

# Issue Analysis Form

**Date:** August 13, 2019

**Item:** AT&T Tower – Special Exception

**Lead Department:** Community Development

**Contact Person:** Horace Wade, Planner



## Description and Current Status

Beacon Towers (AT&T) is requesting a Special Exception to permit a 199-foot communications tower use that is located on the north line of West Quaker Road and on the west line of Prince George Drive, and is identified as Tax Map 350(0A)00-044-0.

## Government Path

**Does this require IDA action?**

Yes  No

**Does this require BZA action?**

Yes  No

**Does this require Planning Commission action?**

Yes  No  
June 27, 2019  
Recommended for  
Approval by 6-0 vote

**Does this require Board of Supervisors action?**

Yes  No  
August 13, 2019

**Does this require a Public Hearing?**

Yes  No

**If so, before what date?**

n/a

## Fiscal Impact Statement

The proposed communications tower will have very little fiscal impact to the County. As an unmanned facility there are no public safety or infrastructure needs for the use.

## County Impact

The proposed tower site will enhance wireless coverage for data services initially with voice coverage as well and it will provide additional overall coverage for homeowners, business owners, public safety officers and overall the area around the proposed tower.

## Notes

n/a

**AT&T Special Exception Request – SE-19-03**

Beacon Towers (d/b/a AT&T) is requesting a Special Exception to permit the construction, operation, and maintenance of a monopole communications tower up to one hundred ninety-nine (199) feet within an R-A, Residential – Agricultural District.

AT&T is proposing to construct a 195' monopole communications tower that includes a 4' lighting rod for an overall tower height of 199' AGL. The monopole tower will be enclosed within a secure 100' x 100' fenced compound area containing the associated radio equipment, electric and fiber optic connections and an emergency backup power generator. Access to this communications facility will be provided by constructing a 12' gravel access road from Prince George Drive to serve this land use.

Board of Supervisors  
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 13th day of August, 2019:

Present:

Donald Hunter, Chairman  
Floyd M. Brown, Jr, Vice Chairman  
Alan R. Carmichael  
Marlene J. Waymack  
T. J. Webb

Vote:

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SPECIAL EXCEPTION SE-19-03 Request of Beacon Towers (d/b/a AT&T) to construct a 199-foot monopole communication tower pursuant to § 90-103(15) within the R-A, Residential-Agricultural Zoning District. The request property is located on the north line of West Quaker Road and on the west line of Prince George Drive, and is identified as Tax Map 350(0A)00-044-0. The Comprehensive Plan calls for residential use.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-19-03 is granted as an amendment to the official zoning map with the following conditions:

1. The Special Exception is granted for a tower and it shall not exceed 199 feet and it shall be designed to accommodate co-location opportunities onto the tower.
2. The applicant shall provide, prior to issuance of a building permit, a statement from a registered engineer certifying that non-ionizing electromagnetic radiation ("NIER") emitted from communication towers, like the applicant's tower, does not result in ground level exposure at any point outside such facility that exceeds the maximum permissible NIER exposure as set by the Federal Communication Commission ("FCC"). In addition, when equipment on the tower is altered in such a way to increase the amount of radiation emitted from the facility, the applicant or its designee shall submit a statement from a registered engineer certifying that the ground level exposure does not exceed the maximum permissible NIER exposure as set by the FCC.
3. The tower shall have a non-reflective galvanized finish that is gray or another color that is acceptable to Prince George County Planning. The tower shall not contain any advertising or any signage other than small warning, identification or safety signs on the tower compound fencing and as otherwise required by law or

applicable regulation. The tower shall be designed and constructed as a monopole structure.

4. The base of the tower shall be enclosed by a minimum six (6) foot high fence and be designed to preclude trespassing. The base of the tower shall be landscaped using one (1) small evergreen tree or shrub planted for each ten (10) linear feet in two offset rows with the result being a small evergreen tree or shrub being planted for each five (5) linear feet. Each small evergreen tree or shrub shall have a height of at least six (6) feet at the time of planting and an ultimate height of fifteen (15) feet or greater within five (5) years or less.
5. No communications equipment or tower structure shall be installed which will in any way interfere with the County's Emergency Communication System. The applicant shall be responsible for the elimination of said interference within twenty-four (24) hours of receipt of notice from Prince George County should any equipment associated with this facility or the tower structure itself be found to have such an impact.
6. The applicant, within one hundred eighty (180) days after the tower ceases to be used for communications purposes for a period of twelve (12) consecutive months, shall dismantle and then remove the tower and all associated equipment from the property, except the footers.
7. This permit may be revoked by the Prince George County Board of Supervisors or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State or Local regulations.

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Adopted on August 13, 2019 and becoming effective immediately.

**PRINCE GEORGE COUNTY, VIRGINIA  
SPECIAL EXCEPTION SUMMARY REPORT**

**CASE NUMBER:** SE-19-03

**APPLICANT:** Beacon Towers (d/b/a AT&T)

**PROPERTY LOCATION:** North of line of West Quaker Road and on the West line of Prince George Drive (SR 156)

**TAX MAP:** 340(0A)00-044-0; located in 100' x 100' tower lease area

**REQUESTED ACTION:** Special Exception to permit a Tower

**PROPOSED USE:** Tower per Zoning Section 90-103 (15)

**TOWER DATA:** 199' Tower to be built about 1100 feet from SR 156

**EXISTING ZONING:** R-A, Residential - Agricultural Zoning District

**EXISTING USE:** Vacant / Farm Use

**SURROUNDING ZONING:**

**West:** M-2, General Industrial; Vacant industrial property  
**North, South and East:** R-A, Residential – Agricultural, Single family dwellings

**UTILITIES:** Not applicable for an unmanned tower structure use

**REAL ESTATE TAXES:** No delinquent taxes are owed to the County

**MEETING INFORMATION:**

**Tower Balloon Test:** April 17, 2019 at 8:00 am **Completed with no concerns**

**Community Meeting:** April 24, 2019 at 6:00 pm **Completed with no concerns**

**Planning Commission:** June 27, 2019 at 6:30 pm **Approved 6-0, 1 abstaining, with no concerns**

**Board of Supervisors:** August 13, 2019 at 7:30 pm

**RECOMMENDATION:**

Planning Commission and staff support the proposed tower request along with the recommended conditions.

1. Special Exception Application and Narrative Statement
2. Map of the Subject Property and the Area
3. Staff Report and Recommended Conditions

**BOARD OF SUPERVISORS STAFF REPORT**

**SPECIAL EXCEPTION CASE SE-19-03**

**BEACON TOWERS (d/b/a AT&T)**

**PUBLIC HEARING: AUGUST 13, 2019**

**Request:**

Beacon Towers (d/b/a AT&T) is requesting a Special Exception to permit the construction, operation, and maintenance of a monopole communications tower up to one hundred ninety-nine (199) feet within an R-A, Residential – Agricultural District.

**Project Summary:**

AT&T is proposing to construct a 195' monopole communications tower that includes a 4' lighting rod for an overall tower height of 199' AGL. The monopole tower will be enclosed within a secure 100' x 100' fenced compound area containing the associated radio equipment, electric and fiber optic connections and an emergency backup power generator. Access to this communications facility will be provided by constructing a 12' gravel access road from Prince George Drive to serve this land use.

**Tower Site Selection Summary:**

AT&T has provided the following site selection process information that was conducted for the site:

AT&T has identified a need to build an additional site for its network in order to improve wireless voice and data services along SR 156 and in other areas surrounding the Property, along Laurel Spring Road and along other local roads in the vicinity. The need to improve network service is the result of a lack of existing AT&T facilities within the immediate area of this proposed communications facility.

This new facility will enhance AT&T's existing network and enable AT&T to provide state-of-the-art wireless service, including 4G LTE service to the businesses and residents in the surrounding area. In designing and locating this facility, AT&T took into consideration both their existing network service objectives and the County Tower Siting Policy for new towers to arrive at this new tower site location.

AT&T is thereby proposing a new 199' monopole communications tower and the proposed height will not only allow AT&T to achieve its coverage objectives but it will allow at least three other positions for other wireless carriers to collocate onto the proposed tower. The tower equipment compound at the base of the structure will be designed to accommodate three (3) providers to have ground mounted equipment and it will be properly screened from view from the public right-of-way. AT&T also serves as the carrier that operates the First Responder Network that is dedicated to public safety activities.

**Comprehensive Plan:**

The Comprehensive Plan states that this area is suitable for residential uses. The construction and operation of the proposed tower will provide additional data and voice capacity and coverage for the surrounding county residents and business owners, public safety officers, and the general travelling public in Prince George County along Prince George Drive and on the surrounding interstate roads.

### **Planning Review and Analysis:**

The applicant has completed all aspects of Prince George County's Tower Siting Policy since their initial pre-application meeting with Planning and VDOT Staff where the proposed site was discussed for the new tower. Three (3) communication towers and an existing water tank within a three (3) mile radius were explored as a part of AT&T's search ring but none of them provided adequate coverage.

The proposed communications tower will be compatible with the surrounding properties if the staff recommended conditions are implemented as shown in the Staff Report. The applicant proposes to have a 100' x 100' fenced compound area for the tower and served by a 12' gravel access road out to Prince George Drive with an approved VDOT site entrance. The proposed tower is located on an undeveloped, agricultural parcel and approximately 1,100 feet from (SR 156) Prince George Drive.

**Environmental Division** A Construction Entrance area will need to be shown on the site plans when submitted for approval. The total area of disturbance, to include the gravel access road, will require a Land Disturbance Permit (LDP) from Prince George County. The LDP application will need to have an Erosion and Sediment Control Plan as part of the site plan submittal process for site plan approval.

**Inspections Division** This request has been evaluated under the provisions of the 2015 Virginia USBC and the 2015 Virginia SFPC. All structures built on the property that exceed 150 square feet will need to be permitted and meet all of the requirements of the above stated Virginia building codes.

**Virginia Department of Transportation** based upon the information submitted the proposed use will require the construction of a private entrance in accordance with VDOT standards and specifications. The proposed entrance location shown in the application package is an acceptable location to VDOT.

Prince George Drive, SR 156 has a functional classification of Urban Minor Arterial with an average daily traffic count of 5094 and a posted speed limit of 55 MPH. Private entrances are not subject to VDOT's Access Management spacing criteria and the proposed use will generate very little traffic.

### **Recommended Conditions:**

1. The Special Exception is granted for a tower and it shall not exceed 199 feet and it shall be designed to accommodate co-location opportunities onto the tower.
2. The applicant shall provide, prior to issuance of a building permit, a statement from a registered engineer certifying that non-ionizing electromagnetic radiation ("NIER") emitted from communication towers, like the applicant's tower, does not result in ground level exposure at any point outside such facility that exceeds the maximum permissible NIER exposure as set by the Federal Communication Commission ("FCC"). In addition, when equipment on the tower is altered in such a way to increase the amount of radiation emitted from the facility, the applicant or its designee shall submit a statement from a registered engineer certifying that the ground level exposure does not exceed the maximum permissible NIER exposure as set by the FCC.

3. The tower shall have a non-reflective galvanized finish that is gray or another color that is acceptable to Prince George County Planning. The tower shall not contain any advertising or any signage other than small warning, identification or safety signs on the tower compound fencing and as otherwise required by law or applicable regulation. The tower shall be designed and constructed as a monopole structure.
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5. No communications equipment or tower structure shall be installed which will in any way interfere with the County's Emergency Communication System. The applicant shall be responsible for the elimination of said interference within twenty-four (24) hours of receipt of notice from Prince George County should any equipment associated with this facility or the tower structure itself be found to have such an impact.
6. The applicant, within one hundred eighty (180) days after the tower ceases to be used for communications purposes for a period of twelve (12) consecutive months, shall dismantle and then remove the tower and all associated equipment from the property, except the footers.
7. This permit may be revoked by the Prince George County Board of Supervisors or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State or Local regulations.





## ***County of Prince George, Virginia***

*"A global community where families thrive and businesses prosper"*

*Post Office Box 68 / 6602 Courts Drive Prince George, VA 23875*

### **MEMORANDUM**

**To:** Angela Blount, Environmental Program Coordinator  
Brad Owens, Prince George Fire & EMS Director  
Dean Simmons, Building Official / Fire Official  
Chief Keith Early, Prince George Police Department  
Paul Hinson, VDOT – Petersburg Residency

**From:** Douglas Miles, Planning Manager **DM**

**Date:** May 24, 2019

**Subject:** **AT&T Beacon Towers Request – 9000 Prince George Drive**

Please find the AT&T Beacon Towers Special Exception Application that is requesting a 199' monopole communications tower to be constructed south of Manning MHP and west of Prince George Drive and located on Tax Map 350(0A)00-044-0 / zoned R-A, Residential Agricultural.

AT&T conducted a Balloon Test on April 17th on Prince George Drive and they also conducted a Community Meeting on Wednesday, April 24th and they received positive comments from the surrounding community members on the proposed communications tower request on this parcel.

Please provide any communication tower comments by **Friday, June 7th** or indicate that you do not have any comments via e-mail on or before June 7th to prepare the Staff Report comments. I can be reached at [dmiles@princegeorgecountyva.gov](mailto:dmiles@princegeorgecountyva.gov) or at 804.722.8678 with any questions.



# APPLICATION FOR SPECIAL EXCEPTION - CONDITIONAL USE PERMIT

Department of Community Development and Code Compliance  
6602 Courts Drive  
Prince George, VA 23875  
Planning Division (804) 722-8678  
[www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY  
APPLICATION #: **SE-19-03**  
DATE SUBMITTED: **5/20/19**  
ZONING ORDINANCE SECTION: **90-103(15)**

**RECEIVED**  
MAY 20 2019  
BY: \_\_\_\_\_

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:  
Its His Land LLC, Attn: Beverly Heath, Jr.

ADDRESS:  
9000 Prince George Drive.

CITY: Disputanta

STATE: Virginia

ZIP CODE: 23842

PHONE NUMBER: (804) 720-1574

E-MAIL ADDRESS:  
jly@hellmanyates.com

TAX MAP OF SUBJECT PARCEL:  
350(OA)00-004-0

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK 1300 PAGE 7214 Date 12/5/13 DEED RESTRICTIONS:  
ACREAGE: ~~141.47~~ 48,408 Sq Ft.  PARTIAL PARCEL:  SUBDIVISION:  
~~NO~~ YES ~~NO~~

PRESENT USE:  
Farm & Farmhouse

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:  
Residential Agricultural

PRESENT ZONING:  
R-A

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

OWNER AGENT/REP

NAME:  
Jonathan L. Yates for Beacon Towers

ADDRESS:  
105 Broad Street, 3rd Floor

CITY: Charleston

STATE: SC

ZIP CODE: 29401

PHONE NUMBER: (843) 414-9754

E-MAIL:  
jly@hellmanyates.com

PROJECT DESCRIPTION

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (ATTACH A SEPARATE LETTER IF NECESSARY)

Proposed 195' monopole-style wireless telecommunications facility to be located on the property of Its His Land, L.L.C. The underlying property consists of approximately 141 acres and is zoned R-A. The proposed monopole-style communications facility is designed for AT&T, the First Responder Network Authority, and at least three additional broadband carriers. Please see attached narrative for additional information regarding the proposed facility.

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

SIGNED: [Signature] DATE: 4-30-19

MAILING ADDRESS: 11990 E. Quaker Road

CITY/STATE/ZIP: Disputanta, VA 23842

PHONE NUMBER: (804) 820-1574

E-MAIL ADDRESS: jly@hellmanyates.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: Jonathan L. Yates

MAILING ADDRESS: 105 Broad Street, 3rd Floor

CITY/STATE/ZIP: Charleston, SC 29401

PHONE NUMBER: (843) 414-9754

E-MAIL ADDRESS: jly@hellmanyates.com

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 30 day of April, 2019.

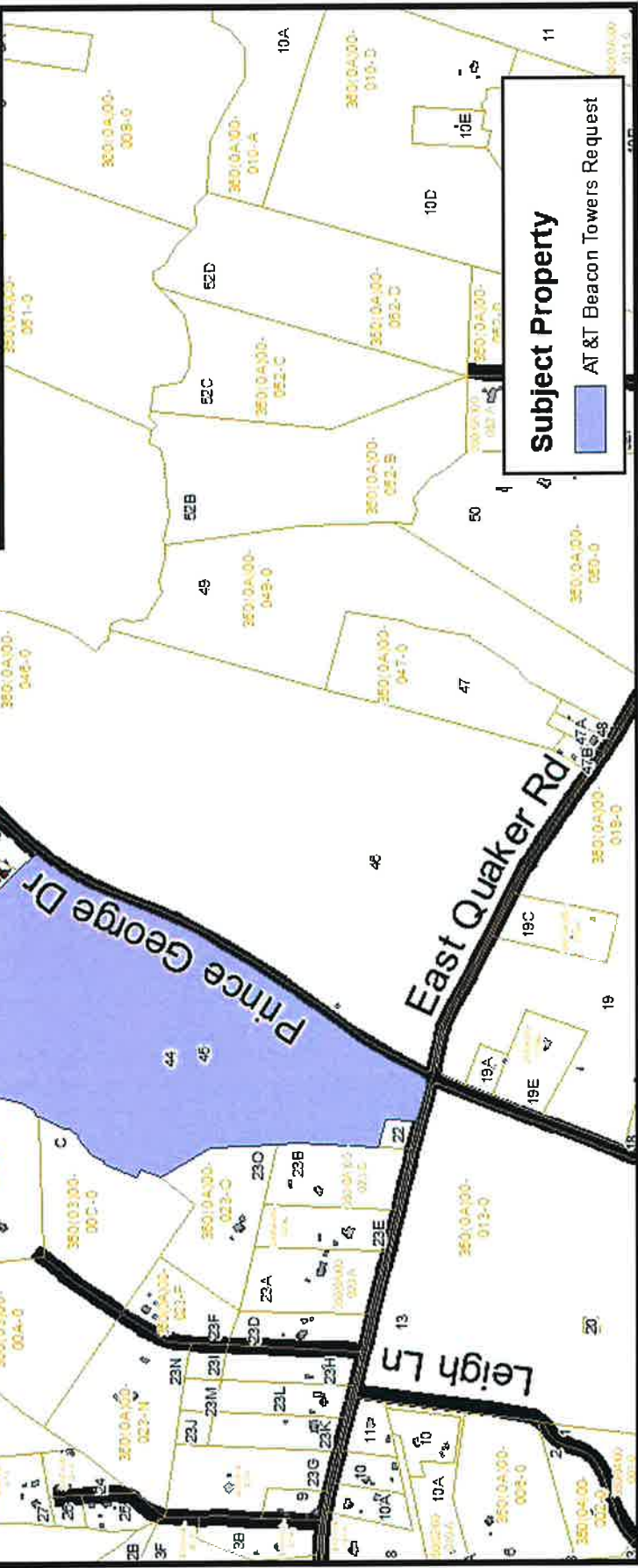
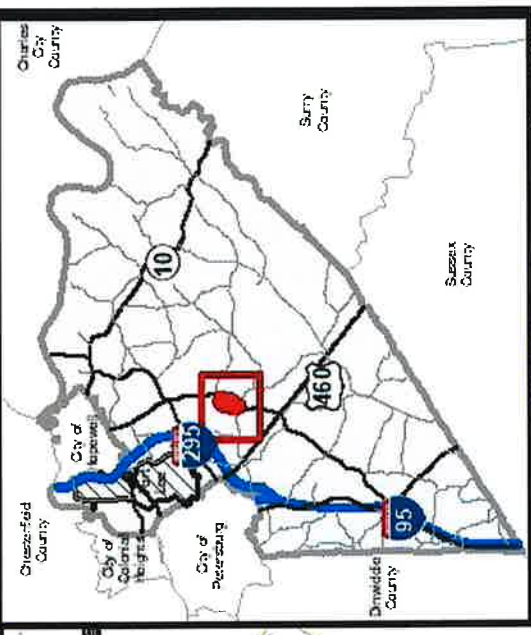
Jessica Nicole Vlkogan  
Notary Public

My Commission expires: 10/31, 2019

JESSICA NICOLE VLKOJAN  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES OCT. 31, 2019  
COMMISSION # 7513331

AFFIDAVIT

**Special Exception Case:  
SE-19-03  
9000 Prince George Drive**



**Subject Property**

- AT & T Beacon Towers Request

