

Statement of Justification

Applicant: Milestone Tower Limited Partnership III
Site Name: McDuff Green Park
Property Address: 76 James Ashby Parkway, Falmouth
(the "Property")
Supervisor District: George Washington
Parcel ID No: 58 35A
Zoning Classification: A-1 Agricultural
Property Owner: Stafford County Board of Supervisors

Milestone Tower Limited Partnership III ("Milestone") requests a Conditional Use Permit to allow for the construction and operation of a wireless telecommunications facility. The facility will consist of a 150 feet tall monopole structure with a 6 feet tall lightning rod at the top, and associated equipment located in a leased compound area measuring 50 feet by 50 feet (2,500 square feet) screened by an 8 feet tall chain link fence with privacy slats and landscape plantings. The overall property is owned and operated by the Stafford County Board of Supervisors and is used for public park purposes. This application does not involve any changes to the existing park facility and will not interfere with the current use or operation of the public park site.

Current Improvements on and Description of Subject Property

The total area of the park parcel is 58.65 acres. It connects with a second parcel of 125.21 acres also owned by the Stafford County Board of Supervisor and used for public park purposes that gives McDuff Green Park a total acreage of 183.86 acres. The total park area is zoned A1 Agricultural and planned for Park Use. Adjoining and neighboring properties are zoned A1 and R1 (Suburban Residential) and planned for Suburban, Business and Industry, and Mining and Extraction uses.

The Property is currently developed with lighted athletic fields, a playground area, picnic facilities and shelters, walking trails, and a parking area. Access to the site and main parking area is provided by James Ashby Parkway, a paved roadway from Kings Highway (Route 3) that terminates at the Park's main parking area. Much of the site is undeveloped and wooded providing considerable buffer to neighboring land use.

Proposed Use

The applicant requests a Conditional Use Permit to construct a one hundred fifty feet (150') tall monopole structure with a 6 feet tall lightning rod at the top and associated equipment to house a telecommunications use. The use will be designed to accommodate a minimum of five (5) wireless telecommunications carriers, including the applicant, Verizon. The use will be located in the northwest portion of the park property in a wooded area just to the north of an existing baseball field, south of Kings Highway and east of the park's access drive, James Ashby Parkway. The Zoning Drawings submitted with the application, prepared by Advantage

Engineers, and dated June 17, 2015, provide the site and compound plans and full details of the facility, antennas and related equipment.

Milestone will enter into an agreement with the Stafford County, pursuant to which Verizon Wireless will lease space at the site from Milestone to install and operate a wireless telecommunications facility on the Property. Verizon will install up to twelve (12) antennas on the monopole in three sectors at a rad center elevation of one hundred fifty feet (150') above ground level. Verizon will use two antenna models for the facility: one model will measure approximately ninety-four point six inches (94.6") high by eleven point nine inches (11.9") wide and one model will measure approximately fifty point nine inches (50.9") high by thirty point six inches (30.6") wide. The antenna details are provided on Sheet A-1 of the Zoning Drawings.

The monopole is designed to accommodate four additional telecommunication carriers at rad center heights of one hundred forty feet (140'), one hundred thirty feet (130'), one hundred twenty feet (120'), and one hundred ten feet (110') above ground level. An elevation of the monopole showing the location of all antenna platforms and the compound area is provided on Sheet C-3 of the Zoning Drawings.

Verizon Wireless will install its equipment cabinets in the fifty feet (50') by fifty feet (50') fenced compound area on an eleven feet six inch (11'6") by sixteen feet four inch (16'4") concrete pad. Verizon will also place a propane backup generator on the equipment pad and a propane fuel tank within the compound area. The compound will also provide space for the equipment of all future providers. Landscape materials consisting of 16 Virginia Pines, 10 feet to 12 feet in height, will be planted adjacent to the compound's fence on three sides to increase the screening of the compound. Sheets C-1 and C-2 of the Zoning Drawings provide the Compound Plan and the Landscape Plan.

The proposed telecommunications use will be a component of Verizon Wireless' network serving the southeastern area of Stafford County. The use will not interfere with radio, television or telephone reception and the radio frequency emissions will comply with all applicable EPA and FCC emission requirements. Furthermore, neither the antennas nor the related equipment will produce any noise, fumes, dust, odors, light, glare or vibrations, except at such time as the generator is infrequently tested or used for emergency service.

The proposed telecommunications use will not change the current hours of operation on the park property and will operate 24 hours per day, 365 days per year. There are no on-site employees, patrons or clients associated with the proposed use. With the exception of visits to the site one or two times per month for routine maintenance and repairs, the site will not impact local traffic and will not be hazardous or conflict with the existing and anticipated traffic in the area.

Vicinity or general area to be served by the proposed use.

The propagation coverage maps included with the application package illustrate the area to be served and the projected improvement in Verizon Wireless' service with the construction of the proposed site. The map identified as "Tidewater Trail Neighbors Only" shows the current Verizon Wireless coverage in the general area as provided by existing sites in operation. The

map identified as “Tidewater Trail with Neighbors”, shows the coverage from the existing Verizon Wireless sites in the general area and the projected improvement in the coverage from a new 150 feet tall monopole on the subject application site identified on the map as “Tidewater Trail”.

The proposed site was selected by Verizon Wireless to provide and improve coverage along Tidewater Trail and Kings Highway. It will also improve service for customers using the McDuff Green Park and other nearby recreational areas and enhance coverage for residents and businesses of the area. In addition to filling an existing gap in coverage, the site will have the benefit of offloading some of the traffic of the 3 neighboring Verizon Wireless sites so that service does not degrade in the areas these other sites are designed to serve.

Conditional Use Permit Provisions

The proposed facility is in compliance with the provisions for Conditional Use Permits contained in Section 28-185 of the Stafford County Zoning Ordinance as presented in the following:

Standards for Issuance (Section 28-185, (d) (1) through (6)

Standard 1. The use shall not tend to change the character and established pattern of development in the vicinity of the proposed use.

Applicants’ Response: The property on which the proposed monopole will be located is planned for Public Park use and is currently developed with athletic fields, recreational areas and passive recreational uses. Much of the property is either open or wooded. The size of the overall park site is relatively large with a total of 180+ acres and the monopole and compound area will be situated in a wooded area amongst existing trees. Surrounding land uses are a considerable distance from the proposed structure with areas of natural vegetation and tree cover in between. When viewed from the park site and immediate nearby areas, the new structure will tend to blend with the existing light standards on the park site that are used to illuminate athletic fields for evening play. These other tall vertical structures on the site, the large size of the property, the distance to neighboring properties and uses, and the natural buffers on site and in the area will serve to minimize any visual impacts associated with the proposed use and the use will not adversely affect or change the character and established pattern of development in the vicinity.

Standard 2. The use shall be in harmony with the uses permitted by right under a zoning permit in the land use district and shall not adversely affect the use of adjacent properties.

Applicants’ Response: The proposed use will be in harmony with the uses permitted by-right in the A-1 Agricultural District. The use will be distant from surrounding properties and will be placed in a wooded setting to screen and buffer its presence. The use will not affect the use or enjoyment of adjacent properties or those within the general area and will improve wireless telecommunication services to residents and travelers.

Standard 3. The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

Applicants' Response: The proposed telecommunications use will be sited on a large parcel with extensive wooded areas between the use and most residences. The use will be in general harmony with the surrounding area and will not affect the use or operation of the existing park use or the use and development of neighboring properties. The facility will be unmanned, generate a very small amount of traffic of less than two trips per month, blend with other tall structures on the property and have minimal land disturbance.

Standard 4. The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use.

Applicants' Response: The proposed telecommunications facility will meet all federal standards for such uses and will not adversely affect the health or safety of residences or workers in the area. The use will improve services useful for emergency communication. Users of the park as well as those in surrounding areas will be provided with improved communication in times of need or dangerous situations.

Standard 5. The use shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Applicants' Response: The use will not be detrimental to the public welfare nor injurious to any property or improvements. Minimal land disturbance is required for the facility and the use will not create or generate any adverse side effects.

Standard 6. The use shall be in accord with the purposes and intent of this chapter and the comprehensive plan of the county.

Applicants' Response: The use meets the general standards for conditional permit uses and is in accord with the Comprehensive Plan as below in this Statement of Justification.

Impact Statements

Traffic Volumes and Capacities: The use will generate 1-2 traffic trips per month for routine inspection, repair and maintenance and will not have a negative impact on local streets, roads and highways.

Public Water and Sewer Capacities: The use is unmanned and will not require water or sewer connections and will have no impact on such utilities.

Noise, Dust and Smoke Emissions: Neither the antennas nor the related equipment will produce any noise, dust, emissions or odors. A backup generator propane generator used for backup power in times of general power outages will be utilized on an infrequent basis and will generate noise in compliance with all local ordinances and regulations.

Compliance with the Stafford County Comprehensive Plan

The proposed use meets the requirements of the Stafford County Telecommunications Plan dated June 2011 and the Criteria and Standards set forth within as follows:

Countywide Siting Criteria: The Telecommunications Plan set the following priorities for the establishment of new telecommunication facilities within Stafford:

- 1. Co-Location on existing buildings or structures**
- 2. Locate on publicly owned lands that are occupied or planned for public buildings or parks**
- 3. Locate in overhead power line corridors**
- 4. Industrial zoned property**
- 5. Agriculturally zoned property**

Applicant Response: There are no tall structures in Verizon Wireless' search area that will accommodate the proposed use and meet Verizon Wireless' technical coverage objectives. The applicant is proposing to locate the structure on property that meets the second priority of the siting criteria, publicly owned land that is occupied and planned for public park use.

As provided by the "additional details on siting criteria" under the "Countywide Siting Criteria", the following details are relevant to the application proposal:

1. In November of 2009, the Federal Communications Commission (FCC) voted unanimously to approve new rules for tower siting that will speed up the application process time limits for new and existing telecommunications facilities. The FCC is giving states and localities a so-called "shot clock" for tower siting applications. The new rules give state and local jurisdictions a deadline of 90 days to process collocation applications and 150 days for new telecommunications facility applications. However, when applications are incomplete as filed, the timeframes do not include the time that applicants take to respond to State and local governments' request for additional information. However, this automatic tolling (the start of the "shot clock") applies only if the local jurisdiction notifies the applicant within the first 30 days that its application is incomplete. The FCC allows the "shot clock" deadlines to be extended by 90 or 150 days by mutual consent. Note that the "clock" begins at the time between when the application is submitted to the local government and the time it takes the local government to notify the applicant that their application is incomplete. The clock stops once all the information requested is submitted.

Applicant Response: The applicant acknowledges the stated FCC provisions.

2. Priority is to be given to co-location of facilities on water towers, within major utility transmission lines, and other existing suitable tall structures.

Applicant Response: The applicant could not identify a structure within the search area suitable for collocation and capable of meeting coverage objectives.

3. New telecommunication facilities should be located an appropriate distance from any existing telecommunication facility. Consideration should be given for a reduction in this distance following submission of objective information justifying such request.

Applicant Response: The proposed structure is an appropriate distance from any existing telecommunications facility and will not interfere with any such facility. There are no existing telecommunications structures within Verizon Wireless' search area that meet technical coverage requirements. Verizon Wireless has provided propagation maps within the application package showing the relationship of the proposed site with other existing Verizon Wireless sites in this portion of Stafford County.

4. Priority is to be given to new facilities proposed for large tracts of industrial or commercially zoned property.

Applicant Response: The structure will be located on publicly owned property which is listed as a priority two site under the Countywide Siting Criteria.

5. Facilities are not to be located in areas which will have an adverse visual impact upon County historic districts, properties listed in the National and State Register, and other sites deemed significant by Stafford County.

Applicant Response: The proposed facility will not be located within or have an adverse impact upon historic districts or properties.

6. Facilities are not to be located near airports where they may interfere with aircraft operations.

Applicant Response: The facility will not be near to or interfere with any airport or aircraft operations.

7. Facilities are not to be located in areas which will have an adverse impact upon gateways into the County.

Applicant Response: The facility is not within nor will have an adverse impact upon a gateway into Stafford County.

8. Priority is to be given to facilities locating within the existing right-of-way/easements established for overhead power lines.

Applicant Response: The facility will not be located in a powerline right-of-way or easement but will be located on public land.

9. Priority is to be given to facilities locating within the Virginia Department of Transportation (VDOT) right-of-way, along Interstate 95 at interchange and overpass locations.

Applicant Response: The facility will not be located in VDOT right-of-way but will be located on public land.

10. Priority is to be given to locating facilities within railroad right-of-way adjacent to industrial or agricultural districts, away from residential concentrations.

Applicant Response: The facility will not be located in a railroad right-of-way but will be located on public land.

11. For the purpose of in-fill or supplemental coverage, priority will be given to the replacement of existing structures at public locations, such as parks, schools, fires and rescue stations, commuter lots and similar locations.

Applicant Response: The proposed facility will provide needed coverage to the area and be located on public land. It will not replace an existing structure.

12. Outside the Urban Services Area, priority is to be given to facilities proposed to be located interior to parcels, which are designed to minimize their effect upon adjacent properties.

Applicant Response: The proposed facility will be located interior to a large public park site consisting of a total of 125 acres.

13. Telecommunications facilities are not to be located near government or scientific facilities where they may interfere with the mission of such facilities.

Applicant Response: The proposed facility will not interfere with the mission of government or scientific facilities. A statement of non-interference and FCC Compliance signed by an RF Engineer is include in the application package.

14. Telecommunications facilities are to be located so that they will not interfere with the operations of health care facilities.

Applicant Response: The proposed facility will not interfere with the operations of any health care facility.

15. Location of facilities at or near residential development will be discouraged.

Applicant Response: The proposed facility will be located in an agriculturally zoned area with existing residences but will be largely buffered by existing vegetation on the site and in the area as well as distance between uses. The bottom portion of the monopole and the equipment compound will be largely screened from all viewpoints.

16. For the purpose of adding additional services at an existing location, carriers will be permitted to extend the length of an existing facility or remove it, and replace it with a larger facility capable of handling the additional need.

Applicant Response: The application is for a new telecommunications facility.

17. Location of new towers should require public hearings for conformity to this plan.

Applicant Response: The applicant acknowledges the Stafford County public hearing requirements.

18. Telecommunications facilities or other tall structures are to be located so that they will not interfere in the transmission pathways of the County government's telecommunications network.

Applicant Response: The proposed structure will not interfere with the transmission pathways of the Stafford County's telecommunications network.

19. Telecommunications facilities should not be located in or near wetlands, other known bird concentration areas (Federal refuges, staging areas, or rookeries), in known migratory or daily movement flyways, or in habitat of threatened or endangered species.

Applicant Response: The proposed site is near a floodplain that crosses an adjoining ballfield but is not near or within wetlands or known bird concentration areas.

20. Carriers are strongly encouraged to consider adding broadband access to any telecommunications facilities they are planning to establish in the County.

Applicant Response: Broadband access is provided by the proposed facility.

Facility Design Standards

1. Facilities should be designed to minimize visual impacts on the surrounding area, particularly near residential development. Technologies to screen the tower and stealthing techniques to make facilities blend with the surrounding development should be pursued. Consideration should be made with regard to existing tree lines, topography, buildings, and paint color of towers.

Applicant Response: The proposed monopole will be located in a wooded portion of a large public park site. Existing vegetation on the site and in the surrounding area will serve to mitigate and disrupt views from most vantage points and when the structure is within a view shed only the upper portion will be visible. The most notable clear line of sight views of the facility will be from a distance across open fields when driving along Kings Highway. The application package includes photosimulations showing the appearance of the facility from 10 vantage points in the area and which can be used to assess visual impact.

2. Within rural areas, telecommunications facilities should be located where sufficient tree cover is present to screen the base of the tower, except when located within utility and transportation right-of-ways.

Applicant Response: The telecommunication facility will be located in a wooded area of the park site with the base of the structure and compound area screened from view. Vegetation on-site and in the area will mitigate views from most vantage points.

3. Facilities should be constructed to accommodate a minimum of three providers, where height restrictions permit.

Applicant Response: The proposed monopole and related equipment compound are designed to accommodate a total of five telecommunication providers with Verizon Wireless at the top position on the monopole.

4. Antennas on structures are to be designed to be compatible with the principal structure's architectural design, color and scale.

Applicant Response: The color and layout of the antenna arrays will be compatible with the structure.

5. Communications facilities should be constructed, sited and appropriately landscaped so as to visually blend into the surrounding areas.

Applicant Response: The facility will be located in a wooded portion of the park site with Virginia Pines planted along the edge of the compound area to provide additional screening.

6. Security fencing is to be located at the base of any facility.

Applicant Response: The facility will be enclosed by an eight feet (8') tall chain link fence.

7. The County should maintain the flexibility to decide on a case by case basis whether a lattice tower or monopole design is best suited for a particular site.

Applicant Response: The monopole design will accommodate up to five telecommunication providers and is similar in design and construction as the light standards on the park property used for athletic field illumination.

8. Setbacks from property lines in agricultural and residential districts should be equal to the height of the communications facility. Exceptions to the setback should be considered if proper screening is provided.

Applicant Response: All property line setbacks exceed the height of the structure.

9. Setbacks from adjoining dwellings should be at a minimum equal to the height of the tower.

Applicant Response: All property line setbacks from adjoining dwellings exceed the height of the structure.

10. Communications facilities should generally be sited toward the interior of the property.

Applicant Response: The proposed facility will be interior to the park property and located in a wooded portion of the park site.

11. Infill sites should be designed to blend in with surrounding structures, such as a light standard, flagpole, within church steeple, on a roof top, or as a component of other suitable tall structures.

Applicant Response: The site will improve coverage along the Kings Highway corridor and is proposed to be of a monopole design.

12. Facilities located within VDOT Right-of-Way should have a warning beacon regardless of its height.

Applicant Response: The structure is not within VDOT right-of-way.

13. Telecommunications towers requiring lights for aviation safety should use the minimum amount of pilot warning and obstruction avoidance lighting required by the FAA. Unless otherwise required by the FAA, only white (preferable) or red strobe lights should be used at night, and these should be the minimum number, minimum intensity, and minimum number of flashes per minute allowable by the FAA. The use of solid red or pulsating red warning lights should be avoided. Where appropriate, shields should be installed to minimize visibility of the warning lights from the ground.

Applicant Response: The structure is not proposed to be lighted.

14. Construction of new tower facilities should include accommodation of space on the tower and ground lease area for county communication equipment if needed. Such accommodations shall be at no cost to the county to locate equipment on the tower or within an equipment compound.

Applicant Response: Space is available on the proposed facility for use by Stafford County.

Submission Requirements (Section 28-185 (c) (1)a. through (1)f.

As stated under Section 28-185 (c) (1) a through f, the application package includes the following materials in support of the application:

- a. A completed application for a conditional use permit on an approved form provided by the Department of Planning and Community Development.
- b. A generalized development plan in accordance with article XII.
- c. A nonrefundable application fee, as established by the Board of Supervisors.
- d. Impact statements on the effects to traffic volumes and capacities, public water and sewer capacities, noise, dust and smoke emissions as part of the Statement of Justification.

A written verification from the county treasurer that all delinquent taxes on the subject property have been paid in full is not provided as the property is owned by the Stafford County Board of Supervisors. A traffic impact analysis as outlined in 24 VAC 30-155 is not included as the proposed use does not generate one hundred fifty or more vehicles per day above the existing use and is not subject to the VDOT requirements per 24 VAC 30-155 or Stafford County rezoning TIA requirements. It is projected that the proposed use will have a very small traffic impact of 1-2 trips per month for maintenance purposes.

Conclusion

In light of the foregoing, the Applicant respectfully submit that this Conditional Use Permit application is in compliance with the Stafford County Zoning Ordinance and Comprehensive Plan. Granting the Applicant's request will be appropriate and in the interest of the citizens of Stafford County.