

NOTICE OF PUBLIC HEARING

The Board of Supervisors of Clarke County, Virginia will hold a public hearing on **Tuesday, November 23, 2021 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, in the Main Meeting Room, 2nd floor, Berryville/Clarke County Government Center, 101 Chalmers Court, Berryville, Virginia to consider the following matter:

SUP-21-01/SP-21-01, Crown Castle International LLC (Tower Owner) and Network Building and Constructing, Inc. (Project Consultant), on behalf of AT&T (Service Provider) PH-2021-14. The applicants request an amendment of an existing special use permit (SUP-02-02) and site development plan (SP-02-09) for the purposes of increasing the height of an existing 110-foot wireless communication facility by ten (10) feet to a proposed height of 120 feet to accommodate an additional carrier. The subject property is located on the south side of Harry Byrd Highway (Route 7), east of its intersection with Shepherds Mill Road (Route 612). The property is identified by Tax Map #16-A-33, is 149 acres in size, and is zoned Agricultural-Open Space-Conservation (AOC). The site of the WCF is leased from the property owner, Stuart M. Perry Inc., and is the site of an existing quarry.

Information regarding the above matter is available to the public at the Clarke County Planning Office during regular business hours. Any person desiring to speak on the above matter should appear at the appointed time and place. Written copies of statements are requested but not required. Clarke County does not discriminate on the basis of handicapped status in admission to its programs and activities. Accommodations will be made for handicapped persons upon prior request by calling (540) 955-5132.

Jeremy F. Camp
Senior Planner/Zoning Administrator

ADVERTISE: The Winchester Star

November 9, 2021
November 16, 2021

SPECIAL USE PERMIT / SITE PLAN (SUP-21-01 /SP-21-01)

AT&T @ Arcadia Farms

**October 19, 2021 Board of Supervisors Business Meeting – For Scheduling Public Hearing
STAFF REPORT– Department of Planning**

The purpose of this staff report is to provide information to the Board of Supervisors to assist them in reviewing this proposed land use request. It may be useful to members of the general public interested in this request.

Case Summary

Applicant:

Crown Castle International LLC (*Tower Owner*) and Network Building and Constructing, Inc. (*Project Consultant*), on behalf of AT&T (*Service Provider*)

Property Owner:

Stuart M. Perry Inc.

Location:

The site of this Special Use Permit (SUP) Application is an existing cell tower at 4163 Harry Byrd Highway. The cell tower is visible from the public highway (Route 7), but setback more than 400 feet from the right-of-way. It is accessible from a driveway off of the eastbound segment of Route 7, located across from the Citco Gas Station. The intersection of Route 7 and Shepherds Mill Road is on the opposite side of Route 7. The property is on Tax Map #16-A-33. It is zoned AOC District, and within the Buckmarsh Voting District.¹



Request:

The Applicant requests an amendment to the existing Special Use Permit (SUP-02-02) and Site Plan (SP-02-09) for the purposes of increasing the tower height by ten (10) feet for an additional carrier (AT&T). SUP-02-02 was approved on March 17, 2003 for a 95-foot monopole tower. The tower was later modified to the currently height of 110 feet. The proposed tower height would reach a height of 120 feet and include space for 4 carriers.

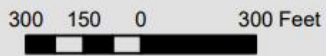
Parcel Size/Project Area: 149 acres / 300 SF lease area by AT&T within an existing 4,900 SF compound.

¹ Planning Commission Representatives: Scott Kreider & Doug Kruhm
Board of Supervisors Representative: David Weiss

Location Map:



AT&T @ Arcadia Farms
Tax Map# 16-A-33
Property Owner - Stuart M. Perry



Clarke County GIS
August 3, 2021

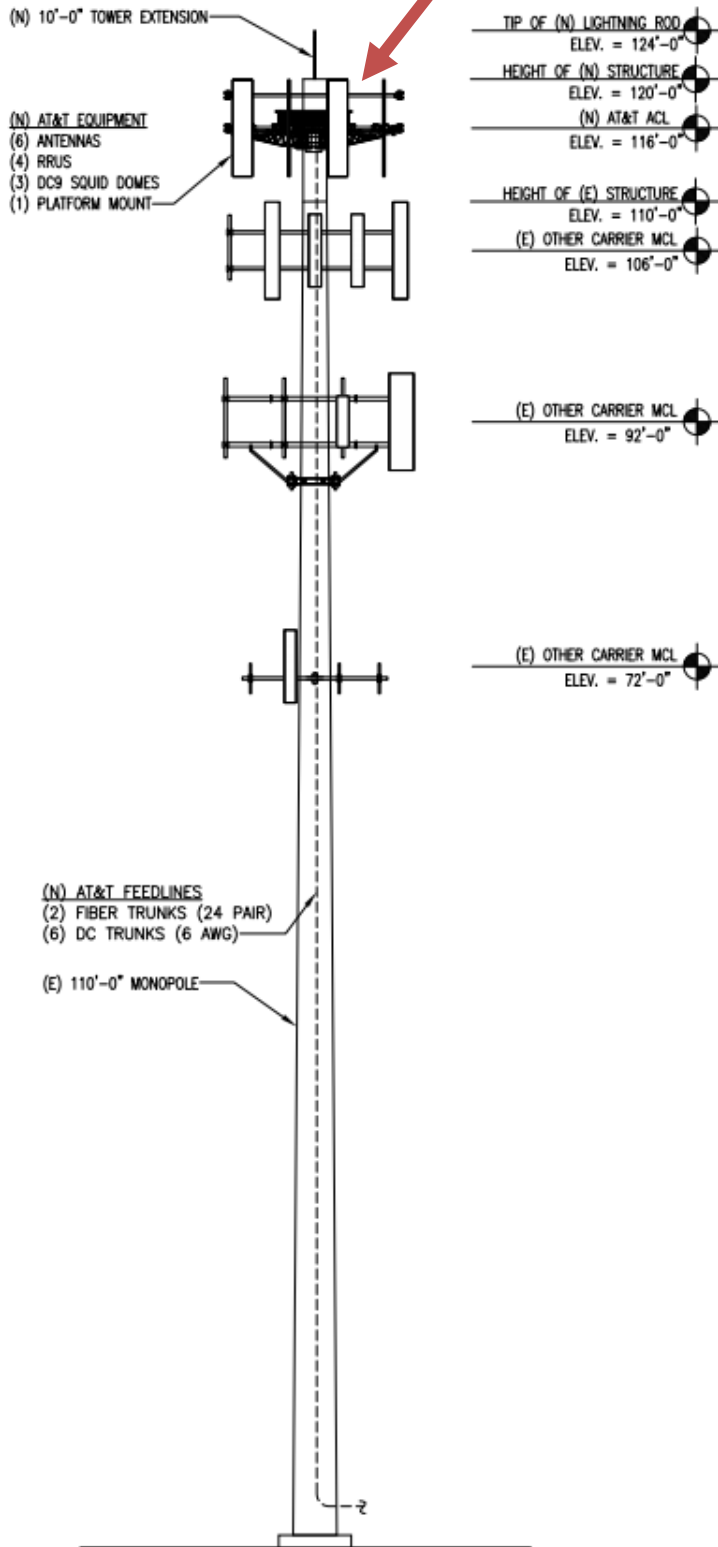
Legend

- parcels polygon
- Structures
- Roads
- Scenic Road
- Intermittent Stream
- Perennial Stream



Illustrations:

PROPOSED EXTENSION



TOWER ELEVATION (1)
 SCALE: N.T.S. (C-3)

Facts:

The Applicant is requesting approval to construct a 10-foot extension on an existing 110-foot monopole – Class 3 Wireless Communication Facility (WCF). The tower would remain classified as a Class 3 WCF with the proposed change. Pursuant to the Clarke County Zoning Ordinance, 3-C-2-u-2, Class 3 WCFs include facilities that are between 80 and 120 feet in height. Class 3 WCFs are limited to monopole design and require a Special Use Permit.

Staff Note: This application was submitted prior to the adoption of the updated Zoning Ordinance. Therefore, it is being processed under the regulations of the previous zoning ordinance that was in place when the application was submitted. No changes were made to the telecommunication regulations, so the difference is primarily just the code references.

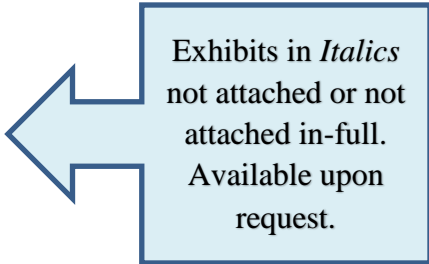
Clarke County Zoning Ordinance, 3-C-2-u-6, includes certain exemptions that are mandated by Federal law. This includes the increase in height of a WCF that does not exceed 10% of the original approved height or by the height needed to provide 20 feet of separation from the closest antenna array location on the WCF, whichever is greater. Due to the previous modification that changed the tower height from 95 feet to 110 feet, the proposed increase does not qualify for this exemption; and therefore, requires an amended SUP.

Omnipoint Communications Cap Operations, LLC originally obtained the “ground lease” for the portion of the subject property containing the easement and compound area on June 28, 2002. The lease grants the ability to construct a tower, install equipment, etc. and runs with the land.

The existing tower is identified in the 2016 Telecommunications Infrastructure and Broadband Study as Existing Tower #9, which is intended to help provide continuous coverage along Route 7 and the surrounding area.

The Applicant has provided a complete application for a Special Use Permit and Site Plan. The submission includes a site plan and other documents. Below is a complete list of documents submitted by the Applicant.

- **Application Form**
- **Letter from Emily O’Grady**
- *Exhibit A - Site Plan with construction details (selected pages provided only)*
- *Exhibit B - Site Plan with survey (selected pages provided only)*
- *Exhibit C - Structural analysis*
- *Exhibit D - Removal Bond Estimate*
- *Exhibit E - Mount Analysis*
- *Exhibit F - Ground Lease*
- *Exhibit G - Map - Topography*
- *Exhibit H - Map - Floodplain*
- *Exhibit I - Map – proximity to nearest School*



Exhibits in *Italics*
not attached or not
attached in-full.
Available upon
request.

The proposed facility is designed to accommodate an AT&T antenna array at a centerline height of 116’ with up to three other carriers located at lower heights on the tower. The facility will be accessed via the existing entrance shown on the site plan. The proposed parking area will be the gravel access easement which serves only the compound. There are no water supplies or sewage disposal systems existing or proposed. A existing wooded areas surrounding the site provide an adequate buffer to meet code requirements for WCFs. There is no proposed lighting or signage. The existing compound area will not be expanded. AT&T will utilize existing space within the existing compound area.

Site Plan

The Applicant submitted a WCF Site Development Plan containing all of the required elements to constitute a complete application per Article 6 of the Zoning Ordinance. Zoning Ordinance sections 3-C-2-u and 6-H-12 contain WCF specific requirements. The Applicant has addressed these requirements in the site plan and the accompanying narrative. The site plan was routed to the following agencies for their review.

- George Condyles, Atlantic Technology Consultants (County Telecom Engineering Consultant)
- Jamie Royston, Clarke County Department of Building Inspections (Building Official)
- Brian Lichty, Clarke County Fire, EMS & Emergency Management (Director)

Neither Mr. Royston or Mr. Lichty had any comments on the applications. Mr. Condyles, commented that he is of the opinion that the application conforms to all of the County's Design Standards and should be approved. A copy of the report from Mr. Condyles is attached with this Staff Report as supplementary information.

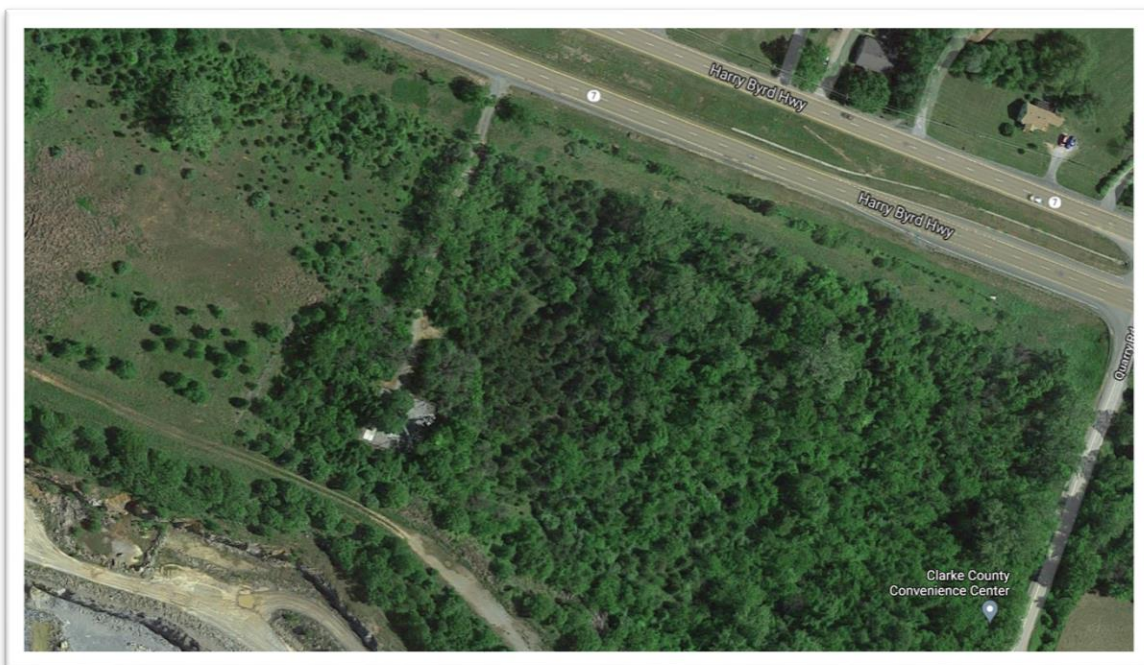
Setbacks

As reported by Mr. Condyles, the collapse zone for this tower has not been supplied by the manufacturer, but is estimated to be 111'.

The required setback for the tower is a distance equal to the WCF Fall Zone. This would be a distance of at least 111'. The existing tower is greater than 400 feet from the front property line. Setback distances from the side and rear property lines range from approximately 800 feet to 2400 feet.

Landscaping

§6-H-12-a-5 of the Zoning Ordinance requires a 50' perimeter buffer around the compound for tree retention and a 25' buffer with supplemental evergreen plantings in a double-staggered row with shrubs necessary to effectively screen the compound and WCF structure base from view. The existing site has a wooded buffer that ranges from approximately 100 feet to approximately 800 feet.



Access and Traffic

The Applicant proposes to use the existing entrance as shown on the plan for the facility entrance.

Erosion & Sediment Control (E&S) / Stormwater

Not required because no land disturbance is proposed.

Water Supply and Waste Water Disposal

Not required.

Karst Plan

Not required because no land disturbance is proposed.

Lighting and Signage

There is no lighting or external signage proposed.

Parking

§4-J of the Zoning Ordinance (Off-Street Parking) does not include a required parking calculation for the proposed use. A proposed gravel access area with pull off area for service vehicles is shown on the site plan.

Removal Bond

The Applicant has estimated the cost of removal of the structure to be \$125,000. Clarke County Zoning Ordinance §6-H-12-c-3 requires a removal bond equal to the cost of removal of the WCF, all WCF and fence footers, underground cables, and support buildings, plus 25%. This bond or letter of credit must be posted at the time of WCF final approval, in the event the County must remove the WCF upon abandonment. The bond shall remain in effect for the life of the WCF. Based on the required 25% contingency, the required bond amount is \$156,250 (\$125k + 25%).

Staff Analysis – Special Use Permit Review Criteria (§5-B-5)

Evaluation of the special use permit request includes an analysis of 19 criteria listed below as set forth in §5-B-5 of the Zoning Ordinance. Staff has provided an analysis of the proposed facility's compliance with these criteria below.

a. Will be consistent with the Comprehensive Plan of the County.

Staff Comment: A Wireless Communication Facilities (Class 3 & 4) is an allowable special use in the AOC District, therefore the use itself is in general accord with the Comprehensive Plan by virtue of its inclusion in the Zoning Ordinance. The existing tower is identified in the 2016 Telecommunications Infrastructure and Broadband Study as Existing Tower #9.

b. Is consistent with Purpose and Intent of the Zoning Ordinance.

Staff Comment: The Purposes and Intent of the Zoning Ordinance are found in §1-B. Staff has identified no provisions of this section that would result in a conflict with the proposed use.

c. Will not have an undue adverse impact on the short-term and long-term fiscal resources of the County for education, water, sewage, fire, police, rescue, solid waste disposal or

other services, and will be consistent with the capital improvement goals and objectives of the Comprehensive Plan, to the end that growth of the community will be consonant with the efficient and economic use of public funds.

Staff Comment: There will be no impact to the school system. Water and sewer service are not required. The Fire and EMS Director had no comments on the application. Additional police service or rescue service is not anticipated. Solid waste generated by the proposed use will be handled by the Applicant but should be minimal. The proposed use requires no public funds.

- d. Will not cause an undue adverse effect on neighboring property values without furthering the goals of the Comprehensive Plan to the benefit of the County.**

Staff Comment: The use of property values alone as an evaluation criterion can produce very subjective outcomes depending on the perspective of the particular appraiser or advocate. Property values can vary due to a wide variety of elements and can be a very subjective determination that a proposed use is the sole source of a potential negative impact on property values. Staff instead recommends evaluating the overall effect of tangible impacts such as noise, traffic, odor, safety, light pollution, and visual appearance to determine impacts on surrounding properties. In Staff's opinion, the proposed 10-foot increase in height to the existing tower will not generate any significant new impacts.

- e. Will not cause an undue adverse effect on the preservation of agricultural or forestal land.**

Staff Comment: Staff has not identified any issues associated with this request that would affect the preservation of agricultural or forestal land. The subject property does not adjoin any existing conservation easement properties and will not have any adverse impact on nearby properties in agricultural use. The existing tower is located on property that is primarily used as a quarry.

- f. Will not cause unreasonable traffic congestion or unsafe conditions on existing or proposed public roads and has adequate road access.**

Staff Comment: No changes are proposed to the existing entrance.

- g. Will not cause destruction of or encroachment upon historic or archeological sites, particularly properties under historic easement.**

Staff Comment: The property does not contain any historic or archeological sites.

- h. Will not cause an undue adverse effect on rare or irreplaceable natural areas, areas of outstanding natural beauty, state-designated scenic byways or scenic rivers or properties under open space easement.**

Staff Comment: No further impact outside of the existing WCF is proposed. The additional ten (10) feet in height appears to be a minimal impact.

- i. Will not cause an undue adverse effect on wildlife and plant habitats.**

Staff Comment: No further impact outside of the existing WCF is proposed. The additional

ten (10) feet in height appears to be a minimal impact.

- j. Will have sufficient water available for its foreseeable needs.**

Staff Comment: No water is proposed, nor necessary.

- k. Will not cause unreasonable depletion of or other undue adverse effect on the water water source(s) serving existing development(s) in adjacent areas.**

Staff Comment: No water is proposed, nor necessary.

- l. Will not cause undue surface or subsurface water pollution.**

Staff Comment: Karst review was not necessary for the proposed use.

- m. Will not cause an undue adverse effect on existing or proposed septic systems in adjacent areas.**

Staff Comment: No effect.

- n. Will not cause unreasonable soil erosion.**

Staff Comment: E&S plan review is not required as land disturbance is not proposed by the Applicant. The Clarke County Building Department will monitor erosion control during construction.

- o. Will have adequate facilities to provide safety from flooding, both with respect to proposed structures and to downhill/downstream properties.**

Staff Comment: No land disturbance is proposed and the property is not located within a floodplain. Review by DEQ is not required for the proposed use.

- p. Will not cause undue air pollution.**

Staff Comment: Zero to minimal air pollutants will be emitted from the WCF.

- q. Will not cause undue noise, light or glare, dust, odor, fumes, or vibration.**

Staff Comment: Minimal noise, dust, odor, fumes or vibrations are associated with the proposed use. The tower is not proposed to be lighted.

- r. If in the AOC or FOC zoning districts, will not result in scale or intensity of land uses significantly greater than that allowed under the permitted uses for these districts.**

Staff Comment: The proposed facility is consistent with the Zoning Ordinance regulations.

- s. Will not cause a detrimental visual impact.**

Staff Comment: The setback and wooded buffer around the site will mitigate visual impact similar to current conditions.

Staff Recommended Special Use Permit Conditions:

Staff has provided the following list of Special Use Permit Conditions to address the various issues with this request discussed in this report and in previous Staff Reports. These are recommended conditions for the Commission to consider and may be amended, added to, or deleted.

1. **Special Use Permit purpose; nontransferable.** This Special Use Permit is issued for the subject property for operation of a Class 3 Wireless Communication Facility (WCF) solely by the Applicant, Crown Castle. The Special Use Permit shall not be transferable to any other person or entity without prior approval of the Board of Supervisors as an amendment to the approved Special Use Permit conditions, such approval not to be unreasonably withheld.
2. **Applicant and Property Owner (“Owner”) to sign list of adopted permit conditions.** The Applicant shall sign the list of adopted conditions to indicate receipt of the conditions and the intention to comply fully with the conditions for the life of the Special Use Permit. A signed copy of the conditions shall be provided to Planning Department Staff (“Staff”) within thirty (30) days of the Applicant’s and Owner’s receipt of the adopted conditions.
3. **Access for inspections required.** Staff and other County officials shall have access to the property with 24 hour notice to the Applicant in order to conduct periodic compliance inspections of the facility and the subject property throughout the life of the permit.
4. **Ongoing maintenance of site features.** The following site features shall be properly maintained throughout the life of the permit:
 - Property entrance shall be maintained consistent with VDOT regulations.
 - Access for emergency service and law enforcement shall be permitted.
 - Security fencing shall be maintained throughout life of the project.
5. **Bonding.** Prior to construction taking place to increase the height as proposed, the Applicant shall post a bond or letter of credit with Clarke County for use in the event that the County must remove the WCF upon abandonment. This bond or letter of credit shall be maintained for the life of the WCF. It shall be in the amount of the cost to remove all features of the WCF, plus 25%.

Recommendations:

During the October 1, 2021 Planning Commission Meeting, a public hearing was held on the subject application. The Planning Commission voted unanimously to issue a conditional approval of the Site Plan Application and a recommendation of approval to the Board of Supervisors in regards to the Special Use Permit Application. Their recommendation of approval included the 5 conditions advised by County Staff and documented above in this report.

During Board of Supervisors meeting on October 19th it is recommended that the required public hearing be scheduled by the Board of Supervisors.

History:

May 28, 2021	Pre-Application meeting held with Planning Staff.
July 19, 2021	Complete Special Use Permit and Site Plan Applications filed by the applicant.
August 6, 2021	The Planning Commission Business Meeting for August was canceled per the adopted schedule of meetings. Filing deadline for the September 3, 2021 Planning Commission Business meeting.
August 31, 2021	PC Work Session.
September 3, 2021	PC Business Meeting – Set Hearing Date
October 1, 2021	PC Business Meeting – Public Hearing

Attachments: Report from Atlantic Technology Consultants, Inc.
Application and letter with select pages of Exhibits A and B.



**CLARKE COUNTY, VA
TECHNICAL REVIEW**

**SPECIAL USE PERMIT AMENDMENT
(SUP-20-01)
Revision of SUP-02-02**

Proposed: 10-ft Height Extension on Existing “Class 3” 110-ft Monopole

By

CROWN CASTLE & NB&C

For

AT&T Mobility

At

**4163 Harry Byrd Highway
Berryville, VA 22611**

Submitted by:

ATLANTIC TECHNOLOGY CONSULTANTS, INC.
A Member of The Atlantic Group of Companies

ATC PROJECT #: 1150-04

July 23, 2021



THE ATLANTIC GROUP
OF COMPANIES INC.

New Wireless Antenna Site Review Standards:

Information is limited by the following Virginia Statute.

The Virginia General Assembly's passage of House Bill 1258, which was signed into law by the Governor on April 18, 2018, invalidates the aforementioned requirement. Please see Va. Code Section 5.2-2316.4:2A.1, which provides that, in its receiving, considering, and processing of a an application or for any zoning approval required for a standard process project, a locality shall not disapprove an application on the basis of an applicant's business decision with respect to its designed service, customer demand for service, or quality of its service to or from a particular site, and Va. Code Section 15.2-2316.4:2A.2, which provides that a locality shall not require an applicant to provide proprietary or other business information, such as propagation maps and telecommunications traffic studies, to justify the need for the project in its current location.



EXECUTIVE SUMMARY

Crown Castle International LLC (Crown Castle) the Tower Owner and Network Building and Constructing, Inc. (NB&C) jointly on behalf of AT&T Mobility (AT&T) has made application to the County for the Amendment of an existing Special Use Permit SUP 20-01 to allow addition of a height extension of ten (10) feet for a new overall height of 120' AGL height on a monopole telecommunications tower. The property located at 4163 Harry Byrd Highway, Berryville, VA. Parcel # 16-A-33, owned by Perry Stuart M Inc. whose address is 117 Limestone Lane, Winchester, VA. The original Special Use Permit SUP-0202 was granted on February of 2002.

AT&T is an FCC licensed telecommunications provider authorized to provide digital wireless service to the Clarke County area in conjunction with Crown Castle and NB&C and proposes the addition of ten (10) feet AGL however keeping the amended structure a Class 3 Wireless Communications Facility (WCF) 120' monopole style tower to support service delivery in an area with a lack of AT&T coverage in the corridor known as the Harry Byrd Highway.

This report outlines the specific areas of evaluation with respect to this proposal, and this consultant's recommendations regarding the Application as presented.

It is the opinion of this consultant that the application conforms to all of the County's Design Standards regarding the construction of telecommunications support structures outlined in the current ordinance for Wireless Communications Facilities and should be approved.



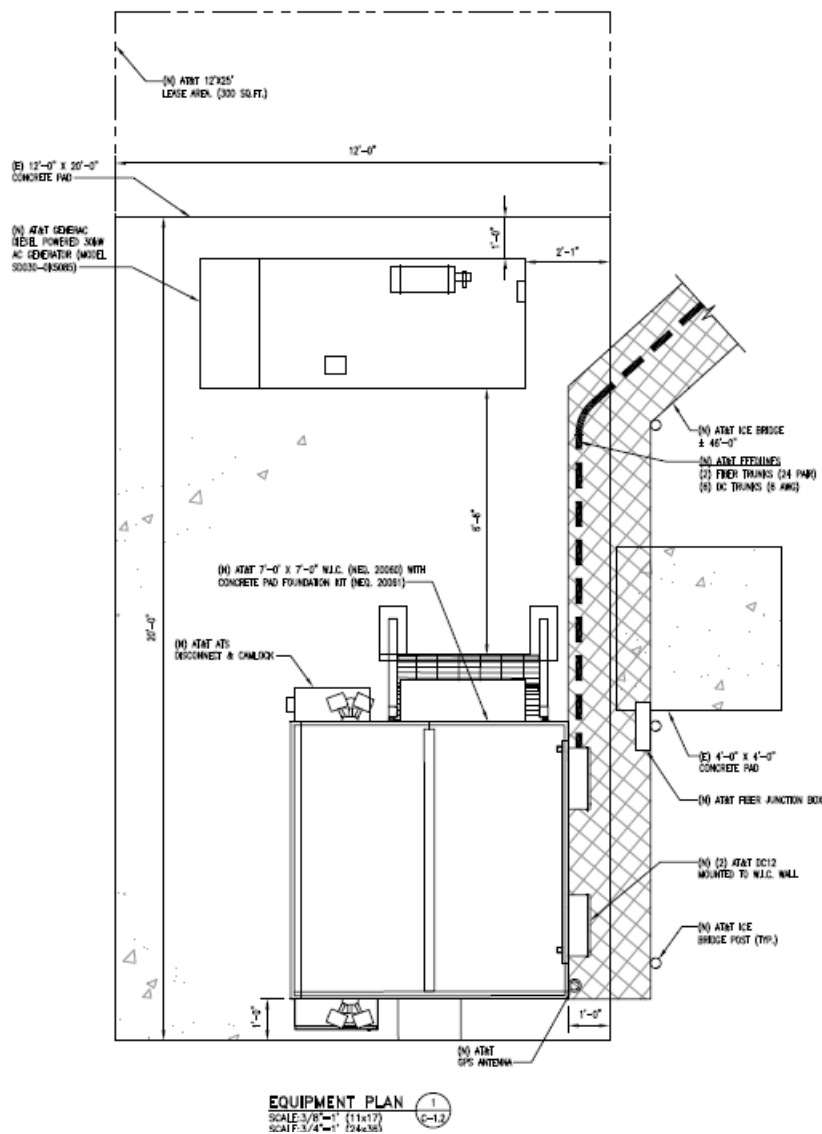
George N. Condyles, IV CPM
President and COO
Atlantic Technology Consultants, Inc.

1.0 TECHNICAL

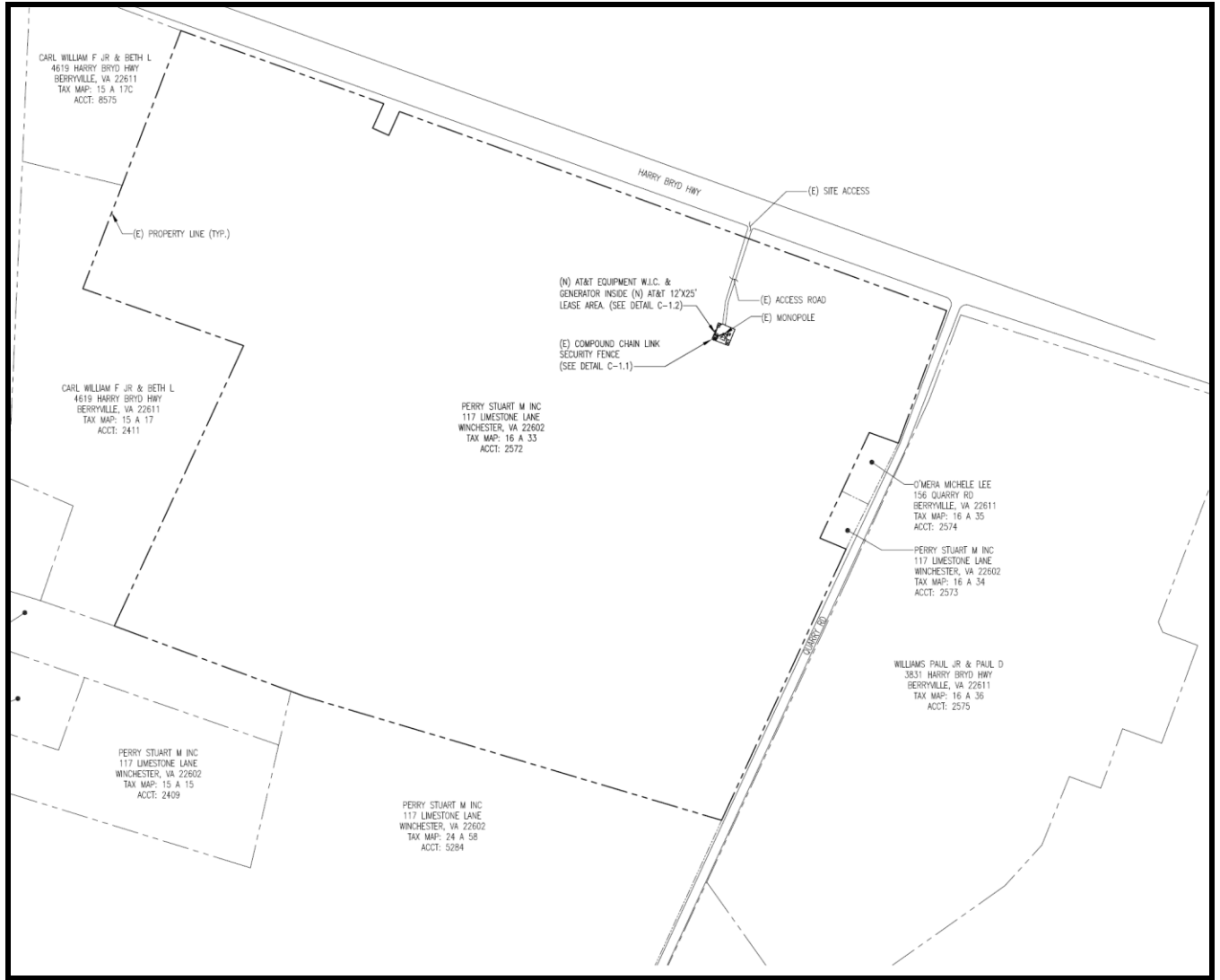
1.1 Siting

The tower site is an existing 70' x 70' compound within a 75' x 75' leased area (0.104 acre) on the edge of unimproved forested land located on a tract owned by Perry Stuart M Inc. AT&T plans to sublease a 12'x 25' smaller area within the existing 70' x 70' fenced compound. See below.

AT&T Sub-Lease (12' x 25') within the 75' x 75' leased area.



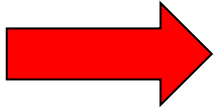
The "Parent" tract of 149 acres is located on County Deed Book 606 Page 863, tax Map 16-A-33. The property is zoned AOC.



Clarke County Zoning Requirements

ZONING DISTRICTS FOR WIRELESS COMMUNICATION FACILITIES

Class	AOC	FOC	CH	CN	RR	Historic Overlay*	Historic Access Overlay*
Co-Location	A	A	A	A	A	A	A
1 (max 50')	P	P	P	P	P	X	P
2 (max 80')	P	P	P	P	P	X	P
3 (max 120')	S	S	S	X	X	X	S
4 (max 199')	S	S	S	X	X	X	S
5 (am. radio)	P	P	P	P	P	P	P
6 (antenna support structure)	P	P	P	P	P	X	P



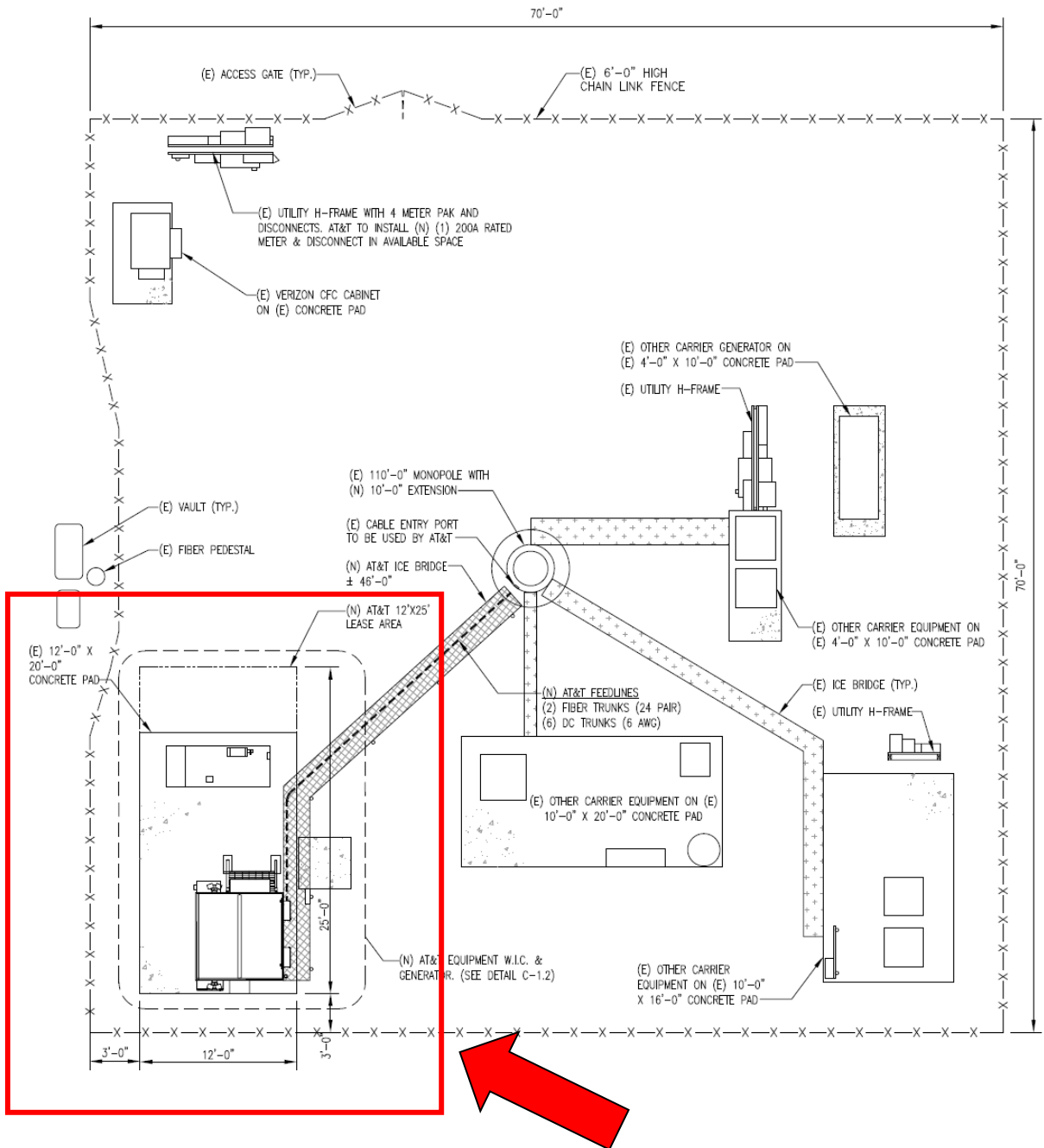
P - Permitted/by-right S - Special Use
 A - Accessory use X - Prohibited use

* - Subject to the underlying zoning district regulations and compliance with overlay district review criteria.

The tower/WCF extension will remain in the **Class 3** WCF 120' AGL Monopole tower category. Site placement as described represents the location of most minimal visual impact to the surrounding area and parcels. As noted by the Applicant this site will blend with existing natural vegetative screening and tree coverage. This tower site selection is in the geographic northeast area of the parcel to have access to Harry Byrd Highway. The tower site will have limited visibility from any adjacent property owners.

Upon reviewing the supplied Site Plan drawings, the size of the compound will remain the same within the 70'x70' fenced area. The over all leased area of 75'x75' or 5,625 square feet exceeds the requirement of design standards for *Wireless Communications Facilities (WCF) 6-H-12-a: 6. Other Design Requirements a Compound Design Requirements* with a not to exceed measurement of "2,500 Square Feet."

This requirement was instituted after the construction of the WCF Ordinance and therefor is "grandfathered."



Landowner approval for this site has been documented and supplied.

Set Backs

The “collapse zone” for this tower has not been supplied by the manufacturer. Today’s technology in the design of the structure allows the tower to buckle at approximately 40% of the height then fall unto itself with the 60%.

Typically, this would be less than 120’ in radius. In this case 60% would be approximately 111’ feet.

The closest property line boundary is over 1000’ from the boundary.

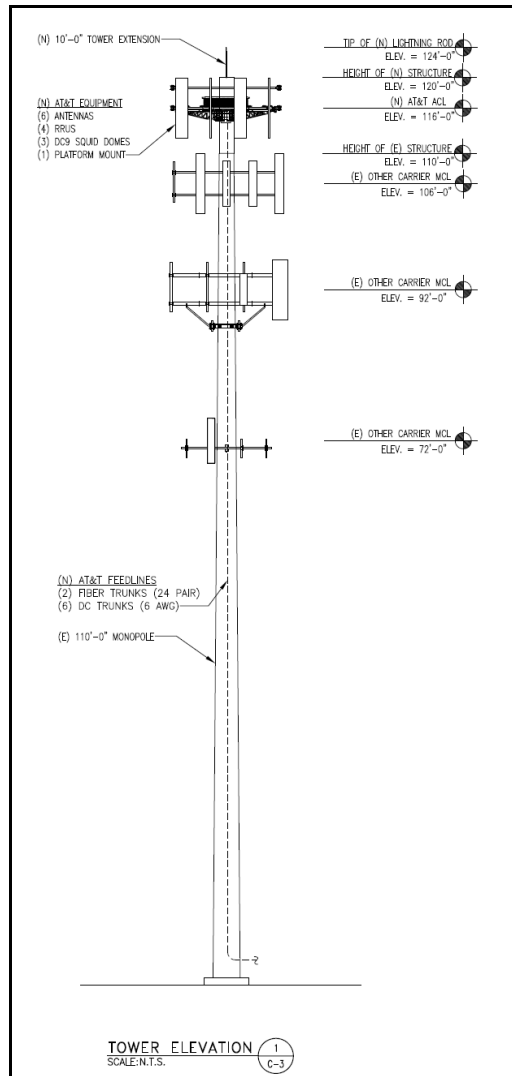
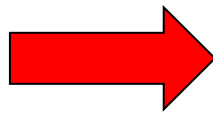
There are no homes or inhabited/occupied structures within the Fall Zone.

1.2 Structural

The proposed 120-foot monopole tower design is of high strength steel, and represents a highly stable structural design not known by this consultant to have failed at any installation in this region. This structure, as proposed, is well within compliance of EIA/TIA-222-G guidelines (the accepted industry standard) for structures and the National Building Code which is mandated to withstand the structural loading of all appurtenances, plus additional wind and ice loading. The size of the proposed tower makes this design an ideal choice to support the proposed appurtenances, and yet minimize visual impact.

TOWER EVALUATION

Crown Castle (the WCF owner) has presented an engineered study and recommends a ten (10) foot height extension to be added to the existing 110’ AGL height.



This tower structure, as proposed, would allow room for co-location of at least 3 wireless carriers on the same site, minimizing the number of towers needed for all wireless telecommunications carriers to eventually optimize service in this area. The tower currently has two Digital cellular co-locators and one (1) Wireless Internet Service Provider. This proposal will make #3 digital cellular carriers. This tower design has a long service life, and has been designed with the ability to support additional appurtenances as built.

ANALYSIS

Crown Castle, the tower owner and operator, provided a structural analysis for the overall tower extension. This evaluation was performed using the current structural standards of the EIA 222-G. This evaluation for the existing tower and

extension was performed by Crown Castle, Inc. in a report dated April 1, 2021 by Mr. Terry P. Styran, PE.

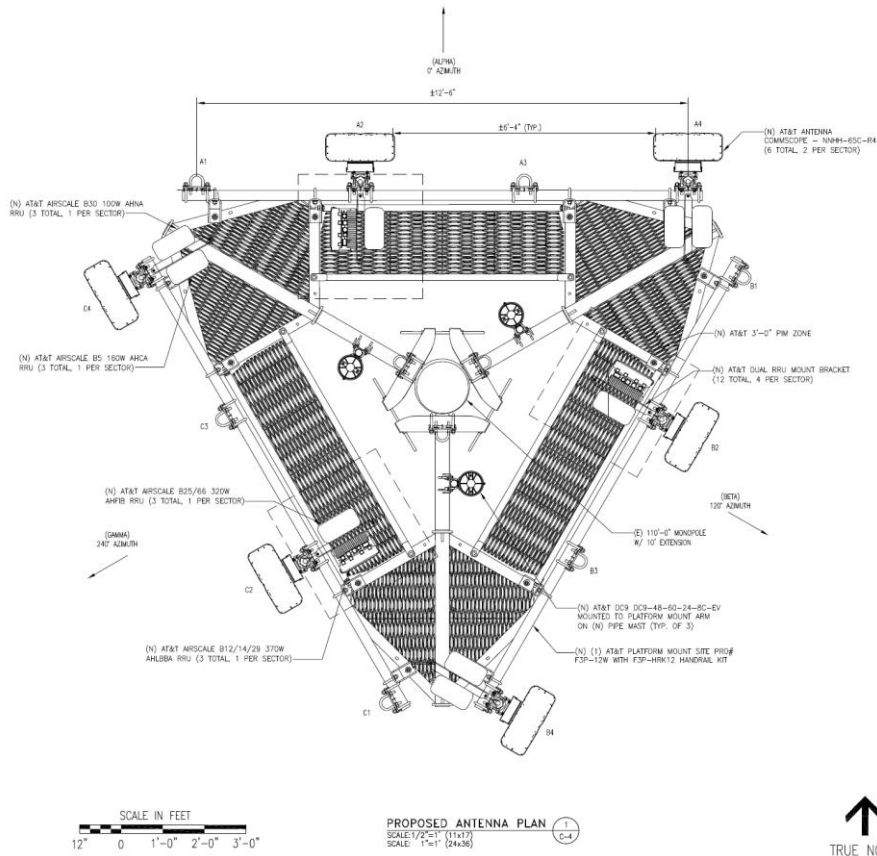
The tower was determined to be classified with **“Sufficient Capacity.”**

Date:	April 1, 2021	
		Crown Castle 2000 Corporate Drive Canonsburg, PA 15317 (724) 416-2000
Subject:	Structural Modification Report	
Carrier Designation:	AT&T Mobility Co-Locate	
	Site Number:	298359
	Site Name:	Arcadia Farms
Crown Castle Designation:	BU Number:	826603
	Site Name:	Perry - Berryville
	JDE Job Number:	620891
	Work Order Number:	1938086
	Order Number:	530446 Rev. 1
Engineering Firm Designation:	Crown Castle Project Number:	1938086
Site Data:	4163 Harry Byrd Highway, Berryville, Clarke County, VA Latitude 39° 7' 47.3", Longitude -77° 54' 50.1" 119 Foot - Monopole Tower	
Crown Castle is pleased to submit this “Structural Modification Report” to determine the structural integrity of the above-mentioned tower.		
The purpose of the analysis is to determine acceptability of the tower stress level including the proposed modifications as outlined in the attached drawings, “Appendix D”. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:		
	LC4. Modified Structure with Considered + Proposed Equipment Configuration	Sufficient Capacity 
This analysis utilizes an ultimate 3-second gust wind speed of 115 mph as required by the 2015 Virginia Construction Code. Applicable Standard references and design criteria are listed in Section 2 - “Analysis Criteria”.		
Structural analysis prepared by: Matthew Betts		
Respectfully submitted by:		
		Terry P Styran 2021.04.01 16:52:56 -04'00'
Terry P. Styran, P.E. Senior Project Engineer		

MOUNT EVALUATION

As proposed at the 120’ AGL position, AT&T intends to provide current and future placement of twelve (12) “standard installed” panel antennas with a vertical length of ten (10) feet each and 150 feet of associated 7/8” transmission lines on this tower. At the base of the tower, a 12’ x 20’ concrete pad will support a 6’ x 6’ equipment hut with some low-profile equipment cabinets, which will house all of the telecommunications equipment installed by the Applicant. The entire 70’ x 70’ compound will continue to be enclosed by an 8’ high chain-link security fence with 1’ barbed wire extension (total of 9’ in height), which will prevent unauthorized access to the tower and applicant’s equipment, but will allow sufficient room for additional co-location if such expansion is ever requested.

AT&T Antenna Mount Plan



ANALYSIS

The second Structural Analysis was performed for the addition of antennas, cables and devices to the platform. This is known as a **“Mount Analysis.”**

This evaluation was performed by the engineering firm of Tower Engineering Professionals, Inc by Mr. Jordan W. Shelley, PE. This evaluation also used the current EIA 222-G evaluation criteria for the Mount and was rated **“Sufficient Capacity”**.

February 22, 2021

Darcy Tarr
Crown Castle
3530 Toringdon Way, Suite 300
Charlotte, NC 28277
(704) 405-6589

Tower Engineering Professionals
326 Tryon Road
Raleigh, NC 27603
(919) 661-6351
CrownMA@tepgroup.net

Subject: Mount Analysis

Carrier Designation: AT&T Mobility Co-Locate

Client Site Number: 298359
Client Site Name: Arcadia Farms
FA Location Code: 15372477

Crown Castle Designation: Crown Castle BU Number: 826603
Crown Castle Site Name: Perry - Berryville
Crown Castle JDE Job Number: 620891
Crown Castle Order Number: 530446 Rev. 0

Engineering Firm Designation: TEP Project Number: 68263.504876

Site Data: 4163 Harry Byrd Highway, Berryville, Clarke County, VA 22611
Latitude 39° 7' 47.30"; Longitude -77° 54' 50.10"

Structure Information: Tower Height & Type: 110.0± ft Monopole w/Proposed 10ft Extension
Mount Elevation: 116.0 ft
Mount Width & Type: 12.5 ft Platform w/ Support Rail

Dear Darcy Tarr,

Tower Engineering Professionals is pleased to submit this "Mount Analysis" to determine the structural integrity of AT&T Mobility's antenna mounting system with proposed appurtenance and equipment addition on the above mentioned supporting tower structure. Analysis of the existing supporting tower structure is to be completed by others and therefore is not part of this analysis. Analysis of the antenna mounting system as a tie-off point for fall protection or rigging is not part of this document.

The purpose of the analysis is to determine acceptability of the mount stress level. Based on our analysis, we have determined the mount stress level to be:


Platform w/ Support Rail Mount	Sufficient Capacity
---------------------------------------	----------------------------

The analysis has been performed in accordance with the 2018 International Building Code based upon an ultimate 3-second gust wind speed of 111 mph. Applicable Standard references and design criteria are listed in Section 2 - Analysis Criteria.

Structural analysis prepared by: G. Hunter Morrow, E.I.

Respectfully submitted by:

Jordan W. Shelley, P.E.
Structural Division Manager
919-661-6351
ishelley@tepgroup.net


 02/22/2021
Electronic Copy

Furthermore, in conformance with County ordinance, work at this site will remain in compliance with ALL federal, state, and local building codes and regulations if work proceeds as outlined in the application.

1.3 RF Exposure

FCC bulletin OET-65 provides guidance for a licensee proposing to construct a telecommunications support structure in calculation of RF exposure limitations, including analysis of the cumulative effect of all transmitters on the structure. Appropriate steps, including warning signage at the site, must be taken to protect both the general public and site workers from unsafe RF exposure in accordance with federal guidelines.

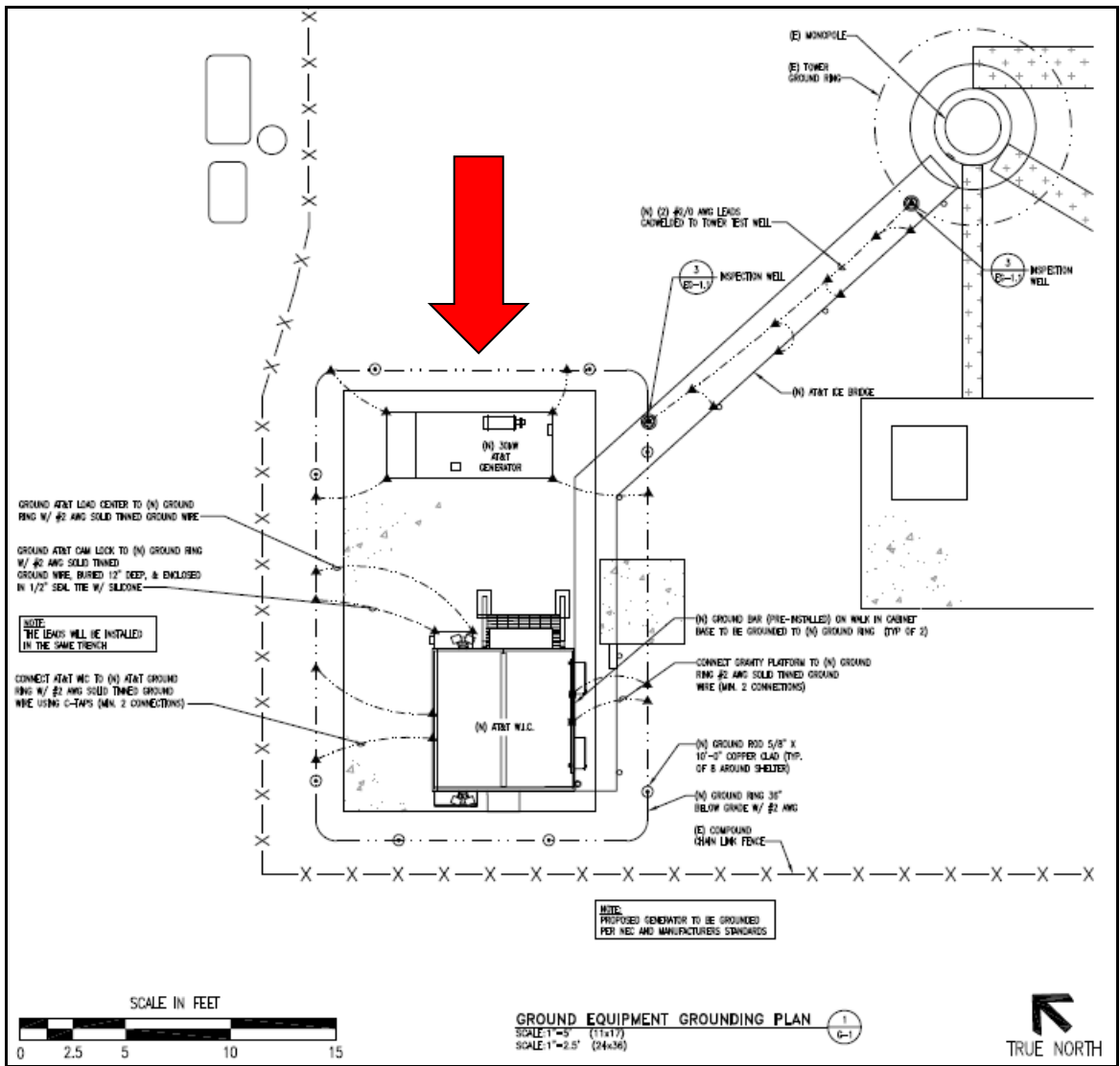
The consultant sees no evidence of unsafe RF exposure levels being generated at this site if construction were to proceed as proposed. RF site exposure warning signage placement is appropriately planned for this site.

1.4 Grounding

Grounding of all structures and equipment at an RF site is critically important to the safety of both personnel and equipment at the site. Even a single component not meeting these standard places all other site components at risk for substantial damage. All structures and equipment at the site should maintain a ground potential difference of less than 5 ohms.

Grounding Notes: (Included on Drawings)

<u>GROUNDING NOTES</u>	
1.	1. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS, PRE MEG AND POST MEG REQUIRED. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. CONTRACTOR SHALL SUBMIT TO THE PROJECT MANAGER ALL TEST REPORTS AND ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK". AT&T CONSTRUCTION MANAGER MUST BE NOTIFIED OF COMPLETION OF GROUNDING SYSTEM INSTALLATION, PRIOR TO COVERING, TO SCHEDULE INSPECTION OF INSTALLATION (24 HOUR MINIMUM NOTICE MUST BE GIVEN TO CONSTRUCTION MANAGER FOR SCHEDULING).
2.	UPON COMPLETION OF WORK, CONDUCT CONTINUITY, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
3.	ALL EXPOSED GROUND WIRES ROUTED ALONG THE SIDE OF EQUIPMENT CABINETS OR ROUTED OVER CONCRETE FOUNDATIONS OR OTHER EXISTING STRUCTURES SHALL BE INSTALLED IN PROPERLY ANCHORED 1/2" (MIN.) SILICONE FILLED SEAL TIGHT CONDUIT.
4.	CONTRACTOR SHALL NOT DISTURB EXISTING GROUNDING SYSTEM. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL COST.
5.	ALL ELEMENTS OF ICE BRIDGE AND AT&T UTILITY BACKBOARD MUST BE BONDED AND JUMPERED TO GROUNDED COMPONENTS OF THESE SYSTEMS.
6.	ALL INTERIOR CABLES AND WIRING SHALL BE NEATLY ROUTED IN OVERHEAD LADDER RACK AND FASTENED TO LADDER RACK WITH WAX COATED STRING PER LUCENT TECHNOLOGIES INSTALLATION STANDARDS. PLASTIC CABLE TIES SHALL NOT BE USED.
7.	ALL GROUNDING CONDUCTORS SHALL BE ROUTED DOWNWARDS FROM POINT OF ORIGIN TO TERMINATION POINT (GROUND BAR, GROUND RING, ETC.). CONNECTIONS TO OVERHEAD HOLLOW GROUND SHALL BE THE ONLY EXCEPTION.
8.	GROUNDING CONDUCTORS SHALL NOT REVERSE DIRECTION (EXCEPT HOLLOW AND BURIED GROUND RINGS). OTHER EXCEPTIONS NEED TO BE APPROVED BY AT&T PROJECT MANAGER PRIOR TO INSTALLATION.
9.	USE OF 90° BENDS IS PROHIBITED, MAXIMUM ALLOWED BENDING RADIUS OF PROTECTION GROUNDING CONDUCTORS IS 45°.
10.	ANY FENCE WITHIN 7' OF ANY AT&T EQUIPMENT (EQUIPMENT CABINETS, GENERATOR, FUEL TANK, ICE BRIDGE, ETC.) SHALL BE BONDED TO THE AT&T EQUIPMENT CABINETS GROUND RING OR COMPOUND GROUND RING.
11.	AT&T EQUIPMENT CABINETS GROUND RING SHALL BE BONDED TO TOWER AND COMPOUND GROUND RINGS IN 2 PLACES EACH.
12.	IN ACCORDANCE WITH NEC 2014 REQUIREMENTS, ALL GROUNDING ELECTRODES PRESENT ON SITE SHALL BE BONDED TOGETHER (REFERENCE 2014 NEC ARTICLE 250.50)
<u>NOTES</u>	
1.	BOND ANTENNA GROUNDING KIT CABLE TO GROUND BAR (GND BAR)
2.	HALO GROUND DESIGNED AND INSTALLED BY SHELTER MANUFACTURER. TIE INTO EGR IN 6 LOCATIONS
3.	ALL CELL EQUIPMENT (BITS, BATTERY FRAME, POWER CABINETS, MISC. EQUIPMENT FRAMES, ETC.) SHALL BE GROUNDED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND INSTALLED BY WIC VENDOR
4.	GROUND BAR AT BASE OF TOWER ONLY REQUIRED WHEN COAX IS USED
5.	GROUND METER PER N.E.C. STANDARDS
6.	GROUND ALL EQUIPMENT PER AT&T SPECIFICATIONS AND NEC
7.	GROUND EXISTING FENCE POSTS WITHIN 7' OF PROPOSED EQUIPMENT



If the construction is performed as proposed, sufficient grounding will be maintained at this site. Detailed Grounding Plans must be submitted and reviewed and address this issue.

1.5 General Safety

As clearly indicated in the proposed site plans, this site compound will be surrounded by suitable security fencing. Additional safety measures to be placed at this site include RF exposure warning signage, site identification information, and routine and emergency contact information. The site plans should include the installation of an OSHA-approved style of fall prevention cable.

1.6 Interference

An interference study, taking into account all proximally located transmitters and receivers known to be active in the area are advisable prior to any new tower construction. This is not necessary for a co-location on an existing tower.

This consultant sees no evidence of interference by or with this site after a general evaluation of the surrounding transmitter sites.

Should any interference issues be posed with respect to this site, mitigation would nevertheless remain the responsibility of the tower owner and affected carrier(s), and would be regulated by the Federal Communication Commission, having no effect or burden on the County.

2.0 PROCEDUREAL

2.1 FAA Study : TOWAIR

An initial search was performed by this consultant via TOWAIR Determination under the ASR online system on the FCC website to determine if registration is a requirement.

The results of the TOWAIR Determination search were as follows: "A routine check of the coordinates, heights, and structure type you provided indicates that this structure does NOT require registration."

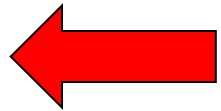
TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.



Your Specifications

NAD83 Coordinates

Latitude	39-07-47.8 north
Longitude	077-54-50.1 west

Measurements (Meters)

Overall Structure Height (AGL)	36.6
Support Structure Height (AGL)	NaN
Site Elevation (AMSL)	153.3

Structure Type

MTOWER - Monopole

2.2 FCC Antenna Site Registration

This site does not yet have, and is not required to have, an antenna site registration number.

It is recommended by the consultant that this site be registered with the Federal Communication Commission.

All registered sites should have their registration number conspicuously displayed at the site, normally on the security fence surrounding the compound area.

2.3 Environmental Impacts

The National Environmental Policy Act of 1969 (NEPA), delineated in Title 47 of the Code of Federal Regulations, Part 1, Subpart I, sections 1.1301-1.1319, requires federal agencies to incorporate environmental considerations into their decision-making process when evaluating new construction proposals. As a licensing agency, the Federal Communication Commission (FCC) requires all licensees to consider the potential environmental effects from their construction of antenna support structures, and to disclose those effects in an Environmental Assessment (EA) that must be filed with the FCC for review.

The Applicant possesses a copy of the FCC NEPA Summary Report if review is desired.

2.4 Historic Impacts

Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires that State Historic Preservation Offices (SHPO) and the President's Advisory Council on Historic Preservation be given a reasonable opportunity to comment on all undertakings with the potential to affect historic properties. The licensee is required to submit to the SHPO a detailed description of the project, a listing of local historic resources, and a discussion of any measures being undertaken to mitigate impacts (if any) on historic resources. Upon receipt, the SHPO has thirty (30) days to review and respond to those submissions. All agencies with authority to permit construction are required to consider the SHPO response in its decision-making process with respect to new construction applications.

The Applicant possesses a copy of the State Historic Preservation Offices Report if review is desired.

2.5 Co-location

The coverage objective for this tower is the south and north sides of US Rt. 7 Harry Byrd Highway.

Two Existing wireless providers, Verizon and T-Mobile are currently co-located on this structure. By approving the 10' extension will prevent another tower from being built nearby to cover this geographic area. The bottom 3rd Slot is occupied by a Wireless Internet Service Provider.

3.0 RECOMMENDATIONS

AT&T is an FCC licensed telecommunications provider authorized to provide digital wireless service to the Clarke County area in conjunction with Crown Castle and proposes the addition of a ten (10) foot height extension of a Class 3 Wireless Communications Facility (WCF) 110' monopole style tower to support service delivery in an area with a lack of AT&T coverage in the Harry Byrd (Rt. 7) Highway.

It is the opinion of this consultant that the application conforms to all of the County's Design Standards regarding the construction and co-location of telecommunications support structures outlined in the current ordinance for Wireless Communications Facilities and should be approved.

Respectfully submitted,

A handwritten signature in cursive script, reading "George N. Condyles, IV".

George N. Condyles, IV, CPM
President & COO

CLARKE COUNTY
LAND DEVELOPMENT APPLICATION



Applicant AT&T @ Arcadia Farms
Applicant's Address 4163 Harry Byrd Highway
Berryville VA 22611
City State Zip Code

Applicant's E-Mail Address eogrady@nbcllc.com
Agent (Contact Person) Emily O'Grady Phone 862-266-2029

Agent's Company AT&T (c/o NB+C)
Agent's Address 6095 Marshalee Dr. Ste 300 Elkrdige, MD 21075

Current Property Owner Perry Stuart M Inc
Owner's Address 117 Limestone Lane Winchester, VA 22602 Phone 862-266-2029

Correspondence to be sent to: Applicant Owner Agent Other

Tax Map Parcel Number 16 A 33 Magisterial District _____

General Project Location Qaurry Rd. & Harry Byrd Hwy Site size (gross/net acreage) 149

Check Appropriate Request:

PLANNING COMMISSION

- Major Subdivision
- Minor Subdivision (1 or 2 lots)
- Administrative Subdivision (parcels > 100 acres)
- Boundary Line Adjustment
- Site Plan
- Site Plan Amendment
- Erosion & Sediment Plan
- Storm Water Plan
- Maximum Lot Size Exception

PLANNING COMMISSION & BOARD of SUPERVISORS

- Rezoning
- Special Use Permit
- Comprehensive Plan Amendment
- Zoning Ordinance Text Amendment
- Subdivision Ordinance Text Amendment
- Other

BOARD OF ZONING APPEALS

- Administrative Appeal
- Variance
- Special Exception

BOARD OF SEPTIC & WELL APPEALS

- Administrative Appeal
- Variance

BERRYVILLE AREA DEVELOPMENT AUTHORITY

- Site Plan
- Site Plan Amendment

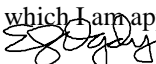
HISTORIC PRESERVATION COMMISSION

- Certificate of Appropriateness

Complete as applicable:

Name of Subdivision, Development, or Proposal AT&T @ Arcadia Farms

Proposal/Request Carrier add to existing monopole. Consisting of 10 foot tower extension and additional antennas, rru's, generator and ancillary equipment.
Existing Zoning _____ Proposed Zoning _____ # of Proposed Lots _____

Applicant: The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged. Applicant's Signature  Date 06/22/2021

Owner: I have read this completed application, understand its intent, and freely consent to its filing. If this application is for the purpose of subdivision, I understand that further subdivision of this property will not be permitted within twelve (12) months of approval of this action, unless an Exploratory Sketch Plan is submitted with this application. Furthermore, I grant permission to the Planning Department and other authorized government agents to enter the property and make such investigations and test as they deem necessary. Owner's Signature _____ Date _____

THIS PAGE IS FOR OFFICE USE ONLY.

Application Received by: _____ Date _____
Receipt No. _____
Date Application Complete: _____

Recommending/Approving Authority:

	Public Hearing	Recommendation	Approval
_____ Staff	_____	_____	_____
_____ Planning Commission	_____	_____	_____
_____ Board of Supervisors	_____	_____	_____
_____ Septic & Well Appeals	_____	_____	_____
_____ Board of Zoning Appeals	_____	_____	_____
_____ Historic Pres. Commission	_____	_____	_____

Proposed Lot Configuration: (Boundary Line Adjustments, and Subdivisions)

RE: Crown Castle/AT&T
Site: 826603/Arcadia Farms
Perry-Berryville
4163 Harry Byrd Highway
Berryville, VA 22611

Please accept the enclosed application and materials on behalf of Crown Castle with AT&T. Network Building + Consulting is representing Crown Castle in its application to modify an existing wireless telecommunications facility at 4163 Harry Byrd Highway.

Crown Castle is a real estate investment company that provides shared communications infrastructure in the United States. Its network includes 40,000 cellular towers and 80,000 route miles of fiber supporting small cells and fiber solutions. AT&T is a national provider of wireless telecommunications services, operating consumer voice and data networks pursuant to exclusive licenses from the Federal Communications Commission (FCC).

Crown castle is proposing a 10ft tower extension to the existing 110ft tower located on the property identified above. AT&T will install and replace new antennas and ancillary equipment on and inside the already existing structure and fenced compound.

Please feel free to contact me with any questions, concerns, or requests for more information.

Emily O'Grady
Site Acquisition Associate
Network Building + Consulting

eogrady@nbcllc.com
(862)266-2029

STATEMENT IN SUPPORT OF SPECIAL EXCEPTION

AT&T has identified a need for expanded coverage and capacity in Clarke County, Virginia. Crown Castle, in partnership with AT&T, is proposing a 10-foot tower extension to serve this need at the following location:

Address: 4163 Harry Byrd Highway

Parcel: 16 A 33

The parcel is a 149-acre lot, already containing an existing telecommunications facility, owned by Perry Stuart M. Inc. Crown castle would construct a 10-foot tower extension. AT&T's antennas would be place at 116ft and ground equipment would be placed inside of the existing compound.

The public has an interest in robust and complete network service, both for public safety and for convenience and general welfare. The FCC currently estimates that more than 70% of 9-1-1 calls are placed from mobile devices, and that percentage is expected to grow. Additionally, mobile devices account for over 55% of all internet traffic. More than 75% of "smartphone" owners use mobile data for navigation, a service which is used by utility companies, transportation services, and the general public.

AT&T's antennas and equipment will serve Clarke County, supporting local uses of its data and voice networks for public service, commerce, and communication. Telecommunications carriers must locate antenna sites according to a network design within limited geographic parameters. Signal loss from areas unserved by the network create service disruptions. Such incomplete systems are not consistent with carriers' requirements to provide continues coverage as defined by their FCC licenses.

Crown Castle submits and respectfully requests Clarke County grant this appeal for Special Exception to establish a tower extension at the facility, for the Use of AT&T and any future collocators.

STATEMENT OF NEED

AT&T has identified this area as underserved on its voice and data networks within an area it served under its exclusive FCC licenses. The extension of this site would allow AT&T to increase coverage in area of Clarke County, Virginia. AT&T is required by its FCC licenses to provide continuous coverage in its marker areas to increasing percentage of the population within certain timeframes. There are no other viable candidates in the search radius.

RECITATIONS AND REQUESTS

The following are hereby incorporated into this application. To the best of the Applicant’s knowledge and belief, the Applicant hereby states and or/requests the following:

1. All information in this application and accompanying materials is, to the best knowledge of the applicant, true and complete.
2. The proposed Wireless Telecommunications Facilities shall be maintained in a safe manner, and in compliance with all conditions of the Special Use Permit, without exception, unless specifically granted relief by the County in writing, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all applicable County, State, and Federal Laws, rules, and regulations.
3. The construction of the Wireless Telecommunications Facilities is legally permissible, including, but not limited to the fact that the Applicant is authorized to do business in the State.
4. The proposal is a modification of an existing Wireless Telecommunication Facilities site, and all work associated with the proposal will be contained to within the existing compound. The existing compound footprint will not be expanded.
5. The site has existing utility service. No utility service will be added to the site as a result of the proposal.
6. The site has an existing access road. The proposal will not result in the addition of a new access road.
7. The existing and proposed extension is under 200 feet in height and does not require any lighting.
8. All required RF signage will be installed before construction begins. For any required RF signage not currently installed at the site at the date of application the Applicant hereby requests that this requirement is deferred until that time.
9. The proposal is a modification and extension of an existing Wireless Telecommunications Facilities site and will not alter the setbacks of the existing site.

APPLICABLE SECTIONS OF CLARKE COUNTY ZONING ORDINANCE

All requirements are as determined on the pre-application call of Friday, 05/28/2021, or in subsequent correspondence, as noted.

Code Section/Compliance Item	Item is addressed by ...
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6-A: INTENT	Statement is included in the cover letter
6-B-1: Site Plan shall be submitted in accordance with this article for all proposed buildings, structures, or uses...	Exhibit B (page C-1)
6-E-1: Pre-Application Conference Requirement	conducted with Jeremy Camp 5/28/2021
6-E-2: Application	Application and Drawings submitted 06/22/2021
6-G-1: The proposed title of the project and the name of the engineer, architect, landscape-architect or surveyor; the name of the developer; name and address of the property owner	Project Title: AT&T @ Arcadia Farms Engineer: Christopher D. Morin Architect & Surveyor: N/A Property Owner: Perry M. Stuart Inc. 117 Limestone Lane Winchester, VA 22602
6-G-3: Signature of Property Owner	Exhibit F
6-G-4: North Point, scale, and date	Exhibit A (page C-1) and Exhibit B (page C-1)
6-G-5: Vicinity map at a scale of one-inch equals not more than 2,000 feet, showing the location of the project in relation to state roads and other prominent features.	Exhibit A (page C-1)
6-G-6: Existing zoning and zoning district boundaries for the property in question, and on immediately surrounding properties.	Zoning AOC Exhibit A (page T-1 and C-1)
6-G-7: The present owner and use of all properties contiguous or directly across any street	Exhibit A (page C-1)
6-G-8: The boundaries of the property involved by bearings and distances, certified by a land surveyor licensed to practice in the Commonwealth of Virginia.	Exhibit B and Exhibit A (page C-1)
6-G-9: All existing property lines, existing streets, buildings, watercourses, waterways, lakes, and other existing physical features on or adjoining the property. Size and height of existing buildings on the property should be shown. Features on adjoining properties need only be shown in approximate scale and proportion.	Exhibit A (page C-1)
6-G-10: Topography of the project area with contour intervals of two feet or less	Exhibit G and Exhibit B (page C-2)



<p>6-G-11: Location and sizes of sanitary and storm sewers, gas lines, water lines, culverts, fire hydrants, and other above-ground or underground structures in or affecting the project, including existing and proposed facilities, and easements for these facilities.</p>	<p>Exhibit A (page C-1)</p>
<p>6-G-12: The location, dimensions, name, and construction details (including typical sections) of proposed streets, alleys, driveways, and the location, type, and size of ingress and egress to the site. When proposed streets intersect with existing streets, both edges of existing pavement or curb and gutter must be indicated for a minimum of 50 feet or the length of connections, whichever is greater</p>	<p>Exhibit B (page C-1)</p>
<p>6-G-14: The location, height, type, and material of all fences, walls, screen planting, and landscaping details of all buildings and grounds, and the location, height, and character of all outdoor lighting systems</p>	<p>Exhibit B (page C-1)</p>
<p>6-G-15: The location of all proposed buildings and structures, primary and accessory; number of stories and height; proposed general use of each structure; and the number, size, and type of dwelling units, where applicable.</p>	<p>Exhibit B (page C-1)</p>
<p>6-G-19: Flood plain studies as required by the Agent</p>	<p>Exhibit H - location not in flood plains</p>
<p>6-G-20: The location, size, height, materials used, orientation, and illumination of proposed signs</p>	<p>N/A - Not proposing any new signs except what is required by FCC for security and equipment identification. Any required signs will be located within the compound and will not be visible from public ways.</p>
<p>6-G-22: The location of all wooded areas on the site, including all individual large or medium canopy trees (see section 6-H-10-g) with a diameter of eight inches or more (measured 4½ feet above the ground) and all small canopy trees (see section 6-H-10-g) with a diameter four inches or greater (measured 4½ feet above the ground) that are located within the areas proposed for clearing and within 20 feet of the proposed limit of clearing. The site plan shall provide an indication of which trees are to be retained and which are to be removed.</p>	<p>Exhibit B (page C-2)</p>

6-G-25: Building restriction lines.	Exhibit A (page C-1)
6-G-26: Distance to nearest school or school site.	Exhibit I
6-G-27: Elevation plans for all exterior facades of proposed structures, showing design features and indicating materials and colors to be used.	Exhibit A
6-G-29: Total site acreage; acreage of individual lots and street rights-of-way	Exhibit A (page C-1), Exhibit B (page C-2)
6-G-33: Maximum number of employees anticipated, if industrial, commercial, or office; net density of dwelling units, if residential.	N/A - unmanned site. Maximum traffic is 4 visits a month.
6-G-35: Anticipated daily vehicle trips generated by the site development based upon data found in Trip Generation, by the Institute for Transportation Engineers, latest edition; capacity of existing and proposed streets; sight distances for all intersections based on Virginia Department of Transportation (VDOT), "Road Design Manual and Minimum Standard of Entrances" to state highways, latest edition; proposed improvements within existing street rights-of-way; and, further traffic studies as required by the Agent. If additional traffic studies are required, the applicant shall use the applicable criteria and methodologies found in the VDOT Design Manual, latest edition. The Agent may assign all or a part of the VDOT "Guidelines for a Traffic Impact Study" depending on the type, size, and location of the development.	N/A - unmanned site. Maximum traffic is 4 visits a month.
6-G-38: Bond estimates for all required improvements	Exhibit D
6-G-39: Any necessary notes required by the Agent to explain the purpose of specific items on the plan.	Statement is included in the cover letter
6-G-40: Additional information as deemed necessary by the Administrative Body or the Agent.	Statement is included in the cover letter.

LIST OF EXHIBITS

Exhibit	Item
A	Construction Drawings
B	Site Plan
C	Structural Analysis
D	Removal Bond Memo
E	Mount Analysis
F	Lease
G	Topography Map
H	Flood Plains Map
I	Map to Nearest Education Facility

CARL WILLIAM F JR & BETH L
4619 HARRY BRYD HWY
BERRYVILLE, VA 22611
TAX MAP: 15 A 17C
ACCT: 8575

CARL WILLIAM F JR & BETH L
4619 HARRY BRYD HWY
BERRYVILLE, VA 22611
TAX MAP: 15 A 17
ACCT: 2411

PERRY STUART M INC
117 LIMESTONE LANE
WINCHESTER, VA 22602
TAX MAP: 16 A 33
ACCT: 2572

O'MERA MICHELE LEE
156 QUARRY RD
BERRYVILLE, VA 22611
TAX MAP: 16 A 35
ACCT: 2574

PERRY STUART M INC
117 LIMESTONE LANE
WINCHESTER, VA 22602
TAX MAP: 16 A 34
ACCT: 2573

WILLIAMS PAUL JR & PAUL D
3831 HARRY BRYD HWY
BERRYVILLE, VA 22611
TAX MAP: 16 A 36
ACCT: 2575

PERRY STUART M INC
117 LIMESTONE LANE
WINCHESTER, VA 22602
TAX MAP: 15 A 15
ACCT: 2409

PERRY STUART M INC
117 LIMESTONE LANE
WINCHESTER, VA 22602
TAX MAP: 24 A 58
ACCT: 5284

DUNNING PETER H & MELISSA
151 CONCERT LANE
BERRYVILLE, VA 22611
TAX MAP: 15 A 16
ACCT: 2410

THOMPSON KATIE A
202 CONCERT LN
BERRYVILLE, VA 22611
TAX MAP: 15 A 15A
ACCT: 7806

(N) AT&T EQUIPMENT W.I.C. &
GENERATOR INSIDE (N) AT&T 12'X25'
LEASE AREA. (SEE DETAIL C-1.2)

(E) COMPOUND CHAIN LINK
SECURITY FENCE
(SEE DETAIL C-1.1)

HARRY BRYD HWY

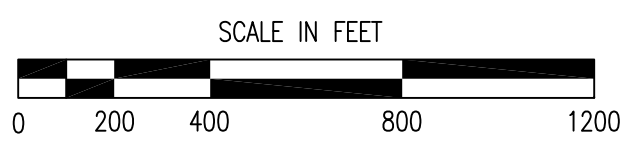
(E) SITE ACCESS

(E) ACCESS ROAD

(E) MONOPOLE

(E) PROPERTY LINE (TYP.)

QUARRY RD



SITE PLAN
SCALE: 1"=400' (11x17)
SCALE: 1"=200' (24x36)

1
C-1



AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

CROWN CASTLE
3530 TORINGDON WAY, SUITE 300
CHARLOTTE, NC 28277

BC architects engineers
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868

AT&T FA#: 15372477
ARCADIA FARMS

CROWN BU#: 826603
PERRY - BERRYVILLE

4163 HARRY BYRD HIGHWAY
BERRYVILLE, VA 22611

EXISTING 110'-0" MONOPOLE
WITH PROPOSED
10'-0" EXTENSION

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/20/21	MM	PRELIMINARY	SS/BMQ
0	04/30/21	SS	FINALS	SS/BMQ
1	05/14/21	SS	FINALS	SS/BMQ
2	06/28/21	SS	FINALS	SS/BMQ

COMMONWEALTH OF VIRGINIA
Morin
CHRISTOPHER D. MORIN
No. 032984
6.28.21
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-1** REVISION: **2**



575 MOROSGO DRIVE
ATLANTA, GA 30324-3300



3530 TORINGDON WAY, SUITE 300
CHARLOTTE, NC 28277



5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868

AT&T FA#: 15372477
ARCADIA FARMS

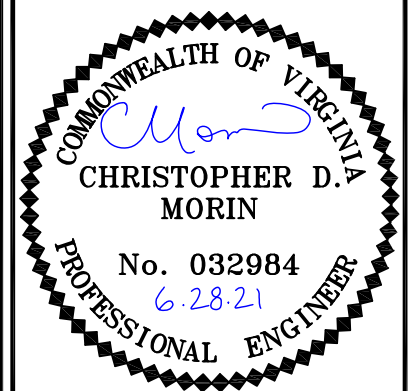
CROWN BU#: 826603
PERRY - BERRYVILLE

4163 HARRY BYRD HIGHWAY
BERRYVILLE, VA 22611

EXISTING 110'-0" MONOPOLE
WITH PROPOSED
10'-0" EXTENSION

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	03/20/21	MM	PRELIMINARY	SS/BMQ
0	04/30/21	SS	FINALS	SS/BMQ
1	05/14/21	SS	FINALS	SS/BMQ
2	06/28/21	SS	FINALS	SS/BMQ

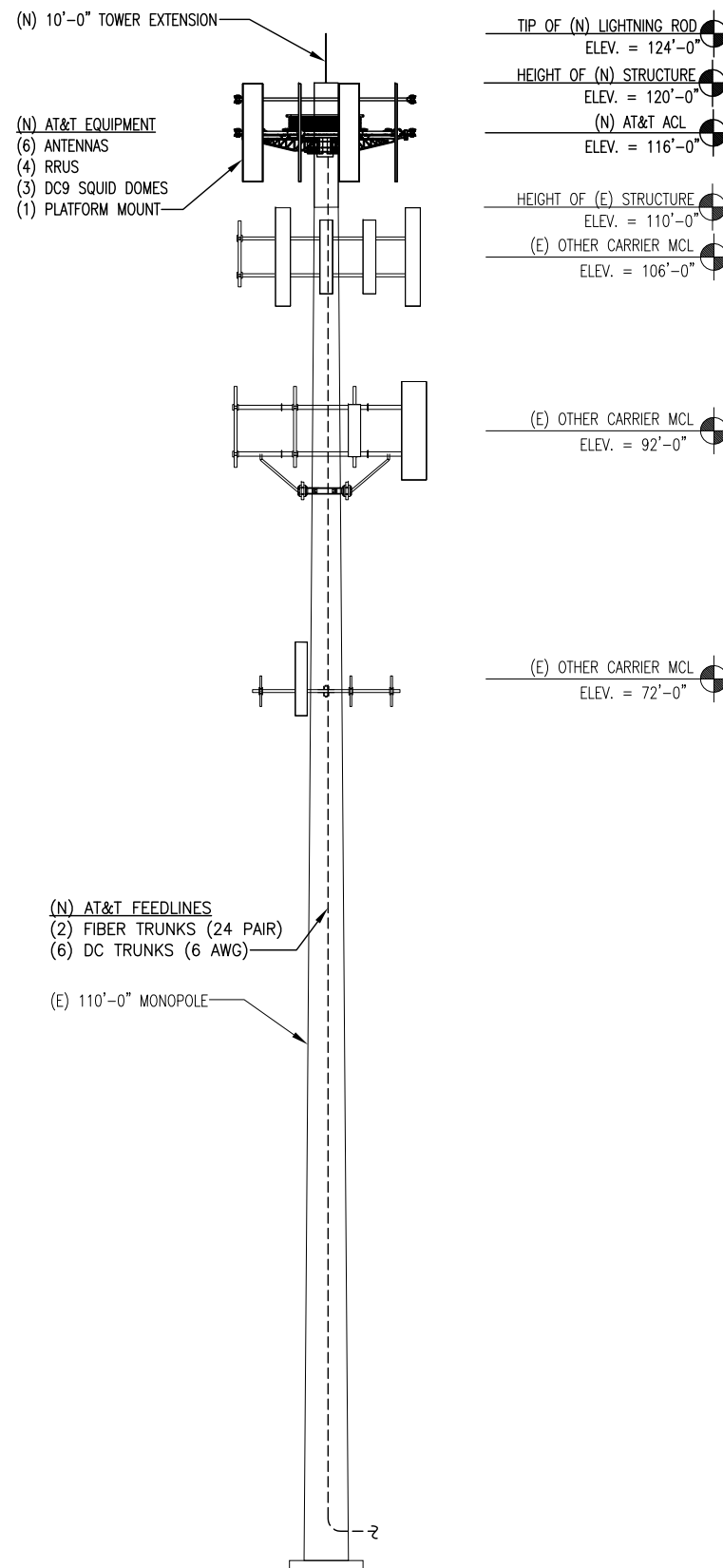


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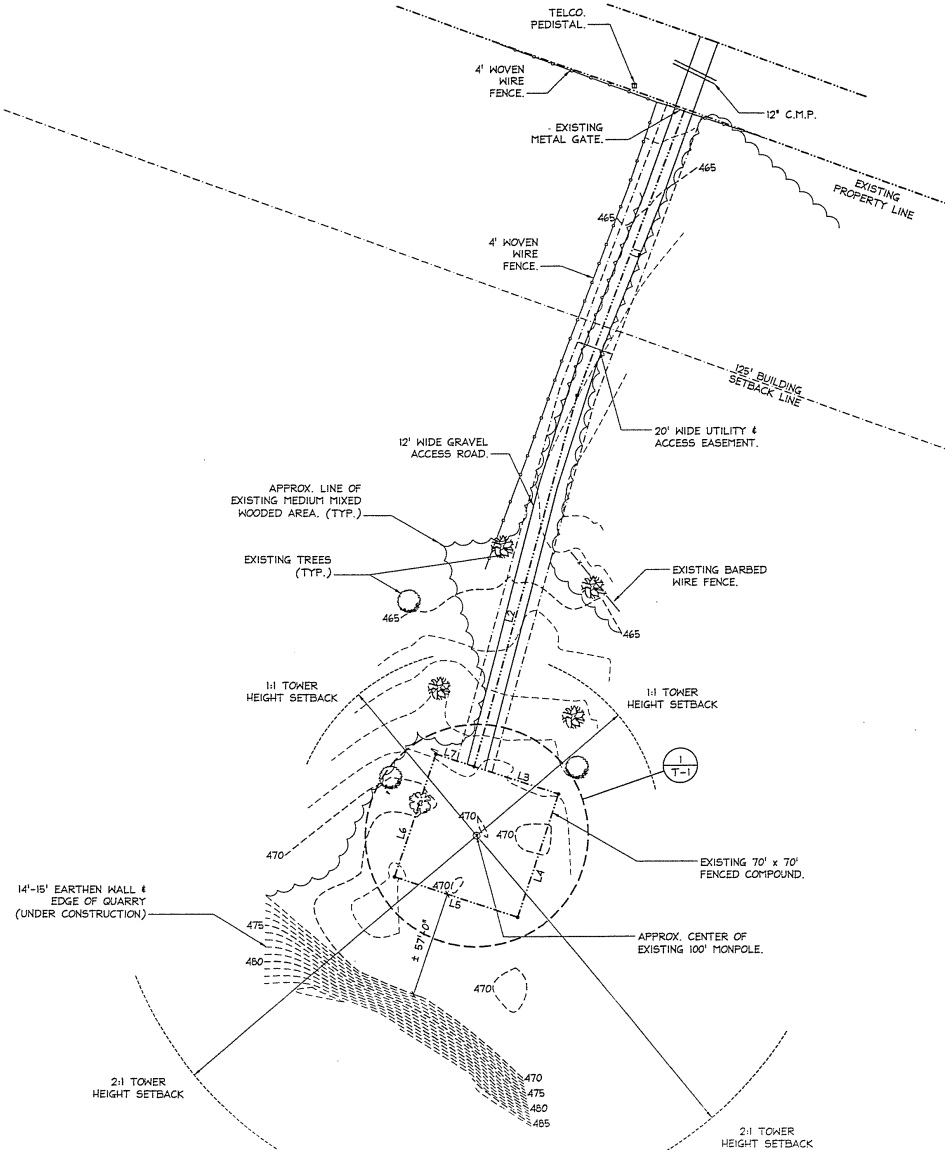
SHEET NUMBER: REVISION:

C-3

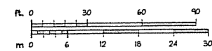
2



TOWER ELEVATION 1
SCALE: N.T.S. C-3



1 SITE PLAN
C-2 SCALE: 1" = 30'-0"



PROP. OWNERS LIST

Acct# 00002574 COUNTY OF CLARKE
 Owner/Name Address Adr Chg % Status
 ARFUALO FREDRIS R & ANA D CASPERA
 117 QUARRY ROAD
 BERRYVILLE VA 22611 0000
 EDC: CDA:
 Desc.-1: ON RT 612
 Desc.-3: DB 128/762
 Hght Pkg 16 INS DC A BLK LOT 35
 GFIN Grantor:

Acct# 00002573 COUNTY OF CLARKE
 Owner/Name Address Adr Chg % Status
 PERRY SPURD S INC
 117 LIMESTONE LANE
 WINCHESTER VA 22602 0000
 EDC: CDA:
 Desc.-1: ON RT 7
 Desc.-3: DB 57/515
 Hght Pkg 16 INS DC A BLK LOT 34
 GFIN Grantor:

Acct# 00002572 COUNTY OF CLARKE
 Owner/Name Address Adr Chg % Status
 PERRY SPURD S INC
 117 LIMESTONE LANE
 WINCHESTER VA 22602 0000
 EDC: CDA:
 Desc.-1: ON RT 7
 Desc.-3: DB 57/515
 Hght Pkg 16 INS DC A BLK LOT 33
 GFIN Grantor:

Acct# 00002575 COUNTY OF CLARKE
 Owner/Name Address Adr Chg % Status
 FLEMING MARTIN P
 1131 HARRY BYRD HIGHWAY
 BERRYVILLE VA 22611 0000
 EDC: CDA:
 Desc.-1: ON RT 7
 Desc.-3: DB 280/268
 Hght Pkg 16 INS DC A BLK LOT 36
 GFIN Grantor:

NOTES

- REFER TO SHEET C-1 FOR ZONING INFORMATION, SURVEY INFORMATION, AND SURVEY NOTES.
- REFER TO SHEET C-1 FOR ADJACENT PROPOERTY LOCATIONS IN RELATION TO THIS PARCEL.
- REFER TO SHEET T-1 FOR EQUIPMENT NEW & EXISTING EQUIPMENT LAYOUT.

PROPERTY LINE TABLE

LINE	BEARING	LENGTH
L1	S 20°-21'-39" W	165'-2.3'
L2	S 15°-18'-12" W	207'-10.2'
L3	S 71°-43'-59" E	48'-0.0'
L4	S 18°-07'-58" W	70'-0.0'
L5	N 71°-43'-59" W	70'-0.0'
L6	N 18°-07'-58" E	70'-0.0'
L7	S 71°-43'-59" E	22'-0.0'

CLIENT:
NEXTEL
 NEXTEL COMMUNICATIONS
 OF THE MID-ATLANTIC, INC.
 7055 SAMUEL MORSE DRIVE
 SUITE 100
 COLUMBIA MD 21048
 410-853-7400

KM Consulting Engineers, Inc.
 Virginia Engineering and Project Management
 32 WEST UPPER FERRY RD.
 SPRING, NEW JERSEY 08028
 PHONE: (609) 538-0400
 FAX: (609) 538-8858
 E-MAIL: info@kmengr.com
 WEB PAGE: http://www.kmengr.com

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MICHAEL L. BOHLINGER, PE
 VIRGINIA PROFESSIONAL ENGINEER
 LICENSE # 402031926, VA

PROJECT PARTICIPANTS

SITE ACQUISITION: _____
 SIGN OFF INT.: _____ DATE: _____
 RF ENGINEER: _____
 SIGN OFF INT.: _____ DATE: _____
 CONSTR. SUPV.: _____
 SIGN OFF INT.: _____ DATE: _____
 ZONING SUPV.: _____
 SIGN OFF INT.: _____ DATE: _____
 A & E: **KM CONSULTING ENGR'S, INC.**

REVISIONS

NO	DATE	DESCRIPTION
2	02/01/05	RBA CLIENT CHANGES PER TOWNSHIP
1	11/19/04	FPA FINAL CONSTRUCTION
0	06/18/04	RBA REV. PER REDLINES & CONST. REVIEW

PROJECT NAME:
 VA-2645-A
CASTLEMAN'S FERRY
PROJECT ADDRESS:
 4163 HARRY BYRD HIGHWAY
 BERRYVILLE, VA 22611

DRAWING TITLE:
ENLARGED SITE PLAN

F.C.	CHKD.	DRN.	DATE
MLB	MLB	RBA	16-JUN-2004

SITE ID #: VA-2645-A
 DRAWING #: **C-2**
 PROJECT #: 040103
 FILE NAME: 12-C-2 (040103).dwg

LAST PLOTTED BY: K. M. Bohlinger
 PROJECT: DR2645-A, 12-C-2, 040103, 16-JUN-2004
 PROJECT: DR2645-A, 12-C-2, 040103, 16-JUN-2004

Clarke County, VA

BOARD OF SUPERVISORS

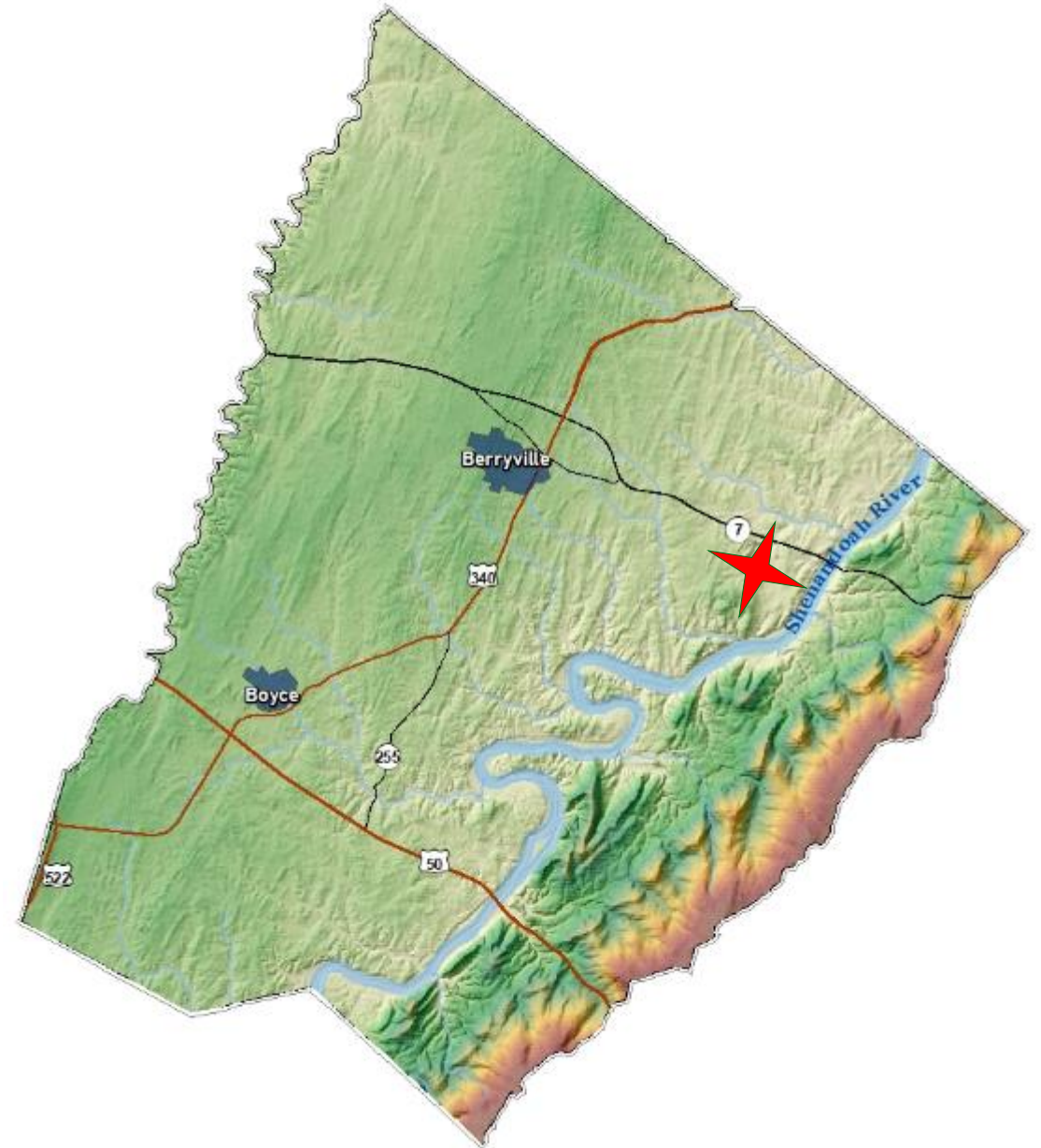
Special Use Permit (SUP-21-01) Site Plan (SP-21-01)

APPLICANT

Crown Castle International LLC and Network
Building and Constructing, Inc., on behalf of AT&T

OWNER

Stuary M. Perry Inc.



October 19, 2021 – SET PUBLIC HEARING

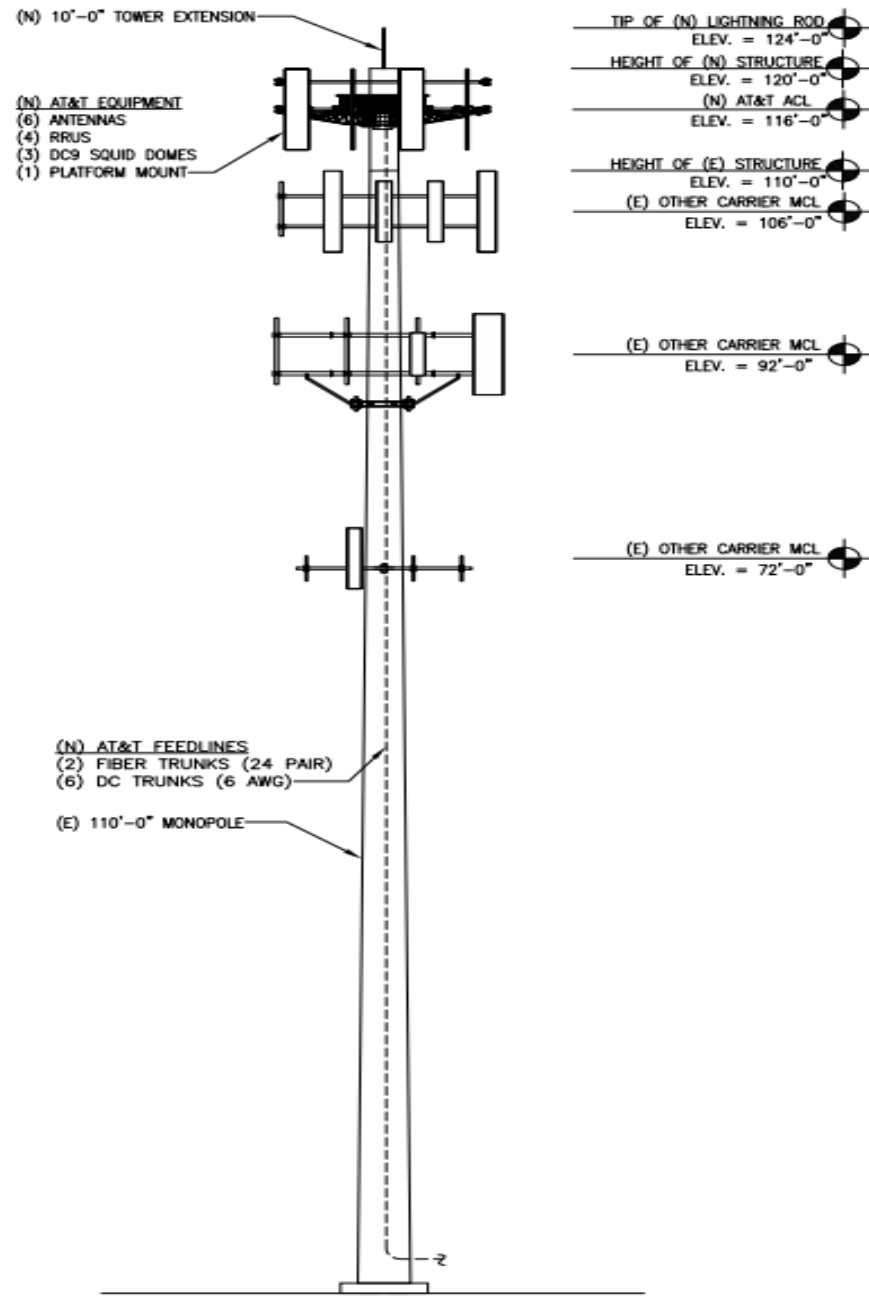
REQUEST

To amend an existing Special Use Permit and Site Plan to allow for an increase in height of an existing WCF.

The existing tower is 110 feet. It was approved to be 95 feet by the original SUP and SP applications, approved on March 17, 2003. The County Code allows for towers to increase in height a specific amount above what was approved. The existing tower does not qualify for any additional increase in height because it has already been increased.

The proposed height is 120 feet. It would remain a Class III WCF as classified by the County Code. The increase would accommodate a new carrier (AT&T).

Staff Note: This application was submitted prior to the adoption of the updated Zoning Ordinance and therefore references in the Staff Report are of the old ordinance which they are subject to based on their submission date.



TOWER ELEVATION 1
C-3
 SCALE: N.T.S.

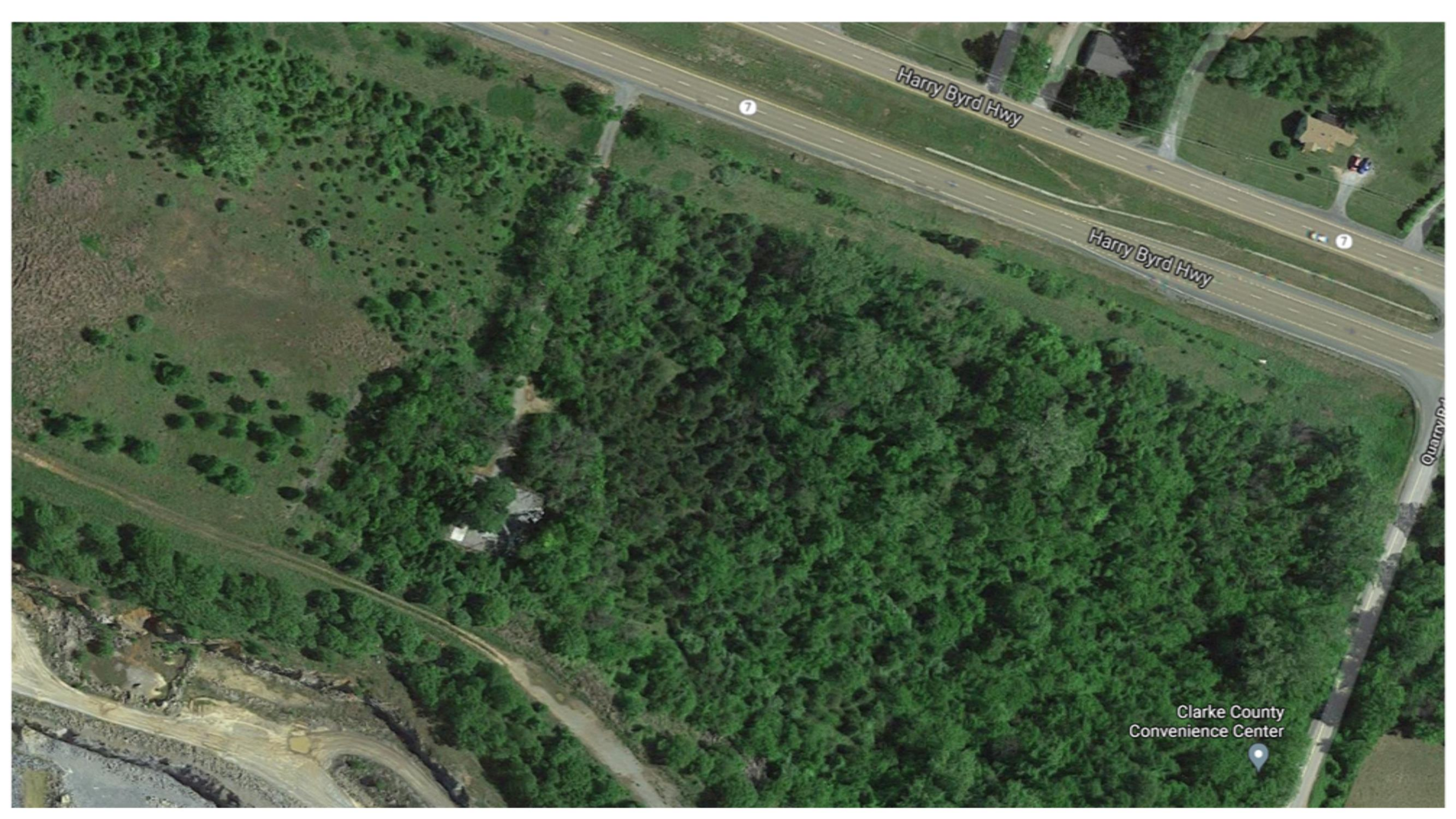
GENERAL INFORMATION

- TM# 16-A-33
- 149 Acres
- 4,900 SF Compound Area
- Zoned AOC
- Quarry Property
- Existing Special Use Permit #SUP-02-02
- Existing Site Plan #SP-02-09





Harry Byrd



Harry Byrd Hwy

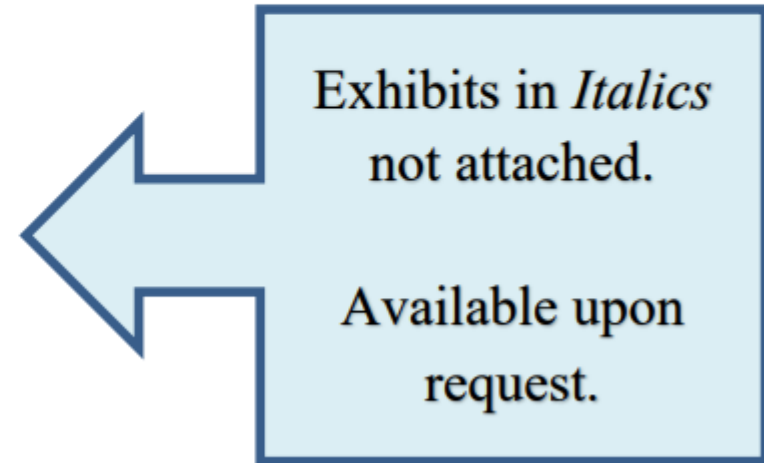
Harry Byrd Hwy

Quarry P...

Clarke County
Convenience Center

APPLICATION PACKAGE

- **Application Form**
- **Letter from Emily O’Grady**
- **Exhibit A - Site Plan with construction details**
- **Exhibit B - Site Plan with survey**
- *Exhibit C - Structural analysis*
- *Exhibit D - Removal Bond Estimate*
- *Exhibit E - Mount Analysis*
- *Exhibit F - Ground Lease*
- *Exhibit G - Map - Topography*
- *Exhibit H - Map - Floodplain*
- *Exhibit I - Map – proximity to nearest School*



APPLICATION REVIEW SUMMARY

- **Site Plan** – Consultant recommends approval. Report is attached.
- **Setbacks** – Tower setbacks meet code requirements. 111' required / 400+ provided
- **Landscaping** – Existing conditions meet buffering requirements
- **Access** – No changes proposed
- **Erosion & Sediment Control / Stormwater** – No new land disturbance proposed
- **Water Supply and Waste Water Disposal** – Not proposed
- **Karst Plan** – Not required due to no land disturbance
- **Lighting and Signage** – No new lighting or signage proposed
- **Parking** – No changes
- **Removal Bond** - \$125,000 + 25% required (\$156,250)

PLANNING COMMISSION RECOMMENDATION

At conclusion of the Planning Commission public hearing held on October 1, 2021, the Planning Commission issued a recommendation of approval of Special Use Permit Application #SUP-21-01, with the 5 conditions noted in the Staff Report; AND conditional approval of Site Plan Application #SP-21-01, subject to review and approval of the SUP by the Board of Supervisors.

RECOMMENDATION FOR BOS MEETING

OCTOBER 19, 2021

It is recommended that the Board of Supervisors **schedule a public hearing for November 23, 2021**, at 6:30 PM, or as soon thereafter as the matter may be heard.