

**PLANNING COMMISSION
WORK SESSION AGENDA
June 7, 2016 - 3:00 PM
Fourth Floor Exhibit Hall
Rouss City Hall**

1. Review agenda for June 21st regular meeting
2. Committee reports
3. Status of projects pending Council approval
4. Announcements

Frederick County Planning Commission

City of Winchester Liaison Report

Comprehensive Plan Update

- Committee discussed public outreach phase and improvements:
 - Increased number of outreach meetings held in locations throughout the districts.
 - Announced upcoming outreach meeting dates- 6/2, 6/7, 6/9, 6/14
 - Updated County website with information about the Comprehensive Plan update and will be used to solicit citizen participation.

Zoning Ordinance Amendments

- Planning Commissioners recommended to revise rural preservation lots in the Zoning Ordinance (Chapter 165, Article IV, Part 401, 165-401.06)
 - Recommendation to permit divisions for:
 - Widening of existing VDOT road right-of-ways
 - Public utility dedications

*Without the recommended amendment, the Zoning Ordinance currently prohibits **all** future divisions and boundary modifications from rural preservation tracts.*

Discussion Items

- Mr. Ruddy reviewed best practice recommendations from the retreat when evaluating conditions for CUP's and identifying conditions within the context of the County Zoning Ord. and the Code of Virginia
 - Recommendation for CUP's to **run with the land** as opposed to attaching CUP's to a particular user or applicant.

Cont. on p.2

- Recommendation for CUP's to be recorded so that they appear in a title search and are more transparent when property transfers occur.
- Recommendation to craft conditions **directly relating** to the use of the business and zoned uses.
- Recommendation for CUP conditions to be concise with a legal basis in the context of the Zoning Ordinance, and/or the Code of Virginia
- Planning Commissioners reminded each other when discussing CUP's and identifying conditions, reasoning should be tied to specific elements of the comprehensive plan, i.e., public health, etc.
- Request to improve staff's recorded minutes of Planning Commissioner's explanations and capture the narrative of individual CUP denials or approvals for the BOS to base their considerations. Will also serve to further protect County should legal challenges emerge by applicants.
- Members shared their concern that the CUP process could be used by applicants to effectively rezone an individual parcel, an example of a CUP for a gas station on route 50 was discussed. Mr. Ruddy advised members that applicants should be guided in their permit selection by the uses allowed within the specific zoning. If the use is not permitted then the applicant should apply for a re-zoning.

Members agreed that adoption of these recommendations would improve CUP processes and create a more fair, uniform system.

Respectfully submitted by,

Katt Eaton, Planning Commissioner City of Winchester

**PLANNING COMMISSION
AGENDA
JUNE 21, 2016 - 3:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes- May 17, 2016
- C. Correspondence
- D. Citizen Comments
- E. Report of Frederick Co Planning Commission Liaison

2. PUBLIC HEARINGS – New Business

- A. **RZ-16-251** AN ORDINANCE TO REZONE APPROXIMATELY 64 ACRES OF LAND CONTAINING APPROXIMATELY 149 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "Fairmont/Wyck/N Cameron/ N Loudoun Proposed CE District" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 03/25/2016. **(Mr. Youmans)**
- B. **CUP-16-287** Request of Tracy Themak of Donohue & Stearns, PLC on behalf of Milestone Communications for a conditional use permit for a telecommunication facility at 48 S. Purcell Avenue (Map Number 215-01-2) zoned Education, Institution and Public Use (EIP) District. **(Mr. Crump)**
- C. **CUP-16-295** Request of James Testa of Testa, Inc. for a conditional use permit single family detached dwelling at 2905 Shawnee Drive (*Map Number 332-03- - 89*) zoned Highway Commercial District (B-2). **(Mr. Crump)**
- D. **RZ-16-308** AN ORDINANCE TO REVISE THE PROFFERS ASSOCIATED WITH 7.0719 ACRES OF LAND AT 501 WEST JUBAL EARLY DRIVE (*Map Number 230-04 -1*) CONDITIONALLY ZONED HIGHWAY COMMERCIAL (B-2) DISTRICT. The proffers revision seeks to add telecommunication facilities to the list of uses allowed on the parcel. The Comprehensive Plan identifies the property as a Commerce Center/Corridor and calls for sustaining a friendly business environment. **(Mr. Crump)**
- E. **CUP-16-309** Request of Lynn Koerner of Shentel on behalf of Friendship Volunteer Fire & Rescue Company and the City of Winchester for a conditional use permit for a telecommunication facility at 627 North Pleasant Valley Road (Map Number 175-01-23B) zoned Education, Institution and Public Use (EIP) District. **(Mr. Grisdale)**

3. PUBLIC HEARINGS – Continued

4. NEW BUSINESS

- A. **TA-16-356** Resolution to initiate AN ORDINANCE TO AMEND AND REENACT ARTICLE 14 OF THE WINCHESTER ZONING ORDINANCE PERTAINING TO THE HISTORIC WINCHESTER DISTRICT AND CRITERIA FOR GRANTING A CERTIFICATE OF APPROPRIATENESS. (**Mr. Grisdale**)

5. OLD BUSINESS

6. OTHER BUSINESS

7. ADJOURN

PLANNING COMMISSION MINUTES

The Winchester Planning Commission held its regular meeting on Tuesday, May 17, 2016, at 3:00 p.m. in Council Chambers, 15 N. Cameron Street, Winchester, Virginia.

CALL TO ORDER:

PRESENT: Chairman Slaughter, Vice Chairman Loring, Commissioner Smith, Commissioner Eaton, Commissioner Fieo
ABSENT: Commissioner Wolfe, Commissioner Tagnesi
EX OFFICIO: City Manager Freeman
FREDERICK CO. LIAISON: Not present
STAFF: Tim Youmans, Aaron Grisdale, Josh Crump, Carolyn Barrett, Perry Eisenach
VISITORS: None

APPROVAL OF MINUTES:

Chairman Slaughter called for corrections or additions to the minutes of March 15, 2016. Hearing none, he called for a motion. Commissioner Smith moved to approve the minutes as submitted. Vice Chairman Loring seconded the motion. Voice vote was taken and the motion passed 5-0.

CORRESPONDENCE:

Mr. Youmans said there was a revised agenda. The Capital Improvement Program was added under Item 4B. There were also a number of site plans for administrative authorization. There is also a revised staff report for **RZ-16-251**.

CITIZEN COMMENTS:

None.

REPORT OF THE FREDERICK COUNTY PLANNING COMMISSION LIAISON:

Not present.

PUBLIC HEARINGS:

NEW BUSINESS:

CUP-16-242 Request of Elm's Properties LLC for a Conditional Use Permit for extended stay lodging at 2011 Valley Avenue (Map Number 251-01-6) zoned Highway Commercial (B-2) District with Corridor Enhancement (CE) District overlay.

Mr. Crump reviewed the staff report for the case. It is an extension of the use that was granted in 2009. Comments from other staff indicated no issues with allowing the extension. A copy of all police calls is included in the report. The fire marshal's office said the previous owner did not have annual fire inspections but the current owner will be doing so.

Commissioner Eaton said the police calls looked like there were actually 39 calls instead of 43. Over the last few years, the hotel has made great strides in partnering with the city. She asked if there were any additional security measures the management would like to put into place. Mr. Crump said in terms of the city's conditions, four calls trigger a warning and eight or more calls would trigger review or revocation of the conditional use permit. It has not been invoked since 2009.

Chairman Slaughter opened the Public hearing

Adrian Pullen, property manager, said they are trying to make the place better and work with the City. He hopes that the CUP will be extended so they can continue to do so. Vice Chairman Loring asked if security was a problem. Mr. Pullen said it was not. Vice Chairman Loring asked if adding a redevelopment condition was a problem. Mr. Pullen said he had been talking to the other partners about it.

Public hearing closed

*Commissioner Fieo made a motion to forward **CUP-16-242** to City Council recommending approval because the use, as proposed, should 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 and conforms generally to the Comprehensive Plan. The recommendation is subject to:*

- 1. Installation of approved cooking facilities as generally depicted on the submitted floor plans;*
- 2. Retention of a staffed on-site lodging manager's office with proper directional signage so as to be easily located by intended business travelers;*
- 3. Expiration of the approval when the use of the property changes, but no later than September 30, 2019 after which the lodging facility would operate in compliance with motel use provisions or be redeveloped in conformity with the Comprehensive Plan;*
- 4. Occupancy of the units shall be for one (1) adult only, with the following exceptions: up to 10% of the units at any one time may be occupied by one (1) adult and one (1) child, and; up to 25% of the units at any one time may be occupied by two (2) adults with no children;*
- 5. Strict compliance with payment of lodging tax to the City;*
- 6. Weekly smoke detector inspection by the property manager and annual inspection of the facility by the Fire Marshal's Office;*
- 7. Certificate of Occupancy for Business and revised Business License obtained upon approval of the CUP;*
- 8. Strict compliance with Property Maintenance Code provisions;*
- 9. If there are four (4) or more criminal offense police calls attributable to the subject property during any 30 day period, the owner shall be notified of such calls. If there are eight (8) or more criminal offense calls attributable to the subject property during any 30 day period, the permit shall be subject to review and/or revocation by City Council; and,*
- 10. Submission of a redevelopment concept plan to City Planning Department by September 30, 2018 showing consistency with the Comprehensive Plan.*

Vice Chairman Loring seconded the motion. Voice vote was taken and the motion passed 5-0

RZ-16-251 Resolution to initiate an ordinance to rezone approximately 64 acres of land containing approximately 149 parcels, either in full or in part, to be included in the Corridor Enhancement (CE) District; as depicted on an exhibit entitled: "Fairmont/Wyck/North Cameron/North Loudoun proposed CE District" prepared by the Winchester Planning Department on March 25, 2016.

Mr. Crump reviewed the staff report and zoning map. He outlined the current uses in the area. The public meeting on May 4, 2016 had a large turnout. There were many good questions. One issue was the provision to move utilities underground if there is a change in building use. Mr. Grisdale said a parking amendment provided additional flexibility to parking standards.

Commissioner Eaton said she had received questions from business owners about costs that Corridor Enhancement requirements would put on their businesses. She asked for clarity about the underground requirements. How much was dictated by the Corridor Enhancement? Mr. Grisdale said for costs, he did not have anything specific as it was site dependent. It is a uniform requirement anytime there is an upgrade to service. It has been in place for decades. Mr. Youmans said he could not think of a single redevelopment where this provision has kicked in. He was not sure if there had ever been an opportunity to evaluate the unique costs associated with the Corridor Enhancement.

Chairman Slaughter said the CE District would help to guide certain features in that zoning district. Mr. Youmans said it had more potential impact before the 2010 parking provisions were changed. For example, if a building were to be changed from office to restaurant, it had to be demonstrated how additional parking would be provided but keep the same footprint. Since then, there are very few instances of that happening. Chairman Slaughter said if someone were to do that, they would already have costs associated with the site plan change, buffering and screening and other things which normally occur with the developmental plan. Commissioner Eaton asked, if there was enough overlay from the other ordinances and zoning language, might it be an option for businesses to remove that part of it.

Commissioner Smith said that was a big concern when the National Avenue corridor was discussed. People were concerned about what changes would have to be made and costs. Unless someone was going to change the use of the property then there shouldn't be a change of costs. There was discussion about what types of items would or would not be allowed. Commissioner Smith said any corridor coming into the city should look nice and not just judge it because it's industrial or residential. The Board took some time to review the slides showing the area pertaining to the rezoning.

Commissioner Eaton said that from a business sense, quantifying some of the items is really important especially when talking about small businesses, which make up a large part of Winchester. She believes the Corridor Enhancement plan is important to the future of the City of Winchester and its identity. She is also sensitive to businesses and their ability to afford requirements around design and undergrounding electrical wires etc. In the 2013 Streets and Sidewalks study, there was an ability to break down costs of gutters, curb cuts and sidewalks per linear feet and how much it would cost and that could also be done in the Corridor Enhancement plan. It would give some clarity to what it does and the rest is zoning and ordinances. If it is just five to seven items, they should be able to get a rough estimate of what those costs would be even if it was just per linear foot. It would help businesses plan out their expenses. Commissioner Eaton asked if that would be doable. Mr. Youmans said it would be extremely difficult. It meant the City would have to presume what someone might want to do with their property. He explained some different circumstances that might occur. Commissioner Eaton asked if there was a way to further clarify what is required for Corridor Enhancement. Mr. Youmans said that as

people come forward, staff explains what the requirements are. Commissioner Eaton thought that the lack of clarification was hurting the Corridor Enhancement plan.

Commissioner Fieo said that small and large businesses have a basic responsibility to make the community a nice place for everyone to live. They all need to devote a certain amount of their budget to do so otherwise you don't have a nice community. The investment businesses will make to make their properties more attractive benefits them in the long run. The industrial owners may say they don't deal with the public but they need to be told it's a civic responsibility. We want everything in our city to look presentable and that's what the Corridor Enhancement will do. Vice Chairman Loring asked if there were any immediate changes or costs to current businesses or homeowners. Mr. Youmans said no.

*Commissioner Smith made a motion to initiate **RZ-16-251** for the attached resolution. Vice Chairman Loring seconded the motion. Voice vote was taken and the motion passed 5-0.*

Capital Improvement Program

Chairman Slaughter reminded the board members that the CIP had already been discussed in the work session. He asked if they had any other comments or questions for Mr. Eisenach. Vice Chairman Loring asked how the city differentiates between projects so they end up on the CIP but some things like paving do not, what was the threshold. Mr. Eisenach said many of the decisions are made by the financial rules. A typical project, to be on the list, is more than \$50,000 with a life expectancy of more than 8 years. Paving is counted as an operational expense.

Commissioner Fieo asked if that was why a large part of the budget for sidewalks was coming out of the general fund. City Manager Eden said that was the recommendation for this year. They could ask for bond funds in future instead of general fund contributions but it was her recommendation, it was a financial decision. Vice Chairman Loring asked what the difference was between bond proceeds and bonds. City Manager Eden said it was a scrivener's error, they are the same.

Commissioner Smith made a motion that the Planning Commission forward the FY2017-2021 Capital Improvement Program (CIP), as summarized by the Public Services Director at the May 3, 2016 Planning Commission work session, to City Council recommending approval based upon a finding that the CIP is generally consistent with the Comprehensive Plan. The motion was seconded by Commissioner Fieo. Voice vote was taken and the motion passed 5-0.

OLD BUSINESS:

None

OTHER BUSINESS:

Admin approvals – Site plans

SP-16-164 2805-2825 Valley Avenue – minor revision – Hess Auto Center. Vice Chairman Loring moved to approve. Commissioner Fieo seconded. Voice vote was taken and the motion passed 5-0.

SP-16-283 2625 Papermill Rd. – new site plan – PRK Drilling. Vice Chairman Loring moved to approve. Commissioner Fieo seconded. Voice vote was taken and the motion passed 5-0.

SP-16-301 1810 S. Loudoun St. – new site plan – Zaxby’s. Commissioner Fieo moved to approve. Vice Chairman Loring seconded. Voice vote was taken and the motion passed 5-0.

SP-16-311 2150 Valley Ave. – minor revision – Burger King. Commissioner Fieo moved to approve. Vice Chairman Loring seconded. Voice vote was taken and the motion passed 5-0.

SP-15-264 420 Meadow Branch Ave. – new site plan – Ridgewood. Vice Chairman Loring moved to approve. Commissioner Fieo seconded. Voice vote was taken and the motion passed 5-0.

ADJOURN

With no further business before the Commission, the meeting adjourned at 4:22pm.

DRAFT

Planning Commission
June 21, 2016

RZ-16-251 AN ORDINANCE TO REZONE APPROXIMATELY 64 ACRES OF LAND CONTAINING APPROXIMATELY 149 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "Fairmont/Wyck/N Cameron/ N Loudoun Proposed CE District" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 03/25/2016.

REQUEST DESCRIPTION

This publicly sponsored rezoning request is to apply the Corridor Enhancement (CE) District to approximately 64 acres of land (part or all of 149 parcels) along North Loudoun St., North Cameron St., Fairmont Ave., and Wyck St, all designated as key tourist entry route connecting to City's Historical Downtown from US-11 and US-522. The standards and guidelines for the N. Loudoun and N. Cameron/Fairmont/Wyck CE Overlay District were unanimously approved by Council on April 12, 2005 and August 12, 2014 (respectively) and are intended to protect and promote major tourist access routes in the City.

AREA DESCRIPTION

The two proposed CE overlay districts encompass the US Rte 522 tourist entry corridor from the northwest and the US Rte 11 tourist entry corridor from the north. The two entry corridor overlap at the intersection of N. Loudoun St and Wyck St. See attached exhibit map and list of parcels.

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 an initial 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 most recent Strategic Plan adopted by Council on 12-8-15, includes Goal #II to 'Promote and accelerate revitalization of catalyst sites and other areas throughout the city. Under Objective B, Strategy 2, it includes an Action item that reads: "Implement additional Corridor Enhancement Districts to enhance the city's entryway."

Council has previously approved CE Districts for Millwood Avenue, Berryville Avenue, Valley Avenue, Amherst Street, Cedar Creek Grade, National Avenue and portions of S. Pleasant Valley Rd and E. Cork Street. The overlay CE zoning for the northernmost section of Valley Avenue has not been adopted yet.

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 Fairmont/Wyck/N Cameron St and N. Loudoun Street CE Districts 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 boundaries of these two CE districts follow much of the historically significant N. Frederick Pike and Valley Pike routes which are designated as U.S. Routes 522 and 11 respectively. US Rte 522 connects Selinsgrove, PA and Powhatan, VA. Notably, it is a popular connection from I-68 and I-70 near Hancock, MD to Winchester, serving tourists coming from the Ohio Valley and western PA areas. US Rte 11 provides access into the City from I-81 at Exit 317 just north of the City. N. Loudoun St provides a direct connection between the historic Ft Collier Civil War site and the Winchester Historic District for tourist traveling the Va Civil War Trails network. Fairmount Ave provides a direct tourist route between the Star Ft site just outside the City and the historic district, including the Stonewall Jackson Museum on N. Braddock St and the Ft Loudoun site on N. Loudoun St.

The Rte 522 is a key link on the Apple Trail promoted by the Convention and Visitors Bureau (CVB) connecting the Virginia Farm Market to Old Town, passing the National Fruit Products facility as well as current and former apple storage facilities on the way. Among other food and beverage destinations, tourists seeking the Escutcheon Brewery on Commercial St and the Winchester Brew Works on N. Cameron St are also served by these corridors.

CITIZEN COMMENTS

Staff held a public information session on May 4, 2016 and received numerous questions and comments from a few of the dozen or so people in attendance regarding the CE district and standards and provisions. One of the concerns brought up during the public information meeting was the requirement for undergrounding overhead utilities when any change of use invoking an increases parking occurs (see §14.2-8.4j). A parking amendment that was adopted by City Council subsequent to the CE District standards being adopted in 2005 mostly eliminated any applicability of the increased parking being invoked by any changes of use internal to an existing building. That particular standard is, therefore, no more restrictive within CE overlay districts than it is in non-CE areas. Staff is receptive to discussing the matter with the Planning Commission and possibly initiating a Text Amendment to abolish this CE-specific provision.

Planning Commission unanimously initiated the rezoning request at the May 17, 2016 regular meeting consistent with the recommendations of the Comprehensive Plan and the Strategic Plan.

RECOMMENDATION

A possible favorable motion could read:

MOVE, that the Planning Commission forward **RZ-16-251** to City Council recommending approval as depicted on an exhibit entitled: "Fairmont/Wyck/N Cameron/ N Loudoun proposed CE district" prepared by Winchester Planning Department on 03/25/2016 because the rezoning protects and promotes the aesthetic character and functionality of major tourist access corridors leading into the local and national Historic Winchester District as called for in the Comprehensive Plan

A motion to table the request could read:

MOVE, that the Planning Commission table **RZ-16-251** until {date} to allow additional time to...

AN ORDINANCE TO REZONE APPROXIMATELY 64 ACRES OF LAND CONTAINING APPROXIMATELY 149 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "Fairmont/Wyck/N Cameron/ N Loudoun Proposed CE District" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 03/25/2016

RZ-16-251

WHEREAS, the Planning Commission resolved at its May 17, 2016 meeting to initiate the rezoning of this land as a publicly sponsored rezoning; and,

WHEREAS, it is in the interest of the City to protect and promote the aesthetic character and functionality of major tourist access corridors leading into the local and national Historic districts; 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 enhance the overall appearance of the City's corridors, while improving access along the corridors through increased walkability and interconnectivity; and,

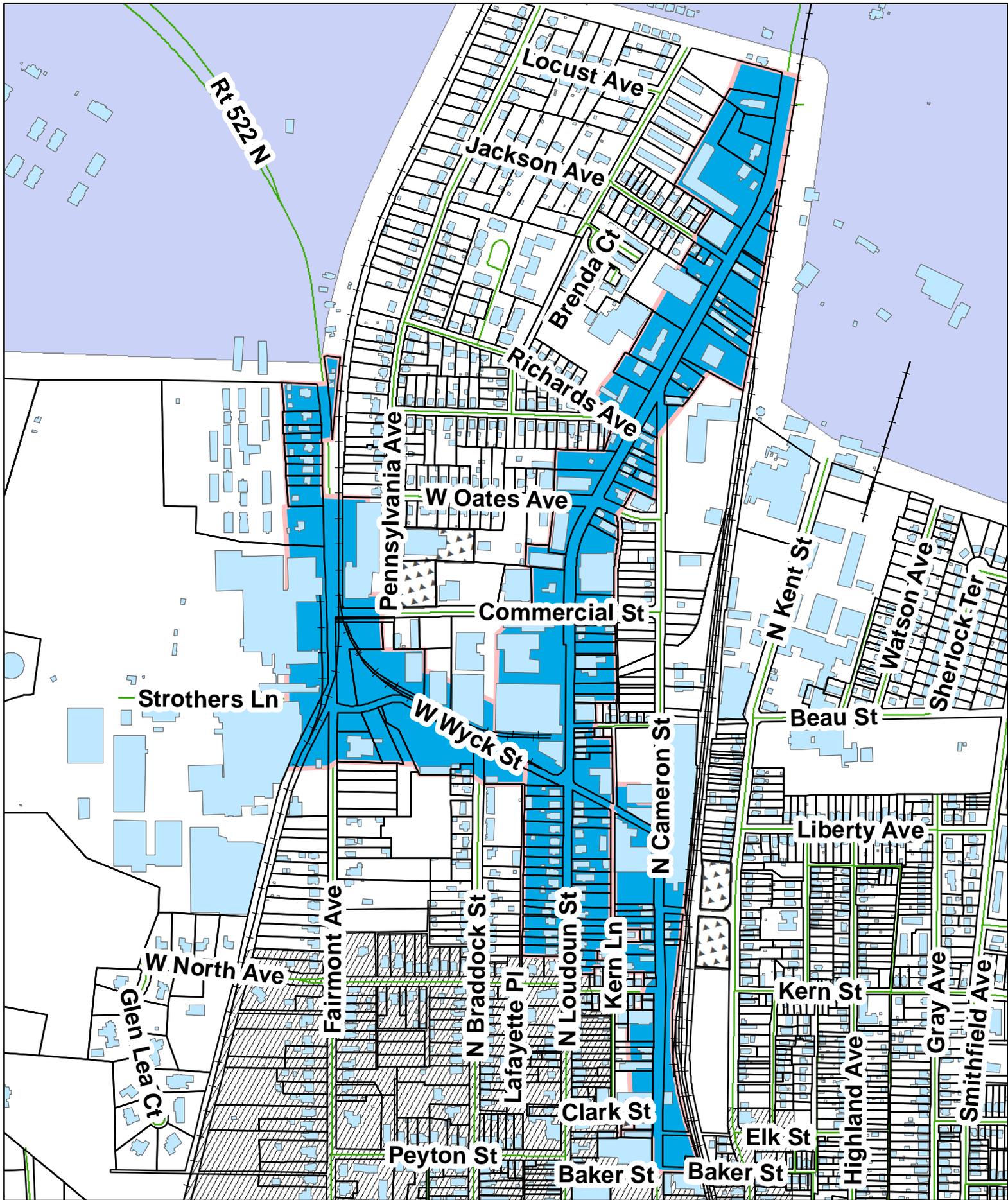
WHEREAS, the Planning Commission has studied the existing physical development, land use, zoning, topography, and view sheds of the Fairmont Avenue/Wyck Street/N Cameron Street corridor and the N Loudoun Street corridor and has identified properties along the corridors that are suitable for inclusion in the Corridor Enhancement District; and,

WHEREAS, the City held a Public Information Meeting on May 4, 2016, pertaining to these proposed CE Districts.

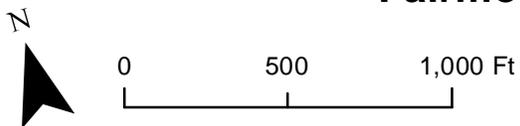
WHEREAS, the Planning Commission forwarded the request to Council on June 21, 2016 recommending approval of the rezoning as depicted on an exhibit entitled "Fairmont/Wyck/N Cameron/ N Loudoun proposed CE district" prepared by Winchester Planning Department on 03/25/2016 because the rezoning protects and promotes the aesthetic character and functionality of major tourist access corridors leading into the local and national Historic Winchester District as called for in the Comprehensive Plan; and,

WHEREAS, a synopsis of this Ordinance has been duly advertised and a Public Hearing has been conducted by the Common Council of the City of Winchester, Virginia, all as required by the Code of Virginia, 1950, as amended, and the said Council has determined that the rezoning associated with these properties herein designated is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Winchester, Virginia that the following land is hereby rezoned to establish Corridor Enhancement (CE) District:



**Fairmont/Wyck/N Cameron/ N Loudoun
Proposed CE District**



 CE Fairmont/Wyck/N Cameron/ N Loudoun

Fairmont/Wyck/N Cameron Proposed CE District
Prepared by Winchester Planning Department on 03/25/2016

| Number | Range | Street | Tax Map ID | Current Zoning | Proposed Zoning |
|--------|----------|------------|-------------------|----------------|-----------------|
| 130 | | BAKER | 173-01-W- 1- 2> | CM1 | CM1(CE) |
| 573 | | BRADDOCK | 153-01-B- 24- > | HR | HR(CE) |
| 580 | | BRADDOCK | 153-01-D- 25- 26> | HR | HR(CE) |
| 419 | | N CAMERON | 173-01-L- 10A- > | CM1 | CM1(CE) |
| 423 | | N CAMERON | 173-01-L- 10B- > | CM1 | CM1(CE) |
| 425 | | N CAMERON | 173-01-L- 9- > | CM1 | CM1(CE) |
| 427 | | N CAMERON | 173-01-K- 1- > | CM1 | CM1(CE) |
| 435 | | N CAMERON | 173-01-K- 2- > | CM1 | CM1(CE) |
| 437 | | N CAMERON | 173-01-K- 3- > | CM1 | CM1(CE) |
| 439 | | N CAMERON | 173-01-K- 4- > | CM1 | CM1(CE) |
| 441 | | N CAMERON | 173-01-K- 5- > | CM1 | CM1(CE) |
| 449 | -451 | N CAMERON | 173-01-K- 6- > | CM1 | CM1(CE) |
| 455 | | N CAMERON | 173-01-K- 7- > | HR1 | HR1(CE) |
| 459 | | N CAMERON | 173-01-K- 8- > | HR1 | HR1(CE) |
| 501 | | N CAMERON | 153-01-E- 23- > | HR1 | HR1(CE) |
| 505 | -507 | N CAMERON | 153-01-E- 24- > | HR1 | HR1(CE) |
| 509 | | N CAMERON | 153-01-E- 25- > | HR1 | HR1(CE) |
| 513 | | N CAMERON | 153-01-E- 26- > | HR1 | HR1(CE) |
| 514 | | N CAMERON | 153-01-F- 4- > | CM1 | CM1(CE) |
| 516 | -516 1/2 | N CAMERON | 153-01-F- 3- > | CM1 | CM1(CE) |
| 517 | | N CAMERON | 153-01-E- 27- > | HR1 | HR1(CE) |
| 519 | | N CAMERON | 153-01-E- 28- > | HR1 | HR1(CE) |
| 520 | | N CAMERON | 153-01-F- 2- > | CM1 | CM1(CE) |
| 521 | | N CAMERON | 153-01-E- 29- > | HR1 | HR1(CE) |
| 522 | | N CAMERON | 153-01-F- 1- > | CM1 | CM1(CE) |
| 523 | | N CAMERON | 153-01-E- 30- > | HR1 | HR1(CE) |
| 525 | | N CAMERON | 153-01-E- 31- > | HR1 | HR1(CE) |
| 536 | -598 | N CAMERON | 154-01-B- 1- > | CM1 | CM1(CE) |
| 537 | | N CAMERON | 153-01-E- 32- > | CM1 | CM1(CE) |
| 563 | -599 | N CAMERON | 153-01-G- 9- > | CM1 | CM1(CE) |
| 670 | -700 | N CAMERON | 134-03- - 50A- > | M2 | M2(CE) |
| 685 | | N CAMERON | 134-01-A- 5A- > | B2 | B2(CE) |
| 702 | | N CAMERON | 134-03- - 54- > | B2 | B2(CE) |
| 704 | | N CAMERON | 134-03- - 53- > | B2 | B2(CE) |
| 145 | | COMMERCIAL | 153-01-I- 7- > | M1 | M1(CE) |
| 147 | | COMMERCIAL | 153-01-I- 8- > | M1 | M1(CE) |
| 151 | | COMMERCIAL | 153-01-I- 4- > | M1 | M1(CE) |
| 210 | | COMMERCIAL | 133-01- - D- > | M1 | M1(CE) |
| 531 | | FAIRMONT | 153-01- - 3- > | M1 | M1(CE) |
| 536 | | FAIRMONT | 153-01-B- 32- > | M1 | M1(CE) |
| 551 | -799 | FAIRMONT | 153-01- - 2 > | M1 | M1(CE) |
| 554 | | FAIRMONT | 153-01-B- 27- > | M1 | M1(CE) |
| 700 | | FAIRMONT | 153-01- - 1- > | M1 | M1(CE) |

Fairmont/Wyck/N Cameron Proposed CE District

Prepared by Winchester Planning Department on 03/25/2016

| Number | Range | Street | Tax Map ID | Current Zoning | Proposed Zoning |
|--------|-------|-----------|------------------|----------------|-----------------|
| 801 | | FAIRMONT | 133-01-- A- > | M1 | M1(CE) |
| 871 | | FAIRMONT | 133-05-- 7- > | M1 | M1(CE) |
| 873 | | FAIRMONT | 133-05-- 6- > | M1 | M1(CE) |
| 875 | | FAIRMONT | 133-05-- 5- > | M1 | M1(CE) |
| 877 | | FAIRMONT | 133-05-- 4- > | M1 | M1(CE) |
| 879 | | FAIRMONT | 133-05-- 3- > | M1 | M1(CE) |
| 881 | | FAIRMONT | 133-05-- 2- > | M1 | M1(CE) |
| 883 | | FAIRMONT | 133-05-- 1- > | M1 | M1(CE) |
| 886 | | FAIRMONT | 133-01-- C- > | MR | MR(CE) |
| 893 | | FAIRMONT | 133-05-- 1A- > | M1 | M1(CE) |
| 421 | -499 | N KENT | 173-01-W- 2A- >T | CM1 | CM1(CE) |
| 560 | | N LOUDOUN | 153-01-G- 7- > | CM1 | CM1(CE) |
| 605 | -625 | N LOUDOUN | 153-01-I- 1- > | M1 | M1(CE) |
| 202 | | WYCK | 153-01-I- 5- > | M1 | M1(CE) |
| 205 | | WYCK | 153-01-B- 25C- > | M1 | M1(CE) |
| 206 | | WYCK | 153-01-I- 6- > | M1 | M1(CE) |
| 209 | | WYCK | 153-01-B- 25B- > | M1 | M1(CE) |
| 213 | | WYCK | 153-01-B- 26- > | M1 | M1(CE) |

N Loudoun Proposed CE District

Prepared by Winchester Planning Department on 03/25/2016

| Number | Range | Street | Tax Map ID | Current Zoning | Proposed Zoning |
|--------|----------|-----------|------------------|----------------|-----------------|
| 15 | | JACKSON | 134-03- - 13- > | B2 | B2(CE) |
| 17 | | JACKSON | 134-03- - 14- > | B2 | B2(CE) |
| 504 | | N LOUDOUN | 153-01-E- 17- > | HR1 | HR1(CE) |
| 505 | | N LOUDOUN | 153-01-D- 10- > | HR1 | HR1(CE) |
| 506 | | N LOUDOUN | 153-01-E- 16- > | HR1 | HR1(CE) |
| 510 | | N LOUDOUN | 153-01-E- 15- > | HR1 | HR1(CE) |
| 512 | | N LOUDOUN | 153-01-E- 14- > | HR1 | HR1(CE) |
| 513 | | N LOUDOUN | 153-01-D- 11- > | HR1 | HR1(CE) |
| 514 | | N LOUDOUN | 153-01-E- 13- > | HR1 | HR1(CE) |
| 515 | | N LOUDOUN | 153-01-D- 12- > | HR1 | HR1(CE) |
| 518 | | N LOUDOUN | 153-01-E- 12- > | HR1 | HR1(CE) |
| 520 | | N LOUDOUN | 153-01-E- 11- > | HR1 | HR1(CE) |
| 521 | | N LOUDOUN | 153-01-D- 13- > | HR1 | HR1(CE) |
| 521 | 521 1/2 | N LOUDOUN | 153-01-D- 14- > | HR1 | HR1(CE) |
| 522 | | N LOUDOUN | 153-01-E- 10- > | HR1 | HR1(CE) |
| 523 | | N LOUDOUN | 153-01-D- 14A- > | HR1 | HR1(CE) |
| 526 | | N LOUDOUN | 153-01-E- 9- > | HR1 | HR1(CE) |
| 527 | | N LOUDOUN | 153-01-D- 15- > | HR1 | HR1(CE) |
| 528 | | N LOUDOUN | 153-01-E- 8- > | HR1 | HR1(CE) |
| 529 | | N LOUDOUN | 153-01-D- 16- > | HR1 | HR1(CE) |
| 531 | -533 | N LOUDOUN | 153-01-D- 17- > | HR1 | HR1(CE) |
| 532 | | N LOUDOUN | 153-01-E- 7- > | HR | HR(CE) |
| 536 | | N LOUDOUN | 153-01-E- 6- > | HR | HR(CE) |
| 537 | | N LOUDOUN | 153-01-D- 18- > | HR1 | HR1(CE) |
| 539 | | N LOUDOUN | 153-01-D- 19- > | HR1 | HR1(CE) |
| 540 | -544 | N LOUDOUN | 153-01-E- 5A- > | HR | HR(CE) |
| 541 | | N LOUDOUN | 153-01-D- 20- > | HR1 | HR1(CE) |
| 545 | | N LOUDOUN | 153-01-D- 21- > | HR | HR(CE) |
| 548 | -548 1/2 | N LOUDOUN | 153-01-E- 3- > | HR | HR(CE) |
| 550 | | N LOUDOUN | 153-01-E- 2- > | HR | HR(CE) |
| 551 | | N LOUDOUN | 153-01-D- 22- > | HR | HR(CE) |
| 552 | | N LOUDOUN | 153-01-E- 1- > | HR | HR(CE) |
| 553 | -553 1/2 | N LOUDOUN | 153-01-D- 23- > | HR | HR(CE) |
| 555 | | N LOUDOUN | 153-01-D- 24- > | HR | HR(CE) |
| 564 | | N LOUDOUN | 153-01-G- 5- > | CM1 | CM1(CE) |
| 566 | | N LOUDOUN | 153-01-G- 4- > | CM1 | CM1(CE) |
| 568 | -570 | N LOUDOUN | 153-01-G- 3- > | CM1 | CM1(CE) |
| 572 | | N LOUDOUN | 153-01-G- 2- > | CM1 | CM1(CE) |
| 574 | | N LOUDOUN | 153-01-G- 1- > | CM1 | CM1(CE) |
| 600 | | N LOUDOUN | 153-01-H- 12- > | CM1 | CM1(CE) |
| 608 | -610 | N LOUDOUN | 153-01-H- 11- > | CM1 | CM1(CE) |
| 612 | | N LOUDOUN | 153-01-H- 10- > | CM1 | CM1(CE) |
| 614 | | N LOUDOUN | 153-01-H- 9- > | CM1 | CM1(CE) |
| 618 | -624 | N LOUDOUN | 153-01-H- 8- > | CM1 | CM1(CE) |

N Loudoun Proposed CE District

Prepared by Winchester Planning Department on 03/25/2016

| Number | Range | Street | Tax Map ID | Current Zoning | Proposed Zoning |
|--------|----------|-----------|------------------|----------------|-----------------|
| 626 | | N LOUDOUN | 153-01-H- 7- > | CM1 | CM1(CE) |
| 630 | | N LOUDOUN | 153-01-H- 6- > | CM1 | CM1(CE) |
| 632 | -632 1/2 | N LOUDOUN | 153-01-H- 5- > | CM1 | CM1(CE) |
| 638 | | N LOUDOUN | 153-01-H- 4- > | CM1 | CM1(CE) |
| 648 | | N LOUDOUN | 154-01-N- 2- 3> | CM1 | CM1(CE) |
| 660 | -668 | N LOUDOUN | 154-01-N- 1- > | CM1 | CM1(CE) |
| 661 | | N LOUDOUN | 153-01-J- 1- > | B2 | B2(CE) |
| 663 | | N LOUDOUN | 133-09- - 3- > | B2 | B2(CE) |
| 665 | -673 | N LOUDOUN | 133-09- - 2- > | CM1 | CM1(CE) |
| 672 | | N LOUDOUN | 154-07- - 2- > | CM1 | CM1(CE) |
| 674 | | N LOUDOUN | 154-07- - 3- > | B2 | B2(CE) |
| 682 | | N LOUDOUN | 134-01-A- 8- > | B2 | B2(CE) |
| 685 | | N LOUDOUN | 133-04- - A1- > | CM1 | CM1(CE) |
| 688 | | N LOUDOUN | 134-01-A- 6- > | B2 | B2(CE) |
| 690 | | N LOUDOUN | 134-01-A- 5- > | B2 | B2(CE) |
| 691 | | N LOUDOUN | 134-02- - 1B- > | CM1 | CM1(CE) |
| 692 | | N LOUDOUN | 134-01-A- 4- > | B2 | B2(CE) |
| 694 | | N LOUDOUN | 134-01-A- 3- > | B2 | B2(CE) |
| 696 | | N LOUDOUN | 134-01-A- 2- > | B2 | B2(CE) |
| 697 | | N LOUDOUN | 134-02- - 1C- > | B2 | B2(CE) |
| 698 | | N LOUDOUN | 134-01-A- 1- > | B2 | B2(CE) |
| 705 | | N LOUDOUN | 134-03- - 2- > | B2 | B2(CE) |
| 706 | | N LOUDOUN | 134-03- - 51A- > | B2 | B2(CE) |
| 709 | | N LOUDOUN | 134-03- - 3- > | B2 | B2(CE) |
| 716 | | N LOUDOUN | 134-03- - 47- > | CM1 | CM1(CE) |
| 718 | | N LOUDOUN | 134-03- - 46- > | CM1 | CM1(CE) |
| 720 | | N LOUDOUN | 134-03- - 45- > | CM1 | CM1(CE) |
| 724 | | N LOUDOUN | 134-03- - 44- > | CM1 | CM1(CE) |
| 725 | | N LOUDOUN | 134-03- - 4- > | B2 | B2(CE) |
| 726 | | N LOUDOUN | 134-03- - 43- > | CM1 | CM1(CE) |
| 730 | -738 | N LOUDOUN | 134-03- - 42- > | CM1 | CM1(CE) |
| 731 | -735 | N LOUDOUN | 134-03- - 12A- > | B2 | B2(CE) |
| 740 | -742 | N LOUDOUN | 134-03- - 41- > | B2 | B2(CE) |
| 800 | | N LOUDOUN | 134-03- - 40- > | B2 | B2(CE) |
| 805 | | N LOUDOUN | 134-03- - 33- > | B2 | B2(CE) |
| 807 | -823 | N LOUDOUN | 134-05- - 6- > | B2 | B2(CE) |
| 808 | -820 | N LOUDOUN | 134-03- - 39- > | B2 | B2(CE) |
| 824 | | N LOUDOUN | 134-03- - 38- > | B2 | B2(CE) |
| 828 | | N LOUDOUN | 134-03- - 37- > | B2 | B2(CE) |
| 829 | | N LOUDOUN | 134-06- - 2- > | B2 | B2(CE) |
| 833 | | N LOUDOUN | 134-06- - 1- > | B2 | B2(CE) |
| 901 | | N LOUDOUN | 134-03- - 36- > | B2 | B2(CE) |
| 903 | | N LOUDOUN | 134-03- - 35- > | B2 | B2(CE) |
| 6 | | RICHARDS | 134-03- - 1- > | B2 | B2(CE) |

Planning Commission
June 21, 2016

CUP-16-287 Request of Tracy Themak of Donohue & Stearns, PLC on behalf of Milestone Communications for a conditional use permit for a telecommunication facility at 48 S. Purcell Ave (Map Number 215-01-2) zoned Education, Institution and Public Use (EIP) District.

REQUEST DESCRIPTION

The request is for a new telecommunications facility, which includes a 100-foot monopole tower to be located on the Daniel Morgan Middle School Property at 48 S. Purcell Street.

AREA DESCRIPTION

The subject parcel is located at the corner of S. Purcell Ave. and Cork St. and is zoned Education, Institution and Public Use (EIP) District. The adjacent properties to the north, east, and west of the subject parcel is primarily residential neighborhoods zoned Medium Density (MR) Residential District. To the south across Cork St is City owned Jim Barnett Park zoned EIP.



STAFF COMMENTS

The request is described in a Statement of Compliance letter submitted May 2, 2016 from the applicant (see attachment). The letter also references the related site plan which was submitted concurrent with the CUP. As stated in the letter, the request involves the construction of a 2,625 sq. ft. telecommunication facility compound which will consist of a 100-foot telecommunications monopole tower to support the increased demand for wireless telecommunications. The applicant notes this proposed telecommunication facility will provide improved wireless coverage to residents, businesses, visitors, and emergency response. The proposed monopole tower will be constructed to a height of 100 feet which meets the maximum threshold allowed in the EIP zoning district.

Section 18-2-1.2 allows for CUP consideration of communications facilities in the EIP 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.*

As stated in the May 2, 2016 statement of compliance letter, the site selection the proposed tower was carefully researched by the applicant. Consideration to other locations were considered but ultimately the location at 48 South Purcell was selected examined for providing sufficient coverage, meeting capacity demands, and being a more desirable location.

- 2) *The applicant has executed a Letter of Intent to share space on their tower and negotiate in good faith with other interested parties.*

As noted in the letter from the applicant, the tower will have space to accommodate up to four future carriers interested in collocating.

- 3) *The tower height is no more than the minimum to accomplish required coverage.*

As stated in the letter, the height of the tower is designed to be 100 feet and meets the EIP 100 foot height restriction.

- 4) *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 facility has been designed as a monopole and will be sited to the south of the track and field in the southern corner of the parcel. Access to the facility will be gained via the existing asphalt bike trail (currently 8.5' wide – will be widened to 10' for portion used to access the facility compound.

- 5) *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 applicant states there will be minimal tree clearing and additional landscaping will be provided to help mitigate any visual impact as shown in the landscape plan in the Site Plan.

- 6) *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.*

The applicant has indicated the proposed facility will be designed and operate in accordance with all applicable federal laws in regards to health and safety.

RECOMMENDATION

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

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-16-287** 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;
3. Submit a bond at 150% of the estimated equipment removal costs guaranteeing removal of the facilities should the use cease; and,
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.

Statement of Compliance
Conditional Use Permit/ Minor Site Plan
Milestone Communications

Proposed Telecommunications Facility

The Applicant, Milestone Communications (“Milestone”), is seeking a Conditional Use Permit (“CUP”) pursuant to §§ 16.1-2-1 and 18-2-1.2 of the City of Winchester Zoning Ordinance (the “Zoning Ordinance”) to allow for the installation of a 100’ monopole and ancillary 75’ x 35’ equipment compound (the “proposed facility” or the “facility”) at the Daniel Morgan Middle School (Tax Map ID 215 - - 1 -2 -) located at 48 South Purcell Street Winchester, Virginia 22601. The parcel is owned by the City of Winchester School Board and is in the Education, Institution and Public Use (“EIP”) District.

Shenandoah Personal Communications LLC (“Shentel”) will install its antennas (antenna details are provided on Sheets Z-5 and Z-5A of the Zoning Drawings dated 4/20/16) at a RAD center of 95’ in order to improve coverage in the neighborhood surrounding Jim Barnett Park and East Cork Street and offload capacity from other surrounding sites. Before deciding to locate the facility at the Daniel Morgan Middle School, Shentel considered three (3) alternate sites including the parcel owned by Darrin Jones behind the Jones Funeral Home, the playing fields in Jim Barnett Park and the BMS track on the park property. These alternatives were ruled out due to access issues, lack of available space for ancillary equipment and lack of landlord interest, respectively. Further detail on the improved coverage and alternate parcels considered is contained in the RF Justification Statement prepared by Shentel (dated 4/4/16) and submitted as part of this application.

Compliance with Section 18-2 of the City of Winchester Zoning Ordinance

18-2-1 CONDITIONAL USE PERMIT.

18-2-1.1

Conditional use permits may be granted by the City Council for any of the uses for which a permit is required by the provisions of this Ordinance. In granting any such use permit, the City Council may impose any such conditions in connection therewith as will assure that it will conform with the requirements contained herein and will continue to do so, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. A conditional use permit shall not be issued unless the City Council shall find that:

- a. The proposal as submitted or as modified 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. Among matters to be considered in this connection are traffic congestion, noise, lights, dust,

odor, fumes, and vibration, with due regard for timing of operation, screening, and other matters which might be regulated to mitigate adverse impact.

Applicant's Response

The proposed facility will pose no adverse effects on the neighborhood or its residents. The facility will not generate any noise, light, dust, odor, fumes or vibration. It is an unmanned facility which will operate 24 hours per day, 365 days per year. The facility will not cause any increase in traffic as it will require only one to two (1-2) maintenance visits per month by a service technician in an SUV-type vehicle. The Applicant has also proposed to install additional landscaping to mitigate the visual impact of the monopole and equipment compound.

- b. The proposal as submitted or modified will conform to the Comprehensive Plan, or to specific elements of such plan, and the official policies adopted in relation thereto, including the purposes and the expressed intent of this Ordinance.

Applicant's Response

The proposed facility will not only improve wireless service for those living, working and traveling through the City of Winchester, it will also provide the seamless wireless coverage that emergency response personnel rely upon. The facility will work in conjunction with other Shentel sites in the vicinity to improve both voice and data services to subscribers.

18-2-1.2 Telecommunications Facilities

- A. For the purposes of this section, the following definitions shall apply:

- 1. Telecommunications Facility: Any antenna, antenna array or other communications equipment consisting of personal wireless services, as defined in the Federal Telecommunications Act of 1996, which includes FCC licensed commercial wireless telecommunications services, including cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), and paging, as well as unlicensed wireless services and common carrier wireless exchange access services, and similar services that currently exist or that may in the future be developed. Where reference is made to a telecommunications facility, unless otherwise specified or indicated by context, such reference will be deemed to include the support structure on which the antenna or other communications equipment is mounted, transmission cables, and any associated equipment shelter.
- 2. New Telecommunications Facility: The establishment of a telecommunications facility, on a tower, building, or other support structure, where such facility does not presently exist.

Applicant's Response

The proposed facility constitutes a "New Telecommunications Facility."

B. Proposals for new telecommunications facilities or major modifications of such facilities shall demonstrate the following: (2/14/96, Case TA-95-07, Ord. No. 002-96; 8/13/13, Case TA-13-198, Ord. No. 2013-21)

1. All possible means for sharing space on existing towers or on existing buildings or other structures have been exhausted and no alternative other than constructing a new tower exists, and if a new tower is proposed, the applicant has executed a Letter of Intent to share space on their tower and negotiate in good faith with other interested parties;

Applicant's Response

There were no structures of sufficient height in the targeted area for improved coverage. As stated above and set forth in additional detail in the attached RF Statement of Justification prepared by Shentel, other locations in Jim Barnett Park and behind the funeral home were considered and ruled out but all similarly required a new structure. The Applicant will provide the four (4) available RAD centers (55', 65', 75' & 85') below the 95' RAD (allocated to Shentel) to wireless carriers interested in collocating on the facility.

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-I, RO- 1, RB-I, or HS Districts, nor 100 feet in the B-i, B-2, CM-i, PC, MC, EIP or HE-1 Districts, nor 200 feet in the M-1 or M-2 Districts;

Applicant's Response

The proposed facility is 100' in height in accordance with the relevant parameters for the EIP District.

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. To this end, the proposal must provide for 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, as a minimum, meet the requirements of Section 1 9-5-6.4d of this 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;

Applicant's Response

The facility has been designed as a monopole and will be sited to the south of the track in the southern corner of the parcel. Access to the facility will be gained via the existing asphalt bike trail (currently 8.5' wide – will be widened to 10' for portion used to access compound - see Sheet Z-2 of the Zoning Drawings dated 4/20/16). The facility will require minimal tree

clearing and additional landscaping will be provided to help mitigate any visual impact. See Sheet Z-10 of the Zoning Drawings dated 4/20/16 and attached hereto.

4. 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.

Applicant's Response

The proposed facility will comply all health and safety guidelines set forth by the federal government.

18-2-3 PROCEDURES.

18-2-3.1

The procedures governing the application for and the granting of conditional use permit where required by this Ordinance shall be as follows: (10/11/83, Case 83-06, Ord. No. 034-83)

18-2-3.2

The applicant, who shall be a record owner, or contract owner with written approval of the owner, of the land involved (if a contract owner, copy of said contract shall be filed with and made a part of application), shall make application for the use permit to the Administrator on the form provided for that purpose, giving all information required by such form, including such other information which the Administrator may deem necessary for an intelligent consideration of the project for which a permit is desired. The application shall be accompanied by the fee as per Section 23-8, evidence of delinquent tax payment per Section 23-9, and disclosure of real party interest per Section 23-10 of this Ordinance and ten (10) copies of the following: (10/13/92, Case TA-92-02, Ord. No. 016-92; 8/16/02, Case TA-02-04, Ord. No. 014-2002)

The Applicant has entered into a lease agreement with the owner of the subject parcel, the City of Winchester School Board. The CUP application form, fees and all other required items are included with this Statement.

18-2-3.3

A site plan in accordance with Article 19 of this Ordinance.

Applicant's Response

The site plan (Sheet Z-1 of the Zoning Drawings dated 4/20/16) is included with the CUP application.

18-2-3.4

The front, side, and rear elevations and floor plans of the proposed buildings.

Applicant's Response

Elevations are provided on Sheet Z-4 of the Zoning Drawings dated 4/20/16.

18-2-3.5

Public Notice and Hearing. The Administrator shall submit the conditional use permit application and copies of the site plan to the Commission, which shall make a recommendation to City Council which shall approve, approve with conditions, or deny the application. No such use permits shall be considered by the Commission or the Council except after notice and hearing as per Section 23-7-1 of this Ordinance. Written notice shall be provided per Section 23-7-2 of this Ordinance for both the Commission and City Council hearings. (2/9/88, Case TA-87-14, Ord. No. 009-88; 10/13/92, Case TA-92-02, Ord. No. 016-92)

Applicant's Response

Milestone will provide written notice in accordance with this subsection.

18-2-3.6

Notification Signs. For the hearing by both the Commission and City Council, the applicant shall place notification signage as per Section 23-7-3 of this Ordinance. (2/9/88, Case TA-87-14, Ord. No. 009-88; 10/13/92, Case TA-92-02, Ord. No. 016-92)

Applicant's Response

Milestone will place notification signs on the parcel in accordance with this subsection.

18-2-3.7

Upon the granting of a use permit, one (1) copy of the site plan, upon which has been indicated the changes or restrictions, if any, required by the City Council or the Board of Zoning Appeals, shall be returned to the applicant, who may thereafter conduct the operations for which permits has been granted only in such manner and for such a time as the permit and the certified drawing shall specify. A use permit shall be valid for only the specific use it covers in the specific location designated.

Applicant's Response

N/A

18-2-3.8

EXPIRATION Notwithstanding any specific provision of any condition imposed by City Council in conjunction with the granting of a Conditional Use Permit which may conflict with this general provision, a Conditional Use Permit shall expire immediately upon any of the following occurrences: a) the use does not commence within one year of approval; b) the use ceases for more than one year; or, c) the use changes to another use allowed in the district. In cases where government action impedes reasonable operation of the use, these provisions shall not include the duration of such restrictions. Where permits are granted for portions of a site and/or structure, the expiration shall apply to just that

portion of the site and/or structure. (10/13/92, Case TA-92-02, Ord. No. 016-92; 6/13/00, Case TA-00-03, Ord. No. 015-2000; 2/10/09, Case TA-08-10, Ord. No. 2009-06)

Applicant's Response

The Applicant understands and agrees.

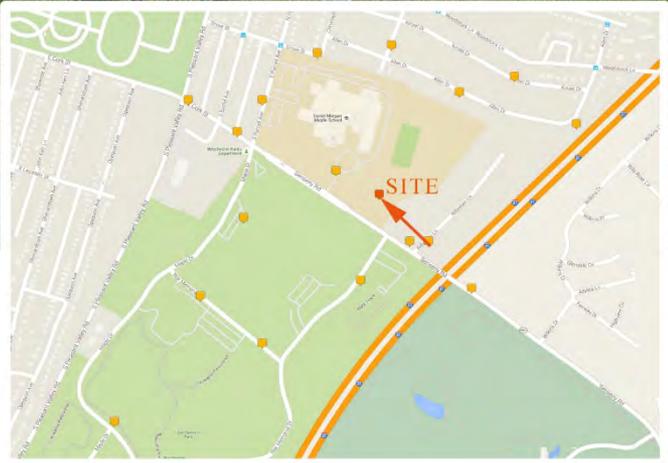
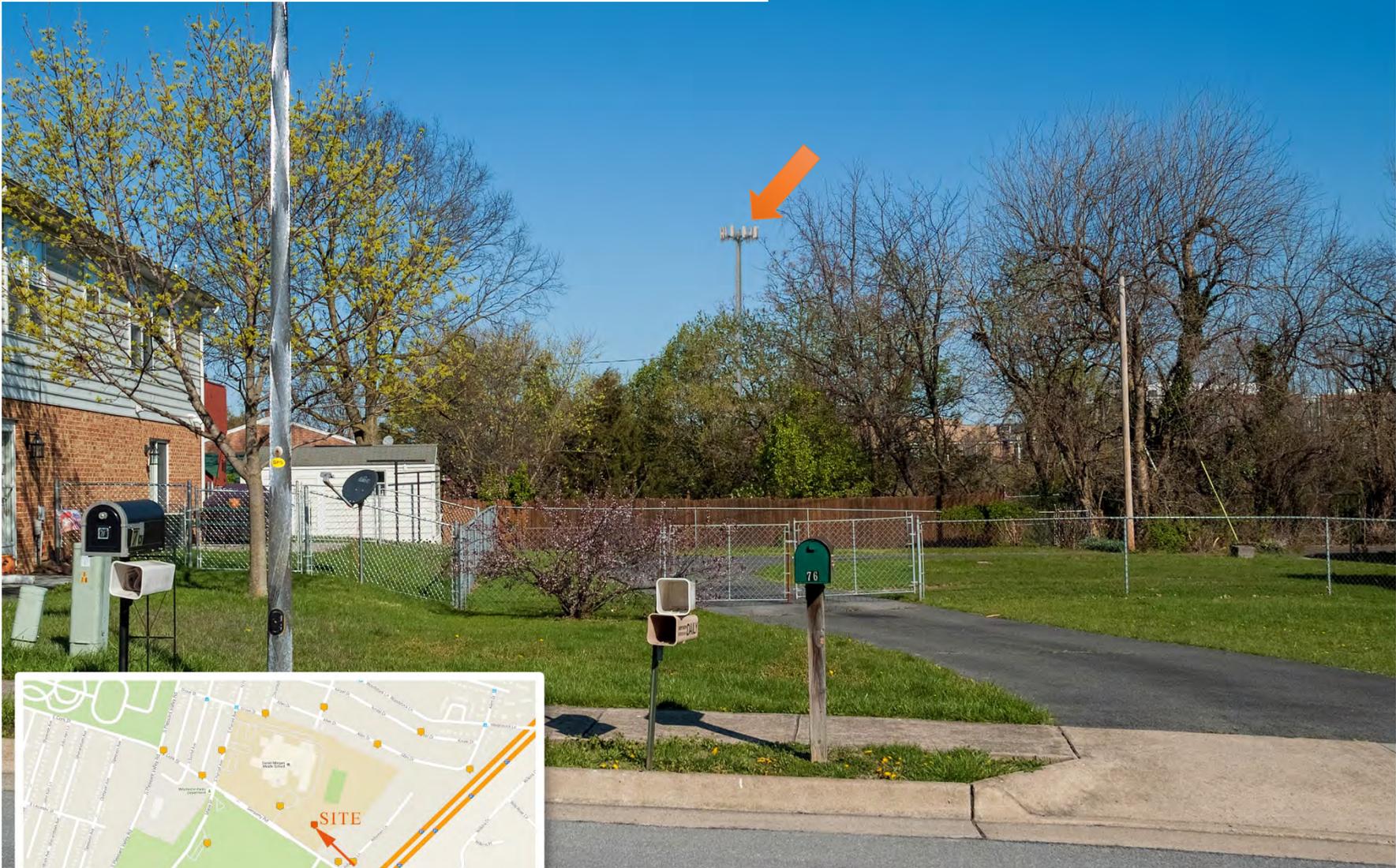
18-2-3.9

REVOCATION BY CITY COUNCIL If the applicant or successor fails to comply with any conditions imposed by City Council per Section 18-2-1.1, City Council may, in accordance with §15.2-2286, Code of Virginia, et seq., either amend or revoke the Conditional Use Permit upon notification from the Administrator of such failure to comply. No such amendment or revocation shall be considered by City Council until a public hearing has been held per Section 23-7-1 of this Ordinance. (2/10/09, Case TA-08-10, Ord. No. 2009-06)

Applicant's Response

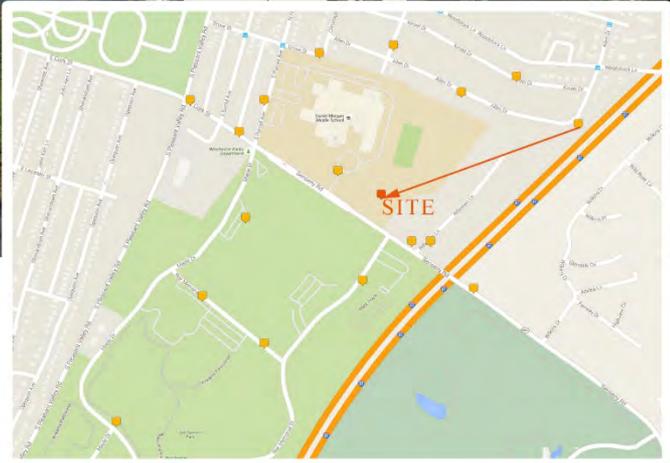
The Applicant understands and agrees.

Photo 1: View from Riflemen lane



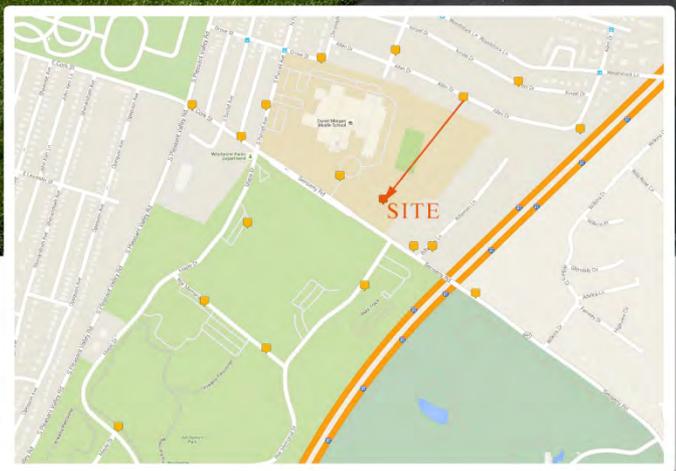
DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 2: View from Allen Drive



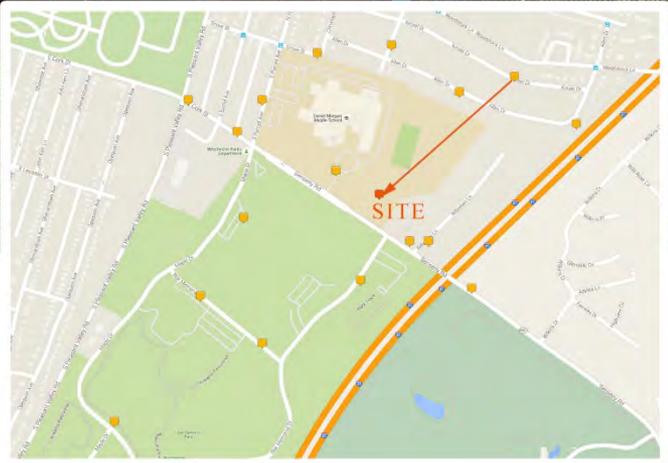
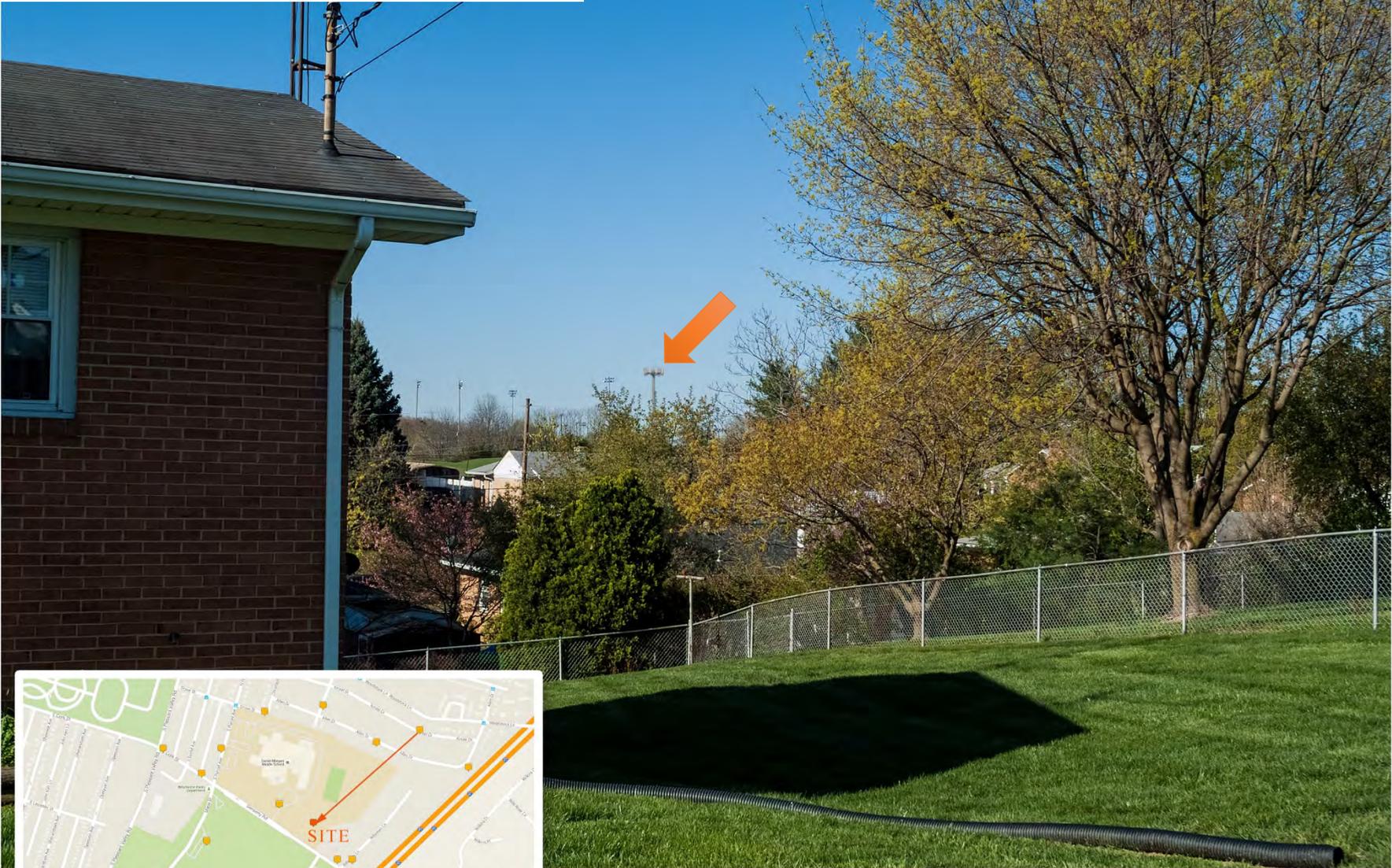
DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 3: View from Allen Drive



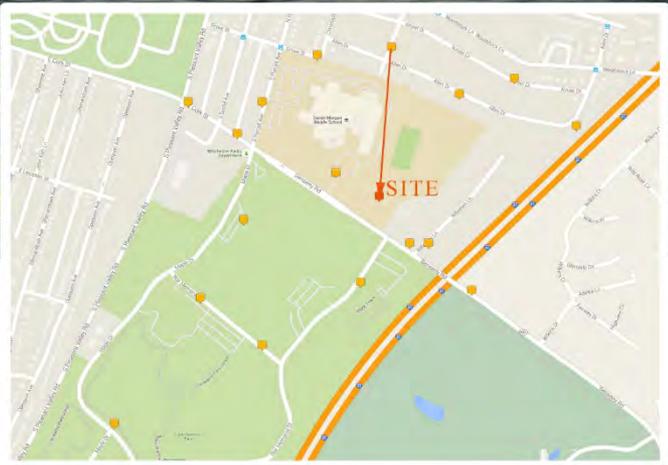
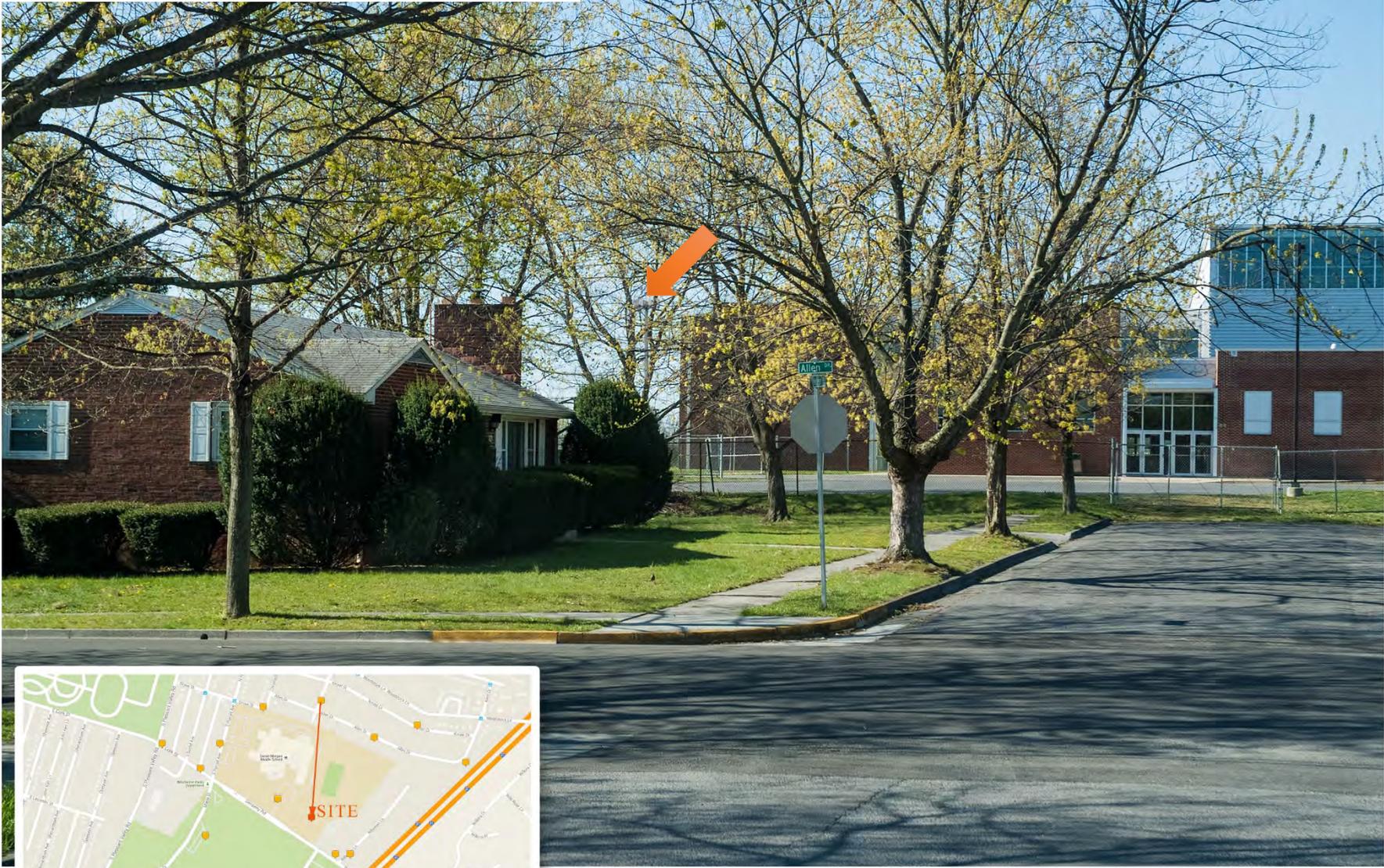
DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 4: View from Kinzel Drive



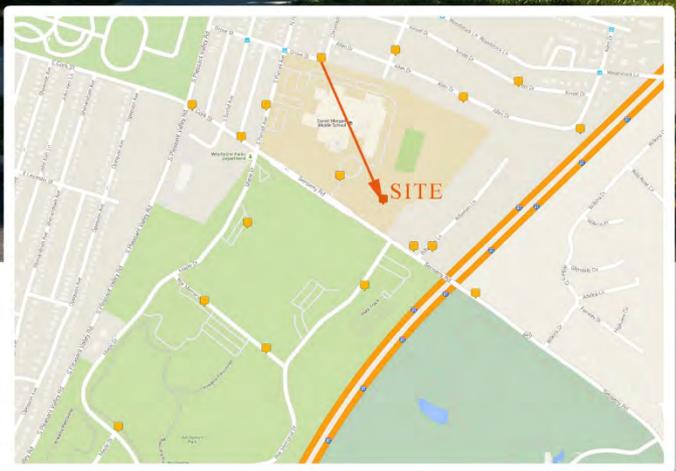
DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 5: View from Moldren Drive



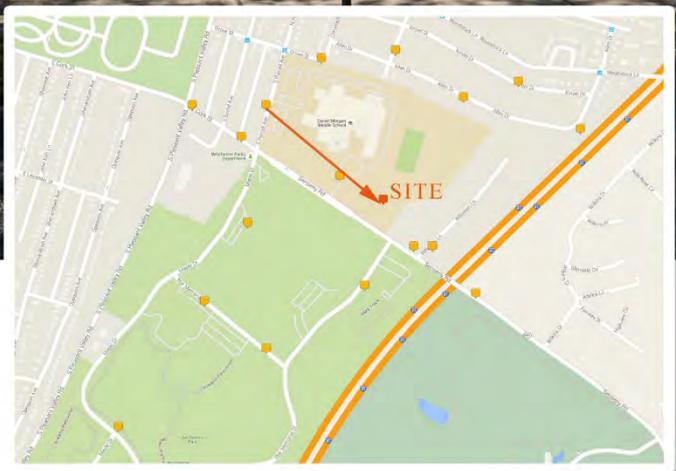
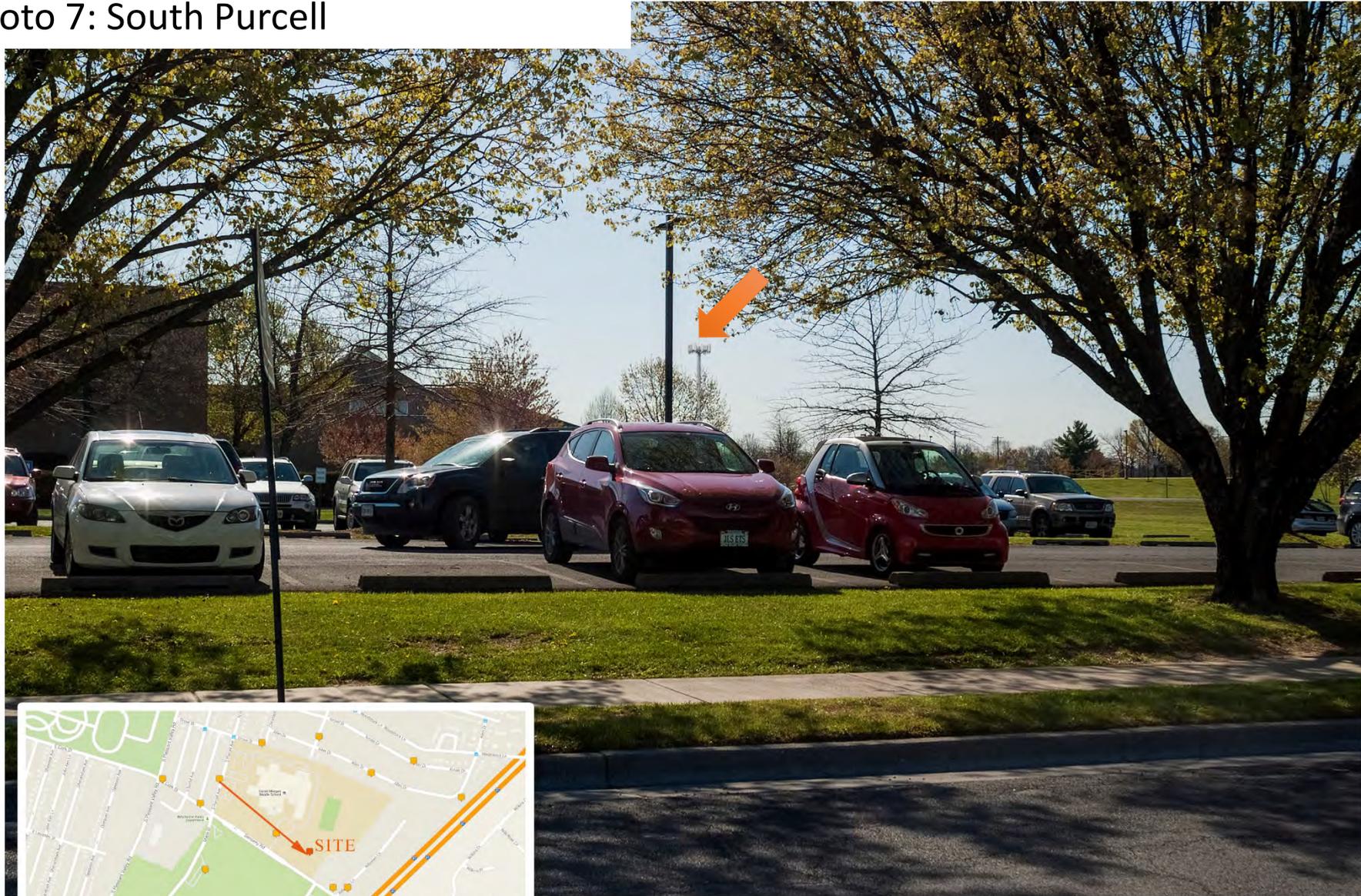
DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 6: View from Christopher Drive



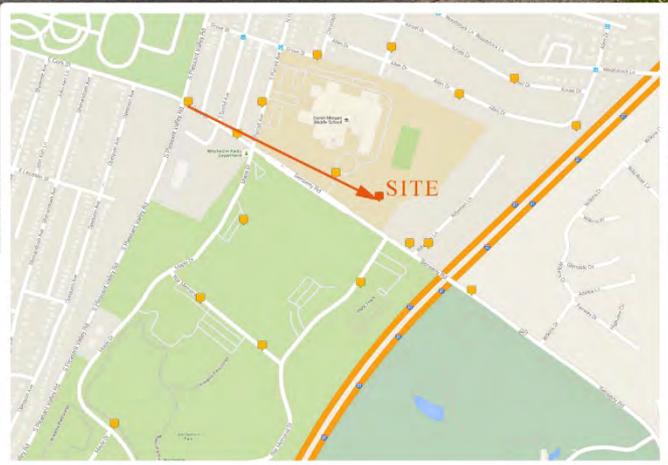
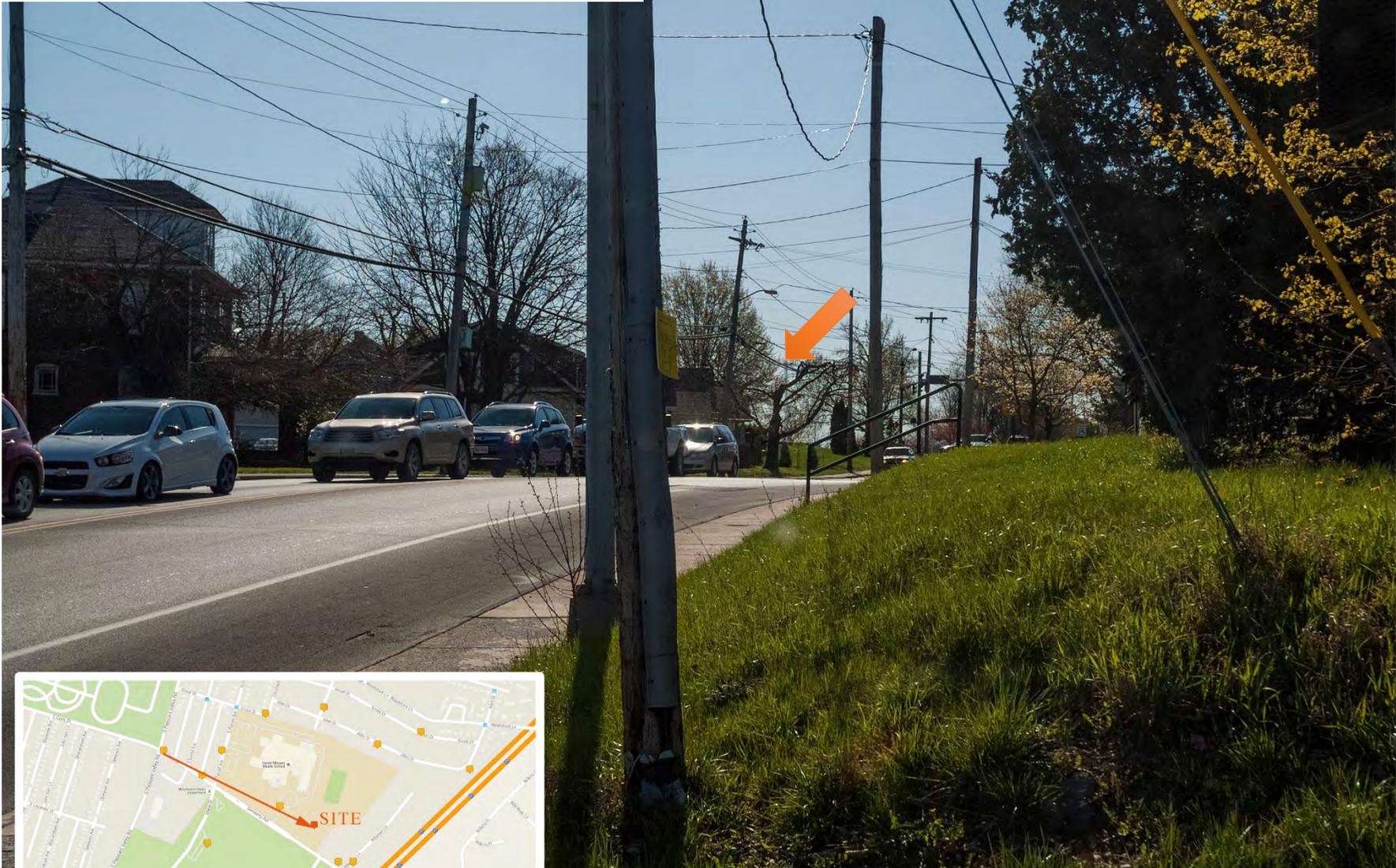
DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 7: South Purcell



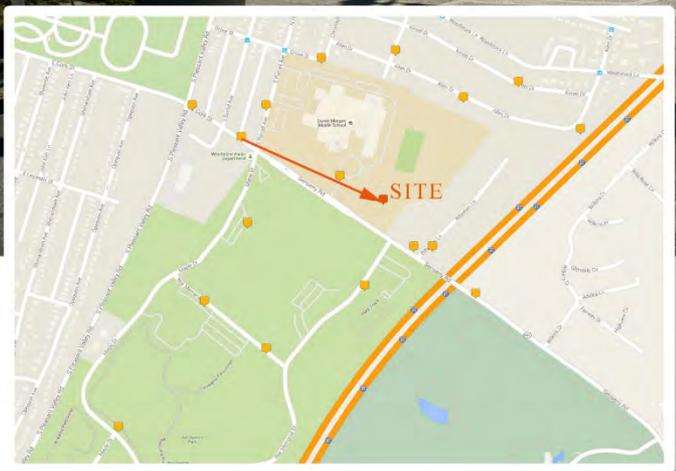
DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 8: South Pleasant Road



DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 9: View from E Cork Street



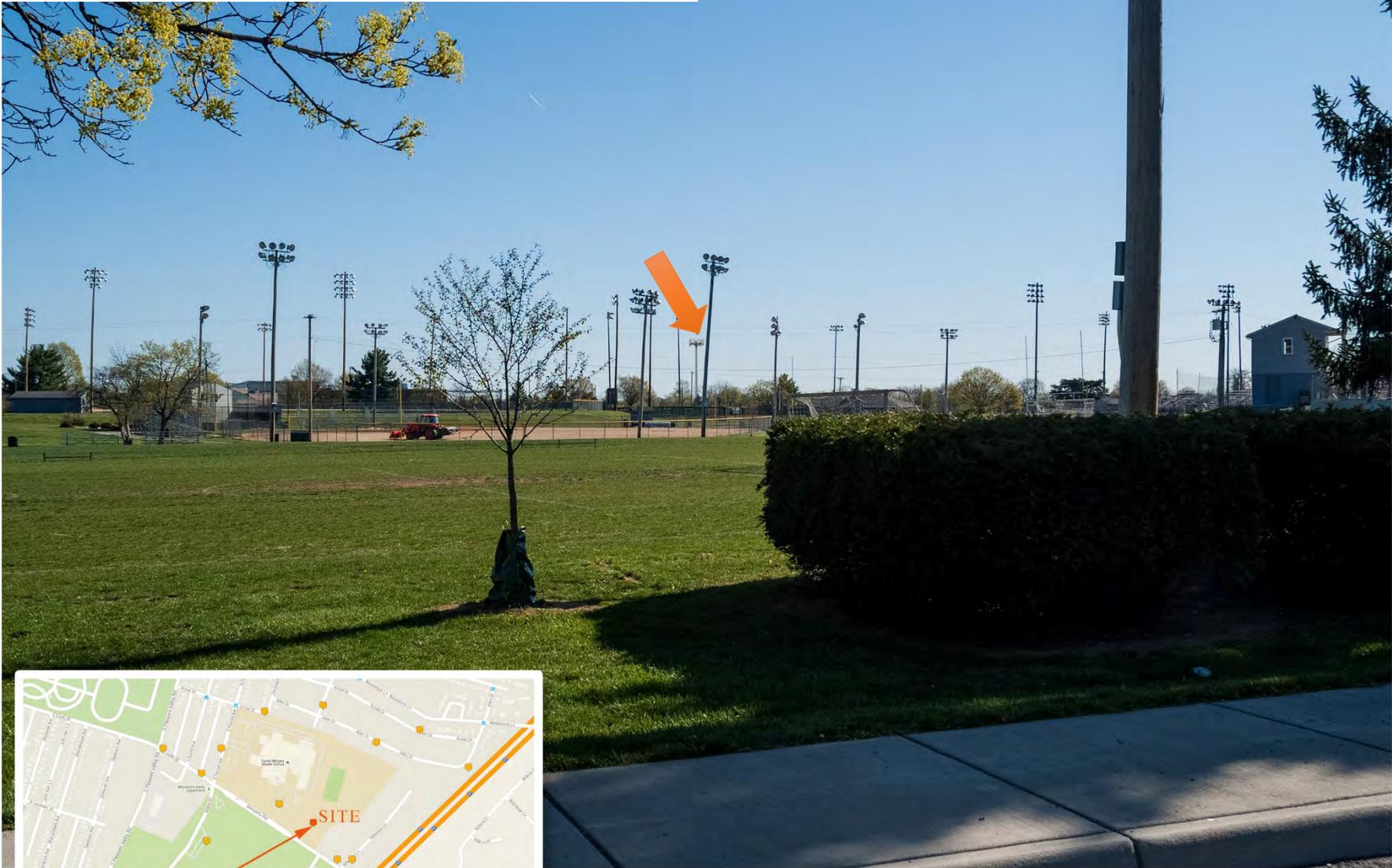
DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 10: View from Jim Barnett Park



DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 11: View from Jim Barnett Park



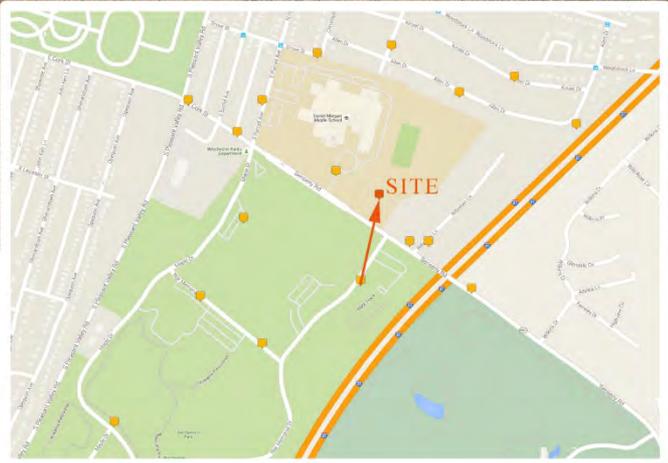
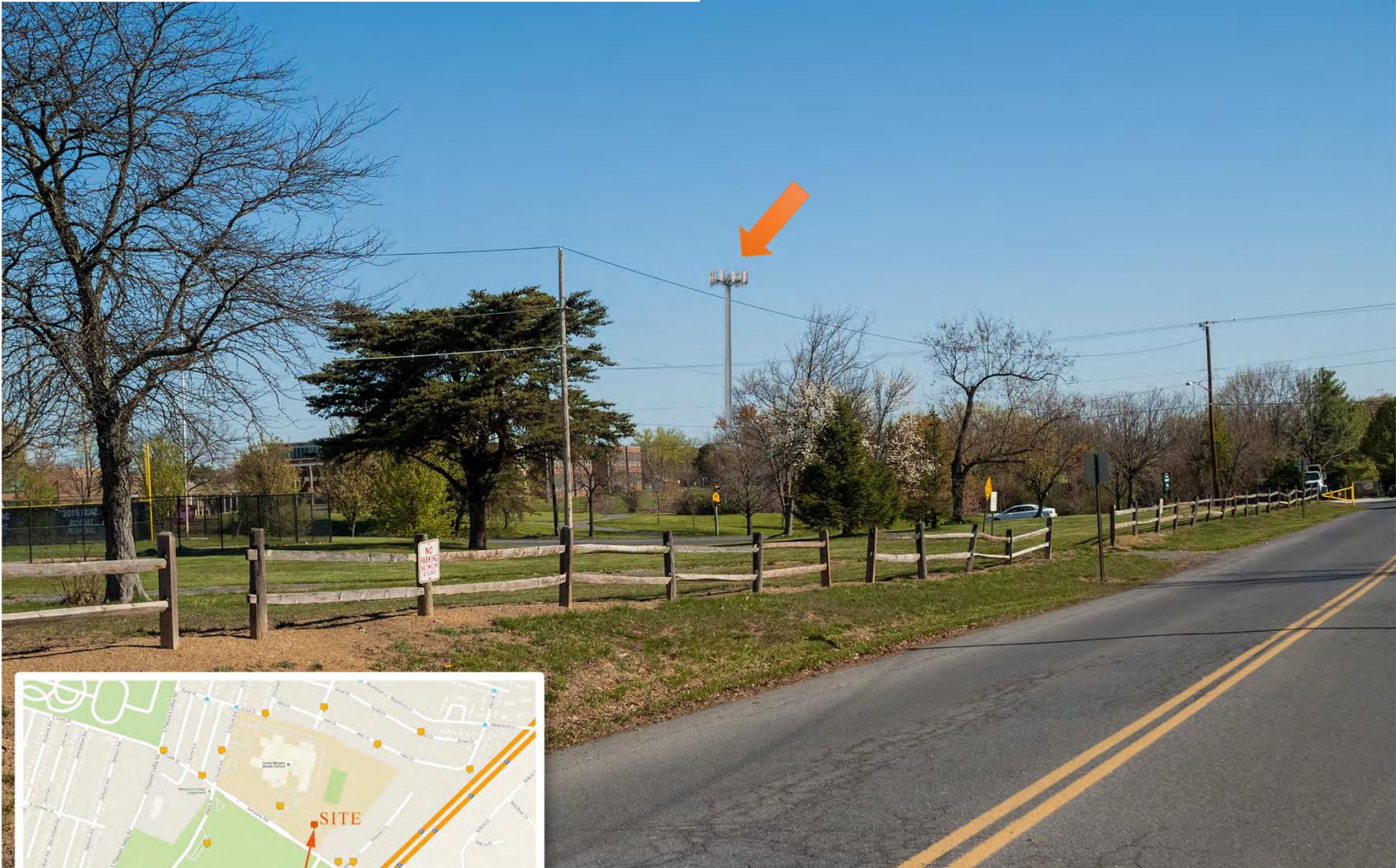
DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 12: View from Jim Barnett Park



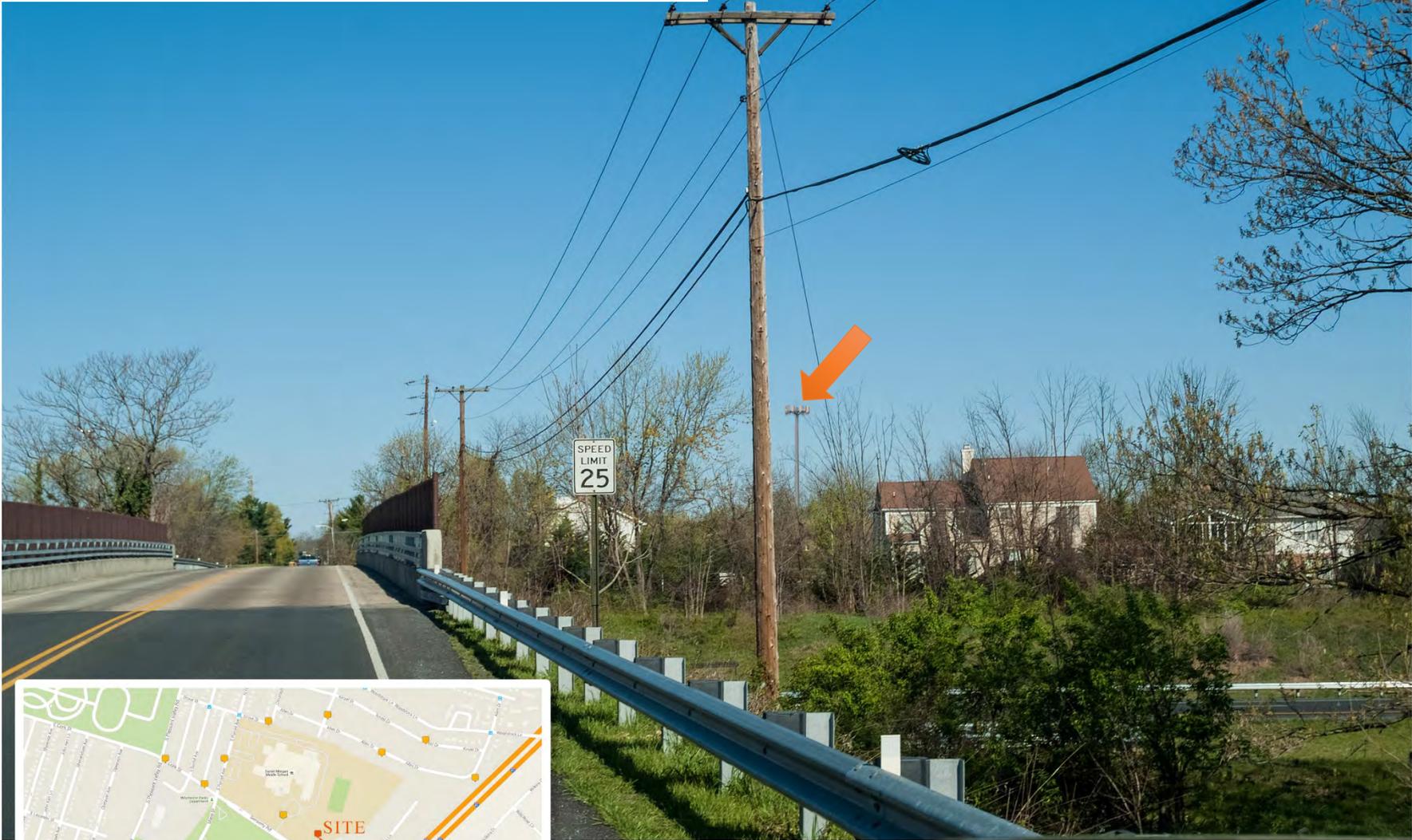
DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 13: View from Jim Barnett Park



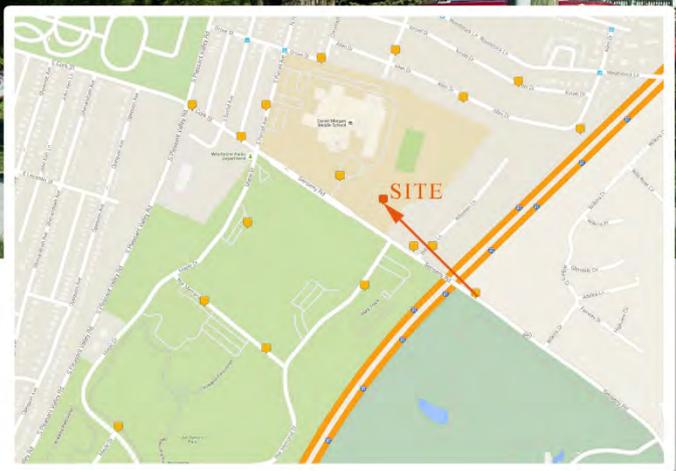
DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 14: View from Sensory Road



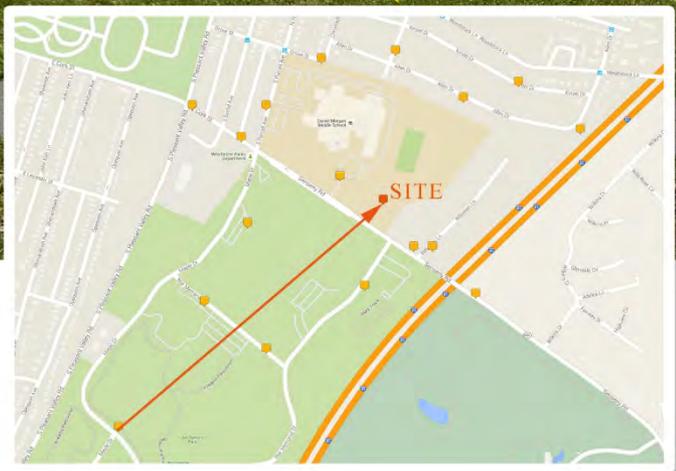
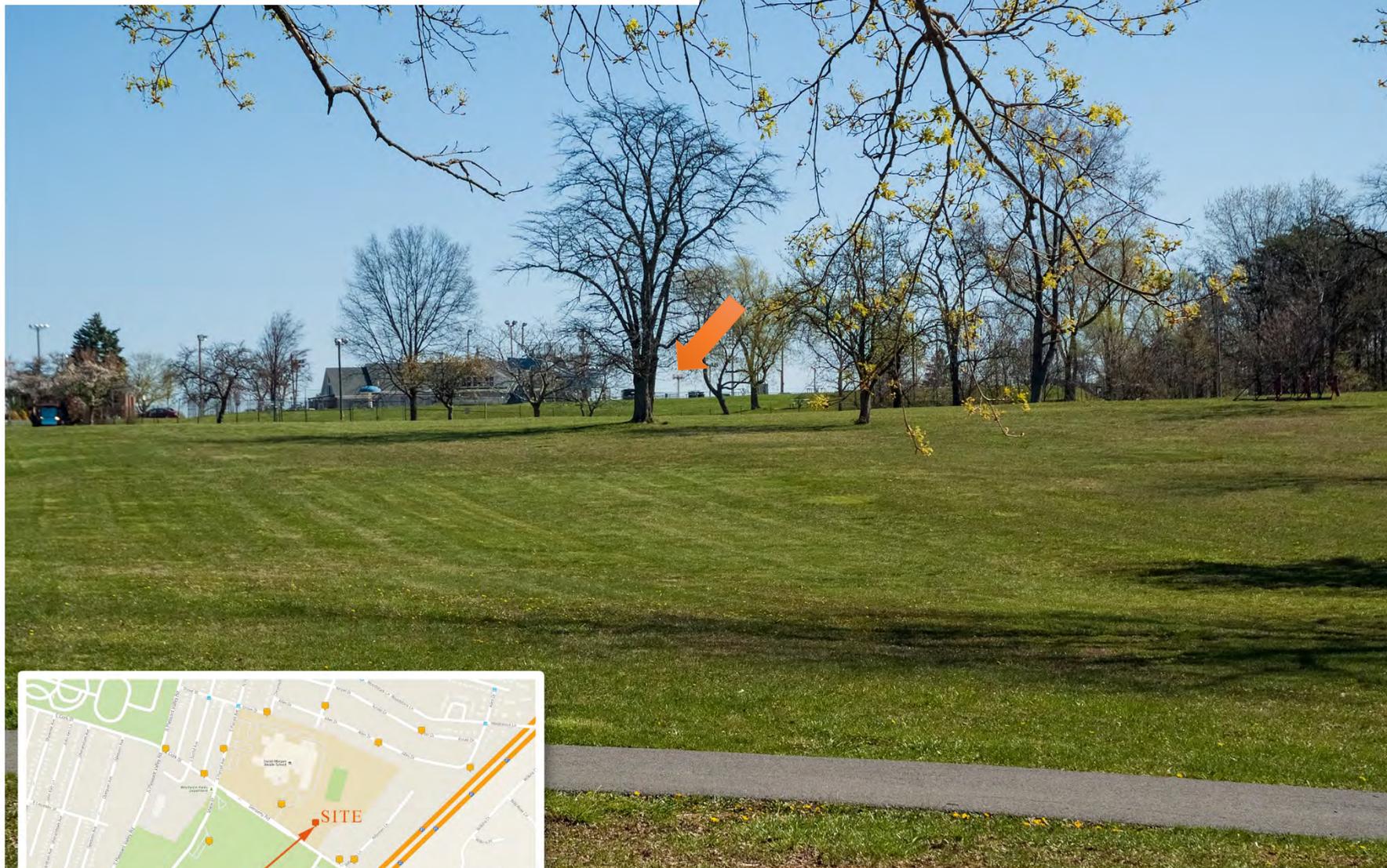
DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 15: View from Sensory Road



DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 16: View from Sensory Road



DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE

Photo 17: View from Daniel Morgan MS



DANIEL MORGAN
MIDDLE SCHOOL
PROPOSED MONOPOLE



Milestone
COMMUNICATIONS



DANIEL MORGAN MIDDLE SCHOOL

48 S PURCELL AVENUE

WINCHESTER, VA 22601



6600 Rockledge Drive, Suite 550
BETHESDA, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

| SUBMITTALS | | |
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| DATE | DESCRIPTION | REV. |
| 04-20-16 | ZONING REVIEW | |
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SEAL:



PROJECT NO: 1050.187
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

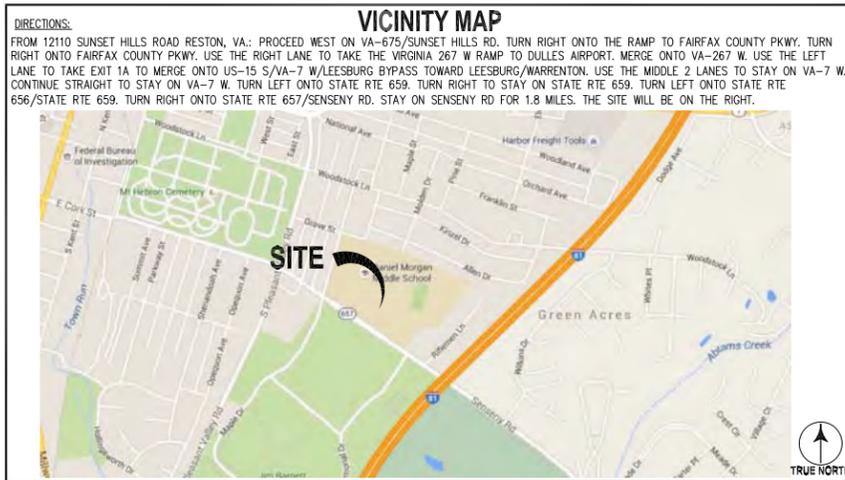
DANIEL MORGAN MIDDLE SCHOOL
48 S PURCELL AVENUE
WINCHESTER, VA 22601

TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.



SYMBOLS AND ABBREVIATIONS

| | | | | | |
|--------|----------------------|------|------------------------|---|----------------|
| ADJ | ADJUSTABLE | MECH | MECHANICAL | ⬇ | SPOT ELEVATION |
| APPROX | APPROXIMATE | MFR | MANUFACTURER | ⊕ | CENTERLINE |
| CAB | CABINET | MGB | MAIN GROUND BAR | ⊕ | PLATE |
| CLG | CEILING | MIN | MINIMUM | ⊕ | DETAIL NUMBER |
| CONC | CONCRETE | MTL | METAL | ⊕ | SHEET NUMBER |
| CONT | CONTINUOUS | NIC | NOT IN CONTRACT | ⊕ | |
| CJ | CONSTRUCTION JOINT | NTS | NOT TO SCALE | ⊕ | |
| DIA | DIAMETER | OC | ON CENTER | ⊕ | |
| DWG | DRAWING | OPP | OPPOSITE | ⊕ | |
| EGB | EQUIPMENT GROUND BAR | SF | SQUARE FOOT | ⊕ | |
| EA | EACH | SHT | SHEET | ⊕ | |
| ELEC | ELECTRICAL | SIM | SIMILAR | ⊕ | |
| EL | ELEVATION | SS | STAINLESS STEEL | ⊕ | |
| EQ | EQUAL | STL | STEEL | ⊕ | |
| EQUIP | EQUIPMENT | TOC | TOP OF CONCRETE | ⊕ | |
| EXT | EXTERIOR | TOM | TOP OF MASONRY | ⊕ | |
| FF | FINISHED FLOOR | TOS | TOP OF STEEL | ⊕ | |
| GA | GAGE | TYP | TYPICAL | ⊕ | |
| GALV | GALVANIZED | VF | VERIFY IN FIELD | ⊕ | |
| GB | GROUND BAR | UNON | UNLESS OTHERWISE NOTED | ⊕ | |
| GC | GENERAL CONTRACTOR | W/F | WELDED WIRE FABRIC | ⊕ | |
| GRND | GROUND | W/ | WITH | ⊕ | |
| LG | LONG | & | AND | ⊕ | |
| LLH | LONG LEG HORIZONTAL | ⊙ | AT | ⊕ | |
| MAX | MAXIMUM | | | ⊕ | |

CALL
UTILITIES NOTIFICATION
MISS UTILITY
1-800-552-7001
3 WORKING DAYS PRIOR TO DIGGING
SAFETY PRECAUTIONS SHALL BE IMPLEMENTED BY
CONTRACTOR(S) AT ALL TRENCHING IN ACCORDANCE WITH
CURRENT OSHA STANDARDS

SHEET INDEX

- T-1 TITLE SHEET
- Z-1 SITE PLAN
- Z-2 EROSION AND SEDIMENT CONTROL PLAN AND DETAILS
- Z-3 COMPOUND PLAN
- Z-4 MONOPOLE ELEVATION
- Z-5 SHENTEL ANTENNA MOUNTING PLAN, SCHEDULE, DETAILS AND NOTES
- Z-5A SHENTEL ANTENNA DETAILS
- Z-5B SHENTEL RADIO HEAD AND CABLE DETAILS
- Z-6 SHENTEL EQUIPMENT CABINET DETAILS
- Z-7 SHENTEL EQUIPMENT PLATFORM PLAN
- Z-8 SHENTEL FIBER DISTRIBUTION AND PTC CABINET DETAILS
- Z-9 SITE DETAILS
- Z-10 LANDSCAPE PLAN, NOTES AND DETAILS

PROJECT DESCRIPTION

- SCOPE OF WORK:
1. INSTALL A NEW 100'-0" MONOPOLE AND FOUNDATION INSIDE A NEW FENCED EQUIPMENT COMPOUND.
 2. INSTALL ACCESS DRIVE.
 3. INSTALL EQUIPMENT PLATFORM FOR CARRIER EQUIPMENT.
 4. INSTALL TELEPHONE AND ELECTRIC SERVICE FROM EXISTING DEMARCATION POINTS.
 5. INSTALL COMPOUND SITE IMPROVEMENTS.
 6. INSTALL CARRIER PANEL ANTENNAS IN MONOPOLE.
 7. INSTALL CARRIER RF CABLES IN THE MONOPOLE.

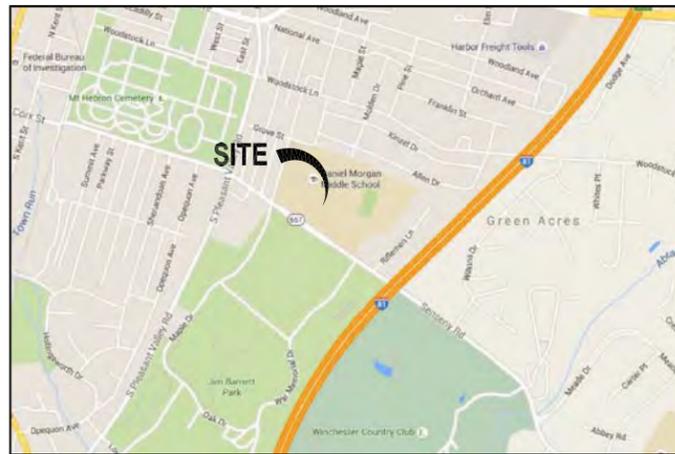
PROPERTY OWNER: WINCHESTER PUBLIC SCHOOLS
12 N WASHINGTON STREET
WINCHESTER, VA 22601

APPLICANT: MILESTONE COMMUNICATIONS
12110 SUNSET HILLS ROAD, SUITE 100
RESTON, VA 20190
MR. LEN FORKAS
703-620-2555 EXT. 104

LATITUDE: N 39° 10' 38.574"
LONGITUDE: W 78° 08' 57.982"
GROUND ELEVATION: 707' AMSL
JURISDICTION: CITY OF WINCHESTER
TAX ID: 215-1--2
CURRENT ZONING: EIP (EDUCATIONAL, MIDDLE SCHOOL)
USE: EDUCATIONAL, MIDDLE SCHOOL/TELECOMMUNICATIONS

APPROVALS

MILESTONE COMMUNICATIONS REPRESENTATIVE: _____ DATE: _____
PROPERTY OWNER REPRESENTATIVE: _____ DATE: _____



VICINITY MAP
SCALE: 1"=1000'
TRUE NORTH

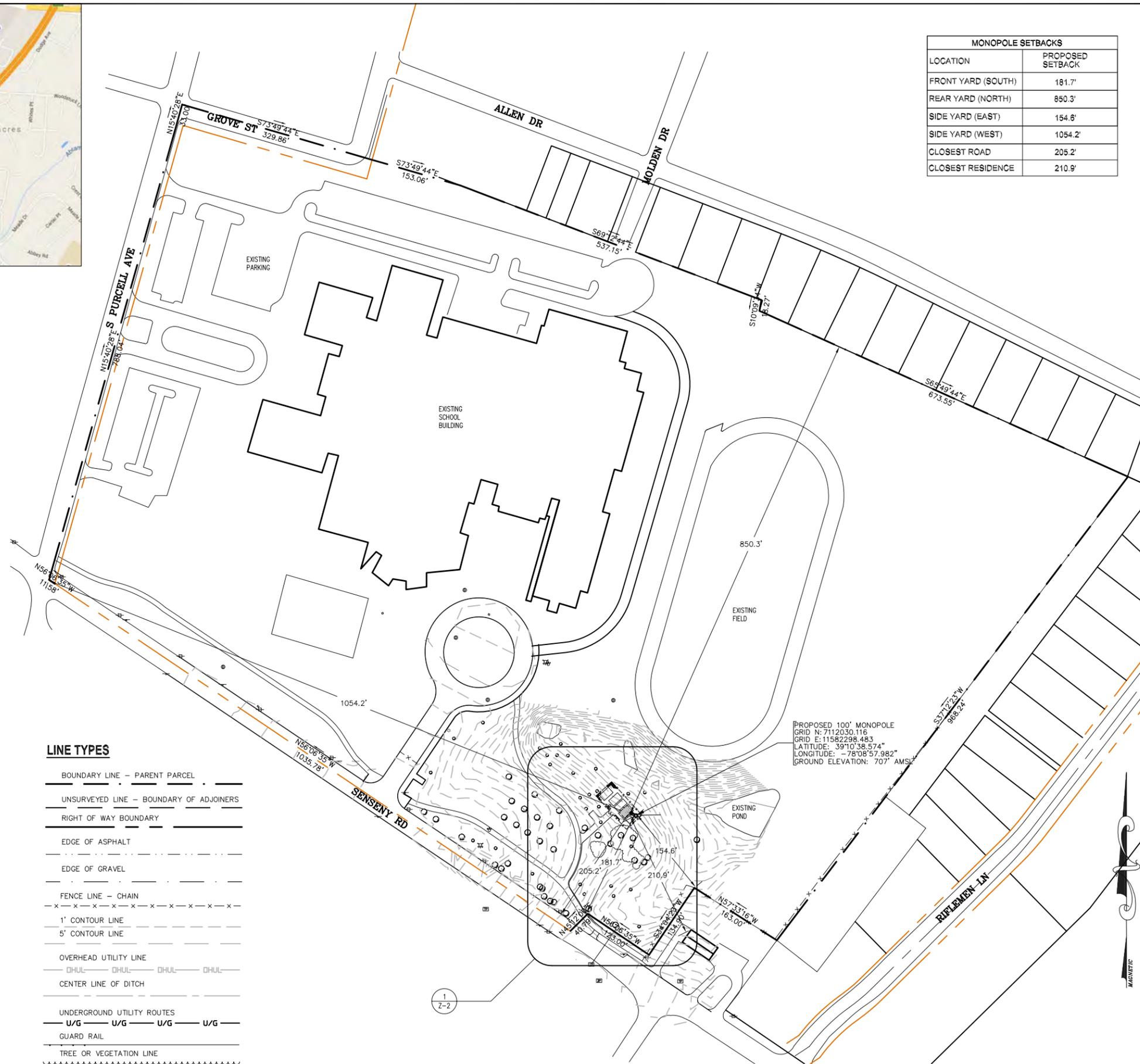
SITE PLAN NOTES

- 1.) SITE NAME: DANIEL MORGAN MIDDLE SCHOOL
- 2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3.) THE SUBJECT PARCEL INFORMATION;
OWNER: SCHOOL BOARD CITY/WINCHESTER
PREMISES ADDRESS: 48 S PURCELL AVE
WINCHESTER, VA 22601
MAILING ADDRESS: 12 N WASHINGTON ST
WINCHESTER, VA 22601
COUNTY: CITY OF WINCHESTER
PARCEL ID: 215-01--2
ZONING: EIP
AREA: 33.465 AC
- 4.) THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS: DEED 120 PAGE 114
- 5.) THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
- 6.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- 7.) NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- 8.) THE FLOOD ZONE OF THE PROPOSED MONOPOLE IS AS FOLLOWS:
FLOOD ZONE X, AREA OF MINIMUM FLOODING.
SOURCE, FEMA FLOOD MAP FOR FREDERICK COUNTY, VA.
COMMUNITY PANEL NUMBER 51069C 0217D.
EFFECTIVE: SEPTEMBER 2, 2009.
- 9.) A TITLE REPORT WAS REVIEWED FOR THIS PROPERTY.
- 10.) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR MONOPOLE, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- 11.) NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
- 12.) THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
- 13.) THE LOCATION OF THE PROPOSED MONOPOLE IS AS FOLLOWS;
THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: N 39° 10' 38.574"
LONGITUDE: W 78° 08' 57.982"
ELEV AT BASE: 707'

LINE TYPES

- BOUNDARY LINE - PARENT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJOINERS
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- FENCE LINE - CHAIN
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- OVERHEAD UTILITY LINE
- CENTER LINE OF DITCH
- UNDERGROUND UTILITY ROUTES
- GUARD RAIL
- TREE OR VEGETATION LINE

| MONOPOLE SETBACKS | |
|--------------------|------------------|
| LOCATION | PROPOSED SETBACK |
| FRONT YARD (SOUTH) | 181.7' |
| REAR YARD (NORTH) | 850.3' |
| SIDE YARD (EAST) | 154.8' |
| SIDE YARD (WEST) | 1054.2' |
| CLOSEST ROAD | 205.2' |
| CLOSEST RESIDENCE | 210.9' |



PROPOSED 100' MONOPOLE
GRID N: 7112030.116
GRID E: 11582298.483
LATITUDE: 39°10'38.574"
LONGITUDE: -78°08'57.982"
GROUND ELEVATION: 707' AMSL

SITE PLAN
SCALE: 1" = 80'
TRUE NORTH

entrex
communication services, inc.
6600 Rockledge Drive, Suite 550
BETHESDA, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

| SUBMITTALS | | |
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| DATE | DESCRIPTION | REV. |
| 04-20-16 | ZONING REVIEW | |
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SEAL:



PROJECT NO: 1050.187
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

DANIEL MORGAN MIDDLE SCHOOL
48 S PURCELL AVENUE
WINCHESTER, VA 22601

TITLE:
SITE PLAN

SHEET NUMBER:
Z-1

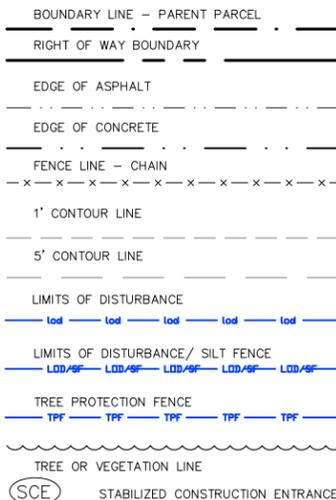
AREA TABULATION

SITE AREA: 33.465 AC
 DISTURBED AREA: 5,595 SF

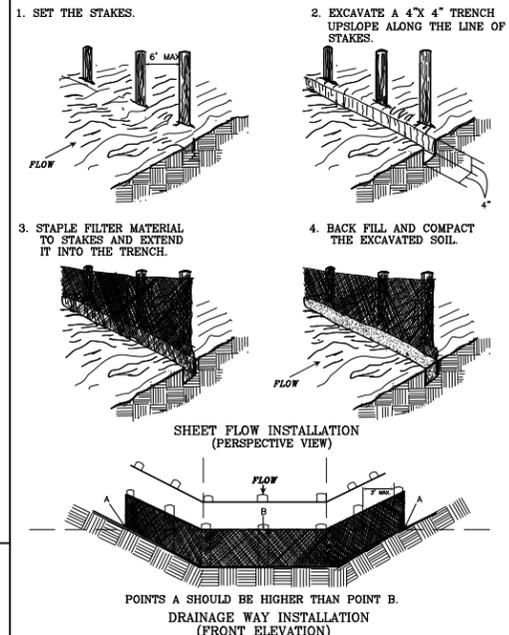
GRADING NOTE:

THERE IS NO GRADING PROPOSED FOR THIS SITE. THE SITE IMPROVEMENTS WILL BE ON GRADE AND CARRIER EQUIPMENT CABINETS WILL BE ON RAISED PLATFORM.

LINE TYPES



CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



NOTES:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

SILT FENCE

SCALE: N.T.S.

2

Z-2



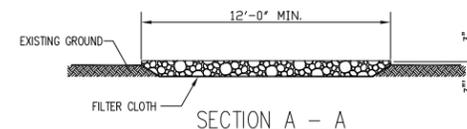
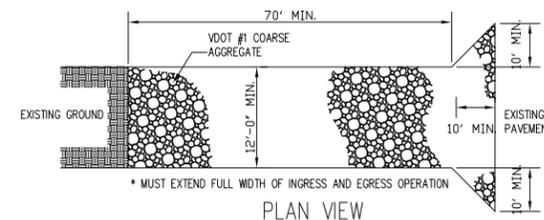
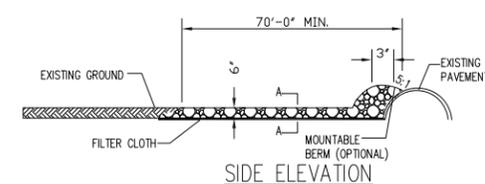
EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

1

Z-2

TRUE NORTH



STONE CONSTRUCTION ENTRANCE

SCALE: N.T.S.

3

Z-2



6600 Rockledge Drive, Suite 550
 BETHESDA, MD 20817
 PHONE: (202)408-0960
 FAX: (202)408-0961

SUBMITTALS

| DATE | DESCRIPTION | REV. |
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| 04-20-16 | ZONING REVIEW | |
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SEAL:



Milestone
 COMMUNICATIONS

PROJECT NO: 1050.187
 DESIGNER: M.A.
 ENGINEER: M.M.

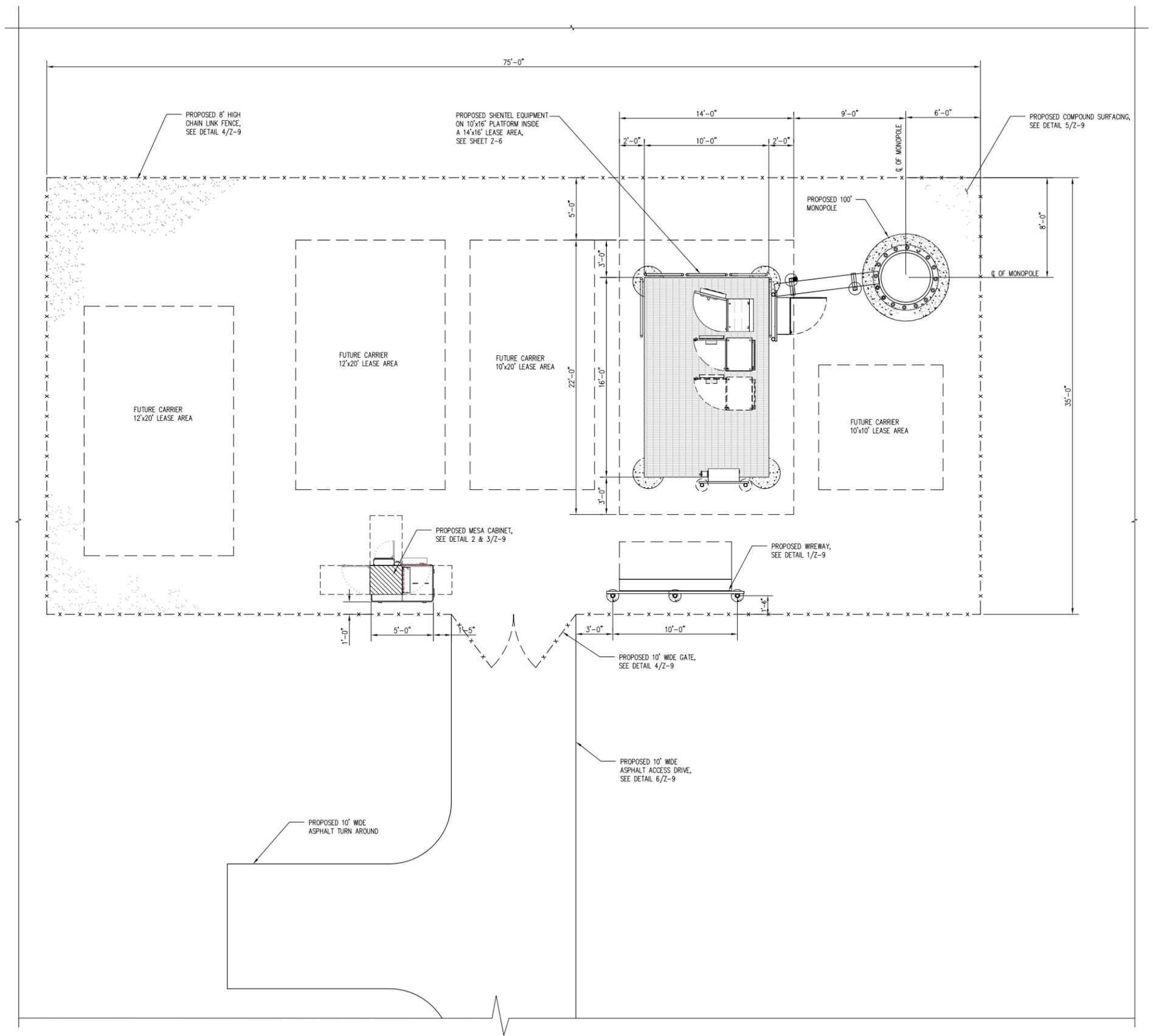
SCALE:
 0 1/2 1
 GRAPHIC SCALE IN INCHES

DANIEL MORGAN MIDDLE SCHOOL
 48 S PURCELL AVENUE
 WINCHESTER, VA 22601

TITLE:
**EROSION AND
 SEDIMENT CONTROL
 PLAN AND DETAILS**

SHEET NUMBER:

Z-2



6600 Rockledge Drive, Suite 550
 BETHESDA, MD 20817
 PHONE: (202)408-0960
 FAX: (202)408-0961

| SUBMITTALS | | |
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| DATE | DESCRIPTION | REV. |
| 04-20-16 | ZONING REVIEW | |
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SEAL:



PROJECT NO: 1050.187
 DESIGNER: M.A.
 ENGINEER: M.M.

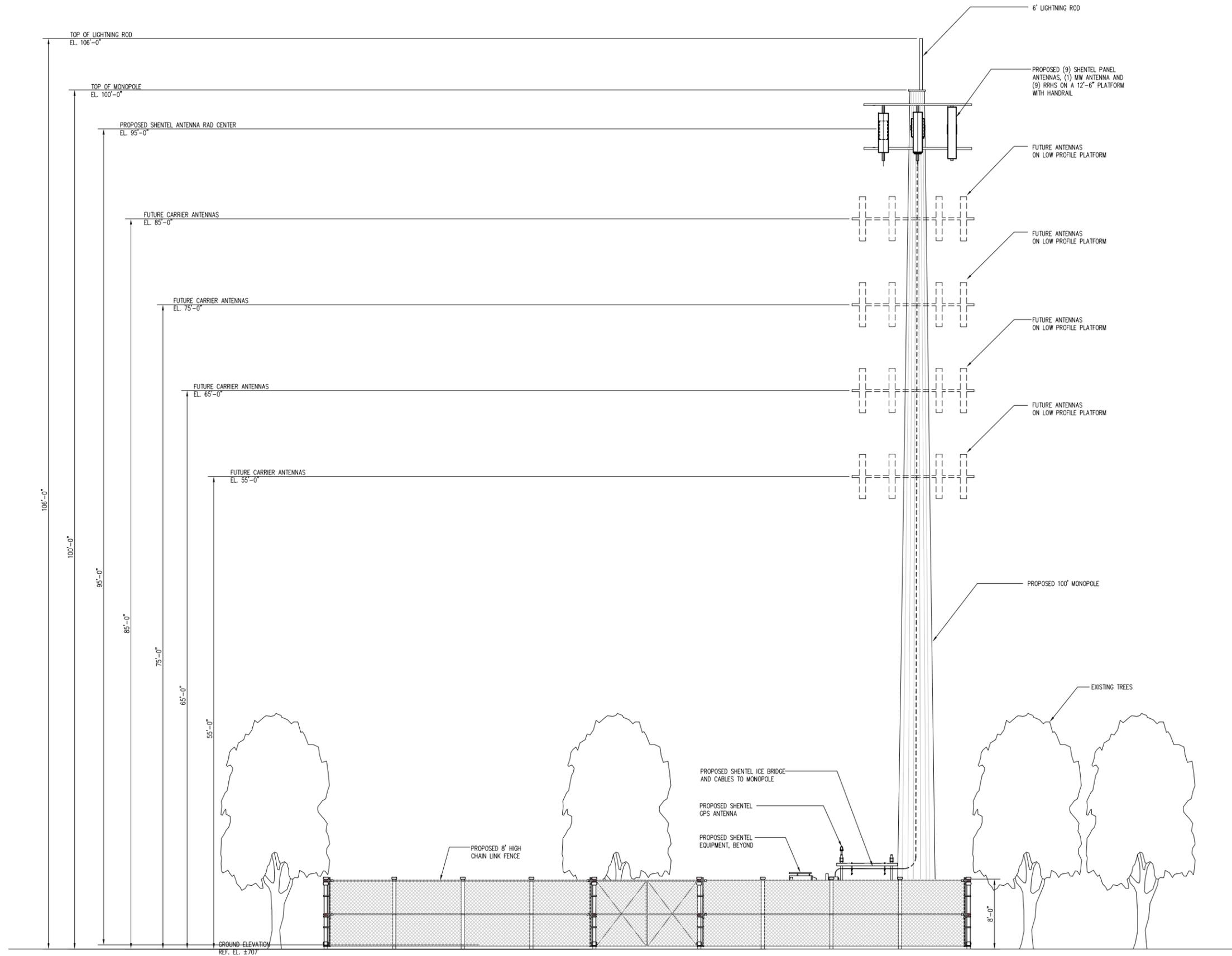
SCALE:
 0 1/2 1
 GRAPHIC SCALE IN INCHES

DANIEL MORGAN MIDDLE SCHOOL
 48 S PURCELL AVENUE
 WINCHESTER, VA 22601

TITLE:
COMPOUND PLAN

SHEET NUMBER:
Z-3

COMPOUND PLAN
 SCALE: 1/4" = 1'-0"
 1
 Z-3
 TRUE NORTH



MONOPOLE ELEVATION 1
 SCALE: 3/16" = 1'-0" Z-4

entrex
 communication services, inc.
 6600 Rockledge Drive, Suite 550
 BETHESDA, MD 20817
 PHONE: (202)408-0960
 FAX: (202)408-0961

| SUBMITTALS | | |
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| 04-20-16 | ZONING REVIEW | |
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SEAL:



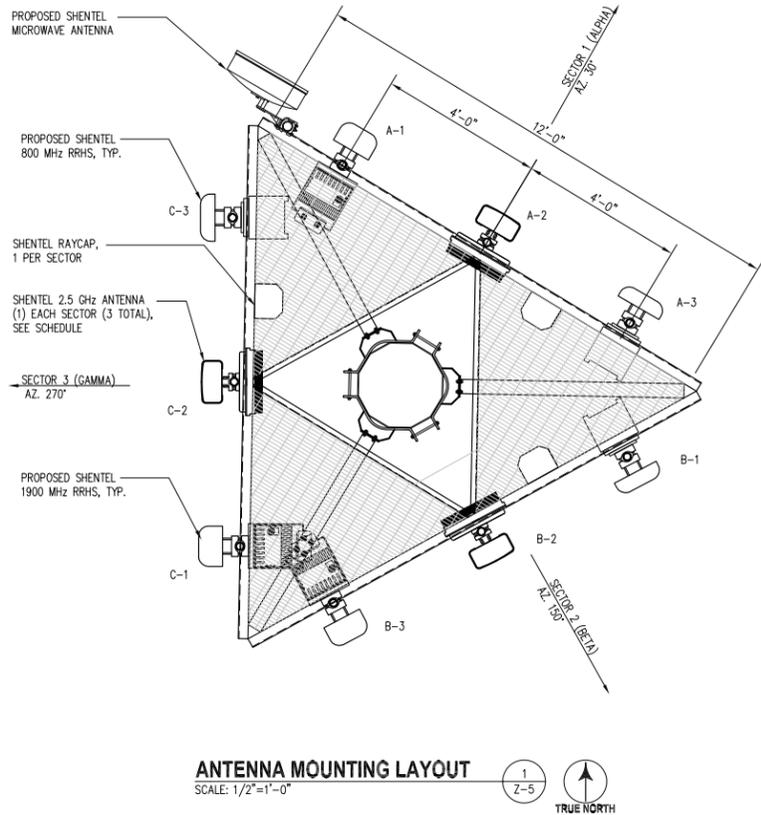
PROJECT NO: 1050.187
 DESIGNER: M.A.
 ENGINEER: M.M.



DANIEL MORGAN MIDDLE SCHOOL
 48 S PURCELL AVENUE
 WINCHESTER, VA 22601

TITLE:
MONOPOLE ELEVATION

SHEET NUMBER:
Z-4



| ANTENNA AND COAXIAL CABLE SCHEDULE | | | | | | | | | | | | | | |
|------------------------------------|---------|------------|------------|-----------------|---|---------------------|-----|-------------------|------------------|--------------------|---------------|-------------------|--------------------|---|
| LOCATION | AZIMUTH | RAD CENTER | TECHNOLOGY | ANTENNA MODEL # | MECHANICAL DOWN-TILT | EFFECTIVE DOWN-TILT | RRH | FILTER | COMBINER MODEL # | COAXIAL CABLE SIZE | CABLE LENGTH | JUMPER LENGTH | COLOR CODE | |
| SECTOR 1 | A1 | 30° | 95°-0" | 800 MHz | RFS APXVSP18-C-A20 (72" H x 11.8" W x 7" D) | - | - | (1) RRH 2x50-800 | - | - | 1 1/4" HYBRID | ±115' (LCF12-50J) | 10'-0" (LCF12-50J) | - |
| | A2 | 30° | 95°-0" | 2.5 GHz | RFS APXVTM4-ALU-120 (56.29" H x 12.59" W x 6.29" D) | - | - | (1) RRH 4x45-1900 | - | - | - | ±115' (LCF12-50J) | 10'-0" (LCF12-50J) | - |
| | A3 | 30° | 95°-0" | 1900 MHz | RFS APXVRR13-C-NA-20 (54.8" H x 13.8" W x 4.3" D) | - | - | (1) RRH 4x40-2500 | - | - | - | ±115' (LCF12-50J) | 10'-0" (LCF12-50J) | - |
| SECTOR 2 | B1 | 150° | 95°-0" | 800 MHz | RFS APXVSP18-C-A20 (72" H x 11.8" W x 7" D) | - | - | (1) RRH 2x50-800 | - | - | 1 1/4" HYBRID | ±115' (LCF12-50J) | 10'-0" (LCF12-50J) | - |
| | B2 | 150° | 95°-0" | 2.5 GHz | RFS APXVTM4-ALU-120 (56.29" H x 12.59" W x 6.29" D) | - | - | (1) RRH 4x45-1900 | - | - | - | ±115' (LCF12-50J) | 10'-0" (LCF12-50J) | - |
| | B3 | 150° | 95°-0" | 1900 MHz | RFS APXVRR13-C-NA-20 (54.8" H x 13.8" W x 4.3" D) | - | - | (1) RRH 4x40-2500 | - | - | - | ±115' (LCF12-50J) | 10'-0" (LCF12-50J) | - |
| SECTOR 3 | C1 | 270° | 95°-0" | 800 MHz | RFS APXVSP18-C-A20 (72" H x 11.8" W x 7" D) | - | - | (1) RRH 2x50-800 | - | - | 1 1/4" HYBRID | ±115' (LCF12-50J) | 10'-0" (LCF12-50J) | - |
| | C2 | 270° | 95°-0" | 2.5 GHz | RFS APXVTM4-ALU-120 (56.29" H x 12.59" W x 6.29" D) | - | - | (1) RRH 4x45-1900 | - | - | - | ±115' (LCF12-50J) | 10'-0" (LCF12-50J) | - |
| | C3 | 270° | 95°-0" | 1900 MHz | RFS APXVRR13-C-NA-20 (54.8" H x 13.8" W x 4.3" D) | - | - | (1) RRH 4x40-2500 | - | - | - | ±115' (LCF12-50J) | 10'-0" (LCF12-50J) | - |

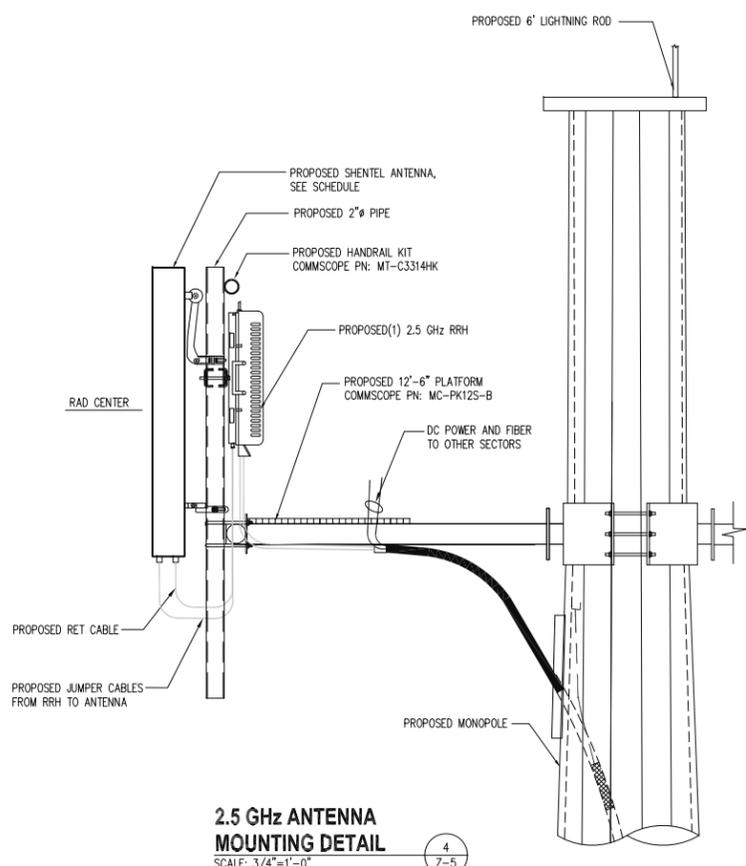
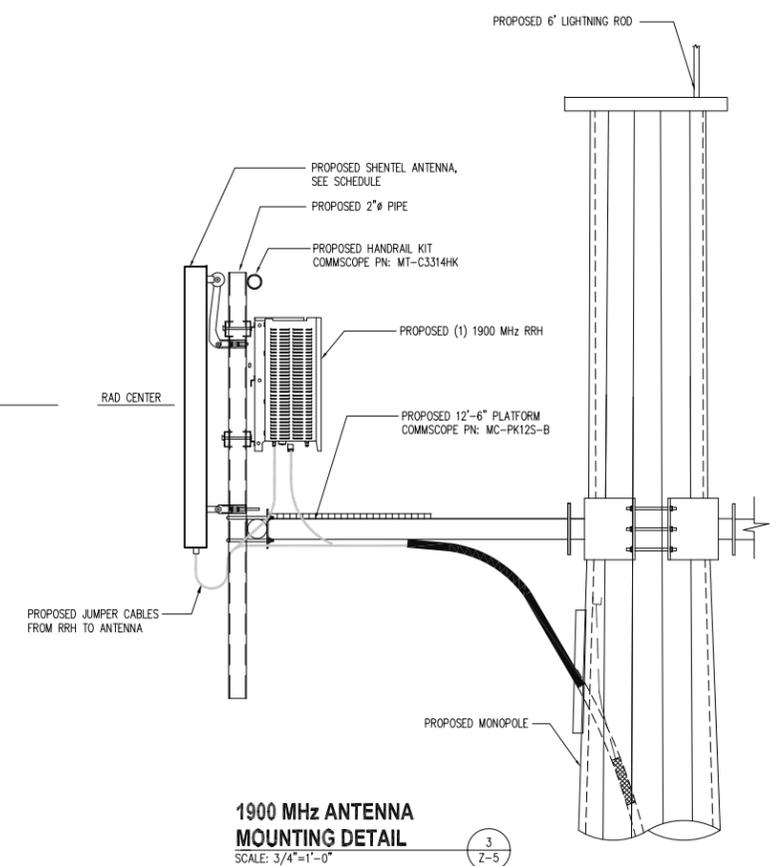
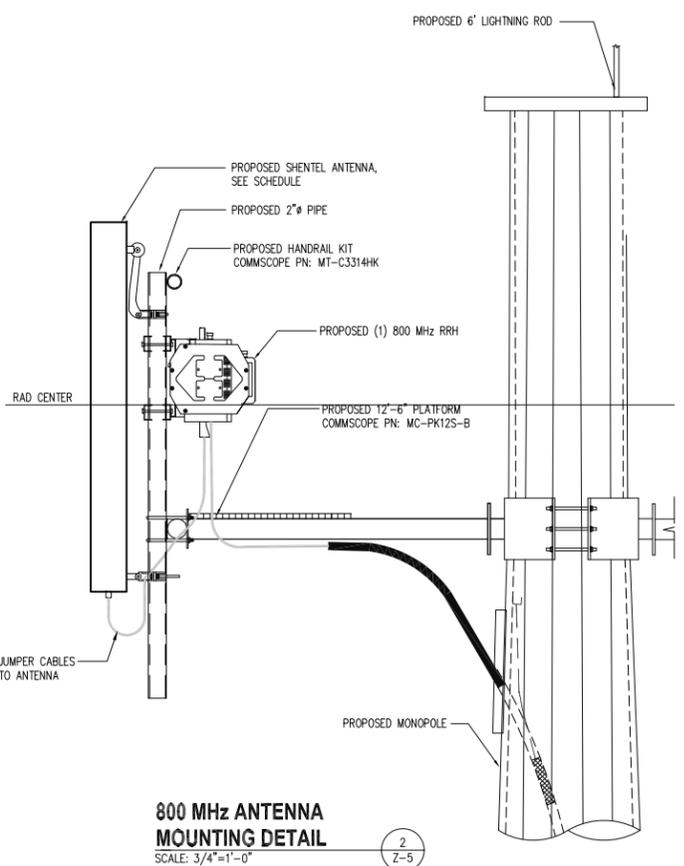
| CABLE MINIMUM BEND RADIUS | |
|---------------------------|-----------|
| 1/2" JUMPER | HYBRIFLEX |
| 5" | 20" |

| MICROWAVE ANTENNA AND COAXIAL CABLE SCHEDULE | | | | | | |
|--|---------------------|---------|------------|--------------|-------------|---------------|
| ANTENNA MARK | ANTENNA | AZIMUTH | ANTENNA Ht | CABLE LENGTH | SYSTEM TYPE | COAXIAL CABLE |
| #1 | RFS SBX2-107C (24") | - | 95°-0" | 115' | - | 1/2" |

| COLOR CODE | |
|------------|--------|
| W | WHITE |
| Br | BROWN |
| G | GREEN |
| R | RED |
| Bl | BLUE |
| P | PURPLE |

ANTENNA AND RF CABLE NOTES

- ANTENNAS SHALL BE FURNISHED WITH MOUNTING BRACKETS.
- PROVIDE 1/2" DIAMETER JUMPER CABLE 10'-0" MAXIMUM LENGTH FROM ANTENNA TO RRH OR FILTER.
- ANTENNA CENTERLINE HEIGHT IS IN REFERENCE TO ELEVATION 0.0'.
- CONTRACTOR SHALL INSTALL COLOR CODE RINGS ON EACH END OF HYBRID CABLES, AT BOTH SIDES OF ANY ENTRY POINT OR WALL PENETRATION AND JUMPER CABLES WITH UV RESISTANT TAPE. ALL CABLES SHALL BE MARKED AT THE TOP AND BOTTOM WITH 3" BRANDS OF COLOR TAPE OR STENCIL TAG. COLOR TAPE MAY BE OBTAINED FROM GRAYBAR ELECTRONIC. THE FIRST RING IS THE CLOSEST TO THE END OF THE CABLE. WRAP 3" COLORED TAPE A MINIMUM OF 3 TIMES AROUND THE CIRCUMFERENCE OF THE COAX, KEEPING THE TAPE IN THE SAME AREA AS MUCH AS POSSIBLE. THIS WILL ALLOW THE REMOVAL OF TAPE THAT WILL FADE OR DISCOLOR DUE TO WEATHER.
- PROVIDE PHOTOGRAPHS SHOWING COMPLETE INSTALLATION OF THE ANTENNA MOUNTS, WEATHERPROOFING AND CABLE CODING.
- THE NORTH ARROW ON THE PLANS REFERS TO TRUE NORTH. THE CONTRACTOR SHALL VERIFY THE NORTH REFERENCE PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCY.
- THE CONTRACTOR SHALL SUPPLY ALL CONNECTION HARDWARE TO SECURE THE RF CABLES. ALL CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
- THE OWNER SHALL FURNISH THE ANTENNAS, THE RF RADIO EQUIPMENT AND OTHER MATERIALS FOR THE PROJECT. THE CONTRACTOR SHALL VERIFY WITH THE OWNER THE MATERIALS TO BE FURNISHED PRIOR TO SUBMITTING A BID.



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| SUBMITTALS | | |
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| DATE | DESCRIPTION | REV. |
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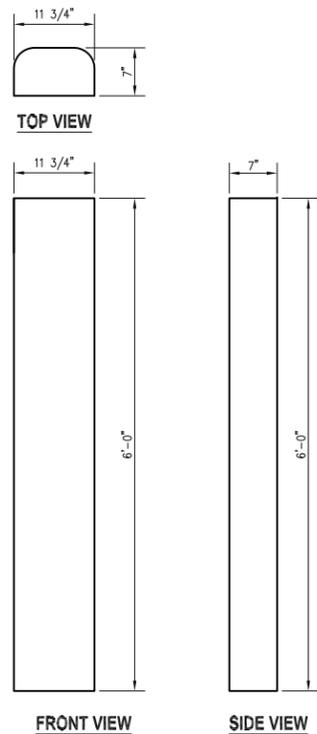
PROJECT NO: 1050.187
DESIGNER: M.A.
ENGINEER: M.M.



DANIEL MORGAN MIDDLE SCHOOL
48 S PURCELL AVENUE
WINCHESTER, VA 22601

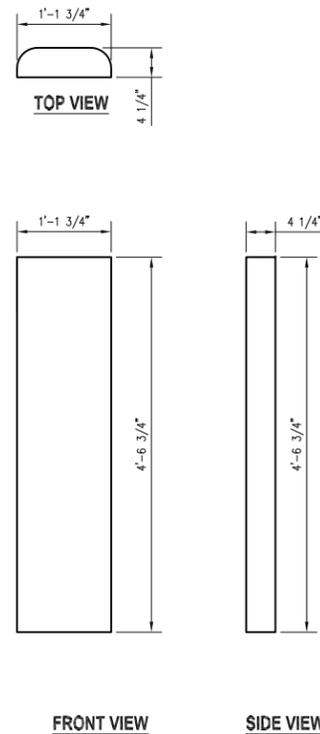
TITLE:
SHENTEL ANTENNA MOUNTING PLAN, SCHEDULE, DETAILS AND NOTES

SHEET NUMBER:
Z-5



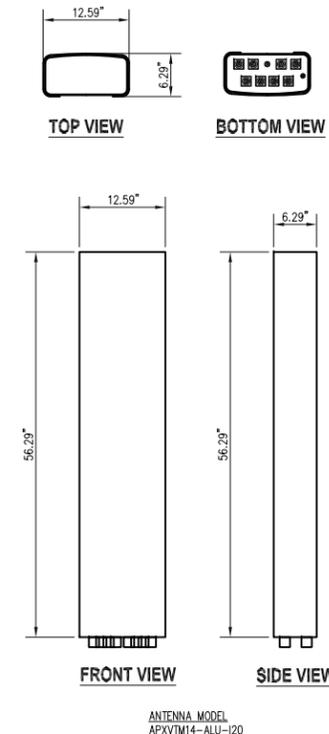
**800 MHz
ANTENNA DETAIL**
SCALE: 1"=1'-0"

1
Z-5A



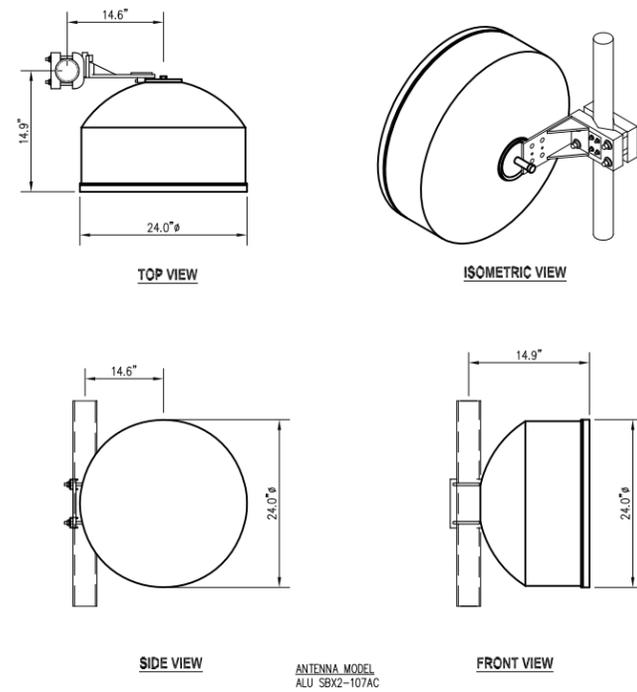
**1900 MHz
ANTENNA DETAIL**
SCALE: 1"=1'-0"

2
Z-5A



**2.5 GHz
ANTENNA DETAIL**
SCALE: 1"=1'-0"

3
Z-5A



MW ANTENNA DETAIL
SCALE: 1"=1'-0"

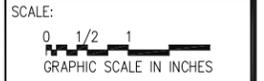
4
Z-5A

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| PROJECT NO: | 1050.187 |
| DESIGNER: | M.A. |
| ENGINEER: | M.M. |



DANIEL MORGAN MIDDLE SCHOOL
48 S PURCELL AVENUE
WINCHESTER, VA 22601

TITLE:
**SHENTEL
ANTENNA
DETAILS**

SHEET NUMBER:
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| PROJECT NO: | 1050.187 |
| DESIGNER: | M. A. |
| ENGINEER: | M. M. |

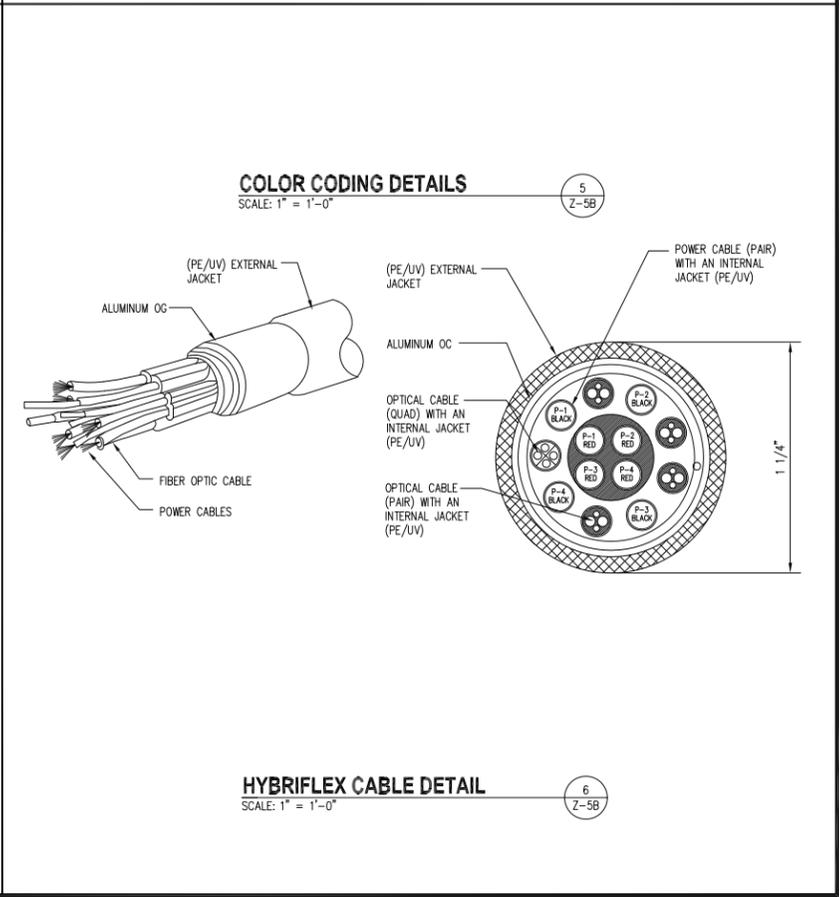
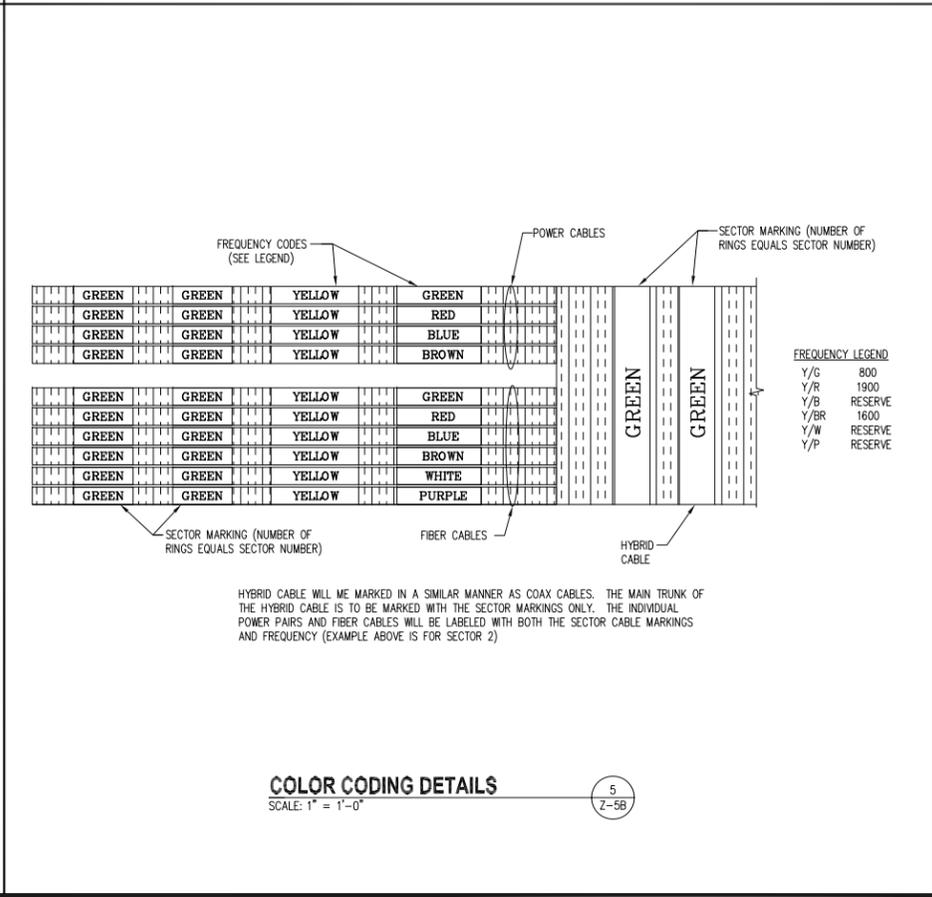
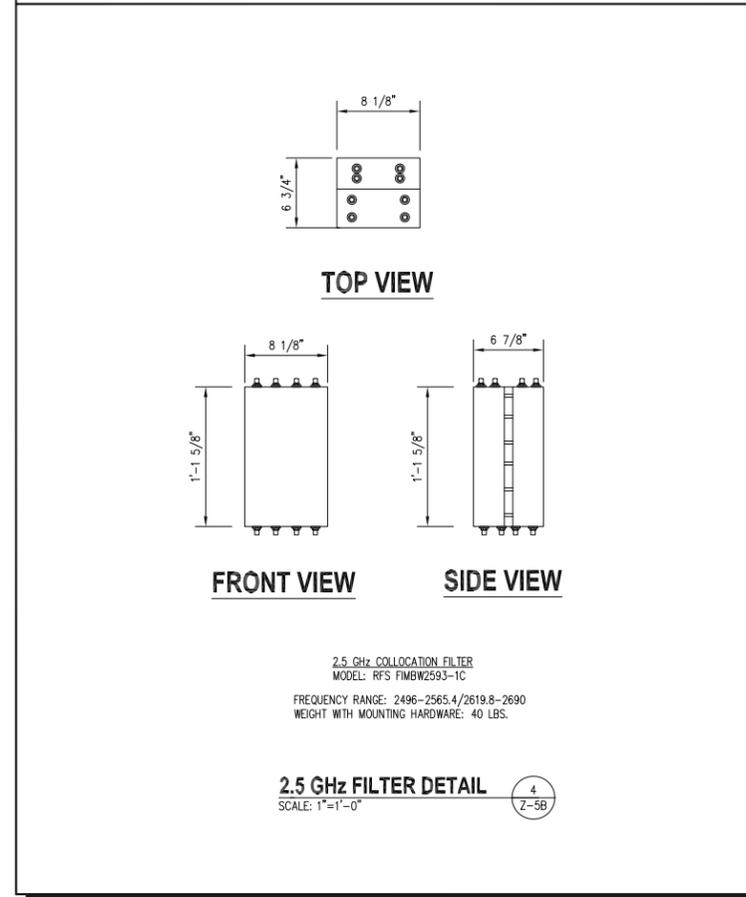
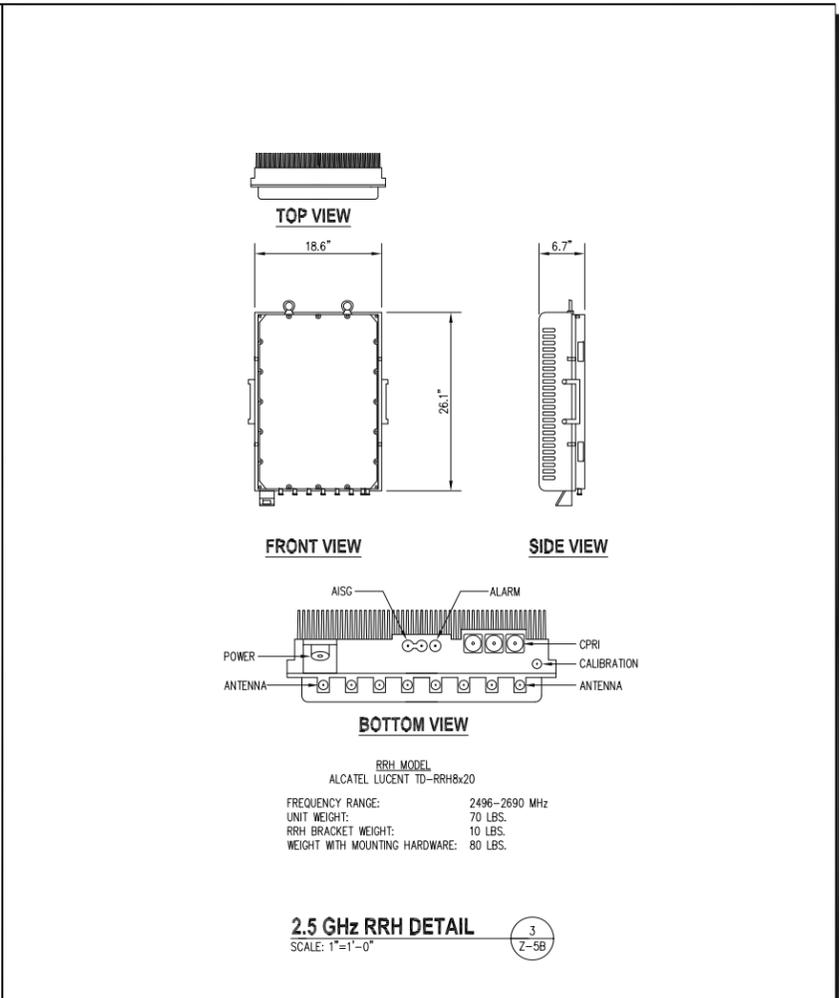
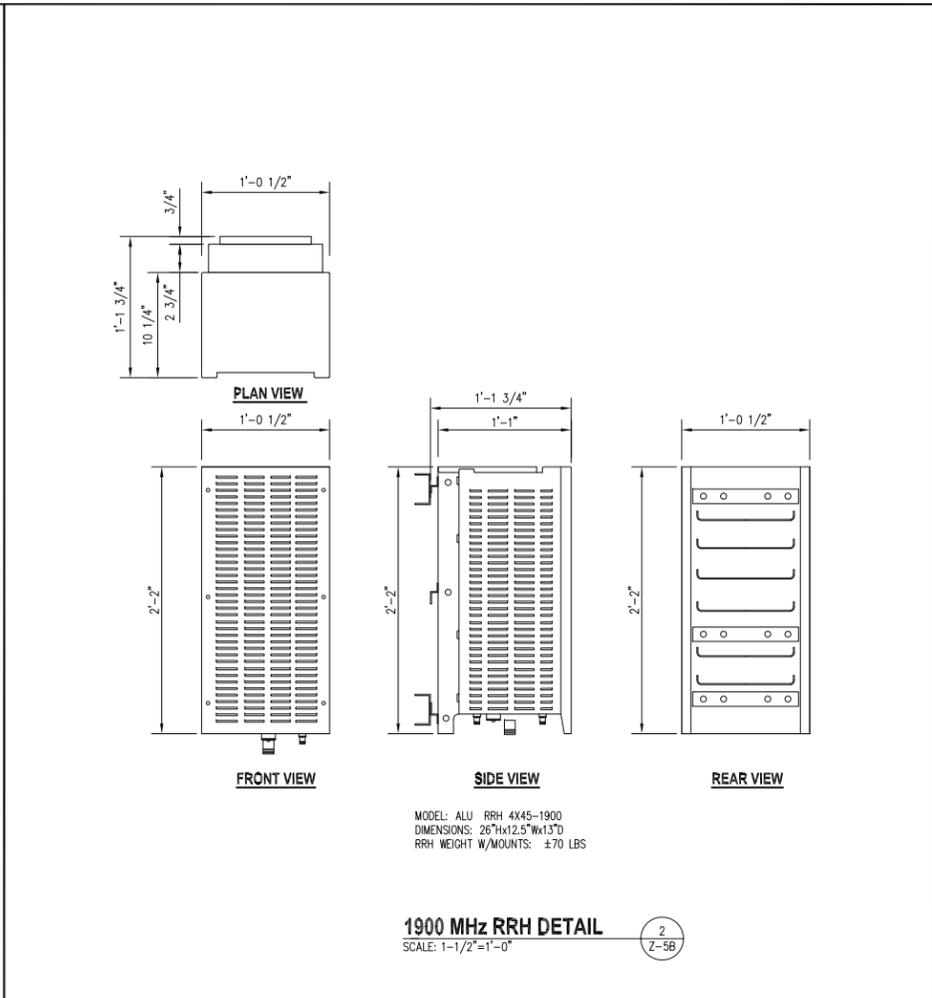
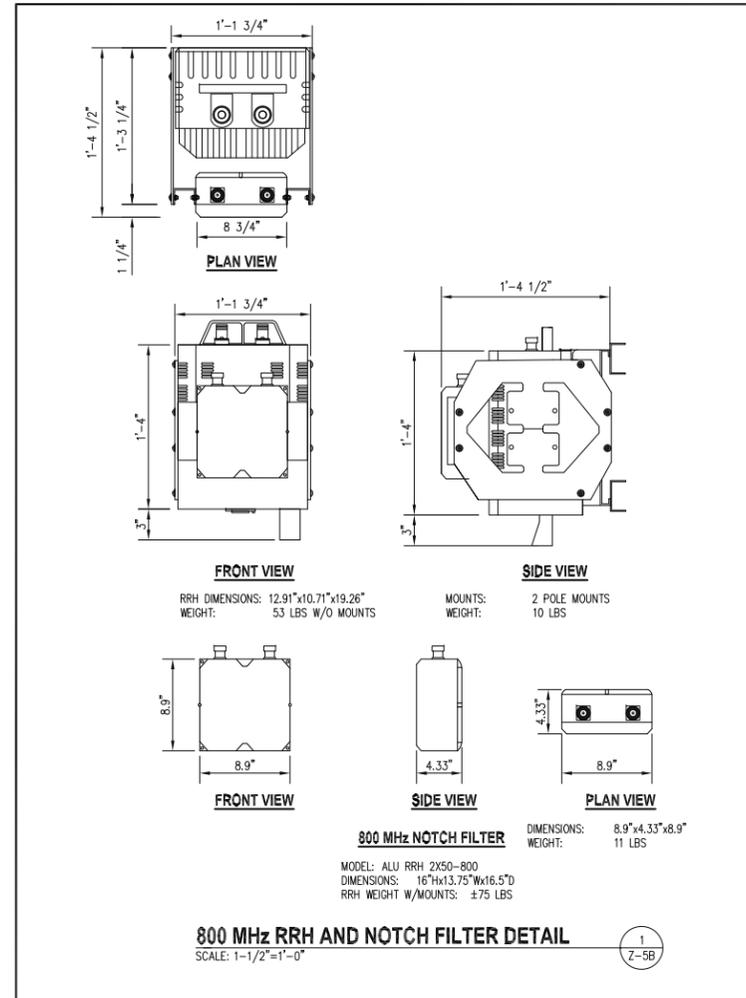
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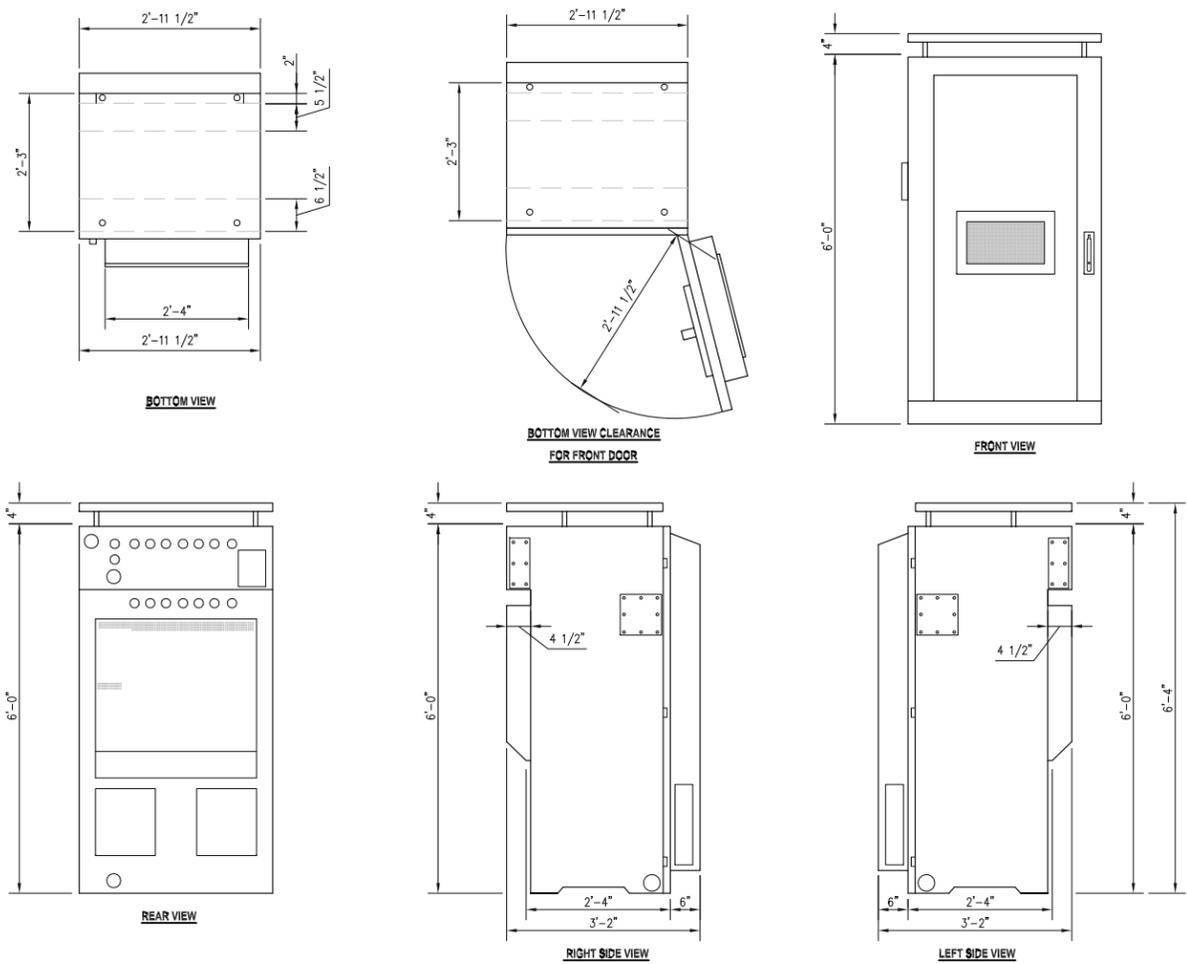
 GRAPHIC SCALE IN INCHES

DANIEL MORGAN MIDDLE SCHOOL
 48 S PURCELL AVENUE
 WINCHESTER, VA 22601

TITLE:
**SHENTEL
 RADIO HEAD AND
 CABLE DETAILS**

SHEET NUMBER:
Z-5B



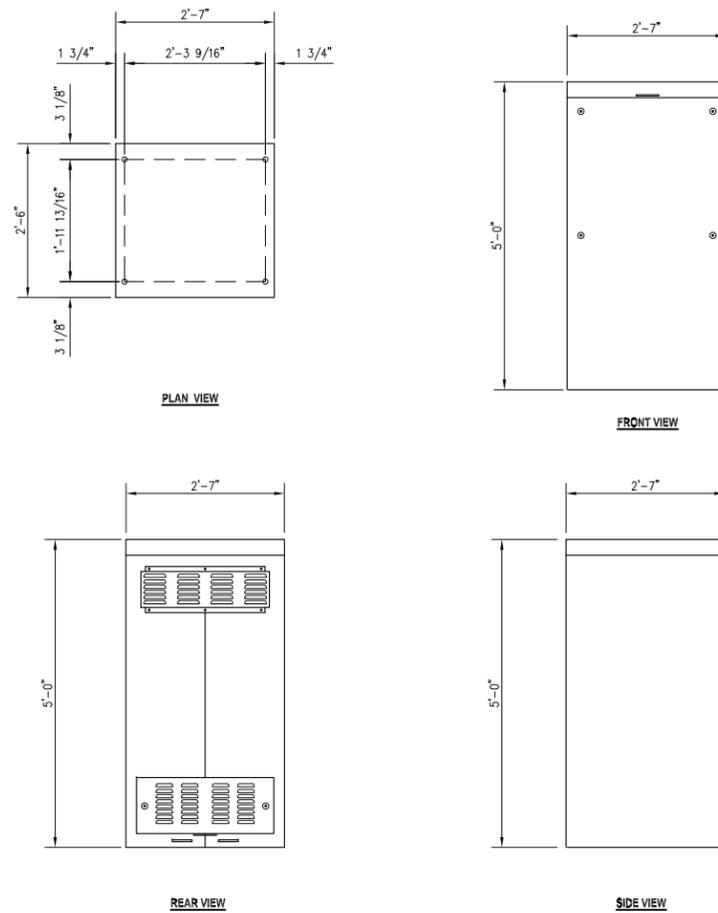


- NOTES:
 1. SECURE THE MMBTS CABINET TO THE EQUIPMENT FRAME WITH (4) 1/2" A307 SS BOLTS.
 2. THE CABINET WEIGHT = 1074 LBS

ALCATEL LUCENT 9929 MMBTS EQUIPMENT CABINET DETAILS

SCALE: 1/2"=1'-0"

1
Z-6



- NOTES:
 1. SECURE THE BATTERY CABINET TO THE EQUIPMENT FRAME WITH (4) 1/2" A307 SS BOLTS.
 2. THE CABINET WEIGHT = 1074 LBS

ANDREW 60ECv2 BATTERY CABINET DETAILS

SCALE: 1/2"=1'-0"

2
Z-6

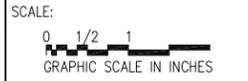
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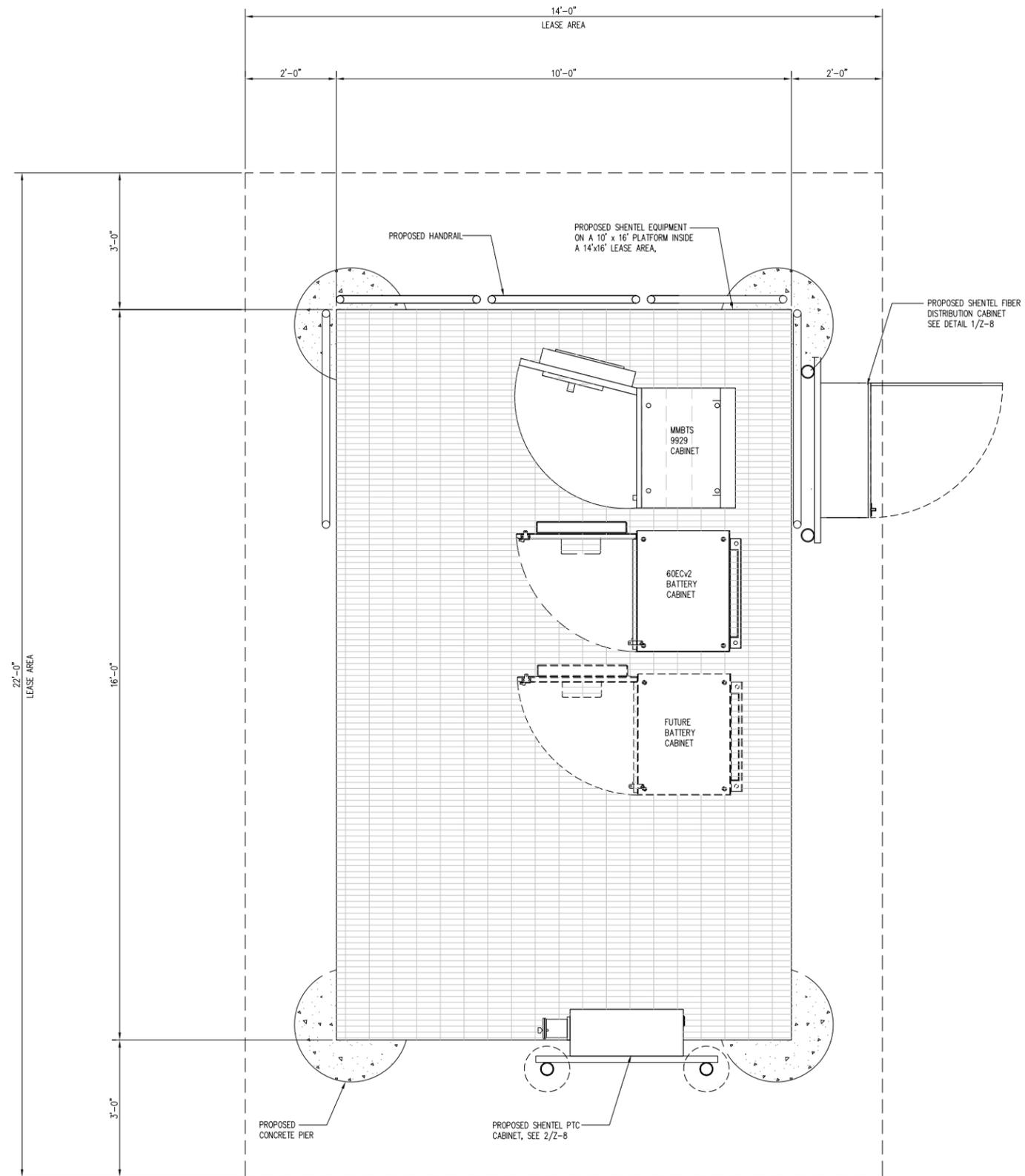
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| PROJECT NO: | 1050.187 |
| DESIGNER: | NW.A. |
| ENGINEER: | NW.NW. |



DANIEL MORGAN MIDDLE SCHOOL
 48 S PURCELL AVENUE
 WINCHESTER, VA 22601

TITLE:
**SHENTEL
 EQUIPMENT
 CABINET
 DETAILS**

SHEET NUMBER:
Z-6



EQUIPMENT PLATFORM PLAN
 SCALE: 3/4" = 1'-0"  TRUE NORTH



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PROJECT NO: 1050.187
 DESIGNER: M.A.
 ENGINEER: M.M.

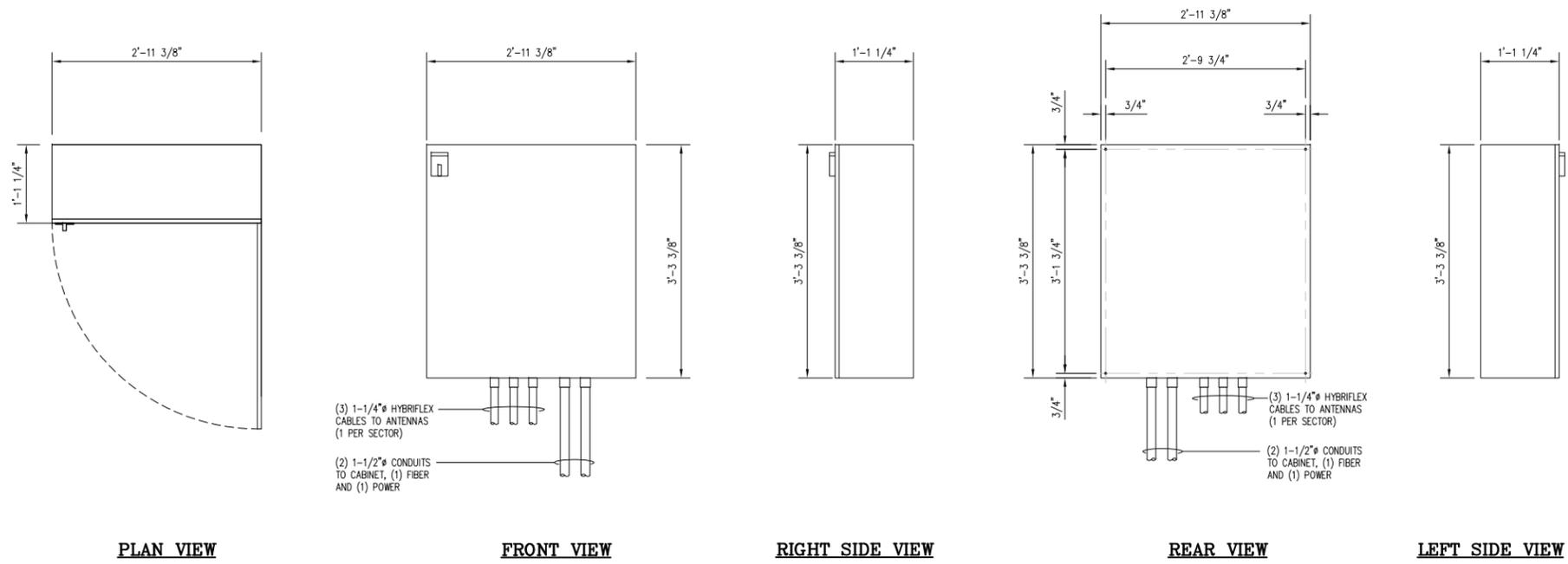
SCALE:

 GRAPHIC SCALE IN INCHES

DANIEL MORGAN MIDDLE SCHOOL
 48 S PURCELL AVENUE
 WINCHESTER, VA 22601

TITLE:
**SHENTEL
 EQUIPMENT
 PLATFORM PLAN**

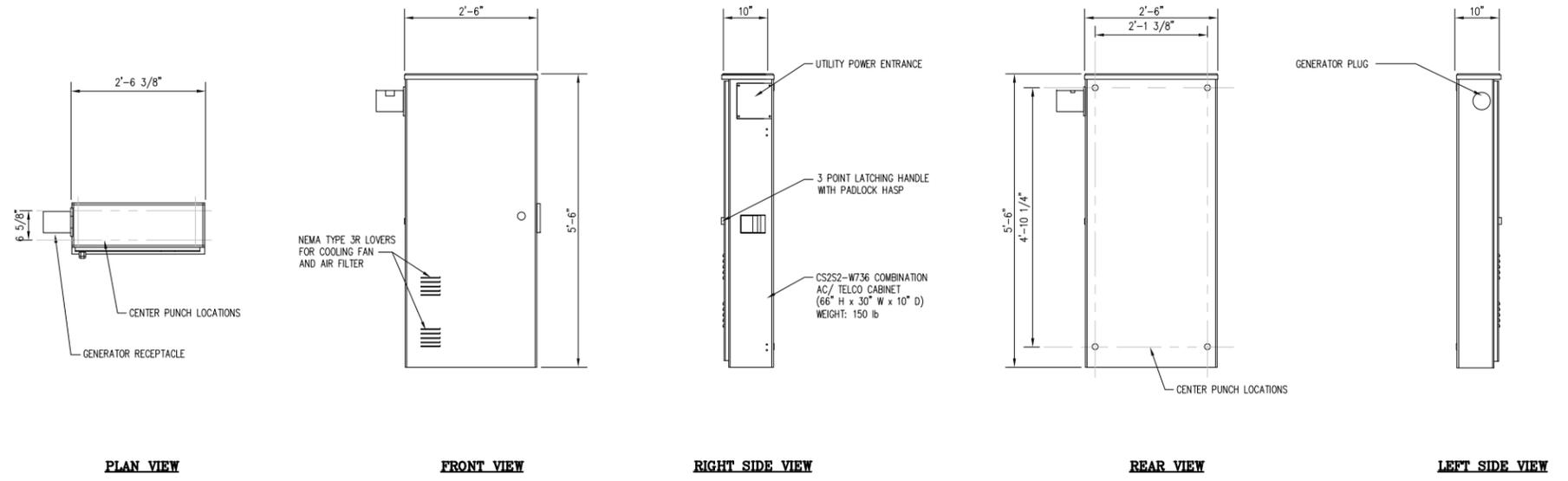
SHEET NUMBER:
Z-7



NOTE: DISTRIBUTION CABINET SHALL BE NEMA 3R RATED
 CABINET WEIGHT = 150 LBS

FIBER DISTRIBUTION CABINET DETAILS
 SCALE: 3/4" = 1'-0"

1
Z-8



CABINET WEIGHT = 150 LBS

PTC CABINET DETAILS
 SCALE: 3/4" = 1'-0"

2
Z-8



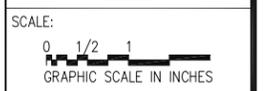
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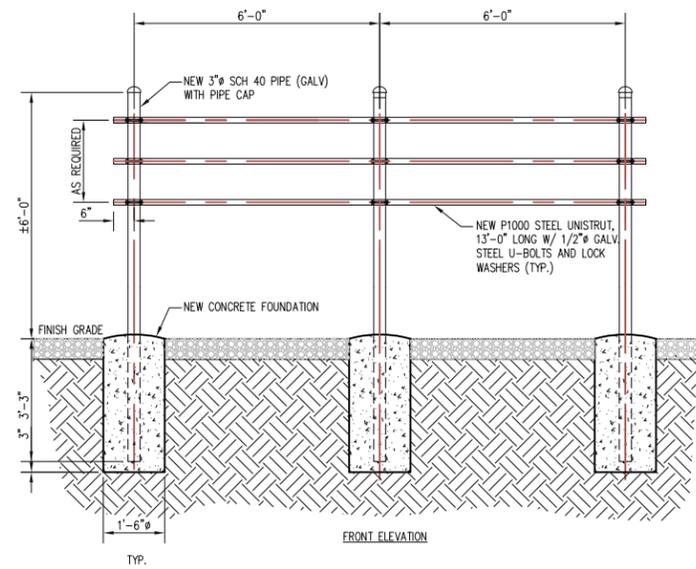
PROJECT NO: 1050.187
 DESIGNER: M.A.
 ENGINEER: M.M.



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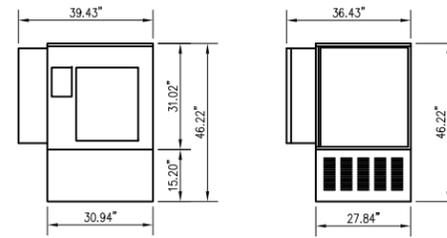
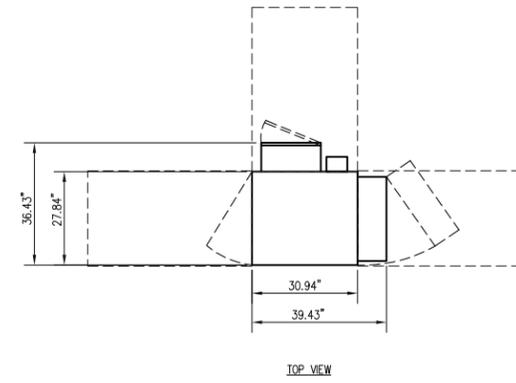
TITLE:
**SHENTEL
 FIBER DISTRIBUTION
 AND PTC
 CABINET DETAILS**

SHEET NUMBER:
Z-8



ELECTRICAL SERVICE FRAME
SCALE: 1/2"=1'-0"

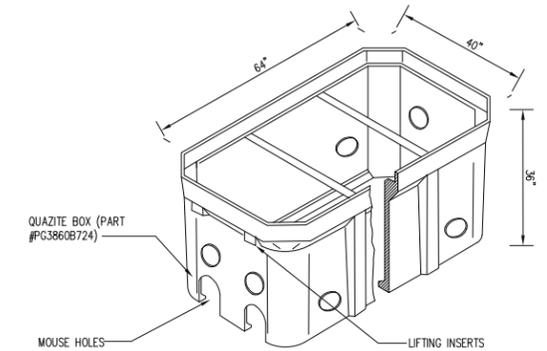
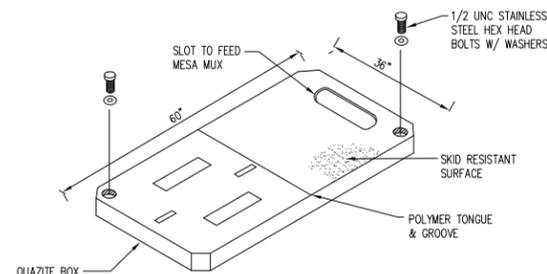
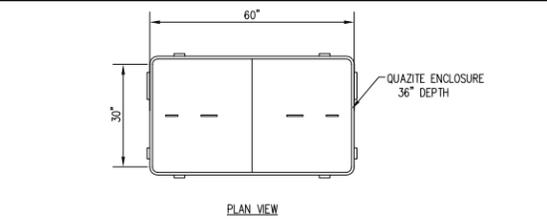
1
Z-9



NOTES:
1. PROVIDE 3" GRAVEL IN BOTTOM OF QUAZITE VAULT AND #2 TINNED GROUND TO MESA CABINET.
2. CONTRACTOR SHALL HOOK UP AND POWER UP MESA CABINET, AND GROUND RING TO IT, AND NOTIFY CONSTRUCTION MANAGER WHEN DONE.
3. CONTRACTOR SHALL INSTALL 30 AMP CIRCUIT DISCONNECT B

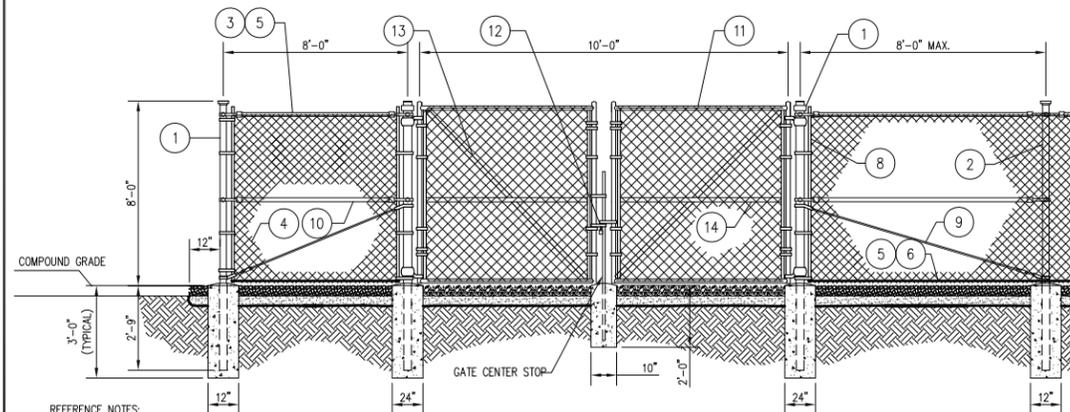
MESA SPAN XL TELCO CABINET DETAILS
SCALE: 1/2"=1'-0"

2
Z-9



HAND HOLE QUAZITE BOX
SCALE: 1/2"=1'-0"

3
Z-9



REFERENCE NOTES:

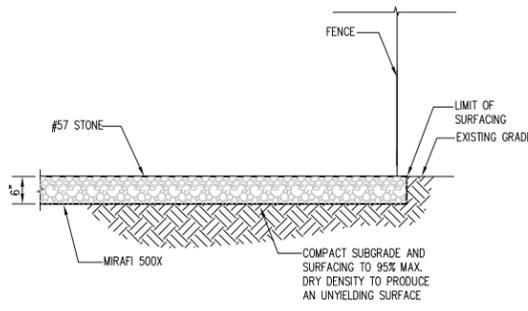
- | | |
|---|--|
| 1 GATE POST: 4" NOMINAL SCHEDULE 40 PIPE. CORNER, END OR PULL POST: 2 1/2" NOMINAL SCHEDULE 40 PIPE. | 8 STRETCHER BAR. |
| 2 LINE POST: 2" NOMINAL SCHEDULE 40 PIPE. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C. | 9 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD. |
| 3 TOP RAIL & BRACE RAIL: 1 1/2" PIPE. | 10 FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY. |
| 4 FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392. | 11 GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083. |
| 5 TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS. | 12 MULTI-LOCKING DEVICE |
| 6 TENSION WIRE: 9 GA. GALVANIZED STEEL. | 13 GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE. |
| 7 NOT USED. | 14 GATE FRAME BRACE: 1 5/8" DIAMETER. |

GENERAL NOTES:

- INSTALL FENCING PER ASTM F-567
- INSTALL SWING GATES PER ASTM F-567
- FENCE PIPE AND COMPONENTS SHALL BE GALVANIZED. PIPE SHALL BE PER ASTM-F1083. GATE FRAMES SHALL BE WELDED.
- WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
- POSTS SHALL HAVE END-CAPS.
- GATES SHALL HAVE LOCKING HARDWARE.
- PROVIDE GATE STOPS TO SECURE GATES IN OPEN POSITION.

GALVANIZED CHAIN LINK FENCE AND GATE DETAIL
SCALE: 3/8"=1'-0"

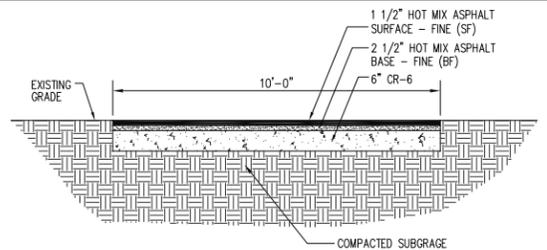
4
Z-9



NOTE:
COMPOUND AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM GRADE. FILL UNDERCUT AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO FINISH GRADE.

COMPOUND SURFACING DETAIL
SCALE: 1"=1'-0"

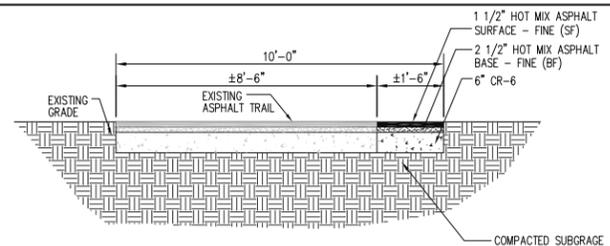
5
Z-9



NOTES:
1. THE DRIVEWAY AREA SHALL BE CLEARED AND GRUBBED. REMOVE THE TOP 12 INCHES OF SOIL BELOW THE FINISH GRADES SPECIFIED. PROOF ROLL THE DRIVEWAY AREA WITH A 10 TON DUMP TRUCK OR BY OTHER METHOD APPROVED BY THE GEOTECHNICAL ENGINEER. REMOVE ADDITIONAL UNSUITABLE, LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM GRADE. FILL UNDERCUT AND COMPACT A MINIMUM OF 6 INCHES OF CR6 OR G/A SB DENSE GRADED AGGREGATE IN 8 INCH MAXIMUM LIFTS TO 98 % STANDARD PROCTOR. PLACE HOT MIX BASE COURSE AND ROLL. PLACE FINISH COURSE AND ROLL.

ASPHALT PAVEMENT DETAIL
SCALE: NTS

6
Z-9



NOTES:
1. THE DRIVEWAY AREA SHALL BE CLEARED AND GRUBBED. REMOVE THE TOP 12 INCHES OF SOIL BELOW THE FINISH GRADES SPECIFIED. PROOF ROLL THE DRIVEWAY AREA WITH A 10 TON DUMP TRUCK OR BY OTHER METHOD APPROVED BY THE GEOTECHNICAL ENGINEER. REMOVE ADDITIONAL UNSUITABLE, LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM GRADE. FILL UNDERCUT AND COMPACT A MINIMUM OF 6 INCHES OF CR6 OR G/A SB DENSE GRADED AGGREGATE IN 8 INCH MAXIMUM LIFTS TO 98 % STANDARD PROCTOR. PLACE HOT MIX BASE COURSE AND ROLL. PLACE FINISH COURSE AND ROLL.

EXISTING ASPHALT TRAIL IMPROVEMENT DETAIL
SCALE: NTS

7
Z-9

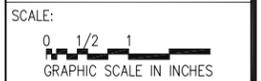
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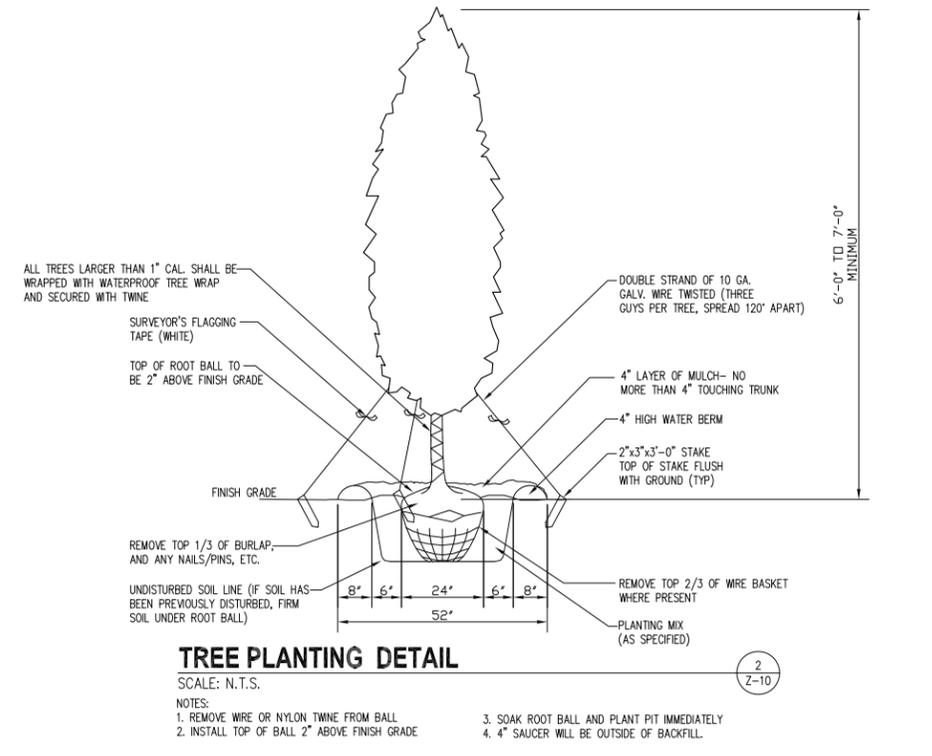
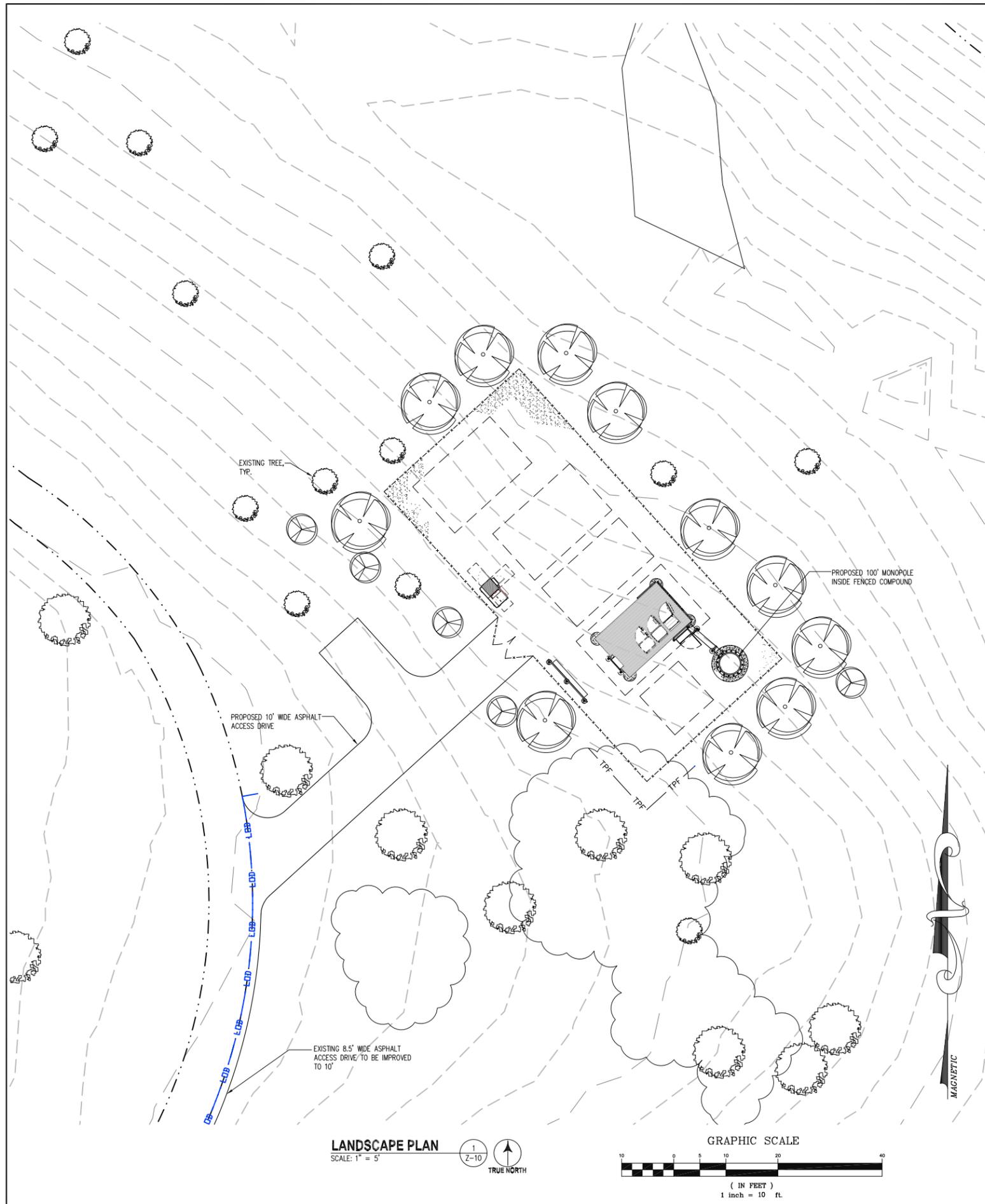
PROJECT NO: 1050.187
DESIGNER: M.A.
ENGINEER: M.M.



DANIEL MORGAN MIDDLE SCHOOL
48 S PURCELL AVENUE
WINCHESTER, VA 22601

TITLE:
SITE DETAILS

SHEET NUMBER:
Z-9



GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS SHALL BE CONTAINER-GROWN OR BALLED AND BURLAPPED.
3. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES SHALL BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS SHALL BE COMPLETELY MULCHED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
10. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. CONTRACTOR TO WATER AND WARRANTY TREES FOR 1 YEAR.

PLANTING NOTE:

THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPING/PLANTING PLAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.

PLANT LIST

| | QTY. | TREE TYPE | SIZE/REMARKS |
|--|------|-----------------------|---|
| | 4 | EVERGREEN SHRUB | HEALTHY SHRUB, WELL BRANCHED 30" MINIMUM HEIGHT AT PLANTING. |
| | 11 | MEDIUM EVERGREEN TREE | HEALTHY STRAIGHT TRUNK, WELL BRANCHED SEE DETAIL 2/Z-10 6' TO 7' MINIMUM HEIGHT AT PLANTING. |

entrex
communication services, inc.

6600 Rockledge Drive, Suite 550
BETHESDA, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

| DATE | DESCRIPTION | REV. |
|----------|---------------|------|
| 04-20-16 | ZONING REVIEW | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SEAL:

Milestone
COMMUNICATIONS

PROJECT NO: 1050.187
DESIGNER: M.A.
ENGINEER: M.M.



DANIEL MORGAN MIDDLE SCHOOL
48 S PURCELL AVENUE
WINCHESTER, VA 22601

TITLE:
**LANDSCAPE PLAN,
NOTES AND DETAILS**

SHEET NUMBER:
Z-10

Planning Commission
June 21, 2016

CU-16-295 Request of James Testa of Testa, Inc. for a conditional use permit single family detached dwelling at 2905 Shawnee Drive (*Map Number 332-03- - 89*) zoned Highway Commercial District (B-2).

REQUEST DESCRIPTION

The request is for a conditional use permit (CUP) for a single-family detached dwelling on the subject property.

AREA DESCRIPTION

The subject property is located east of the intersection of Shawnee Drive and Papermill Road. An existing single family detached dwelling has existed on the property. The property is zoned B-2. Surrounding zoning includes Medium Density Residential (MR), Limited Industrial (M-1) and B-2. Surrounding Uses include residential dwellings, industrial, and a religious institution.



STAFF COMMENTS

As stated in the applicant's letter dated May 4, 2016, the property has been zoned B-2 since his purchase of the existing residence and property in 2011. In 2014, City Council approved a similar CUP request from the same applicant, however since the conditional use did not commence within a year of approval, the CUP expired. The applicant again wishes to utilize the existing dwelling as a residential rental property. The proposed use as a single-family detached dwelling requires a CUP within the B-2 District under section 8-2-11 of the Zoning Ordinance. There will be no upgrades or modifications to this property associated with this CUP.

RECOMMENDATION:

In order for a CUP to be issued, a finding must be made that the proposal as submitted or modified will 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.

A favorable motion could read:

MOVE that the Planning Commission forward CUP-16-295 to City 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.

-OR-

An unfavorable motion should state the reasons for such a recommendation, such as inability to make such findings above as required by the Ordinance or other reasons, as applicable.

**Testa Inc
2232 Papermill Road
Winchester, VA 22601**

May 4, 2016

**City of Winchester
Planning & Zoning Committee
Rouss City Hall
15 N Cameron Street
Winchester, VA 22601**

To Whom it may Concern:

The conditional use application enclosed for the property located at 2905 Shawnee Drive, Winchester VA will comply with section 18-2 of the city ordinance. There will be no need for upgrades, changes or modifications to comply with section 18-2 of the city ordinance.

Currently the property is zoned B-2 and was zoned as B-2 when I purchased the residence/property. The house has approximately 900 square feet, two bedrooms and one full bath.

The property was purchased while it was occupied as a residence. No changes were made to this property as I was going to demolish the house for space required to put in my commercial project. Since this project has never materialized, I would like to rent out this house to help offset the expenses of the taxes and insurance paid on this non-income producing property. The property will be kept neat and manicured as a residential property and always in compliance with city codes.

Sincerely,


James Testa











Planning Commission
June 21, 2016

RZ-16-308 AN ORDINANCE TO REVISE THE PROFFERS ASSOCIATED WITH 7.0719 ACRES OF LAND AT 501 WEST JUBAL EARLY DRIVE (*Map Number 230-04 - 1*) CONDITIONALLY ZONED HIGHWAY COMMERCIAL (B-2) DISTRICT. The proffers revision seeks to add telecommunication facilities to the list of uses allowed on the parcel. The Comprehensive Plan identifies the property as a Commerce Center/Corridor and calls for sustaining a friendly business environment.

REQUEST DESCRIPTION

The proffers revision would add telecommunication facilities to the list of uses allowed on the parcel.

AREA DESCRIPTION

The adjoining area comprises of Planned Commercial (PC) District zoning to the north (across W. Jubal Early Drive) and west (across Harvest Drive) with office and commercial uses. To the south is the Stuart Hill Apartment Complex which is zoned High Density Residential (HR) District with Planned Unit Development (PUD) Overlay. To the east is a separate Conditionally Zoned Highway Commercial (B-2) District with Corridor Enhancement (CE) District Overlay that is used for auto sales.



STAFF COMMENTS

The Comprehensive Plan identifies the property as a Commerce Center/Corridor and calls for sustaining a friendly business environment. Located in the West Central Geographic Planning area, under land use, it calls for “Provide[ing] a range of commercial facilities which incorporate a mix of retail, service and office facilities, properly served by access through the transportation system, and offer selection of consumer goods, and viable growth potential.” A brief chronology of the Zoning and Uses of the property is provided below:

- May 10, 2005- City Council approves AN ORDINANCE TO CONDITIONALLY REZONE 9.612 ACRES OF LAND FROM PLANNED COMMERCIAL, PC DISTRICT, TO HIGHWAY COMMERCIAL, B-2 DISTRICT AT 1800 AND 1850 HARVEST DRIVE (Now 501 W. Jubal Early Dr.) This conditional rezoning created the current proffers provided.

- August 14, 2007- City Council approves AN ORDINANCE TO AMEND A ZONING PROFFER PERTAINING TO THE SITE LAYOUT PLAN ASSOCIATED WITH A CONDITIONAL REZONING OF 1800-1850 HARVEST DRIVE CONDITIONALLY ZONED HIGHWAY COMMERCIAL, B-2 DISTRICT. This proffer revision basically added a proffer in regards to the site layout and site plan for the parcel. Original proffers from 2005 remained.

As stated in the applicant's statement of support and draft proffer statement (see attached) their request is to add an additional proffer to the current list of permitted uses that would state: "telecommunications facilities subject to the approval of a conditional use permit in accordance with §18-2-1.2 of the Winchester Zoning Ordinance."

RECOMMENDATION

Staff is generally supportive of the rezoning request. Staff has questions on where the telecommunication faculties would be placed (if proposed) and if that could affect the site layout proffer.

If the Commission feels that the draft proffer language provided by the applicant adequately addresses potential impacts associated with the rezoning,

A favorable motion could read:

MOVE the Commission forward RZ-16-308 to City Council recommending approval subject to subject to proffers offered by the applicant in the document titled "TBD". Approval is recommended because the request, as proffered, adequately addresses potential impacts associated with the rezoning, represents good planning practice and is consistent with the Comprehensive Plan.

If the Commission does not feel that the potential impacts associated with the rezoning are adequately addressed with the draft proffers provided by the applicant, the following draft motions could be considered:

A motion to table could read

MOVE the Commission table RZ-16-308 to allow the applicant the opportunity to adequately address potential impacts associated with telecommunication facilities at 501 West Jubal Early Drive.

AN ORDINANCE TO REVISE THE PROFFERS ASSOCIATED WITH 7.0719 ACRES
OF LAND AT 501 WEST JUBAL EARLY DRIVE (*Map Number 230-04 -1*)
CONDITIONALLY ZONED HIGHWAY COMMERCIAL (B-2) DISTRICT.

RZ-16-308

WHEREAS, the Common Council has received an application from Shantel Valley Engineering Surveying Planning, on behalf of property owner Valley Proteins Inc. to amend the proffer statement applicable to 501 West Jubal Early Drive, more specifically identified as Tax Map Section 230, Double Circle 4, Lots; and,

WHEREAS, the original Conditional Rezoning of the Property from PC to B-2 zoning that was approved by Common Council on May 10, 2005 included proffers of a list of uses allowed on the parcel for 501 West Jubal Early Drive; and,

WHEREAS, an amendment to the original proffer pertaining to the site layout of the development was approved by Common Council on August 14, 2007 for 501 West Jubal Early Drive; and,

WHEREAS, the approval was recommended by the Planning Commission because the request, as proffered, adequately addresses potential impacts associated with the rezoning, represents good planning practice and is consistent with the Comprehensive Plan; and,

WHEREAS, a synopsis of this Ordinance has been duly advertised and a Public Hearing has been conducted by the Common Council of the City of Winchester, Virginia, all as required by the Code of Virginia, 1950, as amended, and the said Council has determined that the proffered rezoning associated with these properties herein designated represents good planning practice in the master planned growth of the medical center campus, and is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Winchester, Virginia that the amended Proffer statement as accepted by Council in conjunction with August 14, 2007 proffer revision is hereby further amended to reference an allowed use of a telecommunications facilities subject to the approval of a conditional use permit in accordance with §18-2-1.2 of the Winchester Zoning Ordinance in the proffer revision dated "BLANK" for the use of parcels at Tax Map Number 230-4-1.

**CITY OF WINCHESTER
PROFFER REVISION APPLICATION – STATEMENT OF SUPPORT
SHENTEL**

Purpose of the Application

This proffer revision application seeks to add telecommunications facilities to the list of uses allowed on Parcel No. 230-4-1 located at 501 West Jubal Early Drive.

Parcel Information

Parcel ID No.: 230-4-1
Address: 501 West Jubal Early Drive Winchester, Virginia 22601
Acreage: 7.0719
Zoning: B2

Background – RZ-07-06

On May 10, 2005 the Common Council of the City of Winchester accepted a Proffer Statement in conjunction with the conditional rezoning of this parcel from PC (Planned Commercial) to B-2 (Highway Commercial). The Voluntary Proffers in Support of Rezoning Request to Highway Commercial District B-2 (attached with RZ-07-06) limited the use of the parcel to one or more of 13 permitted uses in the B-2 District.

On August 14, 2007 the Council adopted the ordinance to amend a zoning proffer associated with the conditional rezoning.

Proposed Proffer Revision

The Applicant wishes to revise the above-described proffers to include telecommunications facilities as an allowed use on the parcel. The uses currently listed in the existing proffers are all permitted uses in the B-2 District. Pursuant to § 8-2-17 of the *Winchester Zoning Ordinance*, telecommunications facilities in the B-2 District require a conditional use permit. Therefore, the Applicant proposes to add “telecommunications facilities subject to the approval of a conditional use permit in accordance with § 18-2-1.2” to the list of uses allowed on the parcel.

Compliance with the Comprehensive Plan

The *Winchester Comprehensive Plan* notes the City’s goals of economic sustainability and public safety. Allowing for the telecommunications facilities use on this parcel will support both of these causes. Wireless infrastructure is crucial to a community’s viability. Those living, working and traveling through the City depend on wireless coverage to communicate and conduct business. This proposal is in accordance with Economic Development Objective No. 5 in Chapter 11 – “Identify and facilitate new infrastructure development to enhance and stimulate commercial development.” Similarly, emergency response personnel rely on seamless cellular coverage to enable efficient and effective service to the community. This proposal will support Public Safety Objective No. 1 in Chapter 3 – “Provide the highest quality of police, emergency preparedness, communications, and fire and rescue services available, with

properly-trained personnel who are prepared for a wide variety of emergencies, and who serve the community in an effective and coordinated manner.”

The addition of the telecommunications facilities use to the proffers will provide the opportunity for necessary infrastructure to facilitate Winchester’s economic development and enhanced public safety measures.

For the reasons provided above, the Applicant respectfully requests that the proffer revision application be approved.

Draft Zoning Proffer Revision

(To amend the Proffer Statement originally accepted by the Common Council of the City of Winchester, Virginia on May 10, 2005 and amended on August 14, 2007 to include telecommunications facilities use.)

Valley Proteins Inc. does here hereby proffer to the City of Winchester to limit the use of parcels 230-4-1 and 230-4-8 to one or more of the following fourteen (14) uses:

1. Accessory uses, as defined;
2. Banks and financial institutions;
3. Libraries, places of worship, schools;
4. Convenience and service establishments such as, but not limited to barber shops, beauty parlors, and tailors;
5. Day nurseries and day care centers;
6. Offices, business and professional;
7. Outdoor storage of materials and supplies and display of merchandise for sales or rent incidental to the conduct of any permitted uses on the lot as provided for Section 18-20 of the Zoning Ordinance;
8. Public utilities, such as poles, lines, distribution transformers, pipes, meters, water and sewer lines, booster or relay stations;
9. Repair services or businesses, including repair of bicycles, guns, radios, television sets, electrical appliances, locks, refrigerators, and other home appliances, shoes toys, typewrites, watches, and clocks;
10. Restaurants;
11. Retail stores, except Adult Book stores and shops;
12. Off-street Parking Areas as defined in Section 18-6 of the Zoning Ordinance for permitted uses and access drives for permitted uses;
13. Signs in accordance with Section 18-8 of the Zoning Ordinance; and
14. Telecommunications facilities in accordance with Section 18-2-1.2 of the Zoning Ordinance.

_____ for Valley Proteins Inc.

_____ Date



CITY OF WINCHESTER, VIRGINIA

Rouss City Hall
15 North Cameron Street
Winchester, VA 22601
540-667-1815
TDD 540-722-0782

AN ORDINANCE TO AMEND A ZONING PROFFER PERTAINING TO THE SITE LAYOUT PLAN ASSOCIATED WITH A CONDITIONAL REZONING OF 1800-1850 HARVEST DRIVE CONDITIONALLY ZONED HIGHWAY COMMERCIAL, B-2 DISTRICT. RZ-07-06

WHEREAS, the Common Council has received an application from Painter-Lewis, P.L.C. on behalf of YH&B Leasing, LLC., the property owner, to amend the Proffer Statement applicable to two parcels of real estate known as 1800 and 1850 Harvest Drive, more specifically identified as Tax Map 230, Double Circle 4, Lots 1 and 8 that were conditionally rezoned Highway Commercial, B-2 District as defined in the City's Zoning Ordinance; and,

WHEREAS, the original Conditional Rezoning of the property from PC to B-2 zoning that was approved by Common Council on May 10, 2005 included a proffered Conceptual Layout Plan dated 4-26-05 by Painter-Lewis for the use of 1800-1850 Harvest Drive; and,

WHEREAS, the applicant, in an amended proffer statement to the City dated May 8, 2007 requested to proffer a substitute attached site plan dated May 7, 2007 for a project titled "Ervin Development Harvest Drive Medical Complex, by Painter-Lewis, P.L.C." for use of the parcels 230-4-1 and 230-4-8 as depicted on an exhibit entitled "Conceptual Exhibit #1, Site Layout Plan with Original Flood Plain Information"; and,

WHEREAS, the Planning Commission of the City of Winchester considered the aforesaid proffer amendment and, following a public hearing at its meeting of June 19, 2007, unanimously voted to recommend approval of the request to amend the proffer as it pertains to the referenced site layout because it represents good planning; and,

WHEREAS, a synopsis of this Ordinance has been duly advertised and a Public Hearing has been conducted by the Common Council of the City of Winchester, Virginia, all as required by the Code of Virginia, 1950, as amended, and the said Council has determined that the revised proffers applicable to conditional rezoning of the property as herein designated represents good planning practice.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Winchester, Virginia that the Proffer Statement as originally accepted by Council in conjunction with the May 10, 2005 conditional rezoning of 1800 and 1850 Harvest Drive from PC District to B-2 District is hereby amended to reference an attached site plan dated May 7, 2007 for a project titled "Ervin Development Harvest Drive Medical Complex, by Painter-Lewis, P.L.C." for use of the parcels 230-4-1 and 230-4-8 as depicted on an exhibit entitled "Conceptual Exhibit #1, Site Layout Plan with Original Flood Plain Information".

Voluntary Proffers in Support of Rezoning Request to Highway Commercial District B2

Yount, Hyde, & Barbour Leasing does here hereby proffer to the City of Winchester to limit the use of parcels 230-4-1 and 230-4-8 to one or more of the following thirteen uses, each of which is currently a permitted use in the Highway Commercial District B2:

- Accessory uses, as defined
- Banks and financial institutions
- Libraries, places of worship, schools
- Convenience and service establishments such as, but not limited to barber shops, beauty parlors, and tailors
- Day nurseries and day care centers
- Offices, business and professional
- Outdoor storage of materials and supplies and display of merchandise for sales or rent incidental to the conduct of a any permitted uses on the lot as provided for Section 18-20 of the Zoning Ordinance
- Public utilities, such as poles, lines, distribution transformers, pipes, meters, water and sewer lines, booster or relay stations
- Repair services or businesses, including repair of bicycles, guns, radios, television sets, electrical appliances, locks, refrigerators, and other home appliances, shoes toys, typewrites, watches, and clocks
- Restaurants
- Retail stores, except Adult Book stores and shops
- Off-street Parking Areas as defined in Section 18-6 of the Zoning Ordinance for permitted uses and access drives for permitted uses
- Signs in accordance with Section 18-8 of the Zoning Ordinance

Additionally proffered is the attached site plan dated May 7, 2007, Titled Ervin Development Harvest Drive Medical Complex, by PAINTER-LEWIS, P.L.C. for the use of parcels 230-4-1 and 230-4-8.


Yount, Hyde & Barbour ~~LLC~~ Leasing, L.C.

5/8/07
Date



THE COMMON COUNCIL

Rouss City Hall
15 North Cameron Street
Winchester, VA 22601
540-667-1815
TDD 540-722-0782
www.winchesterva.gov

I, Kari J. Van Diest, Deputy Clerk of the Common Council, hereby certify on this 24th day of September, 2007 that the following is a true and exact excerpt from the minutes of the August 14, 2007 Regular Session of the Common Council of the City of Winchester, Virginia.

EXTRACT

PLANNING AND DEVELOPMENT COMMITTEE

Chairman Griffin presented the following:

- Second Reading, by title, for adoption: AN ORDINANCE TO AMEND A ZONING PROFFER PERTAINING TO THE SITE LAYOUT PLAN ASSOCIATED WITH A CONDITIONAL REZONING OF 1800-1850 HARVEST DRIVE CONDITIONALLY ZONED HIGHWAY COMMERCIAL, B-2 DISTRICT. ~~RZ-07-067~~

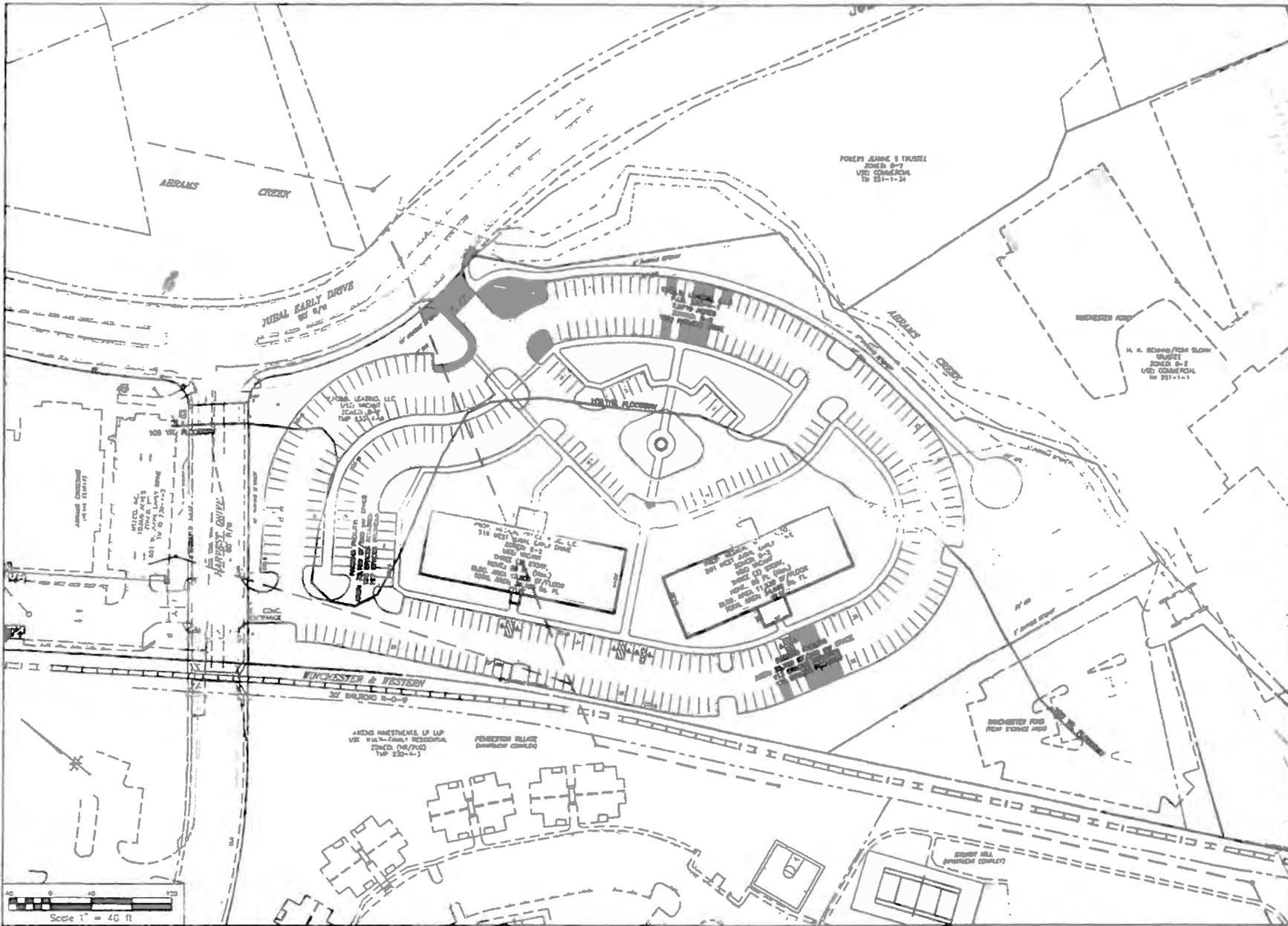
The motion was adopted by the affirmative roll-call vote of a majority of all members of the Common Council, the ayes and nays being recorded as shown below:

| MEMBER | VOTE |
|------------------------|--------|
| Vice-Mayor Buettner | Aye |
| Councilor Butler | Aye |
| Councilor Clark | Aye |
| Councilor Coyne | absent |
| Vice-President Griffin | Aye |
| Councilor Helm | Aye |
| Councilor Major | Aye |
| Councilor Masters | Aye |
| Mayor Minor | Aye |
| Councilor Nelson | Aye |
| President Gaynor | Aye |

Witness my hand and the seal of the City of Winchester, Virginia.



Kari J. Van Diest
Kari J. Van Diest
Deputy Clerk of the Common Council



CONCEPTUAL EDICIT #1
SITE LAYOUT PLAN
WITH ORIGINAL FLOOD PLAN
INFORMATION

LEARN DEVELOPMENT
MUKKA LITTLE COMPLEX
301 & 519 W. JUBAL EARLY DRIVE
WINCHESTER, VIRGINIA

PANTERLEWIS, P.L.C.
1110 W. JUBAL EARLY DRIVE
WINCHESTER, VIRGINIA 22071
Telephone: (541) 842-5772
Fax: (541) 842-5773
Email: info@panterlewis.com



| | | | |
|--------------|----------------------|-------------|----------|
| DATE: | 11/11/11 | BY: | CL |
| DESIGNED BY: | CL | CHECKED BY: | CL |
| SCALE: | AS SHOWN | DATE: | 11/11/11 |
| PROJECT: | MUKKA LITTLE COMPLEX | DATE: | 11/11/11 |
| SCALE: | AS SHOWN | DATE: | 11/11/11 |

Planning Commission
June 7, 2016

CUP-16-309 Request of Lynn Koerner of Shentel on behalf of Friendship Volunteer Fire & Rescue Company and the City of Winchester for a conditional use permit for a telecommunication facility at 627 North Pleasant Valley Road (Map Number 175-01-23B) zoned Education, Institution and Public Use (EIP) District.

REQUEST DESCRIPTION

The applicant is requesting a conditional use permit for a new building mounted telecommunications facility to be located on top of the Friendship Fire & Rescue station at 627 North Pleasant Valley Road.

AREA DESCRIPTION

The subject property is located within the Education, Institution and Public Use (EIP) district, and properties immediately to the north, east and south are similarly zoned. Properties to west are zoned Medium Density Residential (MR) district and consist of primarily single family homes.

STAFF COMMENTS

Shenandoah Personal Communications LLC (Shentel) is proposing to establish a new building mounted telecommunications facility at this site. The proposal involves extending the hose drying tower vertically and then camouflaging the antenna behind a RF-friendly material. The total height of the antenna will be 55-feet.



The applicant did consider other options prior to pursuing this method. Shentel explored the use of the AM radio tower at 520 North Pleasant Valley Road. After structural analysis was performed, it was determined this was not a suitable alternative. The school property to the south was also evaluated, but it was determined that a tower structure would not fit into the current property layout. Lastly, the open area of Friendship Park was evaluated, but Shentel decided against having a large monopole structure in this instance so close to the adjacent residential neighborhoods due to concerns about potential impacts.

The zoning ordinance allows for telecommunications towers up to 100 feet in height in the EIP district. However, the applicant wanted to be more sympathetic to the surrounding neighborhoods and instead decided to pursue the facility attached to the fire station. The existing hose drying tower is 30 feet in height and the proposal involves extending the tower 25 feet to allow for the antenna equipment to have uninterrupted signal distribution in the vicinity.

Section 18-2-1.2 of the Zoning Ordinance provides for several evaluation criteria which need to be satisfied as part of a proposal:

- *All possible means for sharing space on existing towers or on existing buildings or other structures have been exhausted and no alternative other than constructing a new tower exists, and if a new tower is proposed, the applicant has executed a Letter of Intent to share space on their tower and negotiate in good faith with other interested parties.;*

As demonstrated above, staff believes that the applicant has performed due diligence in exploring alternative options for locating the telecommunications facility before selecting this location.

- *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, EIP or HE-1 Districts, nor 200 feet in the M-1 or M-2 Districts;*

The facility will conform to this requirement.

- *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. To this end, the proposal must provide for 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 this 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 proposal is a camouflaged design which will appear as simply an extension of the existing hose drying tower.

- *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.*

RECOMMENDATION

Staff recommends approval of this proposal with conditions.

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-16-309** 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 at 150% of the estimated equipment removal costs guaranteeing removal of the facilities should the use cease.

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.



THE COMMON COUNCIL

Rouss City Hall
15 North Cameron Street
Winchester, VA 22601
540-667-1815
TDD 540-722-0782
www.winchesterva.gov

I, Kari J. Van Diest, Deputy Clerk of the Common Council, hereby certify on this 11th day of February 2016 that the following Resolution is a true and exact copy of one and the same adopted by the Common Council of the City of Winchester, assembled in regular session on the 9th day of February 2016.

A RESOLUTION THAT EXPRESSES THE CITY OF WINCHESTER'S APPROVAL OF BUILDING IMPROVEMENTS TO 627 N. PLEASANT VALLEY ROAD AND AUTHORIZES THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE FOREGOING

WHEREAS, Shentel desires to extend the existing hose-drying tower at the Friendship Fire Company to accommodate an internal antennae and place supporting radio equipment on the facility's lower garage roof to improve local Sprint LTE 4g services; and,

WHEREAS, Friendship Fire Company approves of Shentel's proposed improvements to the property; and,

WHEREAS, per the lease between the City of Winchester and Friendship Fire Company, the City reserves the right to approve any construction plans of any improvement to be erected on the premises (Friendship Fire Company); and,

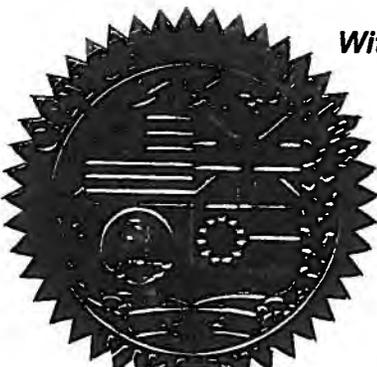
WHEREAS, a telecommunications facility requires a Conditional Use Permit under §16.1-2-1 of the City of Winchester Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED, the Winchester Common Council hereby expresses on behalf of the City its approval of the building improvements as presented for the purposes of compliance with the lease provisions only, and that the adoption of this Resolution shall have no effect upon the duty of the lessor to pursue and properly obtain all necessary permitting and approvals needed to lawfully erect the proposed improvements, and that the Manager is hereby authorized to take all lawful actions necessary in her discretion to effectuate the foregoing.

Resolution No. 2016-2.

ADOPTED by the Common Council of the City of Winchester on the 9th day of February 2016.

Witness my hand and the seal of the City of Winchester, Virginia.



Kari J. Van Diest
Kari J. Van Diest, CMC
Deputy Clerk of the Common Council



*Lynn Koerner – 540-335-0030
Site Acquisition and Project Development
Contractor for Shentel*

May 11, 2016

Planning and Zoning
City of Winchester
Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

**Re: Shenandoah Personal Communications LLC – Site 15447 – National Avenue
(Friendship Fire Station)**

Dear Sir:

Shenandoah Personal Communications LLC (Shentel) is in need of a telecommunications facility in the North Pleasant Valley area of Winchester. This proposed site is to handle capacity issues for Shentel's Sprint PCS service as identified in the RF Brief that is included with the application for a Conditional Use Permit for this property. This site will provide the latest 4G service to the area and correct the current data capacity issues that we are experiencing with the network in this area.

Shentel considered the use of the AM radio tower located at 520 North Pleasant Valley Road and owned by Centennial Broadcasting. . A structural mapping and analysis was done on the tower and it was determined that the tower is structurally inadequate for addition of the proposed equipment. Modification of this type of AM tower which is live (hot) all the time is not feasible since any modifications change the signal pattern. The owner would not agree to modifications for this reason nor were they interested in having a separate new monopole structure built on the property. Other property that was evaluated with any open space was the school property and it was determined that a tower structure would not fit into the current property layout. The open area of Friendship Park was evaluated and it was felt that proposing a tower structure close to the surrounding residential area would create a negative impact for the neighborhood.

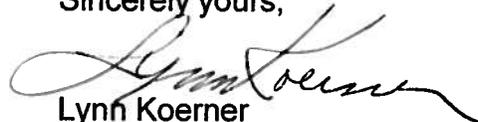
The existing fire station hose drying tower is thirty feet (30) feet in height. Although the zoning designation of this property would allow us to build a tower up to a one hundred (100) foot in height, we felt that extending the existing structure would be much more compatible with the area. In order for our antenna to clear the trees located on the property line to the west of the fire station, it was determined we needed an antenna center height of 51 feet. In order to achieve that height, the total proposed structure height will be fifty five (55) feet. The first fifteen (15) feet of the proposed extension of the structure will be constructed of concrete block and will be painted to match the existing building color. The remaining ten (10) feet will be constructed of an RF friendly material and will be fabricated to match the front façade of the building. Photo simulations are attached. The antenna will be completely hidden from view. The supporting radio equipment is proposed to be placed on a platform on the lower garage roof of the fire station. The platform will be screened with material that will match the building color and will hide the cables and radio cabinets from view to the surrounding neighborhood.

When getting into dense residential areas of communities, the search area for a site becomes very condensed and limited in size. Existing sites that are currently providing the signal to this area is the flagpole structure near the interstate and an installation that we have on a high-rise sign at the intersection of Hwy 37 and I-81. Also some additional relief is needed on our Downtown site at the Old Taylor Hotel and the tower site at National Fruit. We are also proposing to be the anchor tenant on a monopole structure that is being proposed at Daniel Morgan Middle School. A detailed RF brief is attached for more detailed information.

We feel that the proposed location will not affect adversely the health, safety, or welfare of persons residing or working in the neighborhood of the proposed facility. We feel that this installation will be a benefit to the citizens of Winchester and is in line with the goals of the Comprehensive Plan of continuing into the future without decaying or collapsing and meeting today's needs without sacrificing the future. Shentel engineering has determined that this site will provide the needed capacity signal to this area of Winchester.

Please contact me at (540)335-0030 should you have any questions.

Sincerely yours,



Lynn Koerner
Site Acquisition
and Project Development
Contractor for Shentel

Attachments
as

RF Brief Overview for the Proposed National Avenue Site # 15447

The city of Winchester, VA is a hub to some of Virginia's major highways. Among these, I-81 and Hwy7 are the busiest roads carrying traffic to and from Washington DC and other nearby metropolitan areas. As the city progresses, the neighborhood surrounding Friendship Park is rapidly increasing the amount of data used by wireless devices.

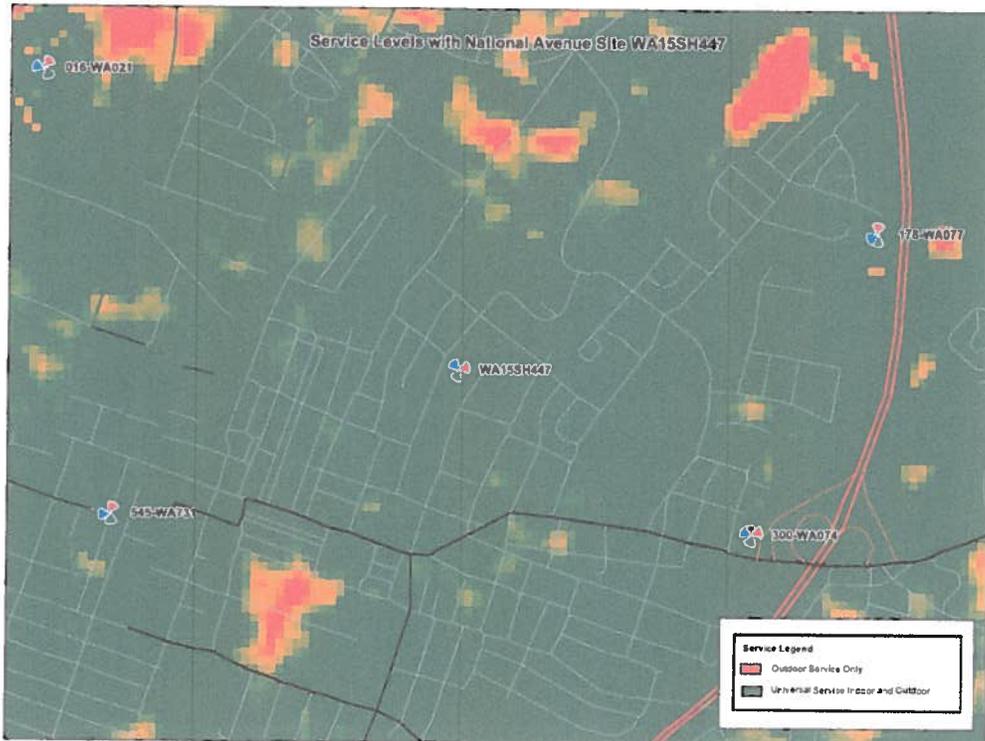
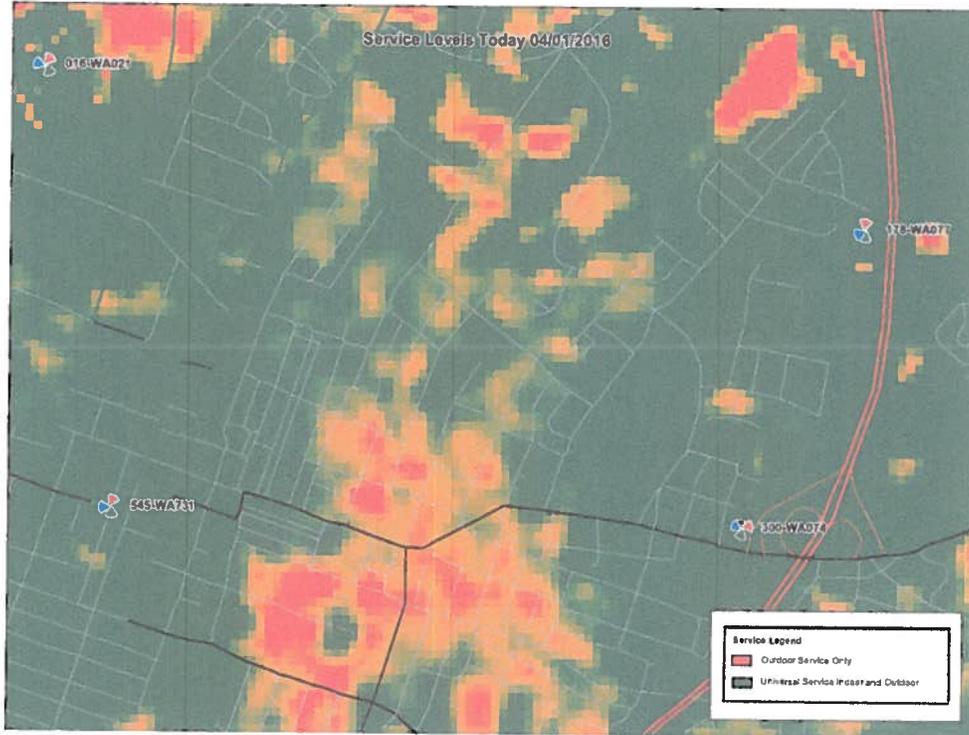
The continued growth in this part of Winchester has stimulated the need for additional resources and infrastructures for wireless data access. Mobile phone users may experience slow data or buffered data during high peak usage periods due to a lack of resources from existing radio base stations and wireless towers serving the area. To serve customers data usage needs, Shentel determines that there is a need to add another wireless site in the area. The addition of this site will increase capacity and improve customers experience inside the buildings.

Shentel as well as the entire wireless industry has seen an increase in data usage over the past few years that doubles every 9 months. This is the case in the existing sites surrounding the proposed site location. These neighboring sites have experienced maximum usage resulting in slow data speeds or limited access.

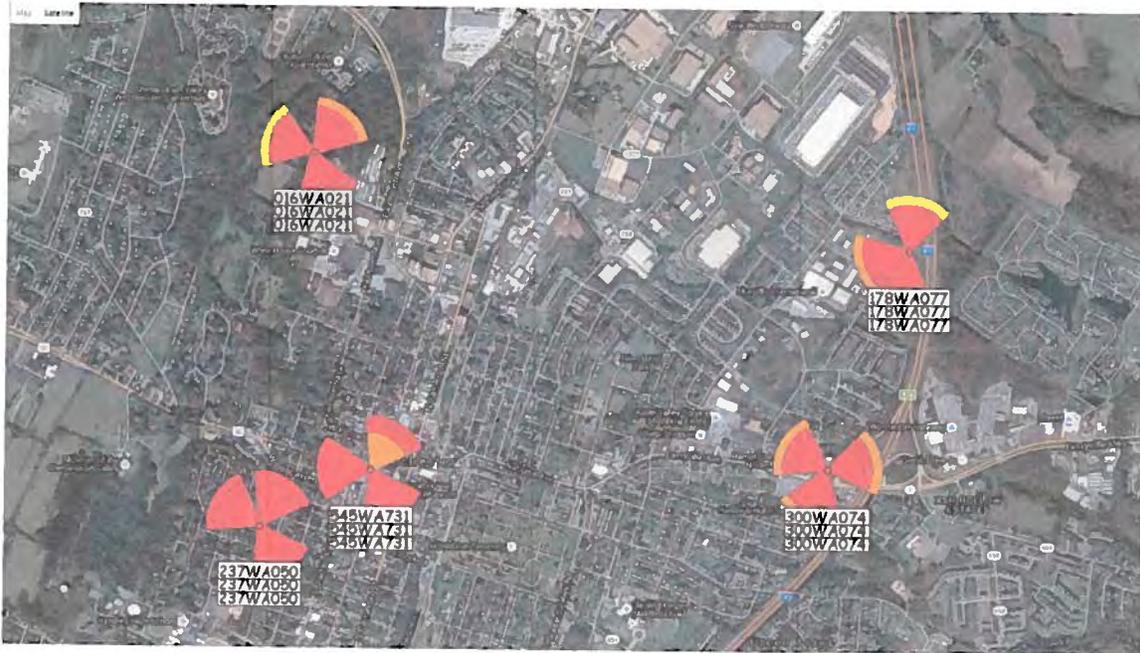
The proposed site (Site Number: WA15SH447) referred to as "National Avenue" is located at coordinates: Latitude: 39.1903° N and Longitude: 78.15190 W. The site address is 627 North Pleasant Valley Road, Winchester VA 22601. The RF signal strength simulation study shows that the minimum height required for antenna deployment at this location to meet the coverage objective is a 52 foot Radiation Center. If the antenna height is lower than this there will be significant degradation in service levels for mobile users due to interference. The loss in coverage signal strength occurs because of the fact that the Radio Frequency signals, in general, are very susceptible to objects in their path such as buildings, trees & foliage etc. In addition RF signals degrade in strength as distance increases between transmit (i.e. PCS site) and receive (i.e. mobile phones) antennas even when there is no obstruction present in the path between the antennas.

In conclusion it is evident from the data capacity analysis and the RF simulation maps that the addition of the proposed National Avenue site will improve data availability and in-building service. This will result in off-loading the present capacity burden from the neighboring sites. The proposed site with a 52/ft. Radiation Center and overall height of 55 feet to conceal the equipment will provide adequate in-building RF signal in this location and surrounding residential/commercial areas, thus fulfilling Shentel's desired coverage objective and meet company standards for reliable wireless service.

The images below represent before and after scenarios of the relative RF signal strength for customers in this area of Winchester. The red regions represent areas where devices will only work outdoors.



The image below represents the level of data traffic handled by the existing sites. The red colors represent specific carriers that are overloaded with data usage. The orange colors represent specific carriers that are approaching overload with data usage. The primary goal of the proposed site is to provide more data capacity for customers in this area of Winchester.





T-SQUARED SITE SERVICES, LLC

2500 Highland Road, Suite 201
Hermitage, PA 16148
724.308.7855
www.t-sqrd.com

May 11, 2016

Shentel
500 Shentel Way
Edinburg, VA 22601

Re: Hose Drying Tower Extension:
Site 15447 – NATIONAL AVENUE
Site Address 627 Pleasant Valley Road
Winchester, VA 22601

This letter is to summarize the structural capacity for the modifications at the Shentel 15447 - NATIONAL AVENUE site.

The above site was reviewed for the adequacy of the additional loading of 15' CMU tower extension, equipment, antennas and RRUs for the Shentel drying tower extension in accordance with TIA-222, IBC, and ASCE-7. This letter addresses the adequacy of the site under the proposed loading conditions.

Shentel proposes the installation of one (1) MMBTS cabinet, and one (1) ALU BBU cabinet. Proposed cabinets are to be installed on new steel platform within new lease area. Shentel proposes the antennas and RRHs to be located in new stealth enclosure (designed and analyzed by others). Structural calculations were performed in order to determine the adequacy of the existing and proposed structure in accordance with applicable building codes under the proposed loading conditions. It has been determined that the new 15' extension and new steel rooftop platform, and existing structure are capable of supporting the new proposed loading conditions.

In summary, T-Squared Site Services, LLC certifies the Shentels telecom equipment platform, 15' CMU tower extension, and existing structure described within and shown on the Construction Drawings are capable of supporting the load conditions that will be imposed on them.

The potential may exist that the existing site conditions may not align with those assumed or anticipated. An altered field condition discovered during the installation of the antennas and telecom equipment should be brought to the attention of T-Squared Site Services, LLC for subsequent consideration, analysis, and possible revision approach. This assessment assumes that all existing mounts and equipment accounted for in this assessment have been installed in accordance with the manufacturer's recommendations, telecom industry standards, and national design codes; and is in sound structural condition.

Please contact us if you have any questions and/or comments regarding the information contained within.

Sincerely,

T-Squared Site Services, LLC




Gary W. Clower, P.E.





Shenandoah Personal Communications, LLC

COMPLETED BY:

NEW HORIZON
SITE SERVICES

AFTER

BEFORE

447
National Avenue
Location "A" on Map



PROPOSED SHENTEL STEALTH
SCREEN EXTENSION



COMPLETED BY:
NEW HORIZON
SITE SERVICES

AFTER

BEFORE

447
National Avenue
Location "B" on Map



**PROPOSED SHENTEL
STEALTH SCREEN EXTENSION**



Shenandoah Personal Communications, LLC

COMPLETED BY:
NEW HORIZON
SITE SERVICES

AFTER



BEFORE

447
National Avenue
Location "C" on Map



Shenandoah Personal Communications, LLC

COMPLETED BY:

NEW HORIZON
SITE SERVICES

AFTER



BEFORE

447
National Avenue
Location "D" on Map



Shenandoah Personal Communications, LLC

COMPLETED BY:

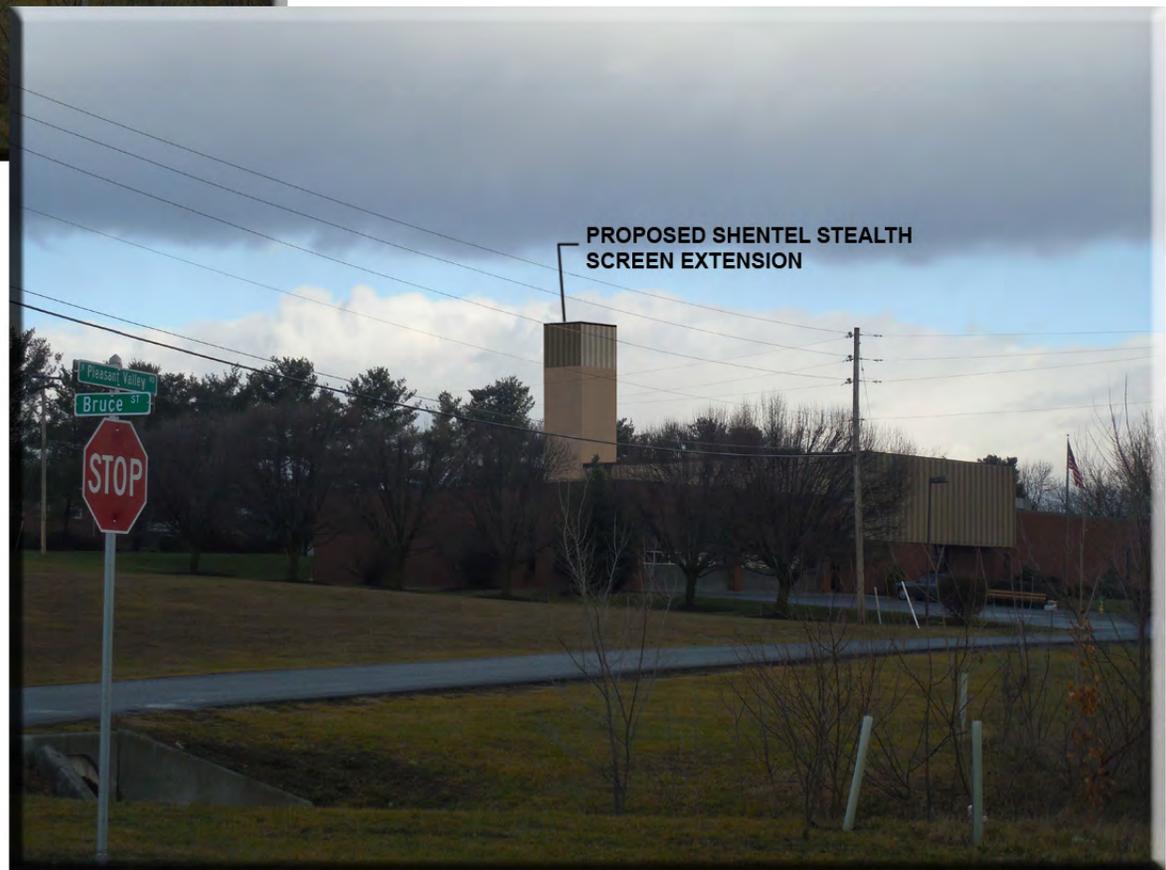
NEW HORIZON
SITE SERVICES

AFTER



BEFORE

447
National Avenue
Location "E" on Map



PROPOSED SHENTEL STEALTH
SCREEN EXTENSION



Shenandoah Personal Communications, LLC

COMPLETED BY:

NEW HORIZON
SITE SERVICES

AFTER

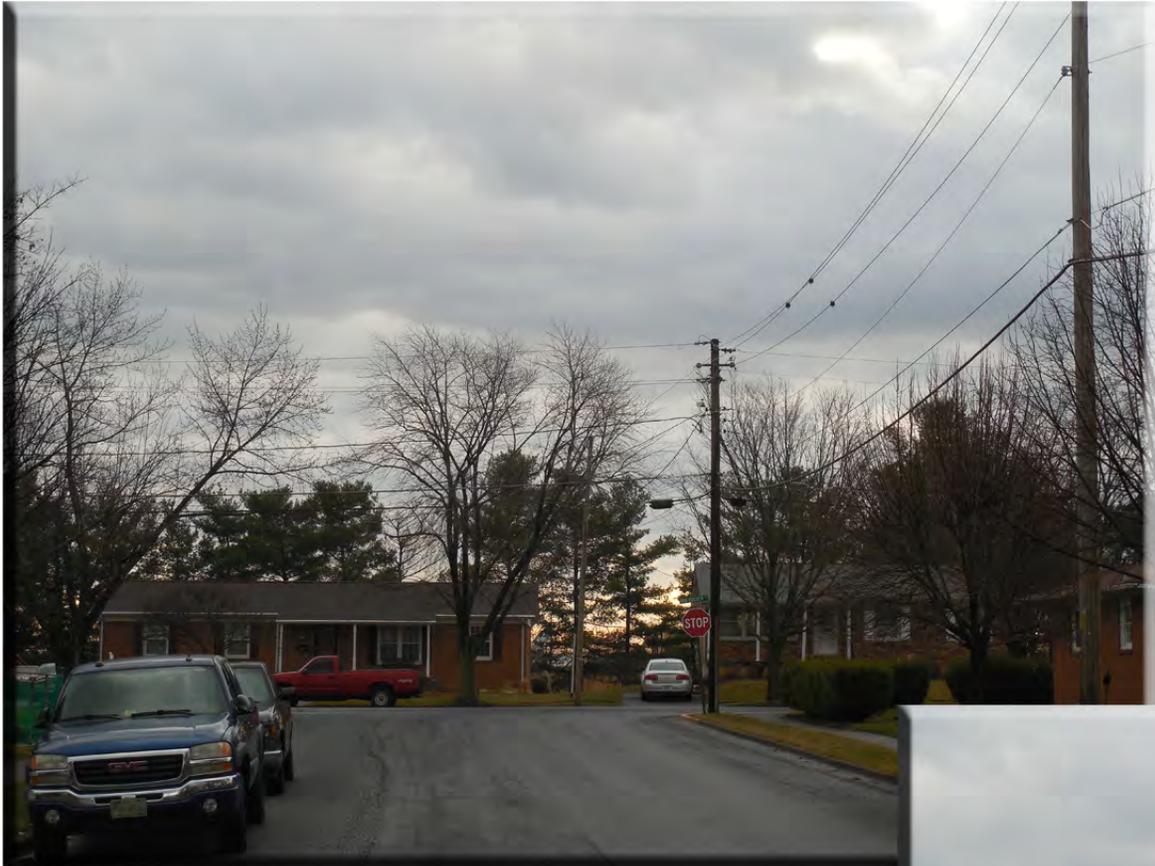
BEFORE

447
National Avenue

Location "F" on Map



PROPOSED SHENTEL STEALTH
SCREEN EXTENSION



Shenandoah Personal Communications, LLC

COMPLETED BY:

NEW HORIZON
SITE SERVICES

AFTER



BEFORE

447
National Avenue
Location "G" on Map

PROPOSED SHENTEL STEALTH
SCREEN EXTENSION
(NOT VISIBLE FROM THIS VIEW)

**AN ORDINANCE TO AMEND AND REENACT ARTICLE 14 OF THE WINCHESTER ZONING
ORDINANCE PERTAINING TO THE HISTORIC WINCHESTER DISTRICT AND CRITERIA FOR
GRANTING A CERTIFICATE OF APPROPRIATENESS**

TA 16-356

Draft 1 – (05/31/16)

Ed. Note: The following text represents excerpts of the Zoning Ordinance that are subject to change. Words with strikethrough are proposed for repeal. Words that are boldfaced and underlined are proposed for enactment. Existing ordinance language that is not included here is not implied to be repealed simply due to the fact that it is omitted from this excerpted text.

SECTION 14-6. CRITERIA FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.

14-6-1 The Board of Architectural Review shall not approve a Certificate of Appropriateness unless the applicant's proposals are architecturally compatible with the character of the Historic District. The Board shall base its decision on whether the proposed action conforms to the criteria set forth by the Secretary of Interior's Standards for Rehabilitation and the Historic Winchester District Design Guidelines. The review board also shall consider: