

SUP18-0011

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

Board of Supervisors Public Hearing

August 13, 2019

David Dameron, Planner III

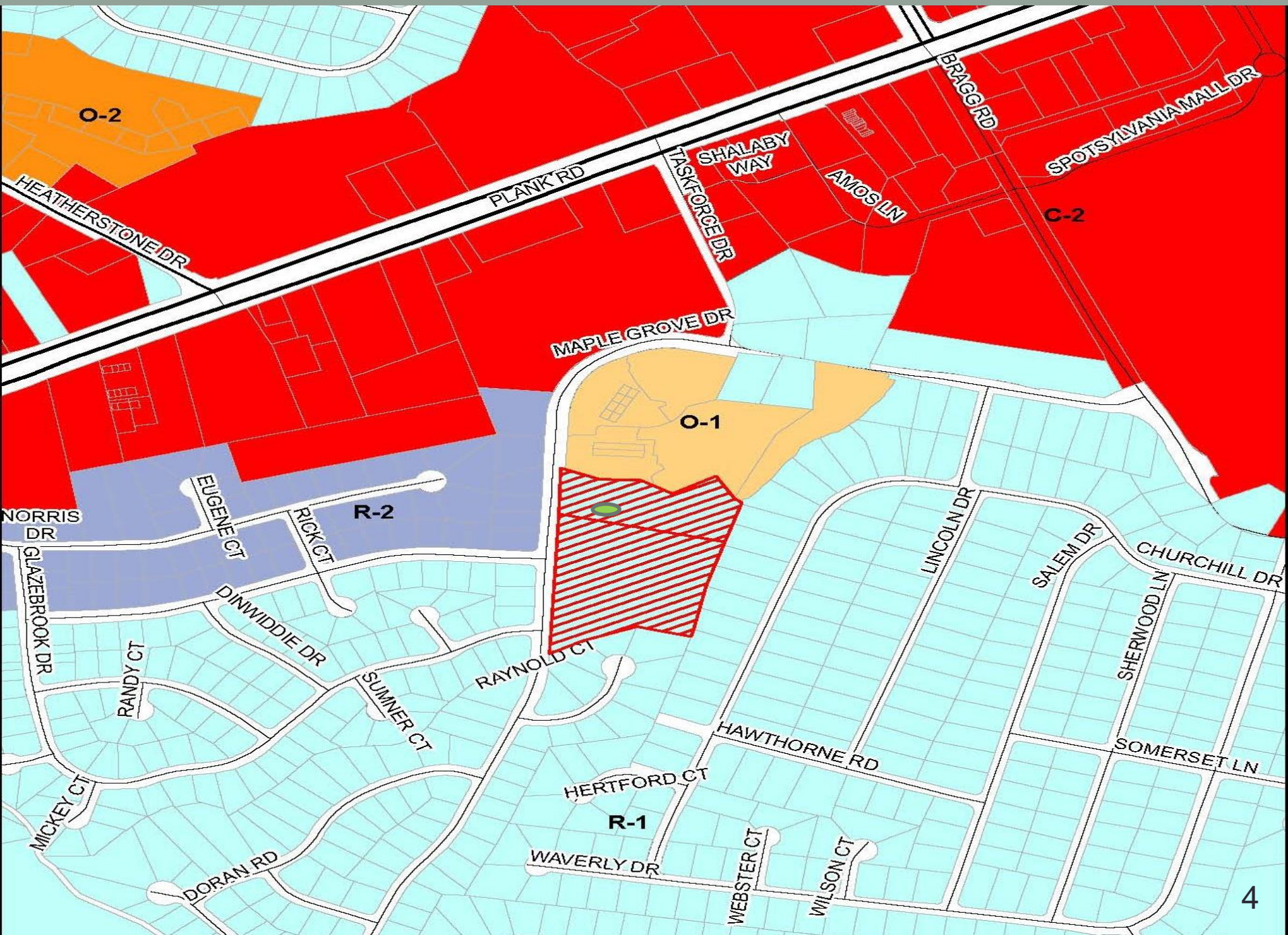


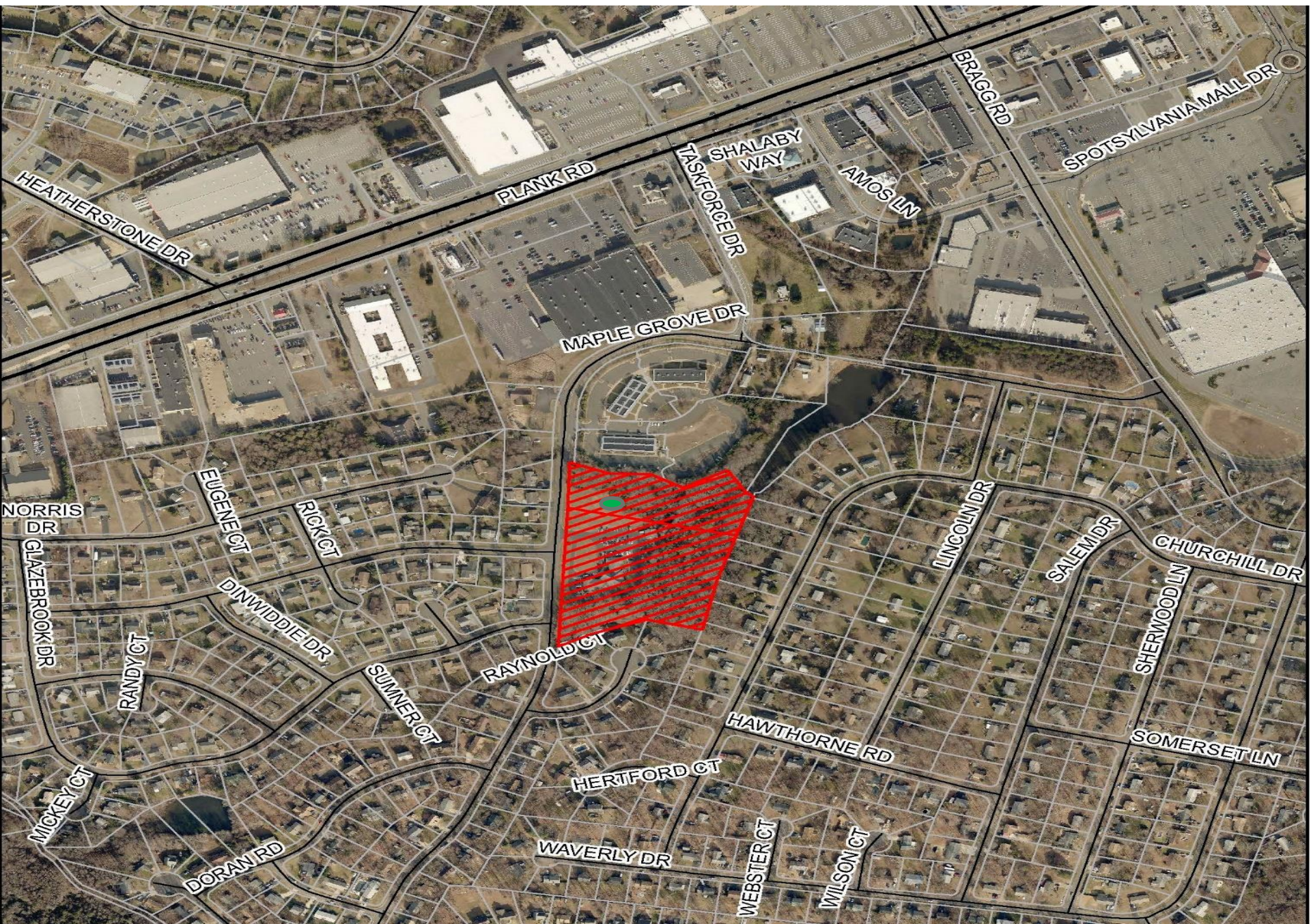
Request

- 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.





HEATHERSTONE DR

PLANK RD

TASKFORCE 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

MICKEY CT

DORAN RD

SUMNER CT

RAYNOLD CT

HERTFORD CT

WAVERLY DR

HAWTHORNE RD

WEBSTER CT

WILSON CT

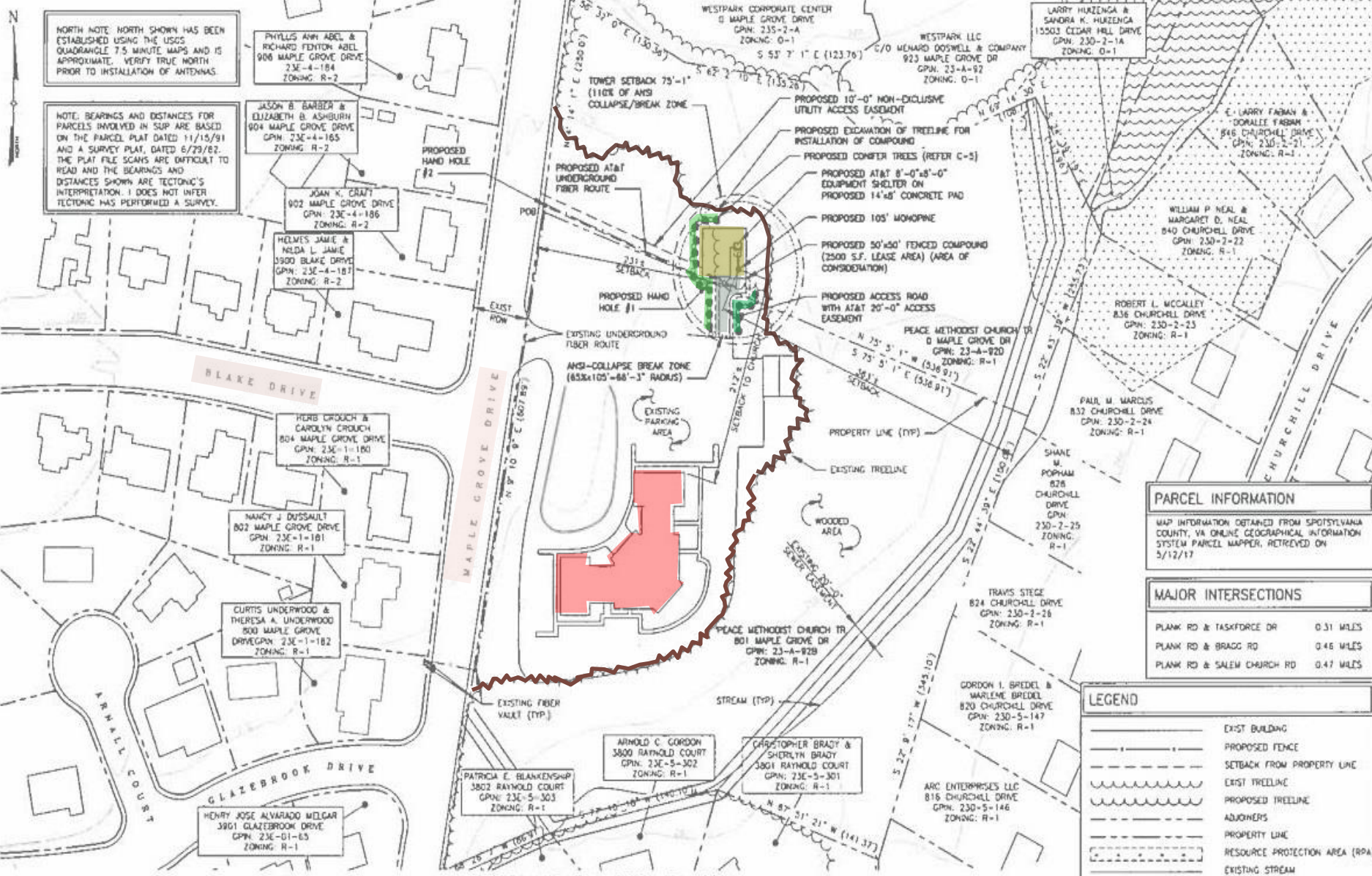
LINCOLN DR

SALEM DR

SHERWOOD LN

CHURCHILL DR

SOMERSET LN



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 TREETRUE
- PROPOSED TREETRUE
- ADJOINERS
- PROPERTY LINE
- RESOURCE PROTECTION AREA (RPA)
- EXISTING STREAM

BOUNDARY SITE PLAN

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

OPD APPROVAL BLOCK

SIGNATURE _____ 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



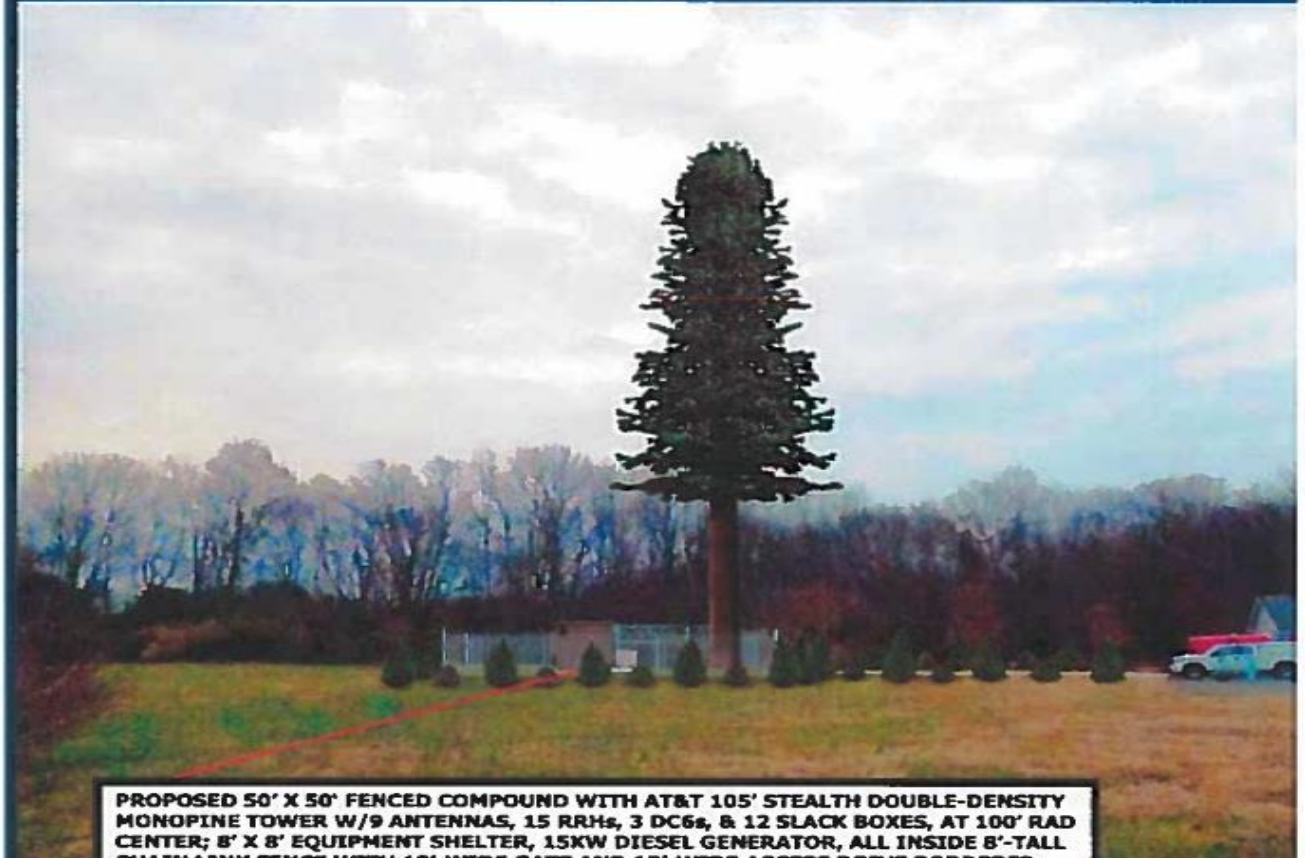
SATELLITE VIEW



PROPOSED LOCATION 1 VIEW



PROPOSED LOCATION 1 VIEW



PROPOSED 50' X 50' FENCED COMPOUND WITH AT&T 105' STEALTH DOUBLE-DENSITY
MONOPINE TOWER W/9 ANTENNAS, 15 RRHs, 3 DC6s, & 12 SLACK BOXES, AT 100' RAD
CENTER; 8' X 8' EQUIPMENT SHELTER, 15KW DIESEL GENERATOR, ALL INSIDE 8'-TALL

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OVERALL SITE VIEW



EXISTING LOCATION 2 VIEW



PROPOSED LOCATION 2 VIEW



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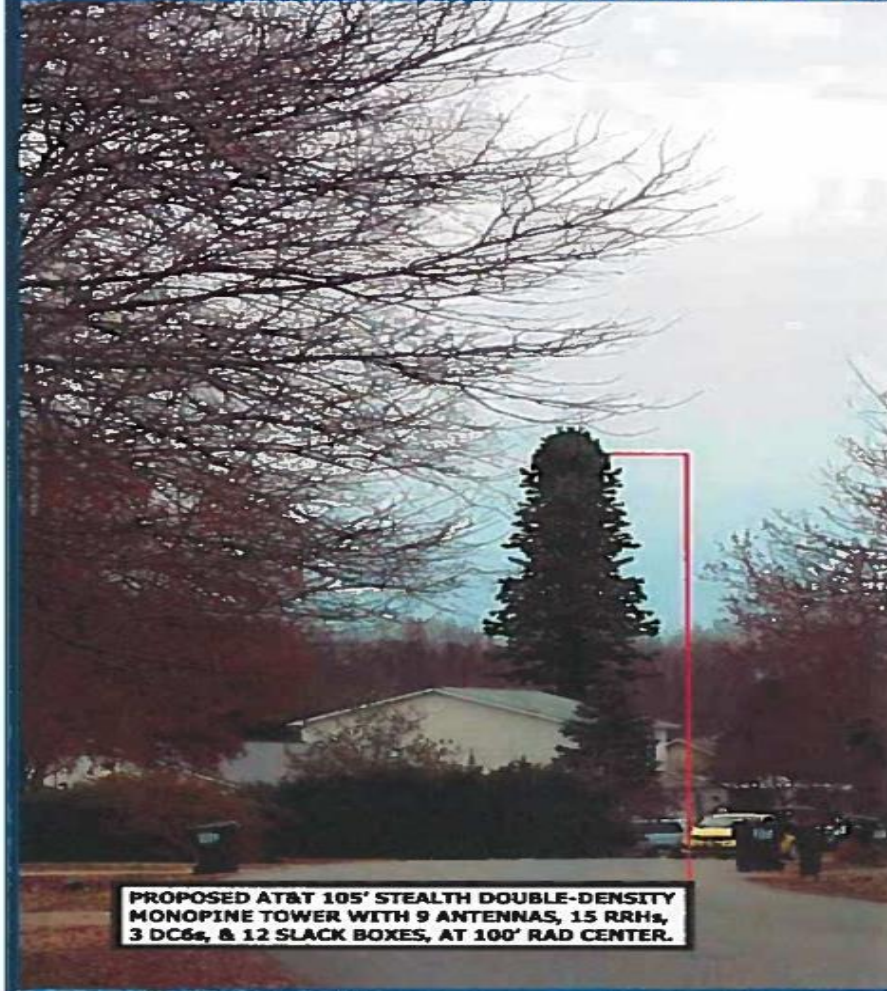
OVERALL SITE VIEW



EXISTING LOCATION 3 VIEW



PROPOSED LOCATION 3 VIEW



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

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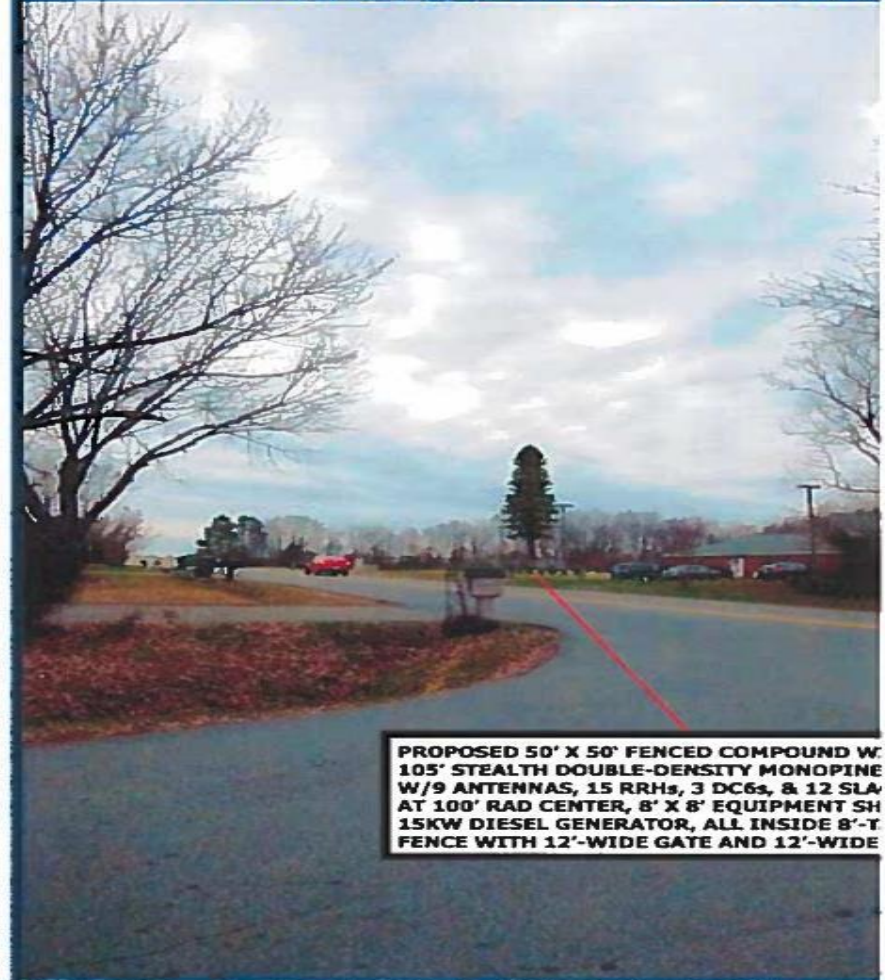
AERIAL VIEW



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.