



PUP2019-00012

Verizon Wireless

Staff Report for Board of Supervisors Public Hearing
Prepared September 20, 2019

This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this zoning matter.

I. PUBLIC HEARINGS:

Planning Commission:	September 12, 2019	Recommended for Approval
Board of Supervisors:	October 8, 2019	Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Request:	Provisional use permit to allow a 199' high monopole telecommunications tower and related equipment
Existing Zoning:	A-1 Agricultural District <i>Note: The entire subject parcel is in the Airport Safety Overlay District</i>
Acreage:	Lease Area – 6,400 square feet Parcel – 15.514 acres
Location:	8159 Warriner Road (approximately 280' north of Warriner Road and 2,500' west of Marleigh Court)
Magisterial District:	Varina
2026 Comprehensive Plan Recommendation:	Prime Agriculture (PA)
Parcel Number:	Part of 853-686-0145
Zoning of Surrounding Properties:	North: A-1 (Glendale Woods residential subdivision) South: A-1 (Glendale Meadows residential subdivision) East: A-1 (Glendale Meadows residential subdivision) West: A-1 (Glendale Community Church)

III. SUMMARY OF STAFF REPORT COMMENTS:

The applicant is requesting approval of a Provisional Use Permit (PUP) to construct a 199' tall wireless telecommunications tower and related equipment on partially wooded residential property at 8159 Warriner Road. The subject parcel is zoned A-1 Agricultural District and is recommended for Prime Agriculture (PA) on the 2026 Comprehensive Plan's Future Land Use map.

While the proposed structure would be somewhat taller than communication towers in other similar locations, the increased height would allow the signal reach and antenna collocations to be maximized, in turn maximizing services to the community. Mature trees on the site and within surrounding neighborhoods would also provide significant screening from most perspectives. Given these considerations and the tower's proposed distance from surrounding homes, staff supports the request subject to the recommended conditions listed in Section IV of this report.

The applicant held a community meeting on June 10, 2019 to discuss the request with area residents and property owners; no serious objections to the proposal were raised during the meeting.

The Planning Commission recommended approval of this item during their September 12, 2019 meeting.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The subject site is part of a 15.514-acre single-family residential property in the Glendale Woods subdivision on the north line of Warriner Road. Much of the parcel's southern third is cleared for the high-voltage Dominion Power lines that run east/west through the property. The remainder of the site is mostly wooded, including around the home in the northeastern corner. The rest of the Glendale Woods neighborhood is located to the north, and the Glendale Meadows subdivision is to the south across Warriner Road. The Glendale Community Church is adjacent to the west. The subject parcel and all surrounding properties are zoned A-1 Agriculture.

As illustrated on Exhibits A-D, the applicant wishes to erect a 199' tall monopole tower with external antenna arrays and related ground equipment, all within an 80' x 80' lease area (60' x 60' fenced) at the edge of the woods approximately 430' west of the home on site. The equipment compound would be surrounded by a fence of unspecified type and height and would be accessed via a proposed gravel road through an easement extending north from Warriner Road. In lieu of planting supplemental landscaping, Exhibit B proposes retaining trees and undergrowth around the lease area to help screen ground-level views of the equipment.

As proposed, the tower would be approximately 670' from the nearest residence across Warriner Road, 750' to the closest homes to the north and east, and 950' from the adjacent church building. These distances far exceed the required 110% fall-zone setback from residences and provide ample separation to reduce the structure's visibility. Exhibit D and associated perspective photos illustrate some of the potential views of a 199' tower at select locations in the surrounding area as chosen and presented by the applicant. This documentation suggests varying degrees of visibility above the surrounding 80'-100' tall trees and in comparison to the 100'-120' tall Dominion Power high-voltage support structures, however the simulated monopole images appear mostly obscured by summer vegetation at the chosen viewpoints.

The unmanned site would not require water or sewer and would generate little traffic. Communication tower applicants are required to submit location information to the Federal Aviation Administration (FAA) for an air traffic safety analysis. This analysis, among other factors, determines whether the tower would need obstruction marking and lighting. If marking or lighting

were required at this location, recommended Condition #6 requires Planning Commission approval for lighting or painting. If such approval were not granted, the tower would have to be modified to specifications not requiring obstruction painting or lighting.

The 2026 Plan's future land use designation for the property is Prime Agriculture (PA). Preferably, network enhancements would primarily be accomplished by equipment co-locations in rural single-family areas in order to reduce visual impacts, but new towers can be reasonably accommodated when careful consideration is given to the structure's placement and screening. With the lack of collocation opportunities of sufficient height in the desired coverage area, staff believes a communication tower could be acceptable on this parcel because of the ample tree cover and the structure's distance from surrounding homes. Staff supports this request subject to the following recommended conditions:

1. The communication tower shall be a monopole style as illustrated on Exhibit C and shall not exceed a maximum height of 199 feet, including any attached equipment.
2. Electric wires and other cables shall be prohibited on the exterior of the telecommunication tower.
3. A landscaping plan consistent with Exhibit B shall be submitted with the building permit application to ensure adequate preservation of existing vegetation for screening.
4. This permit shall apply only to the 6,400 square foot lease area identified on Exhibit A.
5. Application for a building permit to install the telecommunication tower must be made within one year after the Provisional Use Permit is granted by the Board of Supervisors, unless an extension of time is granted by the Director of Planning upon a written request by the applicant.
6. The applicant shall obtain approval from the Planning Commission should the FAA require the addition of standard obstruction marking and lighting (i.e. red lighting and orange and white striping) to the telecommunication tower. Any changes to the proposed galvanized finish of the telecommunication tower shall be submitted to the Director of Planning for approval.
7. When site construction is initiated as a result of this Provisional Use Permit, the applicant shall complete requirements prescribed by Chapter 10 of the Henrico County Code. In particular, land disturbance of more than 2,500 square feet will require that construction plans include a detailed drainage and erosion control plan prepared by a professional engineer certified in the State of Virginia. Ten (10) sets of the construction plans shall be submitted to the Department of Public Works for approval.
8. The co-location of as many additional users as technically feasible shall be allowed at this site.
9. Prior to the co-location of any carrier's antennas or addition of equipment lease space, a revised site plan and equipment placement details shall be submitted to the Planning Department for approval.
10. Any UHF, VHF or other type of receivers/transmitters that would interfere with the County's Division of Police emergency communications are prohibited from this telecommunication tower. The County shall have the right to install antennas and other equipment on the tower as well as place support equipment within the ground lease area, provided that all antennas and other equipment are compatible with other parties' use of the tower.

11. If ownership of the lease is transferred to another provider, the new owner shall submit a Transfer of Provisional Use Permit.
12. If the use of the tower for communication purposes is discontinued for 180 days, the antennas and all related structures shall be removed from the site within ninety (90) days. Within ten (10) business days after written request by the County, the owner of the antennas and equipment shall provide the County with written confirmation of the status of the facility, the number of and identity of users, available co-location space and such additional information as may be reasonably requested.

The applicant held a community meeting on June 10, 2019 to discuss the request with area residents and property owners; no serious objections to the proposal were raised during the meeting.

The Planning Commission recommended approval of this item during their September 12, 2019 meeting.

V. COMPREHENSIVE PLAN ANALYSIS:

Future Land Use Plan Recommendation:

The 2026 Comprehensive Plan's recommended future land use for the subject parcel is Prime Agriculture (PA). While communication towers are not preferred in areas with this designation, they can be accommodated when visual impacts are mitigated to improve compatibility with surrounding uses.

Vision, Goals, Objectives and Policies:

This request is most consistent with the following Goals, Objectives, and Policies of the 2026 Comprehensive Plan:

- Infrastructure/Service Provision & Growth Coordination Goal 7: The County will have managed development of wireless communications infrastructure, while at the same time not unreasonably interfering with the development of the competitive wireless communications marketplace.
- Wireless Communication Technology General Policy 11: Limit clearing of the sites to allow existing mature vegetation to remain for visual screening.
- Wireless Communication Technology Locational/Siting Policy 6: If co-location opportunities are not possible, encourage siting of towers at locations within wooded areas or remote sites away from residential structures. While such locations may not obscure from view the entirety of the tower, they may reduce the visual impact.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

Traffic Engineering has no objections to this request.

Drainage:

All proposed improvements must comply with all applicable Public Works plan of development requirements if land disturbance is greater than 2,500 square feet. The site must comply with applicable stormwater quality and quantity requirements.

Public Utilities:

Currently, this area is not served with County water and sewer. The Department of Public Utilities has no objection to this request.

Schools:

The request does not involve the addition of any residential housing, thus it does not have any educational impacts.

Division of Fire:

No comments.

Division of Police:

The applicant is encouraged to contact and work with the Community Services Unit within the Division of Police for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts. The Division of Police supports and implements Crime Prevention Through Environmental Design (CPTED), which is the theory that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life.

General Services:

No comments.

Public Libraries:

No comments.

Recreation and Parks:

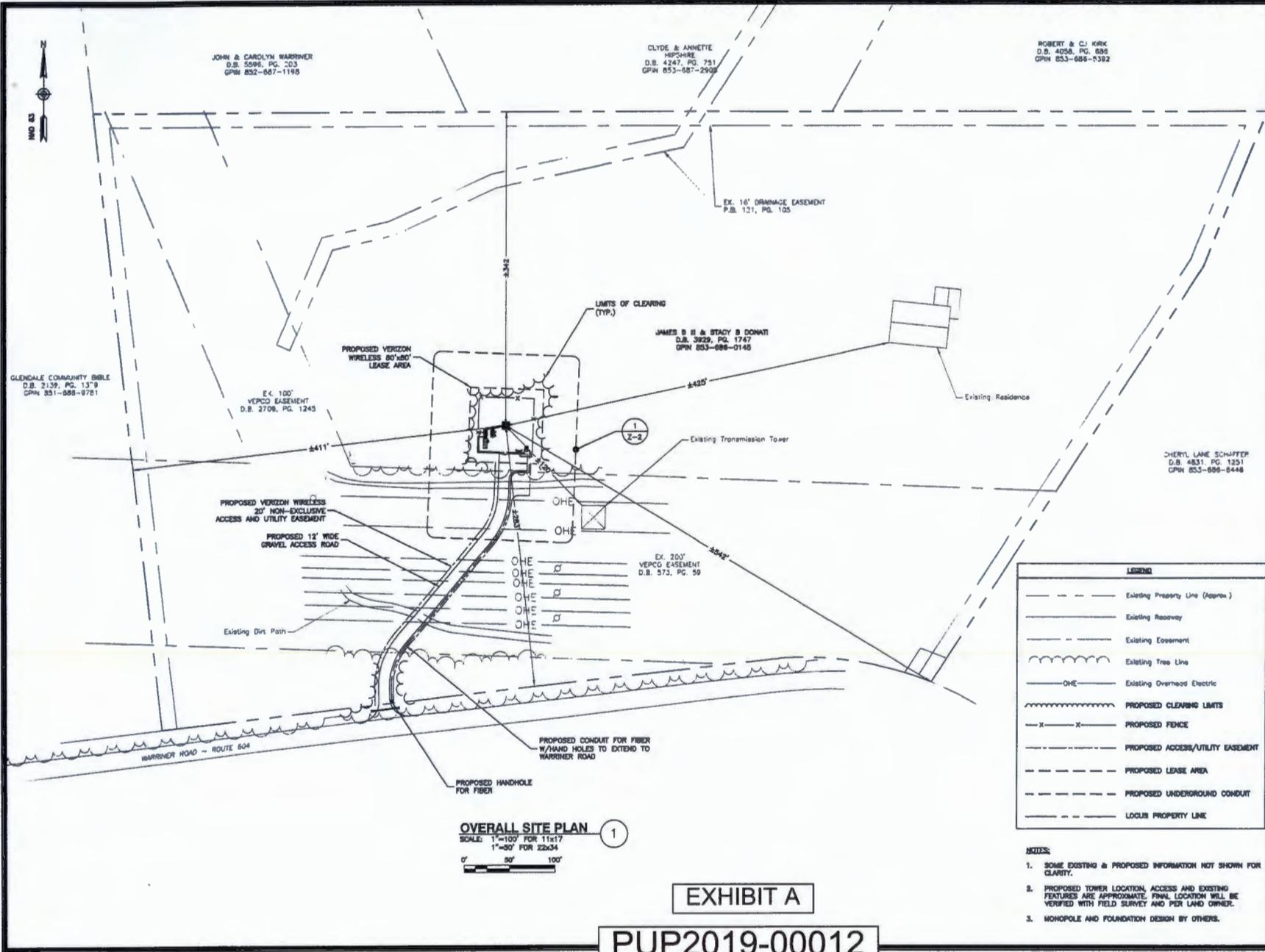
No park or recreation facilities, historical, or archeological impact. The location falls within the Civil War Battlefield site identified by the Virginia Department of Historical Resources as (043-5077) Glendale/Fraser's Farm Battlefield. The proposed tower is approximately 500 yards from the eastern boundary of the park and is within the historic viewshed of the battlefield.

Community Revitalization:

No comments.

Topography and Land Characteristics Adaptability:

There are no known topographic reasons or other land characteristics that would prevent the site from accommodating a cell tower in the proposed location.



verizon
 VERIZON WIRELESS
 1831 RADY COURT
 RICHMOND, VA 23222

WARRINER ROAD

ZONING DRAWINGS

B	07/18/19	FOR ZONING REVIEW
A	05/02/19	FOR ZONING REVIEW

Dewberry
 Dewberry Engineers Inc.
 4081 Lane Street, Suite 200
 Chesapeake, VA 23060
 Phone: 800.225.7287
 Fax: 800.225.7288
 www.dewberry.com



DRAWN BY: HGS
 REVIEWED BY: BAR
 CHECKED BY: CRM
 PROJECT NUMBER: 0009131
 SITE ADDRESS:

8159 WARRINER ROAD
 HENRICO, VA 23231
 SHEET TITLE

OVERALL SITE PLAN
 SHEET NUMBER

Z-1

EXHIBIT A
PUP2019-00012

LEGEND	
	Existing Roadway
	Existing Easement
	Existing Tree Line
	Existing Overhead Electric
	PROPOSED CLEARING LIMITS
	PROPOSED FENCE
	PROPOSED ACCESS/UTILITY EASEMENT
	PROPOSED LEASE AREA
	PROPOSED UNDERGROUND CONDUIT
	LOCUS PROPERTY LINE

- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - PROPOSED TOWER LOCATION, ACCESS AND EXISTING FEATURES ARE APPROXIMATE. FINAL LOCATION WILL BE VERIFIED WITH FIELD SURVEY AND PER LAND OWNER.
 - MONOPOLE AND FOUNDATION DESIGN BY OTHERS.

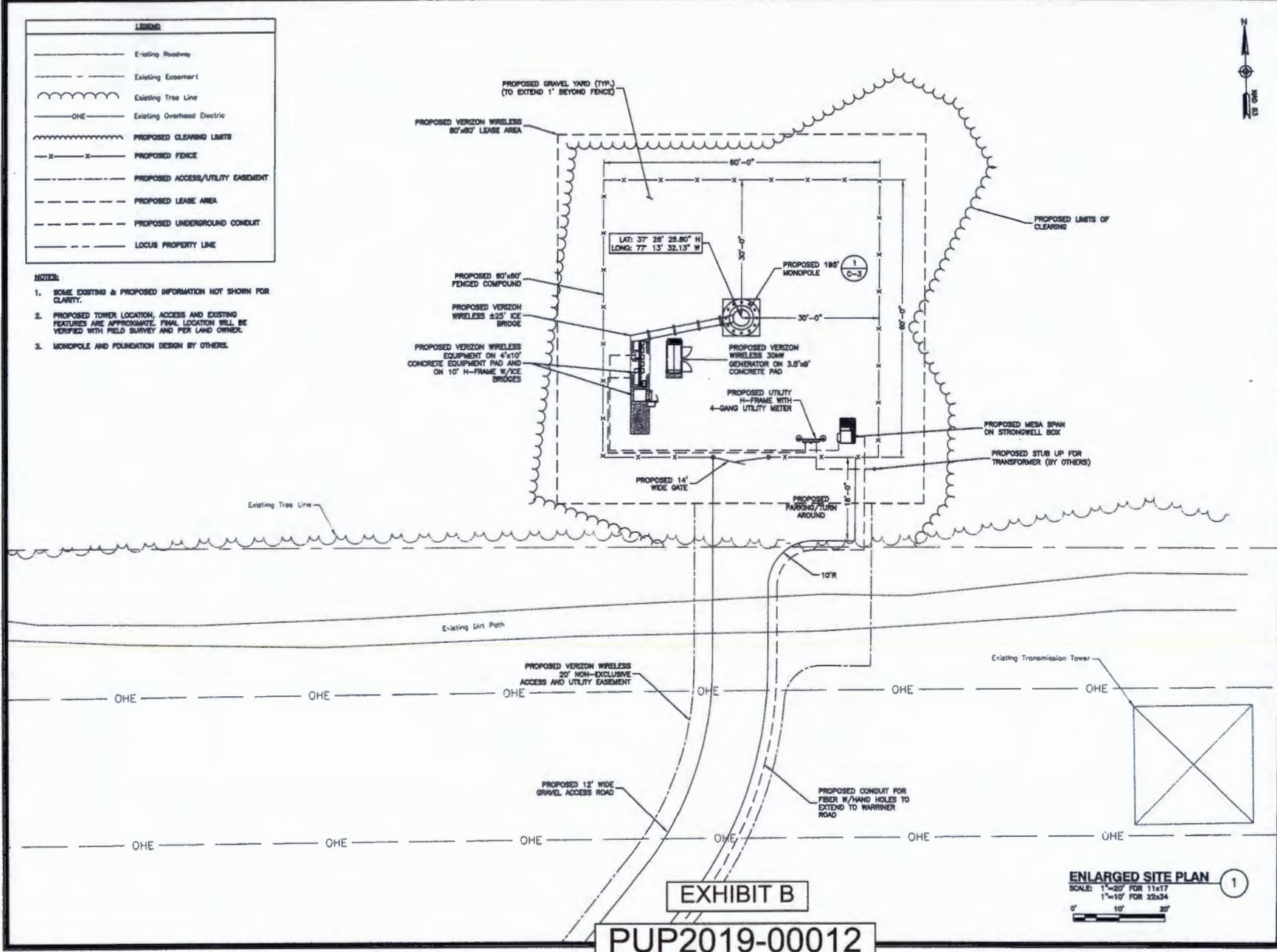


EXHIBIT B
PUP2019-00012

ENLARGED SITE PLAN ①
 SCALE: 1"=20' FOR 11x17
 1"=10' FOR 22x34

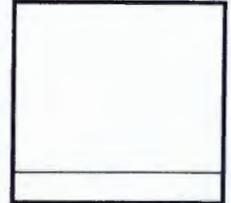
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WARRINER ROAD

ZONING DRAWINGS

B	07/18/19	FOR ZONING REVIEW
A	05/02/19	FOR ZONING REVIEW

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 Fax: 804.720.7228
 www.dewberry.com



DRAWN BY: HCB
 REVIEWED BY: SBR
 CHECKED BY: DRM
 PROJECT NUMBER: 90089131
 SITE ADDRESS:

8159 WARRINER ROAD
 HENRICO, VA 23231

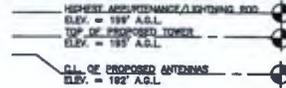
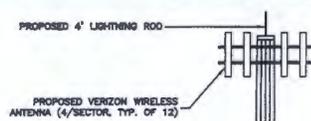
SHEET TITLE
 ENLARGED SITE PLAN
 SHEET NUMBER

Z-2

LEGEND	
A.G.L.	- ABOVE GROUND LEVEL
C.L.	- CENTER LINE

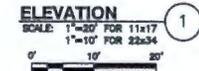
NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. A.G.L. - ABOVE GROUND LEVEL
3. C.L. - CENTER LINE
4. A.M.S.L. - ABOVE MEAN SEA LEVEL
5. PROPOSED TOWER LOCATION, ACCESS AND EXISTING FEATURES ARE APPROXIMATE. FINAL LOCATION WILL BE VERIFIED WITH FIELD SURVEY AND PER LAND OWNER.
6. MONOPOLE AND FOUNDATION DESIGN BY OTHERS.
7. CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-982-7001) FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
8. ALL PROPOSED WORK AND CABLE PLACEMENT SHALL BE IN ACCORDANCE WITH TOWER STRUCTURAL ANALYSIS BY OTHERS.
9. CONTRACTOR SHALL COORDINATE ANTENNA AZIMUTHS WITH RF WORKSHEET.



PROPOSED VERIZON WIRELESS 195' MONOPOLE (SEE NOTE 3)

PROPOSED 60'x80' FENCED COMPOUND

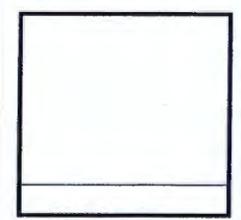


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WARRINER ROAD

ZONING DRAWINGS		
B	07/18/19	FOR ZONING REVIEW
A	05/02/19	FOR ZONING REVIEW

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DRAWN BY:	HGS
REVIEWED BY:	BAR
CHECKED BY:	DFM
PROJECT NUMBER:	50098131
SITE ADDRESS:	

8159 WARRINER ROAD
 HENRICO, VA 23231

ELEVATION
 SHEET NUMBER

Z-3

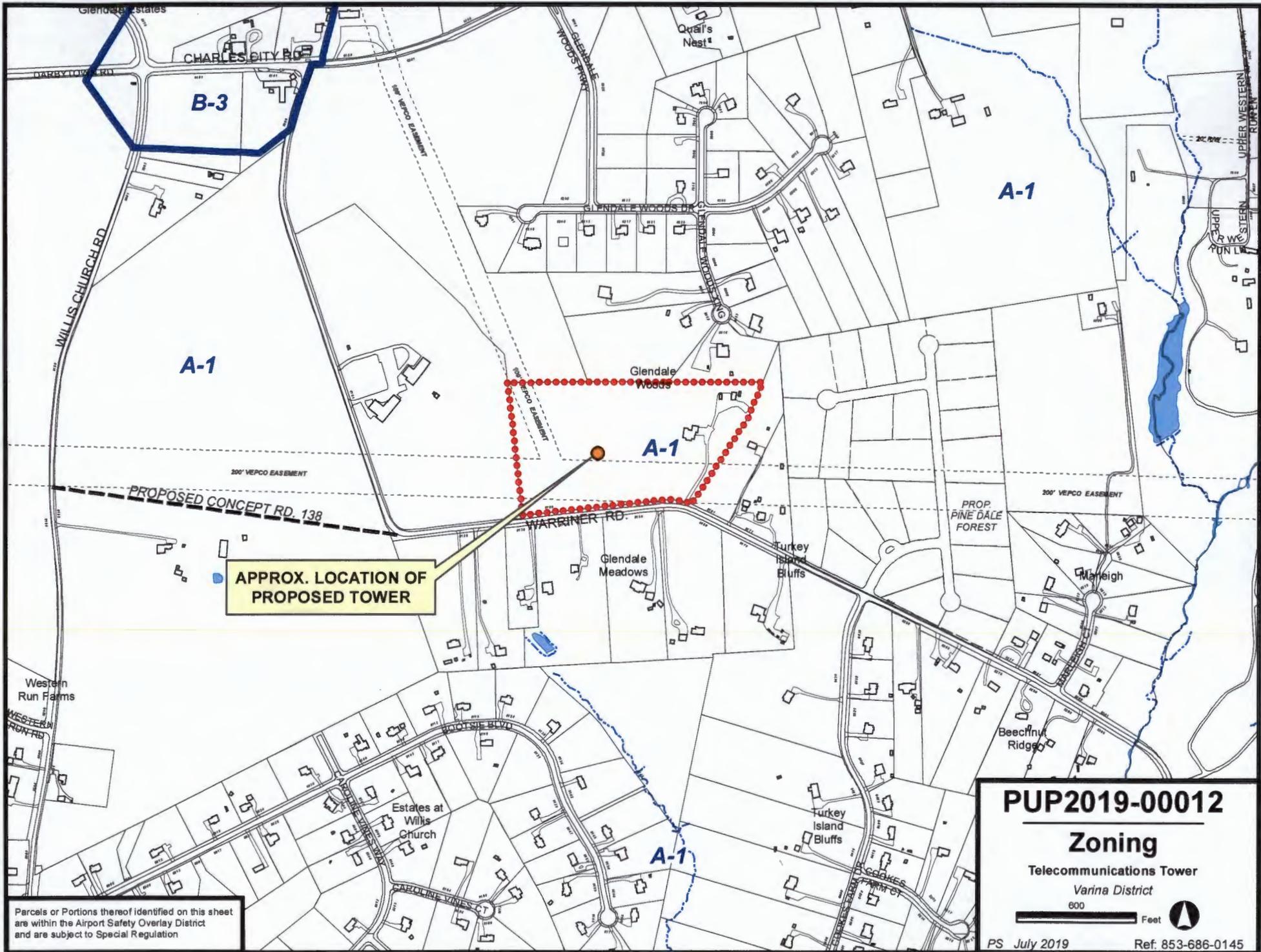
EXHIBIT C

PUP2019-00012



EXHIBIT D
PUP2019-00012

Warriner Road
Location Map
● - not visible ● - visible



Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

PUP2019-00012

Zoning

Telecommunications Tower

Varina District

600 Feet

PS July 2019 Ref. 853-686-0145

