

Prince George County, Virginia

*Community Development and
Code Compliance
Planning and Zoning
Division*



Planning Commission
Joseph E. Simmons, Chairman
Alex W. Bresko, Jr, Vice-Chairman
R. Steven Brockwell
Floyd M. Brown, Sr.
James A. Easter
Imogene S. Elder
V. Clarence Joyner, Jr.

PLANNING COMMISSION REGULAR MEETING

**Thursday, June 27, 2019
6:30 pm County Board Room**

- I. Call to Order
- II. Roll Call
- III. Invocation
- IV. Pledge of Allegiance to the U.S. Flag
- V. Approval of Meeting Minutes – May 23, 2019
- VI. Citizen Comments Period
- VII. Public Hearings

REZONING CASE RZ-19-01 Request of Blair E. Gilliam to rezone 0.6 acres from B-1, General Business to R-1, Limited Residential Zoning District. The subject property is located at 19805 Halifax Road and is identified as Tax Map 620(0A)00-012-0. The Comprehensive Plan indicates that the subject property is appropriate for commercial uses.

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 East 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.

SPECIAL EXCEPTION SE-19-04 Request of Judy Bland, Pamela Bland, and Stephanie Bland Harris, pursuant to § 90-103 (9) to permit an assembly hall use to be located east of 2815 Tavern Road and is known as Tax Maps 430(0A)00-033-C and 430(0A)00-035-B in a R-A, Residential – Agricultural District. The Comprehensive Plan calls for residential use.



Planning Commission
County of Prince George, Virginia

Regular Meeting
May 23, 2019

I. CALL TO ORDER

Chairman Simmons called to order the May 23, 2019 Planning Commission meeting at 6:30 p.m. in the Board Room of the County Administration Building, 6602 Courts Drive, Prince George, VA 23875.

II. ATTENDANCE

The following members responded to Roll Call:

Chairman Joseph E. Simmons - Present
Mr. James A. Easter - Absent
Mrs. Imogene S. Elder – Present
Mr. R. Stephen Brockwell - Present
Mr. V. Clarence Joyner, Jr. - Present
Vice-Chairman Alex W. Bresko, Jr. - Present
Mr. Floyd M. Brown - Present

Also present was: Douglas Miles, Planning Manager and Missy Greaves-Smith, Administrative Support Specialist

III. INVOCATION

Chairman Simmons provided the Planning Commission's Invocation.

IV. PLEDGE OF ALLEGIANCE TO THE U. S. FLAG

Mr. Brockwell led in the Pledge of Allegiance to the United States flag.

V. APPROVAL OF MINUTES: April 25, 2019

Chairman Simmons asked for the Approval of the Minutes for the April 25, 2019 Planning Commission meeting. A motion was made by Vice-Chairman Bresko and it was seconded by Mr. Brown and the minutes were adopted, as written.

Roll call vote on the motion:

In Favor: (6) Elder, Bresko, Brown, Joyner, Simmons, Brockwell
Opposed: (0) Absent: (1) Easter Abstain: (0)

VI. CITIZENS COMMENTS PERIOD

At 6:33 pm Chairman Simmons opened the Citizen Comments Period to anyone who wished to speak on any subject not on the agenda. He asked that persons limit their remarks to three (3) minutes. With no one coming forward to speak therefore Chairman Simmons closed the Citizen Comments Period at 6:34 pm.

VII. NEW BUSINESS – Public Hearings

SPECIAL EXCEPTION SE-19-02 Request of Petersburg Cellular Partnership (d/b/a Verizon Wireless) to construct a 199-foot monopole communication tower pursuant to 90-393 (23) and 90-443 (2) within the M-1, Limited Industrial Zoning District. The request property is located south of Hardware Drive and is located west of Wells Station Road and is identified as Tax Map 340(03)00-001-B. The Comprehensive Plan calls for industrial uses.

Mr. Miles summarized the request for a 199-foot telecommunications monopole communications facility to the Planning Commission. Mr. Miles explained that a Balloon Test had been conducted on April 17th, followed by a Community meeting on April 24th and with the surrounding community being in support of this request. He stated that a height Variance request would not need to be sent to the Board of Zoning Appeals due to the M-1, Limited Industrial zoning, which excludes communication towers from the height requirement section. He indicated the Planning staff Recommended Approval with the seven tower case conditions and along with the amended Condition 3 language that was changed based upon better legal language.

Mr. Julian Pedini, Attorney of Hirschler Law Firm, representing Verizon Wireless came forward to make his presentation. He expressed to the Planning Commission that their objectives are to provide state of the art wireless communication services and to improve both the coverage and capacity for high speed data through the Verizon Wireless tower site as proposed on this site located on Hardware Drive.

Mr. Joyner asked Mr. Pedini if there were any public comments made at the Community meeting on April 24th. Mr. Pedini responded back to the Commission that all of the comments from the Community meeting were in support of this tower project and that two Board of Supervisor members had attended the meeting with other citizens that were invited by them.

At 6:48 pm, Chairman Simmons opened up the Public Hearing to anyone interested to speak for or against this matter. With no one coming forward, the Public Hearing was closed at 6:49 pm.

Mr. Simmons asked the Commissioners if they had any further questions and if not, that he would entertain a motion on this Special Exception case.

Mr. Brown made a motion to Recommend Approval with the amendment to Condition 3 and to forward onto the Board of Supervisors for consideration and this motion was seconded by Mr. Joyner.

Roll was called on the motion:

In Favor: (6) Elder, Bresko, Brown, Joyner, Simmons, Brockwell
Opposed: (0) Absent: (1) Easter Abstain: (0)

PLANNED UNIT DEVELOPMENT – PUD-19-01 Request of CI Associates LP pursuant to Zoning Ordinance Section 90-1039 Planned Unit Developments, to permit an additional restaurant related land use (food truck and/or trailer) as a PUD amendment request of Case PUD-13-01 and the request is located at 5380 Oaklawn Boulevard and is identified as Tax Map 120(0A)00-003-D. The Comprehensive Plan calls for commercial uses.

Mr. Miles provided background data and summarized the PUD amendment for the Planning Commissioners relative to the existing PUD zoning case:

The applicant rezoned this property on August 13, 2013 from B-1, General Business to PUD, Planned Unit Development, in order to re-develop a two (2) story hotel use into a multi-family residential apartment building use.

The applicant is requesting to park a food truck or trailer on the premises in further support of their new restaurant use that is located inside of the hotel building known as Proud Mama's Kitchen. They propose to park their food truck or trailer where the current concrete pad is located on the front of the property. They are currently in the process of relocating the dumpster pad enclosure area to the rear portion of their hotel property for both better site design and traffic flow on site.

The Comprehensive Plan identifies this area for commercial uses. The redevelopment of the 128 hotel rooms into 64 one-bedroom apartments have provided new affordable housing units in this area of Prince George County by addressing an identified need in the Comprehensive Plan as short-term apartments. The proposed PUD Amendment to permit a food truck or trailer would support the commercial restaurant use on the subject property and it is consistent with the 2018 Comprehensive Plan.

The applicant is requesting to add text to Condition 2 as: One Food Truck or Trailer to be permitted on the site of 120(0A)00-003-D. Currently, it is not permitted under the PUD nor was it considered back in 2013 to accompany the existing Restaurant as another commercial use. Under B-1 zoning, Prepared Food and Beverage Vendors are not permitted in the Zoning

Ordinance and this Planned Unit Development Amendment only affects this subject parcel and not the original rear portion of the property.

The applicant, as proffered in their letter dated March 23, 2019, would not be permitted to operate the food truck or trailer as an independent or freestanding vendor on the premises unless the on-site and approved Restaurant use in the 2013 PUD Case was in operation. The applicant would have the option of using the food truck or trailer in a mobile capacity to serve food off-premises. The applicant has indicated to State and County Staff members that the food truck or trailer would be utilized to serve pre-packaged food and beverages to on-site hotel guests, apartment residents, and to the general public customers who may visit the site along Oaklawn Boulevard.

Mr. Miles concluded by stating that Staff recommends Approval of this Planned Unit Development Amendment as proffered in the Applicant's Letter dated March 23, 2019 to permit one food truck or trailer on 120(0A)00-003-D.

Mr. Joyner asked if there were plans for any type of screening around the proposed trailer and Mr. Miles directed his questions to Mr. Daniel Salomonsky as the applicant.

Daniel Salomonsky, Managing Member for CI Associates LP, introduced himself to the Commission and responded to Mr. Joyner's question. He stated that their plans are to screen it and decorate it with flower pots and moveable items, since the trailer will be mobile at times. Proud Mama's Restaurant has spent over \$80,000 remodeling the restaurant and they are currently in the process of moving the dumpster area to the rear portion of the property for visibility along Oaklawn Boulevard for aesthetic reasons.

Mrs. Elder asked what the hours of operations for the food trailer were going to be. Mr. Salomonsky stated the food trailer hours were going to be approximately 11:00 am to 2:00 pm daily. Mr. Bresko asked if the cooking was going to be done in the food trailer or done inside of their restaurant.

Mr. Salomonsky replied that even though the trailer was set up as a fully certified kitchen, some of the food preparation would be done in the hotel restaurant's kitchen.

Mr. Joyner questioned the signage that is going to be on the food trailer.

Mr. Miles stated that the signage on a mobile trailer is allowed as it is part of the Planned Unit Development request and the zoning case conditions.

At 7:11 pm Chairman Simmons opened the Public Hearing. With no one coming forward as no one was in the audience, the Public Hearing was closed at 7:12 pm.

Chairman Simmons asked the Commissioners if they had any further discussion or questions and if not, that he would entertain a motion.

Mr. Brown motioned to Recommend Approval of PUD-19-01 with the Proffer letter dated March 23, 2019 and to forward this request to the Board of Supervisors, this motion was seconded by Mr. Brockwell.

In Favor: (6) Elder, Bresko, Brown, Joyner, Simmons, Brockwell
Opposed: (0) Absent: (1) Easter Abstain: (0)

VIII. COMMUNICATIONS:

Mr. Miles provided the following updates to the Planning Commission:

Actions of the Board of Zoning Appeals:

The BZA meeting scheduled for May 20th was cancelled due to no docket items and the June 27th Board of Zoning Appeals meeting would be as well.

Actions of the Board of Supervisors:

The Board of Supervisors approved the County's FY 2020 Budget on May 14th and certain revisions were made based upon the State appropriations.

General Comments to the Planning Commission:

The June 27th Planning Commission Regular Meeting has three (3) Public Hearings scheduled on the agenda: a B-1 to R-1 Rezoning case for a house in Carson to expand their existing home; Special Exception request for an Assembly Hall on the Bland Farm on Tavern Road and a Special Exception for an AT&T communications tower on Route 156 south of Manning Mobile Home Park.

IX. ADJOURNMENT

A Motion was made by Vice-Chairman Bresko, seconded by Mr. Brockwell to adjourn the meeting at 7:20 pm until Thursday, June 27, 2019 at 6:30 p.m.

Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (6) Elder, Bresko, Brown, Joyner, Simmons, Brockwell
Opposed: (0) Absent: (1) Easter Abstain: (0)

**REZONING REQUEST
PLANNING COMMISSION SUMMARY REPORT**

CASE NUMBER: RZ-19-01

APPLICANT: Blair E. Gilliam

LOCATION OF PROPERTY: 19805 Halifax Road

TAX MAP # 620(0A)00-012-0

PLANNING DISTRICT: Rural Conservation Area

REQUESTED ACTION: Rezoning Case Request

EXISTING ZONING: B-1, General Business

PROPOSED ZONING: R-1, Limited Residential District

EXISTING USE: Residential (nonconforming)

SURROUNDING ZONING:

North and East: R-1, Limited Residential Zoning

South: B-1, General Business Zoning

West: R-A, Residential-Agricultural Zoning

UTILITIES: Private well and Private septic

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

MEETING INFORMATION:

Planning Commission: Thursday, June 27, 2019 at 6:30 pm

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

RECOMMENDATION: Staff recommends Approval of this R-1, Limited Residential rezoning request. Although the Comprehensive Plan recommends Commercial usage of the property, the likelihood of the property being used as commercial in the near future is unlikely.

PLANNING COMMISSION STAFF REPORT

**REZONING AMENDMENT – CASE RZ-19-01
BLAIR E. GILLIAM**

PUBLIC HEARING: JUNE 27, 2019

Request:

The applicant proposes to rezone 0.6 acres of Tax Map 620(OA)00-012-0 from B-1, General Business to R-1, Limited Residential in order to add an additional 884 square feet to the original single family detached home on the subject property.

Comprehensive Plan:

The Comprehensive Plan identifies this area in Carson for commercial land uses. This area was blanket zoned to B-1 in July 1965 along the corridor.

Planning Division:

The applicant submitted a building permit application for an 884 ft² addition to the original single family detached home (909 ft²). After reviewing the application, the application could not proceed due to the square footage and zoning of the property. The current zoning of the property is B-1, which per Section 90-745(c) limits the expansion to 50% of the original nonconforming structure (house). The applicant is left with the decision to revise the building permit application by reducing the addition to 454.5 ft², or to remove the nonconforming status by submitting an application for rezoning to have the 884 ft² addition reviewed.

Although the Comprehensive Plan identifies this area for commercial land uses, this parcel is not likely to be used for commercial in the foreseeable future. The parcels adjacent to the parcel are also zoned R-1 and used for single family residential.

Utilities and Engineering Department: Frank Haltom, PE, Director:

The Utilities and Engineering Department has reviewed the rezoning request and stated that this parcel is currently outside of the Prince George Planning Area, which requires sewer and water. The County's Water and Wastewater Master plan does not consider this parcel to be served by public utilities in the foreseeable future.

Inspections Division: Dean Simmons, CBO, Building Official – Fire Official:

The Inspections Division has reviewed this rezoning request and the site has been evaluated under the provisions of the 2015 Virginia USBC and the 2015 Virginia SFPC. All structures that may be built on property that exceeds 256 square feet will need to be permitted and meet all requirement of the 2015 Virginia USBC. The applicant has an active residential building for an addition.

Virginia Department of Health:

The Virginia Department of Health has reviewed the rezoning request and stated they have no comments on the proposed rezoning. However, before a building permit can be approved, the applicant must submit an application for either an expanded drainfield or conditional permit based on the number of occupants.

Virginia Department of Transportation:

The Virginia Department of Transportation (VDOT) has reviewed the request and stated that based on the information submitted in the rezoning application, the proposed zoning to R-1 will generate less traffic than would be allowed for a B-1 zoning use. Additionally, Halifax Road (SR 604) has a functional classification of Rural Major Collector with an average annual daily traffic count of 1,226 and a posted speed limit of 35 MPH. Private entrances are not subject to VDOT's Access Management spacing criteria. No additional entrances are anticipated for the proposed rezoning.

Prince George County Police Department: W. Keith Early, Chief of Police

The Police Department has no concerns with this rezoning request.

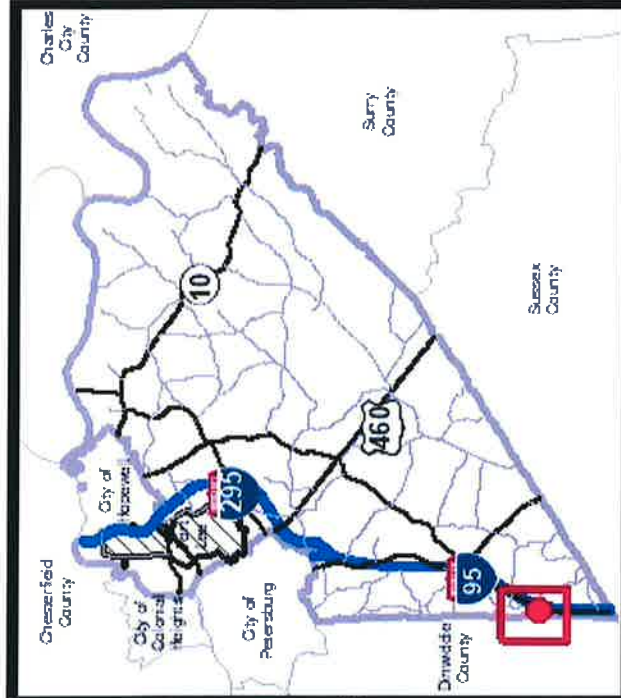
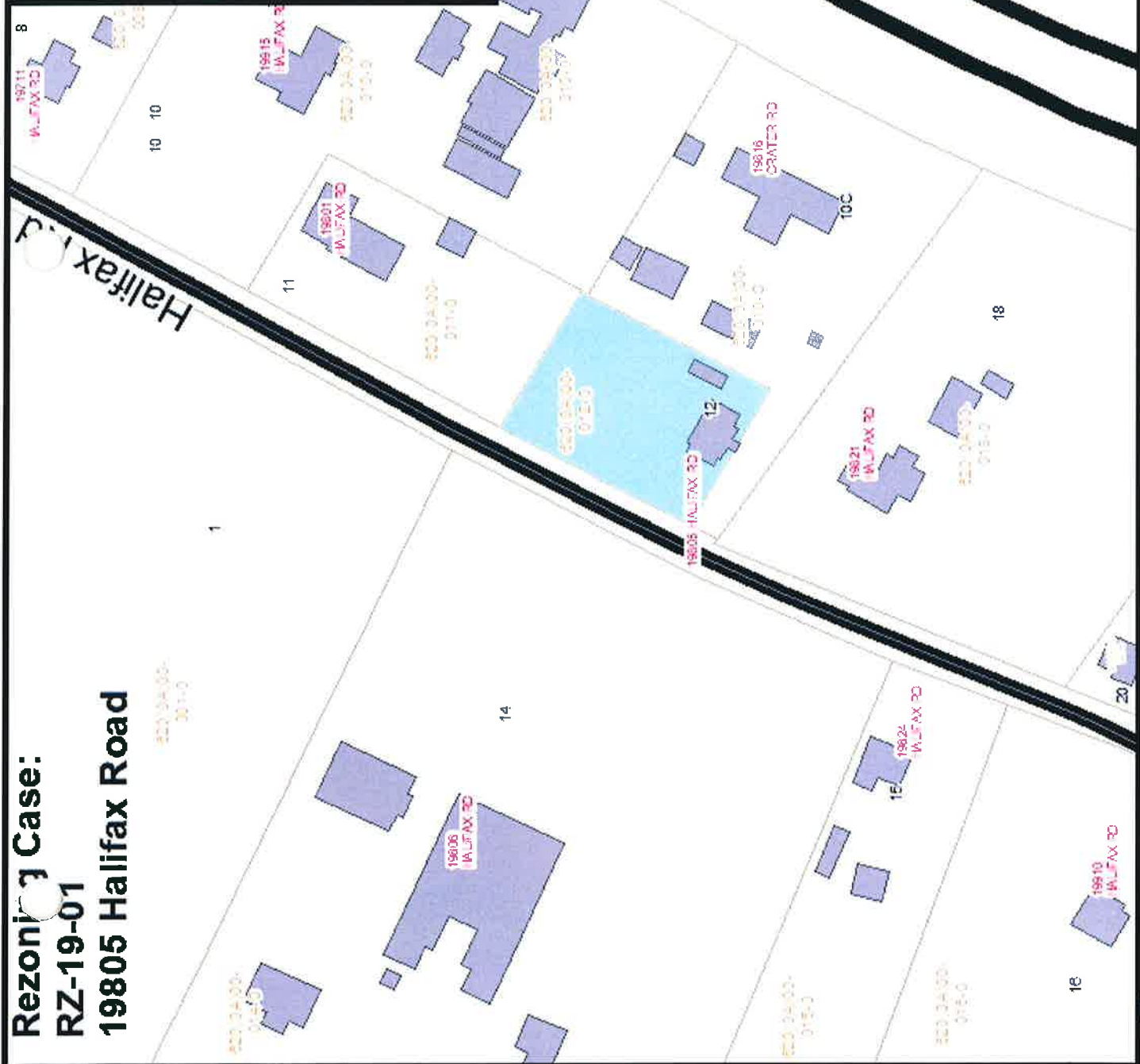
Prince George Fire, EMS and Emergency Management: Brad Owens, Director

The Prince George Fire, EMS, and Emergency Management Department has no concerns with this rezoning request.

Recommendation:

Staff recommends Approval of this R-1, Limited Residential rezoning request. The applicant is currently requesting to build an addition on a nonconforming house where the square footage exceeds the ordinance requirement of 50% of the original structure. Although the Comprehensive Plan recommends Commercial usage of the property, the likelihood of the property being used as commercial in the near future is unlikely. The Utilities and Engineering Department adds that the Water and Wastewater Master Plan does not consider the parcel to be served by public utilities in the foreseeable future. Additionally, the parcel to the north and west are already zoned R-1, Limited Residential and are single family residences.

**Rezoning Case:
RZ-19-01
19805 Halifax Road**



Subject Property
19805 Halifax Road



REZONING APPLICATION

Department of Community Development and Code Compliance
6602 Courts Drive / P.O. Box 68
Prince George, VA 23875-0068
Planning Division (804) 722-8678
www.princegeorgecountyva.gov

OFFICE USE ONLY

APPLICATION #:

RZ-19-01

DATE SUBMITTED:

RECEIVED

MAY 10 2019

(Please fill-in all blanks)

LEGAL OWNER(S) OF PROPERTY REQUESTED TO BE REZONED:

Blair Sammler (Gilliam)

ADDRESS:

19805 Halifax Rd

TAX MAP OF SUBJECT PARCEL:

CITY:

Carson

STATE:

VA

ZIP CODE:

23830

DISTRICT:

E-MAIL ADDRESS:

begilliam@gmail.com

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

Instrument # 110000658

DEED BOOK PAGE

Date 2011

DEED RESTRICTIONS: None

CURRENT LAND USE:

Residential

ACREAGE:

0.4

COMPREHENSIVE PLAN DESIGNATION:

Commercial

ZONING CLASSIFICATION

PRESENT ZONING:

B-1 General Business

PROPOSED ZONING:

R-1

REASON(S) FOR REZONING REQUEST, INCLUDING DESCRIPTION OF PROPOSED USE:

See below *

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

NAME:

PHONE NUMBER:

ADDRESS:

CITY:

STATE:

ZIP CODE:

E-MAIL ADDRESS:

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (Attach a separate letter if necessary)

To add an 884ft² addition to the original single family detached home (909ft²) is outside the restrictions set forth for B-1 zoning per Section 90-745(c). Therefore, Rezoning is necessary to obtain a building permit for aforementioned addition.

(20) (OA) 00-012-0

MAY 15 2019

5/16 CR# 0695 pl# 1190.00 (MGS)

AFFIDAVIT

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.

NAME: Blair Gilliam Summler
SIGNED: Blair M. Summler DATE: 5/12/19
MAILING ADDRESS: 19805 Halifax Rd
CITY/STATE/ZIP: Carson, VA 23830
PHONE NUMBER: 804-720-7647
E-MAIL ADDRESS: begilliam@gmail.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: _____
MAILING ADDRESS: _____
CITY/STATE/ZIP: _____
PHONE NUMBER: _____
E-MAIL ADDRESS: _____

.....

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 12 day of May, 20 19.

My Commission expires: Sept. 30, 20 20
Betty B. Parky
Notary Public

SALES RECEIPT

Prince George County
The Department of Community
Development & Code Compliance
Phone (804) 722-8659
Fax (804) 722-0702

Sold To Blair Sammler
19805 Halifax Road
Carson, VA 23830
Phone 8047228678

Transaction #	Payment Method	Account	Sale Date
26703	Manual Entry Personal Check	T051.....0695	5/16/2019 8:50:08 AM
Trace #	Approval Code		
1400310000031776935844	3624		
Application #	Qty	Item	
AP-44125	1.00	Rezoning to R-1, R-3, B-1, M-1 and M-3	\$1190.00
Total			1190.00

I acknowledge receipt of goods and/or services in the amount of the total shown hereon. When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer (EFT) or draft drawn from your account, or process the payment as a check transaction. You also authorize us to process credit adjustments, if applicable. If your payment is returned unpaid, you authorize us to collect your payment and the Return Fee amount below by EFT(s) or draft(s) from your account. If you are presenting a corporate check, you make these representations as an authorized corporate representative. Please note that any returned check is subject to a 50.00 charge and ☐ Questions? Call 1-800-366-2425.

**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 East 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

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

RECOMMENDATION:

Staff supports 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

PLANNING COMMISSION STAFF REPORT

SPECIAL EXCEPTION CASE SE-19-03

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

PUBLIC HEARING: JUNE 27, 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.

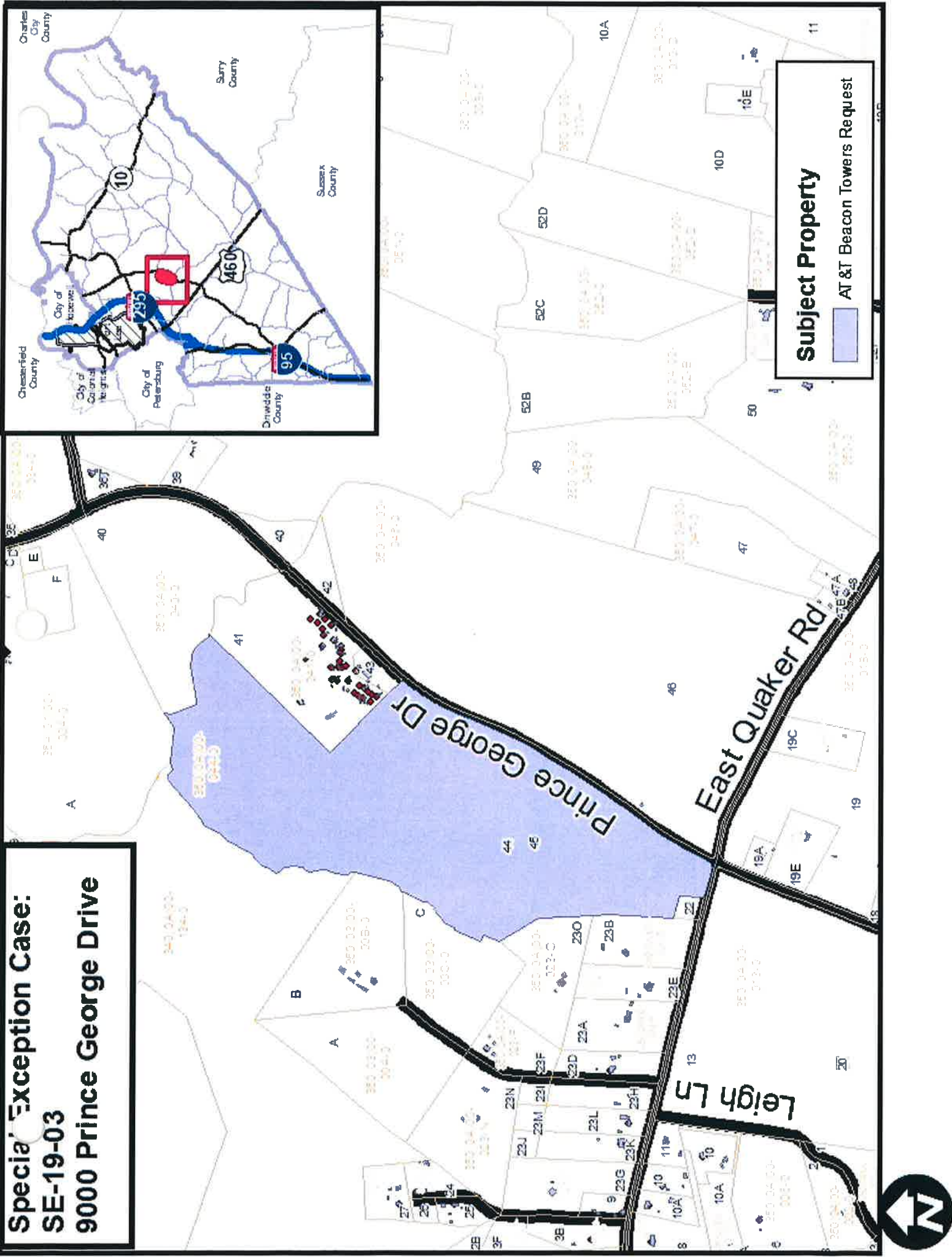
Prince George Drive, SR 156 has a functional classification of Urban Minor Arterial with an average daily traffic count of 5094 and a posted speed limit of 55 MPH. Private entrances are not subject to VDOT's Access Management spacing criteria and the proposed use will generate very little traffic.

Recommended Conditions:

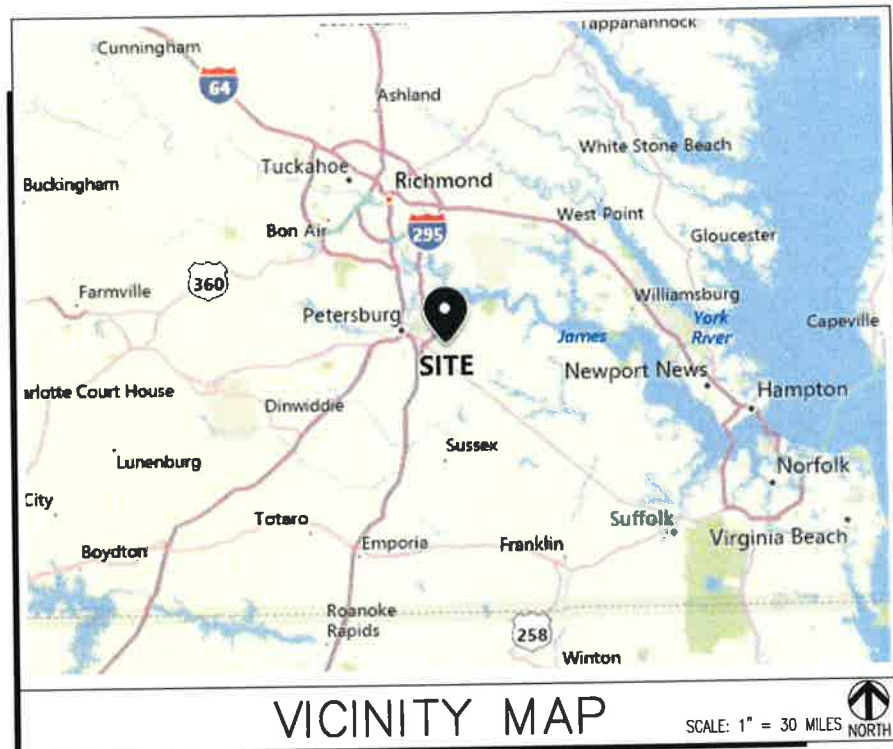
1. The Special Exception is granted for a tower and it shall not exceed 199 feet and it shall be designed to accommodate co-location opportunities onto the tower.
2. The applicant shall provide, prior to issuance of a building permit, a statement from a registered engineer certifying that non-ionizing 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.
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.

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



SITE NAME:
PRINCE GEORGE
SITE NUMBER:
R1166



DIRECTIONS TO SITE:

DEPART LAKE HUNTER CIRCLE TOWARD N HIGHWAY 17/JOHNNIE DODDS BLVD 472 FT. TURN RIGHT ONTO N HIGHWAY 17/JOHNNIE DODDS BLVD 0.2 MI. TURN LEFT ONTO ANNA KNAPP BLVD 266 FT. TURN RIGHT ONTO US-17 S/JOHNNIE DODDS BLVD 4.7 MI. TAKE RAMP RIGHT FOR I-26 TOWARD COLUMBIA/NORTH CHARLESTON 51.5 MI. AT EXIT 169B, TAKE RAMP RIGHT FOR I-95 NORTH TOWARD FLORENCE (ENTERING NORTH CAROLINA) (ENTERING VIRGINIA) 341.3 MI. AT EXIT 46, TAKE RAMP RIGHT FOR I-295 NORTH TOWARD RICHMOND INT'L AIRPORT/WASHINGTON 2.3 MI. AT EXIT 3A, TAKE RAMP RIGHT FOR US-460 EAST TOWARD NORFOLK 1.3 MI. TURN LEFT ONTO W QUAKER RD 2.8 MI. TURN LEFT ONTO VA-156/PRINCE GEORGE DR 0.7 MI. ARRIVE AT SITE ON THE LEFT.



at&t



PROJECT DESCRIPTION:

A NEW 195' MONOPOLE & WIRELESS FACILITY



Know what's below.
Call before you dig.

DIG ALERT:
CALL VIRGINIA 811 FOR UNDERGROUND UTILITIES
PRIOR TO DIGGING-811 OR 800-552-7001

EMERGENCY:
CALL 911

APPROVAL

OWNER'S AGENT APPROVAL	SIGNATURE	PHONE NUMBER	DATE
CONSTRUCTION COORDINATOR	SIGNATURE	PHONE NUMBER	DATE
APPROVAL	SIGNATURE	PHONE NUMBER	DATE

SUBMISSION REVISION

SET NO.	DESCRIPTION	BY	DATE	SET NO.	DESCRIPTION	BY	DATE
1	SITE ENTRANCE SURVEY REV	JG	3/14/19	5			
2	COMMENTS	JG	4/17/19	6			
3	COMMENTS	JG	4/30/19	7			
4				8			

ARCHITECTURAL AND ENGINEERING FIRM:

BC ARCHITECTS ENGINEERS, PLC
5861 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868

TEL: (703) 671-8000
FAX: (703) 671-6300

CONTACT: CHRIS MORIN
ENGINEER

SURVEYOR:

HALDER SURVEYS P.C.
P.O. BOX 1660
CHESTERFIELD, VA 23832

TEL: (804) 748-8707

CONTACT: RONALD L. LANG
EMAIL: ron.lang@halder-surveys.com

UTILITIES:

POWER COMPANY:

COMPANY NAME: PRINCE GEORGE COUNTY UTILITIES
CONTACT: -
TEL: (804) 722-8706

TELEPHONE COMPANY:

COMPANY NAME: C & P TELEPHONE COMPANY
CONTACT: CUSTOMER SERVICE
TEL: (804) 458-0306

CONSULTING TEAM

SITE NAME:

PRINCE GEORGE

SITE NUMBER:

R1166

SITE ADDRESS:

9000 PRINCE GEORGE DR.
DISPUTANTA, VA 23842

APPLICANT BUILDING INFO:

BEACON TOWERS, LLC
P.O. BOX 685
MT. PLEASANT, SC 29465

ATTN: MARTIN DEPUTY
TEL: (843) 324-9731

PROJECT DESCRIPTION:

AN UNMANNED RADIO TELECOMMUNICATIONS FACILITY
CONSISTING OF A 195 FT. MONOPOLE IN A NEW COMPOUND

ADA COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

PROJECT DATA:

JURISDICTION: PRINCE GEORGE COUNTY
COUNTY: PRINCE GEORGE
PARCEL ID: 350(OA)00-044-0
DEED REFERENCE: INST: #13-7214
ZONING: R-A (RESIDENTIAL AGRICULTURAL)

GEOGRAPHIC COORDINATES:

LATITUDE: N 37° 11' 39.22"
LONGITUDE: W 77° 16' 01.58"
GROUND ELEVATION: 108.8' AMSL

CODE COMPLIANCE

2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC)
2012 NATIONAL ELECTRIC CODE (NEC 2011)

PROJECT SUMMARY

SHEET NUMBER:

T-1

DESCRIPTION:

TITLE SHEET, VICINITY MAP AND
GENERAL INFORMATION

SP-1 SURVEY

A-0 SITE PLAN
A-1 ENLARGED SITE PLAN
A-2 TOWER ELEVATION
A-3 FENCE & GATE DETAILS
A-4 SIGNAGE

SHEET INDEX

BEACON TOWERS



"Leading the Way"
BEACON TOWERS, LLC
P.O. BOX 685
MT. PLEASANT, SC 29465

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF BEACON TOWERS, LLC AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM BEACON TOWERS, LLC. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH BEACON TOWERS, LLC WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BC

**architects
engineers**

5861 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-8000
FAX: (703) 671-6300

SHEET REVISION

NO.	DESCRIPTION	BY	DATE
1	SITE ENTRANCE	JG	03/14/19
2	COMMENTS	JG	04/17/19
3	COMMENTS	JG	04/30/19
4			
5			
6			

SITE NAME:

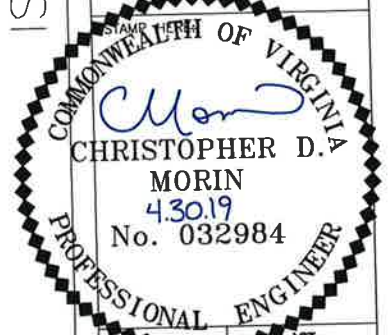
PRINCE GEORGE

SITE NUMBER:

R1166

SITE ADDRESS:

9000 PRINCE GEORGE DR.
DISPUTANTA, VA 23842



CHECKED BY:	CM
DATE DRAWN:	02-22-19
SUBMISSION:	FINAL ZONING

SHEET TITLE:

**VICINITY MAP
AND GENERAL
INFORMATION**

SHEET NUMBER:

T-1

REV. #

3

ISSUED FOR ZONING

Location #4 - #35 Mobile Home - Visible



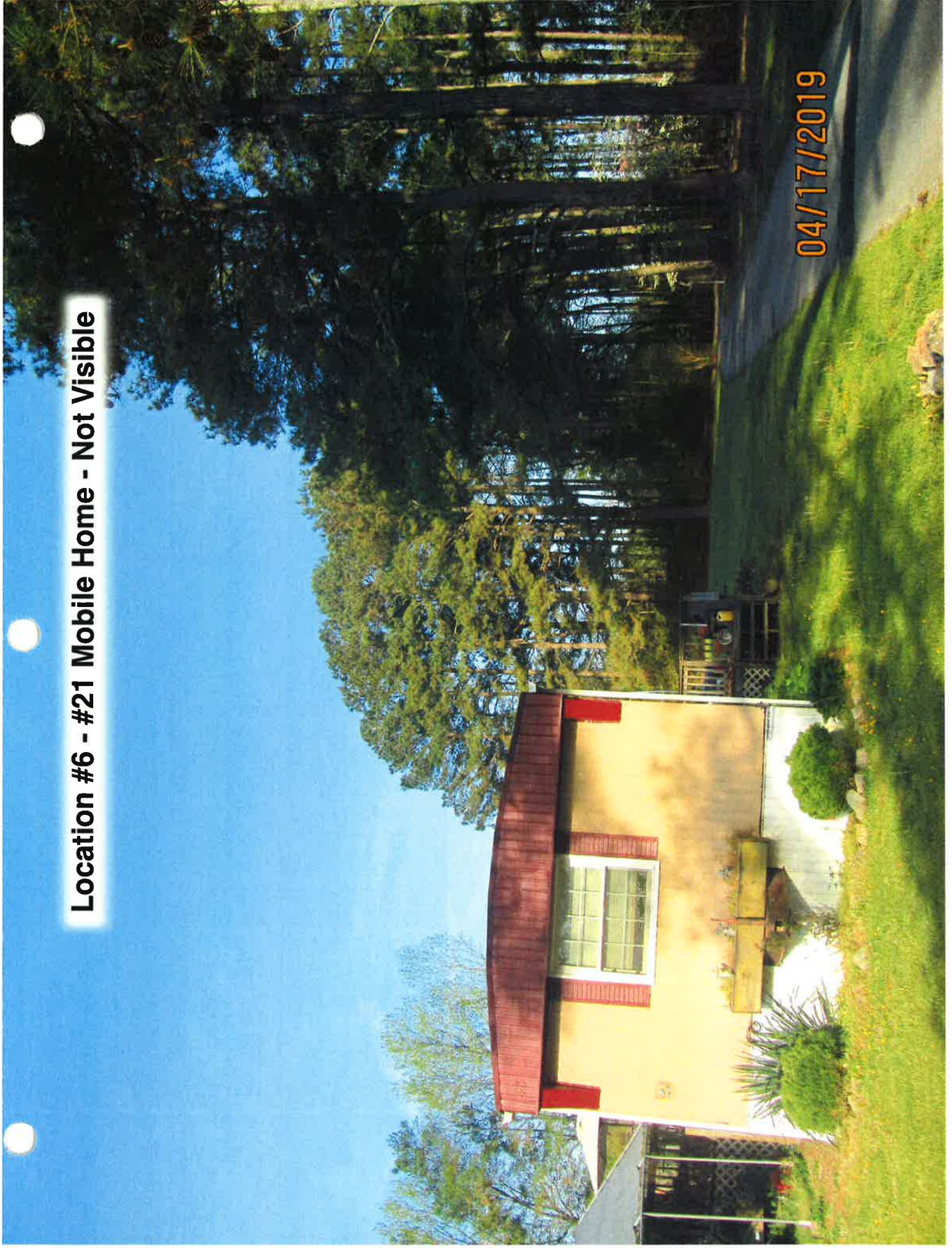
04/17/2019

Location #5 - Manning Single Family House - Visible

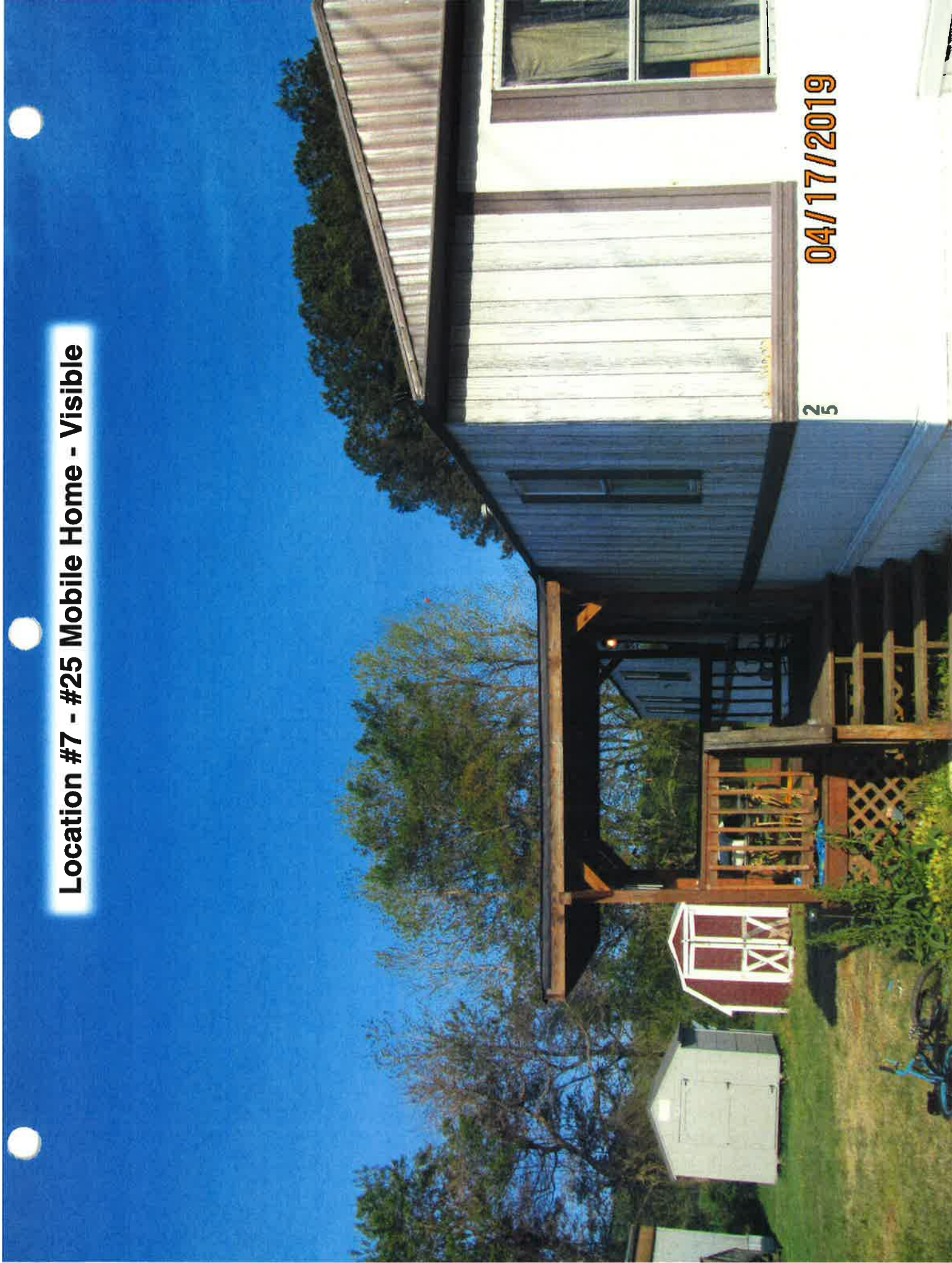
04/17/2019



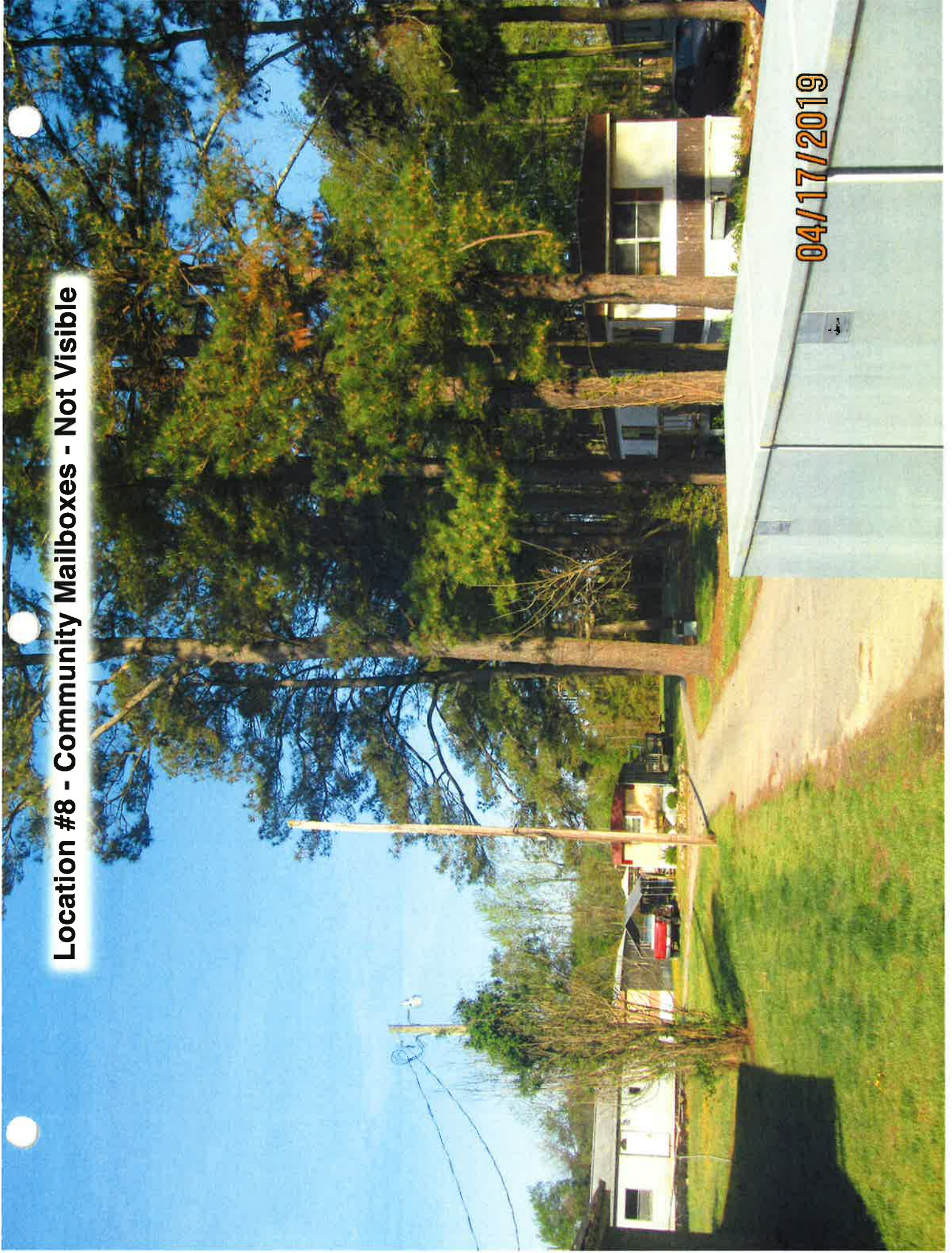
Location #6 - #21 Mobile Home - Not Visible



Location #7 - #25 Mobile Home - Visible

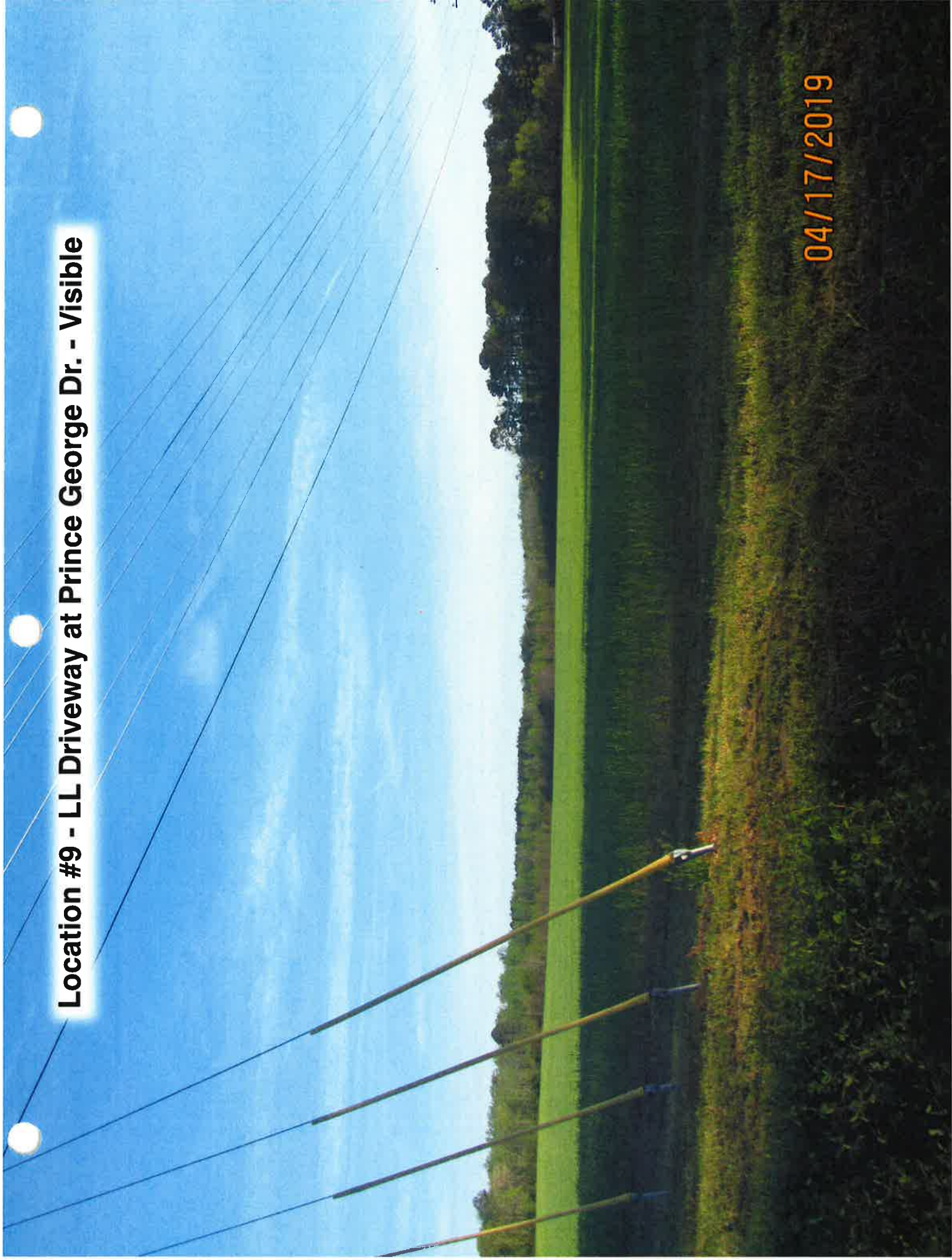


Location #8 - Community Mailboxes - Not Visible

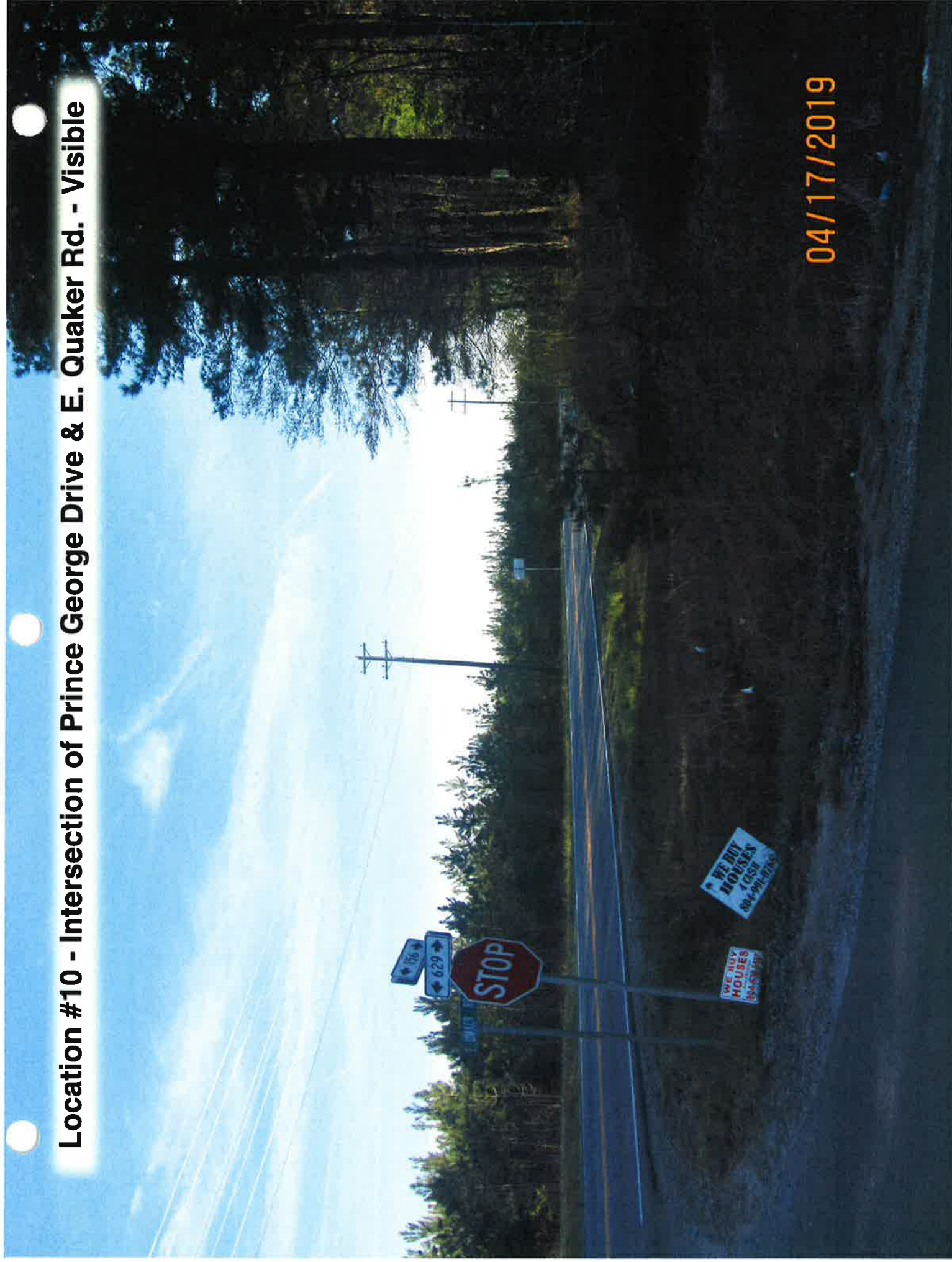


Location #9 - LL Driveway at Prince George Dr. - Visible

04/17/2019



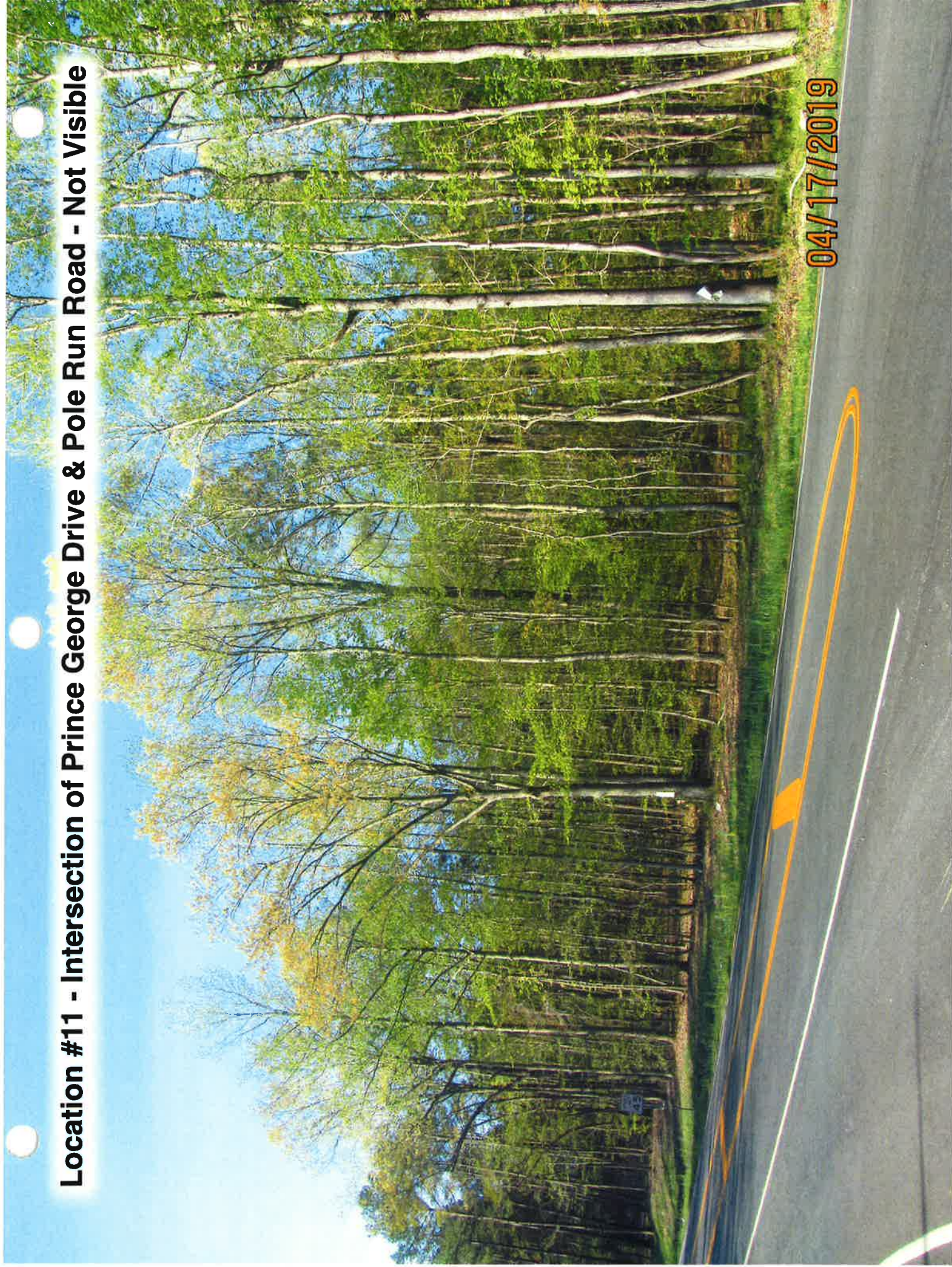
Location #10 - Intersection of Prince George Drive & E. Quaker Rd. - Visible



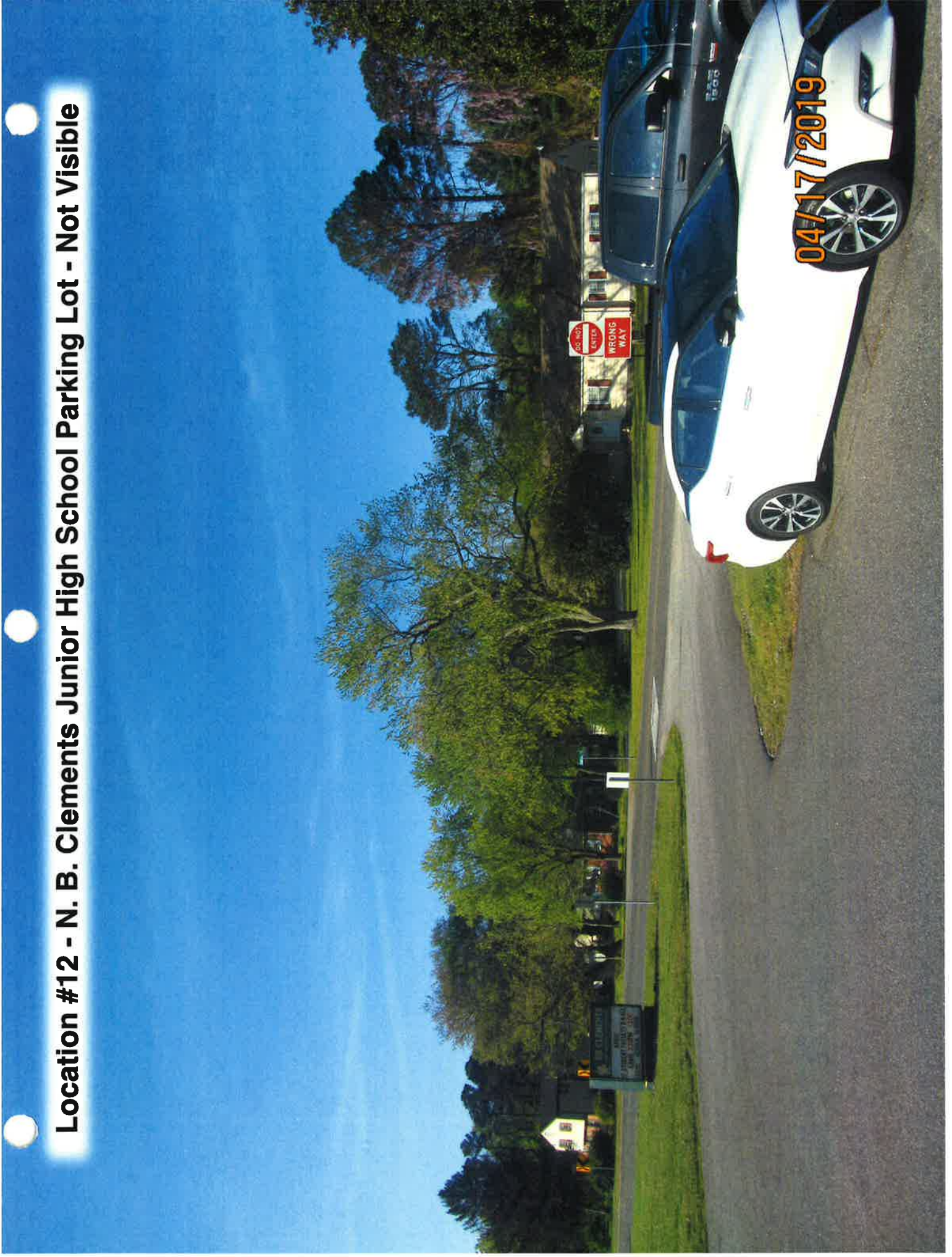
04/17/2019

Location #11 - Intersection of Prince George Drive & Pole Run Road - Not Visible

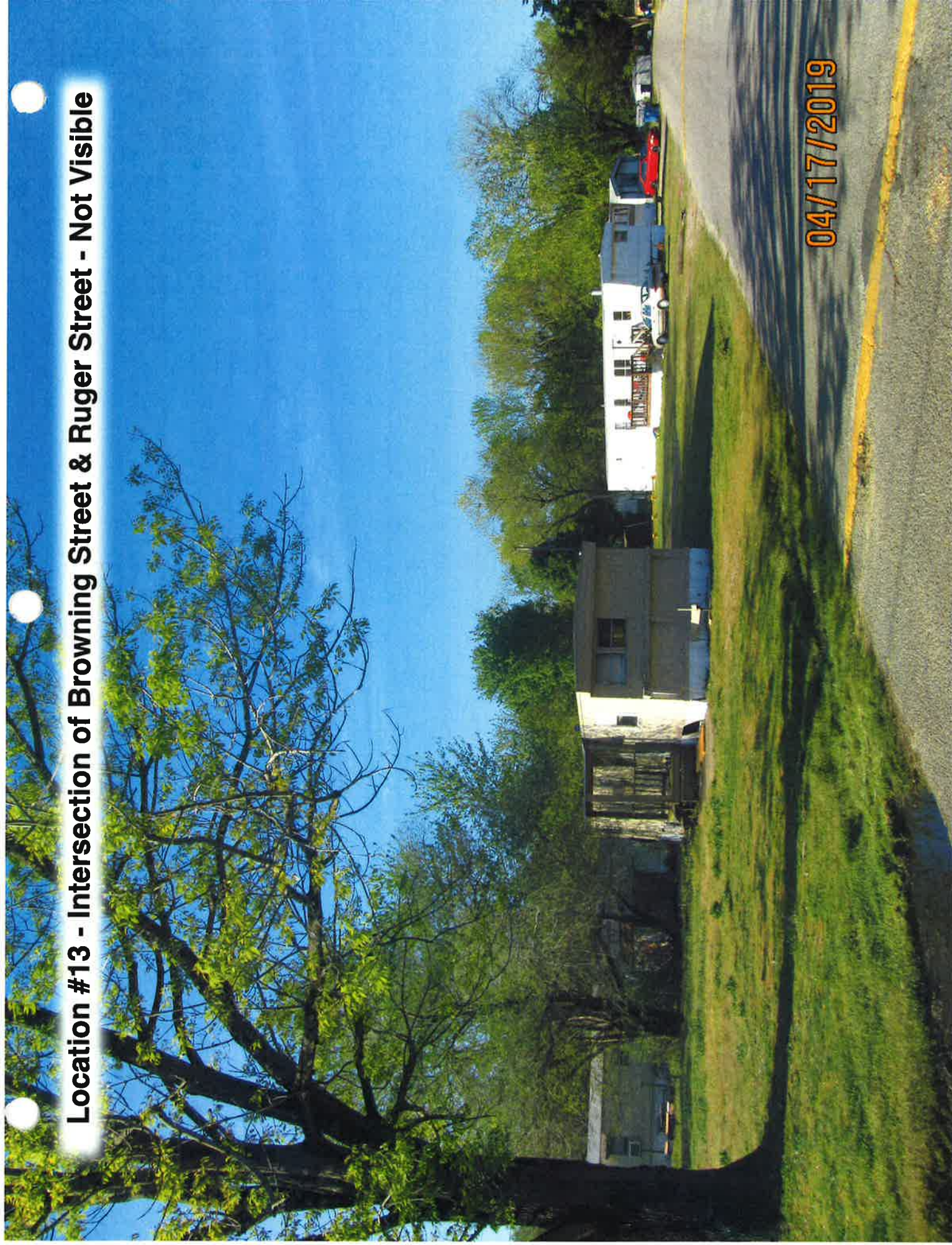
04/17/2019



Location #12 - N. B. Clements Junior High School Parking Lot - Not Visible



Location #13 - Intersection of Browning Street & Ruger Street - Not Visible



Location #14 - Site Access Entrance at Prince George Drive - Visible



04/17/2019



April 1, 2019

Community Awareness Meeting Invitation
Beacon Towers – Proposed Wireless Telecommunications Facility
Project Location: 9000 Prince George Drive, Disputanta, VA 23842

Dear Property Owner or Current Resident:

Beacon Towers has scheduled a community awareness meeting at which they will be discussing its plan to develop and construct a 195' monopole-style wireless telecommunications facility for AT&T located at 9000 Prince George Drive, Disputanta, VA 23842. The attached drawing shows the location of the proposed project and the site layout.

The community awareness meeting will be held on **Wednesday, April 24, 2019 from 6:00 pm to 7:00 pm** in the Kines Break Room (2nd Floor) in the Prince George County Administration Building at 6602 Courts Drive, Prince George, Virginia.

The meeting will provide an opportunity to learn about wireless telecommunications facilities and the proposed project, become familiar with the development process, ask questions, and provide us with initial feedback. Your attendance is encouraged and your participation is welcome.

Additionally, Beacon Towers has scheduled a balloon test plan in regards to the proposed 195' monopole-style wireless telecommunications facility located at 9000 Prince George Drive, Disputanta, VA 23842. The attached drawing shows the location of the proposed project and the site layout.

The balloon test will be held on **Monday, April 15, 2019 from 8:00 am to 10:00 am** at 9000 Prince George Drive, Disputanta, VA 23842.

Very truly yours,
Beacon Towers-VA, LLC

A handwritten signature in blue ink, which appears to read "Walt Deputy", is written over a horizontal line.

Martin Deputy
Managing Director
(843) 414-9754



Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

2019-AEA-2812-OE

Issued Date: 04/10/2019

Martin Deputy
Beacon Towers-VA
P.O. Box 685
Mt Pleasant, SC 29465

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole Prince George
Location:	Disputanta, VA
Latitude:	37-11-39.22N NAD 83
Longitude:	77-16-01.58W
Heights:	109 feet site elevation (SE) 199 feet above ground level (AGL) 308 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 10/10/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

frequency (ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This termination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5922, or debbie.cardenas@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AEA-2812-OE.

Signature Control No: 399341125-402134049

(DNE)

Debbie Cardenas
Technician

Attachment(s)
Frequency Data

cc: FCC

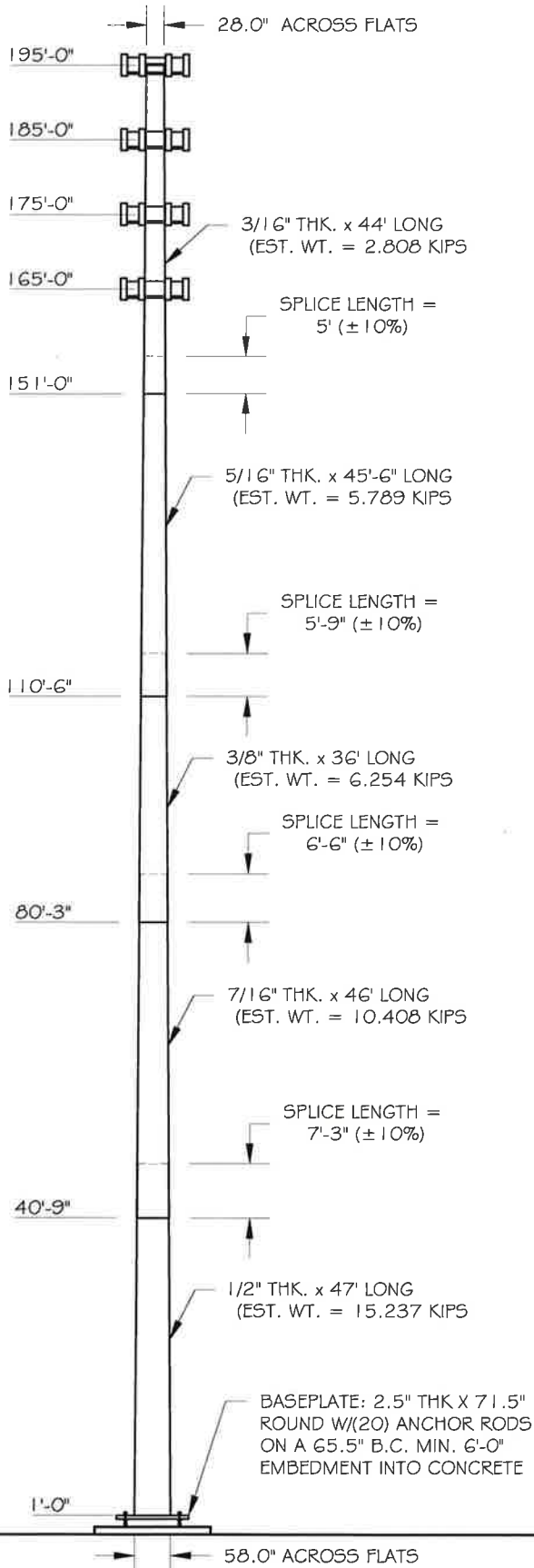
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W



TAPP

2427 Kelly Lane
Houston, Texas 77066
281-444-8277

ALITY STEEL POLES. DELIVERED.



Page 1 of 2	Job Number: 23519-238
Eng: MFP	Customer Ref: TP-17737
	Date: 5/10/2019
Structure: 195-FT MONOPOLE	
Site: PRINCE GEORGE	
Location: PRINCE GEORGE CO., VA / 37°11'39.22", -77°16'1.58"	
Owner: BEACON TOWERS	
Revision No.: Revision Date:	

DESIGN

Building Code: 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE			
Design Standard: ANSI/TIA-222-G			
Wind Speed Load Cases:		ASCE-7-05 WIND SPEED	
Load Case #1: 90 MPH Design Wind Speed - V_{ASD} ($V_{ULT} = 116$ MPH)			
Load Case #2: 30 MPH Wind with 0.75" Ice Accumulation			
Load Case #3 60 MPH Service Wind Speed			
Structure Class	Exposure Cat.	Topography Cat.	Crest Height
II	C	I	

STRUCTURE MEETS THE MINIMUM REQUIREMENTS OF TIA-222-H

EQUIPMENT LIST

Elev.	Description
195	(12) ANTENNAS + MOUNT (EPA 25,000 IN2)
195	GENERIC ANTENNA MOUNT
185	(12) ANTENNAS + MOUNT (EPA 16,272 IN2)
185	GENERIC ANTENNA MOUNT
175	(12) ANTENNAS + MOUNT (EPA 16,272 IN2)
175	GENERIC ANTENNA MOUNT
165	(12) ANTENNAS + MOUNT (EPA 16,272 IN2)
165	GENERIC ANTENNA MOUNT

ANTENNA FEED LINES ROUTED ON THE INSIDE OF THE POLE

STRUCTURE PROPERTIES

Cross-Section: 18-Sided			Taper: 0.16817 in/ft		
Shaft Steel: ASTM A572 GR 65			Baseplate Steel: ASTM A572 GR 50		
Anchor Rods: 2.25 in. A615 GR. 75 X 7'-0" LONG					
Sect.	Length (ft)	Thickness (in)	Splice (ft)	Top Dia. (in)	Bot Dia. (in)
1	44.00	0.1875	5.00	28.00	35.40
2	45.50	0.3125	5.75	34.18	41.84
3	36.00	0.3750	6.50	40.24	46.30
4	46.00	0.4375	7.25	44.45	52.19
5	47.00	0.5000	0.00	50.10	58.00



BASE REACTIONS FOR FOUNDATION DESIGN

Moment: 6853 ft-kip
Shear: 44 kip
Axial: 74 kip



2427 Kelly Lane
Houston, Texas 77066
281-444-8277

Page 2 of 2	Job Number:	23519-238
Eng: MFP	Customer Ref:	TP-17737
	Date:	5/10/2019
Structure:	195-FT MONOPOLE	
Site:	PRINCE GEORGE	
Location:	PRINCE GEORGE CO., VA / 37°11'39.22", -77°16'1.58"	
Owner:	BEACON TOWERS	
Revision No.:	Revision Date:	

FOUNDATION NOTES:

1. ALL FOUNDATION CONCRETE SHALL USE TYPE II CEMENT AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.46 AND SHALL BE AIR ENTRAINED 6% ($\pm 1.5\%$). ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318, "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION.

2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 VERTICAL BARS SHALL BE GRADE 60, AND TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. THE PLACEMENT OF ALL REINFORCEMENT SHALL CONFORM TO ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.

3. CAISSON FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS", LATEST EDITION.

4. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS TO SUPPORT THE EXCAVATION DURING CONSTRUCTION.

5. FOUNDATION DESIGN IS BASED ASSUMED SOIL CONDITIONS:

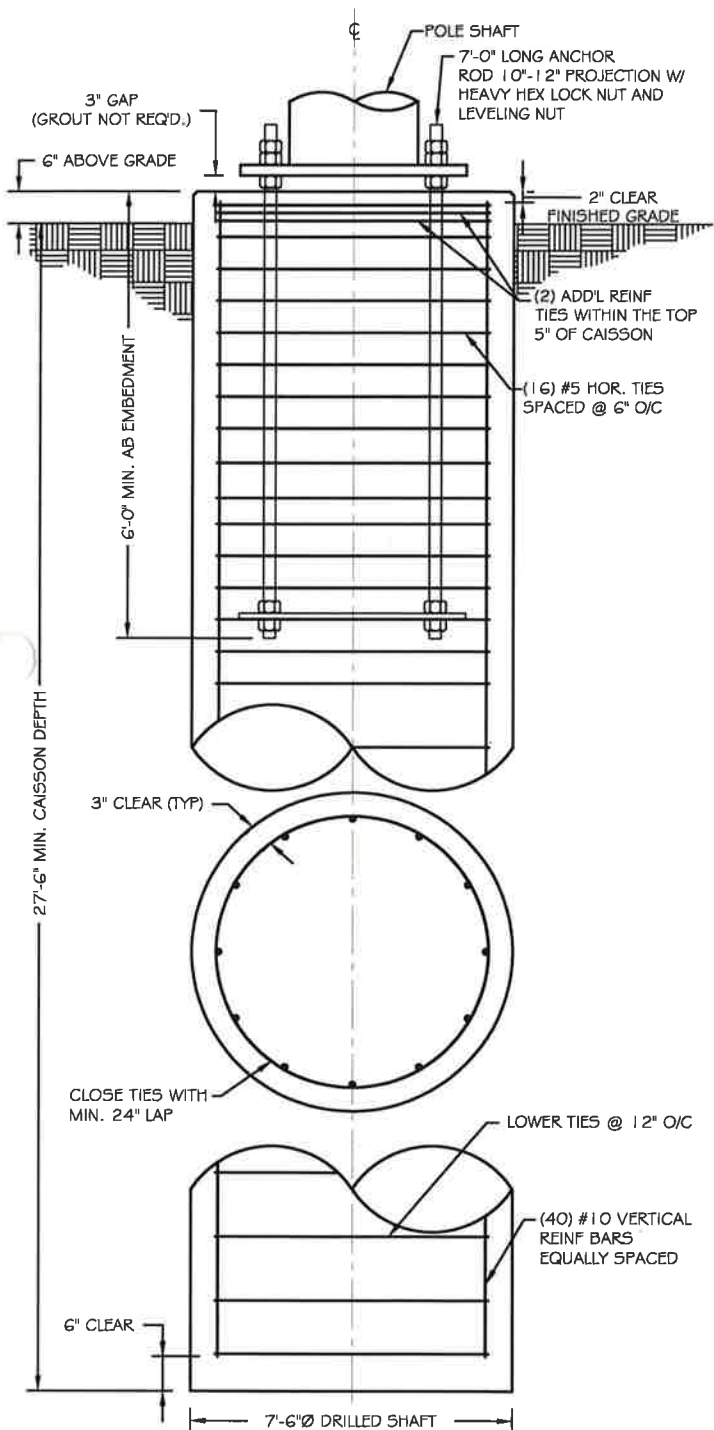
ANGLE OF INTERNAL FRICTION = 25°
ALLOWABLE BEARING PRESSURE = 3000 PSF
SOIL UNIT WEIGHT = 100 PCF
WATER TABLE AND ROCK BELOW FOUNDATION

A QUALIFIED ENGINEER SHALL VERIFY THE ACTUAL SITE SOIL CONDITIONS MEET OR EXCEED THE ASSUMPTIONS USED FOR DESIGN PRIOR TO FINAL CONSTRUCTION.

6. ESTIMATED CONCRETE VOLUME = 46 CUBIC YARDS.

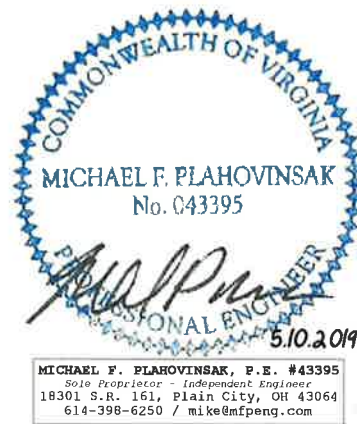
7. THE FOUNDATION HAS BEEN DESIGNED TO RESIST THE FOLLOWING FACTORED LOADS:

MOMENT: 6853 FT•KIPS
SHEAR: 44 KIPS
AXIAL: 74 KIPS



CAISSON FOUNDATION

NOT TO SCALE



tnxTower Michael F. Plahovinsak, PE 18301 State Route 161 Plain City, OH 4364 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job	195-ft Monopole - MFP #23519-238 r3	Page	1 of 6
	Project	Prince George	Date	19:00:45 05/10/19
	Client	TP-17737	Designed by	JC

Tower Input Data

The tower is a monopole.

This tower is designed using the TIA-222-G standard.

The following design criteria apply:

Tower is located in Prince George County, Virginia.

Basic wind speed of 90 mph.

Structure Class II.

Exposure Category C.

Topographic Category 1.

Crest Height 0.00 ft.

Nominal ice thickness of 0.7500 in.

Ice thickness is considered to increase with height.

Ice density of 56 pcf.

A wind speed of 30 mph is used in combination with ice.

Temperature drop of 50 °F.

Deflections calculated using a wind speed of 60 mph.

A non-linear (P-delta) analysis was used.

Pressures are calculated at each section.

Stress ratio used in pole design is 1.

Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	195.00-151.00	44.00	5.00	18	28.0000	35.4000	0.1875	0.7500	A572-65 (65 ksi)
L2	151.00-110.50	45.50	5.75	18	34.1841	41.8400	0.3125	1.2500	A572-65 (65 ksi)
L3	110.50-80.25	36.00	6.50	18	40.2475	46.3000	0.3750	1.5000	A572-65 (65 ksi)
L4	80.25-40.75	46.00	7.25	18	44.4572	52.1900	0.4375	1.7500	A572-65 (65 ksi)
L5	40.75-1.00	47.00		18	50.0962	58.0000	0.5000	2.0000	A572-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in ²	I in ⁴	r in	C in	I/C in ³	J in ⁴	It/Q in ²	w in	w/t
L1	28.4030	16.5519	1617.5799	9.8734	14.2240	113.7219	3237.2882	8.2775	4.5980	24.523
	35.9172	20.9558	3282.7380	12.5004	17.9832	182.5447	6569.7955	10.4799	5.9004	31.469
L2	35.5175	33.5964	4869.6885	12.0244	17.3655	280.4229	9745.7846	16.8014	5.4664	17.492
	42.4372	41.1901	8974.3242	14.7423	21.2547	422.2274	17960.4571	20.5990	6.8138	21.804
L3	41.7922	47.4582	9532.2599	14.1547	20.4457	466.2226	19077.0627	23.7336	6.4236	17.129
	46.9564	54.6622	14565.4241	16.3034	23.5204	619.2677	29150.0138	27.3363	7.4888	19.97
L4	46.1851	61.1268	14964.5365	15.6270	22.5843	662.6094	29948.7636	30.5692	7.0545	16.124
	52.9276	71.8648	24317.3604	18.3721	26.5125	917.2029	48666.7183	35.9392	8.4154	19.235
L5	52.0299	78.7092	24460.2376	17.6067	25.4489	961.1514	48952.6606	39.3621	7.9369	15.874
	58.8176	91.2525	38116.9297	20.4125	29.4640	1293.6780	76284.0146	45.6349	9.3280	18.656

inxTower Michael F. Plahovinsak, PE 18301 State Route 161 Plain City, OH 4364 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job	195-ft Monopole - MFP #23519-238 r3	Page	2 of 6
	Project	Prince George	Date	19:00:45 05/10/19
	Client	TP-17737	Designed by	JC

Tower Elevation	Gusset Area (per face)	Gusset Thickness	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
ft	ft ²	in							
L1 195.00-151.00				1	1	1			
L2 151.00-110.50				1	1	1			
L3 110.50-80.25				1	1	1			
L4 80.25-40.75				1	1	1			
L5 40.75-1.00				1	1	1			

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number		$C_A A_A$ ft ² /ft	Weight plf
1 5/8"	C	No	Yes	Inside Pole	195.00 - 1.00	12	No Ice	0.00	0.92
							1/2" Ice	0.00	0.92
							1" Ice	0.00	0.92
1 5/8"	C	No	Yes	Inside Pole	185.00 - 1.00	12	No Ice	0.00	0.92
							1/2" Ice	0.00	0.92
							1" Ice	0.00	0.92
1 5/8"	C	No	Yes	Inside Pole	175.00 - 1.00	12	No Ice	0.00	0.92
							1/2" Ice	0.00	0.92
							1" Ice	0.00	0.92
1 5/8"	C	No	Yes	Inside Pole	165.00 - 1.00	12	No Ice	0.00	0.92
							1/2" Ice	0.00	0.92
							1" Ice	0.00	0.92

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft ²	A_F ft ²	$C_A A_A$ In Face ft ²	$C_A A_A$ Out Face ft ²	Weight K
L1	195.00-151.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.28
L2	151.00-110.50	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.78
L3	110.50-80.25	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.33
L4	80.25-40.75	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.74
L5	40.75-1.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.75

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Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A _R ft ²	A _F ft ²	C _{AA} In Face ft ²	C _{AA} Out Face ft ²	Weight K
L1	195.00-151.00	A	1.770	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	1.28
L2	151.00-110.50	A	1.721	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	1.78
L3	110.50-80.25	A	1.668	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	1.33
L4	80.25-40.75	A	1.593	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	1.74
L5	40.75-1.00	A	1.435	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	1.75

Discrete Tower Loads

<i>Description</i>	<i>Face or Leg</i>	<i>Offset Type</i>	<i>Offsets: Horz Lateral Vert ft ft ft</i>	<i>Azimuth Adjustment</i> °	<i>Placement</i> ft	<i>C_{AA} Front</i> ft²	<i>C_{AA} Side</i> ft²	<i>Weight</i> K	
Antennas + Mount (25,000 in2)	C	None		0.0000	195.00	No Ice	173.60	173.60	3.00
						1/2" Ice	190.00	190.00	4.00
						1" Ice	206.40	206.40	5.00
EPA 16,272 in2	C	None		0.0000	185.00	No Ice	113.00	113.00	4.00
						1/2" Ice	120.00	120.00	4.50
						1" Ice	127.00	127.00	5.00
EPA 16,272 in2	C	None		0.0000	175.00	No Ice	113.00	113.00	4.00
						1/2" Ice	120.00	120.00	4.50
						1" Ice	127.00	127.00	5.00
EPA 16,272 in2	C	None		0.0000	165.00	No Ice	113.00	113.00	4.00
						1/2" Ice	120.00	120.00	4.50
						1" Ice	127.00	127.00	5.00

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.6 Wind 0 deg - No Ice
3	0.9 Dead+1.6 Wind 0 deg - No Ice
4	1.2 Dead+1.6 Wind 90 deg - No Ice
5	0.9 Dead+1.6 Wind 90 deg - No Ice
6	1.2 Dead+1.6 Wind 180 deg - No Ice
7	0.9 Dead+1.6 Wind 180 deg - No Ice
8	1.2 Dead+1.0 Ice+1.0 Temp
9	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp
10	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp
11	1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp
12	Dead+Wind 0 deg - Service

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Comb. No.	Description
13	Dead+Wind 90 deg - Service
14	Dead+Wind 180 deg - Service

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
L1	195 - 151	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-34.06	0.00	0.00
			Max. Mx	4	-17.65	-795.02	0.00
			Max. My	2	-17.65	0.00	795.02
			Max. Vy	4	31.87	-795.02	0.00
			Max. Vx	2	-31.87	0.00	795.02
L2	151 - 110.5	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-46.23	0.00	0.00
			Max. Mx	4	-26.91	-2142.81	0.00
			Max. My	2	-26.91	0.00	2142.81
			Max. Vy	4	35.85	-2142.81	0.00
			Max. Vx	2	-35.85	0.00	2142.81
L3	110.5 - 80.25	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-58.07	0.00	0.00
			Max. Mx	4	-36.35	-3244.75	0.00
			Max. My	2	-36.35	0.00	3244.75
			Max. Vy	4	38.71	-3244.75	0.00
			Max. Vx	2	-38.71	0.00	3244.75
L4	80.25 - 40.75	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-76.39	0.00	0.00
			Max. Mx	4	-51.48	-4812.77	0.00
			Max. My	2	-51.48	0.00	4812.77
			Max. Vy	4	41.96	-4812.77	0.00
			Max. Vx	2	-41.96	0.00	4812.77
L5	40.75 - 1	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-102.68	0.00	0.00
			Max. Mx	4	-74.03	-6853.34	0.00
			Max. My	2	-74.03	0.00	6853.34
			Max. Vy	4	44.41	-6853.34	0.00
			Max. Vx	2	-44.41	0.00	6853.34

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	195 - 151	53.334	12	2.4767	0.0000
L2	156 - 110.5	33.976	12	2.1428	0.0000
L3	116.25 - 80.25	18.331	12	1.5536	0.0000
L4	86.75 - 40.75	9.973	12	1.1128	0.0000
L5	48 - 1	2.979	12	0.5739	0.0000

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Critical Deflections and Radius of Curvature - Service Wind

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
195.00	Antennas + Mount (25,000 in2)	12	53.334	2.4767	0.0000	30416
185.00	EPA 16,272 in2	12	48.183	2.4066	0.0000	15208
175.00	EPA 16,272 in2	12	43.111	2.3299	0.0000	7603
165.00	EPA 16,272 in2	12	38.197	2.2402	0.0000	5068

Maximum Tower Deflections - Design Wind

Section No.	Elevation	Horz. Deflection	Gov. Load Comb.	Tilt	Twist
	ft	in		°	°
L1	195 - 151	215.941	4	10.0476	0.0000
L2	156 - 110.5	137.736	4	8.6993	0.0000
L3	116.25 - 80.25	74.389	4	6.3107	0.0000
L4	86.75 - 40.75	40.487	4	4.5204	0.0000
L5	48 - 1	12.093	2	2.3306	0.0000

Critical Deflections and Radius of Curvature - Design Wind

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
195.00	Antennas + Mount (25,000 in2)	4	215.941	10.0476	0.0000	7936
185.00	EPA 16,272 in2	4	195.140	9.7649	0.0000	3966
175.00	EPA 16,272 in2	4	174.655	9.4556	0.0000	1979
165.00	EPA 16,272 in2	4	154.802	9.0931	0.0000	1315

Pole Design Data

Section No.	Elevation	Size	L	L _u	Kl/r	A	P _u	φP _n	Ratio
	ft		ft	ft		in ²	K	K	$\frac{P_u}{\phi P_n}$
L1	195 - 151 (1)	TP35.4x28x0.1875	44.00	0.00	0.0	20.4554	-17.65	1202.47	0.015
L2	151 - 110.5 (2)	TP41.84x34.1841x0.3125	45.50	0.00	0.0	40.2304	-26.91	2766.09	0.010
L3	110.5 - 80.25 (3)	TP46.3x40.2475x0.375	36.00	0.00	0.0	53.3615	-36.35	3770.73	0.010
L4	80.25 - 40.75 (4)	TP52.19x44.4572x0.4375	46.00	0.00	0.0	70.1724	-51.48	5011.56	0.010
L5	40.75 - 1 (5)	TP58x50.0962x0.5	47.00	0.00	0.0	91.2525	-74.03	6525.65	0.011

Pole Bending Design Data

Section No.	Elevation	Size	M _{ux}	φM _{ux}	Ratio	M _{uy}	φM _{uy}	Ratio
	ft		kip-ft	kip-ft	$\frac{M_{ux}}{\phi M_{ux}}$	kip-ft	kip-ft	$\frac{M_{uy}}{\phi M_{uy}}$
L1	195 - 151 (1)	TP35.4x28x0.1875	795.02	851.92	0.933	0.00	851.92	0.000
L2	151 - 110.5 (2)	TP41.84x34.1841x0.3125	2142.81	2307.41	0.929	0.00	2307.41	0.000
L3	110.5 - 80.25 (3)	TP46.3x40.2475x0.375	3244.75	3474.48	0.934	0.00	3474.48	0.000
L4	80.25 - 40.75	TP52.19x44.4572x0.4375	4812.77	5203.59	0.925	0.00	5203.59	0.000

Section No.	Elevation ft	Size	M_{ux} kip-ft	ϕM_{nx} kip-ft	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	M_{uy} kip-ft	ϕM_{ny} kip-ft	Ratio $\frac{M_{uy}}{\phi M_{ny}}$
L5	(4) 40.75 - 1 (5)	TP58x50.0962x0.5	6853.34	7709.46	0.889	0.00	7709.46	0.000

Pole Shear Design Data

Section No.	Elevation <i>ft</i>	Size	Actual V_u <i>K</i>	ϕV_n <i>K</i>	Ratio $\frac{V_u}{\phi V_n}$ ϕV_n	Actual T_u <i>kip-ft</i>	ϕT_n <i>kip-ft</i>	Ratio $\frac{T_u}{\phi T_n}$
L1	195 - 151 (1)	TP35.4x28x0.1875	31.87	601.23	0.053	0.00	1707.34	0.000
L2	151 - 110.5 (2)	TP41.84x34.1841x0.3125	35.85	1383.05	0.026	0.00	4625.83	0.000
L3	110.5 - 80.25 (3)	TP46.3x40.2475x0.375	38.71	1885.37	0.021	0.00	6966.25	0.000
L4	80.25 - 40.75 (4)	TP52.19x44.4572x0.4375	41.96	2505.78	0.017	0.00	10433.50	0.000
L5	40.75 - 1 (5)	TP58x50.0962x0.5	44.41	3262.83	0.014	0.00	15458.00	0.000

Pole Interaction Design Data

Section No.	Elevation	Ratio P_u	Ratio M_{ux}	Ratio M_{uy}	Ratio V_u	Ratio T_u	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
	f_t	ϕP_n	ϕM_{nx}	ϕM_{ny}	ϕV_n	ϕT_n			
L1	195 - 151 (1)	0.015	0.933	0.000	0.053	0.000	0.951	1.000	4.8.2 ✓
L2	151 - 110.5 (2)	0.010	0.929	0.000	0.026	0.000	0.939	1.000	4.8.2 ✓
L3	110.5 - 80.25 (3)	0.010	0.934	0.000	0.021	0.000	0.944	1.000	4.8.2 ✓
L4	80.25 - 40.75 (4)	0.010	0.925	0.000	0.017	0.000	0.935	1.000	4.8.2 ✓
L5	40.75 - 1 (5)	0.011	0.889	0.000	0.014	0.000	0.900	1.000	4.8.2 ✓

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
L1	195 - 151	Pole	TP35.4x28x0.1875	1	-17.65	1202.47	95.1	Pass
L2	151 - 110.5	Pole	TP41.84x34.1841x0.3125	2	-26.91	2766.09	93.9	Pass
L3	110.5 - 80.25	Pole	TP46.3x40.2475x0.375	3	-36.35	3770.73	94.4	Pass
L4	80.25 - 40.75	Pole	TP52.19x44.4572x0.4375	4	-51.48	5011.56	93.5	Pass
L5	40.75 - 1	Pole	TP58x50.0962x0.5	5	-74.03	6525.65	90.0	Pass
							Summary	
							Pole (L1)	Pass
							RATING = 95.1	Pass

Stiffened or Unstiffened, UngROUTed, Circular Base Plate - Any Rod Material

TIA Rev G Assumption: Clear space between bottom of leveling nut and top of concrete not exceeding (1)*(Rod Diameter)

Site Data

Job # 23519-238

Site Name: PRINCE GEORGE

PRINCE GEORGE CO., V.

Pole Manufacturer: Other

Anchor Rod Data

Qty: 20
Diam: 2.25 in
Rod Material: A615-J
Strength (Fu): 100 ksi
Yield (Fy): 75 ksi
Bolt Circle: 65.5 in

Plate Data

Diam: 71.5 in
Thick: 2.5 in
Grade: 50 ksi
Single-Rod B-eff: 9.20 in

Stiffener Data (Welding at both sides)

Config: 0 *
Weld Type: Fillet
Groove Depth: 0.25 <-- Disregard
Groove Angle: 45 <-- Disregard
Fillet H. Weld: 0.25 in
Fillet V. Weld: 0.3125 in
Width: 5 in
Height: 18 in
Thick: 0.75 in
Notch: 0.5 in
Grade: 36 ksi
Weld str.: 70 ksi

Pole Data

Diam: 58 in
Thick: 0.5 in
Grade: 65 ksi
of Sides: 18 "0" IF Round
Fu: 80 ksi
Reinf. Fillet Weld: 0 "0" if None

Reactions

Mu: 6853 ft-kips
Axial, Pu: 74 kips
Shear, Vu: 44 kips
Eta Factor, η : 0.5 TIA G (Fig. 4-4)

If No stiffeners, Criteria: AISC LRFD <-Only Applicable to Unstiffened Cases

Anchor Rod Results

Max Rod (Cu+ Vu/ η): 259.2 Kips
Allowable Axial, ϕ^*Fu^*Anet : 260.0 Kips
Anchor Rod Stress Ratio: 99.7% Pass

Rigid

AISC LRFD

ϕ^*Tn

Base Plate Results

Base Plate Stress: 42.0 ksi
Allowable Plate Stress: 45.0 ksi
Base Plate Stress Ratio: 93.3% Pass

Flexural Check

Rigid

AISC LRFD

ϕ^*Fy

Y.L. Length:

30.43

n/a

Stiffener Results

Horizontal Weld : n/a
Vertical Weld: n/a
Plate Flex+Shear, $f_b/F_b + (f_v/F_v)^2$: n/a
Plate Tension+Shear, $f_t/F_t + (f_v/F_v)^2$: n/a
Plate Comp. (AISC Bracket): n/a

Pole Results

Pole Punching Shear Check: n/a



* 0 = none, 1 = every bolt, 2 = every 2 bolts, 3 = 2 per bolt

** Note: for complete joint penetration groove welds the groove depth must be exactly 1/2 the stiffener thickness for calculation purposes



TOP 10 FREQUENTLY ASKED QUESTIONS



1. What is the First Responder Network Authority?

The First Responder Network Authority is the independent authority established by Congress to deliver a nationwide broadband network dedicated to public safety. The Network will strengthen public safety users' communications capabilities, enabling them to respond more quickly and effectively to accidents, disasters, and emergencies.

The First Responder Network Authority is led by a [Board of leaders and executives](#) from the public safety community; federal, state, and local governments; and the technology, finance, and wireless sectors. It has a staff of about 200 employees with expertise in public safety, telecommunications, customer service, technology, procurement, and other areas needed to develop the Network. It is headquartered in Reston, VA, and has a technology center and lab in Boulder, CO.

2. What led to the creation of the First Responder Network Authority?

The 9/11 terrorist attacks brought to the forefront the many communications challenges that first responders face during emergencies and disasters. These issues were captured in the *9/11 Commission Report*, which identified gaps in emergency communications and recommended a nationwide network for law enforcement, fire, and emergency medical personnel communications.

The public safety community united to fulfill the 9/11 Commission's recommendation. Public safety organizations and associations advocated before Congress for a dedicated, reliable wireless network for first responders. Their advocacy efforts led to the passage of legislation in 2012 to create the agency to deploy the Network in all U.S. states and territories, including rural communities and tribal nations.

3. How has public safety been involved in the vision for the Network?

Public safety officials have worked closely with the First Responder Network Authority since its inception in 2012 to ensure the Network meets first responders' needs – today and in the future. The agency's outreach and consultation efforts have connected the organization to more than 1.8 million first responders and state public safety and technology executives across the country.

Specifically, the First Responder Network Authority has consulted extensively with [state single points of contact \(SPOCs\)](#) in each of the 50 U.S. states, 5 territories, and the District of Columbia, as well as local/municipal, tribal and federal public safety leaders. It also coordinates with public safety through the [Public Safety Advisory Committee \(PSAC\)](#), which provides guidance and subject matter expertise from a first responder perspective. Public safety leaders at the national, state and local levels continue to advocate for FirstNet and support deployment of the Network.

4. How was AT&T selected to build, operate, and maintain the Network?

The First Responder Network Authority and the Department of Interior made the 25-year award based on the determination of the overall best value solution for FirstNet and public safety. The buildup to the award included a fair, competitive procurement process that began in January 2016 with [release of the Network RFP](#).

The procurement process followed the Federal Acquisition Regulation (FAR) and encouraged offerors to provide innovative solutions that could meet or exceed the needs of public safety.

The procurement was open to all entities, whether traditional wireless companies or new entrants, provided their proposal could meet the RFP's statement of objectives. AT&T was selected on a best value award that considered financial sustainability and was based on more than just a technically acceptable solution at the lowest cost. The evaluation of proposals assessed the offerors' ability to submit a cost-effective and innovative model, and to meet or exceed the 16 objectives and evaluation factors outlined in the FirstNet RFP.

5. Why is the Network being built and operated through a public-private partnership?

The First Responder Network Authority and AT&T are modernizing and improving public safety communications by leveraging private sector resources, infrastructure, and cost-saving synergies to deploy and operate the Network. This public-private model also helps keep costs down for American taxpayers. To do this, Congress used the sale of communications airwaves (or spectrum) to fund FirstNet's initial operations and help start network deployment; the \$7 billion FirstNet received in initial funding came from FCC spectrum auction revenue, not taxpayer funds.

If the federal government were to build, maintain and operate this Network, the estimated cost would be tens of billions of dollars over 25 years. [The Government Accountability Office has estimated](#) it could cost up to \$47 billion over 10 years to construct and operate the Network.

With this partnership approach, FirstNet and AT&T do not need any additional federal funding to build and operate the Network – it is a fully funded, self-sustaining Network. In return, America's first responders get services far above and beyond what they have today over a first-class broadband network dedicated to their communications needs.

6. What are the key terms this public-private partnership?

Congress intended for the Network to be built and operated as a public-private partnership that brings together the best of the private sector, including commercial best practices, infrastructure, and resources – with the First Responder Network Authority's public safety expertise. This approach will lead to a fully-funded, self-sustaining Network that will serve public safety for years to come. This business model is built upon the efficient use of resources, infrastructure, cost-saving synergies, and incentives, including:

- 20 MHz of federally owned spectrum and \$6.5 billion in initial funding to the partnership; in return AT&T will deploy and operate a nation-wide high-speed broadband network for public safety over 25 years.
- AT&T will spend about \$40 billion over the life of the contract to build, operate, deploy, and maintain the Network, and together with the First Responder Network Authority will help ensure the Network evolves with the needs of public safety.
- AT&T can use FirstNet's spectrum when it is not being used by public safety for other, commercial purposes. The company will prioritize first responders over any other commercial users.
- First Responder Network Authority will oversee the contract to ensure it delivers innovation, technology and customer care to public safety through various mechanisms, including subscriber adoption targets, milestone buildouts, disincentive fees and other mechanisms outlined in the contract.

7. What will the FirstNet Network provide first responders that they don't have today?

Today, in emergencies and at large events, heavy public use can lead to wireless communications networks becoming overloaded and inaccessible. In those instances, public safety users are treated the same as any other commercial or enterprise user, and communications can be limited due to congestion and capacity issues.

With the FirstNet Network, public safety will get a dedicated 'fast lane' that provides highly secure communications every day and for every emergency. It will deliver specialized features to public safety that are not available on wireless networks today – such as priority access; more network capacity; and a resilient, hardened connection. The Network will deliver more than just a public-safety-dedicated wireless connection – it is also creating devices and apps ecosystems that will connect first responders to innovative, life-saving technologies.

8. How will the Network benefit first responders and help them do their jobs better?

FirstNet will improve communications, response times and outcomes for first responders from coast-to-coast, in rural and urban areas, inland and on boarders – leading to safer, and more secure communities. The Network will provide first responders with innovation and robust capacity so they can take advantage of advanced technologies, tools and services during emergencies, such as:

- Applications that allow first responders to reliably share videos, text messages, photos and other information during incidents in near real-time;
- Advanced capabilities, like camera-equipped connected drones and robots, to deliver images of wildfires, floods or other events;
- Improved location services to help with mapping capabilities during rescue and recovery operations; and
- Wearables that could relay biometric data of a patient to the hospital or alert when a fire fighter is in distress.

Network technology will also be tested and validated through the [FirstNet Innovation and Test Lab](#), located in Boulder, CO, so first responders will have the proven tools they need in disasters and emergencies.

9. What's next for FirstNet and when is it available?

All 50 states, three U.S. territories and Washington, D.C., have "opted in," to FirstNet, meaning each has accepted its individual State Plan detailing how the network will be deployed in their state/territory. (Two other territories have until March 12, 2018, to make their determinations.)

The First Responder Network Authority's public-private partnership with AT&T provides first responders with immediate access to mission-critical capabilities over the FirstNet network. This includes priority and preemption features that give first responders their own 'fast lane' on the public safety network to communicate and share information during emergencies, large events, or other situations when commercial networks could become congested. FirstNet is the only broadband network to provide ruthless preemption for public safety.

Key FirstNet milestones and activities planned for 2018 include:

Expanding the Network and Building Out Band 14: The First Responder Network Authority will issue work orders to deploy the RANs early 2018. This will give AT&T the green light to expand FirstNet's footprint and deploy Band 14 capacity and coverage throughout the nation, providing first responders with the bandwidth and mission critical connections they need to communicate, share information, and use innovative technologies every day and in every emergency.

Driving public safety innovation: FirstNet is also unlocking a new technology marketplace for public safety, enabling first responders to benefit from advancements in innovation. The FirstNet App store will be filling up with FirstNet-approved mobile apps that are optimized for public safety use over the Network.

Securing emergency communications: FirstNet's first-of-its-kind core infrastructure will give first responders the dedicated, highly secure, non-commercial network they deserve. On schedule to be operational in March, the FirstNet public safety core will provide full encryption of public safety data over FirstNet and provide end-to-end cyber security. FirstNet subscribers will also have access to a dedicated Security Operations Center, offering 24/7/365 support.

Engaging with public safety: The First Responder Network Authority will continue to engage with public safety in the states, territories, federal agencies, and tribal nations to ensure the network meets their needs and incorporate their feedback in the design of future FirstNet products and services.

10. How can I learn more?

Stay up-to-date on the First Responder Network Authority activities and the building and deployment of FirstNet at www.firstnet.gov. Follow us on [Twitter](#), [Facebook](#) and [YouTube](#).





May 16, 2019

Douglas Miles
Planning Manager
Prince George Planning & Zoning
6602 Courts Drive
Prince George, VA 23875
(804) 722-8678

Re: Proposed 195' monopole-style wireless telecommunications facility located at 9000 Prince George Drive, Disputanta, VA 23842 (Parcel ID # 350(0A)-004-0) by Beacon Towers- Tower Removal Letter

Dear Mr. Miles,

Please accept the signed statement below as confirming the Tower and Siting Guidelines of the Prince George County Code of Ordinances:

Beacon Towers, its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to assure the proposed communications tower, which is no longer used for communications purposes for a continuous period of ninety (90) consecutive days, will be dismantled and removed upon receiving written notice from Prince George County, Virginia.

Please contact me should you have any questions.

A handwritten signature in black ink, appearing to read "Michael J. Miles".

**SPECIAL EXCEPTION REQUEST
PLANNING COMMISSION SUMMARY REPORT**

CASE NUMBER: SE-19-04

APPLICANTS: Judy Bland, Pamela Bland, & Stephanie Bland Harris

LOCATION: East of Interstate 95 & on the south line of Tavern Road

TAX MAPS: 430(OA)00-033-C & 430(OA)00-035-B

REQUEST: Special Exception to permit an Assembly Hall

EXISTING ZONING: R-A, Residential Agricultural Zoning District

EXISTING USE: Vacant/Farming

PROPOSED USE: Assembly Hall Use

UTILITIES: Well and Septic

REAL ESTATE TAXES: No Delinquent taxes are owed to the County

MEETING INFORMATION:

Planning Commission: Thursday, June 27, 2019 at 6:30 p.m.

Board of Supervisors: Tuesday, August 13, 2019 at 7:30 p.m.

ATTACHMENTS:

1. Staff Report and GIS Map
2. Special Exception Application

PLANNING COMMISSION STAFF REPORT

SPECIAL EXCEPTION CASE SE-19-04

JUDY BLAND, PAMELA BLAND, AND STEPHANIE BLAND HARRIS

PUBLIC HEARING DATE: JUNE 27, 2019

Request:

A Special Exception to permit an Assembly Hall use in a R-A, Residential – Agricultural District.

Case Summary:

The applicants are proposing to operate an assembly hall use to host small to medium-sized events such as weddings, receptions, business meetings, conferences, and family reunions on two parcels of 66.54 acres. The proposed days and hours of operation on site are Sunday through Saturday from 9:00 am until 11:00 pm for scheduled events. The applicants have proposed the addition to the site of a 1,324 square foot metal pre-engineered building, which would allow for a total of 110 total building occupants.

Comprehensive Plan:

The Comprehensive Plan identifies this area as appropriate for residential land uses along Tavern Road. The subject properties are located near US 301 and not far from the Interstate 95 Exit 45.

Existing Use and Surrounding Zoning:

The subject properties are zoned R-A, Residential Agricultural and are vacant or in farm use.. The properties to the north, south, and east are zoned R-A and contain single family dwellings. The properties to the west on the opposite side of Interstate 95 are zoned B-1, and contain business, retail and mini-storage land uses.

Building Inspections: Dean Simmons, CBO, Building Official – Fire Official:

The Inspections Division has reviewed this assembly hall request and it has been evaluated under the provisions of the 2015 Virginia USBC and the 2015 Virginia SFPC. The structure and use as proposed, meets the intent of code and will need to be permitted and meet all requirements of the 2015 Virginia USBC and the 2015 Virginia SFPC. There are no further comments at this time.

Contact: (804) 722-8659 or via e-mail dsimmons@princegeorgecountyva.gov

VDOT – Petersburg Residency: Paul Hinson, PE, LEED AP

The Virginia Department of Transportation (VDOT) has indicated that the proposed use will require a VDOT commercial entrance. In addition, Tavern Road (SR 626) has a functional classification of Urban Major Collector with an average annual daily traffic county of 2,914 and a posted speed limit of 45 MPH. The proposed commercial entrance on Tavern Road will be required to comply with VDOT's Access Management spacing criteria as listed in Table 2-2 in Appendix F of the Road Design Manual. The minimum allowable spacing between full access entrances or intersections is 335 feet.

Contact: (804) 863-4012 or via e-mail at paul.hinson@VDOT.virginia.gov

VDH – Prince George Office: Alice Weathers, Environmental Health Specialist, Sr.

The Virginia Department of Health (VDH) has indicated that because this proposed project will be for commercial use, a Private AOSE/OSE and/or Engineer (PE) will need to address the issues of water usage for the bathrooms, janitor's sink, drinking fountain, etc. The largest estimated occupancy is listed in the letter from KEi as being 190 occupants.

A Private AOSE/OSE and/or Private Engineer (PE) will need to determine the sewage disposal design and treatment, if required, to include a waste characterization letter from a PE. A site and soil evaluation will also need to be included with the design information.

The food prep room (caterer's kitchen) is described as being only for the caterer's use to setup and prepare for serving food; not a full service kitchen, but with power, counter space and sinks provided. As described, no food is to actually be prepared in this kitchen area. However, the issue of clean up needs to be addressed. Will the caterer's dishes be washed there? Will there be a three compartment sink? Will there be hand wash sink(s)? Will there be a grease trap for the possible fats, oils and greases that may be disposed of during cleanup? More information is needed about the kitchen operation.

Item #6 in the letter from Pamela Bland dated May 17, 2019 states that "Caterers will comply with all state and county health codes." Caterers are generally associated with a mobile food unit or restaurant which requires them to be inspected and have a permit.

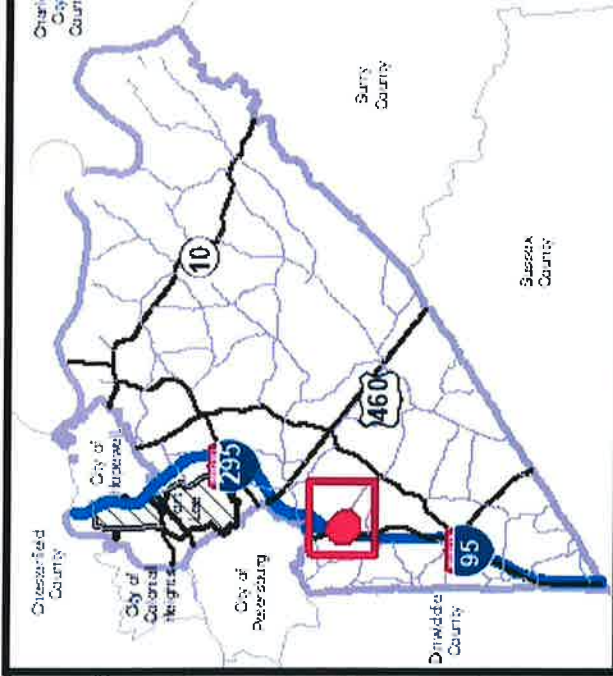
Contact: (804) 733-2630 or via e-mail at alice.weathers@vdh.virginia.gov

Recommendation:

Staff recommends Approval of the proposed assembly hall use provided that the impact upon the surrounding property owners is minimal. Staff has proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements:

1. This Special Exception is granted for an Assembly Hall use to Judy Bland, Pamela Bland, and Stephanie Bland Harris and is not transferable and it does not run with the land on Tax Maps 430(0A)00-033-C & 430(0A)00-035-B.
2. The applicants will be required to provide staffing for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each Assembly Hall event expected to exceed 75 event attendees.
3. A five hundred (500) foot line of sight at the entrance shall be maintained in accordance with VDOT requirements.
4. Any temporary food service carts, portable toilets and hand washing stations that may be used for events shall be approved by the State Health Department for the assembly hall events. Proper litter control measures shall be put in place at the assembly hall events with the use of both trash containers and recycling bins.
5. The Assembly Hall days and hours of operation shall be Sunday through Saturdays 9:00 am until 11:00 pm.
6. One (1) internally illuminated, freestanding sign no greater than sixty (60) square feet may be placed for directional purposes near the main entrance located outside of the VDOT right-of-way and meeting a twenty (20) foot setback. The sign shall have a monument style base or include lattice, and shall include plantings as approved by Planning during the sign permit review process. All other temporary signs shall be removed from the premises once the permanent freestanding sign has been erected on the premises.
7. Portable signs, to include flashing arrow signs, shall not be permitted on the premises once the permanent freestanding signage has been approved and erected on the premises for this land use.
8. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
9. The applicants shall have all required State permit approvals that may include a VDOT Commercial Entrance Permit, a Virginia Department of Health – Office of Drinking Water (ODW) permit and all local permits before the use of the assembly hall building.
10. This Special Exception shall become null and void if the use of an assembly hall is abandoned for a period of twenty-four (24) consecutive months.
11. This Special Exception may be revoked by Prince George County or by 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.

Special Exception Case:
SE-19-04
Next to
2815 Tavern Road



Tavern Rd

Timber Rd

Subject Property

 Assembly Hall Request





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

OFFICE USE ONLY

APPLICATION #:

SE-19-04

DATE SUBMITTED:

MAY 23 2019

ZONING ORDINANCE

SECTION:

(PLEASE FILL-IN ALL BLANKS)

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

Judy Bland, Pamela Bland, Stephanie Bland Hussis

ADDRESS:

2815 TAVEN Rd

CITY:

S. Prince George

STATE:

VA

ZIP CODE:

23805

PHONE NUMBER:

513-349-9992 / 804-8610009

E-MAIL ADDRESS:

Proscelia.bland@AOL.com / JKB4413@AOL.com

TAX MAP OF SUBJECT PARCEL:

430 0A 00033C & 430 0A 000 35B

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK ^{WF 13} 467 PAGE ³⁹ 550

Date

DEED RESTRICTIONS:

ACREAGE: 39.9 + 26.63

PARTIAL PARCEL:

SUBDIVISION:

TOTAL 66.53

☐ YES

☒ NO

PRESENT USE:

Residential & Agriculture

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

PRESENT ZONING:

R-A

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

NAME:

ADDRESS:

CITY:

STATE:

ZIP CODE:

PHONE NUMBER:

E-MAIL:

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

Please See ATTACHED letter dated May 17, 2019

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: Paul C. R. Oland DATE: 18 May 2019

MAILING ADDRESS: 10918 Foxmore Ave

CITY/STATE/ZIP: Henrico, VA

PHONE NUMBER: 513-349-9992

E-MAIL ADDRESS: protectionbland@aol.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: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 18th day of May, 2019.

My Commission expires: 12/31/2021 Caylin Antonia Pitts
Notary Public

CAYLIN ANTONIA PITTS
NOTARY PUBLIC
REGISTRATION # 7755765
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2021

AFFIDAVIT

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: Judy K Bland DATE: 21 May 2019
MAILING ADDRESS: 2312 Chemin Rd
CITY/STATE/ZIP: 5 Prince George, VA
PHONE NUMBER: 804 861 0009
E-MAIL ADDRESS: JKB 4413 @ Aol.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: Pamela Bland
MAILING ADDRESS: 10918 Foxmorse Ave
CITY/STATE/ZIP: Richmond, VA 23233
PHONE NUMBER: 513 - 349 - 9992
E-MAIL ADDRESS: Pcoenelia.bland @ Aol.com

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 21st day of May, 2019.

My Commission expires: 05-31-2020, 20

Jasmine Nicole Lee

Notary Public



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: Stephanie S. HarrisDATE: May 22, 2019MAILING ADDRESS: 2312 Chernid RdCITY/STATE/ZIP: S Prince George, VAPHONE NUMBER: 804-861-0009 / 919-923-0380E-MAIL ADDRESS: OKB 4413@aol.com / StephanieKBlande@aol.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: Pamela BlandMAILING ADDRESS: 10918 Foxmoore AveCITY/STATE/ZIP: Richmond, VA 23233PHONE NUMBER: 513-349-9992E-MAIL ADDRESS: Pcoanelia.bland@aol.com

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 22 day of May, 2019My Commission expires: 10/31, 2022

Notary Public

PAUL ZEPHRIAH MULLIN

Notary Public

Commonwealth of Virginia

Reg. # 7554380

My Commission Expires October 31, 2022

AFFIDAVIT

SALES RECEIPT

Prince George County

The Department of Community

Development & Code Compliance

Phone (804) 722-8659

Fax (804) 722-0702

Sold To **PAMELA BLAND**

10918 FOXMOORE AVE

HENRICO, VA 23233

Phone 5133499992

Transaction #	Payment Method	Account	Sale Date
26781	Manual Entry Personal Check	T251....0360	5/23/2019 1:56:54 PM
Trace #	Approval Code		
1400310000031806555000	3248		
Application #	Qty	Item	
AP-44125	1.00	Special Exception	\$700.00
		Total	700.00

I acknowledge receipt of goods and/or services in the amount of the total shown herein. When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer (EFT) or draft drawn from your account, or process the payment as a check transaction. You also authorize us to process credit adjustments, if applicable. If your payment is returned unpaid, you authorize us to collect your payment and the Return Fee amount below by EFT(s) or draft(s) from your account. If you are presenting a corporate check, you make these representations as an authorized corporate representative. Please note that any returned check is subject to a 50.00 charge and Questions? Call 1-800-366-2425.



January 28, 2019

PROGRAMMING REPORT

PROJECT

KEi Architects is tasked to provide a concept design for renovating an existing metal pre-engineered building and creating an addition. A structural analysis was being performed on the existing structure to see if it can be salvaged. The analysis is attached to this report. Regardless of the outcome of the analysis, the concept design assumes an assembly space similar in size to the existing structure.

LOCATION

The property is located at 2815 Tavern Road, in South Prince George County, VA. The property is currently zoned R-A, Residential Agricultural. The property will probably require a special use permit for the building based upon this zoning.

ROOMS AND SQUARE FOOTAGE

In the table below, KEi has provided a list of rooms with square footages for each scheme. Additional notes have been provided for each room. Refer to concept schemes for location of spaces.

ROOM	SCHEME 1	SCHEME 2
1. Assembly	1,325	1,325
2. Men's Bathroom	125	100
3. Women's Bathroom	140	100
4. Storage	160	180
5. Office	130	100
6. Men's Dressing Room	190	200
7. Women's Dressing Room	190	250
8. Food Preparation	260	195
9. Circulation	90	200
10. Mechanical	80	58
TOTAL	2,690	2,708

1. Assembly

- a. The assembly room's square footage is based upon the existing structure's size of 30'-0" x 48'-0". The estimated square footage of the assembly space is 1,325. Based upon the following, the approximate occupancy load for this room is 89 occupants at 15 net (tables and chairs) and 190 at 7 net (chairs only). For purposes of this report, we have assumed approximately 110 total building occupants. Although easier in Scheme Two, the assembly space, in both schemes, can be set up for two configurations. Projectors (or flat screen

TVs) and sound systems can easily be set up and wired for these configurations. Both schemes allow for spill-out onto a large porch. The porch extends approximately 16'-0".

2. Bathrooms (Men's and Women's)
 - a. Bathrooms shall be made accessible. The number of fixtures is based upon the approximate occupancy count. Materials shall consist of ceramic tile on the wall and floors with solid surface countertops. Refer to code section for plumbing fixture count.
3. Storage
 - a. The storage space is used to store predominantly tables and chairs.
4. Office
 - a. The office is for the administrative and operational functions of the facility.
5. Men's Dressing Room (Men's and Women's)
 - a. Each room shall have a countertop. We also suggest adding audio-visual infrastructure to these rooms.
6. Food Preparation
 - a. The purpose of the food preparation room is for a caterer to be able to setup and prepare for serving food. It is not a full-service commercial kitchen. This room shall provide plenty of power, counterspace, and sinks.

PRELIMINARY CODE INFORMATION

The occupancy for this structure would be Assembly (A-2) and Type V construction. Type V construction allows a maximum of 1 story, 40 feet in height, and 6,000 square feet. Either scheme is well within the requirements. Other construction types could be chosen if it allows for more economical construction. The building would not need fire sprinklers. For either scheme, a conservative approach was taken for plumbing fixture counts. Each restroom requires 2 toilets and 1 sink. There will be a requirement for 1 janitor's sink and a water fountain which can be accommodated within each scheme.

DESIGN CONCEPTS

The design intent of the structures is to capture a country setting for wedding and/ or party receptions. The exterior of the building would be vertical painted wood or cementitious (hardi-plank) siding. Adding a graphic to the side of the building facing Tavern Road would be a great feature. Refer to images on concept board. This would be in keeping with the barn aesthetic and be a way to create signage for the facility. The roof would be metal standing seam. Windows would be non-operable and metal. Doors could be wood or metal and full lite glass. We suggest having operable exterior sliding barn doors that would cover certain door openings and windows. This would complete the aesthetic and also provide security when the building is not in use. There is a covered exterior patio that is connected to main assembly space. A simple color palette should be used on the exterior. Refer to images on concept board. Ideally, white with accents of black or a "Charleston green". This color palette may or may not continue into the interior. For evenings, exterior shall be place on and around the building to create an "experience" and accentuate the building's character.

The interior space would continue the barn aesthetic in public spaces such as the assembly space, dressing rooms, and office. Reclaimed wood could be used as an interior finish on the walls of any space. It could be painted or left natural. We would have exposed roof trusses. This would maximize the volume of spaces and continue that barn aesthetic. The trusses could be painted or left natural. Lighting could be kept simple or be dramatic depending on how the design progresses. Refer to interior images on the

concept board. Mechanical ductwork would be exposed. Whether painted or not, the exposed ductwork would complement the various spaces and remain within the required aesthetic.

We appreciate the opportunity to present this programming document and structural analysis. If you have any questions regarding these documents, please do not hesitate to contact us.

Respectfully submitted,
KEi Architects



Lynden P. Garland, AIA
Principal

Pamela C. Bland

10918 Foxmoore Ave.

Henrico, VA 23233

Telephone: 513-349-9992

Email: pcorneliabland@aol.com

May 17, 2019

Request for Special Exception

Dear Planning Commission,

It is the Bland Family's desire to open an assembly hall on part of our farm, located at 2815 Tavern Rd, South Prince George County. We are seeking a special exception to allow it to be built and operated on our farm. The purpose of the assembly hall will be to host small to medium sized events such as wedding, reception, business meetings, conferences, and family reunions. The Bland Farm would be an ideal venue for those seeking a tranquil and safe environment for their events. It will be called **County Chic Venue at Bland Farm**.

The farm was the home of the late Samuel L. Bland (Chairman of the Board of Supervisors). He purchased the farm in the 1950's and farmed the land. Much of the land still being farmed today. We hope to continue the farming tradition on the land not being used for the venue. We want to maintain the original aesthetic of Prince George hence the term County and the Modern State of the Art Barn Venue, hence the term "Chic" for the County Chic Venue at Bland Farm. We feel that this venue would enhance tourism for the county. The Farm is in close proximity to the new PG Gateway off exit 45 on I-95, several hotels and restaurants.

KEI Architecture (100 W Franklin Street, Suite 400, Richmond Va 23220) has provided a concept design and basic explanation of the proposed structure to be built in compliance with the current state codes and county codes.

It is our goal to comply with federal, state, and county regulations. The following conditions are offered:

1. We request the special exception be granted to Judy Bland, Pamela Bland, and Stephanie Bland Harris.
2. The assembly hall will take the appropriate measures to ensure compliance with the county noise ordinance as adopted and enforced by the police department.
3. If determined necessary, an off duty police officer will be hired for traffic control at the entrance (either Tavern Rd. or Timber Rd.). Additionally, the PG Police Department will be

notified thirty (30) days in advance of any events that will exceed 75 persons. A 500' line of sight at the entrance will be maintained in accordance with VODT requirements.

4. The Assmble hall hours of operation will be from 9a-11pm, Sunday through Saturday as booked events. Set up and prep time for events may start earlier but will not be open to the public.

5. An onsite trash receptacle will be in place for disposal of litter and recyclable materials.

6. Caterers will comply with all state and county health codes.

7. County Chic Venue at Bland Farm will be handicapped accessible.

8. We will ensure that the Planning Commision and District One representative are kept informed of the developement and construction by applying for and seeking approval of all required permits. Class A contractors will be used to build the venue.

It is our sincere hope to build this business in our hometown of Prince George on our farm.

We are available to answer any questions by email or telephone.

Sincerely,

Pamela C. Bland

513-349-9992

10918 Foxmoore Ave, Henrico, VA 23233

Judy Bland

804-861-0009

2312 Chemin Rd., S. Prince George VA 23805



January 28, 2019

PROGRAMMING REPORT

PROJECT

KEi Architects is tasked to provide a concept design for renovating an existing metal pre-engineered building and creating an addition. A structural analysis was being performed on the existing structure to see if it can be salvaged. The analysis is attached to this report. Regardless of the outcome of the analysis, the concept design assumes an assembly space similar in size to the existing structure.

LOCATION

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ROOMS AND SQUARE FOOTAGE

In the table below, KEi has provided a list of rooms with square footages for each scheme. Additional notes have been provided for each room. Refer to concept schemes for location of spaces.

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TVs) and sound systems can easily be set up and wired for these configurations. Both schemes allow for spill-out onto a large porch. The porch extends approximately 16'-0".

2. Bathrooms (Men's and Women's)
 - a. Bathrooms shall be made accessible. The number of fixtures is based upon the approximate occupancy count. Materials shall consist of ceramic tile on the wall and floors with solid surface countertops. Refer to code section for plumbing fixture count.
3. Storage
 - a. The storage space is used to store predominantly tables and chairs.
4. Office
 - a. The office is for the administrative and operational functions of the facility.
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 - a. Each room shall have a countertop. We also suggest adding audio-visual infrastructure to these rooms.
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 - a. The purpose of the food preparation room is for a caterer to be able to setup and prepare for serving food. It is not a full-service commercial kitchen. This room shall provide plenty of power, counterspace, and sinks.

PRELIMINARY CODE INFORMATION

The occupancy for this structure would be Assembly (A-2) and Type V construction. Type V construction allows a maximum of 1 story, 40 feet in height, and 6,000 square feet. Either scheme is well within the requirements. Other construction types could be chosen if it allows for more economical construction. The building would not need fire sprinklers. For either scheme, a conservative approach was taken for plumbing fixture counts. Each restroom requires 2 toilets and 1 sink. There will be a requirement for 1 janitor's sink and a water fountain which can be accommodated within each scheme.

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The interior space would continue the barn aesthetic in public spaces such as the assembly space, dressing rooms, and office. Reclaimed wood could be used as an interior finish on the walls of any space. It could be painted or left natural. We would have exposed roof trusses. This would maximize the volume of spaces and continue that barn aesthetic. The trusses could be painted or left natural. Lighting could be kept simple or be dramatic depending on how the design progresses. Refer to interior images on the

concept board. Mechanical ductwork would be exposed. Whether painted or not, the exposed ductwork would complement the various spaces and remain within the required aesthetic.

We appreciate the opportunity to present this programming document and structural analysis. If you have any questions regarding these documents, please do not hesitate to contact us.

Respectfully submitted,
KEi Architects


Lynden P. Garland, AIA
Principal

RESOLUTION

A RESOLUTION DETERMINING THAT THE 150 MW SOLAR ELECTRIC GENERATING FACILITY APPROVED PURSUANT TO SE-18-01 IS SUBSTANTIALLY IN ACCORD WITH THE PRINCE GEORGE COUNTY COMPREHENSIVE PLAN

WHEREAS, on or about May 24, 2018, Fort Powhatan Solar, LLC (the “Applicant”) filed an application (the “Application”) for a special exception (“SE”) to allow the development and operation of a 150MW (AC) renewable energy generating facility (the “Solar Facility”) on Tax Map Parcels 280(0A)00-042-0, 170(0A)00-003-0, 170(0A)00-001-0, 170(0A)00-006-0 and 180(0A)00-001A(the last parcel subsequently being withdrawn)(collectively, the “Property”); and

WHEREAS, on April 26, 2018, the Prince George County Planning Commission held a public hearing on the Application where information on the proposed Solar Facility was provided by the Applicant and planning staff, including information related to the relevant provisions Prince George County Comprehensive Plan; and

WHEREAS, the Planning Commission deferred the Application to May 24, 2018, at which time it voted to recommend that the Board of Supervisors (the “Board”) approve the SE for the Solar Facility, and the Board approved the SE on June 12, 2018; and

WHEREAS, the Planning Commission believes that the general location or approximate location, character, and extent of the Solar Facility is substantially in accord with the Prince George County Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Prince George County Planning Commission, that pursuant to *Code of Virginia* § 15.2-2232, the general location or approximate location, character, and extent of the Solar Facility is substantially in accord with the Prince George County Comprehensive Plan.

A Copy Teste:

Percy C. Ashcraft, County Administrator

May 28 Meeting Recap

BOS Approves Grant Funding for New School Resource Officers

The Board of Supervisors at its May 28 meeting gave its approval for the receipt of a grant, appropriation of expenditures, and a local match from General Fund Contingency for the continuation of one School Resource Officer and three (3) additional School Resource Officers.

On February 26, 2019, the Police Chief received the Board's authorization to apply for Department of Criminal Justice Services School Resource Officer (SRO) grants. On May 14, 2019 the Police Chief received notice that all four FY2019-2020 grants were approved. Each grant is for a total of \$70,000 of which \$53,263 is grant funding and \$16,737 is the required local match.

The grants include a continuation of one existing SRO at North Elementary and three (3) additional, new SROs at Walton, South and Beazley.

Other matters to come before the BOS at its worksession & meeting:

- Received a report on the regulation of Tannerite and Discharge of Firearms
- Received a report on the proposed new sign Ordinance.
- Received a report on Police In-Car Cameras.
- Approved on consent and presented a commendation to Officer Joseph LaVigne for Correctional Officer of the Year.
- Approved on Consent the adoption of the Revised Emergency Operations Plan for the County of Prince George.
- Approved on Consent a request of the Rotary Club of Prince George for a waiver of certain permit fees associated with the application of a three-year annual special event permit.
- Approved on consent and presented a commendation to Case Manager Amanda S. Binford for Social Worker of the Year.
- Unanimously approved proposed revisions to the Prince George County Personnel Policy regarding Employee Grievance Procedures.

- Unanimously approved the recommendation of four appointments to the Crater Regional Workforce Development.
- Unanimously approved July 5, 2019 as County Government Holiday.