July 18, 2006 CPC

SUBSTANTIAL ACCORD REVIEW

06PD0399

New Cingular Wireless PCS, LLC

Matoaca Magisterial District
12521 Escada Drive

REQUEST: Confirmation of the decision of the Director of Planning that the proposed public facility (communications tower) is consistent with the Comprehensive Plan and exempted from the requirement of substantial accord review.

PROPOSED LAND USE:

A communications tower, incorporated into an existing electrical transmission structure, and associated improvements are planned.

DIRECTOR'S DETERMINATION

The Director of Planning finds the request to be in substantial accord with the provisions of the adopted Comprehensive Plan for the following reasons:

A. The proposal conforms to the Public Facilities Plan and Tower Siting Policy, incorporation of the communications facilities into an existing electrical transmission tower eliminates the need for an additional freestanding structure in the area, thereby minimizing tower proliferation.

B. The Ordinance minimizes the possibility of any adverse impact on the County Communications System or the County Airport.

GENERAL INFORMATION

Location:

Fronts the south line of Escada Drive east of Raven Wing Drive and better known as 12521 Escada Drive.

Existing Zoning:

R-15

Size:

0.4 acre

Existing Land Use:

Dominion Power transmission line and single family residential use

Adjacent Zoning and Land Use:

North, East and West – R-15; Single family residential use, public utility or vacant
South – A; Single family residential use or vacant

UTILITIES; PUBLIC FACILITIES; AND TRANSPORTATION

The proposed use will have no impact on these facilities.

ENVIRONMENTAL

Drainage and Erosion:

The Department of Environmental Engineering has no problem with the co-location of the cell tower; however, if more than 2500 square feet of land is disturbed in the construction, a land disturbance permit must be obtained from the Department of Environmental Engineering.

COUNTY COMMUNICATIONS

The Zoning Ordinance requires that any structure over eighty (80) feet in height be reviewed by the County's Public Safety Review Team for potential detrimental impacts the structure could have on the County's Radio Communications System microwave paths. This determination must be made prior to construction of the communications tower. Once the tower is in operation, if interference occurs, the owner/developer will be required to correct any problems.

COUNTY AIRPORT

A preliminary review of this proposal indicates that, given the approximate location and elevation of the proposed installation, it appears there will be no adverse affect on the County Airport.

LAND USE

Comprehensive Plan:

The request property lies within the boundaries of the Southern and Western Area Plan which suggests the property is appropriate for residential use of 1-5 acre lots; suited to R-88 zoning.

The Public Facilities Plan, an element of the Comprehensive Plan, suggests that energy and communications uses should be co-located, whenever feasible, to minimize impacts on existing and future areas of development.

Area Development Trends:

Adjacent properties are zoned Agricultural (A) and Residential (R-15) and are occupied by single family residential use within the Sleepy Hollow subdivision and on acreage parcels, Dominion Virginia Power transmission lines or remain vacant. It is anticipated that residential uses will continue in the area, as suggested by the Plan.

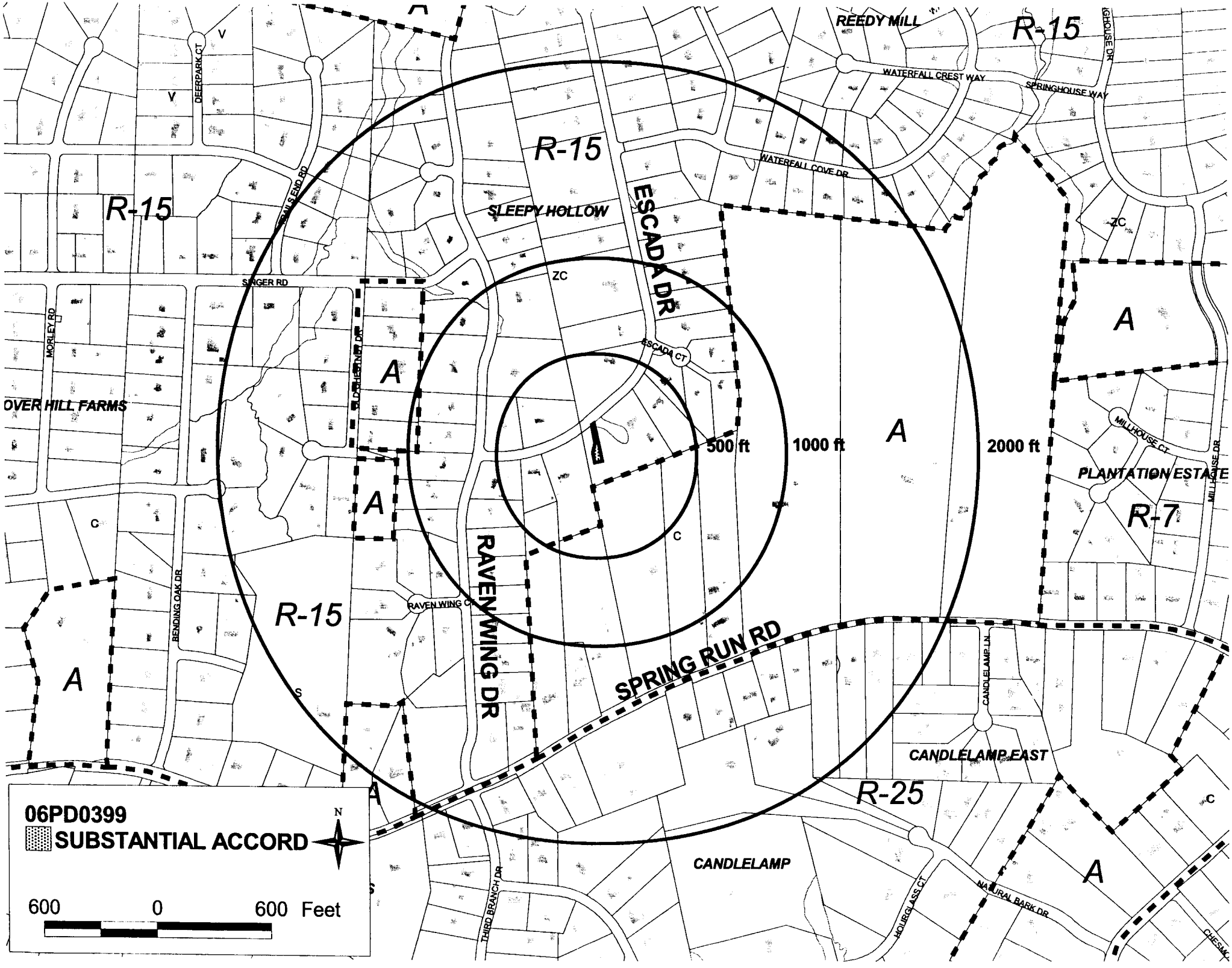
Development Standards:

The Zoning Ordinance provides that communications towers may be permitted within Residential (R-15) Districts provided that antennae are co-located on electric transmission structures; are flush-mount; are restricted to a maximum height of twenty (20) feet above the height of the transmission structure; and are gray or other neutral color.

CONCLUSIONS

The proposed communications tower satisfies the criteria of location, character and extent as specified in the Code of Virginia. Specifically, the Public Facilities Plan suggests that communications towers should be located to minimize the impact on existing or planned areas of development and that energy and communications facilities should co-locate whenever feasible. The communications tower will be incorporated into an existing permitted electrical transmission structure. The addition of the communications facilities into the structure of the existing transmission tower does not generate a visual impact that is significantly greater than the visual impact of the existing electrical transmission tower. This co-location will eliminate the need for an additional freestanding communications tower in the area, thereby minimizing tower proliferation. In addition, the Ordinance minimizes the possibility of any adverse impact on the County Communications System or the County Airport.

Given these considerations, the Director of Planning finds the proposal consistent with the adopted Comprehensive Plan. Staff requests that the Commission confirm this decision.



REEDY MILL
R-15
WATERFALL CREST WAY
SPRINGHOUSE WAY
DEERPARK CT
R-15
WATERFALL COVE DR
R-15
SLEEPY HOLLOW
ESCADA DR
ZC
SINGER RD
MORLEY RD
ESCADA CT
A
OVER HILL FARMS
A
500 ft
1000 ft
A
2000 ft
MILLHOUSE CT
PLANTATION ESTATE
MILLHOUSE DR
A
R-7
C
C
RAVEN WING DR
BENDING OAK DR
R-15
RAVEN WING CT
SPRING RUN RD
A
S
CANDLELAMP LN
CANDLELAMP EAST
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THIRD BRANCH DR
HOURGLASS CT
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