



COUNTY OF AMHERST



Department of Planning & Zoning Dylan M. Bishop, Assistant Zoning Administrator/Planner

Site Plan Review Staff Report – May 17, 2018

RE: Proposed Expansion of Personal Wireless Facility (telecommunications tower)
Tax Map Parcel No. 112-A-44
Route 60 East
Site Plan for new construction of a telecommunications tower 195 feet tall in the A-1 Agricultural Residential District

Summary:

In accordance with Section 1103 of the Amherst County Zoning Ordinance, a major site plan has been submitted by Shenandoah Mobile, LLC for new construction of a telecommunications tower and compound on Route 60 East located at tax map parcel 112-A-44. The parcel on which the proposed tower is located comprises an approximately 49 acre wooded lot. Copies of the plan were reviewed by the Developmental Review Committee electronically, and comments were sent to the applicant on May 2, 2018. The following sections summarize staff and agency comments with respect to the major elements of the plan.

Procedure for Review:

According to Section 1007.08, any development requiring preparation of a site plan under Section 1103 may be reviewed and be made subject to approval by the Planning Commission. The Commission may approve, approve with modifications or conditions, or disapprove the site plan.

An approved site plan, zoning permit, and building permit must be obtained prior to construction of the proposed improvements.

Requirements and Findings:

Zoning

- The property is zoned A-1 Agricultural Residential District. The property is currently a vacant wooded lot. The proposed use is new construction of a personal wireless facility, which is a special exception use per Section 919.08.A.
- The property is not within the Amherst County protected watershed district or in the FEMA designated 100-year floodplain. Per the National Wetlands Inventory, there are no non-tidal wetlands present within the property.

Building(s)/Structure(s)

- There are no existing structures on this parcel.
- The proposed tower is 195 feet in height with a 4 foot lightning rod, totaling 199 feet.
- Per Section 919.04.B, the required setback is one hundred (100) percent of the height of the tower. The revised setback (following Planning Commission comments) is 201.1 feet.

Water/Sewer Facilities

- The property is not served by water or sewer.

Streets/Parking and Loading Areas

- Currently there is no entrance to the site. The entrance shall be approved by the Virginia Department of Transportation (VDOT).

Utilities

- The applicant will need to apply for service with Appalachian power. There is an existing overhead electric line that runs through the parcel.

Blue Ridge Parkway Viewshed

- This site is not located within the Blue Ridge Parkway Viewshed.

Signs

- No signs are existing or proposed.

Outdoor Lighting

- All outdoor lighting will consist of an on/off toggle switch powered by the individual carriers power supply to illuminate their individual equipment cabinets. There will be no tower lights or automatic flood lights at this facility.

Public Safety

- Governmental Access: Per Section 919.09.A, the owner of a personal wireless facility shall provide at no cost to the county the right of first refusal to any available co-location spaces to improve radio and other communication for county departments, authorities, agents, and citizens, and such other persons or entities as the county deems necessary to benefit the public interest. Such space shall include both space on the tower or support structure and ancillary structures, and equipment space in the equipment facility.

Buffering/Landscaping

- The proposed compound is located within an existing wooded area, and sufficient vegetation will be left undisturbed to satisfy the requirements of Section 919.04.D.4.

Erosion and Sediment Control

- Should land disturbance for the site exceed 10,000 square feet, a formal Erosion and Sediment Control Plan would be required.

Recommendations:

Staff recommends approval of the following site plan with the following conditions:

1. Site plan approval shall be contingent upon determination of Shenandoah Mobile, LLC Special Exception Case #2018-94 by the Board of Supervisors at their May 15, 2018 meeting.
2. Virginia Department of Transportation approval of the site plan.
3. Site plan approval shall be contingent on determination of an erosion and sediment control plan, based on total square footage of land disturbance.

Attachments:

Site Plan Application
DRC Comments (May 2, 2018)
Tax Parcel Map
Revised Site Plan Sheet (setback)



APPLICATION FOR SITE PLAN
Amherst County, Virginia

Section A: Applicant Information

(Please print in blue or black ink)

Case No. _____

Fletcher		Christopher	"Ryan" on behalf of
Last (Name of Applicant)		First	MI Shenandoah Mobile, LLC ("Shentel")
4435 Waterfront Drive, Suite 100 Glen Allen, VA 23060			
Mailing Address			
864-475-8144		864-548-4079	
Telephone Number (s)		Cell Home	Business
Alfred P. and Mary F. Jenkins			
Property Owner Name			
7308 Harcourt Crossing, Fort Mill, SC 29707			
Property Address (Mailing Address for Property owner)			
Shentel - 67025 Industrial Park		Shenandoah Mobile, LLC ("Shentel")	
Name of Development		Name of Developer	
Trent T. Snarr		NBTC Engineering Services, LLC	
Person Preparing Plan		Name of Company/Firm	
South side of Richmond Highway (Rt. 66) across from the intersection of			
Location of Property (landmarks, intersections, or other) Richmond Hwy and Pendleton Drive			
Tax Parcel ID#: 112-A-44			
Deed Book: 1292 1292		Page Number: 275 275	

Please note: A site plan of the property must be submitted with this application, in accordance with Article XI of the Amherst County Zoning/Subdivision Ordinance.

Section B: Plan Information

(Please answer all questions as completely as possible)

How will the parcel be provided with water and sewer? (Check all that apply) N/A, PWSF
Public water _____ Private wells _____
Public sewer _____ On-site septic systems _____ Mass drainfield(s) _____

Zoning: A-1 Comprehensive Plan Land Use Designation: Agriculture

Magisterial District: CH

Total area of lot: 49.00 acres

Total area of open space/common areas: N/A acres

Total area of streets: N/A acres

Will a property owners' association be created for maintenance of open-space areas or common areas?
N/A

Is the parcel located within the Watershed District? YES NO

Are there any covenants of record or deed restrictions existing or proposed for the subject property?
If so, please attach a copy. YES NO

Is a stormwater maintenance agreement required? YES NO

Does the site plan require VDOT, Chapter 527 review? YES NO

Is a Section 15.2-2232 review required for the project? YES NO
If yes, please attach justification that the general location or approximate location, character, and extent of the project is substantially in accord with the County's adopted comprehensive plan.

ADDITIONAL COMMENTS (To be completed by the owner/applicant):

Please complete and submit the attached site plan checklist along with thirteen (13) copies* of the site plan containing all information listed on the checklist. All items listed must appear on the site plan.

Section C: Signature

I do hereby certify that I have read and am familiar with the requirements for the submission of plats as provided for under the Subdivision Ordinance of the Code of Amherst County and further that this submittal is in compliance with those requirements.


Applicant's Signature

4/9/2018
Date

Amherst County Site Plan Checklist

Site Plan Information:

- (A) Site plans shall be submitted at a scale of not less than one (1) inch equals one hundred (100) feet.
- (B) Two (2) clearly legible blue-line or black-line copies of the site plan shall be submitted.
- (C) The names and addresses of owner and developer and a scale and north arrow shall be included on all maps.

The following information shall be included on the map of existing conditions:

- (1) Names and addresses of owners of record of all adjacent properties.
- (2) Current zoning boundaries, including surrounding areas to a distance of three hundred (300) feet.
- (3) Easements, rights-of-way, or other reservations affecting the property.
- (4) Topography.
- (5) Location of watercourses, marshes, rock out-cropping and wooded areas.
- (6) Location of buildings existing on the tract to be developed and on adjacent tracts within a distance of one hundred (100) feet, indicating whether existing buildings on the tract are to be retained, modified or removed.
- (7) Location of existing water mains, culverts, drains, pipe sizes, grades and direction of flow.

The following information shall be included on the map of proposed development:

- (1) Erosion control measures as regulated by the county's Soil Erosion and Sedimentation Control Ordinance.
- (2) Location and size of proposed buildings and uses thereof.
- (3) Proposed topography.
- (4) Proposed streets and other access and egress facilities (including curb lines, sidewalk lines and public right-of-way lines); profiles and cross-sections of streets, provided the specifications of Section 33.1-198 of the Code of Virginia, 1950, as amended, and the Minimum Standards of Entrances to the State Highways are met and said proposal shall be approved by the resident engineer.
- (5) Layout of off-street parking.
- (6) Location of proposed utility lines, indicating where they already exist and whether they will be underground.
- (7) Proposed storm and sanitary drainage systems, both surface and subsurface, showing pipe sizes, grades flow and design loads.

✓

(8) Proposed location, direction of, power, and the time and use of outdoor lighting.

✓

(9) Proposed planting, including all landscaping and screening, and indicating existing trees to be retained and areas to be left undisturbed.

N/A

(10) Location, size and design of proposed signs.

N/A

(11) Facilities for disposal of trash and other solid waste.

✓

(12) Elevation of buildings to be built or altered on site.

✓

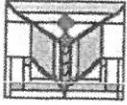
(13) Vicinity map at a scale no smaller than six hundred (600) feet to one (1) inch, showing all streets and property within one thousand (1,000) feet of the property for which the application is made. All properties owned or controlled by the applicant in this area shall be identified.

N/A

(14) All special site plan requirements of Section 710 must be shown for those portions of the property located within any primary or secondary watershed district. This information shall include tributary buffer strips, drain field and reserve drain field spaces, reservoir setbacks and buffer strip restriction statements, minimum septic tank maintenance standards and storm water management facilities.

N/A

(15) All private waste disposal systems including their reserve areas be located on the same property as the building site that the private waste disposal system benefits. Mass drain fields may not be subject to this proposal.



Re: DRC Meeting April 25, 2018 

Nate M Young to: Stacey G Stinnett

04/24/2018 12:43 PM

"Lewis, Sarah (VDH)", jefferyb.kessler, acsava, george.w.almond.jr,
Cc: calvin.k.johnson, Teresa Nuckols, Gary M Roakes, Janet Thomas,
jrgrieser, James C Adams JR., Regina M Rice, Dylan M Bishop,

No Comments at this time, Full structural plan review at permit issuance.

Feel free to contact us with any concerns.

Nathan "Nate" Young
Building Code Official
153 Washington Street
P.O. Box 390
Amherst VA 24521

434.946.9302



The mission of Amherst County's government is to provide limited, efficient and effective government services that promote liberty and a high quality of life for our citizens. We are a County open for business in a secure community dedicated to providing a superior work force through investments in education and **economic development**. Our citizens expect and we deliver a fiscally responsible and transparent government.



Fw: I will be on vaction next week. will not be at meeting .
Stacey G Stinnett to: Dylan M Bishop

04/20/2018 08:54 AM

Mr. Adams will not be at the DRC meeting. Please see email he sent me below. Thanks

Stacey G. Stinnett
Administrative Assistant
Planning & Zoning Dept.
P.O. Box 390
Amherst, VA 24521
Office: (434) 946-9303
Fax: (434) 946-9370
sgstinnett@countyofamherst.com

----- Forwarded by Stacey G Stinnett/Amherst on 04/20/2018 08:59 AM -----

From: "James C Adams JR." <jcadams@aep.com>
To: "sgstinnett@countyofamherst.com" <sgstinnett@countyofamherst.com>
Date: 04/20/2018 08:15 AM
Subject: I will be on vaction next week. will not be at meeting .

Please ask customer to apply for service 1 888 710 4237.

Also please tell Jeremy to call 434 522 4226 and ask aviation questions , he may need to do some research and get back to you.

Chris Atkins



Re: DRC Meeting April 25, 2018

Lewis, Sarah to: sgstinnett, dmbishop

04/20/2018 12:08 PM

Dylan,

I wanted to provide comments on the 4/25/18 DRC Meeting for the Richmond Highway Shentel Tower, as I may not be able to attend the meeting.

I do not see that this proposed tower is located near an existing dwelling, so I do not see any concern for damage to existing well and/or septic systems. Also, it does not appear that this project will need a well/septic. If you find that there are existing or proposed wells & septic in the vicinity please advise so that I may further review.

Thank you,

Sarah

On Mon, Apr 9, 2018 at 10:41 AM, <sgstinnett@countyofamherst.com> wrote:

Please be advised that a DRC Meeting will be held on April 25, 2018. Please email all comments back to Dylan Bishop at Dmbishop@countyofamherst.com and confirm that you received this email. Thanks

Stacey G. Stinnett
Administrative Assistant
Planning & Zoning Dept.
P.O. Box 390
Amherst, VA 24521
Office: (434) 946-9303
Fax: (434) 946-9370
sgstinnett@countyofamherst.com

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Sarah Lewis
Environmental Health Specialist Sr.
Amherst County Health Department
(434) 946-9408



Re: DRC Meeting April 25, 2018 
 Gary M Roakes to: Dylan M Bishop

04/25/2018 10:09 AM

No

Gary M. Roakes
 Director / Fire Marshal
 Amherst County Public Safety
 P.O. Box 140
 Amherst, VA 24521
 Phone: 434-946-9307
 Fax: 434-946-9470
 gmroakes@countyofamherst.com

Dylan M Bishop **Hi Gary! Will you be requiring governmental acc...** 04/25/2018 09:57:02 AM

From: Dylan M Bishop/Amherst
 To: Gary M Roakes/Amherst@Amherst
 Cc: Samuel A Bryant/Amherst@Amherst
 Date: 04/25/2018 09:57 AM
 Subject: Re: DRC Meeting April 25, 2018

Hi Gary!

Will you be requiring governmental access space on this tower at the time of construction?

Thanks so much,

Dylan M. Bishop, Assistant Zoning Administrator/Planner
 Amherst County Planning/Zoning Department
 P.O. Box 390
 Amherst, Va 24521
 (434) 946-9421 - O
 (434) 946-9370 - F



Gary M Roakes **I do not have any comments for this DRC. I do n...** 04/09/2018 01:00:03 PM

From: Gary M Roakes/Amherst
 To: Stacey G Stinnett/Amherst@Amherst
 Cc: Dylan M Bishop/Amherst@Amherst, Jeremy S Bryant/Amherst@Amherst
 Date: 04/09/2018 01:00 PM
 Subject: Re: DRC Meeting April 25, 2018

I do not have any comments for this DRC. I do not see a need for KNOX box on this tower site facility. We will need to address once the footings are in place



Re: Fw: DRC Meeting April 25, 2018

Kessler, Jeffery to: Dylan Bishop

Cc: Steven Wright

05/01/2018 07:00 PM

Dylan,

Having reviewed NB+C's March 22, 2018 revision of the preliminary site plans for Shenandoah Mobile LLC Mono Pole Cell Tower along Route 60 (Richmond Highway), we offer the following comments:

1. With Route 60 being a public highway, we are concerned with how our roadway may be impacted if the 195 foot tower fails. Please include a fall line around the site to portray the area of impact.
2. Access to the proposed cell tower facility appears to be by sharing an existing agricultural field entrance serving the Mary F. Jenkins Trust (TM#112-A-44). As this will be a change in use, the entrance will require upgrading to a low volume commercial standard and VDOT permitted for the expanded use. As such we request that a VDOT signature block be added on the cover sheet and the details of the low volume commercial entrance be included as part of the site plan. Low Volume Commercial Entrance details include:
 - a. Location of the entrance (LAT & LON) along with a measured distance (feet) to the nearing intersection by a state maintained roadway.
 - b. With stopping sight distance required for Low Volume Commercial Entrances provide the measured stopping sight distance shown in both plan and profile. Include the posted speed limit of this section of Route 60.
 - c. Entrance geometrics to be designed to accommodate the design vehicle. As a shared entrance, this will be the larger vehicle type used by either the agricultural field entrance or service vehicles by the utility.
 - d. Provide an entrance profile and pavement design.
 - e. Provide drainage calculations with sizing, type and length of the entrance culvert.

Additional design elements or documentation may be needed as VDOT reviews subsequent revisions.

 - f. If the cell tower site is served by its own entrance (non-shared), a VDOT permit may be issued for a private entrance with the aforementioned details (2a. – e.) with the exception of 2.b where stopping site distance is to be maximized if it does not meet minimum requirements based on the posted speed of the roadway.

Please notify me if you have any questions or if I may be of further assistance.

Sincerely,

Jeff

On Fri, Apr 27, 2018 at 10:32 AM, <dmbishop@countyofamherst.com> wrote:

Good morning,

Hope you have had a good week so far and are enjoying the weather!

I received your contact info from Jeremy Bryant, and wanted to reach out regarding the email below.

I am checking on the status of comments on the site plan so I can get them to the applicant.

Thanks so much!

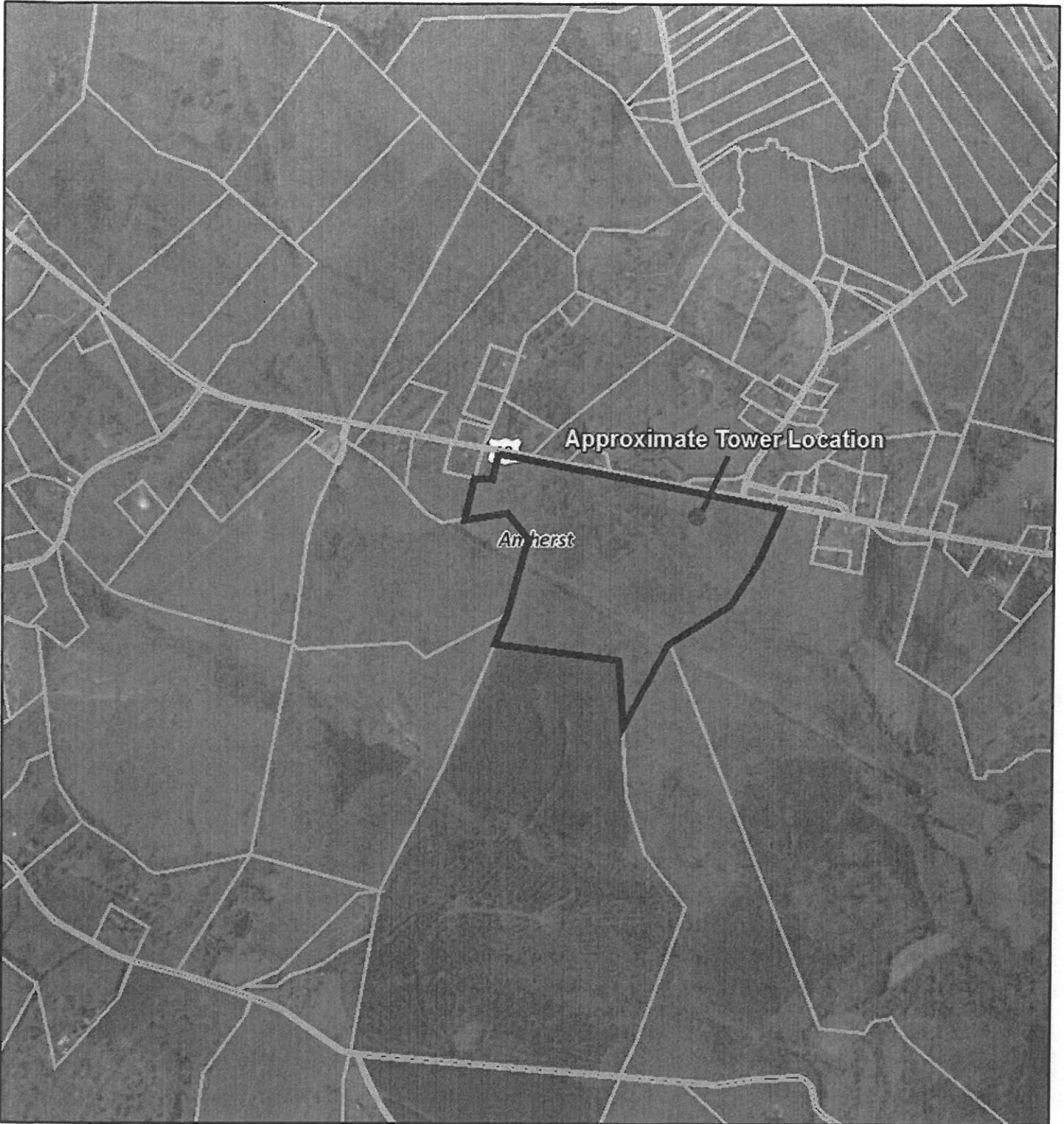
Jeffery B. Kessler, P.E.

Area Land Use Engineer

VDOT - Lynchburg

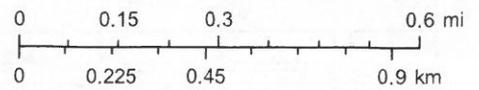
434.856.8293

JefferyB.Kessler@VDOT.Virginia.gov



May 10, 2018

1:18,056



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