

**PLANNING COMMISSION
WORK SESSION AGENDA
DECEMBER 1, 2015 - 3:00 PM
Fourth Floor Exhibit Hall
Rouss City Hall**

1. Review agenda for December 15th regular meeting
2. Committee reports
3. Status of projects pending Council approval
4. Announcements
5. Reception honoring Commissioner Shickle

**PLANNING COMMISSION
AGENDA
DECEMBER 15, 2015 - 3:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes
- C. Correspondence
- D. Citizen Comments
- E. Report of Frederick Co Planning Commission Liaison

2. PUBLIC HEARINGS – New Business

- A. **RZ-15-606** AN ORDINANCE TO REZONE APPROXIMATELY 55.8 ACRES OF LAND CONTAINING APPROXIMATELY 110 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "MILLWOOD AVE PROPOSED CE DISTRICT" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 10/13/2015.
(Mr. Youmans)

- B. **CUP-15-558** Request of Justin Schmidt of Smartlink, LLC on behalf of Verizon Wireless for a conditional use permit for a telecommunication facility at 2913 Valley Ave (Map Number 310-01- -17) zoned Highway Commercial (B-2) with Corridor Enhancement (CE) District Overlay.
(Mr. Crump)

3. PUBLIC HEARINGS – Continued

4. NEW BUSINESS

5. OLD BUSINESS

6. OTHER BUSINESS

- A. **CE Report**
- B. **Minor Subdivision Report**
- C. **Administrative Approval- Site Plans**

7. ADJOURN

RZ-15-606 AN ORDINANCE TO REZONE APPROXIMATELY 55.8 ACRES OF LAND CONTAINING APPROXIMATELY 110 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "MILLWOOD AVE PROPOSED CE DISTRICT" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 10/13/2015.

REQUEST DESCRIPTION

This publicly sponsored rezoning request is to apply the Corridor Enhancement (CE) District to approximately 55.8 acres (part or all of 110 parcels) comprising land along Millwood Avenue, a key tourist entry route connecting to City’s Historical Downtown from Exit 313 of Interstate 81. The standards and guidelines for the Millwood Avenue CE Overlay District were unanimously approved by Council on April 12, 2005, and are intended to protect and promote major tourist access routes in the City.

AREA DESCRIPTION

The area of this rezoning (depicted within the yellow outline in the image below) is primarily along Millwood Avenue corridor beginning at the Interstate 81 interchange and continues northwestwardly along both sides of Millwood Avenue to the edge of the Historic District on South Cameron Street.



The underlying zoning for the majority of the affected area is zoned Central Business (B-1) District and Medium Density Residential (MR) with a mix of Highway Commercial (B-2) District, Limited High Density Residential (HR-1) District, Education, Institution and Public Use (EIP) District, Residential Business (RB-1) District and Higher Education (HE-1) District properties. The corridor has good balance of residential and business use, with a mixture commercial and office building. When entering the city, a large stretch of Millwood Ave includes the fringe of Shenandoah University’s campus and City-owned Jim Barnett Park.

The following parcels will be rezoned:

Number	Range	Street	Tax Map ID	Current Zoning	Proposed Zoning
1680		APPLE BLOSSOM	253-01-A- 5- >	B2	B2(CE)
1850		APPLE BLOSSOM	253-01-A- 1- >	B2	B2(CE)
1316		COMMERCE	233-04-C- 5- >	MR	MR(CE)
14	-20	E GERRARD	213-01-D- 6- >A	B1	B1(CE)
33		E GERRARD	213-09- - 6- >	B1	B1(CE)

117		E GERRARD	213-01-J- 4- >	B1	B1(CE)
118		E JAMES	213-01-K- 8- >	B1	B1(CE)
120		E JAMES	213-01-K- 8- A>	B1	B1(CE)
122		E JAMES	213-01-K- 8- B>	B1	B1(CE)
124		E JAMES	213-01-K- 8- C>	B1	B1(CE)
125		E JAMES	213-01-L- 7- >	B1	B1(CE)
640		E JUBAL EARLY	253-02- - 2- >	B2	B2(CE)
640		E JUBAL EARLY	253-02- - 2- >	B2	B2(CE)
655		E JUBAL EARLY	253-01-A- 3- >	B2	B2(CE)
1403		GREYSTONE	233-08- - 5C- >	MR	MR(CE)
1404		GREYSTONE	233-08- - 21- >	MR	MR(CE)
1418		GREYSTONE	233-08- - 23- >	MR	MR(CE)
101	-113	MILLWOOD	213-01-K- 1A- >	B1	B1(CE)
112		MILLWOOD	213-01-J- 1- >	B1	B1(CE)
130		MILLWOOD	213-01-J- 2- >	B1	B1(CE)
200	-210	MILLWOOD	213-01-P- 5B- >	B1	B1(CE)
201	-203	MILLWOOD	213-02- - 1E- >	B1	B1(CE)
207		MILLWOOD	213-02- - 1D- >	B1	B1(CE)
211		MILLWOOD	213-02- - 1C- >	B1	B1(CE)
213		MILLWOOD	213-02- - 1B- >	B1	B1(CE)
214	-220	MILLWOOD	213-01-P- 5A- >	B1	B1(CE)
219		MILLWOOD	213-02- - 1A- >	B1	B1(CE)
225		MILLWOOD	213-02- - 1- >	HR1	HR1(CE)
227		MILLWOOD	213-02- - 2- >	HR1	HR1(CE)
231		MILLWOOD	213-02- - 3- >	HR1	HR1(CE)
234		MILLWOOD	213-01-P- 6- >	B1	B1(CE)
235	-235 1/2	MILLWOOD	213-02- - 4- >	HR1	HR1(CE)
237		MILLWOOD	233-02- - 5- >	HR1	HR1(CE)
239		MILLWOOD	233-02- - 6- >	HR1	HR1(CE)
241		MILLWOOD	233-02- - 7- >	HR1	HR1(CE)
242		MILLWOOD	233-01- - 4C- >	B1	B1(CE)
249		MILLWOOD	233-02- - 8- >	HR1	HR1(CE)
250		MILLWOOD	233-01- - 4A- >	B1	B1(CE)
251		MILLWOOD	233-02- - 9- >	HR1	HR1(CE)
254		MILLWOOD	233-01- - 4B- >	B1	B1(CE)
255		MILLWOOD	233-02- - 10- >	HR1	HR1(CE)
263		MILLWOOD	233-02- - 10A- >	B1	B1(CE)
301		MILLWOOD	233-2A-C- 11- >	MR	MR(CE)
305		MILLWOOD	233-2A-C- 12- >	MR	MR(CE)
311		MILLWOOD	233-2A-C- 13- >	MR	MR(CE)
313		MILLWOOD	233-2A-C- 14- >	MR	MR(CE)
380		MILLWOOD	233-01- - 3- >	MR	MR(CE)
381	-383	MILLWOOD	233-01- - 5- >	B1	B1(CE)
385		MILLWOOD	233-01- - 6- >	B1	B1(CE)
388		MILLWOOD	233-09- - 1- >	MR	MR(CE)
389		MILLWOOD	233-01- - 6A- >	B1	B1(CE)
390		MILLWOOD	233-09- - 2- >	MR	MR(CE)
392		MILLWOOD	233-09- - 3- >	MR	MR(CE)

393		MILLWOOD	233-08-- 1- >	MR	MR(CE)
394		MILLWOOD	233-09-- 4- >	MR	MR(CE)
396		MILLWOOD	233-09-- 5- >	MR	MR(CE)
397		MILLWOOD	233-08-- 4- >	MR	MR(CE)
400		MILLWOOD	233-09-- 6- >	MR	MR(CE)
402		MILLWOOD	233-09-- 7- >	MR	MR(CE)
404		MILLWOOD	233-09-- 8- >	MR	MR(CE)
406		MILLWOOD	233-09-- 9- >	MR	MR(CE)
407		MILLWOOD	233-08-- 22- >	MR	MR(CE)
408		MILLWOOD	233-09-- 10- >	MR	MR(CE)
410		MILLWOOD	233-09-- 11- >	MR	MR(CE)
411		MILLWOOD	233-08-- 35- >	MR	MR(CE)
412		MILLWOOD	233-09-- 12- >	MR	MR(CE)
413		MILLWOOD	233-08-- 36- >	MR	MR(CE)
414		MILLWOOD	233-09-- 13- >	MR	MR(CE)
415		MILLWOOD	233-08-- 37- >	MR	MR(CE)
416		MILLWOOD	233-09-- 14- >	MR	MR(CE)
417		MILLWOOD	233-08-- 38- >	MR	MR(CE)
418		MILLWOOD	233-09-- 15- >	MR	MR(CE)
419		MILLWOOD	233-08-- 39- >	MR	MR(CE)
420		MILLWOOD	233-09-- 16- >	MR	MR(CE)
422		MILLWOOD	233-09-- 17- >	MR	MR(CE)
424		MILLWOOD	233-09-- 18- >	MR	MR(CE)
425	-443	MILLWOOD	233-08-- 40A- >	B2	B2(CE)
426		MILLWOOD	233-09-- 19- >	MR	MR(CE)
428		MILLWOOD	233-09-- 20- >	MR	MR(CE)
501		MILLWOOD	253-01-- 2- >	B2	B2(CE)
601		MILLWOOD	253-02-- 1- >	B2	B2(CE)
608		MILLWOOD	253-01-- 1B- >	EIP	EIP(CE)
612		MILLWOOD	253-01-- 01- A>	EIP	EIP(CE)
620		MILLWOOD	254-01-- 1- >	HE1	HE1(CE)
647		MILLWOOD	253-01-- 30- >	B2	B2(CE)
650		MILLWOOD	253-02-- 5- >	B2	B2(CE)
654		MILLWOOD	253-01-- 29- >	B2	B2(CE)
661		MILLWOOD	253-03-- A- >	B2	B2(CE)
710		MILLWOOD	254-02-- C- >	B2	B2(CE)
711		MILLWOOD	254-03-- 11- >	B2	B2(CE)
800		MILLWOOD	254-01-- 5- >	B2	B2(CE)
816		MILLWOOD	254-01-- 4- >	B2	B2(CE)
710	-712	S CAMERON	213-01-H- 3- >	RB1	RB1(CE)
711		S CAMERON	213-01-C- 15- >	RB1	RB1(CE)
713		S CAMERON	213-01-C- 14- >	RB1	RB1(CE)
714		S CAMERON	213-01-H- 4- >	RB1	RB1(CE)
715		S CAMERON	213-01-C- 13- >	RB1	RB1(CE)
717		S CAMERON	213-01-C- 12- >	RB1	RB1(CE)
718	-720	S CAMERON	213-01-H- 5- >	B1	B1(CE)
721	-723	S CAMERON	213-01-C- 11- >	B1	B1(CE)
801		S CAMERON	213-01-D- 15- >	B1	B1(CE)

803		S CAMERON	213-01-D- 14- >	B1	B1(CE)
806		S CAMERON	213-01-I- 1- >	B1	B1(CE)
807		S CAMERON	213-01-D- 13- >	B1	B1(CE)
811	-817	S CAMERON	213-01-D- 8- >	B1	B1(CE)
814		S CAMERON	213-01-I- 2- >	B1	B1(CE)
916		S KENT	213-01-P- 3- >	CM1	CM1(CE)
1001		S KENT	213-01-L- 6- >	B1	B1(CE)
1517		S PLEASANT VALLEY	253-01- - 6- >	B2	B2(CE)
1460		UNIVERSITY	254-01- - 2- >	HE1	HE1(CE)

COMMENTS FROM THE PLANNING DEPARTMENT

The Comprehensive Plan calls for guiding the physical form of development along key tourist entry corridors leading into the City’s core historic district by utilizing a combination of standards and guidelines. In 2013, City Council adopted a Strategic Plan which called for City Gateway Beautification in order to improve designated “city gateways” and to meet the goal of Creating a More Livable City for All.

The Millwood Ave/SU Public improvement project approved by City Council included considerable changes to the alignment of Millwood Avenue, which now follows a stretch of public roadway formerly known as E. Jubal Early Drive. A detailed Perimeter Improvement Plan for SU was also approved by the City and is currently being implemented by SU. This includes a stone-faced perimeter wall along much of the university’s property.

Council has previously approved CE Districts for Berryville Avenue, Valley Avenue, Amherst Street, Cedar Creek Grade, National Avenue and portions of S. Pleasant Valley Rd and E. Cork Street. Other CE Districts for which standards and guidelines are already adopted, but for which the overlay rezoning has not taken place include: Fairmont Avenue, and N. Loudoun Street. The overlay CE zoning for the northernmost section of Valley Avenue has not been adopted yet either.

THE DISTRICT

Corridor Enhancement Overlay Districts provide guidelines and regulations for building aesthetics and site features; **it does not change the underlying zoning that regulates land use.** Some examples of CE standards include: building orientation, roof treatments, wall treatments, and placement of mechanical units. It guides any proposed exterior changes or new construction on a mixture of commercial and residentially-used land. The attached map depicts the specific boundaries of the district. Information outlining the standards and guidelines specific to Millwood Avenue are available in the Planning Office as well as on the City’s website. There is also a matrix offering a general overview of the CE District provisions citywide.

DEVELOPING THE BOUNDARY

The boundary of this CE district follows much of the historically significant Millwood Pike route which is designated as U.S. Route 50 connecting Ocean City and Washington, DC on the east to the California on the west. The portion between I-81 and S. Pleasant Valley Road serves a large percentage of tourist entry for visitors getting off of I-81 and seeking the Winchester-Frederick County Visitor Center. The entire route provides direct access from Exit 313 to the downtown and historic landmark properties such as John Handley High School. The boundary also picks up some properties such as the Jiffy Lube site on S. Pleasant Valley Road that are highly visible from the Millwood Ave corridor. The Byrd Business School and some other properties near the Millwood Ave/S. Pleasant Valley Ave intersection are not included because they are already within the Pleasant Valley/Cork CE District.

CITIZEN COMMENTS

Staff held a public information session on Wednesday November 4, 2015.

RECOMMENDATION

MOVE, that the Commission forward Rezoning **RZ-15-606** to City Council recommending approval because the request is consistent with the Comprehensive Plan and protects and promotes the aesthetic character and functionality of a major tourist access corridor leading into the designated local (HW) and National Historic Winchester District, and as such, represents good planning practice.

RESOLUTION RZ-15-606
MILLWOOD AVENUE CORRIDOR ENHANCEMENT DISTRICT

December 17, 2015

WHEREAS, the Planning Commission resolved at its November 17, 2015 meeting to initiate the rezoning of this land as a publicly sponsored rezoning; and,

WHEREAS, it is in the interest of the City of Winchester, Virginia ('City') to protect and promote the aesthetic character and functionality of major tourist access corridors leading into the local and national Historic Winchester District; and,

WHEREAS, it is in the interest of the City to promote the general welfare of the community by attracting visitors and generating business through heritage tourism-based economic development; and,

WHEREAS, it is the interest of the City to enhance the overall appearance of the City's corridors, while improving access along the corridors through increased walkability and interconnectivity; and,

WHEREAS, City Council, at its September 11, 2012 regular meeting approved a resolution (R-2012-53) to authorize the City Manager to execute a Development Agreement in furtherance of the Millwood Avenue Project, said agreement titled: "DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WINCHESTER, VIRGINIA, AND SHENANDOAH UNIVERSITY FOR THE MILLWOOD AVENUE PUBLIC IMPROVEMENT PROJECT" ; and,

WHEREAS, City Council, at its November 12, 2013 regular meeting approved a resolution (R-2013-58) to accept a detailed time schedule and detailed gateway enhancement plan prepared by Shenandoah University for the Millwood Avenue Public Improvement Project; and,

WHEREAS, the Common Council unanimously adopted provisions for the Corridor Enhancement Overlay District on April 12, 2005; and,

WHEREAS, the Common Council adopted in the City's FY2016 Strategic Plan, a goal to promote and accelerate revitalization of catalyst and other areas throughout the City of Winchester; and,

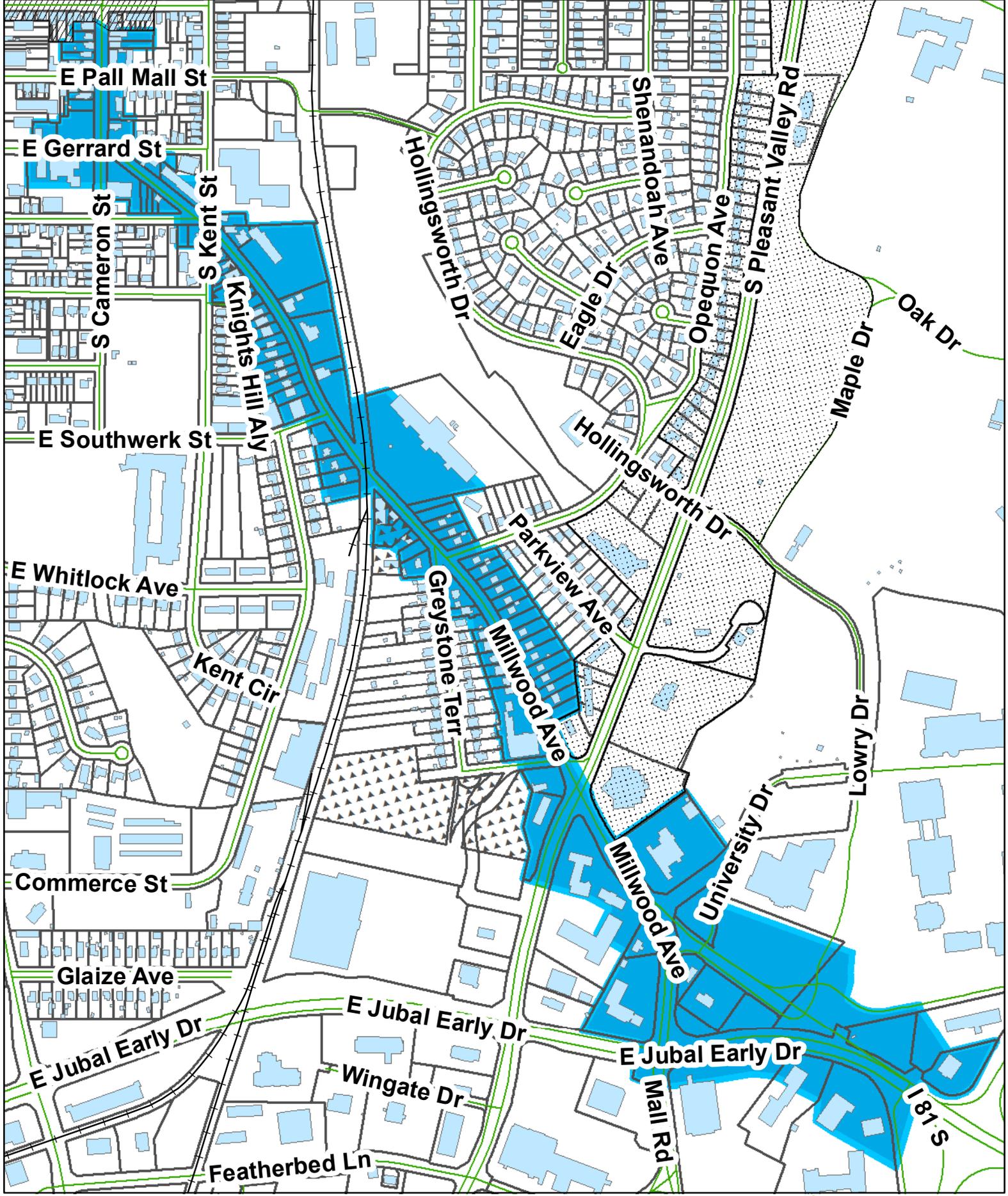
WHEREAS, the Planning Commission has studied the existing physical development, land use, zoning, topography, and view sheds of the Millwood Avenue Corridor from South Cameron Street to Interstate 81; and,

WHEREAS, the Planning Commission has identified properties along the Millwood Avenue Corridor from South Cameron Street to Interstate 81 that are suitable for inclusion in the Corridor Enhancement District; and,

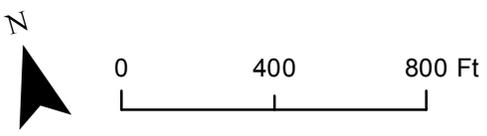
WHEREAS, the City held a Public Information Meeting on November 4, 2015, pertaining to the proposed Millwood Avenue CE District.

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby initiates the following rezoning:

AN ORDINANCE TO REZONE APPROXIMATELY 55.8 ACRES OF LAND CONTAINING APPROXIMATELY 110 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "MILLWOOD AVE PROPOSED CE DISTRICT" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 10/13/2015.



**Millwood Ave
Proposed CE District**



 CE₃ Millwood



Millwood Ave Proposed CE District

Zoning	
 B1	 RB1
 B2	 RO1
 CM1	 CE- Millwood
 EIP	 CE- Pleasant Valley
 HE1	 Conditional
 HR	 PUD
 HR1	

Planning Commission
December 15, 2015

CU-15-652 Request of Justin Schmidt of Smartlink, LLC on behalf of Verizon Wireless for a conditional use permit for a telecommunication facility at 2913 Valley Ave (Map Number 310-01- -17) zoned Highway Commercial (B-2) with Corridor Enhancement (CE) District Overlay.

REQUEST DESCRIPTION

The proposal consists of installing a telecommunications antenna and equipment to the rooftop of the Byrd Office Building at 2913 Valley Ave.

AREA DESCRIPTION

The subject parcel is located along Valley Ave and is zoned Highway Commercial (B-2) District with Corridor Enhancement (CE) District Overlay. The vicinity is composed of a mostly of commercial uses with some residential uses towards the rear of the subject property.



STAFF COMMENTS

The request is described in a letter submitted October 28, 2015 from the applicant (see attachment), Justin Schmidt, on behalf of Verizon Wireless. The proposal consists of one small cell antenna and related equipment to be installed to the rooftop at 2913 Valley Ave. As shown in the photo simulations provided, the antenna would be flush mounted to the building and painted to match the existing façade. The support equipment would be located on the roof towards the rear and would be out of the purview of the public.

Section 18-2-1.2 allows for CUP consideration of communications facilities in the B-2 district. There are a number of requirements which must be met for proposed towers. Those requirements, along with staff comments on the applicant's compliance as demonstrated in the submitted materials, are as follows:

- 1) *All possible means for sharing space on existing towers or on existing building or other structures have been exhausted and no alternative other than constructing a new tower exists. The applicant has executed a Letter of Intent to share space on their tower and negotiate in good faith with other interested parties.*

Due to the proposed cellular antenna installation at 2913 Valley Ave being a small cell proposal, Verizon Wireless needs a height of roughly 25' to 40' in order to most effectively meet their coverage objectives along Valley Avenue. All surrounding support structures (existing buildings and towers) were thoroughly vetted and ultimately ruled out by Verizon Wireless due to existing obstructions in and around the area and building height being of concern. The existing building located at 2913 Valley Ave is considered a prime location to meet Verizon's coverage goals and store the antenna and related equipment on the existing rooftop with as little visual impact as possible.

- 2) *The height of any tower is no more than the minimum to accomplish required coverage and any new tower is separated from property lines in a residential district by not less than the height of*

the tower. In no case shall any tower exceed 75 feet in height in a LR, MR, HR, HR-1, RO-1, RB-1 or HS Districts, nor 100 feet in the B-1, B-2, CM-1, PC, MC or HE-1 Districts, nor 200 feet in the M-1 or M-2 Districts;

The proposed Small Cell Antenna and related equipment will not exceed the height of the existing buildings tallest point. While referring to the site plans you will see that the small cell antenna will be flush mounted to the existing rooftop wall at 2913 Valley Ave. The top of the existing wall is roughly 35' while the top of the proposed antenna only reaches the height of 31' (the proposed antenna is roughly 2' in length; the antenna RAD center, or middle point, is 30', giving us a height of 31' for the top of the antenna). All related equipment will be on the rooftop not to exceed the tallest point of the existing building, or at grade on the back side of the building and out of site to the general public.

- 3) *The tower construction is of a design which minimizes the visual impact and the tower and other facilities have been camouflaged and/or screened from adjacent properties and rights-of-way to the maximum extent practicable. The proposal must provide for the retention of existing stands of trees and the installation of screening where existing trees do not mitigate the visual impact of the facility. Such screening must, at a minimum, meet the requirements of Section 19-5-6.4d of the Ordinance. The Planning Commission may recommend and the City Council may require additional trees and screening when the minimum provisions do not mitigate adverse visual impacts of the facility.*

The height of the proposed antenna at 2913 Valley Ave is 31 feet. The proposed small cell antenna is roughly 2 feet in length; the antenna RAD Center, or middle point, is 30 feet. This will allow for a total antenna height of 31 feet on the existing rooftop structure. The reason Verizon Wireless has selected 2913 Valley Ave is due to the height of the building and no existing obstructions blocking the proposed antenna from the ultimate coverage objective.

Verizon's overall coverage goals are to increase cellular services to the area surrounding 2913 Valley Ave. To meet this goal with a small cell antenna, Verizon must have an antenna height of roughly 25' to 30' and must have limited to no obstructions to the antenna (i.e. trees, existing buildings taller than the proposed location, etc.). In vetting the area, 2913 Valley Ave was ultimately ruled the best possible location by Verizon Wireless due to both its available height for the antenna, adequate rooftop space to store related equipment, and no existing obstructions to inhibit Verizon's coverage goals.

- 4) *The electromagnetic fields do not exceed the radio frequency emission standards established by the American National Standards Institute (ANSI) or standard issued by the Federal Government subsequent to the adoption of this Ordinance.*

Please see the attached document from Verizon Wireless.

Staff believes that the proposal meets the requirements outlined in Section 18-2-1.2 of the Zoning Ordinance.

RECOMMENDATION

For a conditional use permit to be approved, a finding must be made that the proposal as submitted or modified will not adversely affect the health, safety or welfare of persons residing or working in the

neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood.

A favorable motion could read:

MOVE the Commission forward **CU-15-652** to Council recommending approval because the use, as proposed, should not adversely affect the health, safety, or welfare of residents and workers in the neighborhood nor be injurious to adjacent properties or improvements in the neighborhood. The recommended approval is subject to the following conditions:

1. Submit an as-built emissions certification after the facility is in operation;
2. The applicant, tower owner, or property owner shall remove equipment within ninety (90) days once the equipment is no longer in active use; and,
3. Submit a bond guaranteeing removal of the facilities should the use cease.
4. Staff review and approval of the required site plan.

- OR -

An unfavorable recommendation from the Planning Commission to City Council should cite the reasons why the proposal as submitted or modified could negatively impact the health, safety or welfare of those residing or working in the area and/or why it would be detrimental to public welfare or damaging to property or improvements in the neighborhood.



October 28, 2015

City Of Winchester
Department of Zoning and Inspections
15 North Cameron Street
Winchester, VA 22601

RE: Conditional Use Permit
2913 Valley Ave
Winchester, VA 22601

Site Name: Valley Ave

Applicant:
Smartlink, LLC o/b/o Verizon Wireless
1362 Mellon Road, Suite 140
Hanover, MD 21076

To Whom It May Concern,

This letter is to affirm compliance with Section 18-2 of the “General Provisions” within the Winchester, Virginia, Zoning Ordinance; specifically referring to the “Conditional Use Permit”. Verizon Wireless is proposing one Small Cell Antenna and related equipment be installed on the building of 2913 Valley Avenue, Winchester, VA 22601. The proposed antenna location is a flush mount on an existing rooftop wall that will be painted to match the existing façade (please refer to attached photo simulations). Related equipment will be installed on the rooftop and at grade level on the backside of the building to provide power and telco to the antenna. The building Verizon Wireless is proposing to install upon falls within a B2, Highway Commercial Zoning District.

The reason for the proposed small cell antenna is to help Verizon’s overall coverage network in the area by eliminating coverage gaps in this highly traveled commercial district. The antenna will specifically help to improve and increase Verizon Wireless’ 4G LTE data and cellular capabilities with the goal of providing a better service to the general public and to help alleviate cellular traffic. In doing so, the proposed antenna will also help with the general safety of the community by opening the availability of cellular service in the event of an emergency.

Verizon Wireless acknowledges and will subscribe to all City conditions and requirements imposed in accordance to Section 18-2-1.1 for 2913 Valley Avenue, Winchester, VA 22601.

As stated in Section 18-2-1.1a, Verizon Wireless affirms that the proposed “Conditional Use” will not affect adversely the health, safety, or welfare of persons residing or working in the neighborhood of the proposed use; and will not be detrimental to public welfare or injurious to the property or improvements in the neighborhood. Similarly, the proposed install will not adversely affect traffic



congestion, noise, lights, dust, odor, fumes, and vibrations, with due regards for timing of operation, screening, and other matters which might be regulated to mitigate adverse impact.

As stated in Section 18-2-1.1b, Verizon Wireless affirms that this "Conditional Use" will conform to the Comprehensive Plan, or specific elements of such plan, and the official policies adopted in relation thereto, including the purposes and the expressed intent of this Ordinance.

Respectfully,

A handwritten signature in black ink, appearing to read 'Justin Schmidt', written in a cursive style.

Justin Schmidt
Real Estate Specialist, Smartlink, LLC
301-326-7352



RE: Interference Letter

To Whom It May Concern:

This is in response to your request to Verizon Wireless concerning interference to your existing telecommunication devices and services related to our proposed facility. Verizon Wireless provides Commercial Mobile Radio Services ("CMRS) under licensed granted by the Federal Communication Commission ("FCC"). Pursuant to these licenses, Verizon Wireless is authorized to provide CMRS and operate a CMRS network in many geographic areas throughout the nation.

The FCC exclusively regulates all technical aspects of the Verizon Wireless' operations and network and preempts all state and local regulations of radio frequency transmissions. The FCC rules protect co- channel and adjacent licenses against harmful interference.

The proposed Verizon Wireless facility is in compliance with all applicable FCC requirements. The following points cover Verizon Wireless' practices pertinent to complying with the FCC requirements. Verizon Wireless locates its transmitting antennas in order to maximize the vertical and horizontal separation from the other operator's systems to minimize interference potential. *The electromagnetic fields do not exceed the radio frequency emission standards established by the American National Standards Institute or standard issued by the Federal Government subsequent to the adoption of this Ordinance.*

All operating hardware at the site is type accepted by the FCC as far as emission levels within our licensed frequency bands in addition to spurious emissions outside of our frequency bands. The frequencies in which Verizon Wireless operates will not degrade or interfere with the County's public safety communications, E-911 system and will comply with FCC standards.

Sincerely,

Amit Mahajan
RF Engineer – Verizon Wireless
7600 Montpelier Road,
Laurel, MD 20723







Before Installation



After Installation

View 01



MORRISON HERSHFIELD
2 S. University Drive #245
Plantation, FL 33324
Tel: 954.577.4655 Fax: 954.577.4756
www.morrisonhershfield.com



Before Installation



View 02

After Installation



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