



POWHATAN COUNTY PLANNING COMMISSION

Agenda: Regular Meeting

Tuesday, June 2, 2020

6:00 PM

Remote Meeting via Electronic Communication

MEETING PROCEDURE AND PUBLIC PARTICIPATION

In accordance with Ordinance #O-2020-06 and Resolution #R-2020-23, members of the Planning Commission may participate by electronic means from a remote location that is not open to the public.

All Planning Commission meetings are open to the public and interested persons may participate on the day and time specified above. Due to the local emergency declaration (COVID-19), the Village Building Auditorium will not be open, but members of the public are encouraged to provide comments and participate using the following methods:

- Submit comments via email to the Planning Commission Secretary (Andrew Pompei) at apompei@powhatanva.gov. The comment period will open on Wednesday, May 27, 2020 at 5:00 PM and will close on Tuesday, June 2, 2020 at 12:00 PM. Comments received during that period will be transmitted to the Planning Commission for review prior to the meeting and recorded in the meeting minutes.
- Participate remotely by electronic means by joining a webinar at <https://us02web.zoom.us/j/88198316591> or dialing in by phone at 1-929-205-6099 OR 1-312-626-6799 then typing in the webinar ID 881 9831 6591. During the public comment period, participants may raise their hand using the zoom controls on the computer screen, or (if dialing in) by pressing *9 on a phone (instructions will also be posted at powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings).

The meeting may be watched live at powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings.

Copies of the proposed plans, ordinances, and amendments may be reviewed in the Department of Community Development in the Powhatan County Administration Building (3834 Old Buckingham Road) between 8:30 AM and 5:00 PM of each business day by appointment only. Copies of staff reports are available prior to the Public Hearing upon request and will be available online at least five (5) days prior to the meeting at <http://powhatanva.gov/agendacenter>. Please call (804) 598-5621 with any questions.

AGENDA ITEMS

1. Call to Order

- a. Roll Call
(Identify Members Physically or Electronically Present)
- b. Opportunities for Public to Access and Participate in Electronic Meeting

2. Invocation

Mr. Bobby Hall (Vice Chair)

3. Administrative Items

- a. Request to Postpone Action/Amend the Agenda
- b. Approval of Minutes: May 5, 2020 (Regular Meeting) ([p. 3](#))

4. Public Comment Period

At this time, the Planning Commission will hear citizen comments on matters not scheduled for a public hearing that involve the services, policies, and affairs of Powhatan County government related to planning or land use issues.

5. Old Business

None

6. Public Hearings

- a. **Case #20-02-CUP: Cellco Partnership d/b/a Verizon Wireless (District #2: Powhatan Station/Graceland)** requests a conditional use permit (CUP) to permit a telecommunications tower (up to 200 feet in height) within the Agricultural-10 (A-10) zoning district, per Sec. 83-162 of the Zoning Ordinance of the County of Powhatan. The proposed use would be located at Tax Map Parcel #52-16 (3043 Moyer Road), which consists of 148.30 acres of land located on the south side of State Route 602 (Moyer Road) between State Route 1030 (Timber Trace Road) and State Route 619 (Pineview Drive). The 2019 Long-Range Comprehensive Plan designates the subject property as Rural Preservation and Natural Conservation on the Countywide Future Land Use Map. ([p. 6](#))
- b. **Case #20-02-REZC: Marshall and Laura Martin (District #5: Smiths Crossroads/Pineville/Tobaccoville)** request the rezoning of Tax Map Parcel #4-62C from General Commercial (C) to Crossroads (CR) with proffered conditions and amendment of the zoning district map of approximately 2.998 acres of land located on the north side of State Route 684 (Cartersville Road) approximately 0.35 miles east of State Route 629 (Trenholm Road) (5750 Cartersville Road). Proffered conditions restrict permitted uses and site access. The 2019 Long-Range Comprehensive Plan designates the subject property as Rural Preservation (0.35 miles east of a designated crossroads at Pine Tree) on the Countywide Future Land Use Plan. ([p. 56](#))

7. New Business

- a. Review: Proposed Elevations for Gas Station at Winterfield Place (Phase II) ([p. 77](#))

8. Adjourn

Next Meeting: Tuesday, July 7, 2020

May 5, 2020

VIRGINIA: AT A REGULAR REMOTE MEETING OF THE PLANNING COMMISSION HELD VIA ELECTRONIC COMMUNICATION, TUESDAY, MAY 5, 2020 AT 6:00 PM

Planning Commissioners Present	Barbara Brown, District 5, Chairman Bobby Hall, District 3, Vice Chairman Vicki Hurt, District 1 Amy Kingery, District 2 Jane Pendergast, District 4
Planning Commissioners Absent	None
Staff Members Present	Andrew Pompei, Planning Director Kelley Kemp, Assistant County Attorney Alyson Oliver, Planner II

In accordance with Ordinance #O-2020-06 and Resolution #R-2020-23, the Planning Commission held a regular meeting by electronic means.

Due to the local emergency declaration (COVID-19), the Village Building Auditorium was not open. Therefore, the Planning Commission held a regular meeting via electronic means, in accordance with Ordinance #O-2020-06 and Resolution #R-2020-23. Information on how to participate in the virtual Planning Commission meeting was advertised in accordance with state law, and members of the public were encouraged to provide comments and participate using the following methods:

- Submit comments via email to the Planning Commission Secretary (Andrew Pompei) at apompei@powhatanva.gov. The comment period opened on Wednesday, April 29, 2020 at 5:00 p.m. and closed on Tuesday, May 5, 2020 at 12:00 p.m. Comments received during that period were transmitted to the Planning Commission for review prior to the meeting and recorded in the meeting minutes.
- Participate remotely by electronic means by joining a webinar at <https://zoom.us/j/97298667665> or dialing in by phone at 1-929-205-6099 OR 1-312-626-6799 then typing in the webinar ID 972 9866 7665. During the public comment period, members of the public wanting to participate raised their hand using the zoom controls on the computer screen, or (if dialing in) pressed *9 on a phone (instructions were also posted at powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings)

1. Call to Order

Dr. Brown called the meeting to order at 6:02 PM and conducted a roll call to identify members of the Planning Commission participating in the electronic meeting. Dr. Brown then shared instructions on how members of the public could participate in the meeting during the public hearing portion of the agenda.

2. Invocation

Mr. Hall gave the invocation.

3. Administrative Items

a. Request to Postpone Action/Amend the Agenda

None

b. Approval of Minutes: March 3, 2020 (Regular Meeting)

Ms. Hurt motioned to approve the minutes from the regular meeting on March 3, 2020, as presented.

May 5, 2020

Ms. Kingery seconded the motion.

Dr. Brown, Mr. Hall, Ms. Hurt, Ms. Kingery, and Ms. Pendergast voted AYE.

VOTE 5-0
MOTION Passed

c. Approval of the Minutes: March 3, 2020 (Workshop)

Ms. Pendergast motioned to approve the minutes from the Planning Commission Workshop on March 3, 2020, as presented.

Mr. Kingery seconded the motion.

Dr. Brown, Mr. Hall, Ms. Hurt, Ms. Kingery, and Ms. Pendergast voted AYE.

VOTE 5-0
MOTION Passed

4. Public Comment Period

Dr. Brown opened the public comment period, reminding participants how they may indicate their interest in participating in this public comment period.

Seeing as there were no speakers requesting to speak using the webinar controls, the public comment period was closed by Dr. Brown.

5. Old Business

None

6. Public Hearings

- a. **Case #20-01-REZC: Berk and Alp LLC (District #2: Powhatan Station/Graceland)** requests the amendment of the proffer statement for three parcels (Tax Map Parcels #43-33, 43-33A, and 43-35) zoned Light Industrial (I-1) with proffered conditions and Commerce Center (CC) with proffered conditions (Case #18-01-REZC: Ordinance #O-2018-28). The subject properties are located southwest of the intersection of U.S. Route 60 (Anderson Highway) and State Route 671 (County Line Road). The applicant is requesting that Proffered Condition #1 be amended to reference a revised conceptual plan, which shows a new location for a commercial entrance on U.S. Route 60 (Anderson Highway). The 2019 Long-Range Comprehensive Plan designates the subject properties as Commerce Center and Natural Conservation (Route 60 Corridor East Special Area Plan) on the Countywide Future Land Use Map.

Mr. Pompei provided an overview of this request.

Dr. Brown opened the public comment period, reminding participants how they may indicate their interest in participating in this public comment period.

Mr. Mike Hall (1746 Old Powhatan Estates) expressed concerns with the request to move the proposed entrance, due to the potential impact on traffic on U.S. Route 60 (Anderson Highway), specifically as it relates to turn lane stacking.

Mr. Pompei provided a summary of the following public comments, which were provided via written communication prior to the meeting:

May 5, 2020

- Ms. Debbie Weir (1501 Page Road) expressed concerns regarding how the revised entrance will impact traffic flow on U.S. Route 60 (Anderson Highway), specifically for traffic trying to make a left turn into the development.
- Mr. Michael Herpin (101 County Line Road, Chesterfield, VA) expressed concerns about the impact of this development on drainage along State Route 671 (County Line Road) and requested additional information on how stormwater from the site will be addressed.

Seeing as there were no speakers, the public comment period was closed by Dr. Brown.

Dr. Brown requested that Chris Shust, a representative for the applicant, address the concerns that were raised concerning drainage. Mr. Pompei provided an initial answer, stating that this request will be reviewed by the Virginia Department of Environment Quality and will be required to meet state standards regarding stormwater management.

Ms. Hurt expressed concerns with the proposed configuration of the internal intersection closest to U.S. Route 60 (Anderson Highway), which was shown on the conceptual plan as having a slight jog. Mr. Shust provided additional information regarding different ways that intersection may be slightly changed to ensure safe internal circulation, which will be submitted and reviewed during the site plan review process.

After discussion, Ms. Kingery made a motion to **recommend approval** of the request.

Dr. Brown seconded the motion.

Ms. Kingery, Ms. Pendergast, and Dr. Brown voted AYE.

Mr. Hall, and Ms. Hurt voted NAY.

VOTE 3-2
MOTION Passed

7. Adjourn

There being no further business, Dr. Brown adjourned the meeting at 6:32 PM.

Barbara Brown
Chairman

Andrew Pompei
Planning Director



Powhatan County Planning Commission Agenda Item

Meeting Date: June 2, 2020

Agenda Item Title: **Case #20-02-CUP: Celco Partnership d/b/a Verizon Wireless (District #2: Powhatan Station/Graceland)** requests a conditional use permit (CUP) to permit a telecommunications tower (up to 200 feet in height) within the Agricultural-10 (A-10) zoning district, per Sec. 83-162 of the Zoning Ordinance of the County of Powhatan. The proposed use would be located at Tax Map Parcel #52-16 (3043 Moyer Road), which consists of 148.30 acres of land located on the south side of State Route 602 (Moyer Road) between State Route 1030 (Timber Trace Road) and State Route 619 (Pineview Drive). The 2019 Long-Range Comprehensive Plan designates the subject property as Rural Preservation and Natural Conservation on the Countywide Future Land Use Map.

Motion: In accordance with Section 83-123(f)(4) of the Powhatan County Zoning Ordinance and public necessity, convenience, general welfare, and good zoning practice, the Powhatan County Planning Commission recommends (*approval / denial / deferral*) of the request submitted by the Celco Partnership d/b/a Verizon Wireless to permit a telecommunications tower on Tax Map Parcel #52-16 subject to the conditions presented in this report.

Dates Previously Considered by PC: None

Summary of Item: Celco Partnership d/b/a Verizon Wireless is requesting a conditional use permit (CUP) to allow a telecommunications tower (maximum 199 feet tall) within the Agricultural-10 (A-10) zoning district (Zoning Ordinance: Sec. 83-162). The proposed use would be located on a portion of Tax Map Parcel #52-16, between State Route 1030 (Timber Trace Road) and State Route 619 (Pineview Drive) in southeastern Powhatan County. In total, the property consists of 148.3 acres. The proposed telecommunications tower will be located within a fenced-in gravel compound (2,500 square feet), within a 10,000-square-foot portion of the property that will be leased by the applicant.

Staff: Approve Disapprove See Comments

Attachments: Staff Report
Application Materials

Staff/Contact: Andrew Pompei: Planning Director
(804) 598-5621 x2006
apompei@powhatanva.gov

If Planning Commission members have questions, please call the staff / contact prior to the meeting.



20-02-CUP

County of Powhatan

Request for a Conditional Use Permit
to Permit a *Telecommunications Tower*
within the Agricultural-10 (A-10) Zoning District
on Tax Map Parcel #52-16
along State Route 602 (Moyer Road)

Staff Report Prepared for the Planning Commission
June 2, 2020

I. PUBLIC MEETINGS

Planning Commission June 2, 2020 Public Hearing

II. GENERAL INFORMATION

Request	Conditional Use Permit
Proposed Use	Telecommunications Tower
Proposed Density	N/A (No Residential Units Proposed)
Existing Zoning	Agricultural-10 (A-10)
Parcel Size	Total Parcel Area: 148.3 acres Leased Area: 10,000 square feet
Parcel ID#	52-16
Applicant	Cellco Partnership d/b/a Verizon Wireless
Owner	E & S Land Holdings, LLC
Location of Property	3043 Moyer Road Located on the southern side of State Route 602 (Moyer Road) between State Route 1030 (Timber Trace Road) and State Route 619 (Pineview Drive)
Electoral District	(2) Powhatan Station/Graceland
2019 Land Use Plan Recommendation	Rural Preservation and Natural Conservation

III. EXECUTIVE SUMMARY

Cellco Partnership d/b/a Verizon Wireless is requesting a conditional use permit (CUP) to allow a *telecommunications tower* (maximum 199 feet tall) within the Agricultural-10 (A-10) zoning district (Zoning Ordinance: Sec. 83-162). The proposed use would be located on a portion of Tax Map Parcel #52-16, between State Route 1030 (Timber Trace Road) and State Route 619 (Pineview Drive) in southeastern Powhatan County. In total, the property consists of 148.3 acres. The proposed telecommunications tower will be located within a fenced-in gravel compound (2,500 square feet), within a 10,000-acre portion of the property that will be leased by the applicant.

IV. REVIEW STANDARDS

Conditional Use (A-10): Telecommunications Tower
<i>Telecommunications tower</i> is listed as a conditional use within the A-10 zoning district [Sec. 83-162(11)].
Sec. 83-123(f)(4): Conditional Use Permit Review Standards
A Conditional Use Permit shall be approved if the applicant demonstrates the proposed conditional use: a) Is consistent with the purposes, goals, objectives, and policies of the comprehensive plan and other applicable county-adopted plans; b) Complies with all applicable zoning district-specific standards in Articles III through VI; c) Complies with all applicable use-specific standards Article VII: Use Standards; d) Complies with all applicable development and design standards in Article VIII: Development Standards; e) Complies with all relevant subdivision and infrastructure standards in Chapter 68: Subdivisions of the Powhatan County Code; f) Is appropriate for its location and is compatible with the general character of surrounding lands and the uses allowed in the zoning district where proposed; g) Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands; h) Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements; i) Avoids significant deterioration of water and air resources, scenic resources, and other natural resources; j) Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site; k) Complies with all other relevant county, state and federal laws and standards; and l) Is required by the public necessity, convenience, general welfare, or good zoning practice.
Sec. 83-123(f)(5): Expiration of a Conditional Use Permit
A Conditional Use Permit shall expire in accordance with any expiration date or provisions in a condition of its approval. A Conditional Use Permit shall automatically expire if a Building Permit, Site Plan, or other county approval, whichever occurs first, for the development granted by the Conditional Use Permit, is not obtained within two (2) years after the date of approval of the Conditional Use Permit, or if no subsequent county approval is required, the development is not completed and operational within two (2) years.
Sec. 83-521: Definitions
<i>Telecommunications tower</i> means any structure that is designed and constructed primarily for the purpose of supporting telecommunication antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes television transmission towers, microwave towers, common-carrier towers, wireless communication towers, alternative tower structures, and the like. (See principal/use-specific standards, Division 1: Standards for Specific Principal Uses and Structures, of Article VII: Use Standards.)
Virginia State Code: Title 15.2, Chapter 22, Article 7.2 (15.2-2316.3 through 15.2-2316.5)
This section of the Virginia State Code provides standards for the regulation and review of telecommunications projects.

V. PROPERTY DESCRIPTION

Location

The proposed telecommunications tower would be located on a portion of Tax Map Parcel #52-16 (3043 Moyer Road), which is located between State Route 1030 (Timber Trace Road) and State Route 619 (Pineview Drive) in southeastern Powhatan County.

Existing Conditions

The subject parcel is currently occupied by a single-family residential dwelling. The dwelling is accessed by a driveway with two entrances off of State Route 602 (Moyer Road).

Tax Map Parcel #52-16A is surrounded by the subject parcel. Tax Map #52-16A is also occupied by a separate single-family dwelling, which uses the same two-entrance driveway for access. There are two stream-fed ponds in the southern portion of the subject property.

Surrounding Properties

Direction	Zoning	Uses
North	Agricultural-10 (A-10)	<ul style="list-style-type: none"> Single-Family Residential (Large Lot: ≥ 10 acres)
South	Agricultural-10 (A-10)	<ul style="list-style-type: none"> Vacant/Wooded Land Large Lot Single-Family Residential Subdivision (Skippers Ridge)
East	Agricultural-10 (A-10) Residential-Utility (R-U)	<ul style="list-style-type: none"> Single-Family Residential (Large Lot: ≥ 10 acres) Single-Family Residential Subdivisions (Skipper Creek Farms and Kimberly Farms: avg. 2 acre lots)
West	Agricultural-10 (A-10)	<ul style="list-style-type: none"> Single-Family Residential Subdivision (Timber Trace: avg. 2 acre lots)

VI. PROJECT ANALYSIS

Current Zoning

The subject property is currently zoned Agricultural-10 (A-10).

Proposed Use

The applicant is proposing a *telecommunications tower*, which is defined as follows [Sec. 83-521]:

Telecommunications tower means any structure that is designed and constructed primarily for the purpose of supporting telecommunication antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes television transmission towers, microwave towers, common-carrier towers, wireless communication towers, alternative tower structures, and the like.

Telecommunications tower is a conditional use within the Agricultural-10 (A-10) zoning district [Sec. 83-162(11)].

The proposed tower will be up to 199 feet tall and designed as a galvanized steel monopole structure. It is proposed to be located within a fenced-in gravel compound (50 feet by 50 feet). The lease area (10,000 square feet) will be located within the existing wooded area on the western side of the property.

The proposed lease area will be at least 509 feet from State Route 602 (Moyer Road) and 571 feet from the western property line (Timber Trace subdivision). The tower will be accessed from State Route 602 (Moyer Road) using an existing asphalt driveway located approximately 810 feet east of State Route 1030 (Timber Trace Road) (approximately 188 feet from the western property line of the subject parcel).

Land Use and Community Character

The surrounding area is rural in character, with single-family residential lots ranging in size from approximately two acres to more than ten acres.

The proposed conditions included in this report are intended to help the proposed use blend with the surrounding rural residential areas by preserving existing trees within a tree preservation area that extends at least 100 feet from the base of the tower (excluding clearing within the compound area).

Photosimulations¹ provided by the applicant indicate that the tower will not be visible from most locations in the surrounding area, with the exception of the segment of State Route 602 (Moyer Road) directly adjacent to the subject parcel, and select areas to the south along State Route 603 (Rocky Ford Road) (see Attachment #7).

Environment/Natural Resources

Agency Comments: Environmental Review (Powhatan County)

This development should comply with both stormwater management and Erosion and Sediment Control laws and regulations set forth in the Powhatan County Zoning Ordinance.

On-Site Environmental and Historic Features

- *Topography*

The subject property gently slopes downward from north to south, beginning at an elevation of approximately 340 feet above sea level and dropping to 240 feet. Per GIS, the area where the tower is proposed to be located is along the upper edge of a small valley that slopes toward a pond located to the south.

¹ The photosimulations provided by the applicant were generated from photography taken during a balloon test prior to submittal of the CUP application. During the balloon test, the applicant released a balloon to the height of the proposed tower (199 feet) at the proposed tower location. The applicant then took photographs from the surrounding area (at locations selected by the Department of Community Development). A rendering of the proposed tower was added to the photos wherever the balloon was visible. The resulting photosimulations are included in Attachment #7 of this report.

- *Streams and Wetlands*

The subject property contains two streams, the closest of which is an intermittent stream running through the pond located approximately 600 feet south of the proposed tower. The other stream is a perennial stream, which is located approximately one-half mile south of the proposed telecommunications tower. It runs along the northern edge of a second pond on the property.

Erosion and Sediment Control

Prior to starting clearing and grading, the development will be subject to both stormwater management and Erosion and Sediment Control laws and regulations set forth in the Powhatan County Code.

Riparian Buffers

The proposed tower will be required to comply with requirements for riparian buffers set forth in the Powhatan County Zoning Ordinance [Sec. 83-471]. Information provided with the application indicates that these standards will be met, as the proposed location of the tower is well outside of these requirements.

Transportation

Agency Comments: Virginia Department of Transportation (VDOT)

VDOT supports the request by Cellco Partnership d/b/a Verizon Wireless of its conditional use permit and offers the following comments:

1. A site plan shall be submitted for VDOT review and approval prior to Land Disturbance. This review shall include potential drainage impacts upon Moyer Road (Rte. 602).
 - a. VDOT Access Management does not apply for Low Volume Commercial entrances, but stopping sight distance is required.
 - b. Please provide the Trip Generation utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition for all existing and proposed uses.
 - c. If the Vehicles Per Day (VPD) exceed 50, then the existing entrance may be required to meet the Moderate Volume Commercial Entrance Design as shown per Figure 4-15 in Appendix F of the VDOT Road Design Manual. Multiples uses appear to be utilizing the existing entrance.
2. A VDOT Land Use Permit shall be required for the Maintenance required to repair the existing Low Volume Commercial entrance to the site along Moyer Road (Rte. 602).

Local Road Network

The subject property has frontage on State Route 602 (Moyer Road), between State Route 1030 (Timber Trace Road) and State Route 619 (Pineview Drive).

Roadway Characteristic	State Route 602 (Moyer Road)
Functional Classification: VDOT	Local Road
Functional Classification: Powhatan Co. Major Thoroughfare Plan	Local Road
Traffic Volume Estimates (VDOT: 2018)	280

Site Access

The conceptual plan (dated January 30, 2020) shows site access from the westernmost existing driveway off State Route 602 (Moyer Road).

Utilities and Public Infrastructure

Agency Comments: Department of Public Works (Powhatan County)

The department has no review comments.

Agency Comments: Virginia Department of Health

No comments received.

The proposed use will not negatively affect public health and will improve community telecommunication services by providing expanded collocation opportunities for cellular and wireless providers. Information provided by the applicant indicates that the closest tower will similar service is located more than two miles from the proposed tower (see Attachment #6).

After construction, the site will generally not be occupied, except for occasional maintenance visits. Lack of on-site office or industrial facilities means there will rarely be a need for emergency services, and there will be no need for on-site wells or septic systems.

Public Safety

Agency Comments: Fire Department (Powhatan County)

The Fire Department has no concerns and approves of this CUP.

Agency Comments: Sheriff's Office (Powhatan County)

The Sheriff's Office has no comments at this time.

Per information provided by the applicant, the telecommunications tower compound will be entirely enclosed by a fence and emergency responders will be given necessary access.

Development Requirements and Standards

Agency Comments: Building Inspections Department (Powhatan County)

The building department has noted the following comments:

1. A soil analysis with engineered footing design will be needed for the supporting footings.
2. Stamped and Sealed plans will be required for the new tower when applying for a building permit.
3. A statement of special inspections will be required when applying for a building permit.

Development Review: Next Steps

Prior to issuance of a building permit, the applicant will be required to submit a site plan(s) for review and approval [Sec. 83-123(g)].

All site plans are evaluated to ensure that proposed development adheres to standards set forth in Article VIII (Development Standards) of the zoning ordinance.

Site plan applications are reviewed by the Department of Community Development.

VII. COMPREHENSIVE PLAN ANALYSIS

Countywide Future Land Use Plan

The *2019 Long-Range Comprehensive Plan* designates the subject properties as *Rural Preservation* on the Countywide Future Land Use Plan.

Land Use: Rural Preservation

The *Rural Preservation* land use designation is described as follows (p. 68):

Rural Preservation areas will be rural in character, with preserved natural, cultural, and historic resources, including farms, agribusinesses and tourism, permanently-protected open spaces, permanent easement properties, hillsides, hilltops, floodplain, wooded and forested areas, historic landscapes, landmarks, and corridors. These areas will contribute to active agriculture, silviculture, agribusiness, equestrian operations, and tourism, with new residential development designed in such a way as to be balanced with the natural and existing manmade environment in order to minimize degradation of the rural, natural, cultural, and historic environment.

The *2019 Long-Range Comprehensive Plan* encourages the preservation of natural, cultural, and historic resources located within *Rural Preservation* areas. In order to minimize the tower's impact on the area's rural character, the Department of Community Development recommends adopting conditions requiring the establishment a Tree Protection Easement within a 100-foot radius of the tower's base (see Condition #8).

This will help screen the base of the tower and ensure that existing vegetation is preserved; however, the proposed 199-foot tower will still be visible above the tree line in some areas (see Attachment #7 for renderings of the proposed tower).

Infrastructure and Facilities (Chapter 6)

Strategy IF.BT.5 in the *2019 Long-Range Comprehensive Plan* encourages the county to:

Continue working with the radio project consultant to provide a telecommunications design plan for a new radio system. The design plan should include recommendations for new towers and explore all co-location opportunities on existing tower to remove “holes” in radio communication.

The proposed telecommunication tower will improve community telecommunication services by providing expanded collocation opportunities for cellular and wireless providers. Information provided by the applicant indicates that the closest tower will similar service is located more than two miles from the proposed tower (see attachment #6).

VIII. PUBLIC COMMENTS

The Department of Community Development has not received any formal comments on this request but has received phone calls with general questions about the application.

IX. STAFF RECOMMENDATION

Favorable Attributes of Request

- *Limited Demands on Public Services*

The use will not require significant public services. After construction, the site will generally not be occupied, except for occasional maintenance visits. Lack of on-site office or industrial facilities means there will rarely be a need for emergency services, and there will be no need for on-site wells or septic systems.

- *Limited Noise and Odors*

Once construction is complete, the use will generate little to no noise or odor.

- *Improved Telecommunication Services*

The proposed telecommunication tower will improve community telecommunication services by providing expanded collocation opportunities for cellular and wireless providers. The nearest existing tower is located two miles away.

Unfavorable Attributes of Request

- *Visual Impact*

The proposed tower will be visible above the tree line in some areas, namely along the stretch of State Route 602 (Moyer Road) adjacent to the subject property.

Recommendation

The Department of Community Development **recommends approval** of this request. With the recommended conditions, the use reflects recommendations made in the *2019 Long-Range Comprehensive Plan* and improves the local telecommunications network. Recommended conditions also address aesthetic concerns by requiring: (i) the installation of additional evergreen trees along the eastern fence line; and (ii) the establishment of a Tree Protection Easement within a 100-foot radius of the tower’s base.

X. RECOMMENDED CONDITIONS

If approved, the Department of Community Development recommends that the conditions listed below be incorporated into this request. These conditions are proposed to minimize negative impacts on surrounding properties and reflect recommendations made in the *2019 Long-Range Comprehensive Plan*.

1. The applicant(s) shall consent to annual administrative inspections by the Department of Community Development for compliance with the requirements of this CUP.
2. The applicant(s) shall sign the list of adopted conditions for this CUP signifying acceptance and intent to comply with these conditions.
3. Failure to comply with the conditions of this CUP may result in the issuance of a Notice of Violation (NOV) by the Zoning Administrator. The Zoning Administrator may present this CUP to the Board of Supervisors for revocation if the NOV is not resolved as directed.
4. All activities associated with this CUP shall be in compliance with all local, state, and federal laws.
5. This conditional use permit shall permit a telecommunications tower (up to 199 feet in height) and related accessory uses, as defined in Sec. 83-521 of the Powhatan County Zoning Ordinance.
6. The proposed tower shall be designed and constructed as a monopole.
7. The proposed tower shall be located as generally shown on the proposed site plan prepared by NB & C Engineering Service, LLC and dated January 30, 2020.
8. The tower site shall be addressed with signage containing numbers a minimum of four (4) inches in height and reflective so they are highly visible from State Route 602 (Moyer Road). Address numbers shall be maintained throughout the life of this CUP.
9. A Tree Protection Easement shall be established within a one-hundred (100) foot radius of the tower base. Within the easement, no existing trees outside of the proposed compound and the proposed limits of disturbance, as shown on the proposed site plan prepared by NB & C Engineering Service, LLC and dated January 30, 2020, shall be removed during or after construction.
10. The owner of the tower shall submit to the Planning Director a bond, irrevocable letter of credit, or other appropriate surety acceptable to Powhatan County to cover the cost of removing the tower and restoring the tower site to as near its original condition as is reasonably practical. The estimated cost shall be determined by a licensed engineer and submitted to Powhatan County in writing.

XI. PROPOSED RESOLUTION

In accordance with Section 83-123(f)(4) of the Powhatan County Zoning Ordinance and public necessity, convenience, general welfare, and good zoning practice, the Powhatan County Planning Commission recommends (*approval / denial / deferral*) of the request submitted by the County of Powhatan to permit a *telecommunications tower* on Tax Map Parcel #52-16, subject to the conditions presented in this report.

Attachment(s)

1. Application
2. Vicinity Map
3. Zoning Map
4. Countywide Future Land Use Map (2019)
5. Conceptual Plan
6. Nearby Verizon Wireless Tower Sites
7. Photosimulations

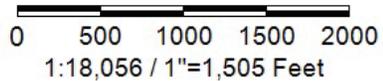
Powhatan County

Legend

- Parcels
- Subdivisions
- ★ Approximate Location of Proposed Tower



Feet



Title: 20-02-CUP Aerial

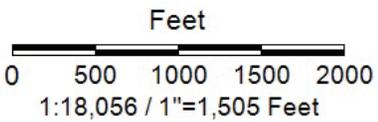
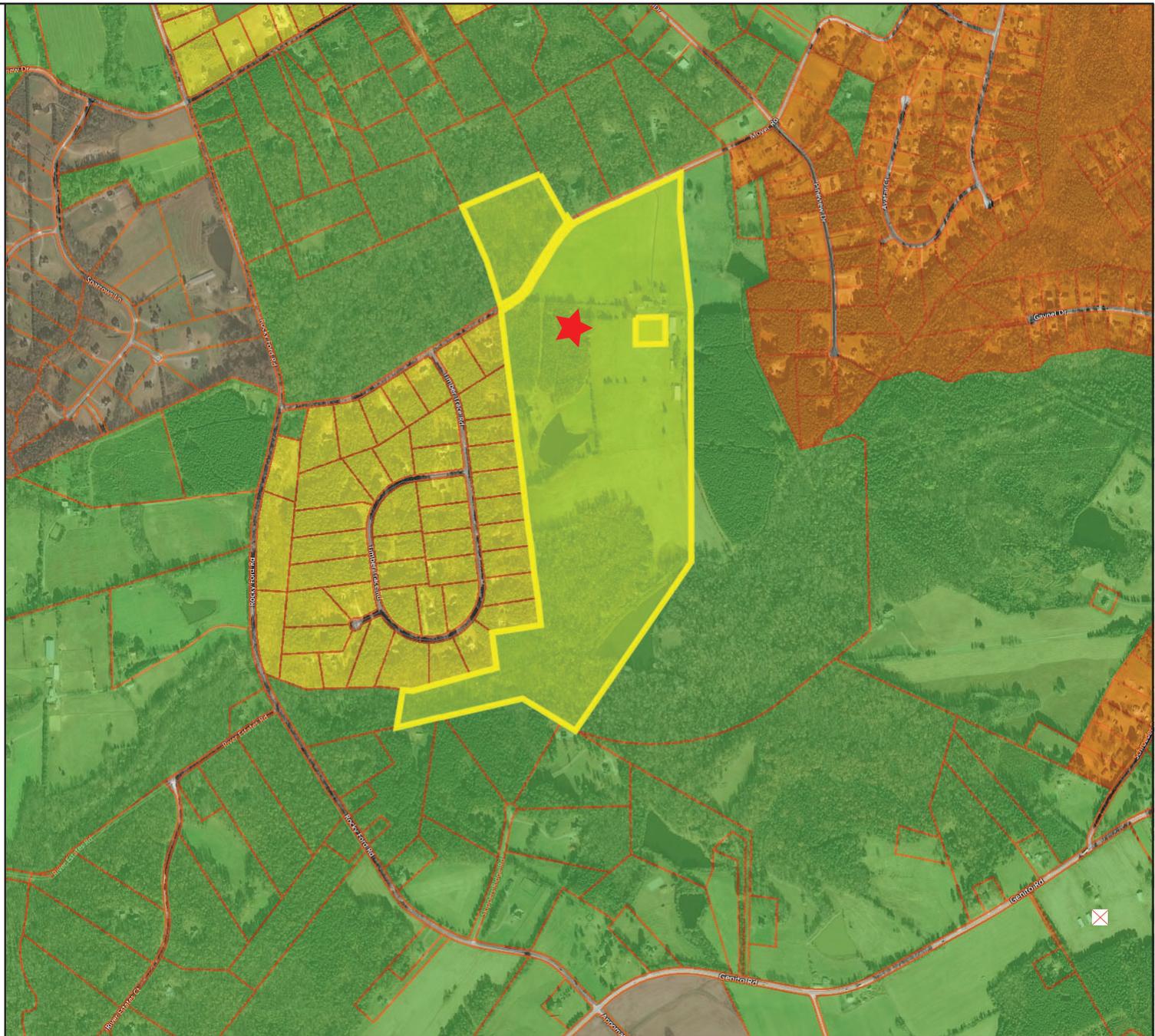
Date: 5/22/2020

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Powhatan County

Legend

-  Parcels
- Zoning**
-  Agriculture A-10
-  Agricultural/Animal Confinement
-  Commerce Center Planned Development
-  Commerce Center
-  Commercial
-  Courthouse Square Center
-  Industrial - 1
-  Industrial - 2
-  Mining
-  Office
-  Residential - 2
-  Rural Residential 5
-  Residential Commercial
-  Residential Utility
-  Rural Residential
-  Village Center Planned Development
-  Village Center
-  Approximate Location of Proposed Tower



Title: 20-02-CUP Current Zoning

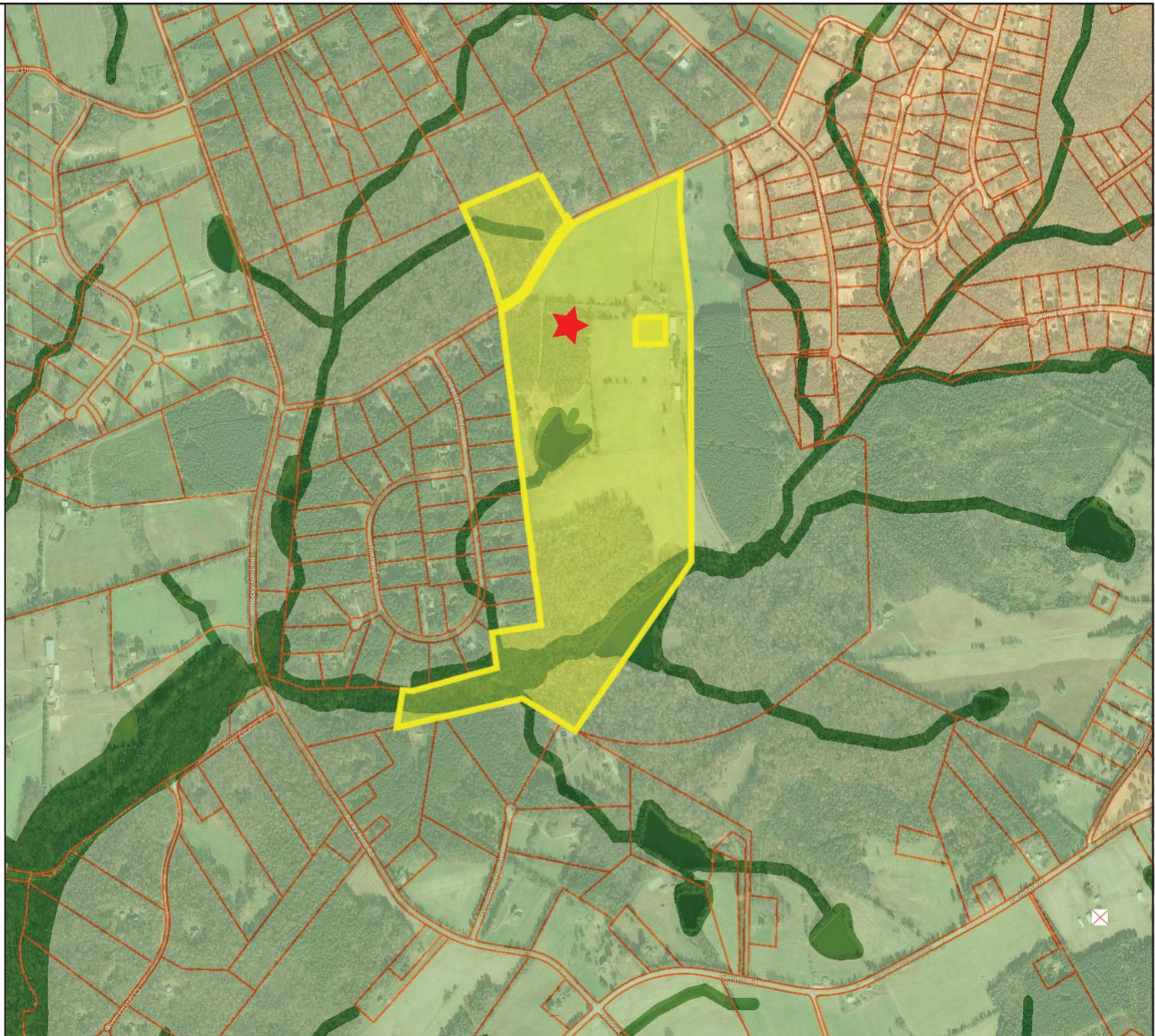
Date: 5/22/2020

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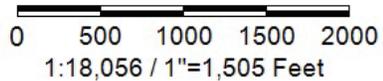
Powhatan County

Legend

-  Parcels
-  Crossroads
-  Growth Area Boundaries
-  Rural Enterprise Zone Boundary
- Future Land Use**
-  Public Lands
-  Natural Conservation
-  Rural Preservation
-  Rural Residential
-  Low Density Residential
-  Village Residential
-  Village Center
-  Commerce Center
-  Economic Opportunity
-  Industrial
-  Approximate Location of Proposed Tower



Feet



Title: 20-02-CUP Future Land Use

Date: 5/22/2020

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**County of Powhatan,
Virginia**
Conditional Use Permit
Application

For Office Use Only

Case Number

Powhatan County, Virginia
Department of Community Development
3834 Old Buckingham Road: Suite F
Powhatan, VA 23139

Applicant Information	
Name of Applicant	Cellco Partnership d/b/a Verizon Wireless
Mailing Address	1831 Rady Court Richmond, VA 23222
Phone Number	804 543-7560
Email Address	Linda.French@VerizonWireless.com

Owner Information (Complete this section if the applicant is not the current property owner)	
Name of Owner	Eugene Moyer (E&S Holdings, LLC)
Mailing Address	3043 Moyer Road, Powhatan, VA 23139
Phone Number	See Applicant Representative Information
Email Address	See Applicant Representative Information

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the application (see form entitled *Consent of Owner(s) to Request Rezoning*).

If there are multiple owners, all owners must sign the application or provide other documentation consenting to the

Applicant Representative (Complete this section if correspondence should be directed to someone other than the applicant)	
Name of Representative	Euan Fuller
Mailing Address	1111 E Main Street, Suite 1905, Richmond, VA 23219
Phone Number	804-510-6888
Email Address	efuller@bci-mail.com

Parcel Information	
Tax Map Number	052-16
Physical Address	3043 Moyer Road, Powhatan, VA 23139
General Description of Property Location	Site approximately 1 mile north of Genito, tower location proposed in the trees in the north west portion of the subject parcel.
Election District	Powhatan Station / Graceland (District 2)
Total Acreage	148.30+/- acres
Current Zoning	A-10
Countywide Future Land Use: Land Use Designation	Rural Preservation

Proposed Use	
Proposed Use (Identify Use Listed in Zoning Ordinance)	Construction of a new 199' monopole cell tower
Proposed Use: Detailed Description	Addition of a new 199' monopole cell tower, associated ground equipment area and access route to existing driveway per the plans attached with this application.
If this request is approved, will new structures be constructed?	Yes
Are there existing structures on the subject property?	Yes
Will the proposed use connect to public water and/or sewer?	No
Will the proposed use have direct access to a public road?	No, new access route proposed will join existing entrance route on the subject property.

A conceptual plan that shows the general configuration of the proposed development, including land uses, building locations (existing and proposed), pedestrian and vehicular circulation, open space, and resource protection areas, should be submitted with the application. This plan should also include measurements on how far existing and proposed structures, parking areas, and other activities associated with the proposed use will be from property lines.

Proposed Use (Continued)

Describe any impacts the proposed use may have on adjacent properties and the surrounding neighborhood (e.g. noise, glare, smells, traffic, etc.).

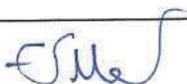
Please see attached applicant narrative in conjunction with this application.

Statement of Validity of Information

Every applicant shall sign the following document to substantiate the validity of submitted information.

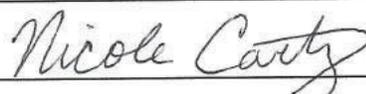
I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will provide written certification from the owner granting me the right to submit this application.

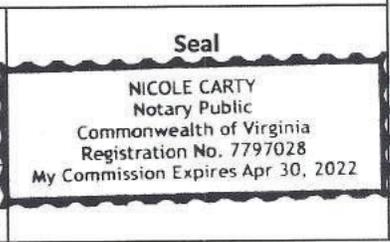
I declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signature of Applicant	
Name of Applicant (Printed)	Euan Fuller (Verizon Wireless Agent)

Commonwealth of Virginia
County of Richmond City, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Euan Fuller, whose name is signed to the above, on this 6 day of February 2020.

Notary Public	
Commission Expires	<u>April 30, 2022</u>
Notary Number	<u>7797028</u>



Ownership Disclosure

List below the names and addresses of all owners or parties in interest of the land subject to this request.

If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

Name	Address
Eugene Moyer (E&S Holdings, LLC)	3043 Moyer Road, Powhatan, VA 23139

I, Eugene B. Moyer, do hereby swear and affirm to the best of my knowledge and belief, the above information is true and that I am the applicant requesting a conditional use permit for Tax Map 052-16. If the information listed above changes at any time while this request is being considered, I will provide Powhatan County with an updated list of owners.

Signature of Applicant	<u>Eugene B. Moyer</u>
Name of Applicant (Printed)	<u>E. B. Moyer</u>

Commonwealth of Virginia
County of Richmond City, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Eugene B. Moyer, whose name is signed to the above, on this 6 day of February 2020.

Notary Public	<u>Nicole Carty</u>	Seal NICOLE CARTY Notary Public Commonwealth of Virginia Registration No. 7797028 My Commission Expires Apr 30, 2022
Commission Expires	<u>April 30, 2022</u>	
Notary Number	<u>7797028</u>	

Consent of Owner(s) to Permit Request

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the conditional use permit (CUP) application.

I, Eugene Moyer, am the owner of the property subject to this CUP request and consent to the request submitted by Cellco Partnership d/b/a Verizon Wireless (Applicant) for a CUP to allow the construction of a new 199' monopole cell tower, compound area and associated access route (Requested Use) on Tax Map 052-16.

Signature of Owner	<u>Eugene B. Moyer</u>
Name of Owner (Printed)	Eugene Moyer

Commonwealth of Virginia
County of Richmond City to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Eugene B. Moyer, whose name is signed to the above, on this 6 day of February 2020.

Notary Public	<u>Nicole Cartz</u>	Seal NICOLE CARTY Notary Public Commonwealth of Virginia Registration No. 7797028 My Commission Expires Apr 30, 2022
Commission Expires	<u>April 30, 2022</u>	
Notary Number	<u>7797028</u>	

Applicant's Permission for Inspection of Property

I, Eugene Moyer, hereby grant access to the Director of Community Development, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application.

Signature of Applicant

Eugene B. Moyer

Name of Applicant (Printed)

Eugene Moyer

Commonwealth of Virginia

County of Richmond City, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Eugene B. Moyer, whose name is signed to the above, on this 6 day of February 2020.

Notary Public

Nicole Cartz

Commission Expires

April 30, 2022

Notary Number

7797028

Seal

NICOLE CARTY
Notary Public
Commonwealth of Virginia
Registration No. 7797028
My Commission Expires Apr 30, 2022

APPLICANT NARRATIVE

SITE NAME: Moyer Road

Proposal:

Cellco Partnership d/b/a Verizon Wireless (t/a “Verizon Wireless”) (the “Applicant”) requests a Conditional Use Permit in order to construct and operate a 195-foot steel monopole telecommunications tower, with the top of all appurtenances extending to 199-feet, on a 148.3± acre parcel on Moyer Road, Powhatan and identified as Parcel ID: 052-16 (“Property”). Verizon Wireless is licensed by the Federal Communications Commission to provide wireless communications services throughout Powhatan County (“County”). Verizon Wireless currently has need to improve the network capacity in the surrounding area of the proposed site as the demand for wireless service increases and places greater strain on the surrounding network sites. In addition, this site will improve the wireless footprint throughout the County. The network of sites is largely based on the use of existing towers and tall structures built by Verizon Wireless, other carriers and tower companies.

The Applicant is proposing to locate the tower and associated ground equipment within a 50’ x 50’ fenced compound (100’ x 100’ lease area). The fenced compound area will be located set in wooded area to the South East of Moyer Road. Additional screening around the compound area will be placed in accordance with the local ordinance as applicable. The proposed tower will have an overall height of 199 feet (195 feet steel monopole telecommunications tower with the top of all appurtenances extending to 199 feet). The tower will be made of galvanized steel and it will be designed to accommodate additional users. The facility will be unmanned and will be visited occasionally, usually once a month, by technicians to conduct routine checks and maintenance. The facility will not emit any odor, fumes or glare. The noises emitted from the equipment on the ground will not be any louder than normal residential HVAC equipment. Therefore, the impact on surrounding properties resulting from this passive use will be minimal.

Purpose of Tower:

Verizon Wireless is in the process of enhancing the coverage and capacity of its wireless telecommunications network in Powhatan County by constructing new towers in areas where coverage is lacking and co-location opportunities do not exist.

The proposed tower will achieve the following:

- Improve Verizon Wireless’ existing network by providing seamless coverage in the area;
- Support the latest wireless technologies (voice and data);
- Provide coverage to the following:
 - Those living in nearby residences;
 - Those traveling on nearby roads
 - Provide multiple co-location positions for other wireless carriers to expand their networks;

- Emergency personnel operating in the area.

Consistency with Powhatan County 2019 Long-Range Comprehensive Plan:

The proposed tower is consistent with the Comprehensive Plan as follows:

Strategy IF.BT1-2, IF.BT.5 – Broadband and Telecommunications: Provide and plan for efficient public facilities and services, accelerate wireless broadband deployment, work with private partners to bring high-speed wireless communications to meet the community needs of Powhatan County.

In today's society, reliable wireless service is a necessity for residents, students, businesses and emergency personnel. The proposed tower will provide the infrastructure needed for Verizon Wireless, as well as the opportunity for multiple other wireless carriers, to expand and improve their networks in this area of Powhatan County. This reliable wireless service will enhance the local economy and complement economic development by helping businesses to be more effective and efficient in their everyday operations, providing citizens the opportunity to work, study and shop from home as well as improving service for those traveling in the vicinity.

Zoning Ordinance Requirements

The subject property is zoned Agricultural (A-1). In accordance with section 83-152 of the zoning ordinance, Telecommunications Towers are permitted in the A-1 zoning district subject to an approved conditional use permit (CUP). Article VII (Sec. 83-432.d) of the zoning ordinance regulates telecommunications antennas and towers. The applicable requirements in this section are as follows:

ARTICLE IV. – USE STANDARDS

Sec. 83-432 (d) (1) a. – Telecommunications facility

- (1) **Purpose.** This section is intended to establish general standards for the siting of telecommunications towers and collocated telecommunications facilities that will:
 - (i) Enhance the effective and efficient provision of advanced telecommunication services throughout the county;
 - (ii) Strongly encourage the collocation of telecommunications facilities on existing towers and other structures as preferred options to construction of additional telecommunications towers;
 - (iii) Minimize the total number of new towers throughout the county by providing incentives for the use of existing structures;
 - (iv) Encourage towers to locate in nonresidential areas, especially along the Route 60 corridor, and protect residential areas and land uses from potential adverse impacts of towers;
 - (v) Encourage the location of towers, to the extent possible, in areas where the adverse impact on the community will be minimal;
 - (vi) Minimize the adverse visual impact of towers and antennas through carefully siting, configuration, design, and screening;

- (vii) Encourage public/private partnerships, where possible, to promote the telecommunications needs of the county, especially in association with fire and emergency rescue services;
- (viii) Encourage the use of engineering and careful siting of tower structures to avoid potential damage to adjacent properties from tower failure; and
- (ix) Assure that towers comply with all federal and state regulations.

(2) **Applicability.**

- (i) Unless exempted in subsection 3, exemptions, below, any new telecommunications facility—whether a principal or accessory use—shall be subject to the standards in this subsection a., telecommunications facility.
- (ii) An existing use or an existing structure on the same lot shall not preclude the installation of towers or antennas on such lot. For purposes of determining whether the installation of a tower or antenna complies with district regulations, the dimensions of the entire lot shall control, even though the towers or antennas may be located on leased area within such lots.
- (iii) Towers that are constructed and antennas that are installed in accordance with the provisions of this subsection shall not be deemed to constitute the expansion of a nonconforming use or structure.

(3) **Exemptions.** The following shall be exempt from the standards of this subsection (but may be subject to other relevant standards in this chapter, such as accessory use or design standards):

- (i) Telecommunications towers that are 35 feet or less in height in any district, or are 100 feet or less in height in the I-1 or I-2 District.
- (ii) Satellite dish antennas, as an accessory use (see accessory use standards in Section 83-438(u), Satellite dish);
- (iii) Antennas used solely for broadcast radio or television reception, as an accessory use (see section 83-438(y), Television or radio antenna)
- (iv) Antennas legally operated by FCC-licensed amateur radio operator (see section 83-438(c), Amateur radio antenna);
- (v) Emergency telecommunications facilities owned by the county or other public agency that are used wholly or in part for public safety or emergency communication purposes; and
- (vi) Portable wireless telecommunications facilities temporarily used for emergency purposes for not more than 180 days after declaration of an emergency or disaster by a responsible official of the county, state, or federal government.

(4) **Timely action of telecommunications facility applications.** The county shall process all applications for a telecommunications facility in a timely manner in accordance with the review procedures in Article II, Administration, and shall make a decision on such applications within a reasonable period of time after the application is submitted and determined complete (see application submittal and acceptance under Article II, Administration, taking into account the nature and scope of the application.

(5) **Telecommunications facility, collocated.**

- (i) The placement of an antenna on or in an existing structure such as a building, sign, light pole, utility pole, transmission/utility tower, water tank, or other free-standing structure or existing tower or pole is allowed by right, without the need for a conditional use permit, so long as placement of the antenna does not increase the height of the existing structure or tower by 20 feet or 25 percent, whichever is less.
- (ii) A collocated antenna shall not require additional lighting pursuant to FAA or other applicable requirements.
- (iii) A collocated antenna use also may include the placement of additional buildings or other supporting equipment used in connection with placement of the antenna so long as auxiliary building or equipment is placed within the existing structure or property and is necessary for such use.
- (iv) Where antennas are collocated on a structure other than a telecommunications tower, the antenna and supporting electrical and mechanical equipment shall be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

(6) General standards for all Telecommunications facilities.

- (i) Compliance with federal standards. All towers and antennas must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. This requirement includes meeting all regulatory emission standards established by the FCC.

Prior to constructing the tower, the Applicant must obtain all required approvals from the FAA and FCC. The tower will meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas

(7) Telecommunication towers.

- (i) Requirements for collocation.
 - A. No freestanding telecommunications tower shall be allowed unless it is demonstrated that no suitable existing tower, building, or other structure within the coverage area is available for the collocation of antennas. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:
 - a. No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements.

See attached map and representation of available existing structures.

- b. Existing towers or structures are not of sufficient height to meet applicant's engineering requirements
- c. Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.

- d. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
 - e. The fees, costs, or contractual provisions required by the owner to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable.
 - f. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.
- B. Except where height, structural, mechanical, or regulatory factors prevent collocation, a proposed tower shall be designed to accommodate the present and future needs of its owner and collocated antennas by at least three other telecommunications providers, subject to mutually agreeable terms and conditions negotiated between the owner and collocating providers. Any purported height, structural, mechanical, or regulatory limitations to collocation shall be described in a report submitted with the development application for the tower.

See the attached plans, prepared by a Virginia certified engineer, showing that there is enough space on the tower for at least four users, including the primary user. At the time of building permit submittal, the Applicant will submit a tower design report showing that the tower will have the structural capacity to accommodate at least four users, including the primary user

- C. Owners of towers shall provide the county collocation opportunities as a community benefit to improve communications for county departments and emergency services, provided it does not conflict with the collocation requirement in subsection B above. The owners of the tower shall provide the county with the right of first refusal to any available collocation spaces at no cost to the county—provided, however, that the county shall be responsible for placing and maintaining its own equipment.

The Applicant will accept requests for County collocations pursuant to the collocation policy enclosed with this application. The applicant respectfully submits that the language of the County's ordinance is preempted by Code of Virginia, Section § 15.2-2316.4:2; Article 7.2. Zoning for Wireless Communications Infrastructure. Application reviews. Point 2: Point (8) – the locality shall not “Condition or require the approval of an application solely on the basis of the applicant's agreement to allow any wireless facilities provided or operated, in whole or in part, by a locality or by any other entity, to be placed at or co-located with the applicant's project.”

- (ii) Height. To permit collocation, towers shall be designed and constructed to permit extensions to a maximum height of 199 feet, except as otherwise provided in the approved conditional use permit.

The tower height will be 195' (199' including all appurtenances)

- (iii) Setbacks. All towers shall be set back from any property line and from an existing residential dwelling on the same parcel by a distance equal or exceeding 120 percent of the tower height, and from an existing residential dwelling on an adjacent property by at least 500 feet, or 200 percent of the tower height, whichever is greater. Setbacks shall be measured from the base of the tower. These setback requirements do not apply from residential dwellings constructed subsequent to erection of the tower. These provisions may be modified by the board of supervisors during the conditional use permit review process, based upon the review and recommendation by the director and the planning commission.

The proposed setbacks are as follows: The tower is over 590 feet from the nearest residential dwelling on the property and over 509 feet from the nearest property line.

- (iv) Design.

- A. Towers may be designed as lattice towers, monopole towers, or as stealth towers (where the tower is designed to look like some other tall natural object (e.g., tree) or manmade structure (e.g., light standards, sculptures) allowed in the area).

The tower will be a monopole design.

- B. Towers shall either maintain a flat, non-glossy, nonreflective galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness.

The tower will be made of galvanized steel. The galvanized steel color will match the backdrop of the sky.

- C. Auxiliary buildings and related structures shall, to the extent possible, be designed to use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding structures.

The 50' x 50' equipment compound will be enclosed with a 7' chain link security fence with 1' barbed wire on top. See Sheet S-1 of the attached plans for fencing details. A minimum four (4) feet wide landscape strip shall be provided outside the perimeter of the facilities as shown on the attached plan.

- D. Towers shall not be artificially lighted unless required by the FAA or other applicable authority. If lighting, beacons, and/or other safety devices are required, they shall be designed to minimize disturbance to the surrounding uses.

The tower will not be lighted.

- E. No advertising of any type may be placed on the tower or accompanying facility.

There will be no advertising on the tower.

- F. A type C perimeter buffer shall be provided around the entire facility, including support buildings (see section 83-460, Tree protection and section 83-461, Landscaping, and buffers, of Article VIII, Development Standards).

The existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible.

- G. A fence at least six feet high shall be provided around the base of the tower and any associated equipment.

The 50' x 50' equipment compound will be enclosed with a 7' chain link security fence with 1' barbed wire on top. See Sheet S-1 of the attached plans for fencing details.

(v) Other standards.

- A. The provider shall lease sufficient land area around the tower to maintain control and safety of the existing mature tree growth and natural land forms within 100 feet of the tower base.

The 50' x 50' equipment compound will sit inside a 100' x 100' lease area where the control of mature tree growth and natural land forms can be maintained

- B. To ensure the structural integrity of towers, the provider shall ensure that a tower is designed and maintained in compliance with standards contained in applicable federal, state and local building codes and regulations.

The tower will be designed and constructed in compliance with all applicable federal, state and local building codes and regulations. Construction drawings demonstrating the work to be performed will be provided at the building permit phase.

- C. The owner of the tower shall submit a report to the administrator once a year no later than July 1 that states the current user status of the tower and assesses the sufficiency and expiration status of the removal bond or other surety.

Agreed

- D. Any cost incurred by the county for review by an independent technical expert of any of the above required information shall be paid by the applicant.

Agreed

(8) Removal of abandoned telecommunications facilities.

- (i) As a condition of approval of a conditional use permit for a telecommunications tower, the owner of the tower shall submit to the director a bond, irrevocable letter of credit, or other appropriate surety acceptable to the county to cover the costs of removing the tower and restoring the tower site to as near its original condition as is reasonably practicable.

- A. The amount of the surety shall be such amount found to be necessary after issuance of the conditional use permit for a third party to remove the tower and restore the site to as near its original condition as is reasonably possible.
- B. If the surety expires, the county may initiate proceedings to revoke or terminate the conditional use permit ten days after providing the tower owner written notice of the intent to do by first class, certified, return receipt mail. The conditional use permit shall be revoked unless the tower owner submits to the director, before revocation proceedings are concluded, a new surety that is acceptable to the county and includes any costs of processing.
- C. The amount of the required surety may be reviewed every three years by the county and be adjusted as necessary.

Agreed

- (ii) If a telecommunications facility is abandoned, the owner of the facility shall dismantle and remove the facility and any accessory equipment within 90 days of receiving notice from the county stating that the facility is abandoned and demanding its removal in accordance with this subsection.
 - A. It is not operated by any user for telephone, data, radio or television, or other forms of wireless communication for a continuous period of 12 months, or
 - B. The FCC license for the tower expires and is not renewed within 12 months thereafter.

The applicant agrees to remove any antennas or tower pursuant to the terms laid out in this ordinance.

- (9) **Erosion and sedimentation control regulations.** Should the project require the disturbance of more than 10,000 square feet of land area, a land disturbance permit will be required prior to the commencement of construction activity on the site.

Agreed

- (10) **Submission requirements.** Each applicant requesting a conditional use permit for a telecommunications tower shall submit the following information with the conditional use permit application:
 - (i) A site plan consisting of a scaled plan and a scaled elevation view and other supporting drawings, calculations, and other documentation, signed and sealed by a licensed professional engineer, showing the location and dimensions of all improvements, including information concerning topography, zoning, vegetative buffers, tower height requirements, setbacks from property lines, drives, parking, fencing, landscaping, distances to adjacent uses and adjacent buildings, and the general location of all residential structures and residential zoning district boundaries within 2,000 feet of the proposed tower.
 - (ii) Written or graphic description of the nature and extent of tree coverage within 200 feet of the tower.

- (iii) Each applicant for an antenna and/or telecommunications tower shall provide to the department an inventory of its existing facilities that are either within the locality or within five miles of the border thereof, including specific information about the location, height and existing use and available capacity of each tower. The department may share such information with other applicants applying for approvals or a conditional use permit under this article or other organizations seeking to locate antennas within the jurisdiction of the county, provided, however that the department shall not, by sharing such information, in any way represent or warrant that such sites are available or suitable.
- (iv) A statement justifying the need for the project.
- (v) A certification from a licensed professional engineer experienced with the design and operation of telecommunications towers and antennas that the emissions from the facility will not exceed the maximum permissible exposure (MPE) standards established by the Federal Communications Commission (FCC).
- (vi) A certification from a licensed professional engineer, experienced with the design and operation of telecommunications towers and antennas that the emissions from the facility will not interfere with the radio, television or communication reception of any property owners in residence at the time of construction, or any other time.
- (vii) Verifiable evidence from the applicant of the lack of space on suitable existing towers, buildings, or other structures to locate the proposed antennas and the lack of space on existing tower sites to construct a suitable tower for the proposed antenna. A certified statement from a licensed professional engineer must be provided if radio-frequency interference or signal quality is used as the rationale for eliminating collocation on an existing facility.
- (viii) A signed statement from the applicant of the willingness and ability based on any lease agreement to allow collocation on the proposed tower and collocation of a second tower on the site, where appropriate. The statement must be signed by an officer of the company or individual authorized to commit the company.
- (ix) A signed statement from the applicant describing the efforts to be taken to screen or camouflage the facility and reduce its visual impact. The statement should consider at a minimum design, height, location, and landscaping alternatives.
- (x) A proposed construction schedule.
- (xi) A figure depicting the radio frequency coverage (or propagation map) of the proposed facility and all nearby facilities. Propagation maps shall show a minimum of three signal intensities in milliwatts.
- (xii) At least two actual photographs of the site that include simulated photographic images of the proposed tower. The photographs with the simulated image shall illustrate how the facility will look from adjacent roadways, nearby residential areas, or public building such as a school, church, etc. The county staff reserves the right to select the location for the photographic images and require additional images. The applicant at the county's request shall conduct balloon test to demonstrate the height of a proposed tower and provide the County with 48-hour notice of the test.
- (xiii) One copy of the National Environmental Protection Act (NEPA) statement along with a signed statement from the applicant indicating the Federal requirements are met.

(xiv) The county may require other information deemed necessary to assess compliance with the ordinance.



Know what's below.
Call before you dig.



1831 RADY COURT
RICHMOND, VA 23222

"MOYER ROAD"

PSLC - 255633
3043 MOYER RD
POWHATAN, VA 23139
POWHATAN COUNTY

SITE INFORMATION

PROJECT DESCRIPTION:	RAWLAND, PROPOSED INSTALLATION OF TELECOMMUNICATIONS TOWER AND RELATED EQUIPMENT WITHIN SECURED COMPOUND.
SITE ADDRESS:	3043 MOYER RD POWHATAN, VA 23139
LATITUDE (NAD 83): LONGITUDE (NAD 83):	37° 28' 37.6001" -77° 51' 35.0437"
GROUND ELEVATION:	312.3± AMSL
JURISDICTION:	POWHATAN COUNTY
ZONING:	A-10 (AGRICULTURAL)
PARCEL ID:	052-16
PARCEL AREA:	148.30± ACRES
PARCEL OWNER:	E & S LAND HOLDINGS LC 3043 MOYER RD, POWHATAN, VA 23139
TOWER OWNER:	VERIZON WIRELESS 1831 RADY COURT RICHMOND, VA 23222
STRUCTURE TYPE:	MONOPOLE
HEIGHT OF STRUCTURE:	195.0± AGL
RAD CENTER:	192.0± AGL
OVERALL HEIGHT OF STRUCTURE:	199.0± AGL
TOTAL LEASE AREA:	10,000± SQ. FT.
POWER PROVIDER:	SOUTHSIDE ELECTRIC (800) 552-2118
TELCO PROVIDER:	VERIZON (800) 837-4966

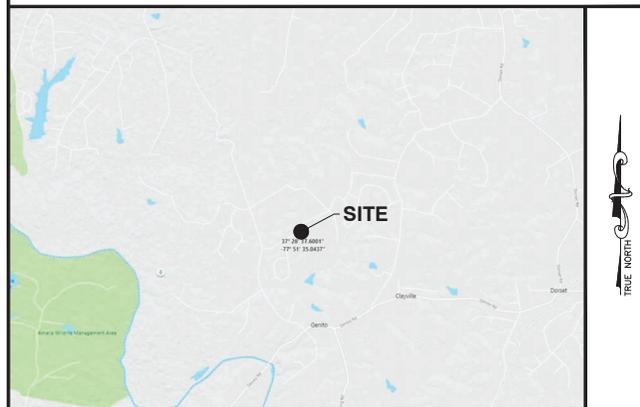
EMERGENCY INFORMATION:

VOLUNTEER FIRE DEPARTMENT INC.:	(804) 794-3575
POWHATAN COUNTY SHERIFF'S OFFICE:	(804) 698-5652

PROJECT TEAM

CONSTRUCTION MANAGER:	TCM LLC MIKE REYNOLDS (434) 841-0752
PROJECT MANAGEMENT FIRM:	BCI SEAN BAMMAN (804) 928-0154
ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC. 4435 WATERFRONT DRIVE SUITE 100 GLEN ALLEN, VA 23060 (804) 548-4079

VICINITY MAP



DIRECTIONS

HEAD SOUTH ON GOODES BRIDGE RD TOWARD WALMSLEY BLVD, TURN RIGHT ONTO WALMSLEY BLVD, TURN LEFT ONTO US-360 W / HULL ST RD, TURN RIGHT ONTO VA-604 W / GENITO RD, BEAR RIGHT ONTO GENITO RD, TURN RIGHT ONTO ROCKY FORD RD, TURN RIGHT ONTO MOYER RD, ARRIVE AT MOYER RD ON THE RIGHT, THE LAST INTERSECTION IS TIMBER TRACE RD, IF YOU REACH PINEVIEW DR, YOU'VE GONE TOO FAR

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2015 INTERNATIONAL BUILDING CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2015 NFPA 101, LIFE SAFETY CODE
- 2015 IFC
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANS/I/A-222-G
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275
- ANS/I/T 311

DRAWING INDEX

T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ADJACENT PROPERTY INFO
C-1	COMPOUND PLAN
C-2	TOWER ELEVATION DETAILS & NOTES
S-1	CONSTRUCTION DETAILS

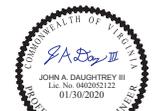
DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

APPROVAL BLOCK

REVISIONS

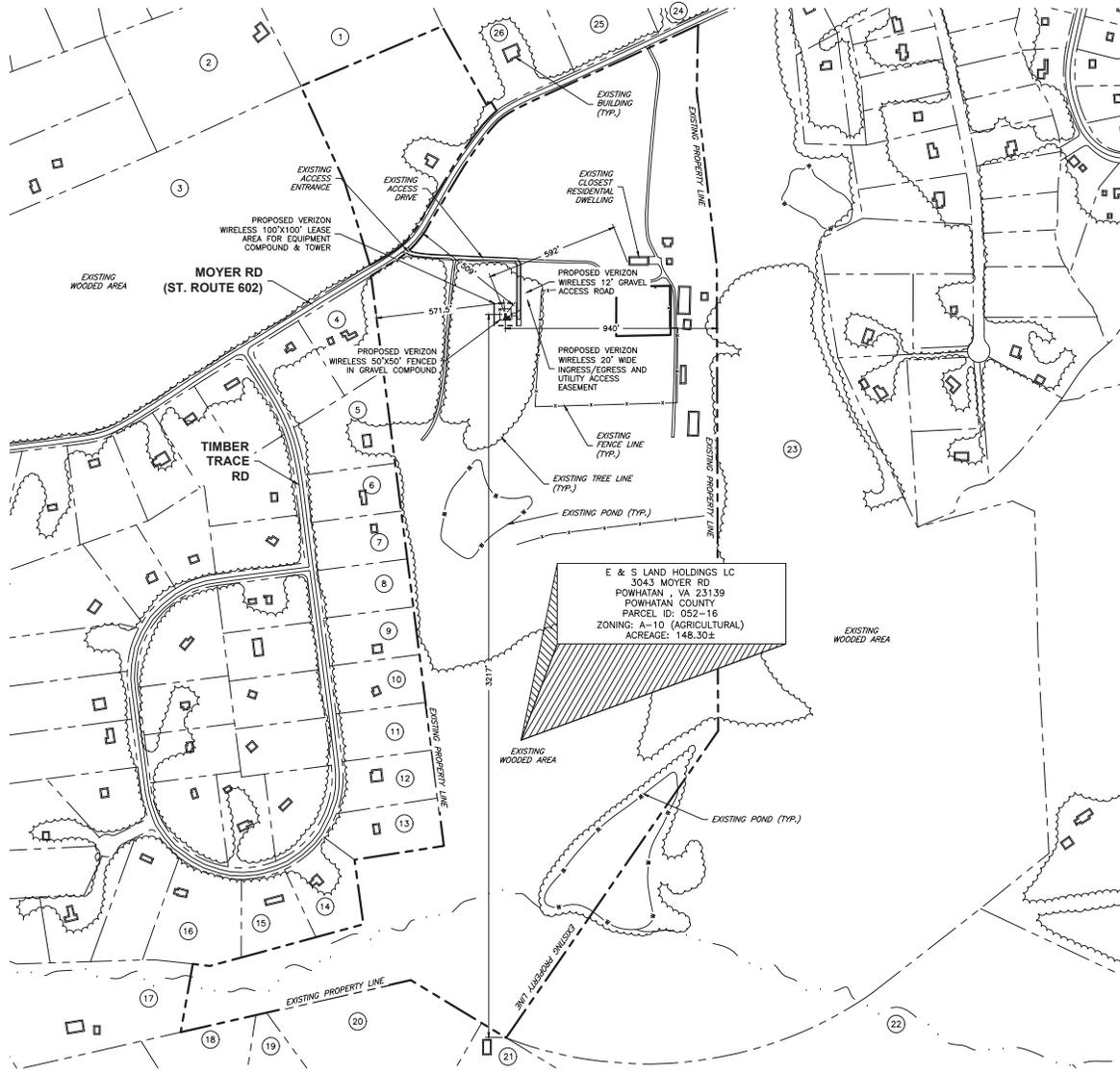
REV	DATE	DESCRIPTION	BY
1	01/30/20	FINAL ZONING	JAD
0	11/18/19	PRELIMINARY ZONING	CCC



JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

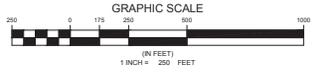
TITLE SHEET

T-1



E & S LAND HOLDINGS LC
 3043 MOYER RD.
 POWHATAN, VA 23139
 POWHATAN COUNTY
 PARCEL ID: 052-16
 ZONING: A-10 (AGRICULTURAL)
 ACREAGE: 148.30±

1 SITE PLAN
 SCALE: 1" = 250'



VICINITY MAP

ZONING COLOR CODE

GREEN: AGRICULTURAL A-10
 YELLOW: RESIDENTIAL 2
 ORANGE: RESIDENTIAL UTILITY
 GRAY: RURAL RESIDENTIAL 5

- GENERAL NOTES
1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
 3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
 4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.

LEGEND

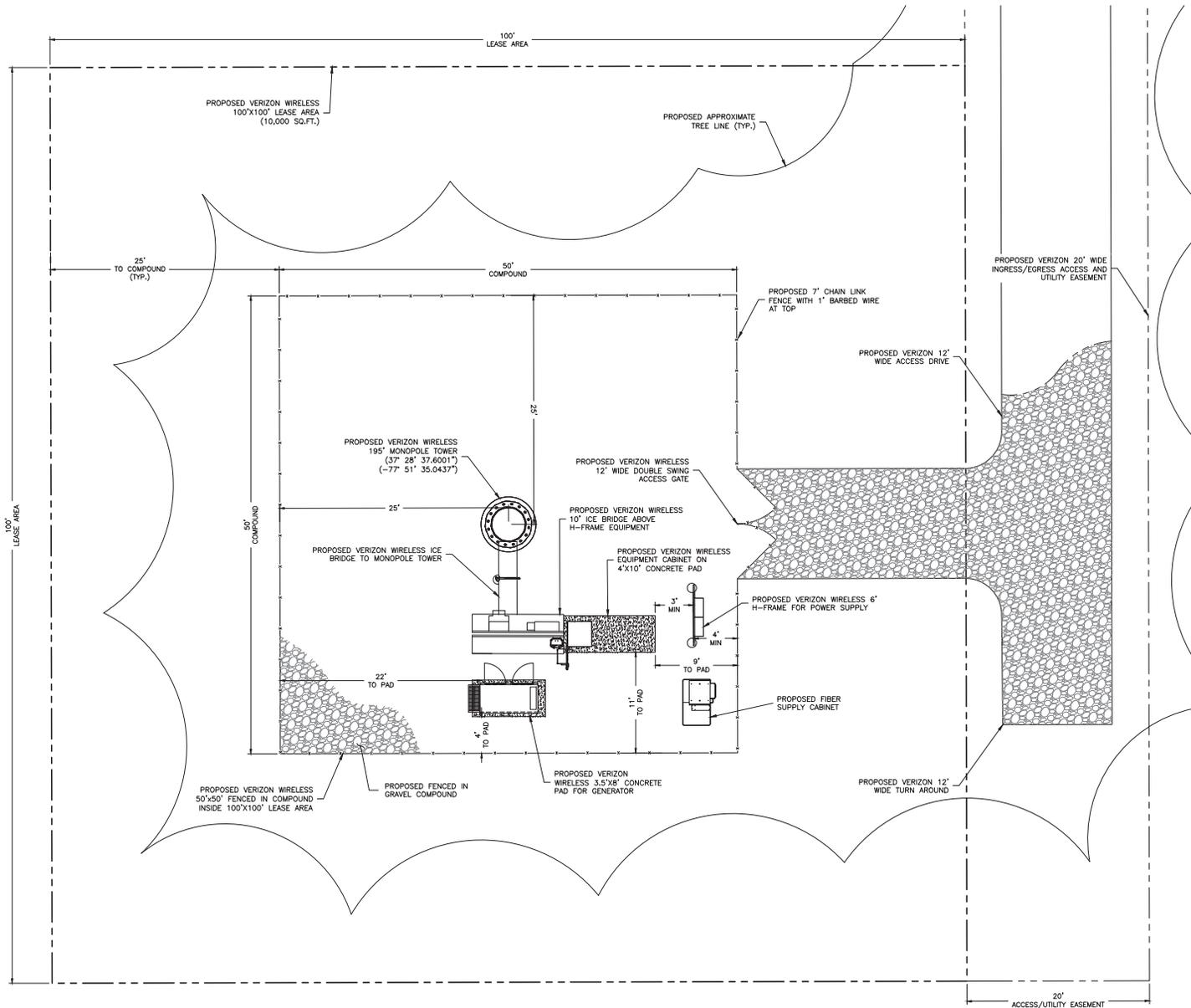
- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- EXISTING ROAD
- EXISTING FENCE
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- EXISTING EASEMENT
- PROPOSED FENCE
- EXISTING BUILDING

ZONING INFORMATION

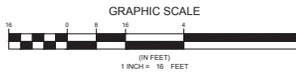
JURISDICTION: POWHATAN COUNTY		
ZONING: A-10		
DIMENSION	REQUIREMENT	PROPOSED ±
FRONT YARD SETBACK	75'	589'-0"
SIDE YARD SETBACK	20'	571'-6"
REAR YARD SETBACK	50'	3217'-0"
LOT AREA: 148.30 ± ACRES		
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)		



ENGINEER	 NB+C ENGINEERING SERVICES, LLC. 4305 WATERFRONT DRIVE, SUITE 100 FALLS CHURCH, VA 22030 804-548-4075														
APPLICANT	 1831 RADY COURT RICHMOND, VA 23222														
SITE INFORMATION	MOYER ROAD PSLC - 255633 VERIZON RAW LAND 3043 MOYER ROAD POWHATAN, VA 23139 POWHATAN COUNTY														
DESIGN RECORD	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/30/20</td> <td>FINAL ZONING</td> <td>JAD</td> </tr> <tr> <td>0</td> <td>11/18/19</td> <td>PRELIMINARY ZONING</td> <td>CCC</td> </tr> </tbody> </table>			REV	DATE	DESCRIPTION	BY	1	01/30/20	FINAL ZONING	JAD	0	11/18/19	PRELIMINARY ZONING	CCC
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PROFESSIONAL STAMP															
ENGINEER	JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122														
SHEET TITLE	SITE PLAN														
SHEET NUMBER	Z-1														

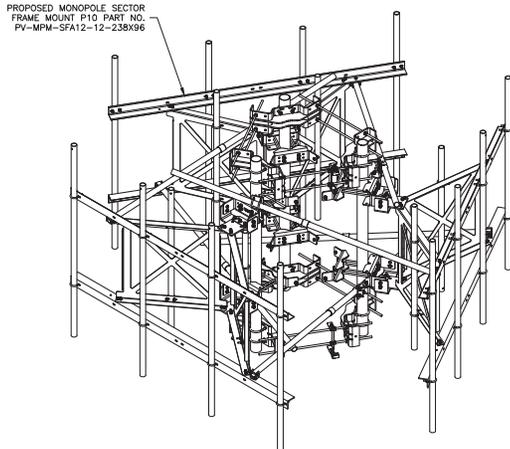
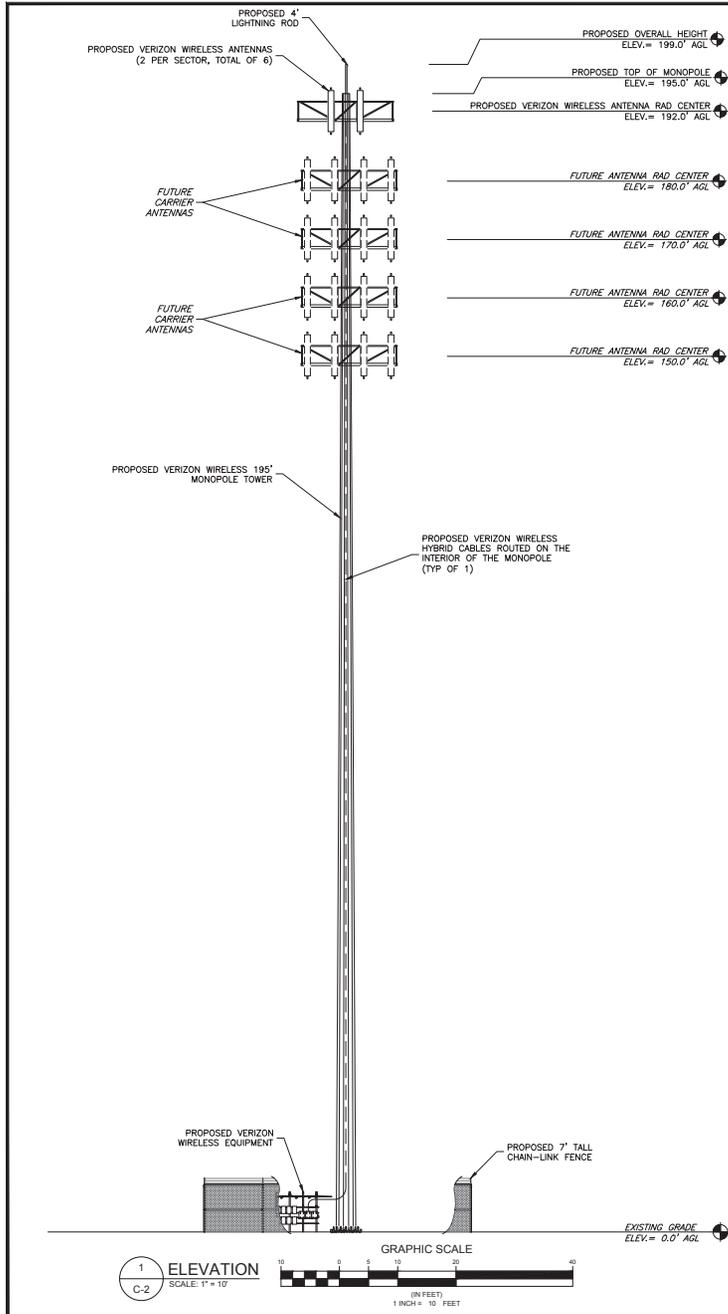


1 COMPOUND PLAN
SCALE: 3/16" = 1'-0"



ENGINEER	 NB+C ENGINEERING SERVICES, LLC. <small>430 WATERHOLE DRIVE, SUITE 100 GLENN HILL, VA 23060 804-548-4078</small>																		
APPLICANT	 1831 RADY COURT RICHMOND, VA 23122																		
SITE INFORMATION	MOYER ROAD PSLC - 255633 VERIZON RAW LAND 3043 MOYER ROAD POWHATAN, VA 23139 POWHATAN COUNTY																		
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ENGINEER	JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122																		
SHEET TITLE	COMPOUND PLAN																		
SHEET NUMBER	C-1																		

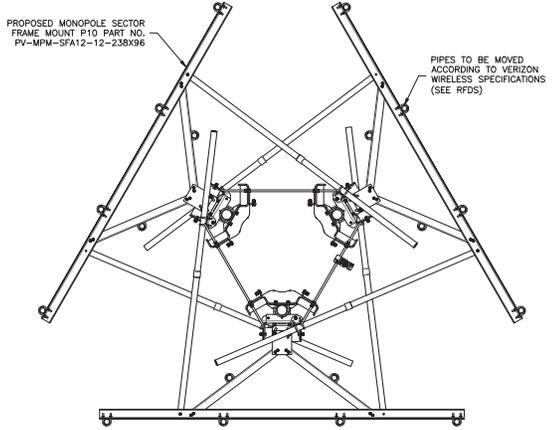




2 ISOMETRIC MOUNT DETAIL
SCALE: NTS
C-2

NOTE:
1. TIEBACKS MUST BE CONNECTED TO A RIGID MEMBER THAT PROVIDES ADEQUATE SUPPORT WITHIN THE LIMITS NOTED IN THE TIEBACK ANGLE RANGE DETAIL.
2. PROPOSED COLLAR IS SUITABLE FOR MONOPOLE DIAMETERS 15" - 50".

NOTE: THE P10 PV-MPM-SFA12-12-238X96 MOUNT MEETS BOTH VERIZON WIRELESS'S MOUNT CLASSIFICATION STANDARD "NSTD-445 MINIMUM CRITERIA FOR THE SOUTH MARKET WHICH IS 1. M14006-4[G] AND M1000R(1)-4[G] 2. THIS DESIGNATION MUST BE INSTALLED ON THE MOUNT VIA A METAL TAG



3 PLAN VIEW MOUNT DETAIL
SCALE: NTS
C-2

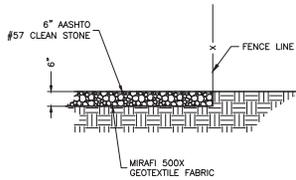
GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
- THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
- TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/TIA 222-G REQUIREMENTS.
- ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
- CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
- IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
- PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
- PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.

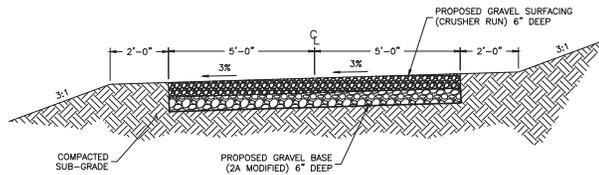
NOTE: STRUCTURAL ANALYSIS OF STRUCTURE PERFORMED INDEPENDENT FROM THESE DRAWINGS.



ENGINEER														
APPLICANT														
SITE INFORMATION	MOYER ROAD PSLC - 255633 VERIZON RAW LAND 3043 MOYER ROAD POWHATAN, VA 23139 POWHATAN COUNTY													
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PROFESSIONAL STAMP														
ENGINEER	JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122													
SHEET TITLE	TOWER ELEVATION & NOTES													
SHEET NUMBER	C-2													

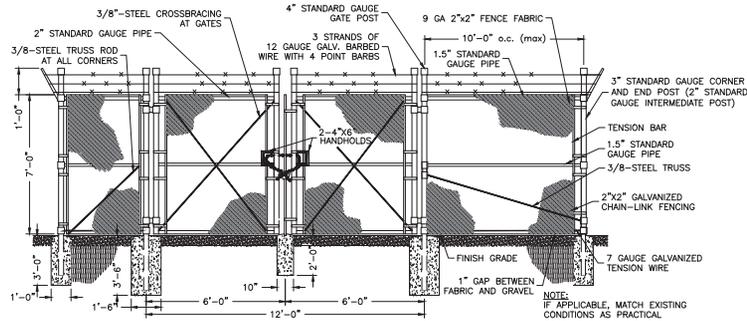


1 GRAVEL COMPOUND DETAIL
S-1 NTS

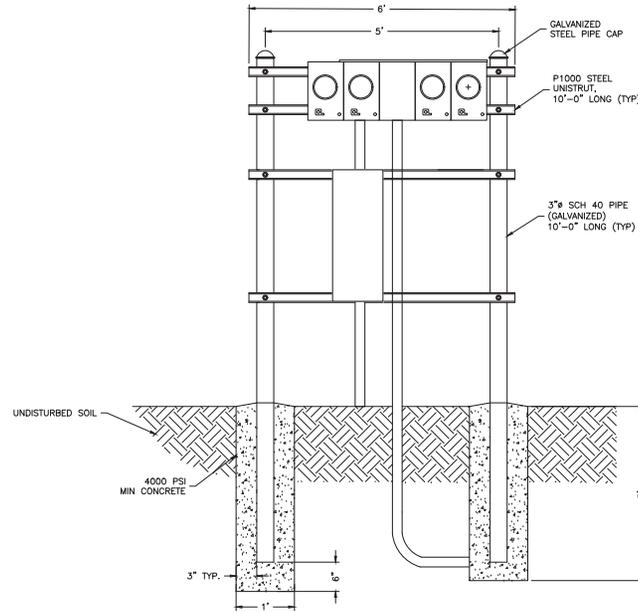


- NOTE:
- CONTRACTOR TO USE 6" DEEP GRAVEL BASE (2A MODIFIED) AS MEANS OF ACCESS FOR ALL HEAVY CONSTRUCTION TRAFFIC. PROPOSED GRAVEL SURFACE (6" DEEP CRUSHER RUN) TO BE INSTALLED AFTER ALL MAJOR CONSTRUCTION HAS BEEN COMPLETED.
 - THE PROPOSED ROAD MUST BE KEYS INTO THE EXISTING GRADE. THE FINAL FINISHED GRADE SHALL BE FLUSH WITH THE EXISTING GRADE TO ALLOW FOR PROPER DRAINAGE ACROSS THE ROAD.

2 PROPOSED GRAVEL DRIVEWAY TYPICAL SECTION
S-1 NTS



3 TYPICAL FENCE AND GATE DETAIL
S-1 NTS



4 4-GANG METER BANK H-FRAME
S-1 NTS

NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
4335 WATERHOLE CIRCLE, SUITE 150
GLENN HILLER, VA 23060
804-548-4072

verizon
1831 RADY COURT
RICHMOND, VA 23222

MOYER ROAD
PSLC - 255633
VERIZON RAW LAND
3043 MOYER ROAD
POWHATAN, VA 23139
POWHATAN COUNTY

REVISIONS			
REV	DATE	DESCRIPTION	BY
1	01/30/20	FINAL ZONING	JAD
0	11/18/19	PRELIMINARY ZONING	CCC

PROFESSIONAL STAMP
JOHN A. DAUGHTREY III
Lic. No. 640292122
01/30/2020
PROFESSIONAL ENGINEER

ENGINEER
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

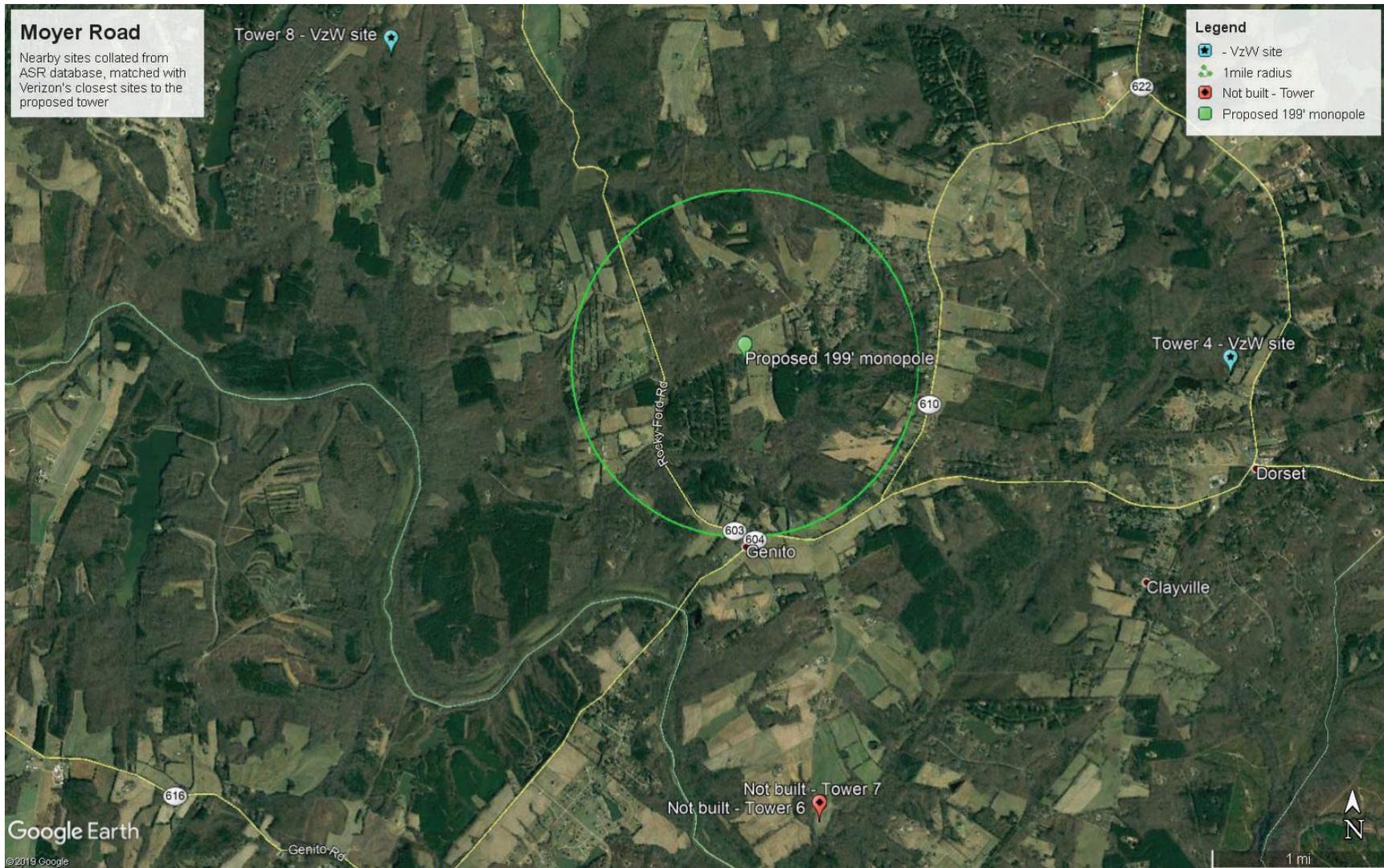
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CONSTRUCTION DETAILS

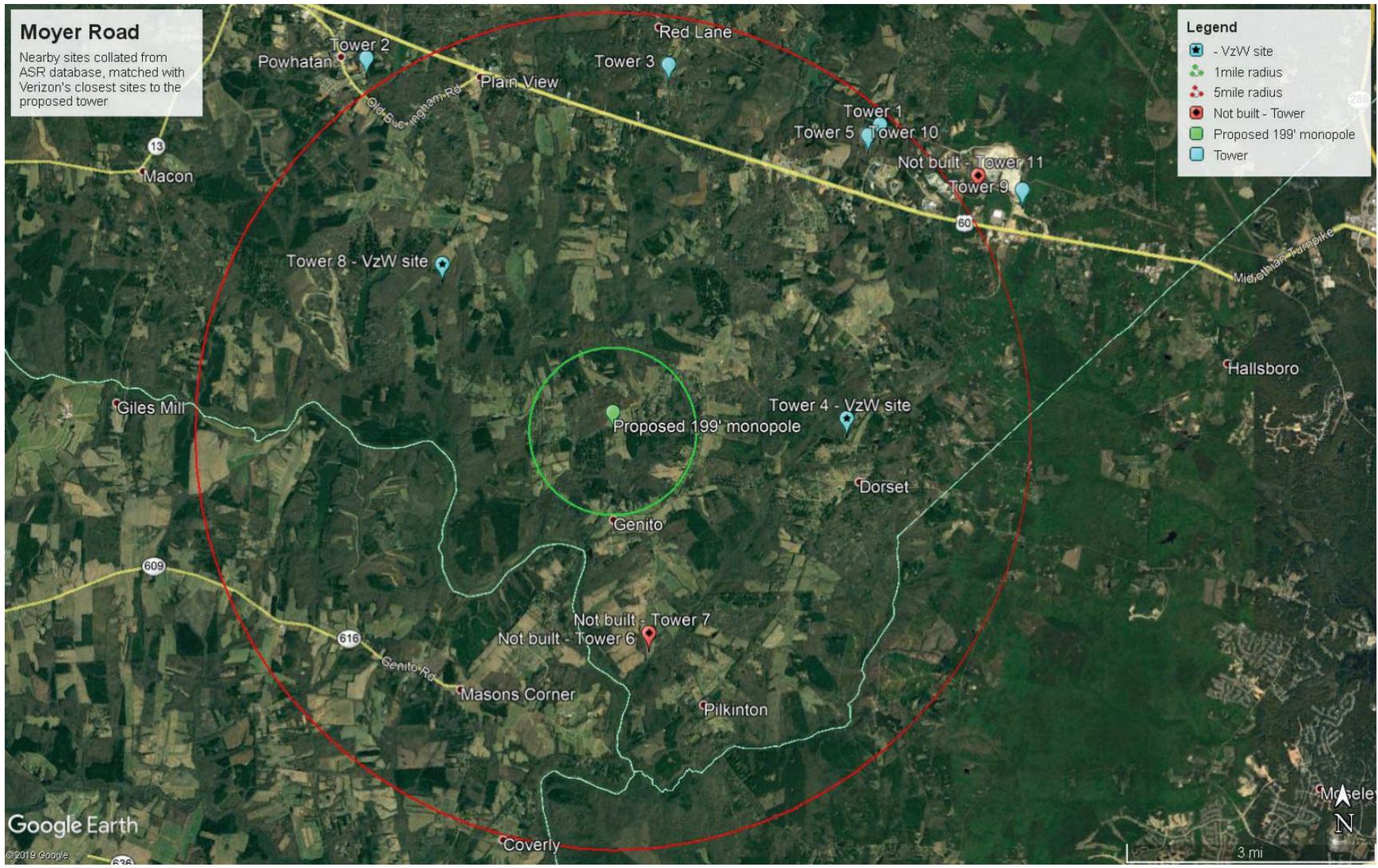
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S-1

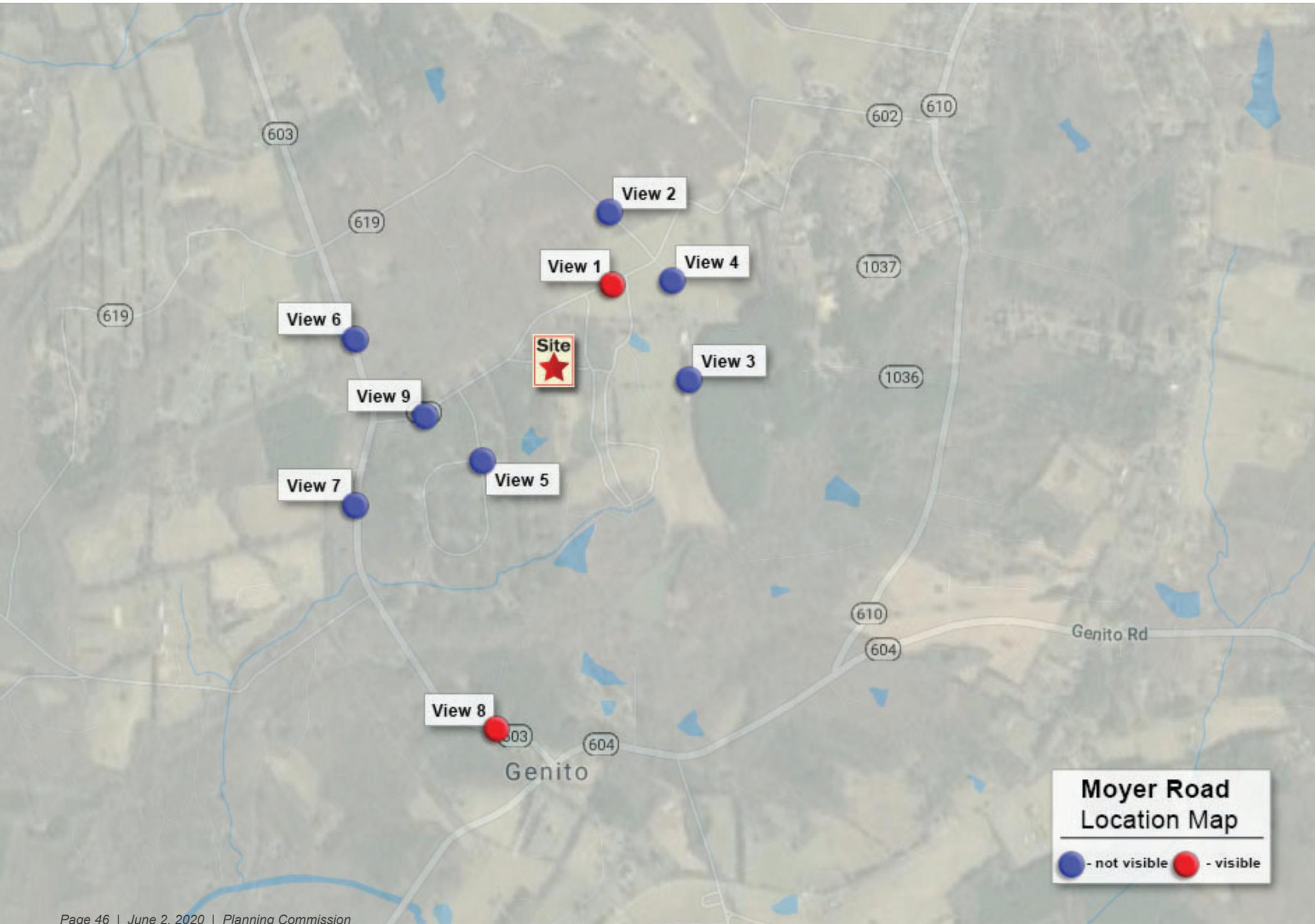
Verizon Wireless Moyer Road

Please see below an inventory of the neighboring sites taken from the FCC's ASR registration inventory cross referenced with Verizon Wireless's closest sites to the proposed. The closest Verizon sites are highlighted in bold.

Tower Number	Registration Number	Status	File Number	Latitude	Longitude	Structure City/State	Overall Height Above Ground (AGL) (meters)	Overall Height Above Ground (AGL) (feet)	Distance to tower (miles)
1	1015409	Constructed	A0814990	37-31-35.6N	077-48-05.9W	FLAT ROCK, VA	65.2	214	4.7
2	1017863	Constructed	A0021427	37-32-17.0N	077-54-48.0W	POWHATAN, VA	87.0	285	5.15
3	1023702	Constructed	A0815042	37-32-12.7N	077-50-51.3W	POWHATAN, VA	93.2	306	4.18
4	1044373	Constructed	A1149155	37-28-33.7N	077-48-32.0W	CLAYVILLE, VA	119.8	393	2.8
5	1055659	Constructed	A0874899	37-31-28.9N	077-48-15.3W	POWHATAN, VA	80.7	265	4.5
6	1230379	Granted	A0219288	37-26-20.5N	077-51-06.9W	Pilkinton, VA	125.0	410	2.65
7	1246367	Granted	A0416642	37-26-20.5N	077-51-06.9W	Pilkinton, VA	150.0	492	2.65
8	1279704	Constructed	A1112531	37-30-09.4N	077-53-48.7W	Powhatan, VA	61.0	200	2.7
9	1281737	Constructed	A1135297	37-30-55.4N	077-46-14.2W	POWHATAN, VA	44.2	145	5.6
10	1290375	Constructed	A0971827	37-31-28.9N	077-48-15.3W	Powhatan, VA	80.7	265	4.5
11	1312709	Granted	A1144024	37-31-04.3N	077-46-49.0W	Powhatan, VA	123.4	405	5.2









<p>Site Name: Moyer Road Wireless Communication Facility 1680 Wisconsin Ave NW Washington, DC 20007</p>	<p><i>Photograph Information:</i> View 1 - State Rd 602 View from the Northeast Showing the Proposed Site</p>	
--	--	---



Site Name: Moyer Road
Wireless Communication Facility
1680 Wisconsin Ave NW
Washington, DC 20007

Photograph Information:
View 2 - State Rd 619
View from the Northeast
SITE NOT VISIBLE

NBIC
TOTALLY COMMITTED



Site Name: Moyer Road
Wireless Communication Facility
1680 Wisconsin Ave NW
Washington, DC 20007

Photograph Information:
View 3 - Pineview Drive
View from the East
SITE NOT VISIBLE





<p>Site Name: Moyer Road Wireless Communication Facility 1680 Wisconsin Ave NW Washington, DC 20007</p>	<p><i>Photograph Information:</i> View 4 - Pineview Drive View from the Northeast SITE NOT VISIBLE</p>	
--	---	---



Site Name: Moyer Road
Wireless Communication Facility
1680 Wisconsin Ave NW
Washington, DC 20007

Photograph Information:
View 5 - Timber Trace Road
View from the Southwest
SITE NOT VISIBLE







Site Name: Moyer Road
Wireless Communication Facility
1680 Wisconsin Ave NW
Washington, DC 20007

Photograph Information:
View 7 - Rocky Ford Road
View from the Southwest
SITE NOT VISIBLE





<p>Site Name: Moyer Road Wireless Communication Facility 1680 Wisconsin Ave NW Washington, DC 20007</p>	<p><i>Photograph Information:</i> View 8 - Rocky Ford Road View from the South Showing the Proposed Site</p>	 <p>TOTALLY COMMITTED.</p>
--	---	--



Site Name: Moyer Road
Wireless Communication Facility
1680 Wisconsin Ave NW
Washington, DC 20007

Photograph Information:
View 9 - State Rd 602
View from the West
SITE NOT VISIBLE





Powhatan County Planning Commission Agenda Item

Meeting Date: June 2, 2020

Agenda Item Title: **Case #20-02-REZC: Marshall and Laura Martin (District #5: Smiths Crossroads/Pineville/Tobaccoville)** request the rezoning of Tax Map Parcel #4-62C from General Commercial (C) to Crossroads (CR) with proffered conditions and amendment of the zoning district map of approximately 2.998 acres of land located on the north side of State Route 684 (Cartersville Road) approximately 0.35 miles east of State Route 629 (Trenholm Road) (5750 Cartersville Road). Proffered conditions restrict permitted uses and site access. The 2019 Long-Range Comprehensive Plan designates the subject property as Rural Preservation (0.35 miles east of a designated crossroads at Pine Tree) on the Countywide Future Land Use Plan.

Motion: In accordance with Article II of the Powhatan County Zoning Ordinance and public necessity, convenience, general welfare, and good zoning practice, the Powhatan County Planning Commission recommends (approval / denial / deferral) of the request submitted by Marshall and Laura Martin to rezone approximately 2.998 acres of land from General Commercial (C) to Crossroads (CR) with proffered conditions.

Dates Previously Considered by PC: None

Summary of Item: The applicant is requesting to rezone approximately 2.998 acres along State Route 684 (Cartersville Road) in northwestern Powhatan County from General Commercial (C) to Crossroads (CR) with proffered conditions.

If this request is approved, the applicant will renovate the existing structure (former country store) for use as a single-family dwelling. Since the C zoning district does not permit residential uses, rezoning is necessary to allow the existing structure to be used as a single-family dwelling.

Staff: Approve Disapprove See Comments

Attachments: Staff Report
Application Materials

Staff/Contact: Andrew Pompei: Planning Director
(804) 598-5621 x2006
apompei@powhatanva.gov

If Planning Commission members have questions, please call the staff / contact prior to the meeting.



20-02-REZC Martin

Request to Rezone Tax Map Parcel #4-62C
from General Commercial (C) to
Crossroads (CR) with Proffered Conditions

Staff Report Prepared for the Planning Commission
June 2, 2020

I. PUBLIC MEETINGS

Planning Commission June 2, 2020 Public Hearing

II. GENERAL INFORMATION

Request	Rezone to Crossroads (CR) with Proffered Conditions
Existing Zoning	General Commercial (C)
Parcel ID#	4-62C
Total Area	2.998
Proposed Density	1 Dwelling Unit (Renovate Existing Structure for Single-Family Residential Use)
Applicant	Marshall and Laura Martin
Owner	Marshall and Laura Martin
Location of Property	5750 Cartersville Road North side of State Route 684 (Cartersville Road) approximately 0.35 miles east of State Route 629 (Trenholm Road)
Electoral District	(5) Smiths Crossroads/Pineville/Tobaccoville
2019 Land Use Plan	Rural Preservation
Recommendation	(0.35 miles east of designated crossroads at Pine Tree)

III. EXECUTIVE SUMMARY

The applicant is requesting to rezone approximately 2.998 acres along State Route 684 (Cartersville Road) in northwestern Powhatan County from General Commercial (C) to Crossroads (CR) with proffered conditions.

If this request is approved, the applicant will renovate the existing structure (former country store) for use as a single-family dwelling. Since the C zoning district does not permit residential uses, rezoning is necessary to allow the existing structure to be used as a single-family dwelling.

IV. PROPERTY DESCRIPTION

Location

The subject property is located in northwestern Powhatan County, with frontage along the north side of State Route 684 (Cartersville Road) approximately 0.35 miles east of State Route 629 (Trenholm Road).

Existing Conditions

There is an existing structure on the property, which is located approximately 82 feet from State Route 684 (Cartersville Road). Property records indicate that the structure was built in 1950 with an area of 1,800 square feet, and it was formerly used as a country store. The southern half of the property (closest to State Route 684) is mostly open, with rear portions of the property being wooded.



View of Existing Structure (5750 Cartersville Road) on Subject Property

Surrounding Properties

Direction	Zoning	Uses
North	Agricultural-10 (A-10)	<ul style="list-style-type: none"> • Vacant Properties
South	Agricultural-10 (A-10)	<ul style="list-style-type: none"> • Agricultural Uses
East	Agricultural-10 (A-10)	<ul style="list-style-type: none"> • Vacant Properties • Single-Family Dwellings along State Route 684 (Cartersville Road)
West	Agricultural-10 (A-10)	<ul style="list-style-type: none"> • Single-Family Dwellings along State Route 684 (Cartersville Road)

Community Character

The subject property is located along State Route 684 (Cartersville Road) in northwestern Powhatan County. The surrounding area is primarily rural in character. Along the north side of State Route 684 (Cartersville Road) adjacent to the subject property, there are existing single-family dwellings on lots that are generally two to four acres in size. Existing single-family dwellings vary in age. Larger properties are located on the south side of State Route 684 (Cartersville Road) and are used for agricultural purposes and forestry.

V. PROJECT ANALYSIS

Current Zoning

The subject property is currently zoned General Commercial (C).¹

Requested Zoning

The applicant is proposing to rezone the property to Crossroads (CR) with proffered conditions. The intent of the CR zoning district is as follows [Sec. 83-190(A)]:

The purpose of the Crossroads (CR) District is to preserve and enhance the small historic crossroads communities that are the primary service areas for the county’s farmers and rural residents and help define the character of the county’s rural areas. Specifically, the district is intended to accommodate a small collection of five to eight buildings or uses loosely clustered around road or road/railroad intersections (within approximately ½ mile of the intersection). Appropriate uses include small-scale and rural-oriented businesses (such as grocery stores, convenience stores, agricultural supply stores, gas stations, and restaurants), institutional uses (such as post offices, schools, fire stations, community centers, and places of worship), heritage tourism uses (such as bed and breakfast inns), and single-family residential homes.

The dimensional standards for the CR zoning district are as follows [Sec. 83-190(C)]:

Table 1: CR Intensity and Dimensional Standards [Sec. 83-19(C)]		
Lot Area (Minimum)	Residential	2 acres (Public/Central Utilities: 1 acre)
	Nonresidential	None
Lot Width (Minimum)	100 ft.	
Density (Maximum)	1 dwelling unit/2 acres (Public/Central Utilities: 1 dwelling unit/acre)	
Maximum Gross Floor Area (Commercial Uses)	15,000 square feet	
Lot Coverage (Maximum)	n/a	
Structure Height (Maximum)	35 ft.	
Front Yard Depth (Minimum)	60 ft.	
Side Yard Depth (Minimum)	25 ft.	
Rear Yard Depth (Minimum)	40 ft.	
Corner Lot Yard Depth (Minimum)	30 ft.	

¹ Zoning records indicate that the property was zoned General Commercial (C) in February 11, 1974. A map produced by the Planning Commission (March 1979: Powhatan County Comprehensive Plan) indicates that the property was used for commercial purposes. The building was previously a “country grocery store” operated by Mary Liggins. The last business license issued by Powhatan County at this location was for R-B Grocery Store and expired on December 31, 2013.

Currently, no properties in Powhatan County are zoned CR. CR is classified as a *Rural District* and is intended to be applied at locations designated as *Crossroads* in the Countywide Future Land Use Plan (2019 Long-Range Comprehensive Plan).

The applicant is proposing to renovate the existing structure into a single-family dwelling. *Single-family detached dwelling* is a permitted use within the CR zoning district [Sec. 83-191(5)], with a minimum lot size of two acres (the subject property is 2.998 acres). The subject property is near Pine Tree, which is a designated crossroads on the Countywide Future Land Use Plan (2019 Long-Range Comprehensive Plan).



View Looking East along State Route 684 (Cartersville Road) from Subject Property

Environment/Natural Resources

Agency Comments: Environmental Review (Powhatan County)

There are no concerns or additional comments at this time.

On-Site Natural Resources

Portions of the property adjacent to State Route 684 (Cartersville Road) are mostly open, with rear portions of the property being wooded with steeper slopes. The highest elevations (approximately 330 feet) are along State Route 684 (Cartersville), with the lowest elevations at the northwestern corner of the property (approximately 290 feet).

Based on GIS, there are no streams or wetlands on the property.

Transportation

Agency Comments: Virginia Department of Transportation (VDOT)

VDOT provided the following comments (letter dated February 12, 2020):

- The applicants are proposing a single-family use utilizing the existing building and existing entrances.
- The Department of Transportation notes that the proposed zoning [district] allows a commercial component that requires VDOT Access Management Entrance Spacing. The proposed usage is single-family residential that does not require VDOT Access Management, but the stopping sight distance of 360' is not met for the eastern entrance (280'). VDOT recommends that the easternmost entrance be removed.
- Note that VDOT Access Management shall be required and a full site plan submitted for review and approval for any commercial use. VDOT notes no other property constraints.

Local Road Network

The subject property has frontage on State Route 684 (Cartersville Road).

Roadway Characteristic	State Route 684 (Cartersville Road)
Functional Classification: VDOT	Minor Collector
Functional Classification: Powhatan Co. Major Thoroughfare Plan	Rural Collector (Existing)
Traffic Volume Estimates	740 ²

Major Thoroughfare Plan

The Major Thoroughfare Plan (2019 Long-Range Comprehensive Plan: Chapter 9), establishes guidance regarding long-term development of the local transportation network. Per that plan, the adjacent segment of State Route 684 (Cartersville Road) is classified as a *Rural Collector (Existing)*. No transportation improvements are recommended for adjacent roadways.

Proffered Condition #1 limits access to the site to one entrance, reducing potential conflict points along the roadway.

Pedestrian/Bicycle Circulation

No pedestrian- or bicycle-related improvements are proposed along State Route 684 (Cartersville Road).

² Traffic volumes are from VDOT (2018) and represent the segment of State Route 684 (Cartersville Road) between State Route 715 (Duke Road) and State Route 629 (Trenholm Road).

Utilities and Public Infrastructure

Agency Comments: Department of Public Works (Powhatan County)

The subject property is located outside of the Water and Wastewater Service District. The department has no further review comments.

Agency Comments: Virginia Department of Health

No comments received.

Utilities

Per records from the Health Department, the property is served by an existing well and septic system.

Public Safety

Agency Comments: Sheriff's Office (Powhatan County)

No comments at this time.

Agency Comments: Fire Department (Powhatan County)

No comments/issues at this time.

Fire/Rescue

In the case of a structure fire at this location, three fire companies would respond:

Fire Company	Distance from Site (miles)	Staffing
Deep Creek	5.7	One Career Firefighter (Monday – Friday: 7:00 a.m. – 7:00 p.m.)
Cartersville	4.2	N/A (Cumberland County)
Powhatan: Co. #1	10.6	Three Career Firefighters (Monday – Friday: 7:00 a.m. – 7:00 p.m.)

Each year, 10 to 20 structure fires occur countywide (0.001 per dwelling).

Based on an average of 0.28 calls per dwelling per year, it is estimated that this project will generate one call for Fire/EMS services every four years.

Development Requirements and Standards

Agency Comments: Building Inspections Department (Powhatan County)

If this rezoning is approved, building permits will be required for the renovation of the structure.

VI. COMPREHENSIVE PLAN ANALYSIS

Countywide Future Land Use Plan

The 2019 Long-Range Comprehensive Plan designates the subject property as *Rural Preservation*. The subject property is approximately 0.35 miles of Pine Tree, which is designated *Crossroads*.

Land Use: Crossroads

The *Crossroads* land use designation is described as follows (p. 80):

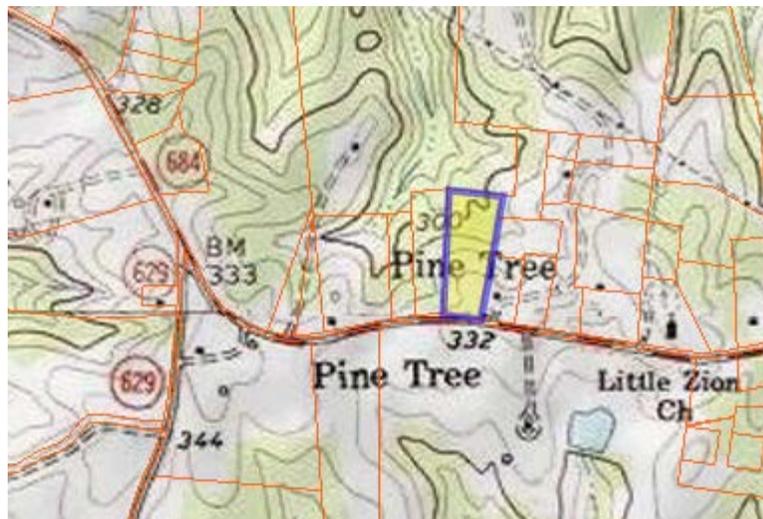
Crossroads should be semi-rural in nature and include uses that serve the local and tourist community. Development intensity at a Crossroads should maintain a modest scale, with five (5) to ten (10) buildings that are loosely clustered at the intersection of major roadways. Each crossroads should have a clear edge and transition into the surrounding rural landscape. Any new development should also be architecturally compatible with existing buildings.

The following uses are recommended within *Crossroads* (p. 80):

- Detached Single-Family Residential
- Institutional Uses
(Ex.: Post Offices, Schools, and Fire Stations)
- Small-Scale Services
(Ex.: Gas Stations, Restaurants, Bed and Breakfasts, and Inns)
- Small-Scale, Rural-Oriented Commercial Businesses
(Ex.: Markets, Convenience Stores, Feed and Seed, and Agricultural Supply Stores)

The applicant is requesting to renovate an existing structure into a single-family residence, which is an appropriate use within areas designated *Crossroads*.

The proposed use is located at Pine Tree. On the Countywide Future Land Use Map, Pine Tree is shown at the intersection of State Route 684 (Cartersville Road) and State Route 629 (Trenholm Road), about 0.35 miles west of the subject property. On maps prepared by the United States Geological Survey, Pine Tree is located slightly to the east, centered at the subject property (below).



Below is an analysis of how the proposed project relates to recommended design elements for areas designated *Crossroads*:

Design Element	Adherence to Design Recommendations (Yes/No)	Analysis
Min. Project Size	Yes	Only small-scale development is recommended within <i>Crossroads</i> . A single-family residence is proposed on a three-acre lot. Lots of a similar size are located on the north side of State Route 684 (Cartersville Road).
Residential Densities	Yes	This request would accommodate low-density residential development near an area designated <i>Crossroads</i> (1 unit/3 acres).
Mix of Uses	Yes	Single-family dwellings are permitted at areas designated <i>Crossroads</i> . At this location, there are a few existing dwellings (primarily on the north side of State Route 684 at Pine Tree).
Minimum Open Space	Yes	There are no minimum open space requirements.
Open Space Features	N/A	No open space is provided (or required).
Landscaping and Buffers	No	No additional buffers or landscaping are proposed.
Environmental Design	No	There is no indication that exceptional environmentally-friendly features will be incorporated into the development.
Transportation Network	Yes	No new streets are proposed. The parcel has frontage and existing access points on State Route 684 (Cartersville Road). Proffered Condition #1 limits access to one entrance from State Route 684 (Cartersville Road).
Utilities and Infrastructure	Yes	The proposed single-family dwelling will utilize a private well and septic system.
Community Character	Yes	An existing structure dating to 1950 will be renovated for use as a single-family dwelling. The building's design, scale, and materials are compatible with surrounding buildings.

VII. PROFFERED CONDITIONS

The applicant has voluntarily proffered the following two conditions (latest version dated May 13, 2020):

- *Proffered Condition #1*

Access: Only one entrance shall be permitted to the subject property from State Route 684 (Cartersville Road). Prior to the existing structure being reused for residential or commercial purposes (or occupancy of any new structure on the subject property), additional existing entrances shall be removed, with the existing gravel or pavement removed and the area revegetated.

Analysis: This language is generally acceptable. Limiting access to adjacent roadways reduces potential conflict points and addresses concerns presented by VDOT (see p. 5 of the staff report).

- *Proffered Condition #2*

Permitted Uses: Only the following principal uses permitted within the Crossroads (CR) zoning district shall be permitted on the subject property:

Dwelling, single-family detached;

Dwelling, live/work; and/or

Community garden.

Analysis: This language is generally acceptable. The principal uses listed in Proffered Condition #2 are compatible with adjacent properties. This would generally limit higher-intensity commercial uses on the property.

VIII. PUBLIC COMMENTS

As of May 25, 2020, no public comments have been submitted regarding this request.

IX. STAFF RECOMMENDATION

Rezoning Request

Favorable Attributes of Request

- The proposed project is generally compatible with existing development in the surrounding area.
- Approval of this rezoning request will accommodate the renovation/reuse of an existing structure, supporting reinvestment in the subject property.
- The subject property would be rezoned from a *Transition Base District* [General Commercial (C)] to a *Rural District* [Crossroads (CR)], better reflecting recommendations made in the *2019 Long-Range Comprehensive Plan* and the zoning ordinance.³

³³ Sec. 83-340 states that “it is intended and expected that lands within these *Transition Base Districts* gradually will be rezoned to one of the other base or planned development districts established in this chapter [zoning ordinance] that better reflect the comprehensive plan’s land use classifications and objectives.”

- The proposed zoning reflects existing development in the area, where smaller residential lots (2 to 4 acres) are located along the north side of State Route 684 (Cartersville Road) near Pine Tree.
- The project will have limited impacts on the local transportation network and other public infrastructure.

Unfavorable Attributes of Request

- There are no significant unfavorable attributes associated with this request.

The Department of Community Development recommends **approval** of this rezoning request.

X. PROPOSED RESOLUTION

In accordance with Article II of the Powhatan County Zoning Ordinance and public necessity, convenience, general welfare, and good zoning practice, the Powhatan County Planning Commission recommends (*approval / denial / deferral*) of the request submitted by Marshall and Laura Martin to rezone approximately 2.998 acres of land from General Commercial (C) to Crossroads (CR) with proffered conditions.

Attachment(s)

1. Application
2. Vicinity Map
3. Zoning Map
4. Countywide Future Land Use Map



RECEIVED
FEB 06 2020

BY: County of Powhatan,
Virginia
Rezoning Application

For Office Use Only	
Case Number	20-2-RE2C

Powhatan County, Virginia
Department of Community Development
3834 Old Buckingham Road: Suite F
Powhatan, VA 23139

Applicant Information	
Name of Applicant	Marshall and Laura Martin
Mailing Address	481 Pine Grove Rd. Cartersville, VA 23027
Phone Number	804-629-9762
Email Address	

Owner Information (Complete this section if the applicant is not the current property owner)	
Name of Owner	
Mailing Address	
Phone Number	
Email Address	

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the application (see form entitled *Consent of Owner(s) to Request Rezoning*).
If there are multiple owners, all owners must sign the application or provide other documentation consenting to the application (see form entitled *Ownership Disclosure*).

Applicant Representative (Complete this section if correspondence should be directed to someone other than the applicant)	
Name of Representative	Joey Paquette
Mailing Address	1310 Giles Bridge Rd. Powhatan VA, 23139
Phone Number	804-698-9424
Email Address	Joey@joeypaquette.com

Parcel Information	
Tax Map Number	004-62C
Physical Address	5750 Cartersville Rd.
General Description of Property Location	Part open structure on property.
Election District	5
Total Acreage	3
Current Zoning	C
Requested Zoning	A-10 Cross roads
Acreage to Be Rezoned	3
Countywide Future Land Use: Land Use Designation	Rural Preservation

Proposed Use	
Describe Proposed Use	Single family dwelling.
Amount of Dedicated Open Space (Acreage + % of Site)	
If this request is approved, will new lots be created?	No
If this request is approved, will new structures be constructed?	No
Are there existing structures on the subject property?	Yes, structure will be renovated.
Will the proposed use connect to public water and/or sewer?	No

A conceptual plan that shows the general configuration of the proposed development, including land uses, general building types, density/intensity, resource protection areas, pedestrian and vehicular circulation, open space, public facilities, and phasing, should be submitted with the application.

List of Adjacent Property Owners

Tax Map No.	Owner Name	Mailing Address
4-61	Ruth Heirs Staples c/o Ivan Stratton	2946 Lake Louise Dr Powhatan, VA 23139
4-67	James Keith	5720 Cartersville Rd Powhatan, VA 23139
4-62G	F.W. Boatwright & Ruth S. Boatwright Gerald L. JR & Wendy Lynn Hagan	3511 Trenholm Rd Powhatan, VA 23139
4-62A	" "	" "
12-48	Theresa W. Adcock	5719 Cartersville Rd Powhatan, VA 23139
4-62B	Leslie Raymond	31 Ward Place Montclair, NJ 7042

Note: Adjacent properties include those across roadways, waterways, railroads, and municipal boundaries.

Statement of Validity of Information

Every applicant shall sign the following document to substantiate the validity of submitted information.

I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will provide written certification from the owner granting me the right to submit this application.

I declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signature of Applicant *Marshall Martin*

Name of Applicant (Printed) *Marshall Martin*

Commonwealth of Virginia
 County of Powhatan, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Marshall Martin, whose name is signed to the above, on this 3 day of January 2020.

Notary Public *Julianne Kurnos*

Commission Expires 3/31/21

Notary Number 7739990



Ownership Disclosure

List below the names and addresses of all owners or parties in interest of the land subject to this request.
 If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

Name	Address
Marshall Martin	481 Pinegrove Rd, Cartersville, VA 23027
Laura Martin	481 Pinegrove Rd. Cartersville, VA 23027

I, _____, do hereby swear and affirm to the best of my knowledge and belief, the above information is true and that I am the applicant requesting rezoning for Tax Map _____.
 If the information listed above changes at any time while this request is being considered, I will provide Powhatan County with an updated list of owners.

Signature of Applicant *Marshall Martin*

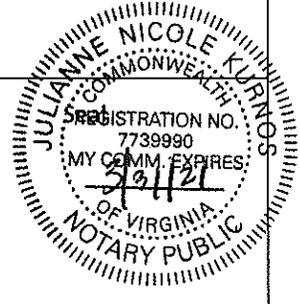
Name of Applicant (Printed) Marshall Martin

Commonwealth of Virginia
 County of Powhatan, to wit:
 Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Marshall Martin, whose name is signed to the above, on this 3 day of January 2020.

Notary Public *Julianne Kurnos*

Commission Expires 3/31/21

Notary Number 7739990

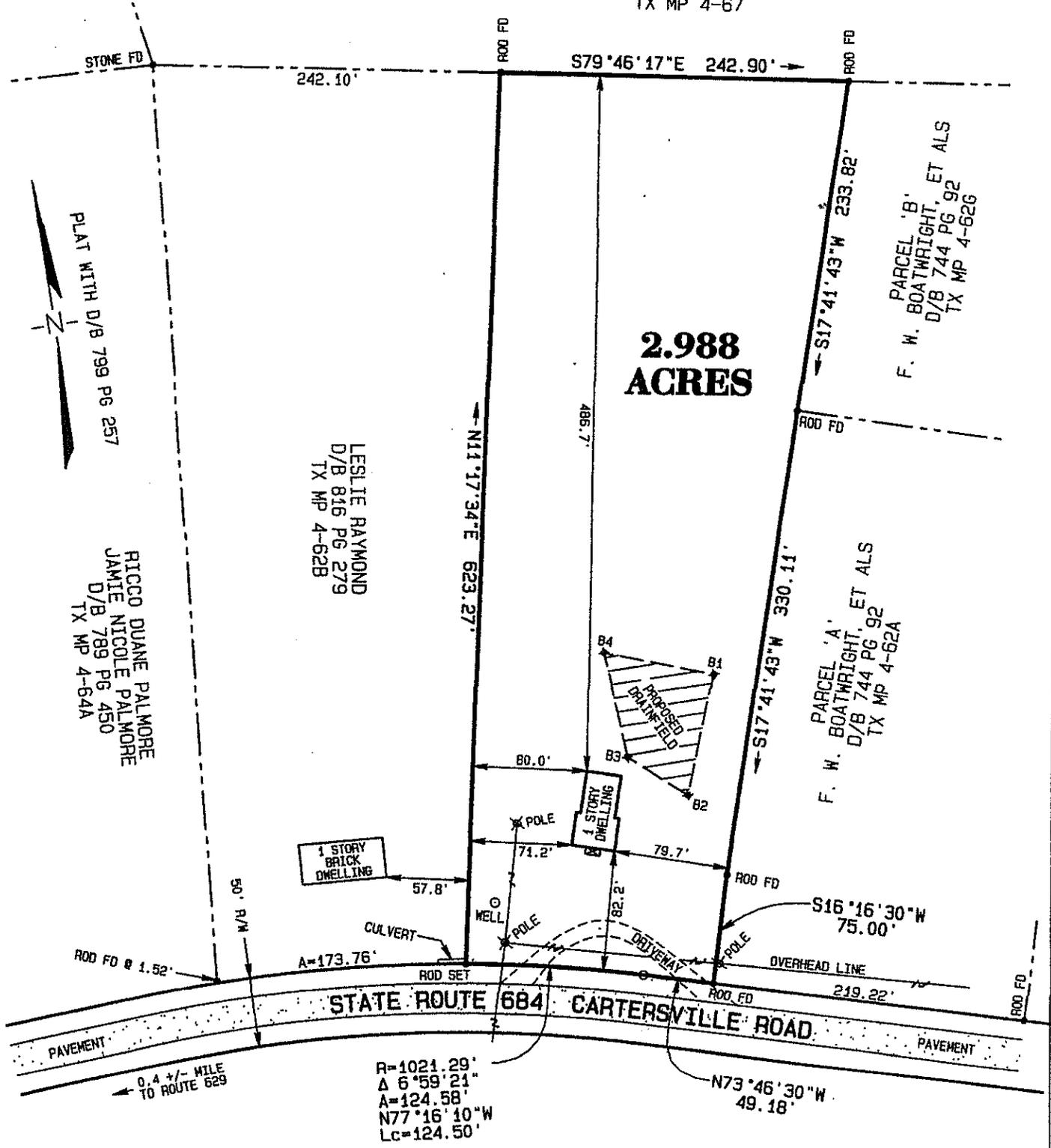


Proffer Statement		
<p>In accordance with § 15.2-2303 and Article II of the Powhatan County Zoning Ordinance, I do hereby voluntarily proffer, as the owner of record of the property or the applicant of this rezoning request, the conditions listed below. I hereby acknowledge that the rezoning of the subject property gives rise to the need for these conditions.</p> <p>(Note: If text for all proffered conditions does not fit on this page, additional proffered conditions may be attached to the application as separate pages.)</p>		
Proffer #1	Access: Only one entrance shall be permitted to the subject property from State Route 684 (Cartersville Road). Prior to the existing structure being reused for residential or commercial purposes (or occupancy of any new structure on the subject property), additional existing entrances shall be removed, with the existing gravel or pavement removed and the area revegetated.	
Proffer #2	Permitted Uses: Only the following principal uses permitted within the Crossroads (CR) zoning district shall be permitted on the subject property: Dwelling, single-family detached; Dwelling, live/work; and/or Community garden.	
Proffer #3		
Proffer #4		
Signature of Applicant	 5/13/2020 11:41:18 AM EDT	
Name of Applicant (Printed)	Marshall Martin	
<p>Commonwealth of Virginia County of _____, to wit:</p> <p>Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by _____, whose name is signed to the above, on this _____ day of _____ 20_____.</p>		
Notary Public		Seal
Commission Expires		
Notary Number		

NOTES:

- 1) NO TITLE REPORT SUPPLIED. NOTICED ABOVE GROUND UTILITIES ARE SHOWN. OTHER EASEMENTS, UTILITIES OR MATTERS THAT MAY BE OF PUBLIC RECORD ARE NOT SHOWN.
- 2) THIS PROPERTY LIES IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP 51145C0020B. (FEBRUARY 6, 2008)

JETHRO JAMES
D/B 74 PG 392
TX MP 4-67



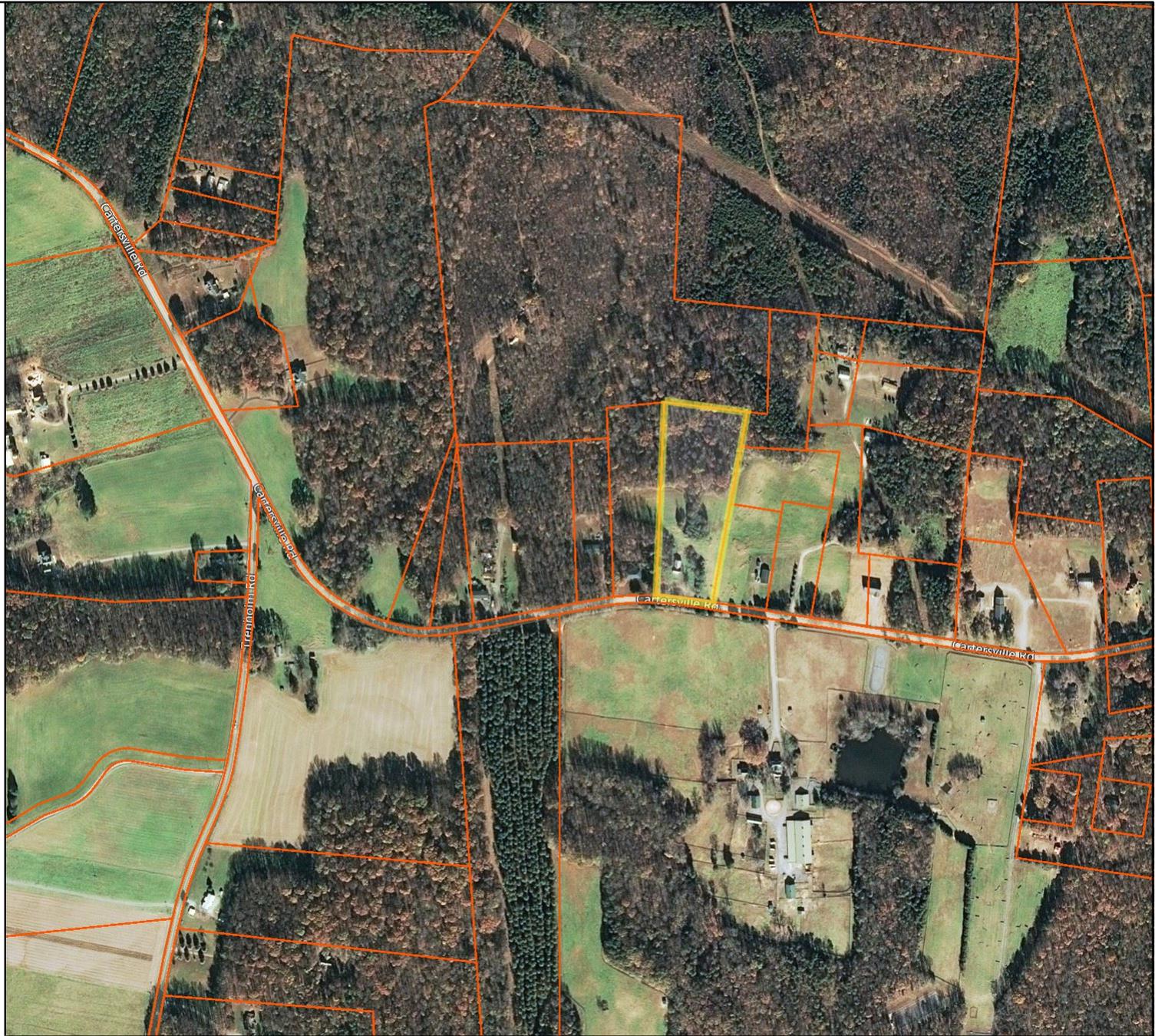
PLAT OF A PARCEL OF LAND IN THE MACON DISTRICT OF POWHATAN COUNTY, VIRGINIA

TAX MAP SECTION 4 PARCEL 620

Powhatan County, Virginia

Legend

-  County Boundary
-  Parcels



Attachment #2: Vicinity Map

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Powhatan County is not responsible for its accuracy or how current it may be.

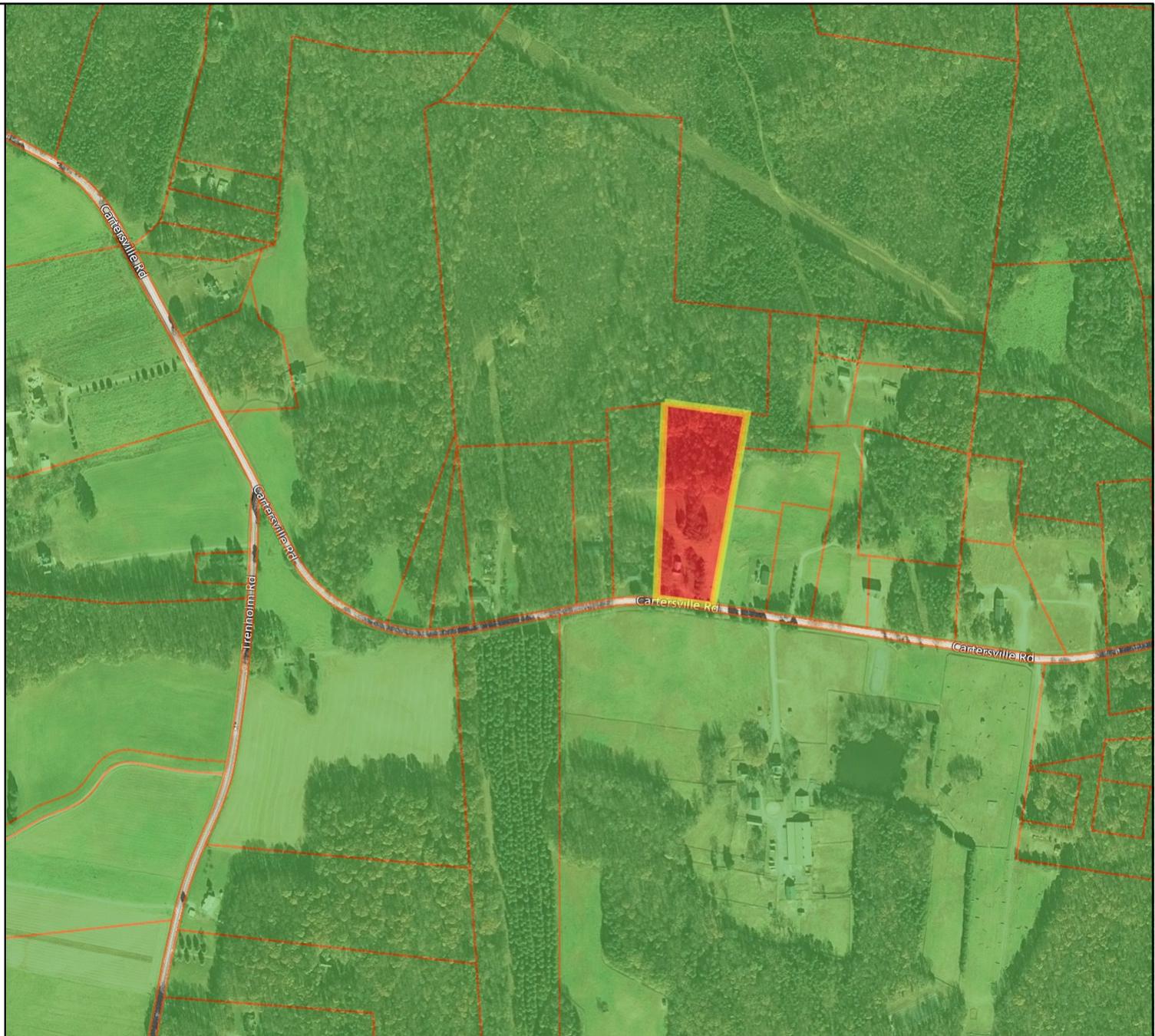
Feet



Powhatan County, Virginia

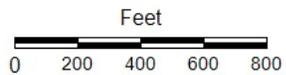
Legend

-  County Boundary
-  Parcels
- Zoning**
-  Agriculture A-10
-  Agricultural/Animal Confinement
-  Commerce Center Planned Development
-  Commerce Center
-  Commercial
-  Courthouse Square Center
-  Industrial - 1
-  Industrial - 2
-  Mining
-  Office
-  Residential - 2
-  Rural Residential 5
-  Residential Utility
-  Rural Residential
-  Village Center Planned Development
-  Village Center



Attachment #3: Zoning Map

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Powhatan County, Virginia

Legend

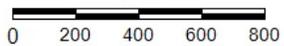
-  County Boundary
-  Parcels
-  Crossroads
-  Growth Area Boundaries
-  Rural Enterprise Zone Boundary
- Future Land Use**
-  Public Lands
-  Natural Conservation
-  Rural Preservation
-  Rural Residential
-  Low Density Residential
-  Village Residential
-  Village Center
-  Commerce Center
-  Economic Opportunity
-  Industrial



Attachment #4: Countywide Future Land Use Plan

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Powhatan County is not responsible for its accuracy or how current it may be.

Feet





Powhatan County Planning Commission Agenda Item

Meeting Date: June 2, 2020

Agenda Item Title: Review:
Proposed Elevations for Gas Station at Winterfield Place (Phase II)

Motion: In accordance with Article II of the Powhatan County Zoning Ordinance and public necessity, convenience, general welfare, and good zoning practice, the Powhatan County Planning Commission (*approves / denies / defers*) the architectural elevations submitted for a proposed gas station located within the Winterfield Place: Phase II development.

Dates Previously Considered by PC: April 2, 2019 (Review of Development Design Pattern Book: Case #19-02-PB)

Summary of Item: Winterfield Place: Phase II is a mixed-use development currently under construction at the intersection of State Route 711 (Huguenot Trail) and State Route 714 (Winterfield Road). The project is zoned Village Center Planned Development (VC-PD) with proffered conditions (Case #15-03-REZC: Approved January 25, 2016 and Case #18-08-REZC: Approved January 28, 2019).

A Development Design Pattern Book for Winterfield Place: Phase II was reviewed on April 2, 2019. After discussion, the Planning Commission **approved** the Development Design Pattern Book and its application to most of the development, except for an outparcel where a gas station is planned. Prior to site plan approval for that component of the project, the Planning Commission must review and approve the architectural design for that particular building.

Proposed elevations have been submitted to the Planning Commission for review.

Attachments: Review Memo
Proposed Elevations
Case #19-02-PB: Previously-Reviewed Development Design Pattern Book

Staff/Contact: Andrew Pompei: Planning Director
(804) 598-5621 x2006
apompei@powhatanva.gov

Board of Supervisors

David T. Williams, Chairman
Karin M. Carmack, Vice Chairman
Laurence J. Nordvig
Michael W. Byerly
William L. Cox



Planning Director

Andrew J. Pompei, CZA, AICP

The County Of
Powhatan

TO: Planning Commission
FROM: Andrew Pompei, Planning Director
DATE: May 25, 2020
SUBJECT: Architectural Elevations for Proposed Gas Station at Winterfield Place: Phase II
(Tax Map Parcel #32-D)

Project Overview

Winterfield Place: Phase II (Tax Map Parcels #32-A, 32-B, 32-C, and 32-D) is a planned mixed-use development located at the intersection of State Route 711 (Huguenot Trail) and State Route 714 (Winterfield Road) in northeastern Powhatan County.

Current Request

On April 2, 2019, a *Development Design Pattern Book* for Winterfield Place: Phase II was conditionally approved, provided that final architectural elevations for the proposed gas station on the outparcel at State Route 711 (Huguenot Trail) and State Route 714 (Winterfield Road) are reviewed by the Planning Commission prior to site plan approval.

On May 19, 2020, proposed architectural elevations for the gas station were submitted to Powhatan County for review.

Project History

- The subject properties were rezoned from Residential Utility (R-U) and General Commercial (C) to Village Center Planned Development (VC-PD) with proffered conditions on January 25, 2016 (Case #15-03-REZC: Ordinance #O-2016-01).
- On January 28, 2019, the Board of Supervisors approved a proffer amendment for the property (Case #18-08-REZC: Ordinance #O-2018-37), which involved amending the textual statement and conceptual plan governing site development; adding language referencing terrace-level units at the rear of select multi-family buildings; and adding new language regarding a master parking plan, master signage plan, and permitted uses.
- A *Development Design Pattern Book* (Case #19-02-PB) was approved on April 2, 2019, with a condition that the specific architectural elevations for the outparcel located at the intersection of State Route 711 (Huguenot Trail) and State Route 714 (Winterfield Road) (proposed gas station) be reviewed by the Planning Commission prior to site plan approval.
- A site plan application (Case #19-03-SPA) was conditionally approved on March 23, 2020 for a portion of the development (multi-family residential buildings and internal driveways).

- On May 19, 2020, elevations were submitted for a proposed gas station (WaWa) within a portion of the development. No site plan has been submitted.

Proposed Architecture and Materials

Per the application submitted, buildings within Winterfield Place: Phase II will incorporate the following features:

- Mix of Façade Materials (Brick, Stone, Cementitious/Composite Siding, and Stucco/EIFS)
- Fiberglass Shingles on Roofs (with Standing Seam Metal Accents)
- Mix of Roof Types (Flat, Mansard, and Pitched)
- Windows with Muntins/Dividers
- Covered Porches and Entryways on Some Buildings
- Awnings on Some Entryways and Windows
- Dormers, Cupolas, Chimneys, and Street-Facing Gables (to break up long rooflines)
- Shutters on Some Windows

Two proffered conditions approved with the latest applicable zoning case (Case #18-08-REZC: Ordinance #O-2018-37) relate to site architecture:

- *Proffered Condition #7*
All commercial buildings shall be constructed in a manner that is substantially similar to the existing Winterfield Place development in terms of building size, materials, design, lighting and light fixtures, scale, and walkability. Any determination as to whether a particular building complies with this proffer shall be made by the county in its sole discretion.
- *Proffered Condition #14*
Exterior materials for all structures shall be consistent with surrounding residential and commercial developments. Any question as to whether such exterior materials are consistent shall be made at the sole discretion of the county.

Final elevations must adhere to standards set forth in Sec. 83-477 (Institutional, Commercial, and Mixed-Use Development Standards) and Sec. 83-476 (Multi-Family and Townhouse Development Standards in Village Growth Area Districts).

Design Analysis

Design Element	Related Features
Architecture, Design, and Façade Articulation	<p>In accordance with approved proffered conditions, the proposed building will feature design elements similar to those used in Winterfield Place: Phase I, including the following features:</p> <ul style="list-style-type: none"> • Red brick and stacked stone veneer • Neutral colors on stucco/EIFS accent areas • Storefront windows with dividers • Pitched mansard roof • Gooseneck exterior lights <p>A covered porch, shutters, and a tower add visual interest to the façade facing State Route 711 (Huguenot Trail). Shutters/false windows and a gable add visual interest to the façade facing State Route 714 (Winterfield Road). The gas canopy will have a pitched roof (metal), with supporting columns that include a stacked stone veneer.</p>

	The approved <i>Development Design Pattern Book</i> for Winterfield Place: Phase II states that covered porches should be included to add visual interest, along with street-facing gables, shutters, and other traditional features.
Materials	<p>Approved proffered conditions require that exterior materials be consistent with those used on nearby buildings/within surrounding developments.</p> <p>Like existing buildings within Winterfield Place: Phase I, the proposed gas station will include red brick and stacked stone veneer, with stucco/EIFS accent areas in neutral colors. Metal roofing will be used (which is used in accent areas within Winterfield Place: Phase I).</p> <p>The brick proposed will match the brick used on multi-family residential buildings under construction in Winterfield Place: Phase II. Those buildings will also include similar stacked stone.</p> <p>The approved <i>Development Design Pattern Book</i> lists brick, stone, and EIFS as permitted materials within Winterfield Place: Phase II.</p>
Colors	<p>The colored conceptual elevations generally show a mix of brick and stone in neutral, earth-toned colors.</p> <p>The proposed color palette is similar to what is used in Winterfield Place: Phase I. The proposed brick will match what will be used on multi-family residential buildings in Winterfield Place: Phase II.</p>
Roofs	<p>A mansard roof is proposed on the main portion of the building, with a hip roof on the tower feature.</p> <p>All roofs will feature standing seam metal roofing (grey).</p> <p>A street-facing gable breaks up the roofline on the façade facing State Route 714 (Winterfield Road).</p> <p>The approved <i>Development Design Pattern Book</i> states that mansard roofs with a pitch of 4:12 and 12:12 and architectural shingles or standing-seam metal roofing are permitted.</p>
Fenestration and Transparency	<p>Storefront windows (with dividers) cover a significant portion of the façade facing State Route 711 (Huguenot Trail), with additional windows on the right façade. A covered porch adds visual interest.</p> <p>Shutters and “false windows” have been added on street-facing facades and the rear façade to add visual interest.</p> <p>The approved <i>Development Design Pattern Book</i> states that buildings within Winterfield Place II should include windows with dividers painted in a neutral color.</p>

Comprehensive Plan Analysis

The subject property is designated *Village Center* in the *2019 Long-Range Comprehensive Plan*. Within areas recommended *Village Center*, “the scale and massing of buildings should maintain a small-town feel. Windows, wall offsets (projections and/or recesses), and other architectural features should be used to visually break long facades” (p. 93). To add visual interest, street-facing facades include porches, windows, shutters/false windows, street-facing gables, and/or other details drawn from surrounding development and historic structures found in Powhatan County.

Within the Route 711 Village Special Area Plan, “high-quality building materials (brick, stone, etc.), architectural treatments, and landscaping have been incorporated into the design of existing developments; new projects should include similar features” (p. 122). The proposed elevations incorporate brick, stone, and other design elements used in Winterfield Place: Phase I and other surrounding developments.

Recommended Action

The Planning Commission may:

- Approve this request;
- Deny this request; or
- Approve this request with conditions.

The Department of Community Development recommends that the Planning Commission approve this request, since the elevations submitted:

- Generally align with guidelines included within the approved *Development Design Pattern Book* for Winterfield Place: Phase II (Case #19-02-PB); and
- Reflect design elements and features found in nearby developments, including Winterfield Place: Phase I and Winterfield Place: Phase II.

Any decision by the Planning Commission only applies to the building’s architecture (materials, colors, architectural features, etc.) and does not indicate that any signage is approved. No signage may be installed until all necessary zoning and building permits are approved, in accordance with Sec. 83-448 (Signage) of the zoning ordinance.

Attachments

1. Proposed Architectural Elevations and Request from Engineer
2. Approved Development Design Pattern Book for Winterfield Place: Phase II (Case #19-02-PB)



May 19, 2020

Mr. Andrew Pompei
Powhatan County Planning Director
3834 Old Buckingham Road
Powhatan, VA 23139

Re: **Architectural Elevation Submittal for Wawa @ Winterfield Place II**

Dear Mr. Pompei:

On Behalf of Riverton Associates, LLC and Wawa Kimley-Horn is submitting architectural elevations for the County to review for compliance with zoning case #18-08-REZC and applicable zoning codes.

Based on written feedback and multiple conference calls with Mr. Pompei and Mrs. Vicki Hurt Wawa's architects have revised the elevations to meet the required zoning criteria as well as add elements to better match the existing and proposed buildings that surround the property. Some of the elements that have been revised or added to better blend in with the surrounding architecture are:

- A dutch seam metal roof was added to the building
- Dividers have been placed in windows
- Two additional columns have been added under the front porch
- Shutters have been added along the north, south and east elevations to break up the large areas of brick
- A gable has been added along the Winterfield Road elevation
- The materials and color of the brick, stone, EFIS, and metal roofing have been changed to align with the surrounding buildings
- The exterior doors have been painted bronze to match the storefront
- An A-frame roof for the fueling canopy is now shown over the more typically used sloped roof

Based on these architectural plans dated 5/14/2020 we feel that the architectural elements are now aligned with the surrounding architecture and meet all existing proffers and zoning code criteria.

If you need additional information, please feel free to contact me at 804-673-3882.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ryan R. Perkins, P.E.
Project Manager



RIGHT (WEST) ELEVATION



FRONT (NORTH) ELEVATION (HUGUENOT RD.)

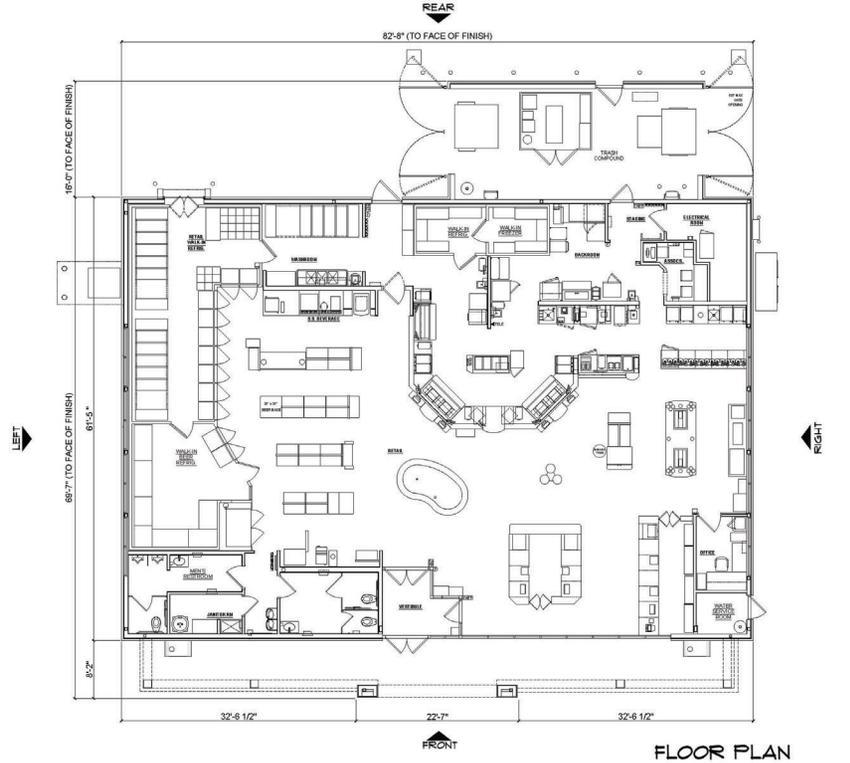


REAR (SOUTH) ELEVATION

- Doors / Frames
Bronze
To match Storefront
- Roof/Parapet Cap
Atlas Aluminum Corp
Slate Grey
- EPIS 8"
Dryvit
Wawa021030
- Quality Stone
Ashlar Provence
- Trim / Fascia
White
- Gutters/Porch/Soffits
Atlas Aluminum Corp
Ascot White (10)
- Trim Brick Match
General: Shale
Camelion: Tudor
- Shutters
SW6098
Pacer White
- Ice Storage
SW2828
Colonial Revival Tan



LEFT (EAST) ELEVATION (WINTERFIELD RD.)



FLOOR PLAN

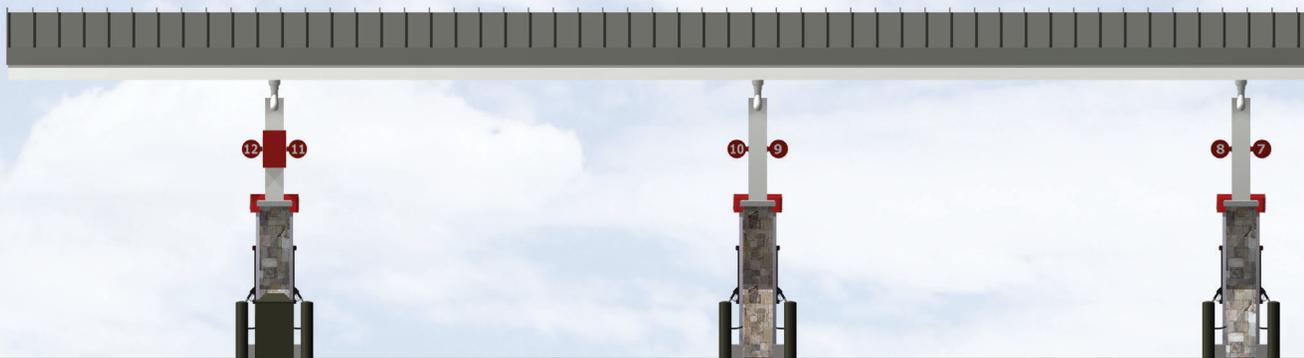
NOTE:
SIGNAGE IS SHOWN FOR REFERENCE ONLY
SEPARATE PERMIT REQUIRED



WAWA W50 VA M_v.2019.01 - STORE #8684
Huguenot Rd. & Winterfield Rd., Midlothian, VA • C&P Project #2200274 • 05-14-2020



CANOPY END ELEVATION



CANOPY SIDE ELEVATION



Metal
Atas International
Bone White
26

Roof
Atas Aluminum Corp
Slate Grey

Quality Stone
Ashlar Provence

CANOPY PERSPECTIVE VIEW

The Wawa fuel canopy is a registered service mark in the U.S. Patent and Trademark Office. The fuel canopy, as well as Wawa's brand names, slogans, logos, service marks, and other trademarks of Wawa's goods, services, and promotions belong exclusively to Wawa, Inc. and/or, Wild Goose Holding Co., Inc. and are protected from copying and simulation under national and international trademark and copyright laws and treaties throughout the world.



WAWA GAS CANOPY® STRAIGHT 6 A-FRAME OPTION 3
Huguenot Rd. & Winterfield Rd. - Midlothian, VA • C&P Project #2200274 • 05-01-20

Attachment #2
Approved Development Design Pattern Book
for Winterfield Place: Phase II
(Case #19-02-PB)



**County of Powhatan,
Virginia**

Application:
Development Design
Pattern Book

For Office Use Only	
Case Number	
Date of Approval	

Powhatan County, Virginia
Department of Community Development
3834 Old Buckingham Road: Suite F
Powhatan, VA 23139

In accordance with Sec. 83-477(f) of the Powhatan County Zoning Ordinance, a *Development Design Pattern Book* must be reviewed and approved by the Planning Commission for all commercial and mixed-use development (prior to site plan approval).

For ideas regarding recommended design elements, review the *Countywide Development Guidebook*, which is available online at www.powhatanva.gov.

Applicant Information	
Name of Applicant	Riverton Associates, LLC
Mailing Address	3736 Winterfield Road, Suite 200 Midlothian, VA 23113
Phone Number	804-614-8619
Email Address	caseysowers@aol.com
Owner Information (Complete this section if the applicant is not the current property owner)	
Name of Owner	
Mailing Address	
Phone Number	
Email Address	
Parcel Information	
Tax Map Number(s)	32-A, 32-B, 32-C, 32-D
Physical Address	3736 Winterfield Road
General Description of Property Location	SW Intersection of Rt. 711 & Winterfield Road

Project Description	
Ordinance Requirements	<p>Sec. 83-477(f) states that:</p> <ul style="list-style-type: none"> • The Development Design Pattern Book shall include: Written descriptions and graphics explaining how the development complements existing development in the surrounding area and relates to recommendations made in the comprehensive plan and Countywide Development Guidebook; and Written descriptions and graphics explaining the theme and physical form of the project's architectural design. The written description shall identify specific materials, colors, and architectural details that are permitted within the development.
Explanations	
<p>Describe the architectural theme and physical form of the development.</p>	
<p>Additional information regarding building materials, roofing, and other design elements will be provided on the following pages.</p>	
<p>Per zoning, architecture in Winterfield Place Phase II shall emulate many of the design elements seen in the adjacent Winterfield Place mixed-use development as well as adjacent residential subdivisions. The buildings will incorporate many of the features associated with the Piedmont Vernacular style identified in the Countywide Development Guidebook, such as pitched roofs, metal roofing (as accents), and porches.</p>	

Relationship with Surrounding Development and County Policies

Ordinance Requirements

Sec. 83-477(f) states that:

- The Development Design Pattern Book shall include:
Written descriptions and graphics explaining how the development complements existing development in the surrounding area and relates to recommendations made in the comprehensive plan and Countywide Development Guidebook; and
Written descriptions and graphics explaining the theme and physical form of the project's architectural design. The written description shall identify specific materials, colors, and architectural details that are permitted within the development.

Explanations

Describe how the architectural design of the proposed development complements existing development and/or the character of the surrounding area. Identify architectural features and materials used on nearby buildings and how these features will be incorporated into building(s) that are part of the proposed project.

Attach photos of nearby buildings, particularly those that include design elements similar to those that will be used within the proposed development.

Similar styling and materials shall be used for Phase II of the Winterfield Place development. Those materials shall include brick and stone veneers, cementitious and composite siding and trim, stucco or EIFS, and composite details such as corbels and brackets. Colors shall be harmonious with adjacent developments.

Describe how the architectural design of the proposed development relates to policies identified in the current comprehensive plan (refer to specific land use policies listed in Chapter 8 for the appropriate land use designation) and recommendations made in the Countywide Development Guidebook.

Architectural designs have been proffered through zoning of the property. Property and architectural styling is consistent with policies and intent of the VC-PD zoning district.

Building Materials and Colors

Ordinance Requirements

Sec. 83-477(h) states that:

- Building façade materials shall be limited to wood, brick, stone, decorative block, stucco, or other materials with a similar appearance, durability, and quality. The use of metal or vinyl siding is subject to review and approval by the director.
- At least 70 percent of building façades visible from existing or planned roadways shall be constructed of wood, brick, stone, and/or other materials with a similar appearance, durability, and quality.
- No more than 30 percent of building facades visible from existing or planned roadways shall be adorned with stucco or decorative block.

Sec. 83-477(i) states that:

- Façade colors for all portions of the building shall be low reflectance, subtle, neutral or earth-tone colors (no primary colors). Building trim and accent areas may feature brighter colors that complement the building's overall appearance.

List materials that will be used on building facades, including permitted colors.

Attach photos and/or samples of these materials to this application.

(Note: Information regarding roofing materials will be provided on p. 5).

Material Type (Ex.: Wood, Brick, Stone)	Material Color	Material Location (Ex.: Foundation, Front Façade, Front Accent)
Composite siding and trim	Primary facade colors shall be low reflective neutral and / or earthtone colors. Building trim and accents may feature brighter colors that complement the building's overall appearance.	Front, rear and side vertical planes
Stone & brick veneer	Natural	Foundations, vertical planes
Stucco / EIFS	Primary facade colors typically	Front, side and rear vertical planes per code

Roofing	
Ordinance Requirements	<p>Sec. 83-477(j) states that:</p> <ul style="list-style-type: none"> Principal buildings shall incorporate roof pitches between 3:12 and 12:12, or incorporate a parapet at least three feet high with a three-dimensional cornice around a flat roof. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features. Any roof visible from an adjoining street or property shall be constructed of wood, tile, standing seam metal, heavy-grade architectural fiberglass shingles, slate, or other materials with a similar appearance, durability, and quality. All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street. Buildings with multiple uses or in excess of 25,000 square feet shall have alternating roof structures to give the appearance of multiple buildings unless a different design is approved by the director.
<p>List materials that will be used on roofs, including permitted colors. Attach photos and/or samples of these materials to this application.</p>	
Material Type (Ex.: Wood, Tile, Slate)	Material Color (Ex.: Foundation, Front Façade, Front Accent)
30+ year fiberglass shingles	Natural colors, typically shades of black, brown or gray
Standing seam aluminum, metal	Accent areas
Permitted Roof Pitches	
<p>Pitched and mansard roofs shall generally have pitches of between 4:12 and 12:12. Flat roofs shall typically have a parapet wall of adequate height to screen HVAC and other rooftop equipment.</p>	
Permitted Roof Types (Ex.: Gable, Hip, Mansard, Flat)	
<p>Gable, hip, mansard, flat, shed</p>	
Roof Features (Ex. Dormers, Cupolas, Chimneys, etc.)	
<p>To break up rooflines on street facing facades, buildings shall feature design elements such as dormers, cupolas, porches, chimneys and street-facing cables.</p>	

Design Features: Windows and Transparency

Ordinance Requirements

Sec. 83-477(l) states that:

At least 30 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by doorways or transparent windows. Upon request by the property owner or applicant, the director may approve modifications to this subsection, provided that other architectural features are incorporated into street-facing façades to add visual interest, and such approval is in writing with justification for the modification.

List materials that will be used on building facades, including permitted colors.

Attach photos and/or samples of permitted windows and doors to this application.

Question	Explanation
Will windows on front and side facades have muntins or dividers?	Yes
What color(s) will be used for window trim?	Generally neutral colors.
Will doors that serve as public entrances be transparent?	Typically yes
What colors will be used for doors?	Typically neutral or natural colors

Other Design Features

List and describe other specific design features that will be incorporated into the proposed development. Examples of other design features include porches, pergolas, awnings, shutters, specially-designed exterior lighting, and other building components that add interest to the building's exterior.

Attach photos and/or samples of these features to this application.

Feature Number	Feature Type	Description
Example	Covered Porches	Covered porches with metal roofs will be constructed at each entrance to the building that is located on the front and side facades. Each porch shall be at least 8 ft. wide and 8 ft. deep with the roof supported by square white columns.
Feature #1	Covered porches and entryways	Covered porches and will be added above select entrances and on select residential units to provide visual relief and interest. Wraparound porches may be used on certain residential units to add interest to prominent corners.
Feature #2	Awnings	Awnings may be used above select entryways and windows to add visual effect and color to elevations.
Feature #3	Elevations facing thoroughfare roads	Special attention shall be given to elevations facing prominent roads such as Rt. 711 and Winterfield Road, including the use of windows, shutters and other architectural details.
Feature #4	Dormers, cupolas, chimneys, gables	Buildings shall utilize these features to break up long roof plans and add interest to the elevations.
Feature #5	Shutters	Shutters may be used to add interest and color to elevations.

Attachments

Submit the following materials and documentation with this application for review by the Planning Commission.

<input type="checkbox"/>	Photos of Existing Nearby Buildings
<input type="checkbox"/>	Proposed Elevations (or Photos of Similar Existing Buildings)
<input type="checkbox"/>	Photos and/or Samples of Building Materials and Colors
<input type="checkbox"/>	Photos and/or Samples of Roofing Materials
<input type="checkbox"/>	Photos of Windows and Doors
<input type="checkbox"/>	Photos of Other Design Features (If Applicable)

Applicant Signature

By signing this application, the applicant:

- Acknowledges that they are the owner or lessee of the property, or an authorized representative of the owner or lessee.
- Acknowledges that they have familiarized themselves with the rules and regulations pertaining to preparing and completing this application.
- Declares that all statements provided throughout the various sections of this application are in all respects true and correct to the best of their knowledge.
- Understands that a Development Design Pattern Book must be approved by the Planning Commission prior to approval of any site plan within the development, and that all structures within the development must adhere to guidelines established by the approved Development Design Pattern Book.

Signature of Applicant	
Name of Applicant (Printed)	RIVERFORD ASSOC.
Date	3/1/19











Winterfield Apartments

© 2018 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

November 2, 2018

1847.00





Winterfield Apartments

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November 2, 2018

1847.00









1 Concept Streetscape
Scale: 1/16" = 1'-0"

Elevation

Conceptual Elevation





1 Concept Elevation - 6,050 sq.ft. Building - Option A
Scale: 1/8" = 1'-0"

Elevation

Conceptual Elevation





1 Concept Elevation - 6,050 sq.ft. Building - Option B
Scale: 1/8" = 1'-0"

Elevation

Conceptual Elevation





1 Concept Elevation - 6,900 sq.ft. Building
Scale: 1/8" = 1'-0"

Elevation

Conceptual Elevation

