

AGENDA
JAMES CITY COUNTY PLANNING COMMISSION
November 6, 2013 – 7:00 p.m.

1. ROLL CALL
2. PUBLIC COMMENT
3. MINUTES
 - A. October 2, 2013 Regular Meeting
4. COMMITTEE/COMMISSION REPORTS
 - A. Development Review Committee (DRC)
 - B. Policy Committee
 - C. Regional Issues Committee/Other Commission Reports
5. PUBLIC HEARING CASES
 - A. Case No. SUP-0012-2013. Olde Towne Rd Human Services Building Communications Tower
6. PLANNING DIRECTOR'S REPORT
7. COMMISSION DISCUSSIONS AND REQUESTS
8. ADJOURNMENT

SPEAKER'S POLICY

The Commission encourages public participation, but also wants to remind speakers to use decorum when speaking during the public comment or during public hearings.

Please keep in mind the following when speaking:

1. Courtesy between the speaker and the audience is expected at all times.
2. Speakers shall refrain from obscenity, vulgarity, profanity, cursing, or swearing.
3. Every petition, communication, or address to the Commission shall be in respectful language and is encouraged to be submitted in writing.
4. Public comments should be for the purposes of allowing members of the public to present planning or land use related matters, which, in their opinion, deserve attention of the Commission.
5. The public comment period shall not serve as a forum for debate with staff or the Commission.
6. Citizens should refrain from using words or statements, which from their usual construction and common acceptance are orchestrated as insults, personal attacks, or a breach of peace.
7. The public comment section at the beginning of meetings are provided as a courtesy by the Planning Commission for citizens to address the Commission regarding items not scheduled for public hearing. These public comment sections are not required by law.

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE SECOND DAY OF OCTOBER, TWO-THOUSAND AND THIRTEEN, AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Planning Commissioners

Present:

Rich Krapf
Mike Maddocks
Tim O'Connor
Robin Bledsoe
George Drummond

Staff Present:

Paul Holt, Planning Director
Adam R. Kinsman, Deputy County Attorney

Planning Commissioners

Absent:

Al Woods
Chris Basic

Mr. Richard Krapf called the meeting to order at 7:00 p.m.

2. PUBLIC COMMENT

Mr. Krapf stated that no citizens were present for public comment.

3. MINUTES

Mr. Krapf stated that the line reading "the gravel was placed on the easement last week," on page five should read "the gravel was placed on the road last week."

Mr. Mike Maddocks moved to approve the minutes from the September 25, 2013 meeting.

In a unanimous voice vote, the Commission approved the minutes 5-0; Mr. Al Woods and Mr. Chris Basic being absent.

4. COMMITTEE / COMMISSION REPORTS

A. Development Review Committee

Mr. Tim O'Connor stated that the Development Review Committee (DRC) met on September 25, 2013 to discuss the following cases:

Case No. SP-0087-2012/S-0047-2012. The Village at Candle Station.

Mr. O'Connor stated that the applicant was seeking to revise their plans to include 10 single family homes with front entry garages and to eliminate shared driveways. Planning Staff had

determined that the proposed changes were not consistent with the previously approved Master Plan. The DRC voted 5-0 to find the changes consistent with the approved master plan.

Case No. C-0040-2013. New Town Sec. 9 Settler's Market

Mr. O'Connor stated the applicant had appealed a determination by the Planning Director that their proposed plan revisions were inconsistent with the previously approved Master Plan. These revisions included the removal of a 50' right-of-way, the addition of a pedestrian promenade, and alterations to the interior road layout and house orientation. The DRC voted 5-0 to find the changes consistent with the approved master plan.

Ms. Robin Bledsoe moved to approve the report.

In a unanimous voice vote, the Commission approved the report 5-0; Mr. Woods and Mr. Basic being absent.

B. Policy Committee

Ms. Bledsoe stated that there was no Policy Committee Report.

C. Regional Issues Committee

Mr. Maddocks stated that there was no Regional Issues Committee Report.

5. PLANNING DIRECTOR'S REPORT

Mr. Holt stated that there will be public meeting regarding the Longhill Road Corridor Study Thursday, October 3, 2013 at the James City County Recreation Center from 7 p.m.-9 p.m.

6. PLANNING COMMISSION DISCUSSION AND REQUESTS

No comments were made by any of the Commissioners.

7. ADJOURNMENT

Mr. Maddocks moved to adjourn the meeting.

The meeting was adjourned at approximately 7:07 p.m.

Richard Krapf, Vice Chairman

Paul D. Holt, III, Secretary

**Case No. Special Use Permit-0012-2013, Human Services Building Communications Tower
Staff Report for the November 6, 2013 Planning Commission Public Hearing**

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

PUBLIC HEARINGS

Planning Commission:

Board of Supervisors:

Building F Board Room; County Government Complex

November 6, 2013, 7:00 PM

December 10, 2013, 7:00 PM (tentative)

SUMMARY FACTS

Applicant:

Paul Knight, Davis Media

Land Owner:

James City County

Proposal:

To allow the construction of a 104-foot (100' tower with 4' lighting rod) monopole tower

Location:

James City County Human Services Building, 5249 Olde Towne Road

Tax Map/Parcel:

3240100029A

Parcel Size:

±5.5 acres

Zoning:

PL, Public Land

Comprehensive Plan:

Federal, State and County Land

Primary Service Area:

Inside

STAFF RECOMMENDATION

Staff finds the proposal to be generally compatible with surrounding land uses and consistent with the Zoning Ordinance Performance Standards and the Comprehensive Plan Land Use Map designation. Staff recommends the Planning Commission recommend approval of the application to the Board of Supervisors with the conditions listed in the staff report.

Staff Contact:

Luke Vinciguerra

Phone: 253-6783

PROJECT DESCRIPTION

Mr. Paul Knight, on behalf of Davis Media, has applied for a Special Use Permit to allow the construction of a 104' tower (100' tower with 4' lighting rod) to be located behind the Human Services Building on Olde Towne Road (attachment #1). Communication towers over 35 feet in height require a Special Use Permit in the PL, Public Land district. The proposed monopole tower would have a 4' in diameter grid dish antenna and an additional small grid antenna mounted at the top of the tower. An illustration of the proposed tower and antenna is provided on attachments 4 and 5.

Davis Media operates two FM broadcast radio stations in the Williamsburg area. The company's office is located in the adjacent Williamsburg Business Center where programing is sent by a third party wired link to broadcast transmitters in adjacent counties. Due to a high failure rate of the hardwired network, Davis Media is proposing a wireless solution between the transmitting sites and their office; this would require an antenna mounted above the tree line. The proposed panel antenna mounted on the tower would receive programing information from a collocated antenna mounted on Davis Media's office while the satellite antenna would relay the broadcast above the tree line to the other transmitting sites.

Davis Media has proposed to lease adjacent land on property owned by the County. Davis Media is proposing the County lease the land without charge as the company will provide James City County with the ability to access its broadcasting facilities for emergency communications.

PUBLIC IMPACTS

Environmental

Watershed: Powhatan Creek

Staff Comments: The Engineering and Resource Protection Division has no comments on the SUP application at this time. Any site development issues will be resolved during site plan review.

Public Utilities and Transportation

The proposed tower would not generate additional needs for the use of public utilities or significant additional vehicular trips in the area.

VISUAL IMPACTS

The proposed tower site is located within a wooded area behind the Human Services building. The tower would be roughly 500 feet from the nearest home in the Westmoreland subdivision and over 600 feet from the nearest dwelling unit in Spotswood Commons. The base of the tower would not be visible from surrounding roads as it would be screened by trees, fencing, and the Human Services Building.

Based on a publicly advertised balloon test conducted on July 10, 2013, the top of the tower would be visible from portions of New Point Road within the Williamsburg Business Center and immediately adjacent to the entrance of Human Services building as shown on attachment #1. The tower would not be visible from any residential areas or Community Character Corridors. Staff notes the proposed tower location has moved about 50 feet to the southeast since the balloon test. Staff finds the location change would not invalidate the balloon test results as the new site location has similar topography and tree cover.

At 104', the proposed tower is lower than other recent tower applications. The recently approved Ingram Road tower was approved at 124' while a tower adjacent to Fords Colony along Route 199 was approved at 135'.

Comprehensive Plan

Olde Towne Road is not identified as a Community Character Corridor in the 2009 Comprehensive Plan. Additionally, the Federal, State and County Land designation does not have applicable development standards. The Comprehensive Plan does discuss minimizing the impacts of newly approved wireless communications facilities (WCF). Though the tower does not meet the definition of a WCF, the concept of minimizing tower visibility is applicable. As the tower is not visible from any residential areas and would be generally unnoticeable to the casual observer, staff finds the proposal to be consistent with the Comprehensive Plan.

PERFORMANCE STANDARDS

The James City County Board of Supervisors adopted several performance criteria for WCFs (Attachment #6). Though the tower is not a WCF as defined by the zoning ordinance, as the uses are similar, staff finds these performance standards germane to the application.

These performance criteria note that tower mounted WCFs should be located and designated in a manner that minimizes their impacts to the maximum extent possible and minimizes their presence in areas where they would depart from existing and future patterns of development.

While all standards support the goals outlined in the Comprehensive Plan, some may be more critical to the County's ability to achieve these goals on a case-by-case basis. Therefore, some standards may be weighed more heavily in any recommendation or decision on an SUP and a case that meets a majority of the standards may or may not be recommended for approval. To date, towers granted an SUP have substantially met these standards, including those pertaining to visibility.

A. Co-location and Alternative Analysis

Standard A1 encourages co-location. The applicant has considered co-locating on nearby towers; however, Davis Media has been unable to find a nearby structure available or suitable for the proposed use.

Standard A2 pertains to the demonstration of a need for the proposal and the examination of alternatives, including increases in transmission power and other options. With regards to demonstrating the necessity for the tower, the applicant has explained in detail how the current wired service is unreliable, particularly during bad weather. The proposed wireless option would allow Davis Media to operate during hurricanes or other large storms when the wired network would be down.

Standard A3 recommends that the site be able to contain at least two towers on site to minimize the need for additional towers elsewhere. Though it appears structurally possible to locate an additional tower on site, a second tower on the site would make the tower more noticeable. No other wireless providers' staff has contacted have expressed an interest in this location, thus minimizing the need for a second tower.

Standard A4 regarding allowance of future service providers to co-locate on the tower. Due to the towers comparably low height, it would be unlikely a provider could collocate as the antennas would likely be below the tree line. As mentioned above, no other wireless providers' staff has contacted have shown interest in the site.

B. Location and Design

Performance Standard B1 states that towers and tower sites should be consistent with existing and future surrounding development and the Comprehensive Plan. More specifically, towers should be compatible with the use, scale, height, size, design and character of surrounding existing and future uses. The proposed tower is significantly taller than any adjacent building; however, the proposed tower is only slightly above the tree line. Staff understands that due to the nature of the

technology, the antenna must be above the trees. As all neighboring properties abutting the site are zoned LB, Limited Business, staff finds, as a result of the balloon test, it is unlikely that the tower would be visible to any future residential development.

Performance Standard B2(a) states that towers should be located in a manner that use a camouflaged design or have minimal intrusion on to residential areas, historic and scenic resources areas or roads in such areas, or scenic resource corridors. Staff finds the tower will not impact any residential area or Community Character Corridor. The base of the tower, along with any utility structures housed at ground level, will not be visible from adjacent roadways; therefore, staff finds the application meets this performance standard.

Performance Standard B3 states that towers should be less than 200 feet to avoid lighting. This application meets this standard.

Performance Standard B4 states that towers should be freestanding and not supported by guy wires. This application meets this standard.

C. Buffering

The Performance Standards state that towers should be placed on a site in a manner that maximizes buffering from existing trees, including a recommended 100-foot wide wooded buffer around the base of the tower, and that the access drive should be designed in a manner that provides no off-site view of the tower base or related facilities. The tower site is situated in a heavily wooded area behind the Human Services Building on Olde Towne Road. Over 100 feet of mature tree canopy would screen the tower from most directions while the Human Services Building would screen the majority of the tower from Olde Towne Road. No access drive is proposed to the tower. Staff finds this condition to have been met.

RECOMMENDATION

Staff finds the proposal to be generally compatible with surrounding land uses and consistent with the Zoning Ordinance Performance Standards and the Comprehensive Plan Land Use Map designation. Staff recommends the Planning Commission recommend approval of the application to the Board of Supervisors with the conditions listed below.

1. **Term of Validity:** This SUP shall be valid for one monopole communication tower at a total height of 104' including all appurtenances at the location shown in the application narrative titled "Davis Media Studio Microwave Tower" dated October 16, 2013.
2. **Time Limit:** Final building inspection shall be obtained within 24 months of approval of this special use permit, or the permit shall become void.
3. **Tower Color:** The tower color shall be gray. Any alternative color used shall be approved by the Planning Director, or his designee, prior to final site plan approval.
4. **Advertisements:** No advertising material or signs shall be placed on the tower.
5. **Guy Wires:** The tower shall be freestanding and shall not use guy wires for support.
6. **Removal:** Prior to final site plan approval, the owner of the tower shall post a performance bond, cash surety, or letter of credit in an amount sufficient to fund the removal of an abandoned or unused tower or any disused portion thereof, and site restoration as approved by the County Attorney. This bond or other financial mechanism shall remain in effect throughout the life of the tower. The tower shall be considered abandoned or unused if it is not being utilized for the purpose of providing wireless communication service for a period of six months.

6. **Enclosure:** All equipment enclosures shall be screened from public view with fencing. Fencing materials shall be reviewed and approved by the Planning Director prior to final site plan approval.

7. **Collapse Radius:** The tower shall be set back from all property lines a minimum of 110 percent of the documented collapse radius.

8. **Tree Buffer:** To minimize disturbance of the tree canopy, the Planning Director shall approve any tree trimming or clearing plan prior to final site plan approval.

9. **Lease Agreement:** A leasing agreement shall be approved by the County Attorney prior to final site plan approval.

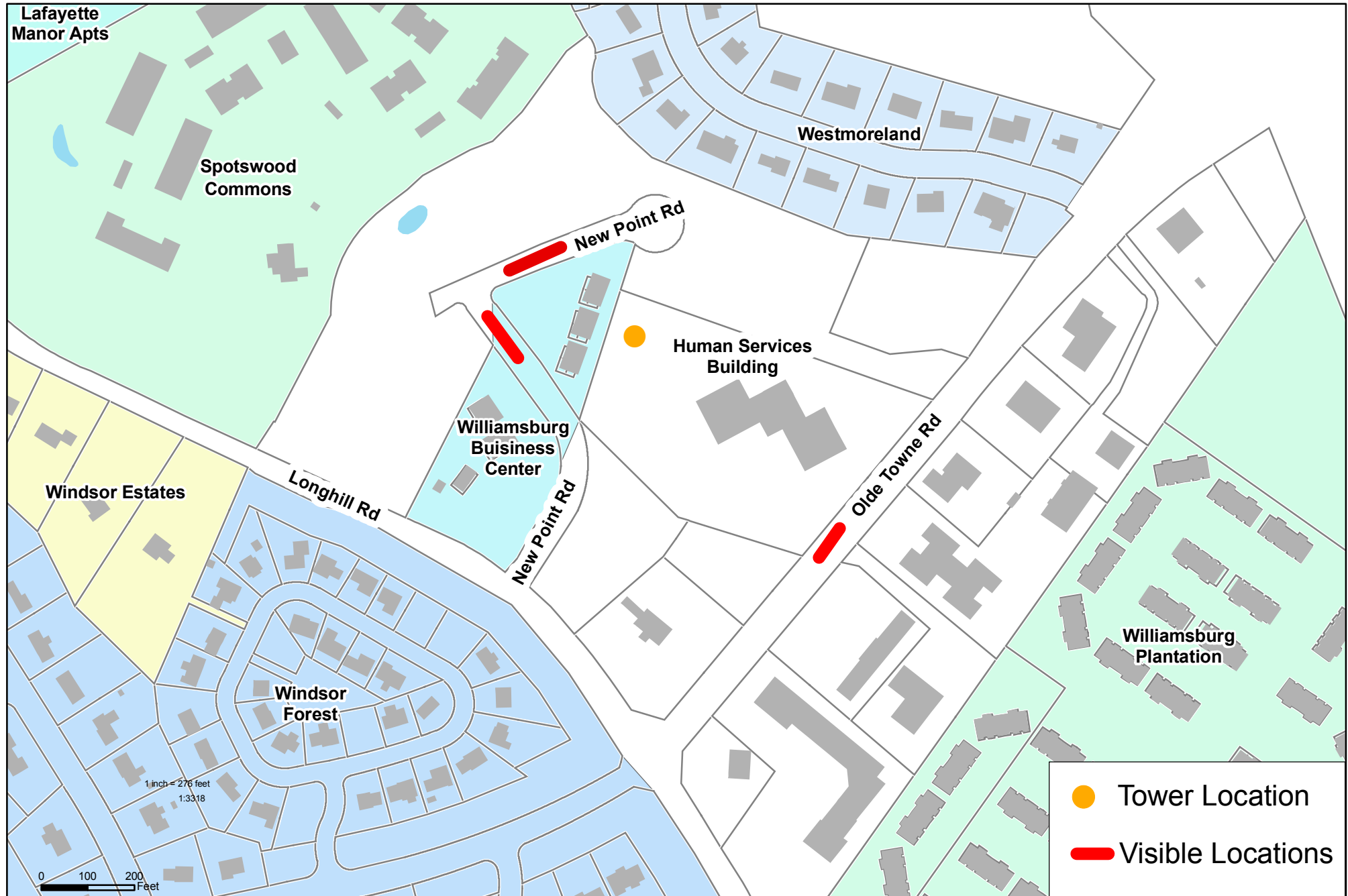
10. **Severance Clause:** This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

Attachments:

1. Location map
2. Balloon test photos
3. Conceptual site plan
4. Sketch of tower
5. Example antenna
6. Performance Standards for Wireless Communications Facilities

SUP-0012-2013

Human Services BLD - Communications Tower



Attachment 2: Balloon test photos



Figure 1: Photo at the entrance of the Human Services Building



Figure 2: Photo within Williamsburg Business Center on New Point Road

OVERALL SITE PLAN

PLANNING DIVISION

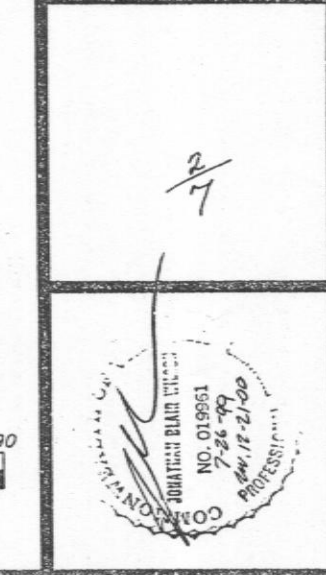
OCT 11 2013

RECEIVED

MITCHELL-WILSON ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
720 MAIN STREET, SUITE 112, 2nd FLOOR
P.O. BOX 1269
WEST POINT, VIRGINIA 23181
(804) 843-9744

HUMAN SERVICES CENTER
PARKING LOT EXPANSION
SITE PLAN
MWA-98-1237
JAMES CITY COUNTY, VIRGINIA

DESIGN: JWB
DRAWN: JWB
REVISIONS:
DATE: 7-26-09
SCALE: 1" = 30'
SHEET 2 OF 7



- EMPLOYEE PARKING EXPANSION AREA 2
NEW 90' 9"x18" PARKING SPACES; TWO (2) TOTAL
CONSTRUCTION SEQUENCE
1. REMOVE EXISTING CURB FROM POINT "A" TO POINT "B".
 2. CLEAR APPROXIMATELY 320 S.F. +/- AND INSTALL 50 L.F. SILT FENCE.
 3. GRADE NEW PARKING SPACE AREA TO AGGREGATE BASE SUBGRADE.
 4. INSTALL AGGREGATE BASE OVER COMPACTED AND PROOF-ROLLED SUBGRADE. SIX (6) INCHES COMPACTED DEPTH VDOT No. 21B AGGREGATE.
 5. INSTALL 36+/- L.F. OF NEW VDOT CG-2 CURB.
 6. INSTALL 17+/- S.Y. OF 2" THICK SM-2A BITUMINOUS ASPHALT SURFACE.
 7. STRIPE NEW PARKING STALLS WITH 4" WIDE WHITE PAVEMENT PAINT.
 8. FINE GRADE REMAINING DISTURBED AREA, TOPSOIL, PERMANENT SEED & MULCH.
 9. LEAVE WORK AREA FREE OF DEBRIS AND WITH A NEAT APPEARANCE.

- EMPLOYEE PARKING EXPANSION AREA 3
NEW 90' 9"x18" PARKING SPACES; FOURTEEN (14) TOTAL
CONSTRUCTION SEQUENCE
1. REMOVE EXISTING CURB AND WALK FROM POINTS "A" - "B" - "C".
 2. RELOCATE AREA LIGHTS & TRASH CAN.
 3. CLEAR APPROXIMATELY 630 S.F. +/- AND INSTALL 150 L.F. SILT FENCE.
 4. GRADE NEW PARKING SPACE AREA TO AGGREGATE BASE SUBGRADE. FILL MATERIAL SHALL BE INORGANIC SOIL MATERIAL PLACED IN 6 TO 8-INCH LOOSE LIFTS & COMPACTED TO 95% MAX. DRY DENSITY @ OPT. WATER CONTENT.
 5. INSTALL AGGREGATE BASE OVER COMPACTED AND PROOF-ROLLED SUBGRADE. SIX (6) INCHES COMPACTED DEPTH VDOT No. 21B AGGREGATE.
 6. INSTALL 168+/- L.F. OF NEW VDOT CG-2 CURB.
 7. INSTALL 1028+/- SF OF NEW 4" THICK CONCRETE WALKS.
 8. INSTALL 253+/- S.Y. OF 2" THICK SM-2A BITUMINOUS ASPHALT SURFACE.
 9. STRIPE NEW PARKING STALLS WITH 4" WIDE WHITE PAVEMENT PAINT.
 10. FINE GRADE REMAINING DISTURBED AREA, TOPSOIL, PERMANENT SEED & MULCH.
 11. LEAVE WORK AREA FREE OF DEBRIS AND WITH A NEAT APPEARANCE.

- SERVICE/EMPLOYEE PARKING EXPANSION AREA 1
NEW 90' 9"x18" PARKING SPACES; FIVE (5) TOTAL
CONSTRUCTION SEQUENCE
1. REMOVE EXISTING CURB & GUTTER FROM POINT "A" TO POINT "B".
 2. REMOVE EXISTING C.L.F. GATES AS INDICATED, STORE GATES IN A SUITABLE LOCATION. GATES ARE TO BE REINSTALLED UPON COMPLETION OF FIVE (5) NEW PARKING SPACES.
 3. GRADE NEW PARKING SPACE AREA TO AGGREGATE BASE SUBGRADE.
 4. INSTALL AGGREGATE BASE OVER COMPACTED AND PROOF-ROLLED SUBGRADE. SIX (6) INCHES COMPACTED DEPTH VDOT No. 21B AGGREGATE.
 5. INSTALL 69+/- L.F. OF NEW VDOT CG-6 CURB & GUTTER.
 6. INSTALL 103 S.Y. OF 2" THICK SM-2A BITUMINOUS ASPHALT SURFACE.
 7. STRIPE NEW PARKING STALLS WITH 4" WIDE WHITE PAVEMENT PAINT.
 8. FINE GRADE REMAINING DISTURBED AREA, TOPSOIL, PERMANENT SEEDING AND MULCHING.
 9. INSTALL NEW CHAIN LINK FENCING (C.L.F.) AND REINSTALL GATES.
 10. LEAVE WORK AREA FREE OF DEBRIS AND WITH A NEAT APPEARANCE.

EXISTING AREA LIGHT TO REMAIN. DO NOT DISTURB.

INSTALL 100 L.F. SILT FENCE

N/F
CHARTER, L.L.C.
TAX PARCEL (32-4)(15-1)
DEED BOOK 761, PAGE 001
PLAT BOOK 63, PAGES 24-30
ZONING: LB

N/F
CHARTER, L.L.C.
TAX PARCEL (32-4)(15-1)
DEED BOOK 761, PAGE 001
PLAT BOOK 63, PAGES 24-30
ZONING: LB

N/F
ROBERT S. HORNSBY
TAX PARCEL (32-4)(1-29)
DEED BOOK 134, PAGE 553
ZONING: LB

TAX PARCEL (32-4)(1-29A)
5249 OLDE TOWNE ROAD
DEED BOOK 245, PAGE 109
PLAT BOOK 39, PAGE 15
ZONING: LB
AREA = 5.548 ACRES

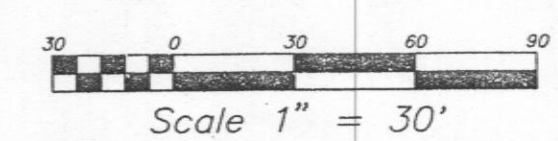
N/F
WILLIAMSBURG LAND NAVIGATION
TAX PARCEL (32-4)(1-29C)
DEED BOOK 481, PAGE 723
PLAT BOOK 47, PAGES 71
ZONING: LB

SEE "ALTERNATE No. 1" NOTE

- EMPLOYEE/PATRON PARKING EXPANSION AREA 4
NEW 90' 9"x18" PARKING SPACES; FOURTEEN (14) TOTAL
CONSTRUCTION SEQUENCE
1. REMOVE EXISTING CURB AND GUTTER FROM POINTS "A" TO "B".
 2. RELOCATE CREPE MYRTLE TREES AS INDICATED.
 3. REMOVE EXISTING CONCRETE CHANNEL, CURB CUT APRON AND RIP-RAP STONE.
 4. GRADE NEW PARKING SPACE AREA TO AGGREGATE BASE SUBGRADE. FILL MATERIAL SHALL BE INORGANIC SOIL MATERIAL PLACED IN 6 TO 8-INCH LOOSE LIFTS & COMPACTED TO 95% MAX. DRY DENSITY @ OPT. WATER CONTENT.
 5. INSTALL AGGREGATE BASE OVER COMPACTED AND PROOF-ROLLED SUBGRADE. SIX (6) INCHES COMPACTED DEPTH VDOT No. 21B AGGREGATE.
 6. INSTALL 330+/- L.F. OF NEW VDOT CG-6 CURB & GUTTER.
 7. INSTALL 16+/- L.F. OF NEW 2" WIDE x 6" DEEP CONCRETE CHANNEL.
 8. INSTALL 220+/- SF OF NEW 4" THICK CONCRETE CURB CUT FLUMES AND LEVEL SPREADER APRONS, AND INSTALL 18 CY RIP-RAP OUTLET PROTECTION.
 9. REGRADE STORMWATER BASIN AS INDICATED AND RECONSTRUCT SPILLWAY.
 10. INSTALL 254+/- S.Y. OF 2" THICK SM-2A BITUMINOUS ASPHALT SURFACE.
 11. STRIPE NEW PARKING STALLS WITH 4" WIDE WHITE PAVEMENT PAINT.
 12. FINE GRADE REMAINING DISTURBED AREA, TOPSOIL, PERMANENT SEED & MULCH.
 13. LEAVE WORK AREA FREE OF DEBRIS AND WITH A NEAT APPEARANCE.

- WETLAND BOTTOM DETENTION BASIN CONSTRUCTION:
1. EXCAVATE AND GRADE BASIN AREA TO GRADES INDICATED.
 2. RECONSTRUCT EARTH BERM TO GRADES INDICATED.
 3. UNDERCUT BASIN BOTTOM TO A DEPTH OF 18" BELOW FINISHED GRADE, 240 CY +/- (INTERIOR TO FINISHED ELEVATION CONTOUR 93).
 4. SCARIFY UNDERCUT AREA AND PLACE AN 8-INCH LOOSE LIFT OF UNIFIED SOIL CLASSIFICATION SYSTEM CL or SC (LOW PLASTICITY CLAY or SANDY CLAY), 80 CY +/-, COMPACT CLAY LIFT WITH SHEEPFOOT ROLLER OR OTHER SUITABLE COMPACTION EQUIPMENT.
 5. REPLACE UNDERCUT MATERIAL TO WITHIN 4-INCHES OF FINISHED GRADE, 115 CY +/-, LIGHTLY ROLL REPLACED MATERIAL, SCARIFY TOP 2-INCHES PRIOR TO TOPSOILING.
 6. PLACE 4-INCHES OF TOPSOIL OVER ENTIRE BASIN & RECONSTRUCT EARTH BERM, FINE GRADE AREA, 13300 S.F. +/-.
 7. INSTALL WETLAND BOTTOM PLANTING (SPECIES AND QUANTITIES TO BE SPECIFIED BY OWNER) AS DIRECTED BY OWNER.
 8. PERMANENT SEED AND MULCH REMAINING DISTURBED AREAS.

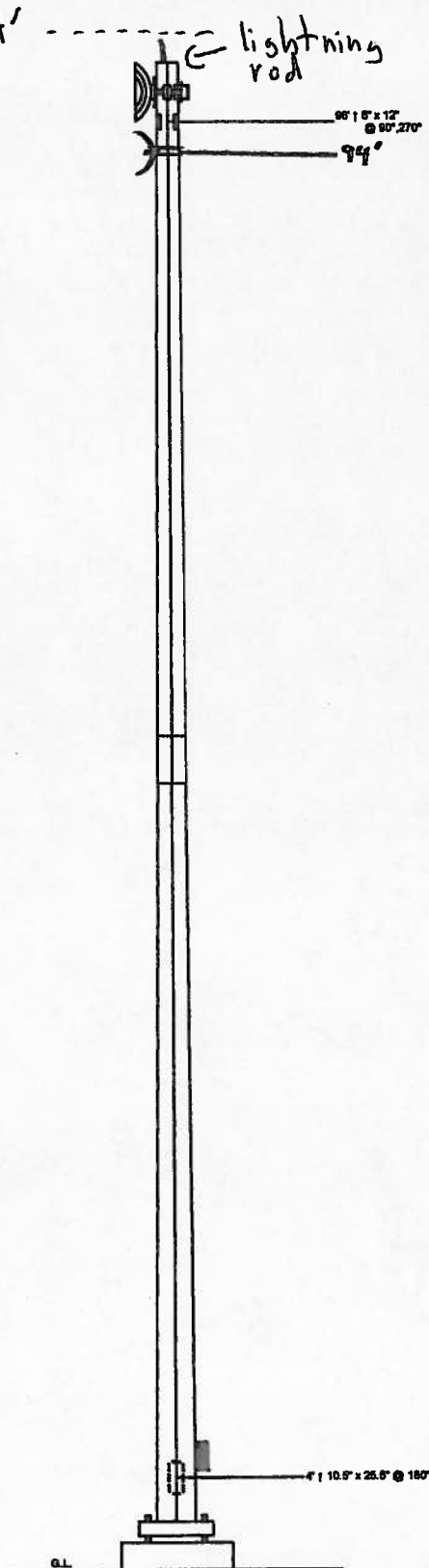
CALL "MISS UTILITY OF VIRGINIA"
48 HOURS PRIOR TO ANY
EXCAVATION; 1-800-552-7001



* = Tower Project Notes

COPY FROM JCC
JUN 20 2013
OFFICE OF RECORDS MGMT.

SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN									
Section	1	2	3	4	5	6	7	8	9
Length (ft)	48' - 0"	58' - 3"	18	3' - 3"	18	22.48'	30.48'	0.15	2110
Number Of Sides									
Lap Splice (ft)									
Top Diameter (in)									
Bottom Diameter (in)									
Taper (in/ft)									
Grade									
Weight (lbs)		3516							



Designed Appurtenance Loading

Elev	Description	Tx-Line
98	(1) Dish Mount (Monopole Only) - Pipe Mount (up to 6' Dish)	
98	Flush Mount (Monopole Only)	
98	(1) 4' Grid Dish	(1) 1/2"
98	(1) 1' x 1' x 3in Panel Antenna	(1) 1/2"

Load Case Reactions

Description	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
3s Gusted Wind	7.1	11.5	899	5.3	4.88
3s Gusted Wind 0.9 Dead	5.5	11.5	695	5.2	4.84
3s Gusted Wind/Ice	9.6	0.7	35	0.3	0.26
Service Loads	5.5	1.3	66	0.6	0.51

Base Plate Dimensions

Shape	Width	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Square	34"	1.75"	36"	4	2.25"

Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) The Monopole was designed for a basic wind speed of 135 mph with 0" of radial ice, and 30 mph with 1/2" of radial ice, in accordance with ANSI/TIA-222-G-2 (2009), Structure Class II, Exposure Category C, Topographic Category 1.
- 5) Full Height Step Bolts

Sabre Industries
Towers and Poles

Sabre Communications Corporation
2101 Murray Street
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 259-6650
Fax: (712) 259-4250

Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 560 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Quote:	14-1780-TAB Opt. 1
Customer:	DAVIS MEDIA, LLC
Site Name:	Williamsburg VA
Description:	100' Monopole
Date:	7/11/2019
By:	JN
Page:	1

Item
15-553**Grid Antenna, 2.4GHz, 27dBi**

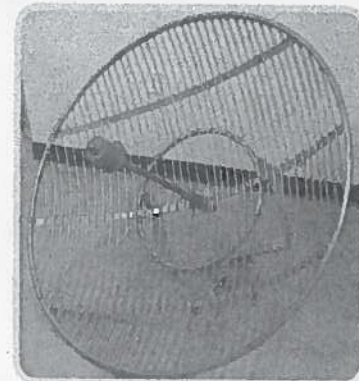
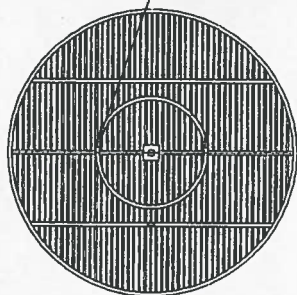
Subscriber Antennas

Electrical Specification

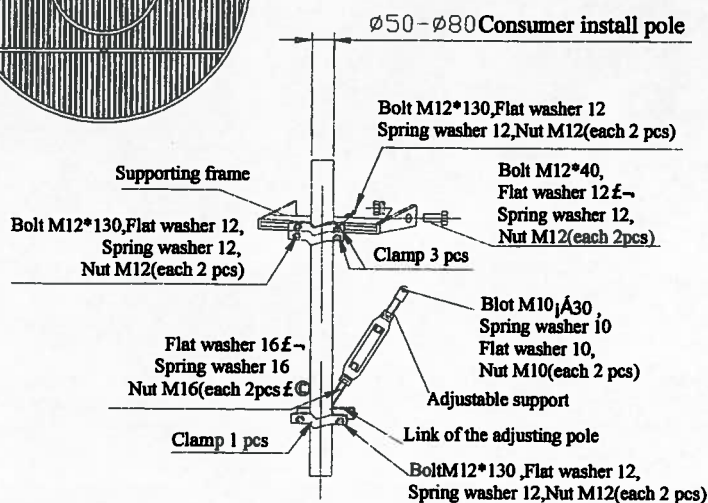
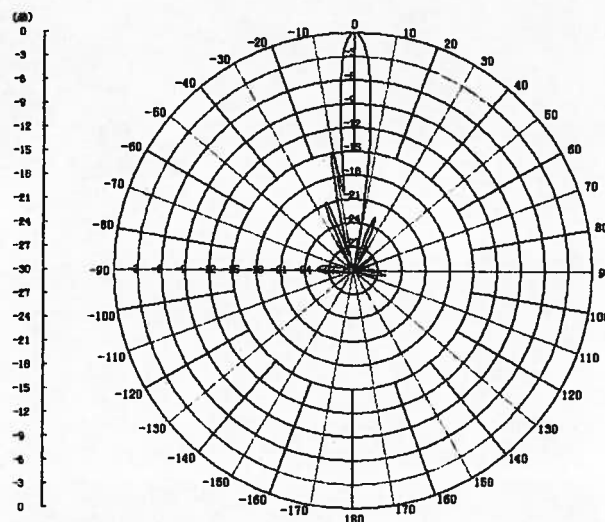
Frequency Range:	2400 - 2500 MHz
Gain:	27 dBi
Horizontal Beamwidth:	7.5°
Vertical Beamwidth:	7.5°
Front/Back Ratio:	>38dB
Polarization:	Vertical/Horizontal
VSWR:	≤1.4
First Upper Suppression:	<-18dB
Impedance:	50 Ohms
Max. Input Power:	100W
Connector:	N Type Female
Lightning Protection:	DC Ground

Mechanical Specification

Diameter:	1200mm (47.24")
Weight, incl. bracket	24.25 lbs
Wind Survivability:	210km/h
Horizontal Adj. Angle:	+/- 90°
Pitching Adj. Angle:	+/- 15°
Mounting Kit/Style:	Included: Pole Mount
Operating Temperature:	-40°C to 60°C

Use by vertical
polarization install**Please Note:**

1. When you install the feeding source, you shall make the polarization direction of the feeding source parallel with the reflect panel grid of the paraboloid, then lock the feed source with the two bigger retaining nuts which is in the feeding source.
2. The diameter of the mounting pole is $\Phi 50 - \Phi 80$

**Antenna Radiation Pattern****TELETRONICS**
INTERNATIONAL INC.***Specifications Subject to Change without Notice**Teletronics International, Inc.
2 Choke Cherry Road
Rockville, MD 20850Tel: 301.309.8500
Fax: 301.309.8851
www.teletronics.com

**PERFORMANCE STANDARDS FOR WIRELESS COMMUNICATIONS FACILITIES
THAT REQUIRE A SPECIAL USE PERMIT**

January 10, 2012

In order to maintain the integrity of the James City County's significant historic, natural, rural and scenic resources, to preserve its existing aesthetic quality and its landscape, to maintain its quality of life and to protect its health, safety, general welfare, and property values, wireless communications facilities (WCFs) should be located and designed in a manner that minimizes their impacts to the maximum extent possible and minimizes their presence in areas where they would depart from existing and future patterns of development. To implement these goals, the Planning Commission and the Board of Supervisors have adopted these performance standards for use in evaluating special use permit applications for WCFs. While all of the standards support these goals, some may be more critical to the County's ability to achieve these goals on a case by case basis. Therefore, some standards may be weighed more heavily in any recommendation or decision on a special use permit, and cases that meet a majority of the standards may or may not be approved. The terms used in these standards shall have the same definition as those same terms in the Zoning Ordinance. In considering an application for a special use permit, the Planning Commission and the Board of Supervisors will consider the extent to which an application meets the following performance standards:

A. Collocation and Alternatives Analysis

1. Applicants should provide verifiable evidence that they have cooperated with others in co-locating additional antenna on both existing and proposed structures and replacing existing towers with ones with greater co-location capabilities. It should be demonstrated by verifiable evidence that such co-locations or existing tower replacements are not feasible, and that proposed new sites contribute to the goal of minimizing new tower sites.
2. Applicants should demonstrate the following:
 - a. That all existing WCFs and potential alternative mounting structures more than 60 feet tall within a three-mile radius of the proposed site for a new WCF cannot provide adequate service coverage or an antenna mounting opportunity.
 - b. That adequate service coverage cannot be provided through an increase in transmission power, replacement of an existing WCF within a three mile radius of the site of the proposed WCF, or through the use of a camouflaged WCF, alternative mounting structure, multi-antenna system or a system that uses lower antenna heights than proposed.
 - c. The radii of these study areas may be reduced where the intended coverage of the proposed WCF is less than three miles.
3. Towers should be sited in a manner that allows placement of additional WCF facilities. A minimum of two tower locations, each meeting all of the requirements of the Zoning Ordinance and these standards, should be provided at all newly approved tower sites.
4. All newly permitted towers should be capable of accommodating enough antennas for at least three service providers or two service providers and one government agency. Exceptions may be made where shorter heights are used to achieve minimal intrusion of the tower as described in Section B.2. below.

B. Location and Design

1. WCFs should be consistent with existing and future surrounding development and the Comprehensive Plan. While the Comprehensive Plan should be consulted to determine all applicable land use principles, goals, objectives, strategies, development standards, and other policies, certain policies in the Plan will frequently apply. Some of these include the following: (1) WCFs should be compatible with the use, scale, height, size, design and character of surrounding existing and future uses, and such uses that are generally located in the land use designation in which the WCF would be located; and (2) WCFs should be located and designed in a manner that protects the character of the County's Community Character Corridors and historic and scenic resource areas and their view sheds.
2. WCFs should be located and designed consistent with the following criteria:

<i>Proposed Location of WCF</i>	<i>Impact Criteria</i>
<i>a. Within a residential zone or residential designation in the Comprehensive Plan</i>	<i>Use a camouflage design, a well buffered slickstick, Multi-Antenna system, or have a minimal intrusion on to residential areas, historic and scenic resources areas or roads in such areas, or community character corridors.</i>
<i>b. Near a historic or scenic resource area or on a Community Character Corridor</i>	<i>Use a camouflaged design or slicksticks that have minimal intrusion on to residential areas, historic and scenic resources areas or on community character corridors.</i>
<i>c. Within a rural lands designation in the Comprehensive Plan</i>	<i>For areas designated rural lands in the Comprehensive Plan that are within 1,500 feet from the tower, use a well buffered monopole, a camouflaged design, or other design that has minimal intrusion on to residential areas, or community character corridors.</i> <i>For rural lands more than 1,500 feet from the tower, no more than the upper 25% of the tower should be visible.</i>
<i>d. Within a commercial or in an industrial designation in the Comprehensive Plan</i>	<i>Use a camouflage design, well buffered monopole, or other design that has minimal intrusion on to residential areas, historic and scenic resources areas or roads in such areas, or community character corridors.</i>

Notes for the above table:

1. Exceptions to these criteria may be made on a case by case basis where the impact of the proposed WCF is only on the following areas: (1) An area designated residential on the Comprehensive Plan or zoning map which is not a logical extension of a residential subdivision or which is a transitional area between residential and nonresidential uses, (2) a golf course or a golf course and some combination of commercial areas, industrial areas, or utility easements, provided the tower is located on the golf course property, or (3) a scenic easement.

2. A *WCF* will meet the minimal intrusion criteria if it is not visible off site above the tree line. Such *WCF* should only be visible off-site when viewed through surrounding trees that have shed their leaves.
3. Camouflaged towers having the design of a tree should be compatible in scale and species with surrounding natural trees or trees native to Eastern Virginia.
4. *WCFs* should be less than 200 feet in height in order to avoid the need for lighting. Taller heights may be acceptable where views of the *WCF* from residential areas and public roads are very limited. At a minimum, *WCFs* 200 feet or more in height should exceed the location standards listed above.
5. Towers should be freestanding and not supported with guy wires.

C. Buffering

1. *WCFs* should be placed on a site in a manner that takes maximum advantage of existing trees, vegetation and structures so as to screen as much of the entire *WCF* as possible from view from adjacent properties and public roads. Access drives should be designed in a manner that provides no view of the *WCFs* base or related facilities.



Figure 1: Example of a well buffered slickstick with minimal intrusion

2. Towers should be buffered from adjacent land uses and public roads as much as possible. Following buffer widths and standards should be met:
 - a. In or adjacent to residential or agricultural zoning districts, areas designated residential or rural lands on the Comprehensive Plan, historic or scenic resource areas, or community character corridors, an undisturbed, completely wooded buffer consisting of existing mature trees at least 100 feet wide should be provided around the tower.
 - b. In or adjacent to all other areas, at least a 50 foot wide vegetative buffer consisting of a mix of deciduous and evergreen trees native to Eastern Virginia should be provided.

PLANNING DIRECTOR'S REPORT
November 2013

This report summarizes the status of selected Planning Division activities during the past month.

- **New Town.** The Design Review Board did not hold a meeting in October. The DRB electronically considered planting plans for several single-family homes in Section 7, materials for crosswalks on Main Street, elevations for Zoe's and layout changes for proposed townhomes in Section 9. The next Design Review Board meeting is scheduled for November. Staff attended a meeting of the New Town Commercial Association regarding the implementation of time limited metered parking on Main Street.
- **Longhill Road Corridor Study.** A public meeting for the Longhill Road Corridor Study was held on the evening of Thursday, October 3, 2013, with over seventy citizens in attendance. Updates on the progress of the study were presented at the October 10, 2013 Policy Committee meeting and at the October 22, 2013 Board of Supervisors work session. Another public meeting is scheduled for November 21, 2013 from 7 – 9 p.m. at the King of Glory Lutheran Church fellowship hall. Staff will be undertaking notification efforts to spread the word and invite the community to participate.
- **Monthly Case Report.** For a list of all cases received in the last month, please see the attached document.
- **Board Action Results:**
 - October 8, 2013
 - Case Nos. Z-0004-2013/SUP-0013-2013. Fire Station 1 (Approved 5-0)
 - Case No. SUP-0009-2013. Tidewater Equine (Approved 4-0, Bradshaw abstained)
 - Case No. SUP-0011-2013. Veritas Preparatory School (Approved 5-0)

New Cases for October

Case Type	Case Number	Case Title	Address	Description	Planner	District
AFD	AFD-02-86-1-2013	420 Stonehouse Rd, Katherine and William Mann	420 Stonehouse Road	Croaker AFD addition	Luke Vinciguerra	01-Stonehouse
Conceptual Plans	C-0050-2013	99 Bush Springs Road VFW Post 8046	99 Bush Springs Road	Office for VFW officers to conduct and assist veterans and families	Luke Vinciguerra	01-Stonehouse
	C-0051-2013	3000 Ironbound Road Nursery	3000 Ironbound Road	Proposal for nursery with residents and 100x60 accessory building with vegetables and livestock; Customers to come to front of property for retail sales at vegetable stand.	Scott Whyte	03-Berkeley
	C-0052-2013	WATA Bus Shelter Busch Gardens	7851 Pocahontas Trail	Proposed installation of bus shelter Wata. Site is existing transit stop on Route 60 at Busch Gardens.	Jose Ribeiro	05-Roberts
	C-0053-2013	Conyers, Moses Lane Subdivision	1300 Moses Lane	Applicant proposes a minor subdivision of one lot into five.	Jennifer VanDyke	05-Roberts
	C-0054-2013	Swing Kingz (York Co. Courtesy)		York County courtesy review of SUP renewal for Swing Kingz, 301 Lightfoot Road.	Leanne Reidenbach	
	C-0055-2013	Berm Removal, 3922 Thorngate	3922 Thorngate Drive	Removal of berm from back of property.	Jose Ribeiro	03-Berkeley
	C-0056-2013	512 Neck O Land Road Subdivision	512 Neck-O-Land Road	Proposal to rezone and subdivide property for new single family dwelling.	Jennifer VanDyke	05-Roberts
Height Waiver	HW-0002-2013	Busch Gardens 2015 Festa Italia Attraction	7851 Pocahontas Trail	Proposal for new attraction with height of 156 feet above grade (to elevation of approx. 242 feet above sea level).	Leanne Reidenbach	05-Roberts
Subdivision	S-0042-2013	Chickahominy Haven Lots 75 and 76 BLA and ROW Vacation	7229 Canal Street	Vacation of right of way between lots 75 and 76; conveyed to owner of lot 75.	Leanne Reidenbach	02-Powhatan
	S-0043-2013	New Town Sec. 9 (Settlers Market) Parcels 1C & 2B	4520 Casey Boulevard	Separating future large parcels slated for residential development from adjacent stormwater management ponds and conservation easement areas.	Leanne Reidenbach	04-Jamestown
	S-0044-2013	Berm Removal, 3922 Thorngate Dr.	3922 Thorngate Drive	Removal of berm from back of property.	Jose Ribeiro	03-Berkeley
	S-0045-2013	Caramanica - Jenkins BLA	8851 Richmond Road	Boundary Line Adjustment between 8851 and 8847 Richmond Road.	Jennifer VanDyke	01-Powhatan
	S-0046-2013	Colonial Heritage, Lots 1-42, Phase 5-Section 1B	499 Jolly Pond Road	Final plat of 42 lots.	Jason Purse	01-Stonehouse
	S-0047-2013	Hodges Minor Subdivisoin - 2898 Lake Powell Rd	2898 Lake Powell Road	Subdivision into two lots.	Luke Vinciguerra	05-Roberts

New Cases for October

Site Plan	SP-0080-2013	Verizon Wireless Ironbound Road Tower SP Amend.	4039 Ironbound Road	Replacing six antennas with six new antennas at a centerline height of 221 ft.	Luke Vinciguerra	04-Jamestown
	SP-0081-2013	New Town, Sec. 9 (Settlers Market) Outparcel D (Zoës Kitchen)	4540 Casey Boulevard	Proposed building and utility service connections at Outparcel D at Casey Blvd and Settler's Market Blvd.	Leanne Reidenbach	04-Jamestown
	SP-0082-2013	New Town Saporì Outdoor Seating SP Amend.	5100 Center Street	Located in New Town Section 2&4 adjacent to movie theater and Courthouse Street. Addition of 4 outdoor tables and 16 chairs on fenced in patio.	Leanne Reidenbach	04-Jamestown
	SP-0083-2013	James City County Landfill Jolly Pond Road	1204 Jolly Pond Road	Improvements to brush and leaf dumping area and upgrades to existing BMP.	Luke Vinciguerra	02-Powhatan
	SP-0084-2013	Longhill Grove Apartments Fence SP Amend.	5500 Centerville Road	Proposed installation of black metal chainlink fence on Longhill Grove Apartments' property behind and beside 7-11 store.	Scott Whyte	02-Powhatan
	SP-0085-2013	Volvo Rents Wash Rack SP Amend.	1700 Endeavor Drive	This application proposes a pressure washer and waste water recycling system in an existing parking lot.	Jennifer VanDyke	05-Roberts
	SP-0086-2013	Kingsmill Riverwalk	1010 Kingsmill Road	Development of passive recreation path, amenity pier and boardwalk along James River at the Kingsmill Resort.	Jose Ribeiro	05-Roberts
	SP-0087-2013	Williamsburg Landing Room Addition SP Amend.	5700 Williamsburg Landing Drive	Proposal for 14x14 room addition at 5810 Williamsburg Landing Dr (independent living unit in Williamsburg Landing).	Leanne Reidenbach	05-Roberts
	SP-0088-2013	New Town Sullivan Square Skate Rink	5200 Center Street	Temporary synthetic skate rink on the grassy area known as Sullivan Square.	Leanne Reidenbach	04-Jamestown
	SP-0089-2013	5802 and 5822 Williamsburg Landing Drive Additions	5700 Williamsburg Landing Drive	Sunroom and deck addition at 5802 and 5822 Williamsburg Landing Dr.	Luke Vinciguerra	05-Roberts
	SP-0090-2013	New Town Sec. 7, Parcel C Townhomes	5455 Center Street	Construction of 75 Townhomes, private rights of way, associated utilities and storm drainage.	Leanne Reidenbach	04-Jamestown

New Cases for October

Site Plan	SP-0091-2013	Busch Gardens - Italy Deck, SP Amend.	7851 Pocahontas Trail	Construct a deck near the theatre in the Italy section of Busch Gardens Williamsburg. Plan approved 10-17-13	Scott Whyte	05-Roberts
	SP-0092-2013	Ford's Colony Westbury Pool SP Amend.	230 Westbury Hills	Adding two concrete pads, one to pool deck and one outside of building for placement of chiller .	Jennifer VanDyke	04-Jamestown
	SP-0093-2013	Williamsburg Landing, 5610 Boarwright Circle SP Amend.	5550 Williamsburg Landing Drive	Proposed demolition of a 825 square foot grounds maintenance building and construction of a 2,290 square foot independent living unit.	Jennifer VanDyke	05-Roberts