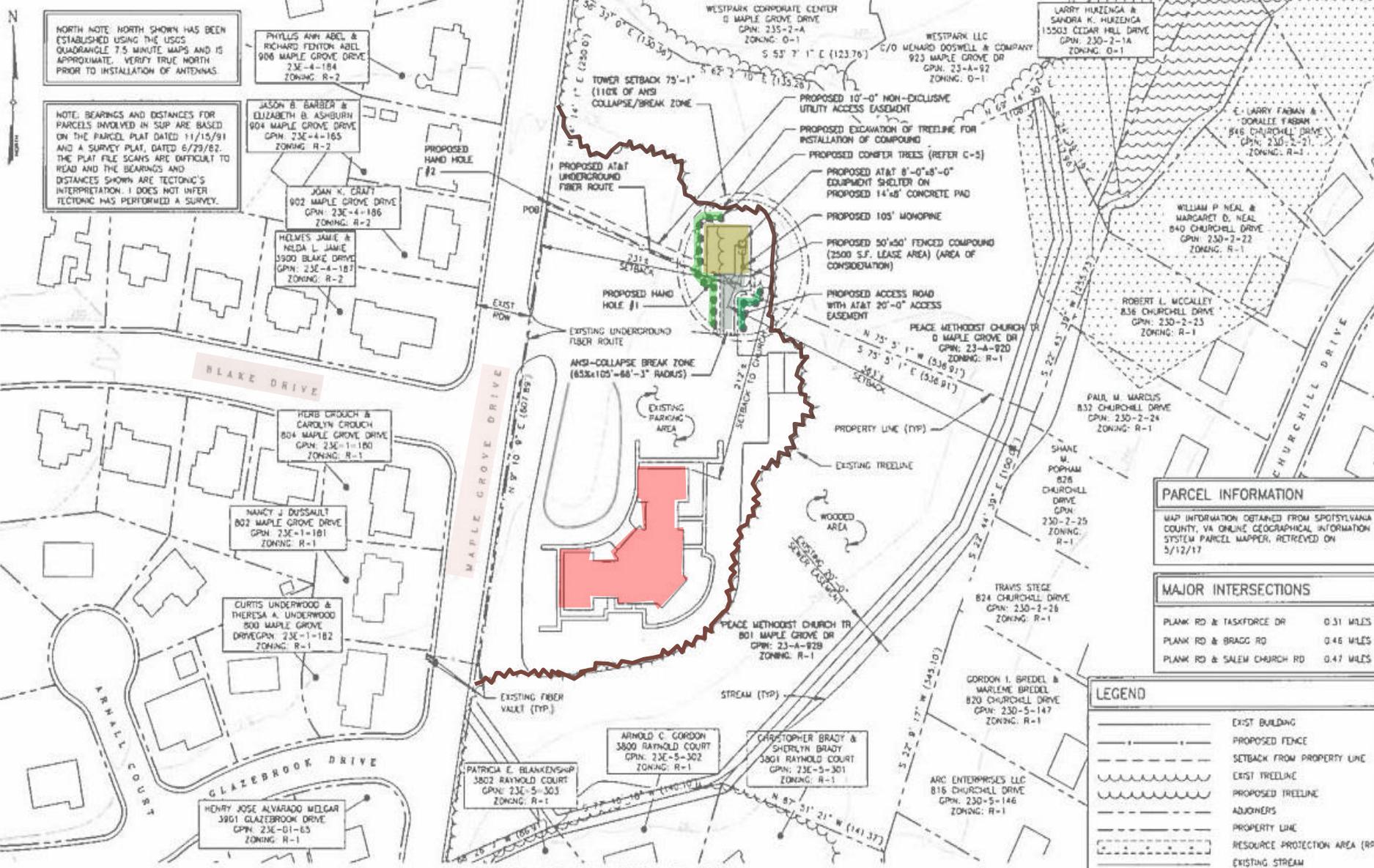
HERTFORD CT

WAVERLY DR

DORAN RD

WEBSTER CT

WILSON CT



NORTH NOTE NORTH SHOWN HAS BEEN ESTABLISHED USING THE USGS QUADRANGLE 7.5 MINUTE MAPS AND IS APPROXIMATE. VERIFY TRUE NORTH PRIOR TO INSTALLATION OF ANTENNAS.

NOTE: BEARINGS AND DISTANCES FOR PARCELS INVOLVED IN SUP ARE BASED ON THE PARCEL PLAT DATED 11/15/91 AND A SURVEY PLAT DATED 6/7/92. THE PLAT FILE SCANS ARE DIFFICULT TO READ AND THE BEARINGS AND DISTANCES SHOWN ARE TECTONIC'S INTERPRETATION. I DOES NOT INFER TECTONIC HAS PERFORMED A SURVEY.

PARCEL INFORMATION
 MAP INFORMATION OBTAINED FROM SPOTSYLVANIA COUNTY, VA ONLINE GEOGRAPHICAL INFORMATION SYSTEM PARCEL MAPPER, RETRIEVED ON 5/12/17

MAJOR INTERSECTIONS

PLANK RD & TASKFORCE DR	0.31 MILES
PLANK RD & BRAGG RD	0.46 MILES
PLANK RD & SALEM CHURCH RD	0.47 MILES

LEGEND

- EXIST BUILDING
- PROPOSED FENCE
- SETBACK FROM PROPERTY LINE
- EXIST FREELINE
- PROPOSED FREELINE
- ADJOINERS
- PROPERTY LINE
- RESOURCE PROTECTION AREA (RPA)
- EXISTING STREAM

BOUNDARY SITE PLAN

SCALE: 22' = 34" 1" = 50'
 11' = 17" 1" = 100'

CPD APPROVAL BLOCK

SIGNATURE _____ DATE _____

BOUNDARY SITE PLAN

PROJECT NUMBER: _____

TECTONIC Engineering & Surveying, P.C.
 2014 Highway Route 10, Suite 100
 Rockville, MD 20850
 Phone: (301) 317-0204
 Fax: (301) 317-0262
 www.tectonicengineering.com

smartlink
 1997 ANNAPOLIS EXCHANGE
 PARKWAY, STE 200
 ANNAPOLIS, MD 21401

CPD FOR SPECIAL USE PERMIT
 TAX ID #: 23-A-92B & 23-A-92D
 SITE: RAYNOLD
 SITE ID # 6138
 FA # 12837662
 801 MAPLE GROVE DRIVE
 FREDERICKSBURG, VIRGINIA 22407

at&t Mobility
 AT&T MOBILITY CORP.
 7190 STANDARD DRIVE
 HANOVER, MD 21076
 (410) 782-9015

NO.	DATE	DESCRIPTION	BY	CHK
1	12/28/19	PER COUNTY COMMENTS	SHO	OLE
2	11/12/19	PER COUNTY COMMENTS	SHO	OLE
3	08/08/19	PER COMMENTS	SHO	OLE
4	08/08/19	PER COMMENTS	SHO	OLE
5	07/27/19	UPDATED APFS	SHO	OLE
6			SHO	OLE





NOTE: ESTIMATED ADDITIONAL VEHICULAR TRIPS SHALL 1 PER MONTH

PROPOSED USE TABLE		
USE	GROSS FLOOR AREA	NET FLOOR AREA
NON-RESIDENTIAL-TELECOMMUNICATIONS SITE	11.5'x12' = 138 SF	11.5'x12' = 138 SF

LOT COVERAGE RATIOS					
LOT	TOTAL SURFACE AREA	EXISTING IMPERVIOUS SURFACE AREA	EXISTING RATIO	PROPOSED IMPERVIOUS SURFACE AREA	PROPOSED RATIO
23-A-92B	298,319 SF	62,077 SF	24.03%	760 SF	0.10%
23-A-900	128,281 SF	694 SF	0.01%	0 SF	0.00%

COMPOUND PLAN

SCALE: 22' = 34' 1" = 10'
11' = 17' 1" = 20'

GPD APPROVAL BLOCK	
SIGNATURE	DATE
COMPOUND PLAN	
PROJECT NUMBER	
ISSUE NUMBER	ISSUE NUMBER
7386 RAYNOLDS	C2

TECTONIC Engineering Consultants, P.C.
1825 Midway Highway, Suite 100
Richmond, VA 23222

Phone: (804) 317-8904
Fax: (804) 378-0982
www.tectonic-engineering.com

smartlink
1897 ANNAPOLIS EXCHANGE PARKWAY, STE 200
ANNAPOLIS, MD 21401

GPD FOR SPECIAL USE PERMIT
TAX ID #: 23-A-92B & 23-A-92D
SITE: RAYNOLD
SITE ID # 6138
FA # 12837662
501 MAPLE GROVE DRIVE
FREDERICKSBURG, VIRGINIA 22407

at&t Mobility
AT&T MOBILITY CORP.
7190 STANDARD DRIVE
HANOVER, MD 21078
(410) 782-9016

NO.	DATE	REVISIONS	BY	CHEK	DATE
1	12/28/18	PER COUNTY COMMENTS	SHD	GLE	GLE
2	11/17/18	PER COUNTY COMMENTS	SHD	GLE	GLE
3	08/06/18	PER COMMENTS	SHD	GLE	GLE
4	08/06/18	PER COMMENTS	AMR	GLE	GLE
5	07/27/18	UPDATED WPS	AMR	GLE	GLE
6	DATE	REVISIONS	BY	CHEK	DATE

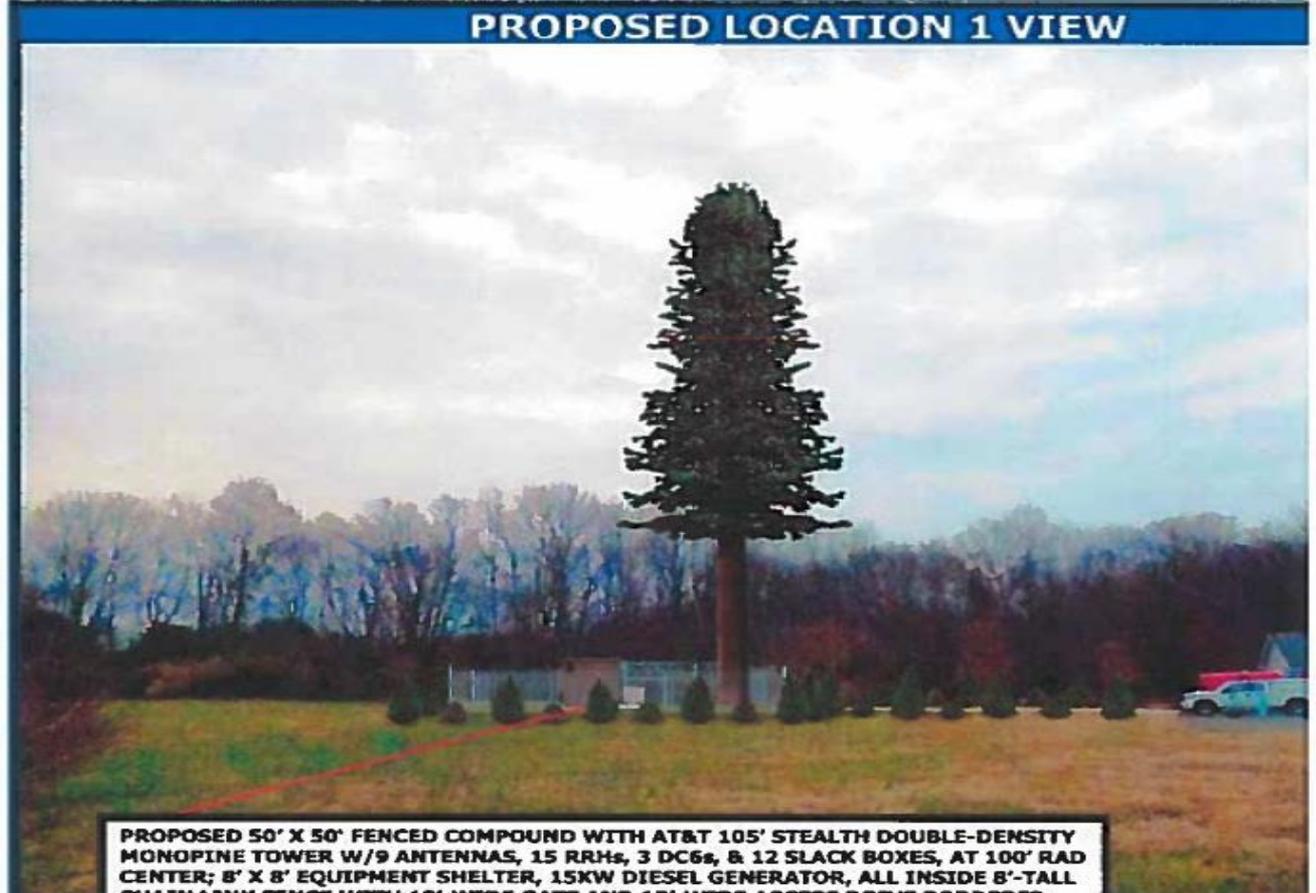


martlink

Millon Road, Suite 140
Hanover, MD 21076

SITE NAME: RAYNOLD
FA # 12837662 / SITE ID# 6138
801 MAPLE GROVE DRIVE
FREDERICKSBURG, VA 22407

Prepared for
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076



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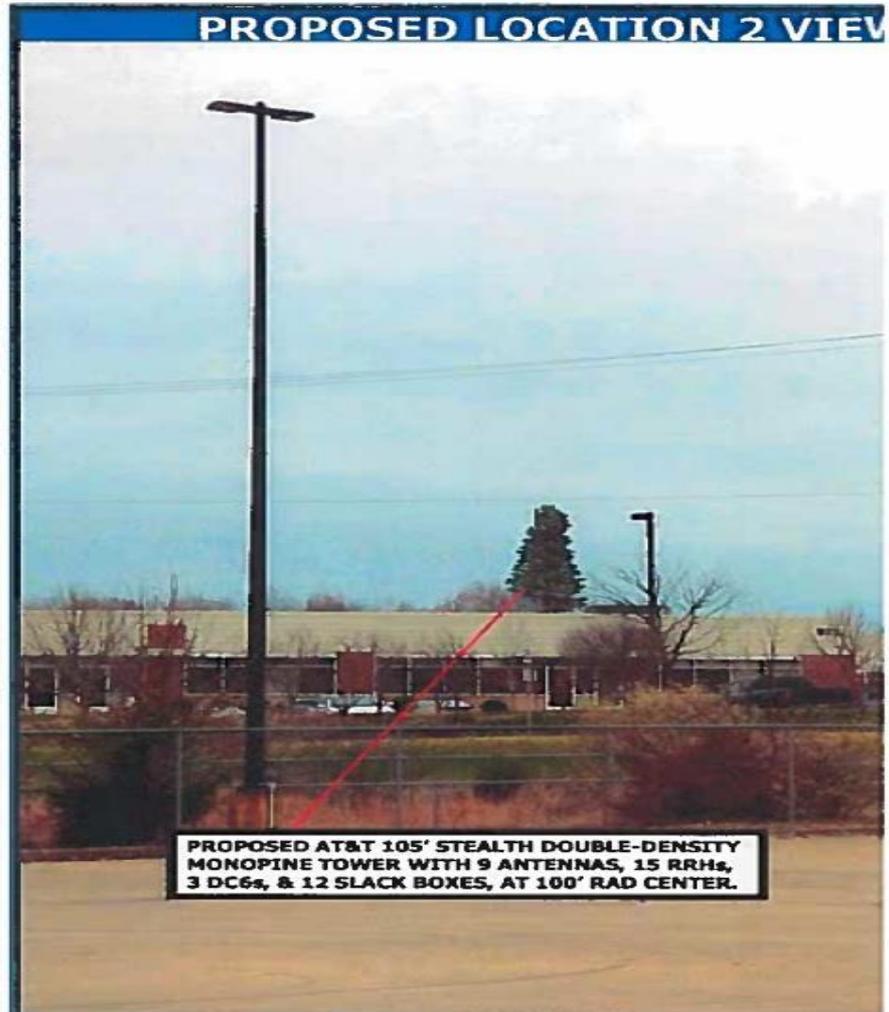
AERIAL SATELLITE VIEW



EXISTING LOCATION 2 VIEW



PROPOSED LOCATION 2 VIEW



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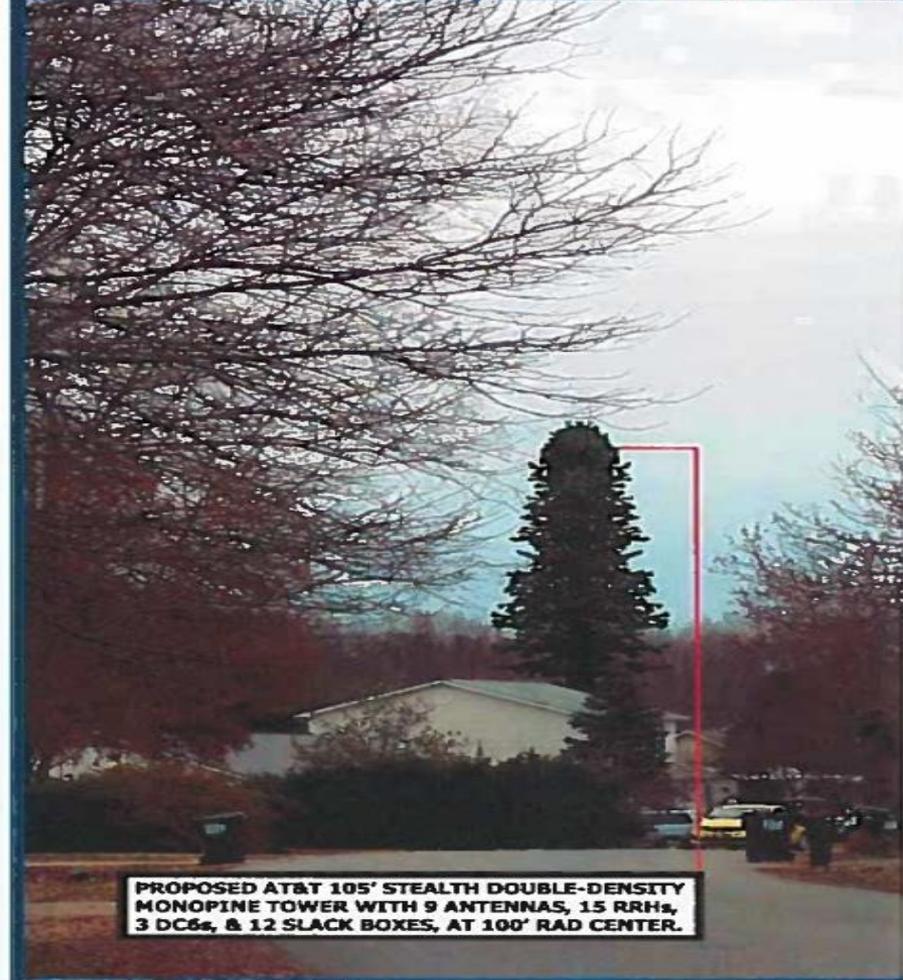
AERIAL VIEW



EXISTING LOCATION 3 VIEW



PROPOSED LOCATION 3 VIEW



PROPOSED AT&T 105' STEALTH DOUBLE-DENSITY MONOPINE TOWER WITH 9 ANTENNAS, 15 RRHs, 3 DCs, & 12 SLACK BOXES, AT 100' RAD CENTER.

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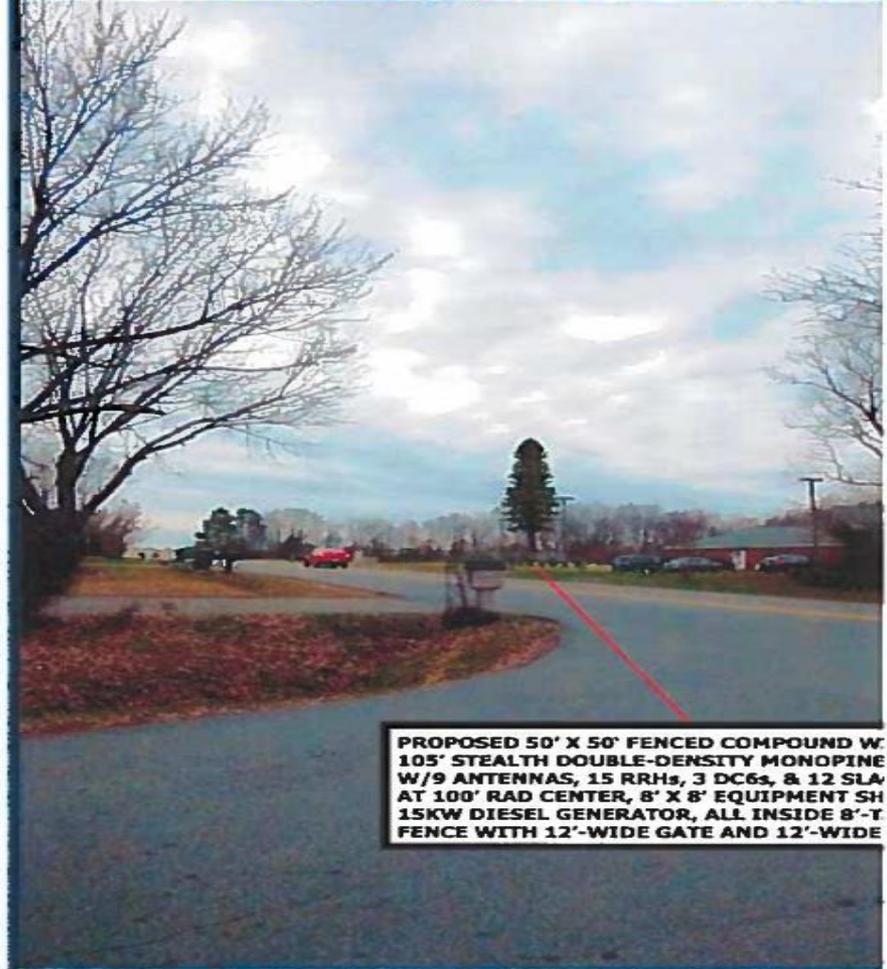
AERIAL VIEW



EXISTING LOCATION 4 VIEW



PROPOSED LOCATION 4 VIEW



**PROPOSED 50' X 50' FENCED COMPOUND W/
105' STEALTH DOUBLE-DENSITY MONOPINE
W/9 ANTENNAS, 15 RRHs, 3 DC6s, & 12 SLA
AT 100' RAD CENTER, 8' X 8' EQUIPMENT SH
15KW DIESEL GENERATOR, ALL INSIDE 8'-T
FENCE WITH 12'-WIDE GATE AND 12'-WIDE**

Findings

➤ In Favor:

- The request is consistent with the Comprehensive Plan goal of encouraging the provision of telecommunication and technological infrastructure.
- The proposal satisfies all of the Special Use standards of review as established in Sec.23-4.5.7 of the County's Zoning Ordinance.
- The proposed use will enhance cellular coverage in the area.

➤ Against:

- The tower will be visible to numerous homes in the adjacent residential neighborhood.

➤ Recommended Conditions:

1. The telecommunications tower and compound shall be developed in conformance with the Generalized Development Plan titled “GDP for Special Use Permit, TAX ID# 23-A-92B & 23-A-92D, Site Name Raynold, 801 Maple Grove Drive, Fredericksburg, VA 22407” dated May 15, 2019.
2. The final site design and operation of the facility must be in compliance with all other standards outlined in Sec. 23-7A.4.1 of the Code, except that Sec. 23-7A.4.1.12 is modified to not require the applicant to post a performance bond and Sec. 23-7A.4.1.10 is inapplicable.
3. If the operation of this site causes any interference to surrounding broadcast television receivers, amateur radio operations, or County radio system operations, the owner, applicant, or its successor-in-interest shall investigate the complaint, work with the Spotsylvania County Cable TV and Telecommunications Commission to determine remediation, and correct the problem, if it is found to be the fault of one of the tower vendors, within thirty (30) days of receipt of written notice of the interference complaint to the County.