

**BOARD OF SUPERVISORS
PUBLIC HEARING
STAFF REPORT**

SUBJECT: **SPEX-2020-0020 & SPMI-2020-0008,
AT&T – Morrisonville**

ELECTION DISTRICT: Catoctin

CRITICAL ACTION DATE: September 14, 2021

STAFF CONTACTS: Rob Donaldson, Project Manager, Planning and Zoning
Alaina Ray, AICP, Director, Planning and Zoning

APPLICANT: Jesse Bird, American Tel. & Telegraph Co.

PURPOSE: To consider a Special Exception (SPEX) to allow a 125-foot-tall Monopole and related equipment compound in the Agricultural Rural-1 (AR-1) zoning district and a Minor Special Exception (SPMI) to allow a Monopole on top of the Short Hill Mountain ridgeline.

RECOMMENDATIONS:

Planning Commission: At the Planning Commission (Commission) Public Hearing on June 22, 2021, the Commission denied a concurrent Commission Permit (CMPT) application (CMPT-2020-0005) and forwarded (6-3: Salmon, Frank, and Miller opposed) the SPEX¹ application to the Board of Supervisors (Board) with a recommendation of denial based on the attached Findings for Denial (Attachment 1).

Staff: Staff cannot support Board approval. The proposal does not comply with the *Loudoun County 2019 General Plan* (2019 GP) or the *Strategic Land Use Plan for Telecommunication Facilities* (Telecommunications Plan) policies to protect the viewshed of Short Hill Mountain. However, should the Board support the proposal, staff has prepared Conditions of Approval (Attachment 2) which address visual impact and other issues identified during County review. The Office of the County Attorney has approved the Conditions to legal form, and the applicant agrees with the Conditions. The applications are ready for action.

¹ SPMI-2020-0008 was not acted on by the Planning Commission as SPMI applications are only heard by the Board of Supervisors.

APPLICATION INFORMATION:	
APPLICANT: Jesse Bird American Tel. & Telegraph Co. of VA	REPRESENTATIVE: Gregory E. Rapisarda Saul, Ewing, Arnstein & Lehr LLP 410-332-8963 Greg.Rapisarda@saul.com
PARCELS/ACREAGE:	
PIN	Acreage
477-38-7669	175.542
ACCEPTANCE DATE: October 15, 2020	LOCATION: 12355 White Rock Rd, Purcellville, VA 20132
ZONING ORDINANCE: Revised 1993	EXISTING ZONING: Agricultural Rural-1 (AR-1)
POLICY AREA: Rural	PLACE TYPE: Rural North

CONTEXT:

Location/Site Access – The Subject Property is located north of Charles Town Pike (Route 9) and west of Berlin Turnpike (Route 287). The site is upslope and east of Neersville and Harpers Ferry Road.

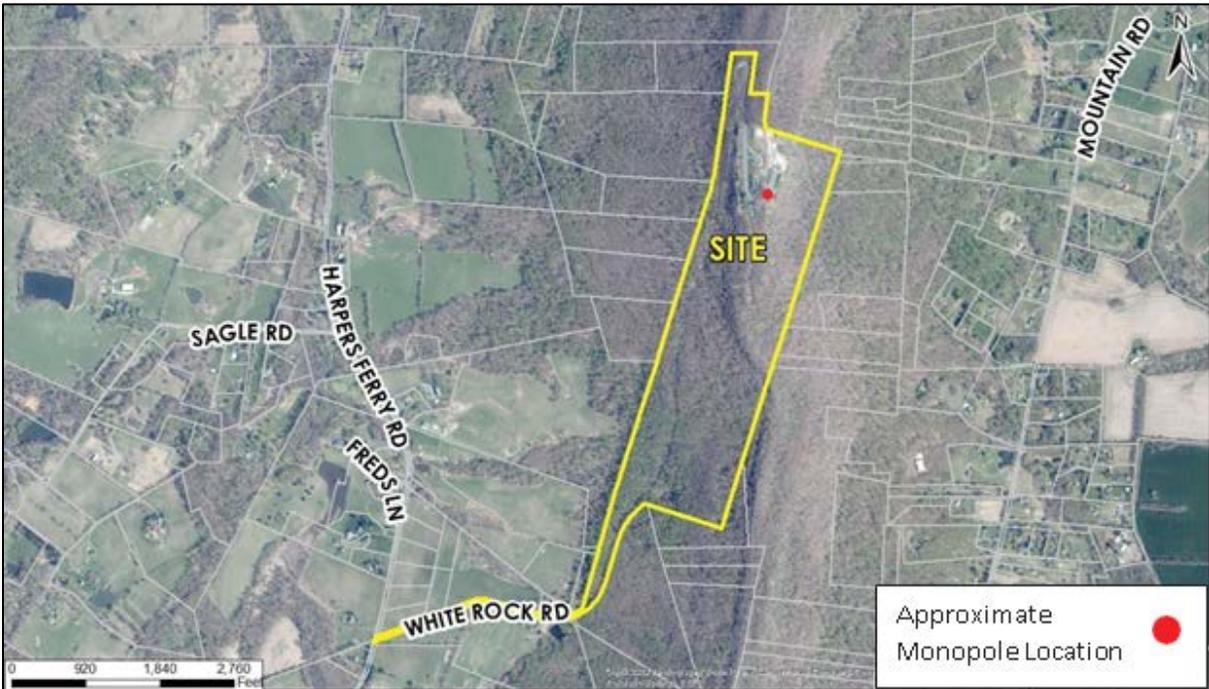
Existing Conditions – Currently the site is developed with an AT&T telecommunications compound. Said compound is comprised of several buildings on the northern side of the parcel. The parcel of land is 175.542 acres; however, the developed area is approximately six acres. The surrounding area remains undeveloped and is wooded with steep slopes.

Surrounding Properties – The site is surrounded by wooded land, and agricultural and rural properties with scattered single-family homes.

	<i>Land Use</i>	<i>Zoning District(s)</i>	<i>Place Type</i>
<i>North</i>	Wooded Land, Agricultural and Rural Properties, Single Family	AR-1	Rural North
<i>South</i>	Wooded Land, Agricultural and Rural Properties, Single Family	AR-1	Rural North
<i>West</i>	Wooded Land, Agricultural and Rural Properties, Single Family	AR-1	Rural North
<i>East</i>	Wooded Land, Agricultural and Rural Properties, Single Family	AR-1	Rural North

Directions – From Leesburg, head 2.2 miles west on Route 7. Exit onto Route 9 west and continue on Route 9 west for 7.7 miles. At the traffic circle, take the first exit onto Route 9 west/Charles Town Pike. Continue for 1.8 miles and take the first exit onto Route 9 west. In 2.5 miles make a slight right onto State Route 671. Continue for 2.5 miles and make a right onto White Rock Road, the destination will be on the left.

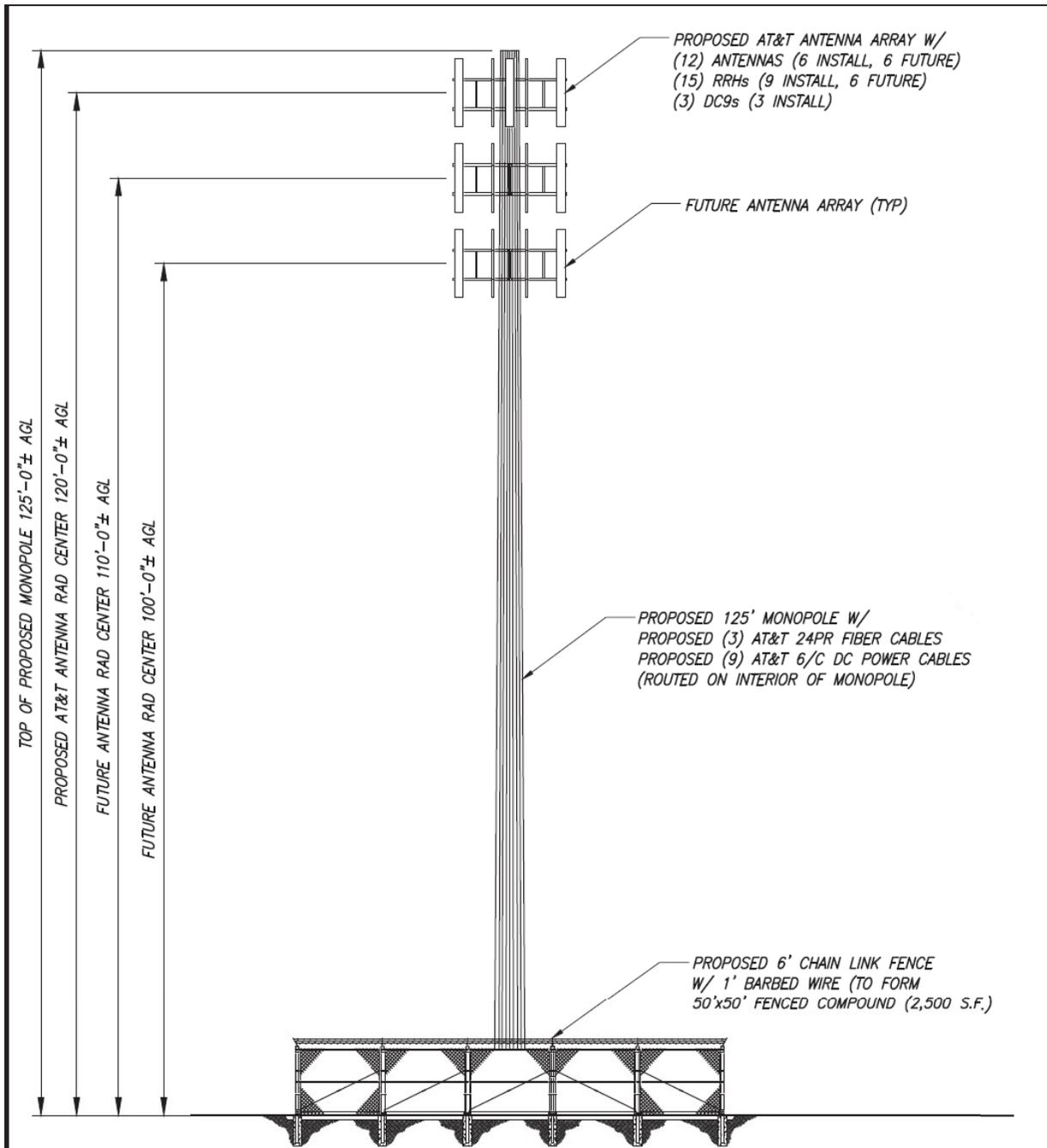
Figure 1: Vicinity Map



PROPOSAL: To locate a Monopole and related equipment compound at the AT&T communications facility site on top of Short Hill Mountain. The applicant has submitted the following applications:

1. SPEX-2020-0020 – A SPEX application to allow a proposed 125-foot-tall Monopole and related equipment compound use in the AR-1 zoning district. The equipment compound will be accessible from an existing gravel drive on the site and will consist of a 50-foot by 50-foot gated compound surrounded by a 6-foot-high chain link fence and a Type C opaque buffer utilizing existing vegetation.
2. SPMI-2020-0008 – A SPMI application to locate the proposed Monopole on top of the Short Hill Mountain ridgeline at the location of the existing AT&T telecommunication facility instead of downslope from the top of the ridgeline as required by the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance) and recommended by the 2019 GP and the Telecommunications Plan.

Figure 2: Proposed Tower Elevation



BACKGROUND: The current communications facility located on Short Hill Mountain in western rural Loudoun County that has been in operation since the 1960's (CMPT-1962-2157). A 160,000-square-foot (SF) expansion of the facility was proposed in 2016 (CMPT-2016-0001 and SPEX-2015-0037), then later withdrawn that same year.

Planning Commission: The Commission held a Public Hearing on [June 22, 2021](#). Several members of the public spoke in opposition to the proposal, citing impact to the historic viewshed of Short Hill Mountain, limited demand for a Monopole at the site, and a lack of responsiveness by the applicant to community feedback. The Commission discussed what constitutes a ridgeline per the Zoning Ordinance, justification for the location of the Monopole, the option of putting Monopoles on either side of the ridgeline, and the impact of the Monopole on the Short Hill Mountain viewshed. The Commission denied a concurrent CMPT application (CMPT-2020-0005) and forwarded (6-3: Salmon, Frank, and Miller opposed) the SPEX application to the Board with a recommendation of denial based on the attached Findings for Denial.

Board of Supervisors: The Board reviewed the Commission's decision to deny the CMPT application at the [July 20, 2021, Board Business Meeting](#) as the 60-day period for the Board to overrule the Commission expired August 21, 2021, during the Board's August recess. The Board overruled (8-1: Buffington opposed) the Commission's denial of CMPT-2020-0005 solely to enable the Board to consider the question of whether the proposed facility is consistent with the Comprehensive Plan during its Public Hearing of the SPEX and SPMI applications on September 14, 2021.

The applicant has held two community meetings: one in-person on May 10, 2018, and a virtual meeting on January 27, 2021. Staff has received two comments on the Loudoun Online Land Applications System (LOLA), in opposition to the request. The staff reports and associated attachments can be viewed online at www.loudoun.gov/lola; search "SPEX-2020-0020."

OUTSTANDING ISSUES: The proposed applications are inconsistent with the policies of the 2019 GP and Telecommunications Plan that call for Monopoles to be located downslope from the ridgeline of Short Hill Mountain to help protect environmental and historic view sheds. Due to this inconsistency, the applications do not meet the Zoning Ordinance criteria for evaluation of SPEX applications.

POLICY ANALYSIS:

Special Exception (SPEX) Criteria for Approval - Zoning Ordinance Section 6-1309 of the Revised 1993 Loudoun County Zoning Ordinance states that in considering a minor special exception or special exception application, six (6) factors shall be given reasonable consideration. These criteria for approval are organized below by category, followed by staff's analysis.

A. Land Use:

ZO §6-1309(1) Whether the proposed minor special exception or special exception is consistent with the Comprehensive Plan. (5) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.

Analysis – Staff has identified significant outstanding land use issues. The Subject Property is governed under the policies of the 2019 GP, which places the property in the Rural Policy Area (RPA) in an area identified as the Rural North Place Type. This Place Type designates the land for mostly agricultural and agricultural supportive uses with limited residential.

The policies of the 2019 GP support the establishment of uses in the RPA that preserve the rural character of the landscape, that are compatible with the dominant rural agricultural land use pattern, and that promote opportunities for the expansion of the County's rural economic and environmental goals. The provision of high-speed wired and wireless telecommunication and broadband service has been identified as a priority to support rural economy uses, home-based businesses, and the daily activities of residents in the RPA. The County's Telecommunications Plan establishes a hierarchy of preferred locations for new commercial public telecommunication facilities in the RPA and acknowledges the importance of maintaining the scenic and historic character of the area. The first preference is for new telecommunication facilities to co-locate on existing buildings and other existing tall structures over 50 feet in height, where possible. Based on County policies, if existing tall structures are not available, new towers or Monopoles may be screened by existing mature vegetation to the maximum amount possible. The 2019 GP also states that Monopoles shall not be located along ridgelines of mountains but downslope from the top of the ridgelines to protect views. Additionally, the proposed location conflicts with 2019 GP policies that call for the protection of the environmental and scenic qualities of the County's mountains and prime viewsheds. Otherwise, telecommunication facilities will be permissible in rural areas only by SPEX and subject to performance standards to mitigate visual impacts.

The proposed location of the application was chosen to provide wireless coverage to the northwestern portion of the RPA, predominantly along segments of Mountain Road and Harpers Ferry Road where large gaps in coverage currently exist. The location provides coverage to both the east and west sides of Short Hill Mountain. In accordance with the location policies of the Telecommunications Plan, the applicant conducted a search for other tall structures in the vicinity and concluded that no such structure existed near the proposed site or within the coverage area.

The Telecommunications Plan encourages Monopoles that are approved by Special Exception to have additional design guidelines so that they better blend in with the surrounding area (see Compatibility analysis below).

The proposal to locate the Monopole on top of the Short Hill Mountain ridgeline is in direct conflict with the 2019 GP and Telecommunications Plan policies that call for Monopoles to be located downslope of the ridgeline.

B. Compatibility:

ZO §6-1309(2) Whether the level and impact of any noise, light, glare, odor or other emissions generated by the proposed use will negatively impact surrounding uses. (3) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels.

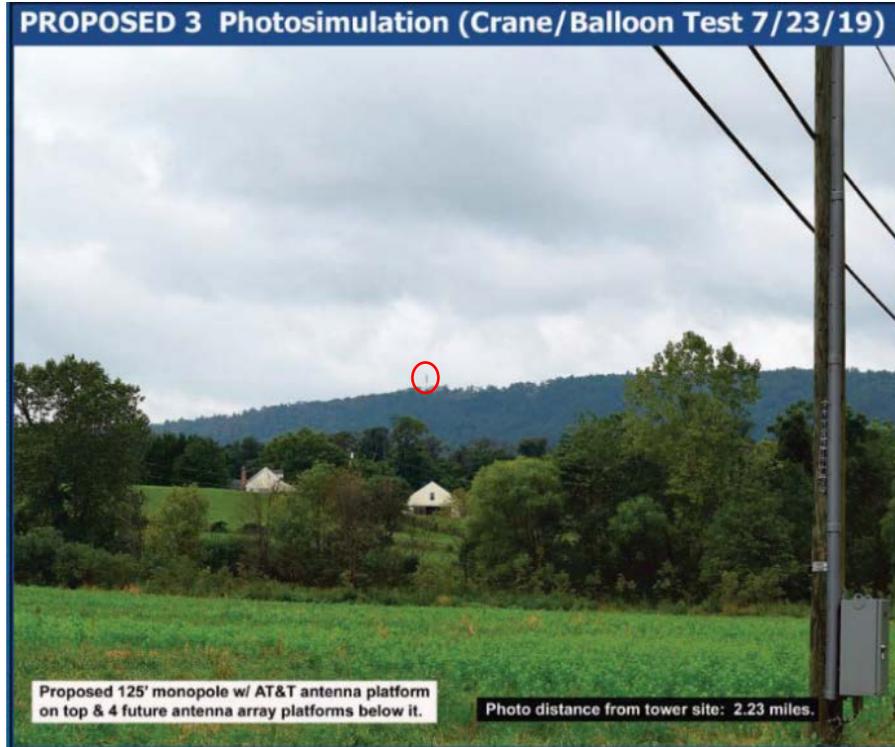
Analysis – Staff finds that the proposed Monopole and associated telecommunications facility are incompatible with its location on top of the Short Hill Mountain ridgeline.

Visual Impact – The Telecommunications Plan calls for Monopoles located on Short Hill Mountain to be installed on the slopes on either side of the ridgeline to help mitigate the visual

impact of the Monopole. In this circumstance the applicant is requesting the Monopole be located on top of the ridgeline at the location of a previously approved communications facility. Although this is a previously disturbed site, the proposed Monopole would be very visible to surrounding properties in the valley and negatively impact the historic and natural viewshed of Short Hill Mountain due to the fact that the proposed 125-foot height is much higher than the existing trees at the site. This is supported by the photo simulations (Attachment 5) submitted by the applicant that show the clear impact of the Monopole on the skyline (see Figure 3 below). Though staff does not support this application, should the Board choose to approve the application Conditions have been developed that would require the antennae, antenna arrays and associated pole-mounted equipment be painted gray to match the coloration of the galvanized metal pole. The gray color would help the Monopole blend in with the skyline from adjoining roadways and properties.

Landscaping and Buffering – The Monopole would be located in an open area on the Subject Property. The Monopole and equipment compound will be surrounded by a six-foot-high chain link fence. Section 5-1404 (B) requires a 25-foot-wide Type C buffer—the highest opacity buffer requiring 120 plantings² per 100 linear feet of required buffer yard between the Monopole and any properties containing vacant land or a single-family home. The applicant intends to utilize the existing vegetation on the property line to meet the intent of a 25-foot-wide Type C Buffer Yard that would normally be required between the site and a property line.

Figure 3: Photo Simulation



² As referenced in the Facilities Standards Manual – Plantings shall be made up of a mix of Large and Small Deciduous, Evergreens, Shrubs, Ornamental Grasses, and Perennial plantings.

C. Environmental and Heritage Resources:

ZO §6-1309(4) Whether the proposed special exception or minor special exception adequately protects and mitigates impacts on the environmental or natural features including, but not limited to, wildlife habitat, vegetation, wetlands, water quality (including groundwater), air quality, topographic, scenic, archaeological or historic features, and agricultural and forestal lands.

Analysis – Staff finds no outstanding environmental or heritage resources issues with the proposed Monopole and associated telecommunications facility as conditioned to limit impact to the existing environmental and heritage resources on site. The Phase I Archaeological Study submitted did not find any archaeological site, cemeteries, burial grounds, or graves in the area of disturbance on the site. The applicant seeks to utilize existing trees as buffering for the site, and these trees will be protected as part of that buffer. If this application moves forward, staff’s recommended Conditions also require the applicant work with the County Urban Forester to continue treating invasive species in the trees utilized as the Type C buffer mentioned above.

D. Transportation:

ZO §6-1309(6) Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities [emphasis added].

Analysis – Staff finds no outstanding transportation issues associated with the proposed Monopole and associated equipment compound. The applicant submitted a traffic memorandum analyzing the impacts of the SPEX use on the site. Per the traffic memorandum, the proposed Monopole and equipment compound will add approximately two trips per month for routine maintenance. The proposed telecommunication facility does not conflict with any existing or planned roadways shown on the *Loudoun County 2019 Countywide Transportation Plan (2019 CTP)* and is projected to have minimal impact upon the public road network.

F. Public Utilities/Public Safety:

ZO §6-1309(6) Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities [emphasis added].

Analysis – The proposed Monopole and associated telecommunications facility can be adequately served by existing public utilities. The proposed telecommunications tower and associated equipment compound will be unmanned. This site is served by Loudoun Heights, Station 26 which provides fire and rescue services with an approximate response time of six minutes.

ZONING ANALYSIS: There are no outstanding zoning issues with the proposed use. The Subject Property is zoned AR-1, where a telecommunications facility is permissible as a Special Exception use. The applicant also has the by-right option to install antennas atop onsite structures where such antennas, combined with the height of the structure, do not exceed 60 feet. This option would not require a CMPT, SPEX, or SPMI application, but would be subject to certain performance standards per Section 5-618(A)(2) of the Zoning Ordinance.

DRAFT MOTIONS:

1. I move that the Board of Supervisors forward SPEX-2020-0020 & SPMI-2020-008, AT&T-Morrisonville, to the October 5, 2021, Board of Supervisors Business Meeting for action. (This motion would require an extension of the critical action date.)

OR

- 2a. I move that the Board of Supervisors suspend the rules.

AND

- 2b. I move that the Board of Supervisors deny SPEX-2020-0020 & SPMI-2020-008, AT&T-Morrisonville, based on the Findings for Denial provided as Attachment 1 to the September 14, 2021, Board of Supervisors Public Hearing Staff Report.

OR

3. I move an alternate motion.

ATTACHMENTS:

1. Findings for Denial
2. Conditions of Approval (August 24, 2021)
3. CMPT and SPEX Plat (March 10, 2021)
4. Statement of Justification
5. Photographic Simulations
6. Review of Agency Comments
7. Response to Referral Comments

FINDINGS FOR DENIAL
SPEX-2020-0020 & SPMI-2020-0008, AT&T - MORRISONVILLE

1. The proposed location of a Monopole on top of the Short Hill Mountain ridgeline is not consistent with the Rural Policy Area Design Guidelines of the *Loudoun County 2019 General Plan* (2019 GP) that says development on ridgelines should be avoided to retain the rural character of the landscape and protect the environmental and scenic qualities of the County's viewsheds.
2. Furthermore, the *Strategic Land Use Plan for Telecommunications Facilities* (Telecom Plan) Design Standards for Rural and Historic Areas, which is a portion of the 2019 GP, specifically states that "Monopoles or tower sites shall not be located along ridge lines but down slope from the top of the ridge lines to protect view of the . . . Short Hill . . ." The proposed monopole would be located directly on top of the Short Hill Ridgeline which would not be consistent with the Telecom Plan.
3. The proposed Monopole Special Exception is not consistent with the Comprehensive Plan (§6-1309(1) of the Zoning Ordinance) for the reasons stated above. Furthermore, the proposed Special Exception is not compatible with the other existing or proposed uses in the neighborhood and on adjacent parcels (§6-1309(3) of the Zoning Ordinance) nor does it adequately protect the natural scenic resources of the area (§6-1309(4) of the Zoning Ordinance) because the proposed monopole on the ridgeline is silhouetted above the existing trees and against the skyline as a visual focal point that interrupts the natural view of the ridgeline when viewed from the surrounding properties on both the east and west side of the property.

CONDITIONS OF APPROVAL
CMPT-2020-0005 & SPEX-2020-0020
AT&T - MORRISONVILLE
August 24, 2021

1. Substantial Conformance. The development of the Special Exception use described in Condition 2 below shall be in substantial conformance with Sheets T-1,1 through 2 and C3 through C6 of the 7 sheet plan set entitled “AT&T MORRISONVILLE, CMPT-2020-0005, SPEX-2020-0020 and SPMI-2020-0008” dated March 10, 2021, as prepared by Infinigy Engineering, PLLC, (the “SPEX Plat”), incorporated herein by reference, and the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”). Approval of these applications for the approximately 0.0574-acre portion of the 175.542 acre property identified as parcel identification number (PIN): 477-38-7669 (the “Property”) shall not relieve the applicant or the owners of the Property (the “Applicant”), or their successors and assigns, from the obligation to comply with and conform to any other applicable Zoning Ordinance, Codified Ordinance, or regulatory requirement.

1. Uses Permitted. This Special Exception grants approval of a 125 Monopole (the “Tower”) and associated proposed telecommunications facility as depicted on Sheets C-3 through C-6 of the SPEX Plat (collectively referenced as the “SPEX Use”) in accordance with Section 5-618(B)(2)(a) of the Zoning Ordinance, and also subject to the Additional Regulations set forth in Section 5-618(B)(3) and 5-618(B)(4) of the Zoning Ordinance.

2. Height. The maximum height of the Tower is limited to 125 feet, as depicted on Sheet C-5 of the SPEX Plat.

3. Materials.
 - a. The Tower shall be constructed with galvanized steel (or a material determined by the Department of Building and Development to be equivalent). The antennas, but not the related hardware mounted behind the antennas, shall be painted grey to match.

 - b. All the associated wiring and conduit for the antennas will be located within the interior of the Telecommunications Tower and identified as such on all land development applications.

 - c. Any paint necessary to substantially conform to these Conditions of Approval shall be applied prior to the operation of the SPEX Use. Any areas where paint becomes damaged, deteriorated, or missing shall be repainted with reasonable promptness, taking into account seasonal weather limitations.

 - d. In order to demonstrate compliance with Conditions 3a-4c, the applicant shall:

- i. With the submission of a Zoning Permit application, provide manufacturer's cut sheets and paint samples for the telecommunications tower, antennas, and related equipment, and;
 - ii. Prior to approval of the final inspection by the Department of Building and Development for the building permit for the SPEX Use, request a final zoning inspection by Zoning Enforcement staff to verify that the SPEX Use is in substantial conformance with the approved SPEX Plat and these Conditions of Approval.
4. Design. Prior to the approval of a Site Plan ("STPL") or Site Plan Amendment ("SPAM") for the SPEX Use, the Applicant shall submit for review and approval by the Zoning Administrator details of the Tower and its design to ensure compatibility with these Conditions of Approval.
5. Cessation of Use. The Applicant shall notify the Zoning Administrator no more than 30 days after cessation of SPEX use. All equipment and facilities associated with the SPEX Use, including the Tower, shall be removed from the Property, and the Property restored as closely as possible to its original condition within 90 days of cessation of all commercial public and public entity telecommunication use. Regarding foundations for any structures, the applicant shall be required to remove foundations to a depth of two feet below the ground surface.
6. Colocation Space. The Tower shall provide colocation space with the capacity to accommodate a minimum of two additional wireless telephone service carriers and/or wireless internet service providers, as shown on Sheet C5 of the SPEX Plat.
7. Landscaping, Buffering and Screening. All buffering and screening shall be depicted on the first STPL or SPAM for the SPEX Use. Landscaping, buffering, and screening shall also comply with the following:
 - a. All landscaping, buffering and screening shown on the STPL or SPAM shall be bonded for installation prior to, or in conjunction with, the approval of the first STPL and/or SPAM for the SPEX Use and shall be installed prior to final bond release. The said final bond release shall not occur until the Applicant has provided (i) written documentation from County Building and Development or Zoning Administration staff that the said landscaping, buffering and screening have been installed, or (ii) written documentation from Zoning Administration staff that the said landscaping, buffering and screening are no longer a prerequisite for final bond release, or (iii) such other documentation or evidence of either of the foregoing which may hereafter be established by the County as suitable confirmation of same. The Zoning Administrator may grant an extension to the time the landscaping, buffering and screening condition must be fulfilled if the Zoning Administrator, in

consultation with the County's Urban Forester, determines that the time commitment for the installation of the landscaping, buffering and screening affects the viability of the landscaping, buffering and screening.

- b. All landscaping, buffering, and screening shown on the STPL or SPAM shall be maintained in good condition and health, and any dead or diseased materials shall be replaced with reasonable promptness, considering seasonal weather limitations.
 - c. All new landscaping shall be composed of Virginia native species.
 - d. The equipment compound shall be enclosed by a vertical chain link fence. The applicant shall maintain such fence regularly over the lifetime of the SPEX Use.
8. Generator Fuel. All generator fuel sources shall be located above ground.

CONDITIONS OF APPROVAL
SPMI-2020-0008
AT&T - MORRISONVILLE
August 24, 2021

1. Substantial Conformance. The development of the Special Exception use described in Condition 2 below shall be in substantial conformance with Sheets T-1 and 1 through 2 and C3 through C6 of the 7 sheet plan set entitled “AT&T MORRISONVILLE, CMPT-2020-0005, SPEX-2020-0020 and SPMI-2020-0008” dated March 10, 2021, as prepared by Point to Point Land Surveyors, (the “SPEX Plat”), incorporated herein by reference, and the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”). Approval of these applications for the approximately 0.0574-acre portion of the 175.542 acre property identified as parcel identification number (PIN): 477-38-7669 (the “Property”) shall not relieve the applicant or the owners of the Property (the “Applicant”), or their successors and assigns, from the obligation to comply with and conform to any other applicable Zoning Ordinance, Codified Ordinance, or regulatory requirement.

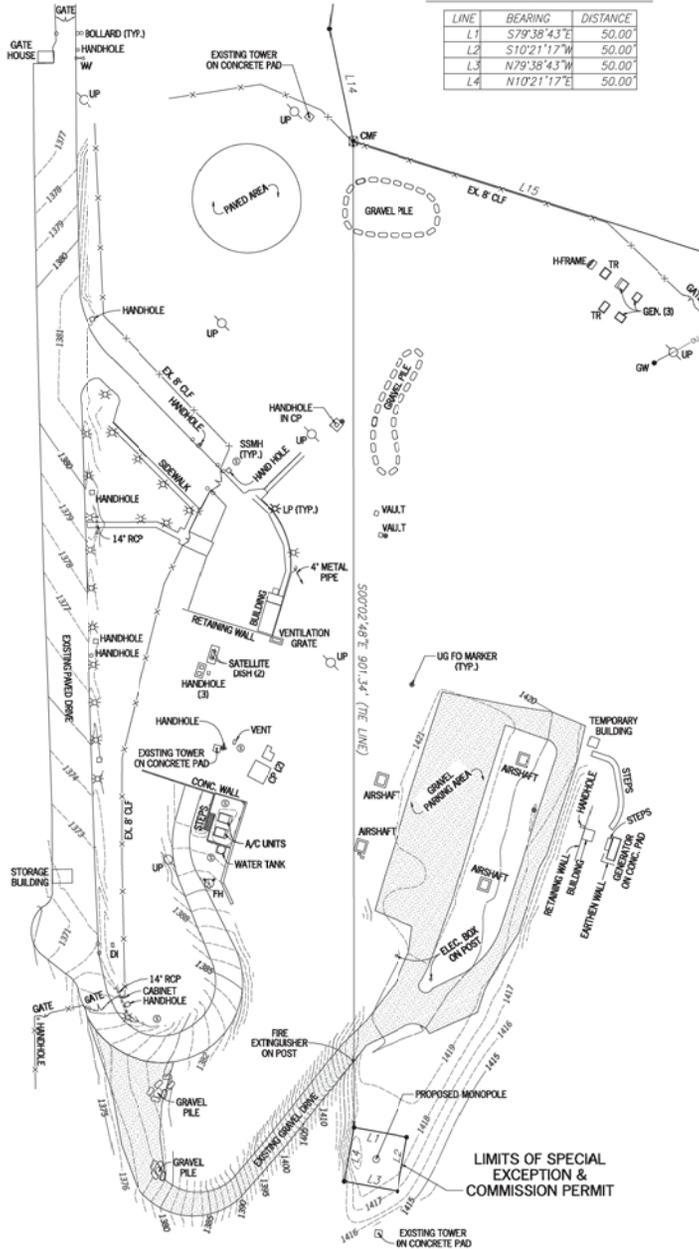
1. Uses Permitted. This Special Exception grants approval of a 125 Monopole (the “Tower”) and associated proposed telecommunications facility on top of Short Hill Mountain as depicted on Sheets C3 through C6 of the SPEX Plat (collectively referenced as the “SPEX Use”) in accordance with Section 5-618(B)(2)(a) of the Zoning Ordinance, and also subject to the Additional Regulations set forth in Section 5-618(B)(3) and 5-618(B)(4) of the Zoning Ordinance.

SPECIAL EXCEPTION NOTES

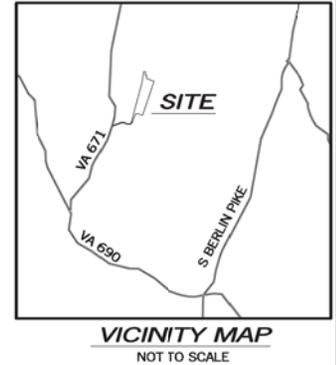
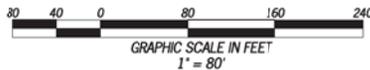
- LIMITS OF THIS SPECIAL EXCEPTION ARE CONFINED TO A 0.0574-ACRE PORTION OF PARCEL 477387669000 (TAX MAP NO. 11/11111/59/).
- THE PROPERTY IS CURRENTLY ZONED AGRICULTURAL RURAL-1 (AR-1), SUBJECT TO THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. THE AREA SUBJECT TO THIS SPEX IS ZONED AR-1 IN ACCORDANCE TO SECTION 2-102, TABLE 2-102 IN THE ZONING ORDINANCE. THE PROPOSED PROJECT IS SUBJECT TO THE REQUIREMENTS FOR ADDITIONAL REGULATIONS OF TELECOMMUNICATION MONOPOLES PER SECTION 5-618(B)(3) & 5-618(B)(4).
- THE SUBJECT PROPERTY CONSISTS OF 176.38 ACRES. THE LIMITS OF THE SPECIAL EXCEPTION AND COMMISSION PERMIT CONSISTS OF 0.0574 ACRES. THE AREA OF THE GRAVEL PAD IS TO BE 2,500 SF AND THE LIMITS OF THE PROPOSED DISTURBANCE FOR THE TELECOMMUNICATION FACILITY IS TO BE GREATER THAN 10,000 SF.
- BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 420 PAGE 291, AN UNRECORDED SURVEY PREPARED FOR AT&T BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC, DATED 3/28/2013 AND A FIELD RUN SURVEY, TOPOGRAPHICAL INFORMATION WAS TAKEN FROM SAID FIELD RUN SURVEY.
- THE SUBJECT PROPERTY LIES ENTIRELY WITHIN THE JURISDICTION OF LOUDOUN COUNTY AND IN THE CATOCTIN ELECTION DISTRICT.
- THE PROPOSED TELECOMMUNICATION FACILITY WILL NOT REQUIRE PUBLIC WATER AND SEWER.
- THE PROPOSED USE OF THE SITE IS FOR A TELECOMMUNICATIONS MONOPOLE WITH ASSOCIATED EQUIPMENT.
- THERE ARE MODERATE TO VERY STEEP SLOPES LOCATED ON THE PROPERTY AND THE PROPERTY IS SUBJECT TO THE STEEP SLOPES STANDARD IN SECTION 5-1508 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- ONE PARKING SPACE WILL BE PROVIDED TO ACCOMMODATE THE EXPECTED MINIMAL FACILITY MAINTENANCE TRAFFIC OF ONE VEHICLE PER MONTH.
- THERE ARE NO KNOWN EXISTING WELLS OR SANITARY DRAINFIELD/SEPTIC SYSTEMS LOCATED WITHIN THE PROPOSED PROPERTY AREA.
- THIS PARCEL IS WITHIN THE MINIMAL FLOOD HAZARD AREA (ZONE X) ACCORDANCE TO THE F.E.M.A. FLOOD INSURANCE RATE MAP (51107C0015E) FOR LOUDOUN COUNTY.
- THERE ARE NO FLOODPLAINS LOCATED WITHIN THE LIMITS OF THE SPECIAL EXCEPTION.
- PROPOSED USE WILL MEET THE NOISE STANDARDS IN SECTION 5-1507 AND LIGHTING REQUIREMENTS IN SECTION 5-1504 OF THE REVISED 1993 ZONING ORDINANCE.
- LOT AND BUILDING REQUIREMENTS:
 - MINIMUM LOT AREA: 20 ACRES
 - MINIMUM LOT WIDTH: 200 FT
 - MINIMUM FRONT, SIDE & REAR YARDS: 25 FT
 - MAXIMUM LOT COVERAGE: 8%
 - MAXIMUM BUILDING HEIGHTS: 35'
 - PROPOSED NUMBER OF LOTS: N/A
 - BUFFER TYPE: 4
- THE SITE IS REQUIRED TO HAVE ONE (1) PARKING SPACE PER SECTION 5-1100 WHICH IS BEING PROVIDED. A LOADING SPACE IS NOT REQUIRED.
- THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE QUARRY NOTIFICATION OVERLAY DISTRICT AND THE PROPERTY IS NOT SUBJECT TO THE REQUIREMENTS OF SECTION 4-1800.
- THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE AIRPORT IMPACT OVERLAY DISTRICT.
- THERE ARE NO KNOWN OR READILY VISIBLE GRAVES OR CEMETERIES OR STRUCTURES MARKING A PLACE OF BURIAL WITHIN THE LIMITS OF THE PROPOSED DEVELOPMENT.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS WERE NOTED ON THE PROPERTY.
- WHERE IMPROVEMENTS ARE PROPOSED WITHIN EXISTING EASEMENTS OF RECORD, THE APPLICANT SHALL OBTAIN WRITTEN PERMISSION FROM THE AUTHORITIES THAT ARE THE DOMINANT TENANTS OF THESE EASEMENTS BEFORE ISSUANCE OF A GRADING PERMIT FOR ANY DISTURBANCES WITHIN SAID EASEMENTS.
- AFTER SPECIAL EXCEPTION APPROVAL, PURSUANT TO SECTION 6-700, SITE PLAN REVIEW, APPROVAL OF A SITE PLAN IS REQUIRED PRIOR TO DEVELOPMENT OF THE FACILITY.
- THE SUBJECT PROPERTY WILL BE ACCESSED BY A PRIVATE ROAD THAT CONNECTS TO HARPERS FERRY ROAD. THIS PRIVATE ROAD CONTAINS RESTRICTIONS THAT WOULD PROHIBIT ACCESS TO THE PROPOSED TELECOMMUNICATION FACILITY BY COMMERCIAL TRAFFIC.
- TRANSPORTATION NOTE: THE PROPOSED SITE WILL GENERATE APPROXIMATELY 3 VEHICLES PER MONTH AND WOULD NOT CONSTITUTE ANY ADDITIONAL TRAFFIC STUDIES.
- THE ENTIRETY OF THE EQUIPMENT COMPOUND MAY BE USED FOR THE INSTALLATION OF EQUIPMENT, CABINETS, SHELTERS, GENERATORS (AND FUEL), AND OTHER CUSTOMARY HARDWARE. THE SIZE AND PLACEMENT MAY VARY OVER TIME AS TECHNOLOGY CHANGES.
- THE MOUNTAINSIDE DEVELOPMENT OVERLAY DISTRICT (MDDO) IS PRESENT ON THE PROPERTY AND IS SUBJECT TO THE PERFORMANCE STANDARDS IN SECTION 4-1604 AND 4-1605 OF THE REVISED 1993

SITE LINE TABLE

LINE	BEARING	DISTANCE
L1	S79°38'43"E	50.00
L2	S10°21'17"W	50.00
L3	N79°38'43"W	50.00
L4	N10°21'17"E	50.00



- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPB IRON PIN SET (1/2" REBAR WITH CAP)
 - IFB IRON PIN FOUND
 - RB REBAR
 - OIP OPEN TOP PIPE
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - LP LIGHT POLE
 - SSMH SANITARY SEWER MANHOLE
 - FH FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - OU OVERHEAD UTILITY
 - RCF REINFORCED CONCRETE PIPE
 - GW GUY WIRE ANCHOR
 - TR TRANSFORMER
 - DI DROP INLET
 - CLF CHAIN LINK FENCE
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - SMH SANITARY SEWER MANHOLE
 - UTILITY POLE
 - LIGHT POLE
 - GUY WIRE
 - UNDERGROUND FIBER OPTIC MARKER
 - FIRE HYDRANT
 - BOLLARD
 - OVERHEAD UTILITIES
 - FENCE LINE



GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. (DATE OF LAST FIELD VISIT: 08/27/2020)

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SURVEY ARE ADJUSTED TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE. ELEVATIONS SHOWN HEREON ARE BASED ON A SITE BENCHMARK SHOWN UNRECORDED SURVEY ENTITLED "PROJECT AURELIA SITE IMPROVEMENTS" PREPARED BY PARSONS, DATED 05/25/2017.

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GRID NORTH (NAD 83) VIRGINIA NORTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 51107C0015E DATED: 02/17/2017

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

SITE INFORMATION

LIMITS OF SPECIAL EXCEPTION & COMMISSION PERMIT = 2,500 SQUARE FEET (0.0574 ACRES)

LATITUDE = 39°15'55.82" (NAD 83) (39.265506°)

LONGITUDE = -77°42'24.53" (NAD 83) (77.706814°)

AT CENTER PROPOSED MONOPOLE

ELEVATION AT CENTER OF PROPOSED MONOPOLE = 1418.7' A.M.S.L.

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.03 FEET (HORZ) 0.17 FEET (VERT)

TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY

TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE

DATES OF SURVEY: 8/24&27/2020

DATUM / EPOCH: NAD_83(2011)EPOCH:2010.0000

PUBLISHED / FIXED CONTROL USE: N/A

GEOD MODEL: 18

COMBINED GRID FACTOR: 0.99995314

CONVERGENCE ANGLE: 0.4944778°

BENCHMARKS USED: DM4139, DK7414, DL3476, DJ8885, AF9645, DL2308, DL3929, DE8103

COMMISSION PERMIT EXHIBIT SPECIAL EXCEPTION PLAT

CATOCTIN ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA

RELEASE DESCRIPTION	CLIENT COMMENTS
DATE: 9-22-20	

A SPECIAL EXCEPTION PLAT OF:
PARCEL ID 477387669000
 A SPECIAL EXCEPTION PLAT PREPARED FOR:
AT&T

SPECIAL EXCEPTION PLAT PREPARED BY:
POINT TO POINT LAND SURVEYORS
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com



DISTRICT: CATOCTIN
CITY: UNINCORPORATED
COUNTY: LOUDOUN
STATE: VIRGINIA
DATE: SEPTEMBER 4, 2020
DRAWN BY: EAL
CHKD BY: DMM
APPROVED BY: D. MILLER
JOB #: 201756VA

SHEET NUMBER:
1
 OF 2 SHEETS

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. Darrell Taylor
 G. DARRELL TAYLOR, PLS
 09/04/2020
 DATE



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

PARENT PARCEL LINE TABLE *

LINE	BEARING	DISTANCE
L1	N15°50'24"E	62.00
L2	N69°35'24"E	1287.06
L3	S75°24'36"E	752.61
L4	N15°36'42"E	694.19
L5	N15°38'34"E	766.16
L6	N17°53'49"E	1792.36
L7	N17°23'47"E	2182.84
L8	N16°01'01"E	170.39
L9	N08°18'15"E	1533.70
L10	S89°55'34"E	300.02
L11	S08°19'23"W	499.95
L12	S89°52'53"E	222.18
L13	S07°51'01"W	336.90
L14	S11°51'43"E	104.53
L15	S72°28'27"E	960.54
L16	S17°33'20"W	4900.36
L17	N72°27'44"W	1040.29
L18	S46°02'12"W	76.97
L19	S17°34'24"W	668.02
L20	N72°25'23"W	5.00
L21	N75°24'36"W	752.61
L22	S69°35'24"W	1323.72

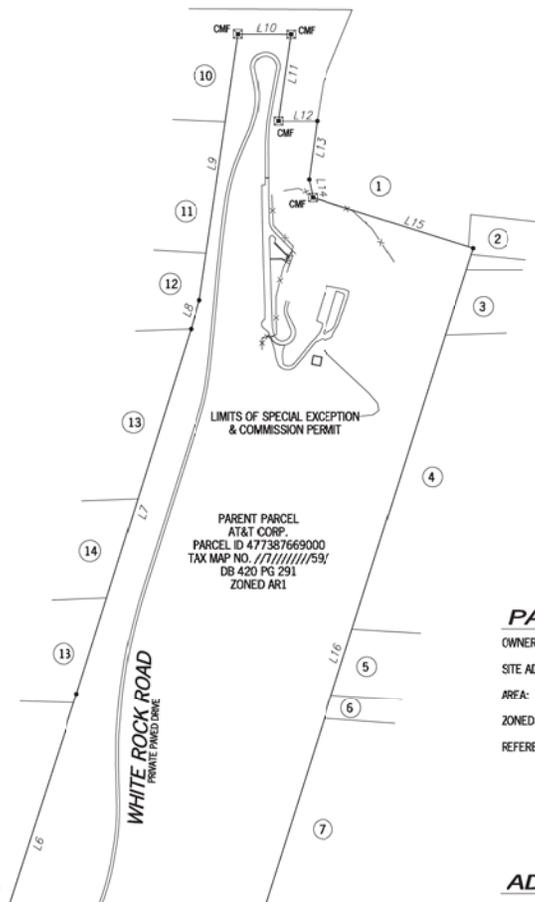
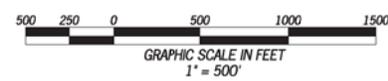
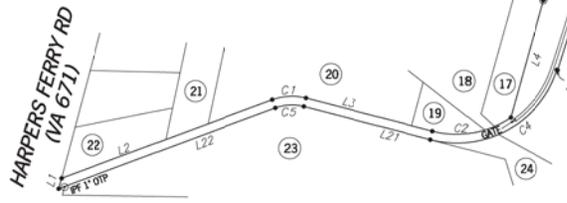
PARENT PARCEL CURVE TABLE *

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	190.27'	311.48'	N87°05'23"E	187.33'
C2	465.88'	547.96'	N80°01'52"E	451.97'
C3	401.63'	793.51'	S32°05'47"W	397.36'
C4	907.97'	597.96'	S61°05'23"W	823.22'
C5	160.47'	261.48'	S87°02'45"W	157.96'

*** BOUNDARY NOTE**

PARENT PARCEL BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 420 PAGE 291 AND AN UNRECORDED SURVEY PREPARED FOR AT&T BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC, DATED 3/28/2013. NO BOUNDARY SURVEY WAS PERFORMED.

- LEGEND**
- POB POINT OF BEGINNING
 - POP POINT OF COMMENCEMENT
 - IPB IRON PIN SET (1/2" REBAR WITH CAP)
 - IFB IRON PIN FOUND
 - RB REBAR
 - OTP OPEN TOP PIPE
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - LP LIGHT POLE
 - SSMH SANITARY SEWER MANHOLE
 - PH FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - OU OVERHEAD UTILITY
 - RCP REINFORCED CONCRETE PIPE
 - GW GUY WIRE ANCHOR
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 - CLF CHAIN LINK FENCE
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - SM SANITARY SEWER MANHOLE
 - UL UTILITY POLE
 - LP LIGHT POLE
 - GW GUY WIRE
 - FOF UNDERGROUND FIBER OPTIC MANHOLE
 - FH FIRE HYDRANT
 - BOLLARD
 - OU OVERHEAD UTILITIES
 - FL FENCE LINE



PARENT PARCEL

OWNER: AT&T CORP.
 SITE ADDRESS: 12332 WHITE ROCK RD, PURCELLVILLE, VA 20132
 AREA: 176.38 ACRES ±
 ZONED: AR1 - AGRICULTURAL RURAL - 1
 REFERENCE: DEED BOOK 420 PAGE 291 & AN UNRECORDED SURVEY PREPARED FOR AT&T BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC, DATED 3/28/201

ADJOINER TABLE

NO.	NAME	PARCEL ID	TAX MAP #	DEED REF.	ZONED
1.	SHIRLEY M. SANDOWER & KATHERINE F. WENNER	440357139006	8/11/2008	1983/1926	AR1
2.	SUZANNE L. EATON & DOUGLAS CHANNELL	476207959000	8/11/2008	200504C10033324	AR1
3.	CHRISTA P. BLUEBORN, TRUSTEE OF THE BLUEBORN TRUST	476206954000	8/11/2008	200709560070054	AR1
4.	RONALD & KATHRYN FRYE	440357139003	8/11/2008	1681/1180	AR1
5.	SHISS, LLC	277403845000	8/11/2008	2000021/0009318	AR1
6.	SHISS, LLC	477401600000	8/11/2008	2019101/0006394	AR1
7.	LEO T. VERTS	440357139002	8/11/2008	1461/672	AR1
8.	BEAR HUNTER TRIPP, LLC	477285302000	7/11/2007	2015091/00063126	AR1
9.	MOONBERGHT, LLC	477119790000	7/11/2007	20071221/0008212	AR1
10.	MFR COMPANY, LLC	476386496000	7/11/2007	2006060/00048961	AR1
11.	JOHN JAY MAMPE	4763798943000	7/11/2007	476438	AR1
12.	AT&T CORP.	476381129000	7/11/2007	2016030/0013130	AR1
13.	AT&T CORP.	476277816000	7/11/2007	NA	AR1
14.	AT&T CORP.	476180433000	7/11/2007	584738	AR1
15.	NORTHERN VIRGINIA CONSERVATION TRUST	477364181000	7/11/2007	2014103/0061260	AR1
16.	NORTHERN VIRGINIA CONSERVATION TRUST	477263144000	7/11/2007	2014103/0061260	AR1
17.	CATHERINE ANN & PAUL VESPUCCI	477173470000	7/11/2007	2013032/0024793	AR1
18.	ANVIA PROPERTIES, LLC	477167963000	7/11/2007	2017081/0005443	AR1
19.	ANVIA PROPERTIES, LLC	477167700000	7/11/2007	2017081/00050443	AR1
20.	MOONBERGHT, LLC	477160547000	7/11/2007	2388/2257	AR1
21.	MOONBERGHT, LLC	477135342000	7/11/2007	2388/2257	AR1
22.	MOONBERGHT, LLC	512102090000	7/11/2007	2388/2257	AR1
23.	MADELEINE K. ALBRIGHT	478271579000	7/15/2007	1006/1228	AR1
24.	MOONBERGHT, LLC	476381442000	7/15/2007	20071221/0008212	AR1

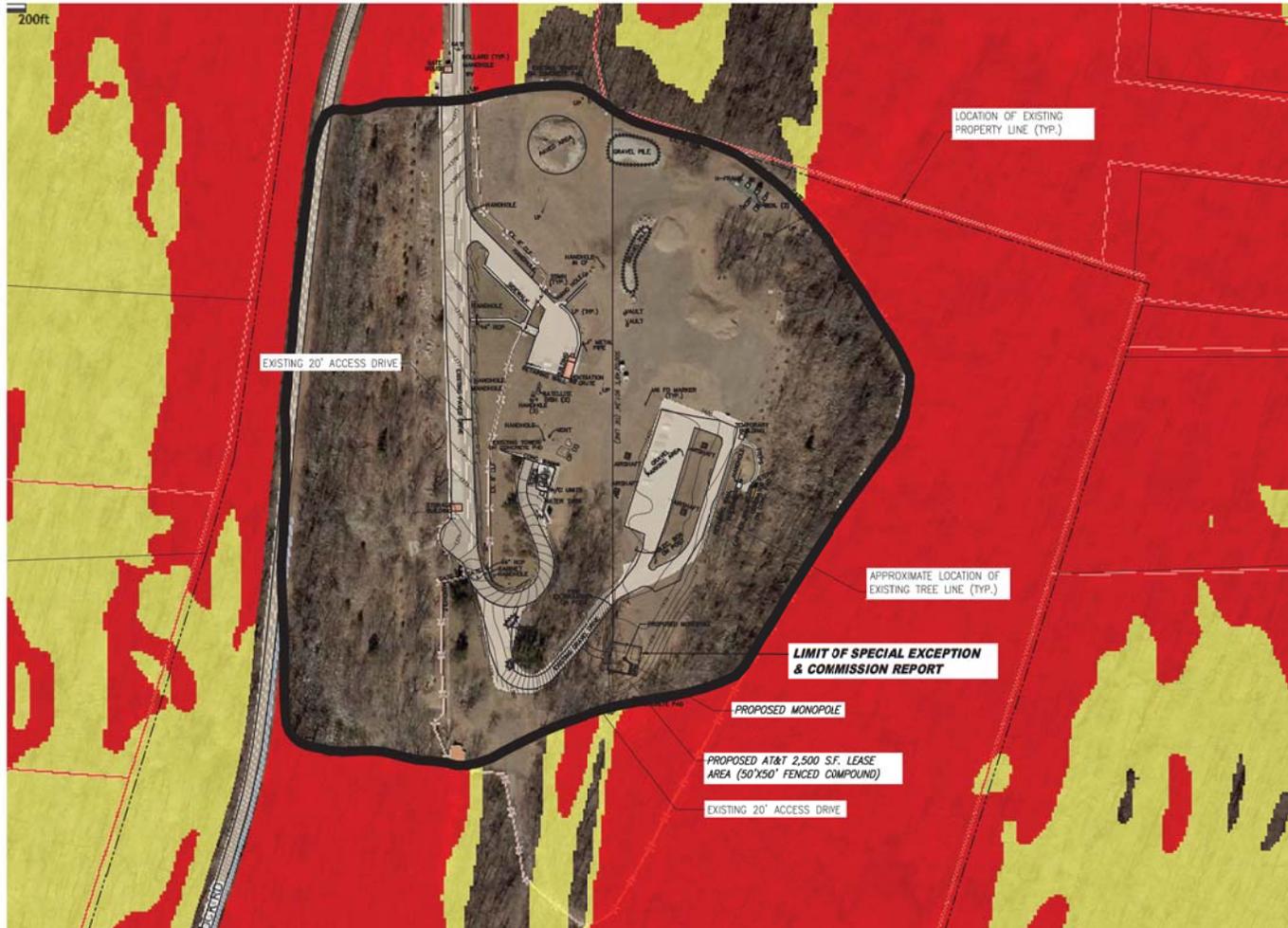
***PROPERTY BOUNDARY PLAN *
 COMMISSION PERMIT EXHIBIT
 SPECIAL EXCEPTION PLAT**
 CATOCTIN ELECTION DISTRICT,
 LOUDOUN COUNTY, VIRGINIA

PROPERTY BOUNDARY PLAN PREPARED BY:
POINT TO POINT LAND SURVEYORS
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com

A PROPERTY BOUNDARY PLAN OF:
PARCEL ID 477387669000
 A PROPERTY BOUNDARY PLAN PREPARED FOR:
AT&T

DISTRICT: CATOCTIN
 CITY: UNINCORPORATED
 COUNTY: LOUDOUN
 STATE: VIRGINIA
 DATE: SEPTEMBER 4, 2020
 DRAWN BY: EAL
 CHKD BY: DMM
 APPROVED BY: D. MILLER
 JOB #: 201756VA

SHEET NUMBER:
2
 OF 2 SHEETS



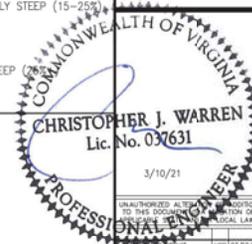


1 STEEP SLOPE PLAN
 SCALE: AS NOTED

- GENERAL SITE NOTES:**
1. A COMPLETE BOUNDARY SURVEY OF THE HOST PARCEL HAS NOT BEEN PERFORMED BY INFINIGY SOLUTIONS. BOUNDARY INFORMATION WAS OBTAINED FROM DEEDS, GIS DATA PLANS OF RECORD, AND A PLAT OF SUBDIVISION BY SULLIVAN, DONOHU, AND INGALLS DATED 04/05/95. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 2. SITE INFORMATION WAS OBTAINED FROM A FIELD INVESTIGATION PERFORMED BY INFINIGY SOLUTIONS. CONTRACTOR TO FIELD VERIFY DIMENSIONS AS NECESSARY BEFORE CONSTRUCTION.
 3. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE SIGNS OF ADVERTISING.
 4. THE PROPOSED DEVELOPMENT IS UNMANNED AND THEREFORE DOES NOT REQUIRE A MEANS OF WATER SUPPLY OR SEWAGE DISPOSAL.
 5. NO LANDSCAPING WORK IS PROPOSED IN CONJUNCTION WITH THIS DEVELOPMENT OTHER THAN THAT WHICH IS SHOWN.
 6. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
 7. UTILITIES SHOWN ON PLAN ARE TAKEN FROM OWNERS RECORDS AND FIELD LOCATION OF VISIBLE SURFACE FEATURES. THE EXISTENCE, EXTENT AND EXACT HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES HAS NOT BEEN VERIFIED. ANY CONTRACTOR PERFORMING WORK ON THIS SITE MUST CONTACT MISS UTILITY AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.
 8. ALL OBSOLETE OR UNUSED FACILITIES SHALL BE REMOVED WITHIN 12 MONTHS OF CESSATION OF OPERATIONS.
 9. NO PROPOSED GRADING IS REQUIRED UNDER THIS PROJECT.
 10. NO PROPOSED TREE CLEARING IS REQUIRED UNDER THIS PROJECT.
 11. THERE ARE NO EXISTING OVERHEAD UTILITY LINES ON THIS SITE.
 12. THIS SITE IS NOT LOCATED IN A COUNTY HISTORICAL DISTRICT.
 13. THE PROPOSED TOWER IS NOT LOCATED WITHIN 5 MILES OF DULLES OR LEESBURG AIRPORT.

SITE LEGEND

	MODERATELY STEEP (15-25%)
	VERY STEEP



INFINIGY
 1033 WATERWHEEL SHAKER RD
 HANOVER, MD 21076
 TEL: (410) 582-8043
 FAX: (410) 582-8043

at&t
 7140 STARBUCK DRIVE
 HANOVER, MD 21076

AUTHORIZED REPRESENTATIVE
 TO THIS DOCUMENTATION OF
 LOCAL LAWS

DATE SUBMITTED	03/10/21
DATE FOR PERMIT	03/22/21
DATE FOR REVIEW	03/14/21
DATE FOR REVIEW	03/09/21
NO. SUBMITTAL/REVISION	1/01

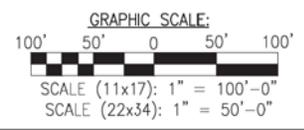
Drawn: Date: 03/28/20
 Designed: Date: 03/28/20
 Checked: Date: 03/28/20

Project Number: **499-002**
 Project Title:

MORRISCVILLE
SITE ID: 1916
FA # 12E22551
 12365 WHITE ROCK ROAD
 PURCELLVILLE, VA 20132

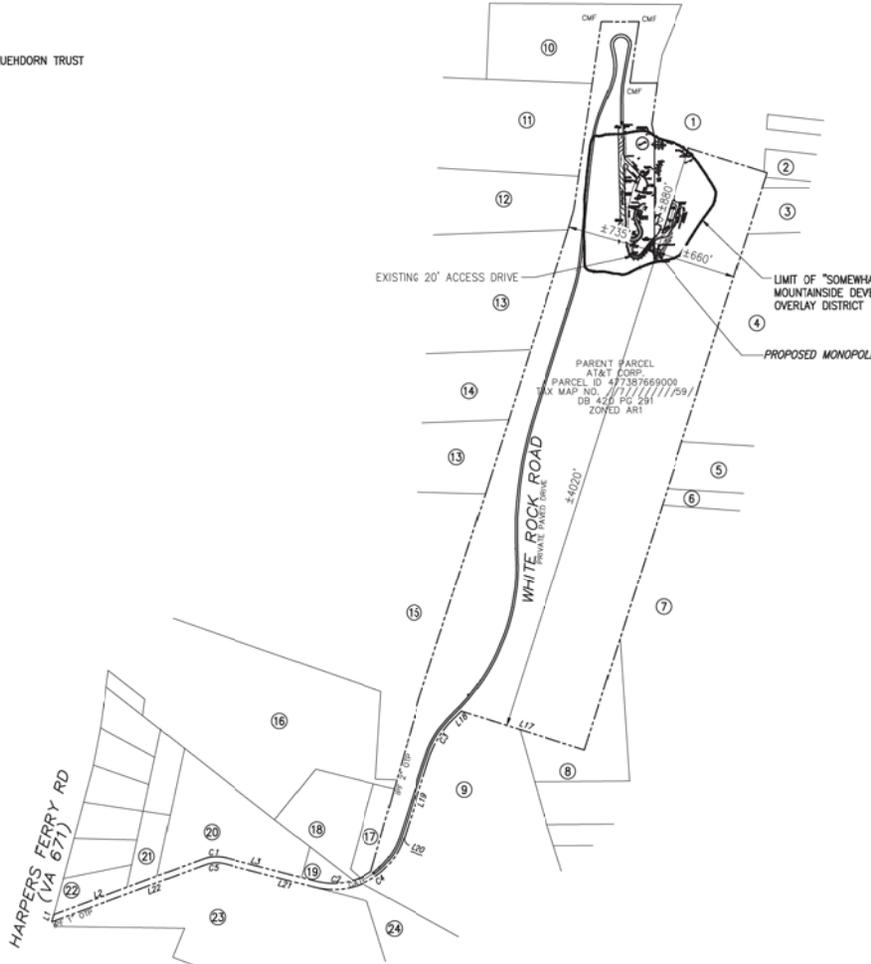
Prepared For:
smartlink
 1382 MELLOW RD.
 HANOVER, MD 21076
 TEL: (410) 582-8043
 FAX: (443) 221-2902

Drawing Title:
SPMI / STEEP SLOPES PLAN
 Drawing Number:
C3

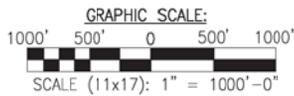


HOST PARCEL:

- ① SHIRLEY M. SANBOWER & KATHREIN F. WENNER
PARCEL ID: 440-35-7139006
ZONED: AR-1
- ② SUZANE L. EATON & DOUGLAS CHANNE.
PARCEL ID: 476-20-7959000
ZONED: AR-1
- ③ CHRISTA P. BLUEHDON, TRUSTEE OF THE BLUEHDORN TRUST
PARCEL ID: 476-20-6954000
ZONED: AR-1
- ④ RONALD & KATHREIN FRYE
PARCEL ID: 440-35-7139003
ZONED: AR-1
- ⑤ SHS, LLC
PARCEL ID: 477-40-3545000
ZONED: AR-1
- ⑥ SHS, LLC
PARCEL ID: 477-40-1620000
ZONED: AR-1
- ⑦ LEO T. VIRTS
PARCEL ID: 440-35-7139002
ZONED: AR-1
- ⑧ BEAR HUNTER TRIPP, LLC
PARCEL ID: 477-28-5302000
ZONED: AR-1
- ⑨ MOONBRIGHT, LLC
PARCEL ID: 477-17-8752000
ZONED: AR-1
- ⑩ MFR COMPANY, LLC
PARCEL ID: 476-38-6496000
ZONED: AR-1
- ⑪ JOHN JAY MAMPE
PARCEL ID: 476-37-8843000
ZONED: AR-1
- ⑫ AT&T CORP.
PARCEL ID: 476-28-1179000
ZONED: AR-1
- ⑬ AT&T CORP.
PARCEL ID: 476-27-7816000
ZONED: AR-1
- ⑭ AT&T CORP.
PARCEL ID: 476-18-0433000
ZONED: AR-1
- ⑮ NORTHERN VIRGINIA CONSERVATION TRUST
PARCEL ID: 477-36-4181000
ZONED: AR-1
- ⑯ NORTHERN VIRGINIA CONSERVATION TRUST
PARCEL ID: 477-28-3144000
ZONED: AR-1
- ⑰ CATHERINE ANN & PAUL VESPUCCI
PARCEL ID: 477-17-2347000
ZONED: AR-1
- ⑱ ANOVA PROPERTIES, LLC
PARCEL ID: 477-16-7963000
ZONED: AR-1
- ⑲ ANOVA PROPERTIES, LLC
PARCEL ID: 477-16-7720000
ZONED: AR-1
- ⑳ MOONBRIGHT, LLC
PARCEL ID: 477-16-0547000
ZONED: AR-1
- ㉑ MOONBRIGHT, LLC
PARCEL ID: 477-16-0542000
ZONED: AR-1
- ㉒ MOONBRIGHT, LLC
PARCEL ID: 512-10-9209000
ZONED: AR-1
- ㉓ MADELEINE K. ALBRIGHT
PARCEL ID: 478-27-1579000
ZONED: AR-1
- ㉔ MOONBRIGHT, LLC
PARCEL ID: 478-38-1442000
ZONED: AR-1



1 SITE PLAN
SCALE: AS NOTED

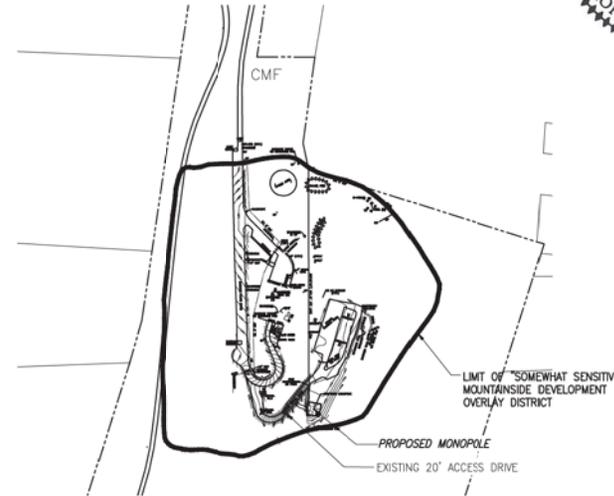
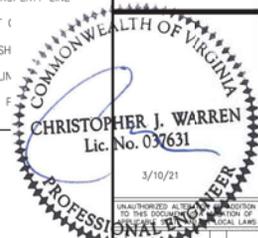


NOTE: NO PREVIOUS LAND APPLICATIONS AVAILABLE FOR THIS PROPERTY IN THE LOUDON COUNTY PUBLIC RECORDS.

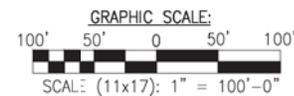
GENERAL SITE NOTES:

1. A COMPLETE BOUNDARY SURVEY OF THE HOST PARCEL HAS NOT BEEN PERFORMED BY INFINGY SOLUTIONS. BOUNDARY INFORMATION WAS OBTAINED FROM DEEDS, GS DATA, AND PLANS OF RECORD. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. SITE INFORMATION WAS OBTAINED FROM A FIELD INVESTIGATION PERFORMED BY INFINGY SOLUTIONS. CONTRACTOR TO FIELD VERIFY DIMENSIONS AS NECESSARY BEFORE CONSTRUCTION.
3. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE SIGNS OF ADVERTISING.
4. THE PROPOSED DEVELOPMENT IS UNMANNED AND THEREFORE DOES NOT REQUIRE A MEANS OF WATER SUPPLY OR SEWAGE DISPOSAL.
5. NO LANDSCAPING WORK IS PROPOSED IN CONJUNCTION WITH THIS DEVELOPMENT OTHER THAN THAT WHICH IS SHOWN.
6. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
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8. ALL OBSOLETE OR UNUSED FACILITIES SHALL BE REMOVED WITHIN 12 MONTHS OF CESSATION OF OPERATIONS.

SITE LEGEND



2 ENLARGED SITE PLAN
SCALE: AS NOTED



INFINIGY
1033 WATERWHEEL SHAKER RD
LOUDON COUNTY, VA 24026
TEL: (540) 962-0200
FAX: (540) 960-0703

at&t
7160 STANFORD DRIVE
HANOVER, MD 21076

COMMONWEALTH OF VIRGINIA
CHRISTOPHER J. WARREN
Lic. No. 037631
3/10/21
PROFESSIONAL ENGINEER

APPROVED AS TO THE ACCURACY OF THIS DOCUMENT FOR THE RECORDATION OF THE LOCAL LAWS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	03/10/21
2	ISSUE FOR REVIEW	03/22/21
3	ISSUE FOR REVIEW	03/24/21
4	ISSUE FOR REVIEW	03/29/21

Drawn: Date: 03/28/21
Designed: Date: 03/28/21
Checked: Date: 03/28/21

Project Number: 499002

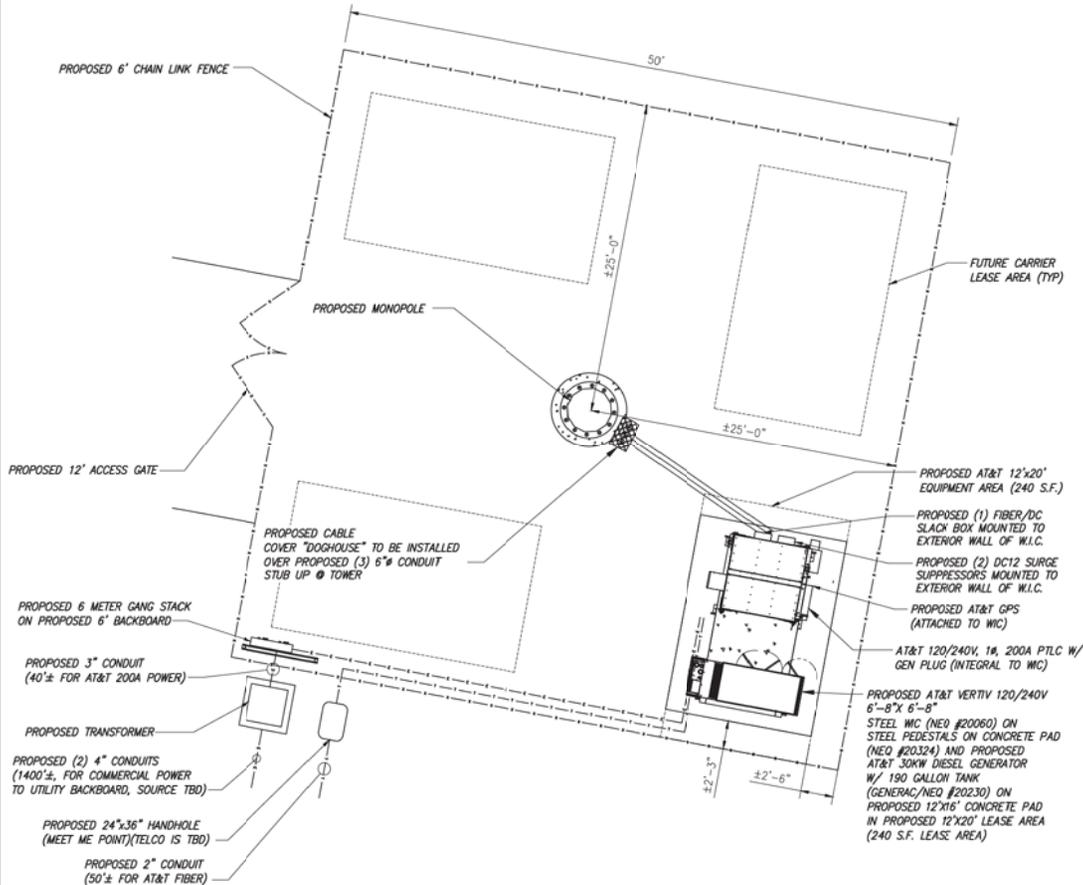
Project Title:
MORRISCVILLE
SITE ID: 1916
FA # 12E22551
12365 WHITE ROCK ROAD
PURCELLVILLE, VA 20132

Prepared For:
smartlink
1382 MELLOW RD.
HANOVER, MD 21076
TEL: (410) 582-8043
FAX: (443) 221-2902

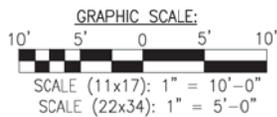
Drawing Title:
PARCEL BOUNDARY INFORMATION

Drawing Number:
C4

BASEMAPPING PREPARED FROM A SITE WALK PERFORMED BY INFINIGY ENGINEERING ON 02/03/17 AND AVAILABLE GIS INFORMATION, AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

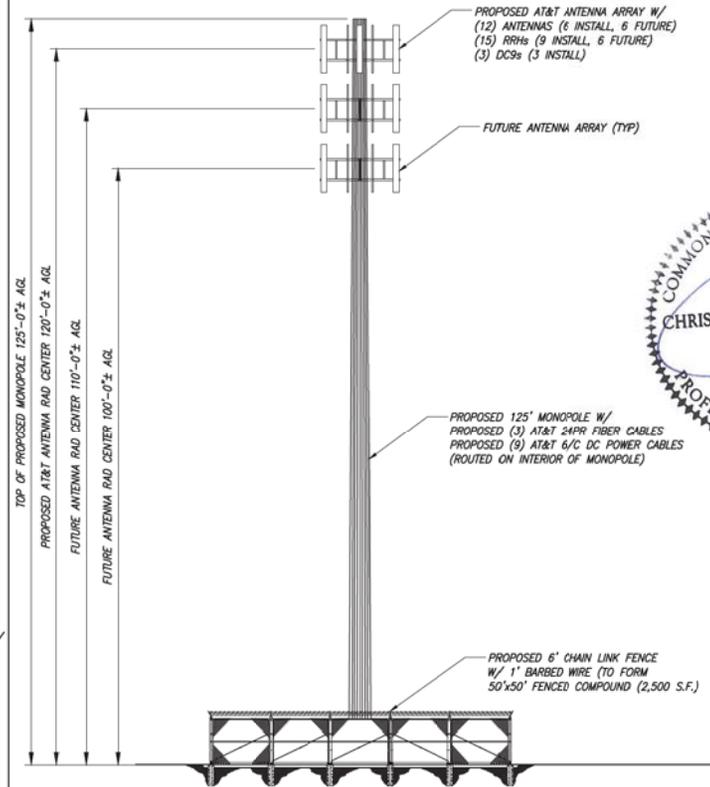


1 COMPOUND PLAN
SCALE: AS NOTED



STRUCTURAL ANALYSIS OF TOWER NOT COMPLETED AT TIME OF ISSUANCE OF THESE DRAWINGS. INFINIGY HAS NOT EVALUATED THE EXISTING OR PROPOSED LOADING AND ASSUMES NO LIABILITY FOR THE STRUCTURE. PASSING STRUCTURAL ANALYSIS MUST BE COMPLETED PRIOR TO INSTALLATION.

MOUNT ANALYSIS OF AT&T MOUNTS NOT COMPLETED AT TIME OF ISSUANCE OF THESE DRAWINGS. INFINIGY HAS NOT EVALUATED THE EXISTING OR PROPOSED LOADING AND ASSUMES NO LIABILITY FOR THE STRUCTURE. PASSING MOUNT ANALYSIS MUST BE COMPLETED PRIOR TO INSTALLATION.



2 ELEVATION
SCALE: AS NOTED



INFINIGY

1033 WATERWHEEL SHAKER RD
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Project Number:

Project Title:

MORRISCVILLE

SITE ID: 1916

FA # 12522551

12385 WHITE ROCK ROAD

PURCELLVILLE, VA 20152

Prepared For:

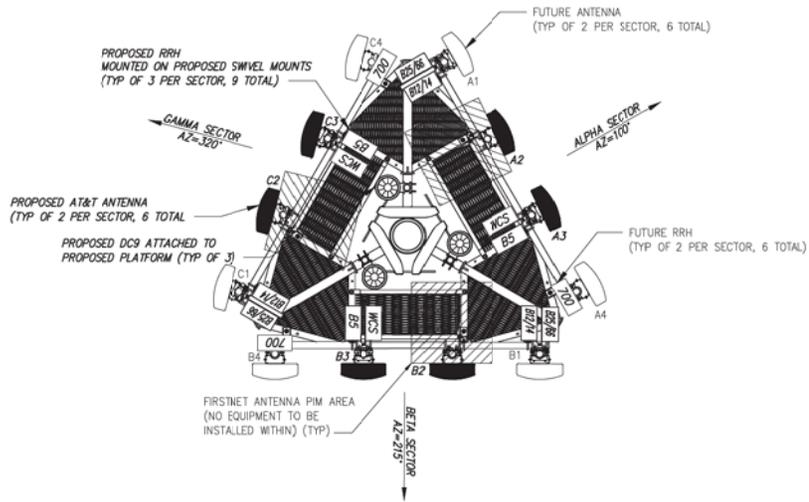


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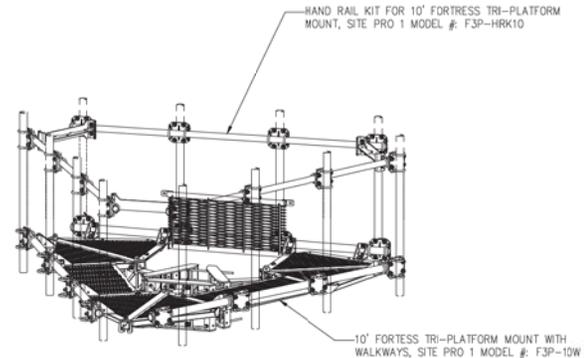
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COMPOUND PLAN AND ELEVATION

Drawing Number:

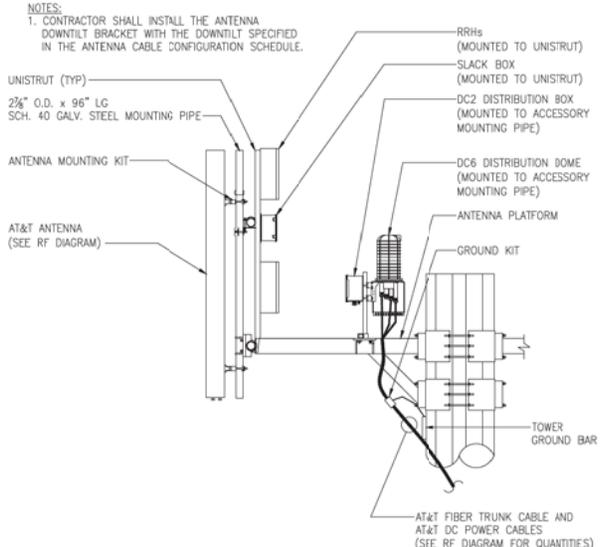
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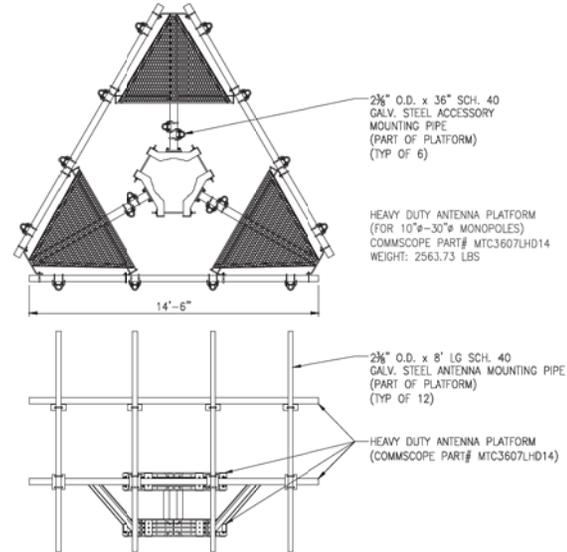
1 ANTENNA ORIENTATION
SCALE: NTS



2 ANTENNA PLATFORM DETAIL
SCALE: NTS



3 ANTENNA AND RRH SECTION DETAIL
SCALE: NTS



4 ANTENNA PLATFORM DETAIL
SCALE: NTS

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3/10/21
PROFESSIONAL ENGINEER

DATE	DESCRIPTION
10/17/21	ISSUE FOR PERMIT
12/22/21	ISSUE FOR REVIEW
12/14/21	ISSUE FOR REVIEW
09/28/21	Submittal/Revision
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Project Number:	499-002

Project Title:
MORRISCVILLE
SITE ID: 1916
FA # 12E22551
12365 WHITE ROCK ROAD
PURCELLVILLE, VA 20132

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smartlink
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Drawing Title:
ANTENNA AND RRH MOUNTING DETAILS

Drawing Number:
C6

**Statement of Compliance and Justification to Accompany an Application for a
Special Exception Permit, Minor Special Exception, and Commission Permit to
Install a 125' Monopole Telecommunication Facility**

at

12355 White Rock Road, Purcellville, VA 20132

Application: TELE-2020-0002 (“AT&T Morrisonville”)
CMPT-2020-0005; SPEX-2020-0020; SPMI-2020-0008

Date of Application: June 26, 2020 (Revised: October 1, 2020 and March 11, 2021)

Applicants: American Telephone & Telegraph Company of Virginia
One AT&T Way
Bedminster, NJ, 07921

New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility)
7150 Standard Drive
Hanover, Maryland 21076

Representatives: Gregory E. Rapisarda and Douglas A. Sampson
Saul Ewing Arnstein & Lehr, LLP
500 East Pratt Street, Suite 900
Baltimore, MD 21202-3171
(410) 332-8963
Greg.Rapisarda@saul.com
Douglas.Sampson@saul.com

Property Owner: American Telephone & Telegraph Company of Virginia

Parcel Identification Number (PIN): 477-38-7669

Tax Map/Parcel: //7////////59/

Property Address: 12355 White Rock Road, Purcellville, VA 20132

Zoning Designation: AR-1

District: Catoctin

Jurisdiction: Loudoun County, Virginia

Acreage: 176.38 acres¹

Pursuant to Section 15.2-2232 of the Code of Virginia and Section 5-618 of the Loudoun County Revised 1993 Zoning Ordinance (“Zoning Ordinance”), New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility and American Telephone & Telegraph Company of Virginia (collectively, “AT&T”), by and through their agent/counsel, Saul Ewing Arnstein & Lehr, LLP, hereby request a determination that the proposed wireless telecommunication application

¹ Loudoun County’s Land Records list the acreage for PIN# 477-38-7669 as 138.61 acres. This is in error. Loudoun County’s Online Mapping GIS system states the acreage of the Property is 176 acres. AT&T conducted an on-site land survey to determine the correct metes and bounds and size of the Property, and confirmed an acreage of 176 acres.

described herein is in substantial accordance with the Zoning Ordinance and the Loudoun County Comprehensive Plan (as set forth in the 2019 General Plan) and is authorized for a special exception, minor special exception, and commission permit. We appreciate your time and consideration in review of AT&T's application.

The following document and attached Exhibits provide a justification for AT&T's proposal, and a brief explanation as to how and why this proposal conforms with the Zoning Ordinance and the 2019 General Plan. This information, as well as additional and clarifying evidence to be presented at an upcoming public hearing, provide the foundation for approving AT&T's application for a special exception, minor special exception, and commission permit. The following Exhibits are attached to this Justification Statement:

EXHIBITS

Exhibit 1	AT&T FCC License
Exhibit 2	RF Justification Statement
Exhibit 3	AT&T Wireless Broadband Usage During COVID-19 Crisis
Exhibit 4	AT&T FirstNet Information Sheets
Exhibit 5	Aerial Photograph of Property
Exhibit 6	Site Plan in 8.5" x 11"
Exhibit 7	Atlantic Group 2014 Gap Analysis for Wireless Facilities (4/17/2014)
Exhibit 8	Analysis of Existing Structures Over 40' Within a Two-Mile Radius
Exhibit 9	Photo Simulations of Proposed 125' Monopole
Exhibit 10	Synopsis of Pre-Application Conference, PRAP-2020-0037 (June 8, 2020)
Exhibit 11	Richard A. Forsten, Wendie C. Stable, and Olfunke O. Fagbami, <i>Cell Phone Towers Do Not Affect Property Values</i> , American Bar Association Probate & Property (May/June 2016)
Exhibit 12	National Environmental Policy Act of 1969 ("NEPA") Report
Exhibit 13	Community Meeting Sign-In Sheet
Exhibit 14	FAA TOWAIR and Airspace Reports
Exhibit 15	RF Emissions Compliance Letter

I. AT&T'S GOALS AND NEED FOR IMPROVED WIRELESS SERVICES

AT&T is licensed by the Federal Communications Commission ("FCC") to provide wireless telecommunications services in Loudoun County, Virginia. (See AT&T FCC License attached as **Exhibit 1**). AT&T needs this additional monopole antenna in order to provide and improve the delivery of wireless services to residents in Loudoun County and to emergency service providers in the area. (See AT&T Radio Frequency Justification Statement attached as **Exhibit 2**). AT&T's lack of adequate coverage has resulted in customer complaints and dropped calls in the above-mentioned areas. AT&T's proposed telecommunications facility will ensure adequate overlapping coverage between and among existing coverage areas. Ultimately, the proposed facility will allow residents and commuters to experience better quality and diminished dropped calls.

The necessity of accessible and reliable wireless broadband services has never been more clear. According to the FCC, more than half of the families in the United States have only cellular phones, with no “landline” in their home. More than 80% of 9-1-1 calls are made from mobile phones. During the COVID-19 crisis, wireless and broadband services became essential for millions of Americans who were forced to stay home. Adequate coverage allowed people to telework, participate in teleconferences, attend virtual school lessons, visit remotely with a doctor or therapist, attend online worship services, and keep in touch with family and friends.

Over the first three weeks of the nationwide emergency, AT&T saw a significant increase in voice calling, instant messaging, text message, and video services. (*See AT&T Wireless Broadband Usage During COVID-19 Crisis attached as Exhibit 3*). Usage has increased by as much as 20% across AT&T’s nationwide network. The use of audio-conferencing solutions and large-scale webcast events each tripled, as businesses and schools adapted to the need for remote communications. (*See Ex. 3*). Use of audio, web, and video conferencing tools increased by five times. (*See Ex. 3*). It has never been more important to have sufficient and reliable wireless broadband coverage.

II. FIRST RESPONDER NETWORK AUTHORITY (“FIRSTNET”)

The proposed site will enhance and expand the First Responder Network Authority (“FirstNet”) network in Loudoun County. FirstNet is a nationwide high-speed broadband communications platform dedicated solely to America’s first responders and emergency personnel. Following the recommendation of the 9/11 Commission, the United States Congress established FirstNet to provide reliable public safety networks across the country and dedicated bandwidth for use by first responders. (*See AT&T FirstNet Information Sheets attached as Exhibit 4*). The goal was to prevent the pervasive communications failures that occurred during the 9/11 terrorist attacks. The federal government entered into an exclusive contract with AT&T to provide FirstNet services, and FirstNet is only available where AT&T has sufficient wireless coverage. On July 11, 2017, the Commonwealth of Virginia became the first state to opt into the FirstNet National Safety Broadband Network. Every U.S. state and territory has since opted in.

The full importance and efficacy of FirstNet was revealed by the recent COVID-19 crisis. During the nationwide emergency, FirstNet is ensuring that first responders have adequate communications free of commercial congestion. More than 12,000 agencies and organizations – including FEMA and U.S. Coast Guard to name a few – are using over 1.3 million FirstNet connections to respond to real life emergencies and disasters every day. (*See Ex. 4*). FirstNet offers dedicated deployable assets to FirstNet subscribers to boost coverage where it’s needed, such as in remote areas or at field hospitals (*See Ex. 4*). FirstNet was extensively utilized by the U.S. Navy hospital ships operating in New York and Los Angeles during the height of the pandemic.

III. THE PROPOSED TELECOMMUNICATIONS FACILITY

AT&T seeks to build a 125' telecommunications monopole and accompanying equipment facilities (the "Facility") on its property located at 12355 White Rock Road,² Purcellville, VA 20132, PIN#: 477-38-7669 (the "Property").

A. The Property

The Property is 176.38 acres, owned by AT&T, and is located within the AR-1 zoning district. The Property is referred to in the Loudoun County Land Records as "Short Hill Mountain.," and is located in the Catoctin District of Loudoun County. Since the 1960s, the Property has been home to an AT&T underground substation, which acts as a switching station for telephone land lines. The Property is not within a historic district, and is well removed from inhabited residential dwellings. The Property is surrounded by mature trees, which cover the entire Property and will provide excellent screening to/from surrounding properties. The Property is surrounded by undeveloped, wooded properties. (An aerial photograph of the Property is attached as Exhibit 5).

B. The Facility

The Facility consists of a 125' monopole within a 50' x 50' equipment compound surrounded by a 6' tall chain link fence. (See Site Plan in 8.5" x 11" attached as Exhibit 6, at C4). The compound will also include ancillary equipment, including a transformer and fiber conduit just outside fence. (See Ex. 6 at C5.) The monopole is proposed to be the standard matte steel gray finish. (See Ex. 6.) AT&T could propose a stealth monopine monopole, but the gray finish is generally thought to be the least intrusive option. In addition, discussions with community members and County Staff indicated a preference for a standard matte gray tapered monopole over a stealth pine treepole.

The 125' monopole will accommodate at least three carriers, with AT&T's antennas at 120' above ground level (AGL), and two other carriers at 110' AGL and 100' AGL, respectively.³ AT&T's proposal will ensure that residents, visitors, businesses and public safety officials will have the reliable emergency and non-emergency wireless coverage that they need and want, all while minimizing, if not eliminating, any potential visual impacts to Short Hill.

AT&T will install ancillary equipment to support the Facility, including a transformer, an 8' x 8' equipment shed, and a diesel generator sitting on an 8' x 14' concrete pad. The Facility will operate automatically and will not require any personnel or hours of attendance. It will operate twenty-four (24) hours a day, three hundred and sixty-five days a year. Maintenance personnel will visit the Facility occasionally for necessary repairs or modifications.

² The Property is also referenced in the land records as 12355 White Rock Road. Both addresses refer to the same 176.38 acre parcel.

³ As appropriate, two additional carriers (for a total of five) could install antennas at 90' and 80' AGL, respectively.

C. The Need for Coverage

There is a lack of adequate coverage and wireless services throughout northwest Loudoun County, particularly along and around White Rock Road, Mountain Road (SR 690), Harpers Ferry Road (SR 671), Bittersweet Lane, Nice Warmer Lane, Sagle Road, and the surrounding areas. This gap in coverage is not exclusive to AT&T. In 2014, Loudoun County hired Atlantic Group of Companies, Inc. (“Atlantic”) to conduct a “Gap Analysis for Wireless Facilities” that examined existing wireless infrastructure in Loudoun County, a copy of which is attached as Exhibit 7. Atlantic identified a significant coverage gap in northwest Loudoun County, including Short Hill and areas on either side of the mountain, the same gap that AT&T can fill with this proposal. (See Ex. 7 at 15).

AT&T’s proposed location is ideally situated toward the top of Short Hill, along an existing access road on a treeless portion of previously graded land (*i.e.* “made” land). AT&T’s proposal will fill the coverage gap on both sides of the mountain without the need for tree clearing, grading, or other environmental impacts, all while minimizing any visual impact because of the reduced height (*i.e.* 30’ lower than the original 155’ tall proposal) and proximity between the top of the monopole and existing tree line. (See Exs. 2 & 7). The Facility will also allow at least two additional wireless service providers to fill the gaps in their respective networks, also identified and documented by Atlantic. (See Ex. 7 at 15).

D. The Site Selection Process

When AT&T has a need for coverage, it always seeks to co-locate antennas onto or within an existing structure. In accordance with Zoning Ordinance § 5-618(B)(4)(b), AT&T has provided evidence demonstrating the inadequacy or unavailability of other structures within a two (2) mile radius of the Property. (See Analysis of Existing Structures Over 40’ Within a Two-Mile Radius attached as Exhibit 8). The closest existing telecommunications facility is approximately two miles away, a 255’ tall tower also located on Short Hill, which is already home to AT&T’s antennas and equipment. During the co-location due diligence, AT&T identified several silos ranging from 40’ – 60’ tall, and nothing else over 40’ tall. Silos cannot typically handle the structural needs for co-location, but AT&T’s RF engineers nonetheless evaluated them as potential co-location opportunities. In each case, AT&T’s RF engineers determined that the silos’ low heights and low ground elevation (*i.e.* valley) would not allow AT&T to provide even a minimum of reliable coverage. (See Ex. 8).

Absent any viable co-location opportunity, AT&T determined, and its investigation confirmed, that a new monopole was required. AT&T determined that the Property was viable from a technical perspective (*i.e.* radio frequency coverage), a zoning perspective (permitted with special exception, compliant with requirements, etc.), and that AT&T could utilize a small portion of already graded land to install the facility, avoid environmental impacts, and avoid any interference with its current operations.

The Property offers an excellent land-use and visual solution to AT&T’s coverage objective within the narrow placement parameters of this particular search area. (See Photo

Simulations of Proposed 125' Monopole attached as Exhibit 9). The Property is located in a remote, rural area, completely surrounded by trees, surrounded by undeveloped adjacent parcels. As such, there are numerous options at the Property to blend in to the existing landscape, and make the Facility compatible with the setting, color, lighting, and topography of the area. (See Ex. 9). The proposed site is far from any occupied residential dwellings, with the closest occupied dwelling more than a half mile from the proposed Facility (approximately 2,800 feet to the east).

The proposed Facility will bring coverage to the surrounding community, conform to the goals of the Loudoun County Comprehensive Plan, and comply with the requirements in the Zoning Ordinance. The proposed Facility will have minimal impact on the Property and surrounding properties, while providing the needed wireless coverage in the area.

IV. APPLICATION FOR COMMISSION PERMIT AND COMPLIANCE WITH LOUDOUN COUNTY COMPREHENSIVE PLAN

Concurrent with this application for a special exception permit and a minor special exception, and pursuant to Zoning Ordinance §6-1101, AT&T is applying for a commission permit. AT&T requests a finding that its Proposed Facility is in compliance with Loudoun County's Comprehensive Plan, including the 2019 General Plan (as adopted on June 20, 2019), the Rural Policy Area (Rural North), and the Telecommunications Plan.

AT&T's Property is located on Short Hill Mountain, within the Rural Policy Area (Rural North) as identified in the 2019 General Plan. County Staff raised concerns that AT&T's proposed Facility is contrary to Strategy 3.3 and Actions 3.3.A and 3.3.E as set forth in Chapter 3 of the 2019 General Plan. (See Record of Pre-Application Meeting attached as Exhibit 10).

Strategy 3.3 has the goal of protecting "steep slopes, ridgelines, and mountainside areas against destabilization, erosion, building and/or road failure, downstream flooding, and other hazards and to maintain the scenic and rural nature of these areas." Action 3.3.A seeks to minimize negative environmental impacts; minimize land disturbance; protect the ridgelines; maintain woodlands, plant, and wildlife habitats; and preserve other natural features." Action 3.3.E seeks to "protect ridgelines through updates to the Mountainside Development Overlay District. . ."

AT&T's proposed Facility protects steep slopes, preserves the environmental resources of Short Hill, and will have little to no visual impact on the ridge line. The Facility will be located on "made land" that is graded and ready for construction, and will not require any disturbance of steep slopes on Short Hill. Moving the Facility downslope, if possible, would require significant tree removal and excavation, and damage to steep slopes, for a graded surface. The Facility is within the "Somewhat Sensitive" area of the Mountainside Overlay District, and will fully comply with Zoning Ordinance § 4-1600, *et seq.*

The Facility is otherwise in accordance with the 2019 General Plan and will not affect the use and enjoyment of surrounding properties. The proposed site is ideal, because its location and the lack of natural barriers will fill AT&T's existing coverage gap with a single tower, and will

likely also fill existing coverage gaps for other wireless providers. The Facility will be located in the center of the 176 acre Property, well away from adjacent properties and existing roadways. The proposed site will be screened by the existing mature trees and landscape, and will be made compatible with the setting, color, lighting, and topography of the area. (See Ex. 6, Site Plans).

The site is located in Loudoun County's Rural Policy Area and is planned for rural economy uses and limited residential development. (See Loudoun County 2019 Comprehensive Plan, Chapter 2, at 95-96, 108-110). The Comprehensive Plan recognizes that "Although many rural economy uses rely on wired or wireless telecommunications networks to support their daily business operations, many areas of the RPA lack adequate high-speed connections. The County, through its strategic initiatives, has identified the provision of high-speed wired and wireless telecommunications networks, including broadband technology, as a priority to support rural businesses and residents in the RPA." (See Loudoun County 2019 Comprehensive Plan, Chapter 2, at 96). The proposed Facility will support Loudoun County's emphasis on the importance of the development of a high-quality wired and wireless telecommunications network to serve businesses, residents, and visitors. (See Loudoun County 2019 Comprehensive Plan, Chapter 6, Fiscal Policy 7, at 24). The Facility will bring essential emergency and non-emergency wireless and broadband services to an underserved area in Loudoun County.

AT&T has already invested over one million dollars to preserve and revitalize the Property and protect Short Hill's environmental resources. AT&T worked closely with the Loudoun County Arborist and local professional landscapers to develop and execute a landscaping plan for the property, removing 150 dead, diseased or invasive plants and trees, in an effort to protect the existing foliage. AT&T also replaced 68 native deciduous and evergreen trees. The native evergreens were included to improve winter coverage near and around the ridge line.

AT&T's Facility will not hinder any further development on adjacent properties or impair the value of the surrounding land. Substantial evidence shows that cell towers do not negatively affect property values. (See Richard A. Forsten, Wendie C. Stable, and Olfunke O. Fagbami, Cell Phone Towers Do Not Affect Property Values, American Bar Association Probate & Property, at 10-15 (May/June 2016), a copy of which is attached as Exhibit 11).⁴ A number of studies and court cases have demonstrated that "cell towers have no appreciable effect on property values..." *Id.* at 15. AT&T examined property sales two years before and after a tower was erected. The overwhelming data demonstrated that the existence of the tower had no effect on the value of property sales, even where the tower was visible. *Id.* at 13-14. Many studies have demonstrated that proximity to a cell tower makes no measurable difference in property values.⁵ A study in Richmond, Virginia examined six towers and 140 properties, and concluded

⁴ Excerpt: pages 3-9 & 16-64 removed for convenience.

⁵ *How Does the Proximity to a Cell Tower Impact Home Values?*, Valbridge Property Advisors (Sept. 14, 2018), <https://www.valbridge.com/news-article/647/how-does-the-proximity-to-a-cell-tower-impact-home-values>; Thorne Consultants, Inc., *Monopole Impact Study on Residential Lots in the Vicinity of the Bullis School Potomac, Montgomery County, Maryland* (May 2, 2001), at 3 (Examining 111 transactions and determining that the proximity to a cell site had no effect on sales prices of homes or residential lots); Appraisal-Associates, Inc., *Impact of a Telecommunications Tower upon Values of Residential Properties* (Aug. 2005) ("The data demonstrates that

that “there was no consistent market evidence suggesting any negative impact upon improved residential properties exposed to such facilities...”⁶ A similar study of eleven separate cell phone tower sites in Virginia and Maryland compared properties where a tower was visible and properties where a tower was not visible. The study found that homes appreciated at approximately the same rate, whether or not the tower was visible.⁷ With an increase in teleworking, telemedicine, and remote schooling, many people simply will not buy a home in an area with inadequate wireless broadband services.

V. APPLICATION FOR MINOR SPECIAL EXCEPTION FROM § 5-618(B)(3)(p)

Concurrent with this application for a special exception permit, AT&T is applying for a minor special exception to be relieved from a potential requirement in Zoning Ordinance § 5-618(B)(3)(p): “Telecommunications monopoles shall not be located along ridge lines, but downslope from the top of ridge lines, to protect views of the Catoctin, Bull Run, Hogback, Short Hill, and Blue Ridge Mountains.” This provision discourages telecommunications facilities from being located along ridge lines in Loudoun County, including Short Hill. The stated purpose is to protect the views of these mountains. The Board of Supervisors should exercise its discretion and allow AT&T to locate its proposed Facility on the already made land along the ridge line of Short Hill Mountain, which will actually reduce the impact on the viewshed.⁸ The proposed Facility will be built at an elevation of 1418 feet on Short Hill, below the highest elevation on AT&T’s Property which is at 1440 feet.

This provision prohibits a monopole on the ridge line if such a prohibition will preserve the view of Short Hill. In this case, and as exhaustively discussed with County officials, locating the Facility downslope, if possible at all, would significantly and negatively impact the view of Short Hill because it would require significant tree removal, excavation and grading for a facility, plus the grading and tree clearing needed to install a new access road. Also, because wireless is a line-of-sight technology, the top of the monopole would need to be the same height as the proposed 125’ monopole. In other words, any monopole at Short Hill must extend above the ridge line regardless of whether it is built on the already graded surface or somewhere downslope or “next to” Short Hill. As a result, the proposed Facility will minimally impact the view while protecting the tree cover and slopes, and utilizing the existing access road.

residences in close proximity to a towers (less than one quarter mile or 2,000 feet in the case of the vast majority of the sales studied) did not incur a measurable diminution in value after development of the tower.”).

⁶ Allen G. Dorin Jr., MAI, SAR & Joseph W. Smith III, *The Impact of Communications Towers on Residential Property Values*, Right of Way, Mar./Apr. 1999, <https://www.irwaonline.org/eweb/upload/0399b.pdf>.

⁷ Thorn Consultants, Inc., *Monopole, Lattice and Water Towers Studies*, (2010).

⁸ For more than 50 years, the Property was home to four large concrete towers with dishes located on the ridge line, all of which were permitted uses. AT&T removed those four large towers about 6 years ago. The proposed Facility will have a substantially smaller visual impact on the viewshed than the four large concrete towers and equipment that had occupied the site for the previous 50+ years.

AT&T's proposed Facility will not create a significant visual impact (See Ex. 9, Photo Simulations). An FCC environmental compliance report identifying the impact on environmental and historical resources was prepared by EBI Consulting ("EBI") in accordance with the National Environmental Policy Act of 1969 ("NEPA Report"). A copy of the final NEPA Report by EBI Consulting ("EBI"), dated March 17, 2020, is attached as Exhibit 12. EBI found that AT&T's Facility would have minimal impact on the viewshed: "In areas of visibility, the view is softened by separating distance and the slim profile design. No lighting will be installed on the tower, which will further decrease the visual impact. Furthermore, modern intrusions including utility poles and wires, and transmission towers and high tension power lines are present within the viewshed." (See Ex. 12, at 178, Addendum to FCC Form 620). Based on the viewshed analysis and the crane test, EBI found "No Adverse Effect" for historic properties in the "Area of Potential Effect." (See Ex. 12, at 178, 298-301 FCC Form 620).

AT&T respectfully requests a minor special exception to § 5-618(B)(3)(p). AT&T's Property has made land upon which to build the Facility, which has significant screening from mature trees and vegetation that will obscure the Facility's equipment. The environmental and visual impact to Short Hill will be minimal, while providing the necessary emergency and non-emergency wireless broadband services to northwest Loudoun County.⁹ As found by EBI, the Short Hill viewshed already contains significant utility infrastructure, including high tension power lines and at least two existing telecommunications towers that are 199' and 255' in height. (See Ex. 12, at 178).

VI. COMMUNITY OUTREACH

AT&T participated in an initial Pre-Application meeting with representatives from Loudoun County on April 10, 2018 (PRAP-2018-0041). Approximately 20 County representatives were present, including representatives of each County Supervisor, the Loudoun County Health Department, the Loudoun County Planning & Zoning, and the Loudoun County Building and Development (Natural Resources Team). County representatives requested additional information about the possibility of moving the proposed Facility downslope and also discussed the potential community response to the proposal.

AT&T reached out to the community and provided notice of a visual impact survey (i.e. crane test and balloon test) for May 3, 2018, and a community meeting at the Lovettsville Game Protective (16 South Berlin Pike, Lovettsville VA) at 6:30 PM on Thursday May 10, 2018. The meeting operated like an open house, lasted for more than two hours, and was attended by more

⁹ Reliable wireless coverage is critical to public safety and has become a vital part of people's personal and professional lives – especially when COVID-19 mandated wireless for basics such as education, employment, doctor visits, etc. AT&T's goal is to bring wireless services to the area, along with the infrastructure so other carriers can add their services as well. Without that goal, AT&T could propose a by-right 60' pole to cover its own Property and employees (*see* Zoning Ordinance § 5-618(A)(2)), but that would do nothing for the coverage gaps in the County, and nothing for the residents, visitors, and businesses that need wireless services for day-to-day functions.

than 100 people. (See Community Meeting Sign-In Sheet attached as **Exhibit 13**).¹⁰ AT&T's team consisted of a professional engineer, RF engineers/experts, real estate and construction specialists, public relations personnel, and legal counsel. AT&T presented an overview of the project and site plan drawings, explained the RF propagation maps and coverage objectives, shared photos and photo simulations from the 155' tall crane/balloon test and visual impact survey, answered questions, and obtained feedback local residents, business owners, and members of the community. Attendees generally agreed on the need for and importance of wireless coverage, and asked questions and expressed concerns about the visual impact, potential noise and lights, adverse health effects, and ways to balance tower height and coverage objectives to minimize the tower's visibility and maximize the coverage to the surrounding communities. AT&T answered the questions, shared information about public safety benefits (*i.e.* FirstNet, E-911, etc.), distributed third-party literature (*i.e.* FCC, American Cancer Society, etc.), and outlined the various reviews and approvals needed, in addition to zoning, to show AT&T's compliance with all federal, state, and local laws. Leaving the meeting, AT&T promised to stay in touch about the project details and status, and re-evaluate the monopole height to reduce visibility and potential impacts on Short Hill.

AT&T held several meetings with Loudoun County officials, including Supervisors Tony Buffington, Jr. and Geary Higgins. In response to questions and comments from the County, AT&T evaluated numerous scenarios that would, at least theoretically, reduce any impact on the viewshed. These scenarios included building two shorter poles, one on either side of Short Hill, building one taller monopole downslope, and reducing the height of a single pole near the top to minimize any visual impact and maximize coverage to the surrounding areas. The two-tower proposal caused numerous technical problems with antenna interference and coverage overlap. In addition, the tree-clearing, grading, and related land disturbing activities would exponentially increase the likely adverse visual and environmental impacts to both sides of Short Hill, especially as compared to the current proposal on "made land" that requires no grading or tree-clearing. The downslope monopole would also require significant grading and tree-clearing for the access road and compound, plus it would require a much taller height to project over Short Hill. Ultimately, AT&T found that the only way to minimize or eliminate structural and environmental disturbance to Short Hill itself, while preserving the existing viewshed and minimizing impacts to the ridge line, is to design a single monopole for the "made land" near the top of Short Hill with wireless antennas high enough above the tree line to provide coverage to the community, but low enough to avoid standing out or otherwise having a negative impact on the ridge line or viewshed. Based on AT&T's multiple designs and redesigns, and input from the community, AT&T agreed to reduce the monopole height to 125' – thirty feet lower than originally proposed – but high enough to project adequate coverage and provide reliable services to the greater community.

AT&T notified the County and community about the new proposed height (125') and schedule a second crane test and visual impact survey for July 23, 2019. Once again, AT&T

¹⁰ At various times over the meeting, more than 100 people were counted in attendance, even though the sign-in sheet indicates fifty-four people officially registered. The discrepancy between the head counts and sign-in sheets can be attributed to numerous people who refused to sign-in or provide contact information and many others who arrived as a family or group and only had one representative sign-in.

leased a large crane, attached a balloon to the boom and extended it to 125' AGL, and then drove around to survey the visibility and take photos from the surrounding area. AT&T's photo simulations of the proposed tower were created from the 125' crane test. (See Ex. 9, Photo Simulations). Although stealthing the monopole is a potential option (*i.e.* monopine or treepole), and given the results of the crane/balloon test, the general consensus is that a standard monopole with a matte gray nonreflective finish is most appropriate.

AT&T participated in another pre-application meeting on June 8, 2020 (PRAP-2020-0037), with County representatives from Legislative Land Use Review, Community Planning, Zoning Administration, and the Health Department. (See Ex. 10). AT&T and County Staff discussed AT&T's design and development of the site to preserve the ridge line and environmental resources on Short Hill, as well as next steps to apply for zoning approval and demonstrate compliance with the Loudoun County Comprehensive Plan and relevant provisions of the Zoning Ordinance.

On January 27, 2021, AT&T held another community meeting via Zoom, to discuss updated to AT&T's application and changes made based on the initial community meeting. 186 people registered for the Zoom webinar. The presentation lasted more than an hour and fifteen minutes, with an average of 80 participants throughout, and a high of 84 participants. AT&T answered dozens of questions submitted during, and after, the meeting.

VII. HISTORIC AND ENVIRONMENTAL IMPACT OF FACILITY

AT&T's proposed Facility is fully compliant with Virginia's Agricultural and Forestal Districts Act. *See* Va. Code § 15.2-4300, *et seq.* By locating the Facility on "made land," there will be no impact to Virginia's agricultural and forestal lands. AT&T has invested more than a million dollars for the removal of diseased trees and invasive species, while planting native trees and shrubs to help preserve, protect and enhance Virginia's agricultural and forestal land in and around Short Hill.

AT&T contracted with a third-party environmental engineering consultant to analyze the Property, the Facility, and the surrounding areas to complete the required FCC environmental compliance report identifying the impact on environmental and historical resources, prepared in accordance with the National Environmental Policy Act of 1969 ("NEPA Report").

The NEPA Report, conducted by EBI, determined that "the proposed installation will not result in a significant environmental effect. . ." (See Ex. 12, NEPA Report, at 2). Additionally, the State Historic Preservation Office (SHPO) "has conditionally concurred with EBI's determination that 'No Historic Properties' existed within the direct Area of Potential Effect (APE), and that the tower would have 'No Adverse Effect' on historic properties within the visual APE on the condition that [AT&T] addressed the concerns of the Piedmont Environmental Council." (*Id.*) The NEPA Report found that the Facility (1) is anticipated to have no effect on protected species or critical habitats; (2) will not be within one mile of any federally protected land; (3) will not be within a FEMA-designated 100-year flood zone; and (4) will not result in significant change to surface features. (See Ex. 12, NEPA, Natural Resource Review, at 43).

AT&T has worked with the Piedmont Environmental Council (“PEC”) to fully assess the potential visual effect of the proposed tower. At PEC’s request, AT&T expanded the APE radius from the FCC-required half-mile radius to a two mile radius. On July 23, 2019, AT&T conducted a second visual impact study, raising a crane to the height of 125 feet, to assess the viewshed analysis from the Harpers Ferry Battlefield and the Between the Hills/Harper’s Ferry Rural Historic District (both of which are nearly two miles from the Facility). EBI determined that “there will be areas of limited visibility within the Harpers Ferry Battlefield study area and Between the Hills/Harper's Ferry Rural Historic District. However, based upon separating distance, the design and height of the tower, and presence of existing modern utility structures within the surrounding area, the tower will not result in adverse effect to the setting of the historic resources.” (See Ex. 12, NEPA, Addendum to FCC Form 620, at 178-79; Photographs and Simulations at 201-15). EBI further found that the proposed tower “does not result in a noticeable change to the setting of the historic district. . . hedgerows and trees line much of Harper’s Ferry Road through this portion of the historic district closest to the tower site. The trees lining the road will further obscure the proposed tower from the publicly-accessible way within the historic district, further minimizing any visual effects. (See Ex. 12, NEPA, FCC Form 620, at 300).

The Facility will have no effect on the environment or historical resources of Loudoun County. Given the lecture, mature trees, vegetation, and topography of the area, the visual impact will be minimal. The tower will be unmanned, and will not generate any noise, light, or fumes. Because the Facility will be unmanned, there will be no need for any additional facilities or amenities to be included. There is an access roadway on the Property that will allow safe and adequate access to the proposed Facility. The proposed Facility will comply with all applicable local, state, and federal regulations.

VIII. COMPLIANCE WITH LOUDOUN COUNTY ZONING ORDINANCE

§ 5-618(B)(2) Monopoles, Special Exception Required. Except as provided above, telecommunications monopoles shall be permissible subject to approval of a special exception and subject to the general performance criteria listed in Section 5-618(B)(3) and additional submission requirements listed in 5-618(B)(4), in the following situations:

(a) In the AR-1, AR-2, A-10, TR, JLMA-1, JLMA-2, JLMA-3, A-3, CR-1, CR-2, CR-3, CR-4, PD-TREC and RC zoning districts, except as provided in Section 5-618(B)(1)(d), and in the CLI, PD-CC(CC), PD-CC(SC), PD-CC(RC), PD-TC, PD-TRC, PD-MUB, PD-RV and PD-CV zoning districts.

- **AT&T Response:** The Property is located in the AR-1 Zoning District. Therefore, a monopole is a permitted use, with a special exception.

§ 5-618(B)(3) Monopoles, General Performance Criteria. All telecommunications monopoles, whether permitted by right or permissible with the approval of a special exception application, shall be subject to the following criteria:

(a) The proposed telecommunications monopole shall be compatible with development in the vicinity with regards to the setting, color, lighting, topography, materials and architecture. In

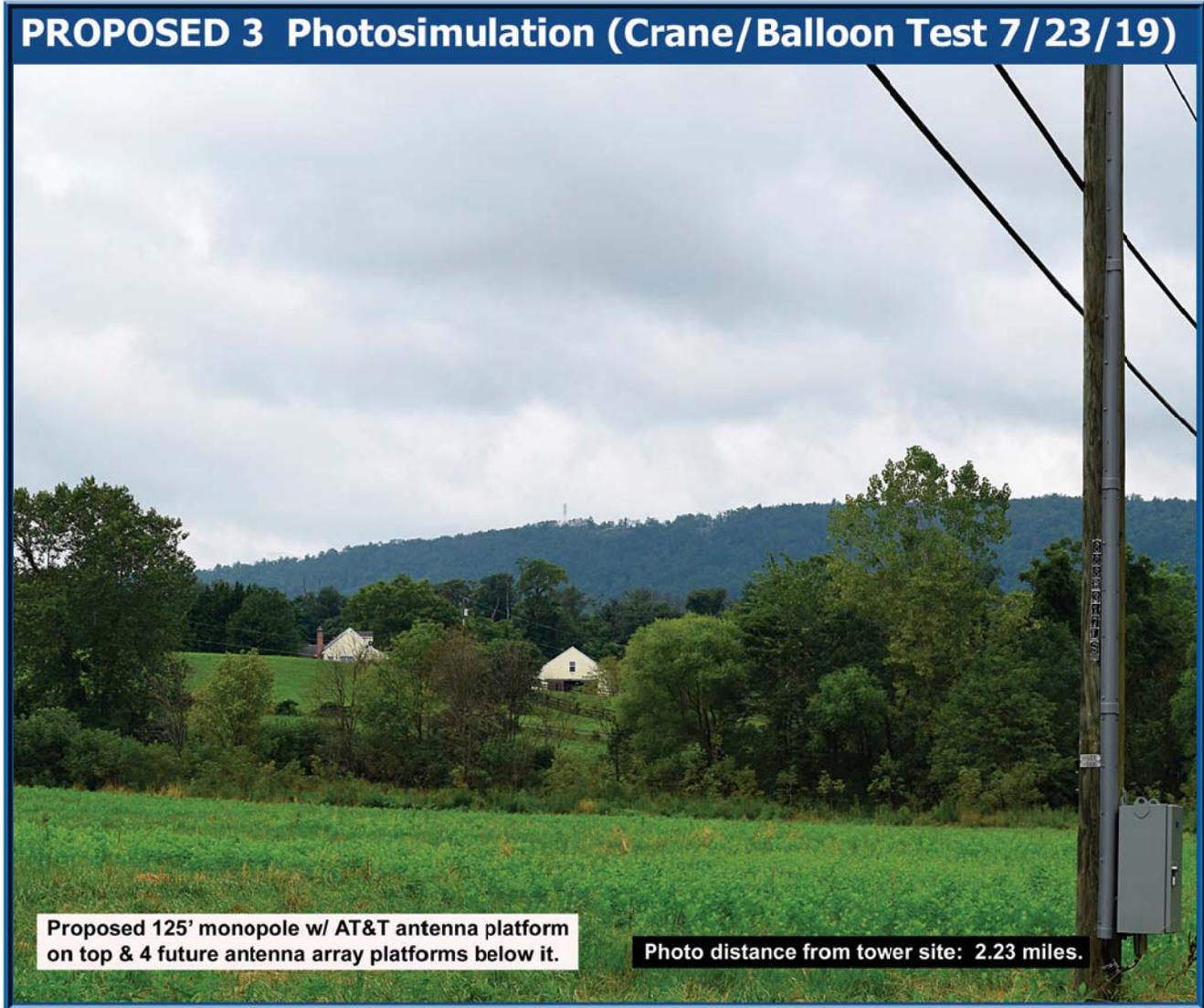
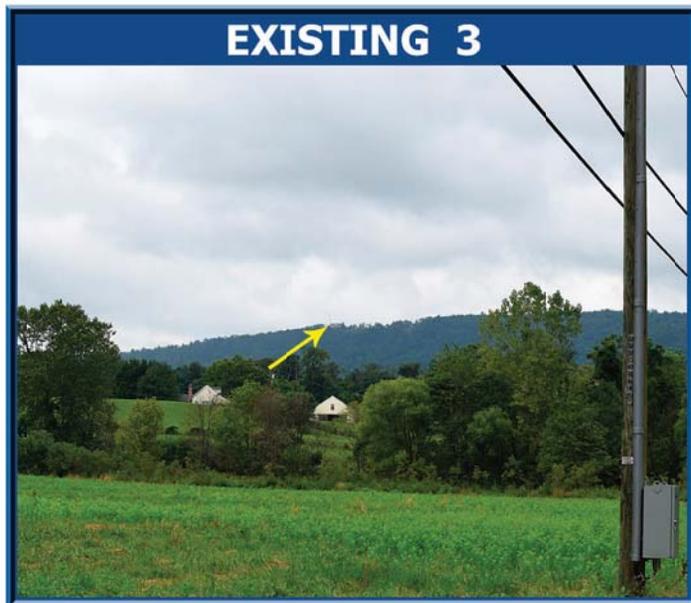
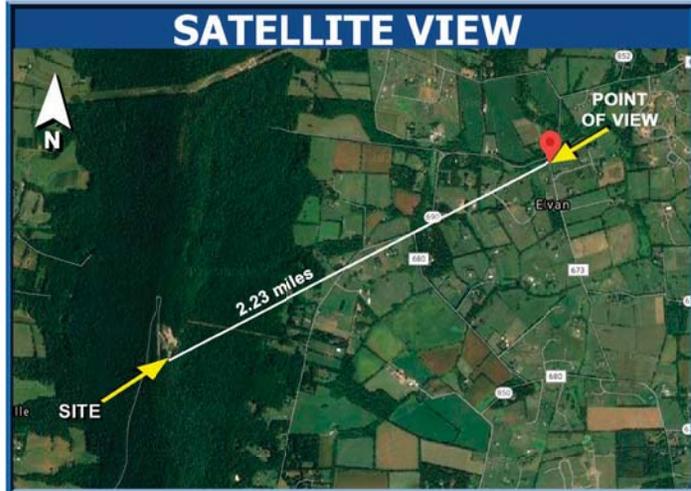


1362 Mellon Road, Suite 140
Hanover, MD 21076

SITE NAME: MORRISONVILLE FA# 12922551 - SITE# 1916

12332 WHITE ROCK RD., PURCELLVILLE, VA 20132

Prepared for
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076



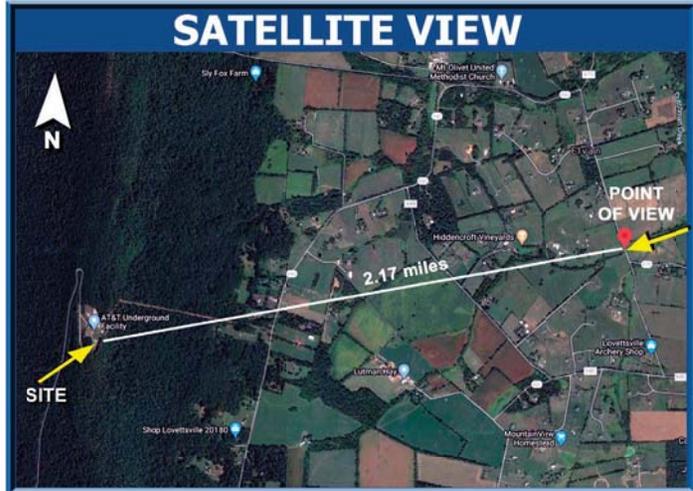


1362 Mellon Road, Suite 140
Hanover, MD 21076

SITE NAME: MORRISONVILLE FA# 12922551 - SITE# 1916

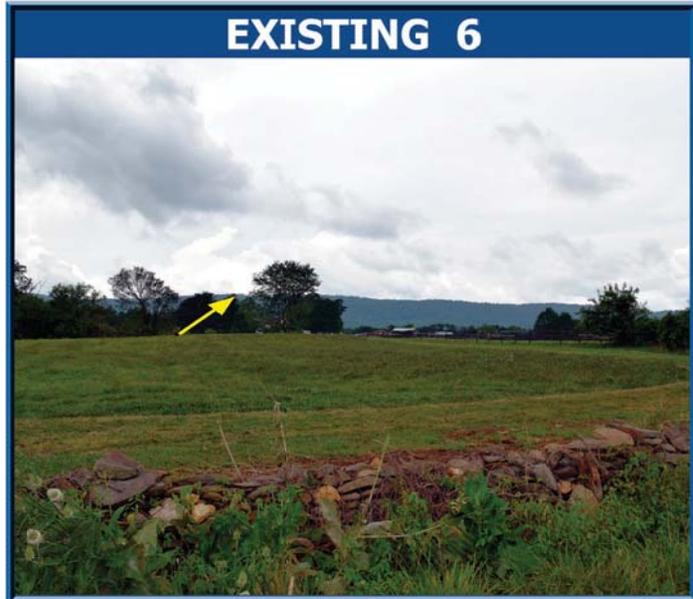
12332 WHITE ROCK RD., PURCELLVILLE, VA 20132

Prepared for
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

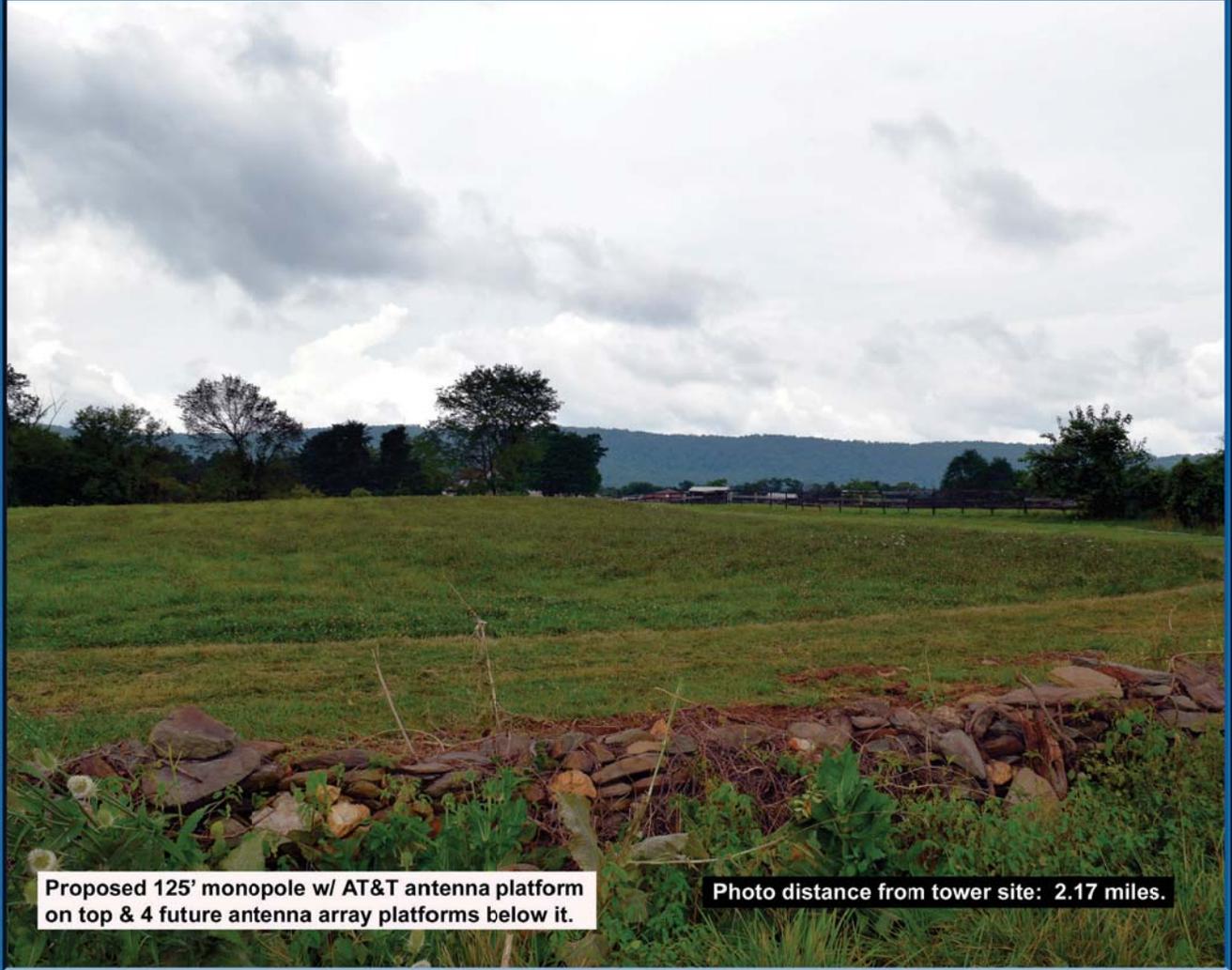


SATELLITE VIEW

PROPOSED 6 Photosimulation (Crane/Balloon Test 7/23/19)



EXISTING 6



Proposed 125' monopole w/ AT&T antenna platform on top & 4 future antenna array platforms below it.

Photo distance from tower site: 2.17 miles.

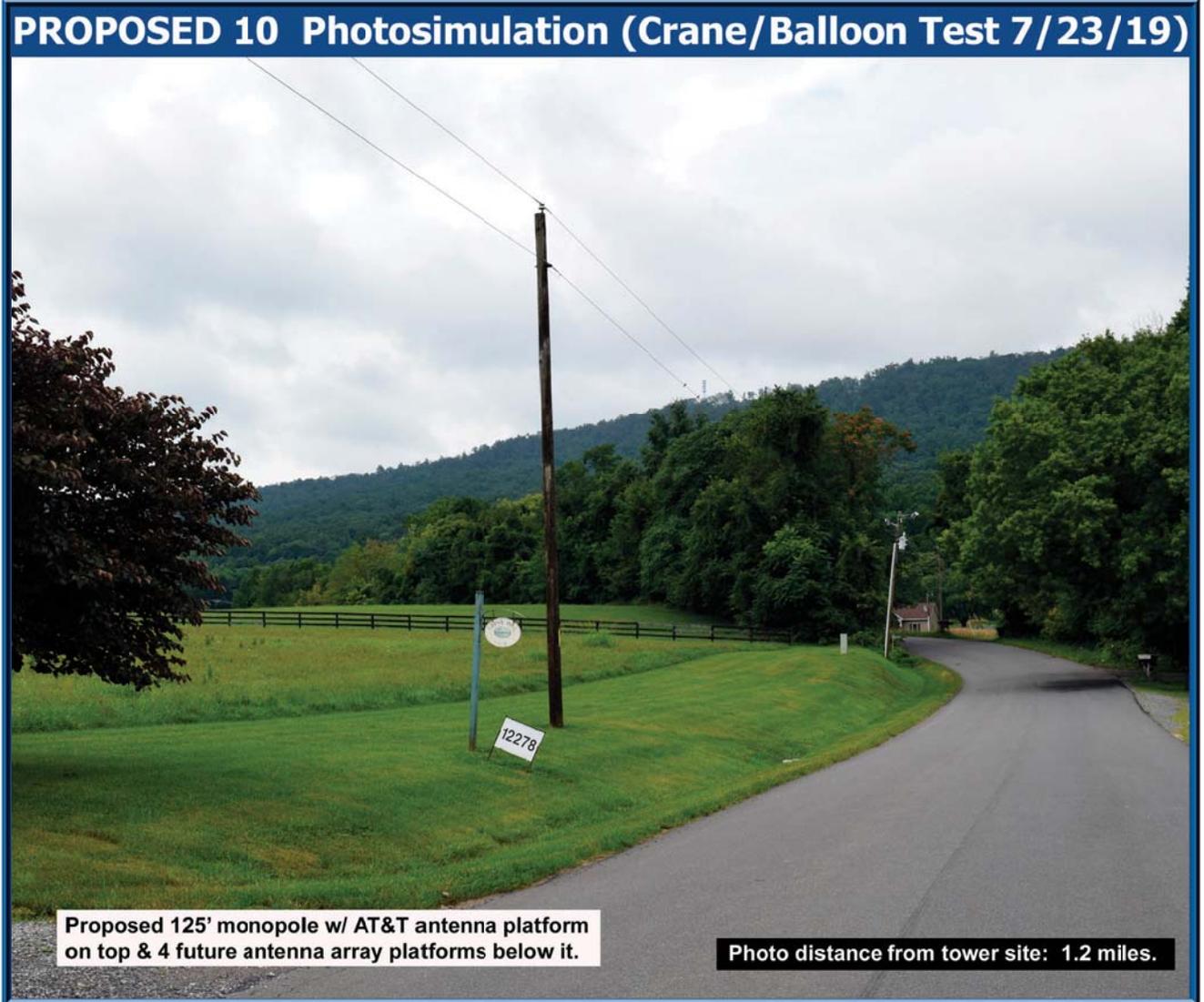
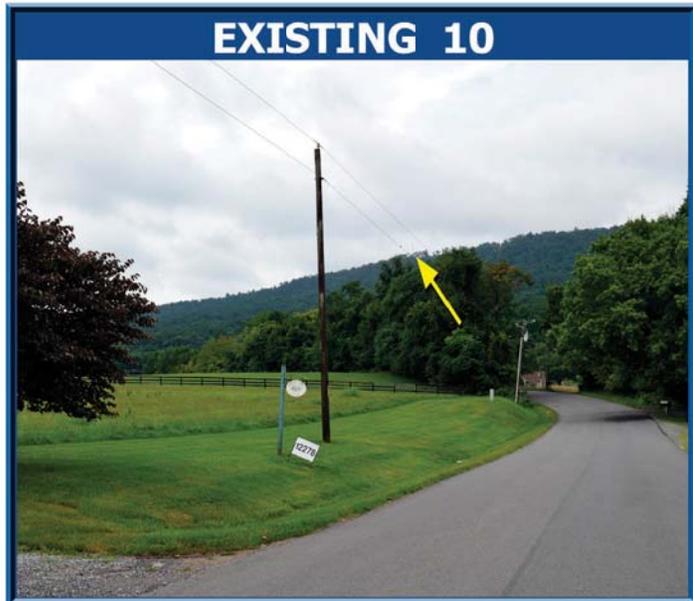
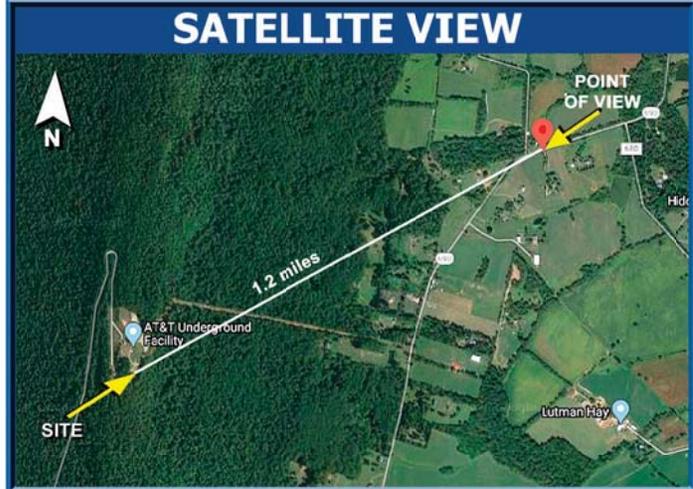


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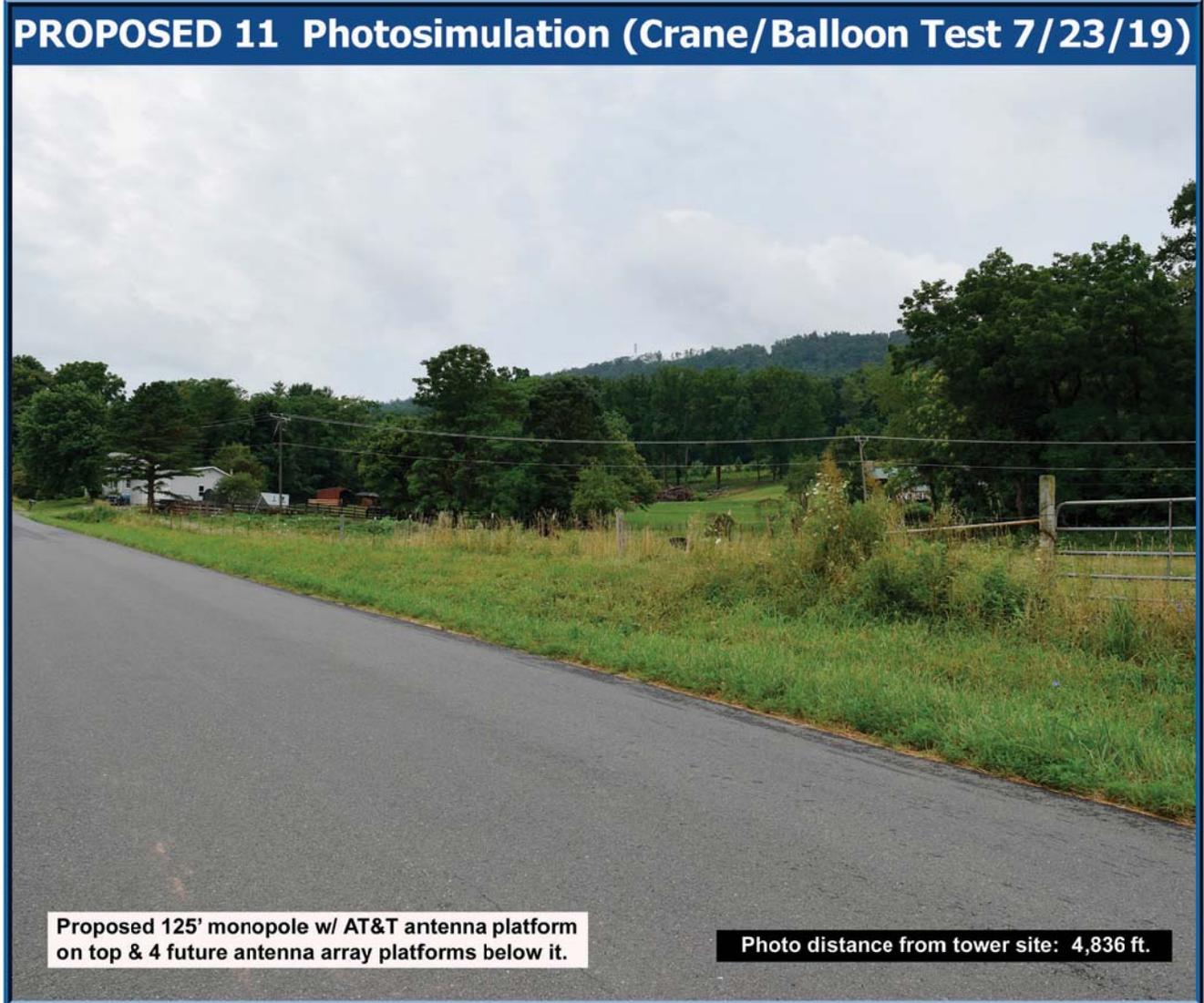
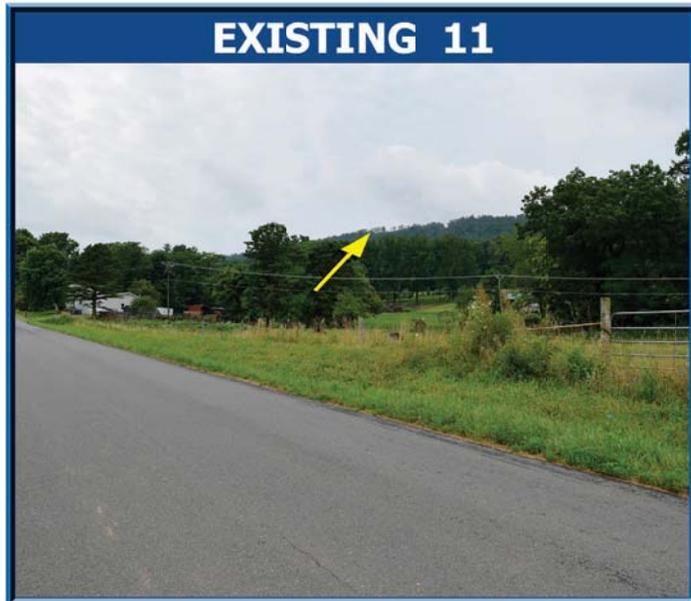
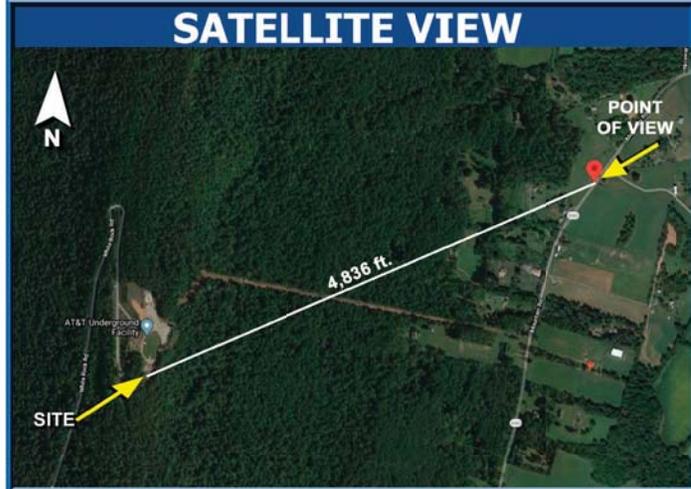


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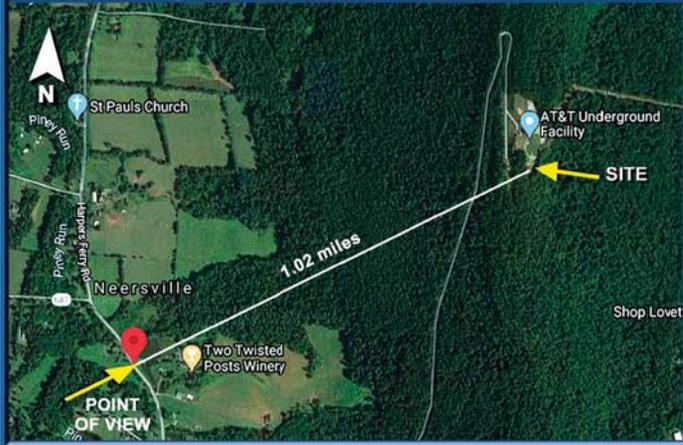
SITE NAME: MORRISONVILLE FA# 12922551 - SITE# 1916

12332 WHITE ROCK RD., PURCELLVILLE, VA 20132

Prepared for
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076



SATELLITE VIEW



PROPOSED 18 Photosimulation (Crane/Balloon Test 7/23/19)



EXISTING 18



Proposed 125' monopole w/ AT&T antenna platform on top & 4 future antenna array platforms below it.

Photo distance from tower site: 1.02 miles

MEMORANDUM

To: Rob Donaldson, Project Manager

From: Rachael Iwanczuk, AICP, Program Administrator, Agricultural & Forestal District Program

Date: 11/19/2020

Re: CMPT-2020-0005, SPEX-2020-0020, SPMI-2020-0008AT&T MORRISONVILLE

SUMMARY

The subject applications, CMPT-2020-0005, SPEX-2020-0020, and SPMI-2020-0008, AT&T Morrisonville, is a request to build a 125-foot monopole and associated equipment facilities. The facility operates on a 176.38-acre parcel (PIN 477-38-7669) (Property) located at 12332 White Rock Road (also 12355)¹. The application would allow the monopole and accompanying equipment to be a feature shown on the Comprehensive Plan and approve the Special Exception and Minor Special Exception requests for a 2,500-square foot ((0.0574 acres) area (Application Area, or AA) of the Property, along the Short Hill Mountain ridgeline, in the Agricultural Rural-1 (AR-1) zoning district, adjacent to two Agricultural and Forestal Districts.

BACKGROUND

The Property currently contains an AT&T underground substation constructed in the 1960s that acts as a switching station for telephone land lines. The Property also contained four concrete towers with dishes for more than 50 years that were removed within the past five years, according to the applicant's Statement of Justification (SOJ).

The Property is located adjacent to the New Hillsboro and New Lovettsville Agricultural and Forestal Districts (AFD), which contain 4,287.69 acres and 1,828.22 acres, respectively. Section 15.2-4312 of the Code of Virginia requires local ordinances, comprehensive plans, land use planning decisions, etc., affecting parcels of land adjacent to any district, to take into account the existence of such district and the purposes of the Agricultural and Forestal Districts Act (Act). Section 15.2-4301 states that the purpose of the Act is "to

¹ County records indicate that the legal acreage is 138.61 acres; the applicant states they will work with County agencies to reconcile the discrepancy.

provide a means for a mutual undertaking by landowners and localities to protect and enhance agricultural and forestal land as a viable segment of the Commonwealth's economy and as an economic and environmental resource of major importance."

The Property is located on the ridgeline of Short Hill Mountain. The Application Area is in the same interior area of the Property as the switching station and is in a cleared and graded, disturbed area accessible from Hillsboro Road through White Rock Road. The Application Area is located approximately 600 feet from the eastern parcel boundary, 900 feet from the northern boundary, and 700 feet from the western boundary. The Application Area would be enclosed within a six-foot chain link fence. Forest covers the balance of the Property exterior to the Application Area and the existing facilities as well as other parcels located to the east and the west including parcels enrolled in the New Hillsboro Agricultural and Forestal District (AFD) to the west across White Rock Road. The nearest residence, located in the New Lovettsville AFD, is located approximately 2,600 feet to the east, at 12637 Mountain Road (3,800 feet, or 0.7 miles, to Mountain Road).

The applicant notes in the SOJ their work to date with the County's Arborist and other landscaping and plant specialists to develop and execute a landscaping plan for the Property, identifying and removing approximately 150 dead, diseased, or invasive trees while also planting native trees and shrubs to help preserve, protect and enhance Virginia's agricultural and forestal land in and around Short Hill. The applicant states that they have also replaced 68 native deciduous and evergreen trees. The actions can help to mitigate the presence of tree disease and invasive species and prevent their spread to other trees on adjacent properties enrolled in the AFD Program.

The cleared site and Application Area lie at the ridgeline at an elevation of approximately 1,420 feet. Elevation at the Property boundary to the west is approximately 1,200 feet and to the east is approximately 1,100 feet. Further to the west elevation at the nearest residence is approximately 720 feet and the elevation at the nearest residence to the east the is approximately 700 feet, which indicates the steepness of the grade on each side of the mountain.

Although the applicant conducted a Visual Impact Survey (Exhibit 9, Photo Simulations of Proposed 125' Monopole) utilizing a balloon test, the parcel containing the nearest residence was not included in the photo simulations; the nearest parcel utilized for a simulation was Parcel 11, at a distance of approximately 4,800 feet, almost twice the distance of the nearest residence. The simulation for Parcel 11 does indicate tower visibility.

ANALYSIS

As described in the SOJ and depicted on the Commission Permit/Special Exception Plat (Plat), the proposed monopole and associated facilities would be constructed on an already-disturbed area of the ridgeline. In staff's evaluation, the primary environmental impact to AFD parcels would be visual – the height of the monopole above the surrounding treescape, on the Short Hill Mountain ridgeline. As noted above, the ridgeline extends at a substantially greater elevation than AFD parcels to the east and west at lower elevation. The Photo Simulations exhibit does indicate the visibility of the proposed monopole. Staff notes that monopoles often are located on ridgelines and extend above mature treetops with the effect on viewers depending upon perspective and distance from ridgelines. Due to the steep grade and the distance to the Property's boundary to the east and west, it is unlikely that ground-level views of the Application Area would be visible from offsite and require further screening.

The SOJ notes the difficulties in Western Loudoun with cellular and broadband communications service and referenced a Gap Analysis prepared in 2014 for the Board of Supervisors that identified a significant coverage gap in the County's northwestern area. Improved service that provides convenient and reliable service benefits landowners with parcels enrolled in the AFD Program and as such enhances agricultural and forestal land as an important economic resource for the County.

CONCLUSIONS/RECOMMENDATIONS

The activity associated with the application is not expected to affect agricultural and forestal use of other nearby parcels located in the New Hillsboro and New Lovettsville AFDs. Although the proposed monopole may be visible to landowners in both districts, the visual impact should be balanced against the expected improvement of cellular and broadband service for landowners of property enrolled in the AFD Program. The applicant notes additional mitigation of visual effects through preparation of a landscaping plan for forest resources as well as installation of a fence around the Application Area that would help shield ground-level equipment from exterior view. The benefit of the improved service arguably outweighs the negative visual impact upon some viewers and overall the proposed monopole should enhance agricultural and forestal land as a viable segment of the County's and the Commonwealth's economy. Staff has no recommendations.

C: Marchant Schneider, Program Manager, Land Use Review

CMPT-2020-0005, SPEX-2020-0020, SPMI-2020-0008, AT&T MORRISONVILLE

MEMORANDUM

To: Rob Donaldson, Project Manager, Land Use Review

From: Steve Thompson, PhD, RPA, County Archaeologist, Community Planning

Date: November 16, 2020

Re: CMPT-2020-0005, SPEX-2020-0021, SPMI-2020-0008, AT&T Morrisonville;
Archaeology 1st Referral

BACKGROUND

The applicant is requesting a Commission Permit (CMPT), Special Exception (SPEX), and Minor Special Exception (SPMI) to allow a 125-foot-tall telecommunications monopole and accompanying equipment facilities in the Agricultural Residential-1 (AR-1) zoning district. The 176.38-acre subject property encompasses a portion of the western flank and crest of Short Hill Mountain and includes the entire course of White Rock Road from its intersection with Harpers Ferry Road to the top of Short Hill Mountain. The proposed tower and associated infrastructure will disturb a total area of approximately 10,100 square feet.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The *Loudoun County 2019 General Plan* (2019 GP) calls for the conservation and preservation of the County's cultural and scenic resources. Land development applications are required to include an archaeological and historic resources survey to identify resources and, if warranted, identify measures for preservation, mitigation, and adaptive reuse (*2019 GP, Chapter 3, Historic, Archaeologic, and Scenic Resources, Action 5.1.C*). The *Loudoun County Heritage Preservation Plan* (HPP) provides additional detail regarding survey requirements (*HPP, Chapter 2, Archaeological Resources, Policy 3*). The HPP further articulates policies regarding the preservation of significant heritage resources in the context of land development (*HPP, Chapter 9, Development Review*). SPEX and SPMI application proposing land disturbance exceeding 10,000 square feet require a Phase I archaeological survey of the area to be disturbed.

In compliance with the 2019 GP, the applicant has submitted a cultural resources survey report prepared by EBI Consulting in January 2019 titled *Phase I Archaeological Survey Report, Morrisonville / 1916 / 12922551, 12332 White Rock Road, Purcellville, Virginia 20132*.

ANALYSIS

EBI's Phase I survey included background documentary research to establish environmental and historical context, pedestrian reconnaissance and visual inspection throughout the limits of disturbance (LOD) associated with the proposed monopole, and systematic shovel testing at 50-ft intervals of all terrain within the LOD not characterized by excessive slope, poor drainage, or prior disturbance. Visible modern disturbances were present through the entirety of the application's LOD and precluded shovel testing except in two instances. No cultural materials were observed or recovered by the Phase I survey and no archaeological sites, cemeteries, burial grounds, human graves, or other historic or cultural resources were identified. No additional archaeological investigation was recommended.

RECOMMENDATIONS

EBI's fieldwork and reporting meet the standards for Phase I archaeological investigation set forth in the County's HPP and the Virginia Department of Historic Resources' 2017 *Guidelines for Conducting Historic Resources Survey in Virginia*. Staff concurs with the consultant's findings and recommendation. **Additional archaeological investigation is not required for approval of this application.**

Staff recommends that the applicant add the following Archaeology Note to the SPEX plat:

A Phase I archaeological survey report, Phase I Archaeological Survey Report, Morrisonville / 1916 / 12922551, 12332 White Rock Road, Purcellville, Virginia 20132, was prepared by EBI Consulting in January 2019 and identified no archaeological sites, cemeteries, burial grounds, or graves, within the limits of disturbance associated with this application.

cc: Alaina Ray, AICP, Director, Planning and Zoning (via e-mail)
Dan Galindo, AICP, Program Manager, Community Planning (via e-mail)



Loudoun County

VIRGINIA

Building and Development

1 Harrison Street, SE, PO Box 7000 Leesburg, VA 20177-7000

703-777-0220 O | bad@loudoun.gov

loudoun.gov/bd

DATE: November 9, 2020

TO: Rob Donaldson, Project Manager, Department of Planning and Zoning, MSC #62

FROM: Eric M. Jewell, Senior Planner, B&D Land Development Planning Division MSC #60A 

THROUGH: Scott Berger, Division Manager

APPLICATION NUMBER: CMPT-2020-0005, SPEX-2020-0020 and SPMI-2020-0008

APPLICATION NAME: AT&T Morrisonville

PLAN SUBMISSION NUMBER: 1

PLANNER REQUESTS TO REVIEW SUBSEQUENT SUBMISSIONS

The Department of Building and Development, Land Development Planning Division, has completed its first review of this application and has no comments. Thank you for the opportunity to review and comment on this application. Should you have any questions, please feel free to contact Eric Jewell at 703-777-0538 or via email at eric.jewell@loudoun.gov.

MEMORANDUM

To: Rob Donaldson, Project Manager, Land Use Review

From: Pat Giglio, Planner III, Community Planning

Date: November 16, 2020

Re: CMPT-2020-0005, SPEX-2020-0020 & SPMI-2020-0008-AT&T Morrisonville
Community Planning, 1st Referral

EXECUTIVE SUMMARY

The applicants, American Telephone & Telegraph (AT&T) Company of VA and New Cellular Wireless PCS, LLC, are requesting a Commission Permit (CMPT) and Special Exception (SPEX) to construct a telecommunication facility at 12332 White Rock Road, north of Neersville on Short Hill Mountain. The applicant is also requesting a Minor Special Exception (SPMI) to permit the location of the telecommunication monopole along the ridge line of Short Hill Mountain. The application proposes the construction a 125-foot monopole with ground-mounted equipment on a previously graded and cleared area on the subject property. The property is zoned AR-1 (Agricultural Rural-1) and is in the Mountainside Development Overlay District (MDOD) under the Revised 1993 Zoning Ordinance (Zoning Ordinance). The area is governed by the policies of the *Loudoun County 2019 General Plan* (2019 GP) and is located within the Rural Policy Area (RPA). The proposed use is specifically governed under the policies of the *Strategic Land Use Plan for Telecommunication Facilities* (Telecommunication Plan).

The location of the proposed telecommunication facility on the ridge line of Short Hill Mountain is not supported by policies of the 2019 GP or the Telecommunication Plan, which include provisions for the protection of the environmental and scenic qualities of the County's mountains and prime viewsheds. The Telecommunication Plan states that monopoles shall not be located along ridge lines but downslope from the top of the ridge lines to protect views of Short Hill Mountain. Community Planning Staff is not able to support approval of the applications based on outstanding issues related to the location of the proposed telecommunication facility and the visual impact on the rural landscape of the proposed 125-foot monopole.

BACKGROUND

The approximately 230-acre subject property is located on the east side of Harper's Ferry Road (Route 671), north of Neersville on Short Hill Mountain at 12355 White Rock Road. The subject property is occupied by an existing AT&T manned communications facility that has been in operation on the property since 1960s. The

telecommunication facility is proposed in a previously cleared and graded area. An existing driveway provides access to the proposed site. The application proposes to construct a 125-foot tall monopole to accommodate up to five telecommunication antenna arrays. The monopole will have a standard matte steel gray finish. The ground-mounted equipment will be located within an approximately 50' x 50' compound at the base of the monopole enclosed with a six-foot high chain link fence. The upper portion of the proposed 125-foot monopole will be silhouetted above the ridge line and will be visible from surrounding properties located farther downslope and in the valleys on the east and west side of Short Hill Mountain, as well as from Mountain Road (Route 690) and Harper's Ferry Road; which are both designated Virginia Byways.

The Zoning Ordinance requires a CMPT when a public utility or public service facility, such as telecommunication facility, is constructed to determine if the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan. A SPEX is also required for the proposed use within the AR-1 (Agricultural-Rural-1) zoning district. A SPMI has been requested to permit the location of the telecommunication monopole along the ridge line of Short Hill Mountain.

A review of County GIS records indicates that the subject site is designated as made lands (MDL) and as such is not subject to the steep slope regulations of the Zoning Ordinance. The proposed facility will require minimal ground disturbance for construction and will not impact environmental features. All the existing trees adjoining the site will be retained to screen the ground-mounted equipment.

COMPREHENSIVE PLAN CONFORMANCE

The subject property is governed under the policies of the 2019 GP, which places the property within the RPA in an area identified as the Rural North place type where rural economy uses and limited residential development are envisioned (*2019 GP, Chapter 2, RPA Place Types Map*). The proposed use is specifically governed under the policies of the Telecommunication Plan.

LAND USE AND LOCATION

The policies of the 2019 GP support the establishment of uses in the RPA that preserve the rural character of the landscape, that are compatible with the dominant rural agricultural land use pattern, and that promote opportunities for the expansion of the County's rural economic and environmental goals (*2019 GP, Chapter 2, Rural Economy, text*). The provision of high-speed wired and wireless telecommunication and broadband service has been identified as a priority to support rural economy uses, home-based businesses and the daily activities of residents in the RPA (*2019 GP, Chapter 2, Rural Economy, text*).

The County's Telecommunication Plan establishes a hierarchy of preferred locations for new commercial public telecommunication facilities in the RPA and acknowledges the importance of maintaining the scenic and historic character of the area. The first

preference is for new telecommunication facilities to co-locate on existing buildings and other tall structures over 50 feet in height, where possible (*Telecommunication Plan, Countywide Location Policies, Policy 1*). If existing tall structures are not available, the County prefers that new towers or monopoles be located in or near existing mature vegetation so that the maximum amount of the structure and associated buildings are screened (*Telecommunication Plan, Rural and Historic Areas, Policy 1a*). The Plan also states that monopoles shall not be located along ridge lines of mountains but downslope from the top of the ridge lines to protect views (*Telecommunication Plan, Rural and Historic Areas, Policy 1 1b*). Otherwise, telecommunication facilities will be permissible in rural areas only by SPEX and subject to performance standards to mitigate visual impacts (*Telecommunication Plan, Rural Location Policies, Policy 2*).

The applicant selected the proposed site to provide coverage to the northwestern portion of the RPA predominately along segments of Mountain Road and Harpers Ferry Road where large gaps in service currently exist as demonstrated by the submitted radio frequency ("RF") coverage map. The subject site's location on the ridge line of Short Hill Mountain provides coverage to both the east and west sides of Short Hill Mountain and surrounding properties located in the valleys below. In accordance with the location policies of the Telecommunication Plan, the applicant has conducted a search for other tall structures in the vicinity and has affirmed that no such structures exist proximate to the proposed site or within the proposed wireless coverage area. The nearest telecommunication facility is a 255-foot lattice tower located at 37335 Snider Lane, two-miles to the north of the subject site on Short Hill Mountain, where AT&T currently has telecommunication antennas and equipment.

While the location of the proposed monopole provides coverage to a large area, the policies of the Telecommunication Plan specifically state that monopoles and tower sites should not be located along the ridge line of Short Hill Mountain but downslope from the top of the ridge lines to protect views (*Telecommunication Plan, Rural and Historic Areas, Policy 1b*). The 2019 GP also contains specific policies that call for the protection of the environmental and scenic qualities of the County's mountains and prime viewsheds (*2019 GP, Chapter 3, Mountainside and Steep Slopes, text and Steep Slopes, Moderately Steep Slopes and Mountainside Area, Strategy 3.3 and Actions 3.3.A and 3.3.E*). As such the proposed location of the telecommunication facility on the ridge line of Short Hill Mountain is not in keeping with the County's location policies for telecommunication facilities or the goals for the preservation of the scenic quality of its mountains and/or the character of the rural landscape.

The application includes a SPMI requesting relief from Zoning Ordinance performance criteria for monopoles that prohibit locating telecommunication monopoles along the ridge line of Short Hill Mountain (*Revised 1993 Zoning Ordinance, 5-618 (B)(3)(p)*). The applicant's statement of justification asserts that locating the proposed telecommunication facility on a previously cleared and graded site on the ridge line accessed by an existing road network results in less environmental impact than

developing a new site downslope. The applicant also asserts that the existing AT&T Facility, which creates a void in the forest cover on the ridge line, has already compromised the view of Short Hill Mountain. The applicant has also identified two other lattice towers with telecommunication equipment and a high voltage electric transmission corridor located on the ridge line Short Hill Mountain that further compromise the natural characteristics viewshed of Short Hill Mountain.

Analysis

No existing tall structures are currently located within the vicinity of the proposed site, and construction of a new telecommunication facility may be justified based on network coverage requirements for the area to support rural economy uses, home-based businesses, and the daily activities of residents in the RPA. However, the location of the proposed telecommunication facility on the ridge line of Short Hill Mountain is not supported by the policies of the Telecommunication Plan or 2019 GP. Specifically, the policies of the Telecommunication Plan prohibit the establishment of telecommunication facilities on the ridge line of Short Hill Mountain and the 2019 GP includes policy language calling for the protection of the environmental and scenic qualities of the County's mountains and prime viewsheds.

DESIGN

The Telecommunication Plan calls for design standards to mitigate the visual impacts of commercial public telecommunication facilities so as to "blend with the natural and built environment of the surrounding area" (*Telecommunication Plan, Design Standards, Countywide Visual Impacts Policy 1*). The Telecommunication Plan specifically identifies monopoles as the preferred design when technologically and physically feasible due to their reduced visual impact (*Telecommunication Plan, Design Standards, Countywide Visual Impacts Policy 2*). The Plan directs that specific attention be paid to the setting, color, lighting, topography, materials, and architecture. Antennas and other telecommunication devices should be neutral in color to blend with the background, unless specifically required by the FAA to be painted or lighted otherwise (*Telecommunication Plan, Design Standards, Countywide Visual Impacts Policy 2*). Accessory structures and equipment buildings should also blend with the surrounding environment using appropriate color, texture of materials, scale, landscaping, and visual screening (*Telecommunication Plan, Design Standards, Countywide Visual Impacts Policy 3*).

The policies of the Telecommunication Plan state that monopoles should be constructed to the minimum height necessary to accommodate at least three (3) providers and provide sufficient land area for additional equipment buildings, unless doing so would create an unnecessary visual impact on the surrounding area, or no additional need is anticipated for any other potential user in the area (*Telecommunication Plan, Tower and Monopole Design, Policy 2*). The proposed 125-foot monopole has been designed to accommodate up to five (5) telecommunication

providers, however, the application only identifies antennas operated by AT&T occupying the top array of the monopole. Community Planning Staff requests that the applicant provide letters of commitment from prospective telecommunication providers for the remaining antenna arrays to justify the requested height of the monopole in conformance with Plan policies.

The applicant has provided measured drawings and photo-simulations of the proposed 125-foot monopole and equipment compound. The proposed monopole will be constructed of galvanized metal that is gray in color to match the sky. Should the application be considered further, Community Planning Staff recommends the applicant commit to painting all the antennas and associated antenna arrays and cables gray to further mitigate the visual impact of the structure (*Telecommunication Plan, Countywide Visual Impacts Policy 1*).

Analysis

The proposed 125-foot monopole has been designed to accommodate up to five (5) telecommunication providers in keeping with Plan policies, however, to date only the applicant has committed to use the structure. Community Planning Staff requests that the applicant provide letters of commitment from prospective telecommunication providers for the remaining unoccupied antenna arrays to justify the requested height of the monopole, in conformance with Telecommunication Plan policies.

The proposed telecommunication facility will have a significant visual impact on the surrounding area. Should the application be considered further, Community Planning Staff recommends a condition of approval requiring that all the antennas and associated antenna arrays and cables be painted gray to blend with the galvanized metal monopole, in keeping with the design policies of the Telecommunication Plan.

VISUAL IMPACT

As noted above, the 2019 GP and Telecommunication Plan recognize the importance of maintaining the rural character and scenic quality of the RPA. The policies of the Telecommunication Plan recommend mitigating the visual impact of telecommunication facilities through appropriate setbacks, screening and design so as to blend with the natural and built environment of the surrounding area (*Telecommunication Plan, Countywide Visual Impacts, Policy 1*). The Telecommunication Plan policies state that monopoles should be sited within areas of existing mature vegetation to screen the maximum amount of the structure and associated buildings (*Telecommunication Plan, Design Standards, Rural and Historic Areas, Policy 1a*). The Telecommunication Plan also specifically states that monopoles and tower sites should not be located along the ridge line of Short Hill Mountain but rather downslope, which allows the natural vegetation and mass of the mountain itself to form a backdrop so that the proposed monopole better blends into the topography.

The applicant has submitted photo simulations, based on a crane test, depicting views of the proposed 125-foot monopole from various vantage points along segments of Mountain Road, Purcellville Road (Route 611), Elvan Road (Route 673), Harper's Ferry Road and surrounding properties where views of the upper portions of the proposed monopole will be visible. As illustrated by the photo simulations, the location of the proposed 125-foot monopole on a ridge line creates a situation where the majority of the proposed structure is silhouetted above the existing trees and against the skyline when viewed from all the surrounding properties on both the east and west side of Short Hill Mountain. Also, Mountain Road Route 690 and Harper's Ferry Road Route 671; are both designated Virginia Byways. The Telecommunication Plan policies require applications proposing a tower or monopole within one-mile of a State Scenic Byway to provide both a visual impact analysis and justification why the tower or monopole could not be sited elsewhere (*Telecommunication Plan, Rural and Historic Areas, Policy 4*). Based on the submitted photo simulations, the proposed 125-foot monopole will have a significant visual impact on the surrounding properties and views of Short Hill Mountain.

Analysis

The construction of the proposed telecommunication facility will have a significant visual impact on the surrounding properties on both the east and west side of Short Hill Mountain as well as views of the mountain itself. As noted above the 2019 GP and the Telecommunication Plan do not support locating telecommunication facilities on the ridge line of Short Hill Mountain. The visual impact of the proposed 125-foot monopole is inconsistent with the County's policies for the protection of scenic quality of its mountains and/or the character of the rural landscape.

RECOMMENDATIONS

Community Planning Staff finds that the applications for a CMPT, SPEX and SPMI to establish a telecommunication facility comprised of a 125-foot monopole and ground-mounted equipment on the ridge line of the Short Hill Mountain are inconsistent with 2019 GP and the Telecommunication Plan policies calling for the protection of the environmental and scenic qualities of the County's mountains and prime viewsheds. The Telecommunication Plan specifically states that monopoles shall not be located along ridge line but downslope to protect views of Short Hill Mountain. Community Planning Staff is not able to support approval of the applications based on outstanding issues pertaining to the location, design and visual impact associated with the construction of the proposed 125-foot monopole.

Should the application be considered further, Community Planning Staff requests that the applicant provide letters of commitment from prospective telecommunication providers for the remaining unoccupied antenna arrays to justify the requested height of the monopole in conformance with Telecommunication Plan policies. Community

Planning Staff also recommends a condition of approval requiring that all the antennas and associated antenna arrays and cables be painted gray to blend with the galvanized metal monopole in keeping with the design policies of the Telecommunication Plan.

Cc: Alaina Ray, AICP, Planning and Zoning Director (via e-mail)
Dan Galindo, AICP, Community Planning Program Manager (via e-mail)

County of Loudoun
Department of Transportation and Capital Infrastructure
MEMORANDUM

DATE: November 16, 2020

TO: Rob Donaldson, Project Manager
Department of Planning and Zoning (DPZ)

FROM: Deborah Miller, Transportation Planner *DM*
DTCI, Transportation Planning & Traffic Engineering Division

Subject: **CMPT 2020-0005, SPEX 2020-0020 & SPMI 2020-0008 – AT&T Morrisonville First Referral**

Background

These Commission Permit (CMPT), Special Exception (SPEX) and Minor Special Exception (SPMI) applications seek approval to construct a telecommunications tower, approximately 125 feet in height, located in the Agricultural Residential - 1 (AR-1) zoning district, pursuant to Sections 2-102 (Table 2-102) and 5-618 (B)(3)(p) of the Loudoun County Revised 1993 Zoning Ordinance (Zoning Ordinance). The subject property (PIN # 477-38-7669) is located east of Harpers Ferry Road (VA Route 671) and west of Mountain Road (VA Route 690), along the ridge of Short Hill Mountain. Site access to the tower is proposed via an existing private roadway (White Rock Road). A vicinity map is provided as **Attachment 1**.

Department of Transportation and Capital Infrastructure (DTCI) review of these applications is based on materials received from DPZ on October 15, 2020, including (1) an Information Sheet, dated October 15, 2020; (2) a Statement of Justification prepared by the Applicant and revised on October 1, 2020; (3) a Traffic Memorandum (traffic statement), dated June 25, 2020, and (4) a Commission Permit Exhibit / Special Exception Plat, prepared by Infinigy and revised through October 14, 2020.

Executive Summary

DTCI can support approval of these applications as proposed with this submission.

Countywide Transportation Plan Arterial and Collector Roadways

The existing and planned transportation network is subject to the policies of the Loudoun County 2019 Countywide Transportation Plan (2019 CTP). Arterial and collector roadways in the vicinity of the proposed development are described below.

Harpers Ferry Road – VA Route 671
 Charlestown Pike (VA Route 9) to Jefferson Pike (US Route 340)

	Existing Condition	Ultimate Condition
<i>Functional Classification (CTP)</i>	Major Collector	Major Collector
<i>Section/Lanes</i>	R2 / 2 Lanes	R2 / 2 Lanes
<i>Bicycle and Pedestrian Facilities</i>	None	Shared roadway (on street bicycle facilities)
<i>Speed Limit</i>	45 MPH	TBD
<i>VDOT Traffic Counts</i>	2,300 AADT (2019)	–
<i>Ultimate Improvements</i>	<i>Construct bicycle and pedestrian facilities per the <u>2019 CTP</u>.</i>	

Summary of Traffic Statement

DTCL's assessment of the Applicant's traffic analysis and transportation impacts deriving from the proposed development is based on review the Applicant's submission materials, existing and planned transportation facilities, and applicable County policies.

The site is located east of Harpers Ferry Road (VA Route 671) within the interior of the 175.5-acre AT & T Corporation parcel (PIN # 477-38-7669). The Applicant submitted a traffic statement, dated June 25, 2020, analyzing the impacts of the SPEX use on the site. Per the traffic statement, the communications tower is anticipated to generate approximately two (2) vehicle trips per month for maintenance or repair on the facility.

Transportation Comments and Recommendations

Based upon review of the Applicant's submission materials, DTCL has the following comments:

Traffic Statement

1. DTCL has reviewed the Applicant's Traffic Statement and finds it to be an acceptable evaluation of this development as proposed. It is noted, however, that this telecommunications facility may support up to three telecommunication carriers (tenants) when fully leased, as described in the Applicant's Statement of Justification. As such, the telecommunications facility may generate approximately two (2) trips per month per provider (tenant). The proposed SPEX use (Telecommunications Facility) on the site could generate between two (2) and six (6) vehicular trips per month and would have minimal impact on the public road network.

Roadway Network and Site Access

2. The proposed telecommunication facility does not conflict with any existing or planned roadways shown on the Loudoun County 2019 Countywide Transportation Plan (2019 CTP).

3. Access to the site is provided to/from Harpers Ferry Road (VA Route 671) via White Rock Road, a private roadway. The vehicle trips generated by the proposed telecommunications facility would have minimal impact on traffic operations on roadways within the vicinity of this parcel (PIN # 477-38-7669).

ATTACHMENT

1. Site Vicinity Map

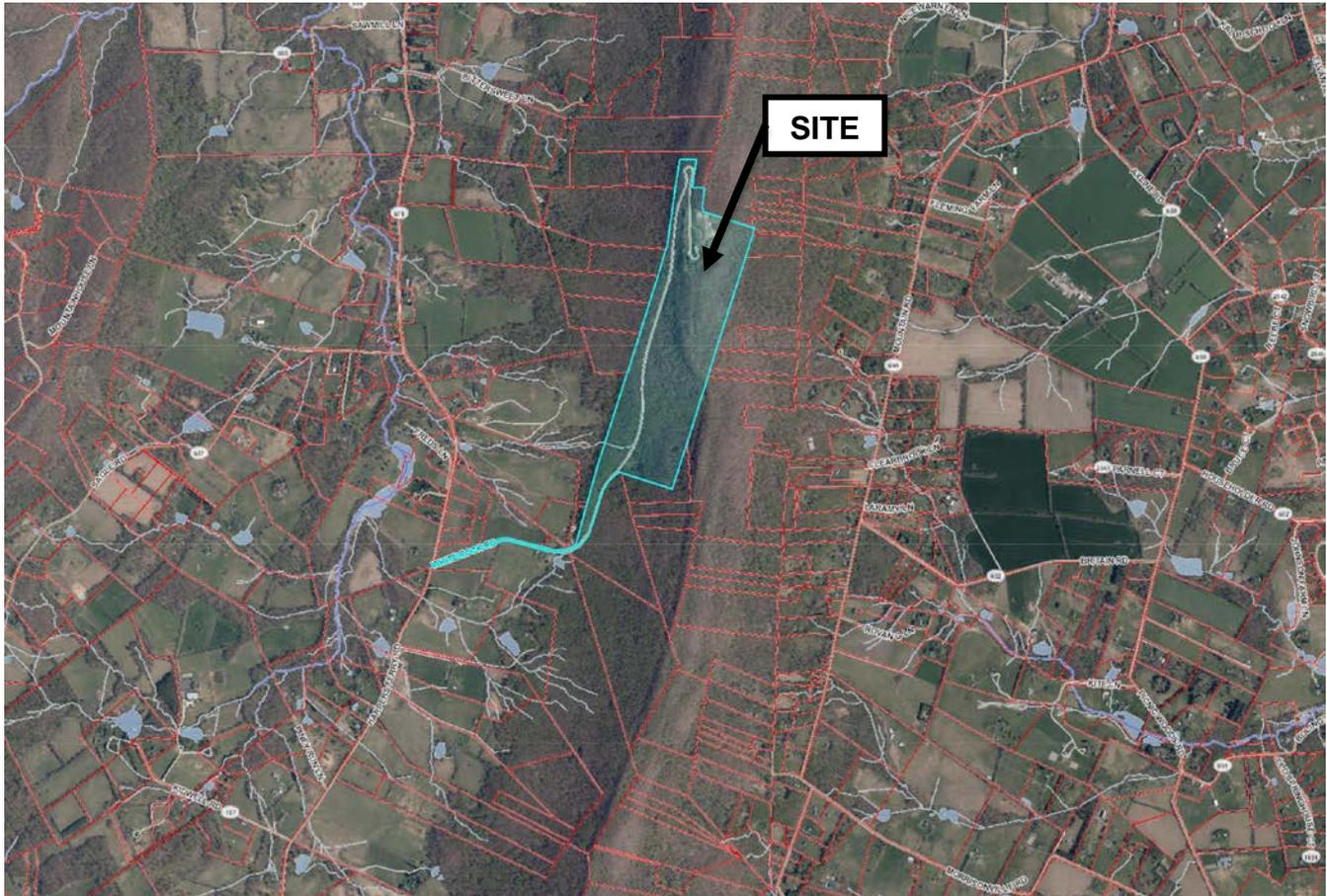
cc: John Thomas, PTP, Assistant Director, DTCI
Lou Mosurak, AICP, Senior Coordinator, DTCI
Yao Lu, P.E., Loudoun Area Land Use Engineer, VDOT
Avril Andrews, Planning Assistant, DPZ



Loudoun County, Virginia
www.loudoun.gov

Print

(map not to scale)



CMPT 2020-0005, SPEX 2020-0020 & SPMI 2020-0008 – AT&T Morrisonville

ATTACHMENT 1



**Loudoun County, Virginia
Department of Fire and Rescue
Fire Marshal's Office**



23675 Belmont Ridge Road, Suite 150
Ashburn Virginia 20148
Phone 703-737-8600 Fax 703-737-8595

Memorandum

DATE: November 16, 2020

TO: Rob Donaldson, Project Manager, Engineering Division

FROM: Kevin Federline, Fire Inspector

THRU: Linda Hale, Chief Fire Marshal

SUBJECT: CMPT-2020-0005, SPEX-2020-0020, SPMI-2020-0008 AT&T Morrisonville,
First Submission

The Loudoun County Fire Marshal's Office (FMO) has no comments or objections to the commissioning permit and special exceptions requests for the project, resulting from the review of the project.

If there are any changes to the plans include the Fire Marshal's Office in review to ensure fire code compliance.

- I. Requirements: From the current Loudoun County Facilities Standards Manual (FSM) and the current Loudoun County Fire Prevention Code (LCFPC)**
 - 1. None.
- II. Concern:**
 - 1. None.
- III. Recommendations:**
 - 1. None.

Information for requesting modifications to the LCFPC:

1. 106.5 Modifications. The fire official may grant modifications to any provision of the SFPC upon application by the owner or the owner's agent provided the spirit and intent of the SFPC are observed and public health, welfare, and safety are assured. Note: The current editions of many nationally recognized model codes and standards are referenced by the SFPC. Future amendments to such codes and standards do not automatically become part of the SFPC; however, the fire official should consider such amendments in deciding whether a modification request should be granted.
2. 106.5.1 Supporting data. The fire official shall require that sufficient technical data be submitted to substantiate the proposed use of any alternative. If it is determined that the evidence presented is satisfactory proof of performance for the use intended, the fire official shall approve the use of such alternative subject to the requirements of this code. The fire

official may require and consider a statement from a professional engineer, architect or other competent person as to the equivalency of the proposed modification.

Pursuant to section 112.1 of the Fire Prevention Code:

If you have concerns about the application of the Fire Prevention Code (FPC) or to request a modification to the provisions of the FPC pursuant to section 106.5, please contact Chief Fire Marshal Linda Hale at 703/737-8600. The owner of a structure, the owner's agent or any other person involved in the design, construction or maintenance of the structure may appeal a decision of the fire official concerning the application of FPC or the fire official's refusal to grant modification. Persons wishing to file an appeal shall submit a written request for appeal to the Board of Building Code Appeals (BBCA), within 14 calendar days of receipt of the decision being appealed. Person's wishing to file an appeal shall address it to Deputy Fire Marshal at DutyFm@Loudoun.gov, or send by certified mail to the Loudoun Fire Marshal's Office at the above address. The appeal shall contain the name and address of the owner of the structure and the person appealing if not the owner. A copy of the written decision of the fire official shall be submitted along with the appeal. Failure to submit an appeal within the time limit established shall constitute acceptance of the fire official's decision.



Environmental Health
 Phone: 703 / 777-0234
 Fax: 703/771-5023

Loudoun County Health Department

P.O. Box 7000
 Leesburg VA 20177-7000



Community Health
 Phone: 703/777-0236
 Fax: 703/ 771-5393

December 3, 2020

MEMORANDUM TO: Mr. Rob Donaldson, MS#62
 Planning and Zoning

FROM: Jason R. Purdy MSC # 68
 Rural Environmental Health Specialist, AOSE
 Division of Environmental Health

SUBJECT: **CMPT-2020-0005, SPEX-2020-0020, SPMI-2020-0008, AT&T MORRISONVILLE**

PIN: 477-38-7669

The above referenced project meets the requirements of Section 1245.10 of the LSDO for:

	Yes	No	N/A
a. Proposed Sewage Systems	_____	_____	<u> X </u>
b. Proposed Wells	_____	_____	<u> X </u>

The locations on the plat, submitted by Point To Point Land Surveyors, dated September 04, 2020, are correct as shown:

a. Existing Water Supplies	_____	<u> X </u>	_____
b. Existing Drainfields	_____	<u> X </u>	_____

Health Department comments:

Staff supports approval of the application for the following reasons
 Staff cannot recommend approval of the application for the following reasons
 Staff recommends approval of the application with the following reservations X
 Items that are incorrect/deficient are listed on the attached page.

Attachments Yes X No _____

If further information or clarification on the above project is required, please contact me at (703)771-5248.

JRP/JAH/jrp

C: CMPT-2020-0005;SPEX-2020-0020;SPMI-2020-0008.Referral

ATTACHMENT:

The components and drainfield associated with the existing onsite sewage disposal system (PSSD-2007-0103) are not shown. Additionally, the existing water wells (WWNC-1963-0193 and WWIN-2012-0134) are not shown. The area depicted for the proposed monopole will not impact existing septic or well systems. If, during the course of construction activities, an unmapped existing onsite sewage system or well is discovered, the Loudoun Health Department must be contacted immediately for proper abandonment procedures.

From: [Rai, Rosey](#)
To: [Donaldson, Rob](#)
Subject: FW: CMPT-2020-0005, SPEX-2020-0020 & SPMI-2020-0008, AT&T MORRISONVILLE (1ST REFERRAL DUE DATE: NOVEMBER 16, 2020)
Date: Friday, December 4, 2020 12:44:39 PM
Attachments: [image001.png](#)
[image002.png](#)

From: Wickens, Wendy <Wendy.Wickens@loudoun.gov>

Sent: Friday, October 23, 2020 2:28 PM

To: Rai, Rosey <Rosey.Rai@loudoun.gov>; DEPT-BD-NATURAL_RESOURCES <DEPT-BD-NATURAL_RESOURCES@loudoun.gov>; Berger, Scott <Scott.Berger@loudoun.gov>; Carter, Joseph <Joseph.Carter@loudoun.gov>; Taylor, Maria <Maria.Taylor@loudoun.gov>; Lowitz, Katy <Katy.Lowitz@loudoun.gov>; Novak, Mark <Mark.Novak@loudoun.gov>; Valenta, Mary <Mary.Valenta@loudoun.gov>; Gonski, Alex <Alex.Gonski@loudoun.gov>; Barry, Chris <Chris.Barry@loudoun.gov>; Sharrer, Mark <Mark.Sharrer@loudoun.gov>; jatwell@loudounwater.org; Galindo, Daniel <Daniel.Galindo@loudoun.gov>; Mohn, Christopher <Christopher.Mohn@loudoun.gov>; Yao.Lu@vdot.virginia.gov; Federline, Kevin <Kevin.Federline@loudoun.gov>; Richardson, Christopher <Christopher.Richardson@loudoun.gov>; Mosurak, Lou <Lou.Mosurak@loudoun.gov>; Thompson, Stephen <Stephen.Thompson@loudoun.gov>; Iwanczuk, Rachael <Rachael.Iwanczuk@loudoun.gov>; aconlon@purcellvilleva.gov; dmekarski@purcellvilleva.gov
Cc: Donaldson, Rob <Rob.Donaldson@loudoun.gov>; Friedrich, Dave <Dave.Friedrich@loudoun.gov>; Ciehoski, Marilee <Marilee.Ciehoski@loudoun.gov>; Scallon, Bryan <Bryan.Scallon@loudoun.gov>
Subject: RE: CMPT-2020-0005, SPEX-2020-0020 & SPMI-2020-0008, AT&T MORRISONVILLE (1ST REFERRAL DUE DATE: NOVEMBER 16, 2020)

Rosey –

I reached out to my team for comments and they provided the following:

On page 13 item D of the submission, AT&T's response is that the maximum size of microwave dish would be 2 ft. Would AT&T consider, now or in the future, the attachment of two 6ft microwave dishes to the tower in order to support Loudoun County Government needs?

Thank you,

Wendy

Wendy L. Wickens, CGCIO, CPM, PMP


Director of Information Technology

November 12, 2020

Mr. Rob Donaldson
Department of Building and Development
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: **CMPT-2020-0005, SPEX-2020-0020, SPMI-2020-0008; AT&T Morrisonville**

Dear Mr. Donaldson:

Loudoun Water has reviewed the referenced referral application and offers no objection to its approval.

Should you have any questions, please feel free to contact me at jhockman@loudounwater.org or (571) 291-6521.

Sincerely,



John Hockman
Civil Engineer



DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: November 17, 2020

TO: Rob Donaldson, Project Manager, Department of Planning and Zoning

FROM: Jenn Hare, Natural Resources Engineer

THROUGH: Ryan Reed, Natural Resources Team Leader

CC: Kyle Dingus, County Urban Forester
Maggie Auer, Floodplain Administrator
Ethan Strickler, Zoning Planner, Department of Planning and Zoning
Pat Giglio, Community Planner, Department of Planning and Zoning

**SUBJECT: CMPT-2020-0006, SPEX-2020-0020, SPMI-2020-0008
AT&T Morrisonville**

The Natural Resources Team (NRT) reviewed the commission permit and special exception applications and offers the following comments:

Requirements:

Natural Resources:

- 1) The “Somewhat Sensitive” Mountainside Development Overlay District (MDOD) boundary shown on Sheet C-4 does not match County Records and is difficult to read at the scale provided. Please provide a separate sheet showing the site plan and proposed development with the MDOD areas depicted. (SPEX Checklist Item 4.h and R93ZO 4-1600)

County Urban Forester:

- 2) Sheet C-3- Notes 9 and 10 mention no grading or clearing of trees, but there is an existing 20’ access easement shown on the sheet that does not seem to be built yet. Please clarify for staff if that area will be cleared as part of this application.

Recommendations:

Natural Resources:

- 3) Staff notes that the soil mapping units are delineated on Sheet C4. Please label soil mapping units and provide a soils table with mapping unit name and number,

hydrologic class, general development class, slope, and identifying hydric soils. (FSM 6.120.B.1)

- 4) Note 3 on Sheet C3 indicates that “the area of the gravel pad is to be 2,500 SF and the limits of proposed disturbance for the telecommunication facility is to be greater than 10,000 SF.” Please clarify the total amount of disturbance for this application.
- 5) The “Existing 20’ Access Drive” shown on Sheet C3 is not yet built based upon County aerial imagery and the aerial imagery provided with this application. Please reference the approved grading permit for the access drive depicted.
- 6) Staff notes that the Steep Slopes shown on Sheet C3 are based upon Loudoun County GIS data, and that the access drive and proposed gravel pad are in very close proximity to the edge of the made-land (MDL) soil mapping unit. Please note that at the time of site plan, if there is any disturbance outside of the MDL soil mapping unit, Steep Slopes will need to be depicted per topographic analysis. (FSM 8.107.A.17)
- 7) Consistent with Forest, Trees, and Vegetation Strategy 4.1 Action B of the 2019 General Plan which encourages the preservation of existing trees and to minimize the impact of the proposed project on existing vegetation, Staff recommends identifying a Tree Conservation Area on the commission permit plat, particularly on the eastern slope adjacent to the proposed tower to provide screening.
 - a) Section IV Page 7 of the Statement of Justification references work previously done to protect environmental resources on site. Staff is requesting additional information regarding any invasive management strategies and landscaping plans that been implemented on the site in the areas adjacent to the proposed telecommunication facility.

County Urban Forester:

- 8) Consider showing Tree Conservation Area on the site, especially on the eastern side of the slope as this will protect it and enhance the future buffer from people looking up from the valley below.

Floodplain Management:

- 9) Please revise Note 11 on Sheet C1 to provide a Source of Floodplain Note as outlined below and pursuant to Section 8.101.A.20 of the FSM:

“There is floodplain on the property that is the subject of this application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Number for the property that is the subject of this application is 51107C0015E, effective February 17, 2017. The depicted boundary of the existing floodplain is based on the FIRM.”

Page 3
CMPT-2020-0005
11/17/2020

Please ensure that any future submissions are referred to the Natural Resources Team and contact me if you have any questions or need additional information.



**COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM**

To: Rob Donaldson, Project Manager, Planning and Zoning (MSC #62)

From: Mark A. Novak, Chief Park Planner, Facilities Planning and Development (MSC #78)

CC: Steve Torpy, Director
Karen Sheets, Deputy Director
Jeremy Payne, Deputy Director
Jefferson Miller, Park Planner
Kristen Blaylock-Reed, Chairman, PROS Board, Dulles District
Kelly Foltman, Vice Chairman, PROS Board, Blue Ridge District
James O'connor, PROS Board, Algonkian District
Robert C. Wright, PROS Board, Catoctin District
Tom Bellanca, PROS Board, Chair At-Large
Carrie-Anne Mosley, Open Space Member At-Large
Erik Scudder, Open Space Member At-Large

Date: November 2, 2020

Subject: AT&T Morrisonville – CMPT 2020-0005, SPEX 2020-0029 & SPMI 2020-0008

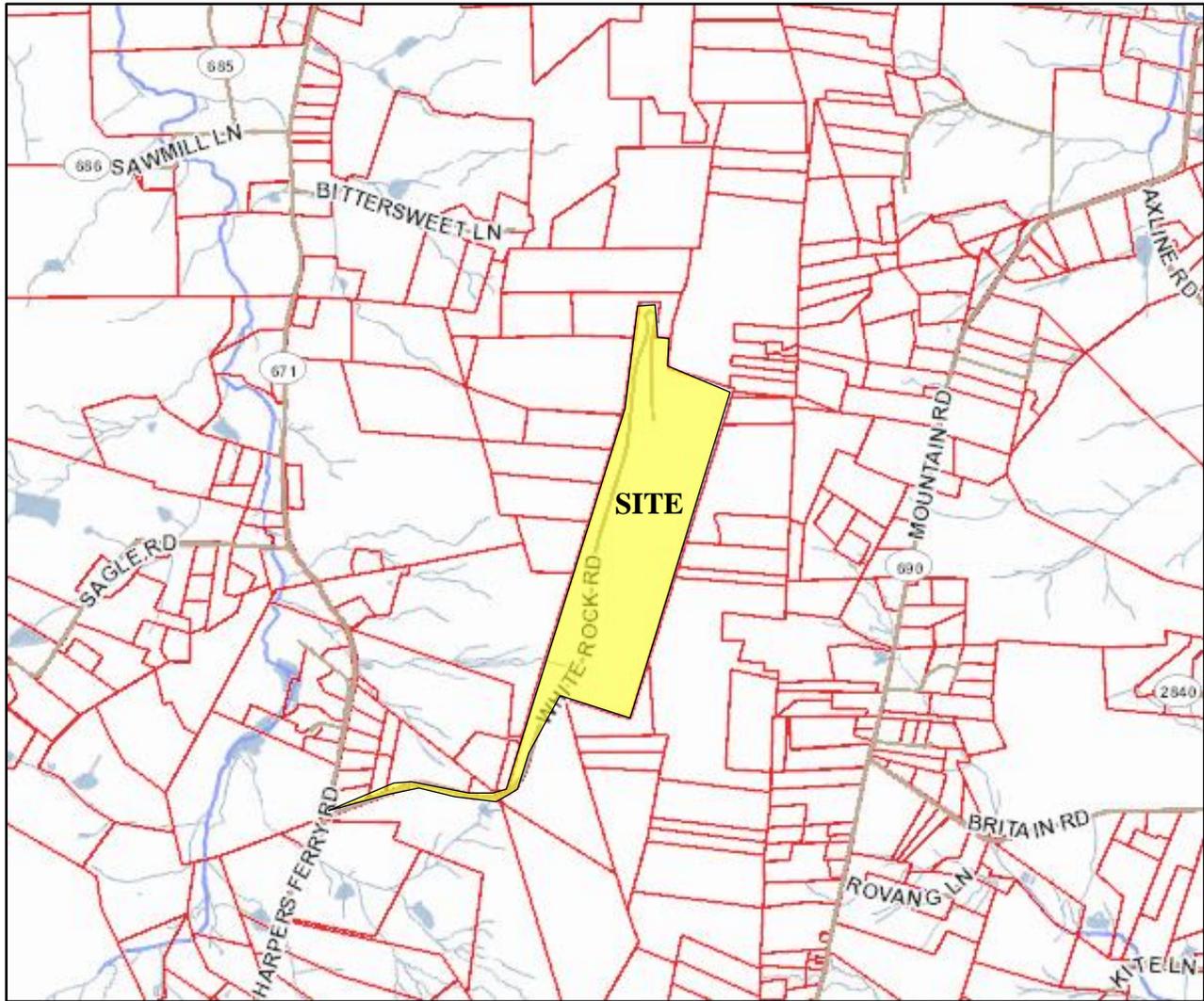
Election District: Blue Ridge/Catoctin

Sub Planning Area: NW

MCPI # 477-38-7669

APPLICATION OVERVIEW:

The subject site is located on Short Hill Mountain, East of Harpers Ferry Road (RT. 671) and north of the intersection with Charles Town Pike (Route 9). The property is 176.38 acres, owned by AT&T, and is located within the AR-1 zoning district and is located in the Catoctin/Blue Ridge District and North West Sub Planning Area. Since the 1960s, the Property has been home to an AT&T underground substation, which acts as a switching station for telephone land lines. The applicant is requesting approval of a Commission Permit, Special Exception and Minor Special Exception to allow a 125 foot telecommunications monopole and accompanying equipment compound in the AR-1 Zoning District.

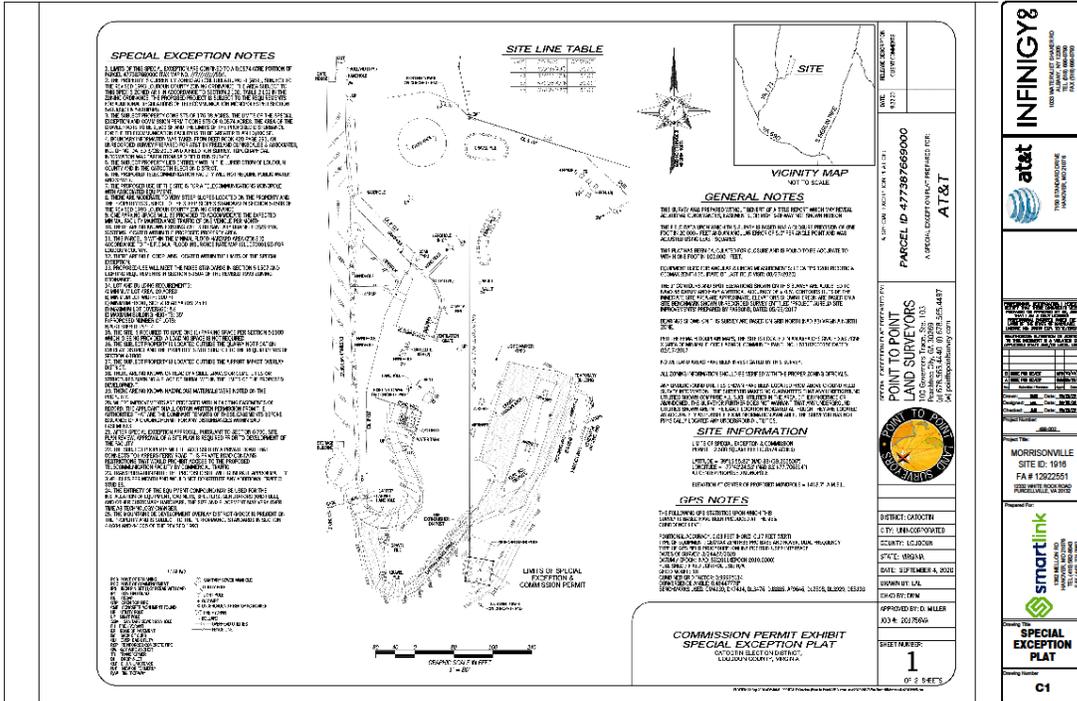


VICINITY MAP

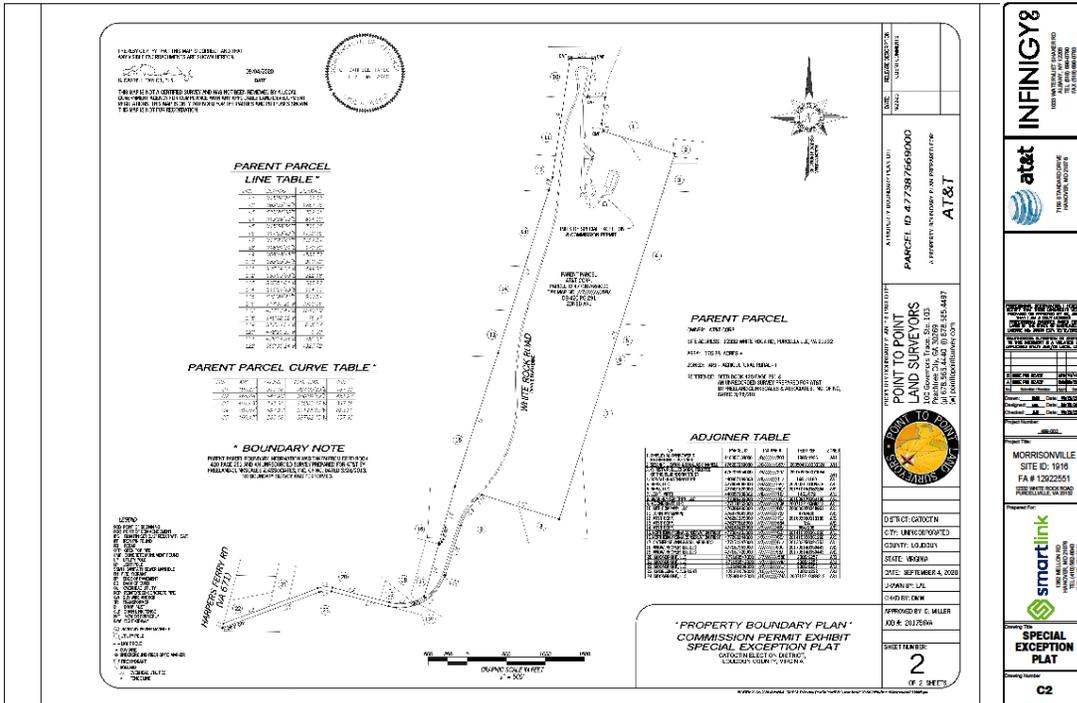
PROJECT PROPOSAL:

The applicant proposes to build a 125' telecommunications monopole and accompanying equipment facilities on its property. The facility will consist of a 125' monopole within a 50' x 50' equipment compound surrounded by a 6' tall chain link fence. The monopole is proposed to be the standard matte steel gray finish. The 125' monopole will accommodate at least three carriers, with AT&T's antennas at 120' above ground level (AGL), and two other carriers at 110' AGL and 100' AGL, respectively. In the Statement of Justification, the applicant states; the proposal will ensure that residents, visitors, businesses and public safety officials will have the reliable emergency and non-emergency wireless coverage that they need and want, all while minimizing, if not eliminating, any potential visual impacts to Short Hill. AT&T will install ancillary equipment to support the facility, including a transformer, an 8' x 8' equipment shed, and

a diesel generator sitting on an 8' x 14' concrete pad. The facility will operate automatically and will not require any personnel or hours of attendance. It will operate twenty-four (24) hours a day, three hundred and sixty-five days a year. Maintenance personnel will visit the Facility occasionally for necessary repairs or modifications.



SPECIAL EXCEPTION PLAT



SPECIAL EXCEPTION PLAT

COMMENTS/RECOMMENDATIONS:

The Department of Parks, Recreation and Community Services (PRCS) has reviewed the applicant's proposal and defers to other referral agencies for comments.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me at 703-737-8992 or mark.novak@loudoun.gov.

COUNTY OF LOUDOUN

DEPARTMENT OF PLANNING AND ZONING

MEMORANDUM

DATE: November 18, 2020

TO: Rob Donaldson, Project Manager
Land Use Review

FROM: Bradley R. Polk, CZA, Senior Planner 
Proffer Management

CC: Joseph Carter Jr., AICP, CZA, Program Manager
Proffer Management

CASE NUMBER AND NAME: CMPT-2020-0005 SPEX-2020-0020
TELE-2020-0002 SPMI-2020-0008
AT&T Morrisonville

**PARCEL IDENTIFICATION
NUMBERS (PIN):**

477-38-7669

PLAN SUBMISSION:

1st Submission

Statement of Justification and SPEX Plat

COMMENTS:

The Proffer Management Team (“Staff”) has reviewed the undated Statement of Justification dated June 26, 2020, and revised through October 1, 2020, and the Special Exception (“SPEX”) Plat dated September 28, 2020, revised through October 14, 2020. Staff offers the following comments:

STATEMENT OF JUSTIFICATION

1. Revise the title to add the Telecommunication Application Number “TELE-2020-0002”.
2. Revise the listing of Parcel Identification Number (PIN) throughout the SOJ to use the County’s adopted nomenclature (e.g. “PIN 477-38-7669”).
3. Revise the first paragraph of Section IV to replace “Zoning Code §6-1101” with “Zoning Ordinance Section 6-1101”. Revise all references to “Zoning Code” throughout the SOJ to replace with “Zoning Ordinance”.

SPECIAL EXCEPTION PLAT

4. Revise the listing of Parcel Identification Numbers (PIN) throughout the plan set to use the County’s adopted nomenclature (e.g. “PIN 477-38-7669”).

5. Sheet T1. Revise the Title to add the Telecommunications Application Number “TELE-2020-0002”.
6. Sheet T1. Revise the Zoning District to replace “AR1” with “AR-1”.
7. Sheet C1. Revise “Special Exception Notes” 2 to correct the spelling of “Agricultural”.
8. Sheet C1. Revise the “Special Exception Notes” to add reference to the previously approved Land Development Applications on the Property.
9. Sheet C4. Revise the “Host Parcel” information to revise the Parcel ID to use the County’s adopted nomenclature (e.g. “476-20-7959”) for each parcel.
10. Sheet C4. Revise the “Host Parcel” information to revise the zoning district from “AR1” to “AR-1” for each parcel.



Loudoun County Fire and Rescue

PO Box 7100
801 Sycolin Road SE, Suite 200
Leesburg, VA 20177-7100
Phone 703-777-0333 Fax 703-771-5359



Memorandum

To: Rob Donaldson, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner *JK*
Date: December 2, 2019
Subject: AT&T Morrisonville
CMPT-2020-0005, SPEX-2020-0020 & SPMI-2020-0008

Thank you for the opportunity to review the above captioned applications. The Fire and Rescue Planning Staff has no comments.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Loudoun Heights, Station 26 Travel Time
477-38-7669	4 minutes

Travel times are determined using ESRI GIS network analyst along the county's street centerline with distance and speed limit being the criteria. Travel time is reported in minutes. For the approximate response time two minutes is added for turnout time.

Approximate Response Time for Loudoun Heights, Station 26
6 minutes

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file

VIRGINIA DEPARTMENT OF TRANSPORTATION LOUDOUN LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA - NOT REQUIRED	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION
COUNTY PROJECT NUMBER: CMPT-2020-0005, SPEX-2020-0020 & SPMI-2020-0008		DEVELOPER/ENGINEER: AT&T		REVIEWER(S): KENNETH KEKESSIE, P.E. KENNETH.KEKESSIE@VDOT.VIRGINIA.GOV	DATE: 6/30/2020
PROJECT NAME: AT&T MORRISONVILLE		REVIEW PHASE & TYPE: 1ST SUBMISSION		DISCIPLINE: MINOR SPECIAL EXCEPTION	
ITEM No.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE:	FINAL DISPOSITION ⁽³⁾
LAND USE					
1.01	G	VDOT has no objections to the approval of the application.	1		

(1) Indicate drawing no./page no. or use "G" for general comment. (2) To be filled out by Applicant/Engineer. Date of Response is required. (3) The VDOT reviewer is responsible for the final disposition of all comments.	Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.
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MEMORANDUM

To: Rob Donaldson, Project Manager

From: Ethan Strickler, Planner, Zoning Administration

Date: 11/20/2020

Re: CMPT-2020-0005, SPEX-2020-0020, & SPMI-2020-0008, AT&T Morrisonville

CC: Kate McConnell, AICP, Principal Planner, Zoning Administration

PIN: 477-38-7669 (subject property)

The above referenced property (the "subject property") is zoned AR-1 (Agricultural Rural – 1) under the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance"). The subject property is located within the Mountainside Development Overlay District ("MDOD") and is subject to Section 4-1600 of the Zoning Ordinance. In addition, the subject property contains Moderately Steep Slopes and Very Steep Slopes, and therefore is subject to the requirements found in Section 5-1508 of the Zoning Ordinance.

This application is for:

- 1.) A Commission Permit (CMPT-2020-0005) to allow a 125-foot Telecommunications Monopole and accompanying equipment compound in the AR-1 Zoning District pursuant to Section 6-1101(A);
- 2.) A Special Exception (SPEX-2020-0020) to allow a 125-foot Telecommunications Monopole and accompanying equipment compound in the AR-1 Zoning District, pursuant to Section 2-102, Table 2-102 and Section 5-618(B)(2) of the Zoning Ordinance, and
- 3.) A Minor Special Exception (SPMI-2020-0008) to modify Section 5-618(B)(3)(p), Location of Telecommunication Monopole, of the Zoning Ordinance to allow a Telecommunications Monopole on the ridge line of Short Hill Mountain.

Zoning Administration staff has reviewed the 1st submission referral materials submitted with the October 15, 2020 Referral Memorandum and offers the following comments:

GENERAL COMMENTS

1. Zoning Administration staff notes that the Statement of Justification ("SOJ") section numbers skip VII and IX, and that section X is after section XI. Revise the SOJ so that the nine sections within are accurately labeled I through IX.
2. As noted on Sheet 3 of the Statement of Justification ("SOJ"), the property is located at 12332 White Rock Road, but is also referenced in the land records as 12355 White Rock Road. The plat refers to the property as being located at 12332 White Rock Road. County records show two address points for the property: 12355 and 12340 White Rock Road. Please reconcile the discrepancy with County records and ensure the address is consistently referenced on the plat and SOJ. As with the discrepancy in acreage between AT&T's survey and County records noted in Comment 13, please work with the appropriate County agency to ensure the address for the property is consistent with County records.
3. Revise Section III. A. (Page 4) to either state, "the subject property is not located within a historic district," or to remove the reference to historic districts all together. County records indicate the property is not located within an historic district. However, because portions of the subject property are located within the MDOD, Section III. A. (Page 4) must be amended to remove the statement that the property is not within any "environmental district."
4. Zoning Administration staff notes that the "ancillary equipment" that supports the proposed facility are considered part of the SPEX use. In Section B of the SOJ, the applicant notes that this equipment includes a transformer, an 8' by 8' shed, and a diesel generator. Staff notes that Sheet C5 of the plat shows the transformer located outside of the 50' by 50' fenced area, and thus outside of the area the applicant depicts as the "Limits of Special Exception and Commission Permit." Revise the "Limits of Special Exception and Commission Permit," both as depicted on the plat and as referenced in the SOJ, to reflect the entire area encompassed by the facility, which includes the proposed telecommunications monopole and ancillary equipment.
5. The applicant's request for a Minor Special Exception seeks relief from Section 5-618(B)(3)(p), which states telecommunications monopoles shall not be located along ridge lines, but downslope from the top of ridge lines, to protect views of the Catocin, Bull Run, Hogback, Short Hill, and Blue Ridge Mountains. Section V of the SOJ lists significant tree removal and excavation for ingress/egress and development of the monopole as the reasons that development of the monopole at a lower elevation than the ridge line would result in significantly greater visual and environmental

impacts. The applicant lists the base elevation of the proposed special exception use 1418' on Sheet T1 of the plat. Revise Section V of the SOJ to also provide the highest elevation of Short Hill Mountain on the site or in the immediate vicinity of the site. County mapping (weblogis) shows that the 1440' elevation contour is present on the northern edge of the subject property.

6. Section XI. Page 12. 5-618(B)(3)(a). Zoning Administration staff notes that the setbacks of the proposed special exception use depicted on Sheet C4 of the plat are 900', 4,000', 650', and 750' (corresponding to north, south, east, and west). Revise the SOJ to include this information with respect to locating the proposed facility in the interior of the property.

In addition, this standard requires that areas of existing vegetation, if applicable, shall be used to screen the facility. Based on Sheet C3, it appears that trees will potentially be cleared for a proposed access drive. Since existing vegetation should be retained to screen the facility, staff questions why the site cannot be accessed from the north via an existing drive and through an area that has already been cleared. If the proposed access to the site is the "existing gravel drive," and there will not be tree clearing associated with access to the proposed SPEX site, indicate this in the SOJ and provide consistency between Sheets C1 and C3 of the plat, which depict "Existing Gravel Drive" and "Existing 20' Access Drive" respectively. Zoning Administration staff recommends using existing access drives for proposed SPEX site access as opposed to clearing and grading new access for the site.

As justification for meeting the requirements for this section, the applicant provided a Visual Impact Survey and Crane Test (Exhibit 9). Staff notes that the photo simulations provided with Exhibit 9 indicate the proposed 125' monopole with AT&T antenna platform on top and 4 future antenna array platforms below it will be visible from the majority of the locations surveyed and tested.

7. The applicant's reference "See Ex. 6, Site Plan, at C4" is unclear. In the responses in Section XI where this reference occurs, revise the reference to provide a specific and accurate reference to the sheet of the plat where staff can check to verify compliance with the performance criteria of 5-618(B)(3). For example, the applicant's response to 5-618(B)(3)(f) should direct the reader to plat Sheet C5, where the unmanned equipment structures are depicted.
8. Section XI. Page 13. 5-618(B)(3)(g). Revise the response to provide additional justification for how the proposed monopole will blend in with the

surrounding landscape. The applicant mentions alternatives, such as a stealth monopine monopole, earlier in their SOJ in Section III. B. Additional justification on how the galvanized steel pole is the least visually intrusive option should be provided.

9. Section XI. Page 15. 5-618(B)(3)(o). Revise their response to reference "See Ex. 9, Photo Simulations," as opposed to Ex. 7. In addition, reference Exhibit 8, the "Review of Existing Structures within Two Miles for Potential Suitability," with respect to justification as to why the monopole could not be sited elsewhere.
10. Section XI. Page 15. 5-618(B)(3)(o). Provide the "written justification" portion of this requirement as a part of the response as opposed to referencing another section of the SOJ. A succinct summary of why the monopole cannot be sited elsewhere will suffice to replace the reference to another section.
11. Section XI. Page 16. 5-618(B)(4)(b). Staff requests that the applicant provide a map along with Exhibit 8 showing the locations of the structures within two miles of the proposed monopole that were reviewed for potential suitability.

SPEX PLAT COMMENTS

12. Sheet T1. Add a Narrative to Sheet T1 that provides a summary of the proposed requests. Ensure to provide a succinct summary of all three requests, including the CMPT, SPEX, and SPMI applications and their application numbers.
13. Sheet T1. Revise the reference to the Zoning Ordinance to read "AR-1 (Agricultural Rural – 1)."
14. Sheet T1. The "Property Area" listed in the Project Site Information table is 230.75 acres, while the applicant states on Page 1 of their Statement of Justification ("SOJ") that the acreage of the property is 176.38. In addition, the SOJ notes that Loudoun County records list the acreage as 138.61, and that "AT&T will work with the relevant Loudoun County agencies to reconcile the discrepancy." Zoning Administration staff acknowledges that the exact acreage of the subject property is yet to be determined based upon the applicant working with the County. Upon resolution, revise application materials to consistently reference the property area.

15. Sheet C1. Remove Special Exception notes 16 and 17, which state the property is not located within either the Quarry Notification Overlay District or the Airport Impact Overlay District. Because the property is not located within either district, the notes are unnecessary.
16. Sheet C1. Revise Special Exception Note 14 to show the Lot and Building Requirements of Section 2-103(A)(3), which shows a minimum lot width of 175' and a maximum lot coverage of 25%. The correct requirements are in Section 2-103(A)(3) (a) through (e).
17. Sheet C1. Revise Special Exception Note 14 (G) to read "Buffer: Type C." In addition, remove the "N/A" reference prior to G) in Note 14.
18. Sheet C1. Ensure the Limits of Special Exception encompass all features of the SPEX Use. As noted in Comment 4, the limits must encompass all equipment, as well as limits of clearing and grading, access to the site from a public road, buffering and screening for the proposed use, etc. Include a detailed plan view of the compound portion of the Special Exception area as part of the Special Exception plat.
19. Provide a sheet in the plat that depicts the Buffering and Screening requirements for the site and for the proposed SPEX use. Section 5-618(B)(3)(a) states that areas of existing vegetation can be used to screen the facility. If existing vegetation will be used to fulfill this requirement or any of the Buffer Yard requirements found in Section 5-1404, include that existing vegetation within the "limits of special exception and commission permit." Staff notes that Section 5-1402(D) also states that existing vegetation that is suitable for use in compliance with Section 5-1400 may be used as required planting.
20. Sheet C2. Revise Sheet C2 as follows:
 - a. Ensure arrow pointing to the Limits of Special Exception and Commission Permit points to the boundary depicted; and
 - b. Rename the sheet to Adjacent Properties, as this sheet is not a special exception plat.
21. Sheet C3. Revise Sheet C3 as follows:
 - a. Clearly depict and label the Limits of Special Exception.
 - b. Ensure that the proposed monopole and lease area (2,500 square feet) are legible.
 - c. Revise the label, "Existing 20' Access Drive" and associated arrow to label the feature consistently with other plan sheets and to clearly depict the proposed access drive.

22. Sheet C3. No additional landscaping or buffering of the limits of special exception and commission permit area are shown on the plat. Sheet C3 shows that there are non-forested (open and developed) areas directly adjacent to the area of the proposed use, particularly on the north and east sides of the proposed use. Per Section 5-1404, the proposed use would require a Type C Buffer between the use and adjacent properties. Zoning Administration notes that all landscaping, buffer yards, screening, and landscape plan requirements (including, but not limited to, all applicable requirements from Section 5-1400) must be provided at site plan.
23. Sheet C4. The application materials state that the proposed SPEX use is within the "Somewhat Sensitive" area of the MDOD. However, the "Somewhat Sensitive" Mountainside Development Overlay District (MDOD) boundary shown on Sheet C4 does not match County Records and does not match the MDOD as depicted on Sheet C3. Work with the Natural Resources Team to confirm the location of the "limits of special exception and commission permit" in relation to the MDOD and revise the application materials if necessary.

Also, revise the title to "Parcel Boundary Information" (or something similar) to avoid confusion. A site plan in Loudoun County is a specific administration application.

24. Sheet C5. Show the Limits of SPEX on the Compound Plan.

SECTION 6-1309 SPECIAL EXCEPTION ISSUES FOR CONSIDERATION

Section 6-1309(1): The applicant is requesting a Special Exception to allow a 125-foot telecommunications monopole and accompanying equipment compound in the AR-1 Zoning District, pursuant to Section 2-102, Table 2-102 of the Zoning Ordinance, and a Minor Special Exception to modify Section 5-618(B)(3)(p), Location of Telecommunication Monopole, of the Zoning Ordinance to allow for a telecommunications monopole along the ridge line of Short Hill Mountain. Zoning Administration staff defers to the Community Planning Division as to whether the application is consistent with the Loudoun County 2019 General Plan (2019 GP).

Section 6-1309(2): Compliance with all applicable performance standards shall be demonstrated and evaluated during site plan review. The applicant indicates that there will be no lighting proposed to be installed with the monopole (no signals or lights or illumination), the facility will not give off noise audible beyond the subject property, and that the facility will comply with FCC guidelines for RF radiation. Visual impacts represent a significant potential "emission" generated by the proposed use that could negatively impact surrounding uses. The applicant

provided a Visual Impact Survey and Crane Test as a part of application materials (see Exhibit 9). All proposed uses must comply with the performance standards set forth in Section 5-1500 of the Zoning Ordinance. In addition, the proposed special exception use must comply with Section 5-618 of the Zoning Ordinance, and specifically the general performance criteria and additional submission requirements found in Section 5-618(B)(3) and Section 5-618(B)(4). Staff notes the Minor Special Exception request is to exempt the proposed use from Section 5-618(B)(3)(p).

Section 6-1309(3): While all adjacent properties to the proposed use are characterized by vacant land, there are single family residential and agricultural uses, among others, along Harpers Ferry Road and Mountain Road, the two roads that run parallel to Short Hill Mountain on either side of the proposed facility. In addition, Mountain Road (VA-690) is a Virginia Scenic Byway. Zoning Administration staff defers to the Community Planning Division concerning the compatibility of the proposed use with the surrounding neighborhood as it currently exists and as envisioned by the applicable Place Type of the 2019 GP.

Section 6-1309(4): The SOJ frequently references that the proposed facility will be located on already "made land," eliminating the need for further grading of the mountain or the removal of trees and foliage. The applicant is requesting a Minor Special Exception to modify Section 5-618(B)(3)(p), which states telecommunications monopoles shall not be located along ridge lines. Their justification for the Minor Special Exception includes the argument that locating the facility down slope from the ridge line, as opposed to locating the facility on land that is already developed, would require significant excavation and tree removal, and negative environmental and visual impacts.

With respect to visual impacts of the proposed monopole in general, the monopole as depicted would be within one (1) mile of a Virginia Byway, specifically Route 690, Mountain Road. The applicant provided Exhibit 9 and justification within their SOJ regarding Section 5-618(B)(3)(o). Zoning Administration staff defers to both the Community Planning Division and the Department of Building and Development's Natural Resources Division as to the adequacy or mitigation of the impacts to any environmental and natural features, including scenic or historic features. Nonetheless, Zoning Administration staff notes that the Visual Impact Survey and Crane Test (Exhibit 9) demonstrates that the proposed monopole will be visible from most of the locations tested.

Section 6-1309(5): The applicant provided Exhibits 2 and 7 with their Statement of Justification. Exhibit 2 states the main objective of the proposed use is to add and enhance AT&T coverage along White Rock Road, Mountain Road (SR 690), Harpers Ferry Road (SR 671), and the surrounding areas in Purcellville, VA. The

application materials frequently reference improving coverage for Loudoun County residents in this area of the County with respect to promoting the welfare or convenience of the public. Zoning Administration staff defers to the Community Planning Division as to whether the proposed special exception and minor special exception at the specified location will contribute to or promote the welfare or convenience of the public as envisioned by the 2019 GP.

Section 6-1309(6): Zoning Administration staff acknowledges that existing development on the site is accessed via White Rock Road. Staff also notes that, according to Loudoun County GIS mapping, there are multiple existing wells and an existing drain field on the subject property. Zoning Administration defers to the Virginia Department of Transportation (VDOT), the Department of Transportation and Capital Infrastructure (DTCI), and Loudoun Water regarding adequate transportation, water, sewer, and other infrastructure necessary to adequately serve the proposed use.

March 11, 2021

VIA ELECTRONIC MAIL

Rob Donaldson
Planner, Land Use Review
Department of Planning and Zoning
1 Harrison Street, SE, 3rd Floor
Leesburg, VA 20175
Rob.Donaldson@loudoun.gov>

*RE: AT&T Morrisonville TELE-2020-0002
CMPT-2020-0005, SPEX-2020-0020, SPMI-2020-0008
Response to Agency Referral Comments*

Dear Mr. Donaldson:

This Firm represents American Telephone & Telegraph Company of Virginia and New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility) (collectively, "AT&T") in connection with Loudoun County Application Nos. TELE-2020-0002; CMPT-2020-0005; SPEX-2020-0020; and SPMI-2020-0008. The applications and accompanying materials were initially submitted on June 26, 2020, and revised on October 1, 2020. This letter provides a response to specific agency comments raised by Loudoun County, and accompanies AT&T's submission of revised materials.

Along with this letter, AT&T is submitting a revised Statement of Compliance and Justification ("SOJ") in support of AT&T's applications, along with accompanying exhibits. AT&T is submitting revised versions of its Site Plans (Exhibit 6) and the Analysis of Existing Structures Over 40' Within a Two-Mile Radius (Exhibit 8). The remaining exhibits to the SOJ are unchanged from AT&T's submission on October 1, 2020.

AT&T's responses to specific agency comments are set forth below. We appreciate your time and consideration in review of AT&T's applications. AT&T respectfully requests that Loudoun County staff recommend the applications for approval by the Loudoun County Planning Commission and Board of Supervisors.

Agricultural & Forestal District Program

Although the proposed monopole may be visible to landowners in both districts, the visual impact should be balanced against the expected improvement of cellular and broadband service for landowners of property enrolled in the AFD Program. The applicant notes additional mitigation of visual effects through preparation of a landscaping plan for forest resources as well as installation of a fence around the Application Area that would help shield ground-level equipment from exterior view. The benefit of the improved service arguably outweighs the negative visual impact upon some viewers and overall the proposed monopole should enhance agricultural and forestal land as a viable segment of the County's and the Commonwealth's economy. Staff has no recommendations.

- **AT&T Response:** AT&T agrees with the assessment by the Agricultural & Forestal District Program and will take all feasible steps to minimize the visual impact while bringing necessary wireless services to the area.

Archaeology

Additional archaeological investigation is not required for approval of this application. Staff recommends that the applicant add the following Archaeology Note to the SPEX plat:

A Phase I archaeological survey report, Phase I Archaeological Survey Report, Morrisonville / 1916 / 12922551, 12332 White Rock Road, Purcellville, Virginia 20132, was prepared by EBI Consulting in January 2019 and identified no archaeological sites, cemeteries, burial grounds, or graves, within the limits of disturbance associated with this application.

- **AT&T Response:** AT&T added the requested note to the Special Exception Plat. *See Ex. 6, Site Plan at 1, Special Exception Plat.*

B&D Land Development Planning Division

No comments.

Community Planning

Community Planning Staff finds that the applications for a CMPT, SPEX and SPMI to establish a telecommunication facility comprised of a 125-foot monopole and ground-mounted equipment on the ridge line of the Short Hill Mountain are inconsistent with 2019 GP and the Telecommunication Plan policies calling for the protection of the environmental and scenic qualities of the County's mountains and prime viewsheds. The Telecommunication Plan specifically states that monopoles shall not be located along ridge line but downslope to protect views of Short Hill Mountain. Community Planning Staff is not able to support approval of the

applications based on outstanding issues pertaining to the location, design and visual impact associated with the construction of the proposed 125-foot monopole.

Should the application be considered further, Community Planning Staff requests that the applicant provide letters of commitment from prospective telecommunication providers for the remaining unoccupied antenna arrays to justify the requested height of the monopole in conformance with Telecommunication Plan policies. Community Planning Staff also recommends a condition of approval requiring that all the antennas and associated antenna arrays and cables be painted gray to blend with the galvanized metal monopole in keeping with the design policies of the Telecommunication Plan.

- **AT&T Response:** As addressed in AT&T's statement of justification, any prohibition along the ridge line is "to protect" the view of Short Hill. In this case, the viewshed – the view of Short Hill and its ridge line, will be best protected by approval of the proposed Facility on the graded land (i.e. made land) adjacent to the existing access road up the mountain. As a result, the proposed facility will have minimal visual impact to the ridge line and viewshed, and minimal environmental effects, while bringing much needed wireless services to the area. Theoretically, AT&T could move the facility downslope from the ridge line, but that would not reduce the height of the monopole above the ridge line and it would require significant tree clearing and excavation, not only for the facility but for a new access road that would be needed. For example, if a facility were proposed 100' downslope, the monopole would need to be 225' to provide adequate coverage to the area.

Generally speaking, wireless carriers will not commit to a location until after zoning approval. With that said, and based on the feedback from the community as well as the County's 2014 Gap Analysis, there is a significant coverage gap for all wireless providers operating in Loudoun County, not just AT&T, and there should be no problem attracting additional providers. Moreover, to the extent that it may be important, AT&T certifies its commitment that space on the monopole will be available to other telecommunications providers and/or emergency services. Such certification should not be necessary given that the Loudoun County Zoning Ordinance requires wireless providers to co-locate on existing structures. *See Zoning Ordinance § 5-618(B)(4)(b).*

To the extent that the Board of Supervisors thinks it would further minimize any visual impact, AT&T would accept a condition requiring the antennas and associated equipment on the monopole be colored to blend with the galvanized pole.

Department of Transportation and Capital Infrastructure

DTCI can support approval of these applications as proposed with this submission.

Department of Fire and Rescue

No comments or objections.

Loudoun County Health Department

Staff recommends approval of the application with the following restrictions:

The area depicted for the proposed monopole will not impact existing septic or well systems. If, during the course of construction activities, an unmapped existing onsite sewage system or well is discovered, the Loudoun Health Department must be contacted immediately for proper abandonment procedures.

- **AT&T Response:** AT&T acknowledges this condition. If an unmapped onsite sewage system or well is discovered during construction activities, AT&T will immediately contact the Loudoun County Health Department.

Loudoun Water

No objections to approval of the application.

Natural Resources Team

- 1) The “Somewhat Sensitive” Mountainside Development Overlay District (MDOD) boundary shown on Sheet C-4 does not match County Records and is difficult to read at the scale provided. Please provide a separate sheet showing the site plan and proposed development with the MDOD areas depicted. (SPEX Checklist Item 4.h and R93ZO 4-1600)
 - **AT&T Response:** AT&T has provided an enlarged site plan for the somewhat sensitive area on Sheet C4 and also has added additional details to Sheet C3. *See* Ex. 6, Site Plans at C3, C4.
- 2) Sheet C-3- Notes 9 and 10 mention no grading or clearing of trees, but there is an existing 20’ access easement shown on the sheet that does not seem to be built yet. Please clarify for staff if that area will be cleared as part of this application.
 - **AT&T Response:** The site plans have been revised to reflect current conditions. There is an already existing gravel driveway within the 20’ easement depicted on Sheet C3. *See* Ex. 6, Site Plans at C3. The facility will be built just to the east of the existing gravel drive. No grading or clearing of trees will be required.
- 3) Staff notes that the soil mapping units are delineated on Sheet C4. Please label soil mapping units and provide a soils table with mapping unit name and number, hydrologic class, general development class, slope, and identifying hydric soils. (FSM 6.120.B.1)
 - **AT&T Response:** The previous sheet C4 had contour lines, not soil mapping units. The proposed special exception and commission permit are located completely within “made land,” for which no soil information is available or required. *See* Ex. 6, Site Plans at C4.

To the extent the County determines soil mapping is required, AT&T will be happy to work with the County to provide that information at the site planning stage.

- 4) Note 3 on Sheet C3 indicates that “the area of the gravel pad is to be 2,500 SF and the limits of proposed disturbance for the telecommunication facility is to be greater than 10,000 SF.” Please clarify the total amount of disturbance for this application.

- **AT&T Response:** This has been updated on the site plans. *See* Ex. 6, Site Plans at C3.

- 5) The “Existing 20’ Access Drive” shown on Sheet C3 is not yet built based upon County aerial imagery and the aerial imagery provided with this application. Please reference the approved grading permit for the access drive depicted.

- **AT&T Response:** The site plans have been revised to reflect current conditions. There is an already existing gravel driveway within the 20’ easement depicted on Sheet C3. *See* Ex. 6, Site Plans at C3. The existing driveway is visible on aerial images of the Property. *See* Ex. 5, Aerial Photograph of Property.

- 6) Staff notes that the Steep Slopes shown on Sheet C3 are based up Loudoun County GIS data, and that the access drive and proposed gravel pad are in very close proximity to the edge of the made-land (MDL) soil mapping unit. Please note that at the time of site plan, if there is any disturbance outside of the MDL soil mapping unit, Steep Slopes will need to be depicted per topographic analysis. (FSM 8.107.A.17)

- **AT&T Response:** AT&T acknowledges this requirement, and will provide the information at site planning, if it is required.

- 7) Consistent with Forest, Trees, and Vegetation Strategy 4.1 Action B of the 2019 General Plan which encourages the preservation of existing trees and to minimize the impact of the proposed project on existing vegetation, Staff recommends identifying a Tree Conservation Area on the commission permit plat, particularly on the eastern slope adjacent to the proposed tower to provide screening.

- **AT&T Response:** AT&T is committed to preserving existing trees and vegetations on the Property, and has taken extensive steps to remove diseased trees and replace damaged or dead trees and vegetation with native trees and plants. AT&T has no intention to unnecessarily remove trees or vegetation surrounding the proposed facility.

- a) Section IV Page 7 of the Statement of Justification references work previously done to protect environmental resources on site. Staff is requesting additional information regarding any invasive management strategies and landscaping plans that been implemented on the site in the areas adjacent to the proposed telecommunication facility.

- **AT&T Response:** AT&T has spent more than a million dollars removing dead and diseased trees, as well as invasive plants and trees. AT&T worked closely with the Loudoun County Arborist and local professional landscapers to identify problem areas and remedy them. AT&T has replanted 68 deciduous and evergreen trees. The native evergreens were included to improve winter coverage near the ridgeline. The trees planted by AT&T include: 5 Sweet Gum trees; 2 tulip poplar trees; 4 black gum trees; 3 white oak trees; 3 pin oak trees; 7 red oak trees; 7 black locust trees; 1 sweet cherry tree; 1 harrow delight pear tree; 10 Eastern red cedar trees; 10 white pine trees and 15 Virginia pine trees. The native evergreens were included to improve winter coverage near the ridgeline, improving the scenic viewshed. AT&T invested significant capital in soil preparation and supplements (top soil, peat moss, terrasorb), which allowed the planting of larger, more mature trees that were more likely to survive and thrive. This was a significant expense and will insure quicker coverage of the ridgeline (3 to 4 years vs. 8 to 10 years). AT&T purchased a warranty on all of the new trees, so any weak, damaged, or dead trees will be replaced.
- 8) Consider showing Tree Conservation Area on the site, especially on the eastern side of the slope as this will protect it and enhance the future buffer from people looking up from the valley below.
- **AT&T Response:** AT&T is committed to preserving existing trees and vegetations on the Property, and has taken extensive steps to remove diseased trees and replace damaged or dead trees and vegetation with native trees and plants. AT&T has no intention to remove any tress on the Property, particularly to the eastern side of the slope.
- 9) Please revise Note 11 on Sheet 1, Special Exception Plat, to provide a Source of Floodplain Note as outlined below and pursuant to Section 8.101.A.20 of the FSM: “There is floodplain on the property that is the subject of this application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Number for the property that is the subject of this application is 51107C0015E, effective February 17, 2017. The depicted boundary of the existing floodplain is based on the FIRM.”
- **AT&T Response:** This has been added to the site plans. *See* Ex. 6, Site Plans at 1, Special Exception Plat.

Park, Recreation and Community Services

No comments.

Department of Planning and Zoning

STATEMENT OF JUSTIFICATION¹

1. Revise the title to add the Telecommunication Application Number “TELE-2020-0002”.
 - **AT&T Response:** This has been revised as requested. *See* SOJ at 1.
2. Revise the listing of Parcel Identification Number (PIN) throughout the SOJ to use the County’s adopted nomenclature (e.g. “PIN 477-38-7669”).
 - **AT&T Response:** This has been revised as requested. *See generally* SOJ.
3. Revise the first paragraph of Section IV to replace “Zoning Code §6-1101” with “Zoning Ordinance Section 6-1101”. Revise all references to “Zoning Code” throughout the SOJ to replace with “Zoning Ordinance”.
 - **AT&T Response:** This has been revised as requested. *See generally* SOJ.

SPECIAL EXCEPTION PLAT

4. Revise the listing of Parcel Identification Numbers (PIN) throughout the plan set to use the County’s adopted nomenclature (e.g. “PIN 477-38-7669”).
 - **AT&T Response:** The Site Plans have been revised as requested. *See generally* Ex. 6.
5. Sheet T1. Revise the Title to add the Telecommunications Application Number “TELE-2020-0002”.
 - **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at T1.
6. Sheet T1. Revise the Zoning District to replace “AR1” with “AR-1”.
 - **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at T1.
7. Sheet C1. Revise “Special Exception Notes” 2 to correct the spelling of “Agricultural”.
 - **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at 1, Special Exception Plat.
8. Sheet C1. Revise the “Special Exception Notes” to add reference to the previously approved Land Development Applications on the Property.

¹ AT&T’s Statement of Justification will be referenced as “SOJ.”

- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at 1, Special Exception Plat.
9. Sheet C4. Revise the “Host Parcel” information to revise the Parcel ID to use the County’s adopted nomenclature (e.g. “476-20-7959”) for each parcel.
- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at C4.
10. Sheet C4. Revise the “Host Parcel” information to revise the zoning district from “AR1” to “AR-1” for each parcel.
- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at C4.

Loudoun County Fire and Rescue

No comments.

Virginia Department of Transportation

No objections to approval of the application.

Zoning Administration

GENERAL COMMENTS

1. Zoning Administration staff notes that the Statement of Justification (“SOJ”) section numbers skip VII and IX, and that section X is after section XI. Revise the SOJ so that the nine sections within are accurately labeled I through IX.
- **AT&T Response:** This has been revised as requested. *See generally* Ex. 6, Site Plans.
2. As noted on Sheet 3 of the Statement of Justification (“SOJ”), the property is located at 12332 White Rock Road, but is also referenced in the land records as 12355 White Rock Road. The plat refers to the property as being located at 12332 White Rock Road. County records show two address points for the property: 12355 and 12340 White Rock Road. Please reconcile the discrepancy with County records and ensure the address is consistently referenced on the plat and SOJ. As with the discrepancy in acreage between AT&T’s survey and County records noted in Comment 13, please work with the appropriate County agency to ensure the address for the property is consistent with County records.
- **AT&T Response:** The SOJ and Site Plans have been revised to reflect the official address consistent with County records: 12355 White Rock Road.

AT&T has determined that the correct acreage for the Property is approximately 176 acres. AT&T conducted an onsite metes and bounds survey which determined the exact acreage

of the Property. *See* Ex. 6, Site Plans at 1 and 2, Special Exception Plat. Based on AT&T's review, the Loudoun County parcel database for real estate assessments reflects an incorrect acreage of 138.61 acres. This is inconsistent with Loudoun County's own GIS land records and mapping software, which lists the Property at just under 176 acres (consistent with AT&T's survey of the Property). *See* <https://logis.loudoun.gov/weblogis/> for 12355 White Rock Road.

3. Revise Section III. A. (Page 4) to either state, "the subject property is not located within a historic district," or to remove the reference to historic districts all together. County records indicate the property is not located within an historic district. However, because portions of the subject property are located within the MDOD, Section III. A. (Page 4) must be amended to remove the statement that the property is not within any "environmental district."
 - **AT&T Response:** This has been revised as requested. *See* SOJ at 4.
4. Zoning Administration staff notes that the "ancillary equipment" that supports the proposed facility are considered part of the SPEX use. In Section B of the SOJ, the applicant notes that this equipment includes a transformer, an 8' by 8' shed, and a diesel generator. Staff notes that Sheet C5 of the plat shows the transformer located outside of the 50' by 50' fenced area, and thus outside of the area the applicant depicts as the "Limits of Special Exception and Commission Permit." Revise the "Limits of Special Exception and Commission Permit," both as depicted on the plat and as referenced in the SOJ, to reflect the entire area encompassed by the facility, which includes the proposed telecommunications monopole and ancillary equipment.
 - **AT&T Response:** This has been revised as requested. *See* SOJ at 4; Ex. 6, Site Plans.
5. The applicant's request for a Minor Special Exception seeks relief from Section 5-618(B)(3)(p), which states telecommunications monopoles shall not be located along ridge lines, but downslope from the top of ridge lines, to protect views of the Catocin, Bull Run, Hogback, Short Hill, and Blue Ridge Mountains. In this case, avoiding the ridge line will not protect the view and will substantially harm the visual and environmental aspects of Short Hill. *See* Section V of the SOJ, which identifies the significant tree removal and excavation for ingress/egress and development of the monopole as the reasons that development of the monopole at a lower elevation. The applicant lists the base elevation of the proposed special exception use 1418' on Sheet T1 of the plat. Revise Section V of the SOJ to also provide the highest elevation of Short Hill Mountain on the site or in the immediate vicinity of the site. County mapping (weblogis) shows that the 1440' elevation contour is present on the northern edge of the subject property.
 - **AT&T Response:** This has been revised as requested. *See* SOJ at 8.
6. Section XI. Page 12. 5-618(B)(3)(a). Zoning Administration staff notes that the setbacks

of the proposed special exception use depicted on Sheet C4 of the plat are 900', 4,000', 650', and 750' (corresponding to north, south, east, and west). Revise the SOJ to include this information with respect to locating the proposed facility in the interior of the property.

In addition, this standard requires that areas of existing vegetation, if applicable, shall be used to screen the facility. Based on Sheet C3, it appears that trees will potentially be cleared for a proposed access drive. Since existing vegetation should be retained to screen the facility, staff questions why the site cannot be accessed from the north via an existing drive and through an area that has already been cleared. If the proposed access to the site is the "existing gravel drive," and there will not be tree clearing associated with access to the proposed SPEX site, indicate this in the SOJ and provide consistency between Sheets 1 and C3 of the plat, which depict "Existing Gravel Drive" and "Existing 20' Access Drive" respectively. Zoning Administration staff recommends using existing access drives for proposed SPEX site access as opposed to clearing and grading new access for the site.

- **AT&T Response:** The setbacks have been added to AT&T's response to Zoning Ordinance § 5-618(B)(3)(a). *See* SOJ at 13.

Sheet C3 previously did not depict the existing gravel driveway already on the Property. *See* Ex. 5, Aerial Photographs; Ex. 6, Site Plans at 1, C3. The facility will be built just to the east of the existing gravel drive. No grading or clearing of trees will be required. AT&T does not intend to remove any existing trees or vegetation on the Property. *See* SOJ at 13.

7. The applicant's reference "See Ex. 6, Site Plan, at C4" is unclear. In the responses in Section XI where this reference occurs, revise the reference to provide a specific and accurate reference to the sheet of the plat where staff can check to verify compliance with the performance criteria of 5-618(B)(3). For example, the applicant's response to 5-618(B)(3)(f) should direct the reader to plat Sheet C5, where the unmanned equipment structures are depicted.

- **AT&T Response:** References have been checked and updated as requested. *See generally* SOJ.

8. Section XI. Page 13. 5-618(B)(3)(g). Revise the response to provide additional justification for how the proposed monopole will blend in with the surrounding landscape. The applicant mentions alternatives, such as a stealth monopine monopole, earlier in their SOJ in Section III. B. Additional justification on how the galvanized steel pole is the least visually intrusive option should be provided.

- **AT&T Response:** The requested justification was added in AT&T's response to Zoning Ordinance § 5-618(B)(3)(g). *See* SOJ at 14.

9. Section XI. Page 15. 5-618(B)(3)(o). Revise their response to reference "See Ex. 9, Photo

Simulations,” as opposed to Ex. 7. In addition, reference Exhibit 8, the “Review of Existing Structures within Two Miles for Potential Suitability,” with respect to justification as to why the monopole could not be sited elsewhere.

- **AT&T Response:** The requested revisions were made to AT&T’s response to Zoning Ordinance § 5-618(B)(3)(o). *See* SOJ at 16.
10. Section XI. Page 15. 5-618(B)(3)(o). Provide the “written justification” portion of this requirement as a part of the response as opposed to referencing another section of the SOJ. A succinct summary of why the monopole cannot be sited elsewhere will suffice to replace the reference to another section.
- **AT&T Response:** The requested revisions were made to AT&T’s response to Zoning Ordinance § 5-618(B)(3)(o). *See* SOJ at 16.
11. Section XI. Page 16. 5-618(B)(4)(b). Staff requests that the applicant provide a map along with Exhibit 8 showing the locations of the structures within two miles of the proposed monopole that were reviewed for potential suitability.
- **AT&T Response:** A map has been added to a revised version of Exhibit 8, showing the locations of structures surveyed by AT&T, including the nearest existing telecommunications towers and structures over 40’ within a two-mile radius. *See* Ex. 8.

SPEX PLAT COMMENTS

12. Sheet T1. Add a Narrative to Sheet T1 that provides a summary of the proposed requests. Ensure to provide a succinct summary of all three requests, including the CMPT, SPEX, and SPMI applications and their application numbers.
- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at T1.
13. Sheet T1. Revise the reference to the Zoning Ordinance to read “AR-1 (Agricultural Rural – 1).”
- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at T1.
14. Sheet T1. The “Property Area” listed in the Project Site Information table is 230.75 acres, while the applicant states on Page 1 of their Statement of Justification (“SOJ”) that the acreage of the property is 176.38. In addition, the SOJ notes that Loudoun County records list the acreage as 138.61, and that “AT&T will work with the relevant Loudoun County agencies to reconcile the discrepancy.” Zoning Administration staff acknowledges that the exact acreage of the subject property is yet to be determined based upon the applicant working with the County. Upon resolution, revise application materials to consistently reference the property area.

- **AT&T Response:** AT&T has determined that the correct acreage for the Property is 176.38 acres. AT&T conducted an onsite metes and bounds survey which determined the exact acreage of the Property. *See* Ex. 6, Site Plans at 1 and 2, Special Exception Plat. Based on AT&T's review, the Loudoun County parcel database for real estate assessments reflects an incorrect acreage of 138.61 acres. This is inconsistent with Loudoun County's own GIS land records and mapping software, which lists the Property at 176 acres (consistent with AT&T's survey of the Property). *See* <https://logis.loudoun.gov/weblogis/> for 12355 White Rock Road. AT&T's application materials have been revised to reflect the correct acreage of 176.38 acres. *See generally* SOJ; Ex. 6, Site Plans.
15. Sheet C1. Remove Special Exception notes 16 and 17, which state the property is not located within either the Quarry Notification Overlay District or the Airport Impact Overlay District. Because the property is not located within either district, the notes are unnecessary.
- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at 1, Special Exception Plat.
16. Sheet C1. Revise Special Exception Note 14 to show the Lot and Building Requirements of Section 2-103(A)(3), which shows a minimum lot width of 175' and a maximum lot coverage of 25%. The correct requirements are in Section 2-103(A)(3) (a) though (e).
- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at 1, Special Exception Plat.
17. Sheet C1. Revise Special Exception Note 14 (G) to read "Buffer: Type C." In addition, remove the "N/A" reference prior to G) in Note 14.
- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at 1, Special Exception Plat.
18. Sheet C1. Ensure the Limits of Special Exception encompass all features of the SPEX Use. As noted in Comment 4, the limits must encompass all equipment, as well as limits of clearing and grading, access to the site from a public road, buffering and screening for the proposed use, etc. Include a detailed plan view of the compound portion of the Special Exception area as part of the Special Exception plat.
- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at 1, Special Exception Plat.
19. Provide a sheet in the plat that depicts the Buffering and Screening requirements for the site and for the proposed SPEX use. Section 5-618(B)(3)(a) states that areas of existing vegetation can be used to screen the facility. If existing vegetation will be used to fulfill this requirement or any of the Buffer Yard requirements found in Section 5-1404, include

that existing vegetation within the “limits of special exception and commission permit.” Staff notes that Section 5-1402(D) also states that existing vegetation that is suitable for use in compliance with Section 5-1400 may be used as required planting.

- **AT&T Response:** The yard and buffer requirements are set forth in the special exception notes on Sheet 2 of the Site Plans. *See* Ex. 6 at 2, Special Exception Plat. The limits of the special exception and commission permit do not contain any existing vegetation, as this space will be taken up entirely by the proposed 50’ x 50’ compound. All of the parcels adjacent to the property are unoccupied land in excess of four acres. There is no dwelling within 300 feet of the proposed special exception use. AT&T intends to preserve the robust existing trees and vegetation already existing on the Property to help reduce the visual impact of the proposed facility. AT&T will provide all necessary landscaping, buffer yards, screening, and landscape plan requirements at the site plan phase.

20. Sheet C2. Revise Sheet C2 as follows:

- a. Ensure arrow pointing to the Limits of Special Exception and Commission Permit points to the boundary depicted; and
- b. Rename the sheet to Adjacent Properties, as this sheet is not a special exception plat.

- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at 2, Special Exception Plat.

21. Sheet C3. Revise Sheet C3 as follows:

- a. Clearly depict and label the Limits of Special Exception.
- b. Ensure that the proposed monopole and lease area (2,500 square feet) are legible.
- c. Revise the label, “Existing 20’ Access Drive” and associated arrow to label the feature consistently with other plan sheets and to clearly depict the proposed access drive.

- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at C3.

22. Sheet C3. No additional landscaping or buffering of the limits of special exception and commission permit area are shown on the plat. Sheet C3 shows that there are non-forested (open and developed) areas directly adjacent to the area of the proposed use, particularly on the north and east sides of the proposed use. Per Section 5-1404, the proposed use would require a Type C Buffer between the use and adjacent properties. Zoning Administration notes that all landscaping, buffer yards, screening, and landscape plan requirements (including, but not limited to, all applicable requirements from Section 5-1400) must be

provided at site plan.

- **AT&T Response:** AT&T will provide all landscaping, buffer yards, screening, and landscape plan requirements at the site plan phase.

23. Sheet C4. The application materials state that the proposed SPEX use is within the “Somewhat Sensitive” area of the MDOD. However, the “Somewhat Sensitive” Mountainside Development Overlay District (MDOD) boundary shown on Sheet C4 does not match County Records and does not match the MDOD as depicted on Sheet C3. Work with the Natural Resources Team to confirm the location of the “limits of special exception and commission permit” in relation to the MDOD and revise the application materials if necessary.

Also, revise the title to “Parcel Boundary Information” (or something similar) to avoid confusion. A site plan in Loudoun County is a specific administration application.

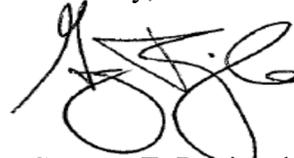
- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at C4. The proposed limits to the special exception and commission permit will not extend beyond the already made land, as identified in County Records.

24. Sheet C5. Show the Limits of SPEX on the Compound Plan.

- **AT&T Response:** The Site Plans have been revised as requested. *See* Ex. 6 at C5.

Please contact me if you need additional information or documentation related to the above-referenced applications. I can be reached at 410-332-8963 or Greg.Rapisarda@sual.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory E. Rapisarda', with a stylized flourish at the end.

Gregory E. Rapisarda

GER/DAS