

## REQUEST TO DEFER

May 17, 2016

16. Public Hearings (Continued)  
Standard Public Hearings

A. ORD - Special Use Permit #SUP2016-00006, Orangedale - Verizon @ Prince of Peace UM Church - To allow a 144-foot telecommunications monopole structure with fenced equipment compound and associated setback waiver from an adjacent PMR, Planned Mixed Residential, zoned property to the east. The subject property is located ±800 feet east of the intersection of Token Forest Dr. and Purcell Rd., north of Hoadly Rd., and is addressed as 6299 Token Forest Dr. The SUP site is located at the southwestern/central portion of the church property and ±225 feet north of Hoadly Rd.; is identified on County maps as GPIN 7993-80-8045 (pt.); is zoned A-1, Agricultural; is designated ER, Environmental Resource, in the Comprehensive Plan; and is located within the Hoadly Road Highway Corridor Overlay District (HCOD). - **Coles Magisterial District** - Scott Meyer - Planning Office



DONOHUE & STEARNS, PLC

April 28, 2016

Scott F. Meyer, Planner III  
Planning Office  
Prince William County Government  
5 County Complex Court, Suite 210  
Prince William, VA 22192

Re: Waiver of Shot Clock to Allow Extended Time for Consideration  
By Board of County Supervisors in SUP 2016-00006  
Orangedale/Verizon at Prince of Peace United Methodist Church

Dear Scott:

The above-captioned Special Use Permit (SUP) is currently set to be considered by the Board of County Supervisors on May 17, 2016. At this time, Verizon Wireless, the Applicant, respectfully requests that consideration of the SUP be deferred until the June 28, 2016 Board hearing.

Verizon Wireless, through counsel, agrees to an extension of time for review and action up to and including June 30, 2016. If additional information is needed, please feel free to contact the undersigned. I remain,

Very truly yours,

Edward L. Donohue

**MOTION:**

**May 17, 2016  
Regular Meeting  
Ord. No. 16-**

**SECOND:**

**RE: SPECIAL USE PERMIT #SUP2016-00006, ORANGEDALE – VERIZON  
@ PRINCE OF PEACE UM CHURCH – COLES MAGISTERIAL  
DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to allow a 144-foot telecommunications monopole structure with fenced equipment compound and associated setback waiver from an adjacent PMR, Planned Mixed Residential, zoned property to the east; and

**WHEREAS**, the subject property is located  $\pm 800$  feet east of the intersection of Token Forest Drive and Purcell Road and is addressed as 6299 Token Forest Drive; and

**WHEREAS**, the Special Use Permit site is located at the southwestern/central portion of the church property, is identified on County maps as GPIN #7993-80-8045 (portion), and is  $\pm 225$  feet north of Hoadly Road; and

**WHEREAS**, the site is zoned A-1, Agricultural, and is located within the Hoadly Road Highway Corridor Overlay District; and

**WHEREAS**, the majority of the property, including the SUP site, is designated ER, Environmental Resource, in the Comprehensive Plan and is located within the Development Area; and other portions of the property (north and south) are designated as NC, Neighborhood Commercial; and

**WHEREAS**, staff has reviewed the subject application and recommends approval as stated in the staff report; and

**WHEREAS**, the Planning Commission, at its public hearing on February 17, 2016, recommended approval, as stated in Planning Commission Resolution Number 16-007; and

**WHEREAS**, the Board of County Supervisors, at its public hearing on March 15, 2016, deferred indefinitely, as stated in Resolution Number 16-344; and

**WHEREAS**, the Board of County Supervisors, at its public hearing on March 15, 2016, reconsidered Resolution Number 16-344 and alternatively deferred consideration of the application to a meeting in May 2016, as stated in Resolution Number 16-345; and

**May 17, 2016  
Regular Meeting  
Ord. No. 16-  
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**WHEREAS**, the applicant requested these deferrals and agreed to extend the Board's time to review and act on this application; and

**WHEREAS**, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on May 17, 2016, and interested citizens were heard; and

**WHEREAS**, the Prince William Board of County Supervisors finds that public necessity, convenience, general welfare and good zoning practices are served by the approval of the request;

**NOW, THEREFORE, BE IT ORDAINED** that the Prince William Board of County Supervisors does hereby approve Special Use Permit #SUP2016-00006, Orangedale – Verizon @ Prince of Peace UM Church, subject to the conditions dated February 4, 2016;

**BE IT FURTHER ORDAINED** that the Prince William Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

ATTACHMENT: Conditions dated February 4, 2016

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Planning Director

Edward L. Donohue  
Donohue & Stearns, PLC  
117 Oronoco Street  
Alexandria, VA 22314

**ATTEST:** \_\_\_\_\_  
**Clerk to the Board**

**SUP CONDITIONS**

**Owner: Trustees of Prince of Peace United Methodist Church**

**Applicant/Lessee: Verizon Wireless**

**Agent: Donohue & Stearns, PLC**

**Case Number: Special Use Permit #SUP2016-00006**

**Case Name: Orangedale – Verizon @ Prince of Peace UM Church**

**Prince William County GPIN: 7993-80-8045 (portion)**

**Special Use Permit / Parcel Area: ±5,650 SF / entire parcel ±4.91 acres**

**Zoning: A-1, Agricultural**

**Land Use: ER, Environmental Resource**

**Magisterial District: Coles**

**Date: February 4, 2016**

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this special use permit or the Special Use Permit Plan (the "Plan") are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit. This special use permit for the subject commercial telecommunications facility satisfies the intent of a public facility review, pursuant to Section 15.2-2232 of the Code of Virginia.

The Applicant shall file a site plan within one (1) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the telecommunications monopole use. If the required site plan is not submitted within one (1) year or if the proposed telecommunications tower use has not commenced within five (5) years from the date of the site plan approval, this special use permit shall become void, and the use may not thereafter commence except upon approval of another special use permit (SUP). Activation of service following final site plan approval shall constitute commencement of the telecommunications use.

1. Site Development – The overall site shall be developed in substantial conformance with the plan entitled “Verizon Wireless Orangedale ” as prepared by Morris & Ritchie Associates, Inc., dated January 29, 2016 (the Plan), and in accordance with all minimum standards for site plan approval and the conditions herein.
2. SUP Parameters
  - a. Scope of SUP – This proposed #SUP2016-00006, Orangedale – Verizon @ Prince of Peace UM Church, is being administered separate and tracked independent of the existing and previously-approved SUP #86-59, Prince of Peace United Methodist Church. Rather, the scope of this SUP for the new telecommunications use shall pertain to the central/southwestern area of the property and adjacent to an existing gravel parking lot (SUP Area = 5,650 square feet (SF)), as indicated on Sheet C-2 of the Plan.

- b. Use Limitation – The use of the subject site shall be limited to a telecommunications monopole facility to be installed with a maximum finished height of 144 feet and with related ground equipment within an eight (8)-foot tall wooden board-on-board fence enclosed compound area and landscaping at the ground level. The initial wireless carrier shall utilize the top antenna arrays on the monopole at a centerline mounting elevation of 140 feet. As shown on the SUP Plan, a minimum total of three (3) telecommunications wireless carriers may collocate onto the monopole structure. The collocation of additional wireless carriers shall also be permitted, provided that all related equipment is contained within the extent of the base compound area as shown on Sheet C-3 of the Plan.
3. Design & Architecture – The Applicant shall utilize a monopole design for the telecommunications facility. The overall appearance shall be in substantial conformance to the profile elevation as shown and detailed on Sheet C-3 the Plan. The monopole structure shall be limited to a maximum finished height of 144 feet (including any top appurtenances). The facility shall also be designed to accommodate up to 12 panel antennas at the uppermost antenna array for the initial primary wireless provider and future collocation opportunities for two (2) or more additional wireless providers at lower elevations on the monopole, provided that it has adequate structural capacity. No advertising shall be placed on the facility. The telecommunications monopole shall be constructed of galvanized steel or a similar material and have a neutral gray-like color. Conformance with this condition shall be demonstrated prior to final site plan approval.
4. Landscape Enhancements

  - a. Perimeter Buffering – In accordance with Section 32-240.10.7 of the Zoning Ordinance, a 15-foot landscape buffer around the perimeter of the equipment compound shall be established and maintained. As indicated on Sheets C-2, C-3, and C-4 of the Plan, the Applicant shall maintain a 15-foot landscape buffer area around the telecommunications equipment compound. Said landscape buffer shall be installed and maintained, as shown on Sheet C-4 of the Plan, through a coordinated and phased build-out of the compound as each wireless provider collocates. The Applicant shall be responsible for the maintenance and upkeep all of associated landscaping throughout all phases of the build-out of the telecommunications facility, as applicable.
  - b. Supplemental Enhancement Plantings – As indicated on Sheet C-3 of the Plan, in order to fulfill the 15-foot perimeter landscape buffer requirements for the equipment compound, the Applicant shall install thirty-five (35) trees and forty-five (45) shrubs or other appropriate/equivalent planting units. All final landscaping selections and plantings shall be reviewed in coordination with the Watershed Management Branch of the Prince William County Department of Public Works prior to final site plan approval.

5. Setback Waiver – Through this SUP, the required 2:1 setback of 288 feet for the telecommunications monopole from the adjacent PMR, Planned Mixed Residential, zoned property shall be waived, in accordance with Section 32-240.19.2 of the Zoning Ordinance. The setback distance from the adjacent PMR-zoned property to the east/northeast shall be no less than 201 feet.
6. Telecommunications Fencing & Gates – An eight (8)-foot tall wooden or composite board-on-board fence with a secure locked gate shall be installed around the compound area at a height of 8 feet, as shown on Sheets C-3 and C-4 of the Plan. The surface of the opaque board-on-board fence shall be pre-treated with a protective coating to prevent or resist rot, mildew, marking, and weathering. Hardware shall include hinges, locks, and latches, as depicted in the fence and gate details on Sheet C-3 of the Plan. Compliance shall be demonstrated on the approved site plan.
7. Site Maintenance – The Applicant shall be responsible for the maintenance and upkeep of the telecommunications monopole facility, including the structure, wooden board-on-board fence surrounding the equipment compound, access road to the equipment compound, and perimeter landscaping. The Applicant also agrees to keep the compound secure and maintain access control. All onsite landscaping improvements and ongoing maintenance obligations associated with the telecommunications facility through this SUP shall be maintained by the Applicant.
8. Access & Parking
  - a. Telecommunications Facility Access – Access to the telecommunications facility compound shall utilize the existing asphalt access travelway and the existing gravel parking lot, as shown on Sheet C-2 of the Plan.
  - b. Telecommunications Compound Parking – Following completion of construction, the telecommunications facility may be visited periodically for maintenance work and related upkeep functions. One (1) adjacent parking space for maintenance vehicles and loading will be available within the existing gravel parking lot to the east of the compound entrance, as shown on Sheets C-2 and C-3 of the Plan.
9. Environment
  - a. Monetary Contribution – The Applicant shall make a monetary contribution to the Board of County Supervisors in the amount of \$75 for water quality monitoring, stream restoration, and/or drainage improvements, prior to and as a condition of final site plan approval.
  - b. Limits of Disturbance (LOD) – All proposed land disturbance, land clearing, and grading activities and extent of tree protection associated with the proposed telecommunications use shall be contained within designated areas, as depicted on Sheets C-2, C-3, and C-4 of the Plan.

- c. Soil Enhancement for Improved Planting Viability – To facilitate adequate expansion of tree and shrub roots to support healthy plants, all buffer areas, which have been subject to pavement and/or compaction shall have all foreign materials (asphalt, concrete, gravel, debris, etc.) removed and the soil loosened to a depth of at least 3 feet prior to planting. A top dressing of at least 6 inches of clean topsoil shall be provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1 ½” in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Compliance with this condition shall be demonstrated in the field and confirmed by the Director of the Department of Public Works, or his designee prior to final bond release approval.
10. Fire & Rescue
    - a. The Applicant shall make a monetary contribution of \$0.61 per square foot (SF) of occupied lease area (±1,860 SF) for fire and rescue services to the Board of County Supervisors, prior to and as a condition of final site plan approval.
    - b. Emergency Plan – Prior to obtaining final site plan approval, the Applicant shall submit an emergency plan to the Fire Marshal’s Office providing details on the plan(s) of action to be taken in the event of a hazardous materials related incident (i.e., leak) on the site due to the natural gas line for the onsite generator (as applicable) or any other associated risk(s). The Applicant shall coordinate with the Fire Marshal’s Office to determine the necessary scope and level of details. Evidence of compliance with the Fire Marshal’s Office shall be provided in writing to demonstrate full compliance with this requirement prior to granting final site plan approval.
  11. Coordination with Police – Prior to final site plan approval, the Applicant shall provide proof to the Department of Development Services that they have completed and submitted page 15 of the “Crime Prevention on the Construction Site” booklet to the Prince William County Police Communication Center within the Owens Building. Such information provides a builder/contractor point of contact and coordination for the Police Department.
  12. Public Safety Radio Interference – The Applicant shall be required to apply the recommendations of the “Best Practices Guide” in the design of their systems to minimize the potential of interference with the Prince William County public safety radio system. All users of this telecommunications tower facility shall coordinate with the Department of Information Technology – Radio Services and provide all necessary information to verify non-interference, extent of coverage/capacity, and meet current compliance requirements.



13. Future Collocation Opportunities

- a. The telecommunications monopole may accommodate three (3) or more wireless providers in total. As permissible through this special use permit (SUP), in addition to the primary tenant at the top antenna mounting elevation, adequate space for the collocation of two (2) or more additional future telecommunication carriers shall be provided at designated locations on the monopole as shown on Sheets C-3 and C-4 of the Plan, provided that it has adequate structural capacity and there is no conflicting radio frequency interference. Siting and installation of all associated equipment to accommodate such future provider collocations shall require separate site plan review and approval by the County.
- b. As permissible through this SUP, all future antenna installations, upgrades, replacements, swap-outs, and other equipment additions to this subject telecommunications facility shall not be subject to a public facility review, pursuant to Section 15.2-2232 of the Code of Virginia, provided that such installations meet the approved height limitations and parameters of this SUP, do not result in radio frequency interference to County public safety systems, and are contained within the extent of the compound area as shown on Sheets C-3 and C-4 of the Plan. However, substantial deviation from the above parameters as required with this SUP shall require an amendment to the SUP.

14. Telecommunications Monopole Collapsibility & Safety – The telecommunications monopole structure shall be designed so that it will collapse within the confined extent of the subject property. Site plan approval shall not be provided until the Applicant has provided acceptable certification by a licensed structural/building engineer that the telecommunications tower will collapse within the confines of the subject property and into various sections at structural break points.

15. Telecommunications Facility Removal – The Applicant shall remove the facility from its specific location as shown on the Plan at the termination of the lease with the property owner or during the term of the lease, if the facility is no longer used for telecommunications purposes for a continuous period of 90 days.

16. Monetary Escalator – In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.



# COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT

1 County Complex Court, Prince William, Virginia 22192-9201  
(703) 792-6600 METRO 631-1703 FAX: (703) 792-7484

## BOARD OF COUNTY SUPERVISORS

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Christopher E. Martino  
Acting County Executive

May 3, 2016

**TO:** Board of County Supervisors

**FROM:** Christopher M. Price, AICP  
Director of Planning *cm*

**THRU:** Christopher E. Martino  
Acting County Executive

**RE:** Special Use Permit #SUP2016-00006  
Orangedale – Verizon @ Prince of Peace UM Church  
**Coles Magisterial District**

**I. Background is as follows:**

- A. Request – To allow a 144-foot telecommunications monopole structure with fenced equipment compound and associated setback waiver from an adjacent PMR, Planned Mixed Residential, zoned property to the east. In addition to Verizon Wireless being the initial intended wireless carrier, the monopole structure will be designed to hold at least two other wireless carriers within a compound area and enclosed with an eight-foot tall wooden screening fence. Due to the property configuration in relation to the existing church facility, access road, parking areas, location of combined utility easement, and in order to minimize new impacts to existing vegetated and environmentally sensitive areas, a setback waiver is being requested from the eastern property line, which is adjacent to residential zoning.

<b>SUP Request: 144-foot Telecommunications Monopole in A-1 zoning</b>	<b>Required / Allowed</b>	<b>Provided / Proposed Development</b>
<b>Lot Size</b>	One acre (minimum in A-1 zoning district)	±4.91 acres for entire church property; ±5,650 SF (±0.13 acre) for telecom facility in central/southwestern portion of property (SUP area)
<b>Maximum Height</b>	50 feet in A-1 zoning	144 feet (with SUP)
<b>Buffer</b>	Type A – 15-foot landscape buffer (around telecom compound area)	Mostly 15-foot landscape buffer around equipment compound, through onsite tree save area and/or installation of additional trees

<b>SUP Request: 144-foot Telecommunications Monopole in A-1 zoning</b>	<b>Required / Allowed</b>	<b>Provided / Proposed Development</b>
<b>Setbacks for Telecommunication Facilities</b>	Minimum 200 feet from nearest public streets (Token Forest Dr. and Hoadly Rd.);  2:1 setback from adjacent Residential or Agricultural zoned property (288 feet required)	Setback – Token Forest Dr. (north) = ±531 ft.; (meets public street setback)  Setback – Hoadly Rd. (south) = 225 ft.; (meets public street setback)  <u>Waiver Requested with SUP:</u> Setback – PMR (east/northeast) = ±201 ft.; (87 ft. reduction for residential zoned property)
<b># Telecom Providers</b>	3 minimum on monopole	At least 3 wireless providers (Verizon Wireless as initial carrier at top antenna array)

- B. Site Location – The subject property is located ±800 feet east of the intersection of Token Forest Drive and Purcell Road, and is addressed as 6299 Token Forest Drive. The specific SUP site is located at the southwestern/central portion of the church property, is identified on County maps as GPIN 7993-80-8045 (portion), and is located ±225 feet north of Hoadly Road (see maps in Attachment A).
- C. Comprehensive Plan – The site for the telecommunications facility is designated ER, Environmental Resource, in the Comprehensive Plan and is located within the Development Area. Other portions of the property (north and south ends) are designated as NC, Neighborhood Commercial.
- D. Zoning/Acreage – The subject property is zoned A-1, Agricultural, and is located within the Hoadly Road Highway Corridor Overlay District (HCOD). The entire church property encompasses ±4.91 acres. Specific to this request for the telecommunications facility, the SUP area is ±5,650 square feet (SF) or ±0.13 acre.
- E. Surrounding Land Uses – The subject telecommunications site is located on the central/southwestern portion of the Prince of Peace United Methodist Church property and is adjacent to existing partially wooded areas and a gravel parking lot. Semi-rural residential is located to the north church property and across Token Forest Drive. Hoadly Road is located to the south. A car wash business is located to the east/southeast and an intact wooded area/open space for a planned mixed residential development is located to the east/northeast. To the west is a commercial shopping center and parking lot that contains a Food Lion grocery store, CVS pharmacy, and other supportive retail/service uses (see Attachment A for maps).

**II. Current Situation is as follows:**

- A. Planning Commission Recommendation – At the February 17, 2016 public hearing, the Planning Commission recommended approval of Special Use Permit #SUP2016-00006, Orangedale – Verizon @ Prince of Peace UM Church, subject to conditions dated February 4, 2016. The case was moved forward with a recommendation of approval on the expedited agenda (see Attachment K for resolution).
- B. Board of County Supervisors Deferral – This case was previously scheduled for Board consideration at the March 15, 2016 public hearing. However, due to community concerns/opposition leading up to the meeting, the case was deferred to an available public hearing date in May, which subsequently was determined to be May 17, 2016. Since the March 15<sup>th</sup> Board hearing, the Applicant has re-engaged with the surrounding community and enhanced its outreach efforts by conducting another community meeting on April 26<sup>th</sup>. There are no changes to the proposal and the conditions remain unchanged. The Applicant has requested another deferral and agreed to extend the application review period (FCC shot clock) until June 30, 2016.
- C. Planning Office Recommendation – Staff recommends approval of Special Use Permit #SUP2016-00006, Orangedale – Verizon @ Prince of Peace UM Church, subject to the conditions dated February 4, 2016 for the following reasons:
- The telecommunications monopole facility is being sited on a portion of the property off of an existing gravel parking lot and access drive in a manner that will not interfere with onsite circulation and the existing SUP for the church.
  - The proposed telecommunications monopole offers collocation opportunities for a total of three commercial wireless providers.
  - The Applicant demonstrated there are no other feasible collocation opportunities within the defined service area needed.
- D. Background & Context – Prince of Peace United Methodist Church was initially permitted through Special Use Permit (SUP) #86-59 in September 1986. There was a subsequent amendment to that SUP that allowed for an additional phased expansion of the church, which was abandoned and has since become null and void. Therefore, the church is still governed by SUP #86-59. The proposed site for the new telecommunications monopole facility will encompass 5,650 square feet (SF) and is located at the central/southwestern portion of the property. This new SUP for the monopole (#SUP2016-00006) will be kept separate from the existing SUP for the church and poses no use conflicts. According to the Applicant, this proposed 144-foot telecommunications monopole helps fulfill a service need for Verizon Wireless, while allowing the opportunity for potential

future collocation of up to two other wireless service providers. Due to the proposed height (exceeding 50 feet) in the A-1, Agricultural, zoning district and an associated setback waiver from adjacent planned mixed residential zoned property, a SUP is required.

The review and analysis through this subject SUP request satisfies the intent of a public facility review (PFR), pursuant to Section 15.2-2232 of the Code of Virginia. In conjunction with reviewing for consistency with the Comprehensive Plan through location, character, and extent, this SUP will also impose conditions to help offset or mitigate the impacts.

See Attachment B for the staff analysis.

- E. Board of County Supervisors Public Hearing – A public hearing before the Board of County Supervisors has been advertised for May 17, 2016.

**III. Issues** in order of importance are as follows:

A. Comprehensive Plan

1. Long-Range Land Use – Is the proposed use consistent with those uses intended by the current ER and NC designations?
2. Level of Service (LOS) – How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2014?

B. Community Input – Have members of the community raised any issues?

C. Other Jurisdictional Comments – Have other jurisdictions raised any issues?

D. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from the Board of County Supervisors action addressed?

E. Timing – When must the Board of County Supervisors take action on this application?

**IV. Alternatives** beginning with the staff recommendation are as follows:

A. Approve Special Use Permit #SUP2016-00006, Orangedale – Verizon @ Prince of Peace UM Church, subject to the conditions dated February 4, 2016.

1. Comprehensive Plan Consistency Analysis

- a. Long-Range Land Use – The subject property has land use designations of NC, Neighborhood Commercial, and ER,

Environmental Resource. The portion of the property on which the telecommunications facility is to be located has a mapped designation as ER. The entire property is zoned A-1, Agricultural, and is located in the Development Area. The property currently has an approved church use, which was permitted through SUP #86-59. The telecommunications monopole facility is being installed on a 5,680 SF portion of the church property and is limited to an area adjacent to a gravel parking lot and a wooded area at the central/southwestern portion of the property, which will not conflict with the primary use as a church with related facilities as a permitted special use.

Although the proposed telecommunications facility is not consistent with the ER land use/mapping designation, it is being sited on a portion of a property that already has an active church use. The extent of intact wooded areas, soil limitations, and presence of a nearby Resource Protection Area (RPA) stream feature results in the land area being designated as ER. The subject site is private property with an active church use in A-1 zoning, but is essentially planned as a whole for commercial use. This scenario is the among the less preferred options (#7 of 10) for siting telecommunication facilities, and is inconsistent with certain policies set forth in the Telecommunications chapter of the Comprehensive Plan. However, a commercial telecommunication facility is still permissible in the A-1 zoning district with an approved SUP.

- b. Level of Service (LOS) – The LOS impacts would be mitigated through monetary contributions by the SUP conditions, as follows:

<b>Fire &amp; Rescue</b>	\$0.61 per square foot (SF)	1,860 SF lease area for telecom monopole	\$1,134.60
<b>Water Quality</b>	\$75 per acre	Flat fee for site	\$75
<b>TOTAL</b>			<b>\$ 1,209.60</b>

- c. Community Design – The proposed telecommunications monopole facility is limited to a maximum finished height of 144 feet, including all antennas and a lightning rod at the top. As conditioned through this SUP, the visual impacts are being partially mitigated by height limitations, specific design standards as a monopole, and opportunities for collocation of up to three wireless carriers, wooden board-on-board fencing around the compound, and a 15-foot landscape buffer with a partial tree save area to be maintained around the equipment compound. Due to the

orientation of the church facility, existing paved access road, gravel parking area, utility easement, and wooded areas, there are minimal alternatives for siting the monopole elsewhere on the property.

- d. Telecommunications – The new telecommunications facility has been located in a manner that minimizes visual impact to the extent possible through appearance as a monopole adjacent to areas of mature trees on the site. According to the policies set forth in the Telecommunications chapter of the Comprehensive Plan, the scenario of private property with a church use in the A-1 zoning district and being mostly planned for commercial use, is the among the less preferred options (#7 of 10) for siting telecommunication facilities. However, the Applicant indicated that based on the results of a service search ring and other associated research, other more suitable locations in the vicinity were either: not available; had structural limitation issues that prevented collocation onto an existing structure; had land owners not interested in entering into a telecommunications lease arrangement; did not yield adequate signal strengths; or did not meet network coverage and capacity objectives.

In addition to Verizon Wireless, the monopole is designed to provide collocation opportunities for up to two additional telecommunication carriers, for a total of up to three on the tower. The ability and extent of future collocation of each subsequent wireless provider would be dependent on the structural capacity of the monopole at the time of request and the cumulative interactive impacts of radio frequencies. For the initial installation of Verizon Wireless at the top, the Department of Information Technology has verified that the proposed antenna wireless data transmittal frequencies will not result in interference with County radio systems.

According to the Applicant, the proposed new site will improve overall wireless telecommunications coverage to this area as well as facilitate much needed wireless traffic to neighboring Verizon Wireless cell sites. The Applicant claims that these sites are currently exhausted in terms of the number of users and data usage. The new Orangedale site will offload traffic from these existing cells, thereby improving service and speeds to users in adjoining areas. The proposed site will resolve the need for adequate coverage in the area around the selected site and ensure overlapping coverage between and among existing Verizon Wireless sites. In connection with the build-out of its wireless

network in the Washington, D.C. metropolitan area, the Applicant is seeking a wireless facility to improve coverage in and around the vicinity of Hoadly Road and Dale Boulevard. In addition, the site will enhance in-building coverage to homes and businesses in the area.

2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet, which is in accordance with standard County notification procedures. On January 21, 2016, the Applicant presented this proposal to the Mid County Civic Association (MIDCO). Although MIDCO has not yet taken a formal position on the proposal, the following issues were discussed at the meeting: Technological issues regarding the need/justification for cell towers; Elevation of the test balloon observation sites as reference perspective; and Contact/outreach with surrounding communities. On January 28, 2016, the Applicant presented this proposal to the Lake Ridge Occoquan Coles Civic Association (LOCCA). The following issues were discussed at the meeting: requested height; cleared area around the equipment compound; planting and screening; and the need for improved capacity and coverage in the area. At this time, LOCCA is not taking a formal position on this proposal and has deferred to the community.

At the time of this staff report and subsequent to the Planning Commission public hearing, staff has received community opposition from six citizens who reside in The Estates at Forest Glen residential neighborhood to the east of the church property. The main reasons for community opposition are as follows: potential health risks associated with the cell tower; negative effect on property values; applicant outreach efforts within the community; and overall visibility of the monopole. The Forest Glen Home Owners Association conducted a meeting on March 9<sup>th</sup>, at which time there was substantial community opposition. Given the community concerns, the Applicant requested and the Board of County Supervisors agreed to defer consideration of and action on the application to May 17, 2016.

Since the Board's deferral, the Applicant has re-engaged with the surrounding community and has done additional outreach. On April 12<sup>th</sup>, letters of invitation were mailed to all 53 households in the Forest Glen community in regard to an informational meeting to be held at Prince of Peace Church on April 26<sup>th</sup>. Also, on April 22<sup>nd</sup>, an announcement was posted on the Forest Glen community's internal e-portal/website in regard to the upcoming community meeting on the evening of April 26<sup>th</sup>. Despite previous outreach efforts by the Applicant, there was still considerable community opposition to the subject proposal, with over 12 speakers present at the meeting.



In response to the community opposition, on April 29, 2016, the Applicant submitted a request letter for deferral of Board consideration to June 30, 2016.

3. Other Jurisdiction Comments – This project is not located near other jurisdictions.
  4. Legal Uses of the Property – A 144-foot telecommunications monopole facility that exceeds the performance standards set forth in the Zoning Ordinance could be installed on the property, subject to the conditions of an approved SUP. In the A-1, zoning district, such telecommunications facilities over 50 feet in height are permissible with an SUP. The existing church use is approved and will be unaffected by the additional telecommunications use on the property. Legal issues resulting from Board of County Supervisors action are appropriately addressed by the County Attorney’s Office.
  5. Timing – As with a typical SUP request, there is no legal timeframe for Board of County Supervisors action. However, there are regulations adopted by the Federal Communications Commission (FCC) that pertain specifically to local review and approval of telecommunications facilities. To adhere to the FCC “Shot Clock” ruling, the County has adopted the position that the governing body has to act on a proposed telecommunications facility within 150 days from when it has been deemed complete and accepted. In this case, the proposal was accepted for review on October 5, 2015 with a 150-day deadline of March 4, 2016. The Applicant provided a waiver letter to agree to an extension of the review timeframe to March 31, 2016 to accommodate the public hearing that was previously scheduled for March 15<sup>th</sup> (see letter in Attachment I). Then, due to the Board deferral action on March 15<sup>th</sup>, additional time was needed again to accommodate the public hearing scheduled for May. In response to this, the Applicant has provided a second waiver letter to agree to an extension of the review timeframe to May 30, 2016 (see letter in Attachment J). The Applicant has now agreed to extend the review timeframe until June 30, 2016. Board of County Supervisors action to approve the SUP would meet this requirement.
- B. Deny Special Use Permit #SUP2016-00006, Orangedale – Verizon @ Prince of Peace UM Church.
1. Comprehensive Plan Consistency Analysis
    - a. Long-Range Land Use – If the SUP application is denied, the telecommunications monopole would not be built. All current uses would remain unchanged as a church. The property would

maintain its ER and NC land use designations with related amenities.

- b. Level of Service (LOS) – There would be no impact on LOS if denied.
  - c. Community Design – The overall visual appearance and character of the area would remain as it is today, with the church property remaining unchanged.
  - d. Telecommunications – According to the Applicant’s submission, a gap in some wireless communications services would continue to persist in the area.
2. Community Input – Notice application has been transmitted to adjacent property owners within 200 feet, which is in accordance with standard County notification procedures. On January 21, 2016, the Applicant presented this proposal to the Mid County Civic Association (MIDCO). Although MIDCO has not yet taken a formal position on the proposal, the following issues were discussed at the meeting: Technological issues regarding the need/justification for cell towers; Elevation of the test balloon observation sites as reference perspective; and Contact/outreach with surrounding communities. On January 28, 2016, the Applicant presented this proposal to the Lake Ridge Occoquan Coles Civic Association (LOCCA). The following issues were discussed at the meeting: requested height; cleared area around the equipment compound; planting and screening; and the need for improved capacity and coverage in the area. At this time, LOCCA is not taking a formal position on this proposal and has deferred to the community.

At the time of this staff report and subsequent to the Planning Commission public hearing, staff has received community opposition from six citizens who reside in The Estates at Forest Glen residential neighborhood to the east of the church property. The main reasons for community opposition are as follows: potential health risks associated with the cell tower; negative effect on property values; applicant outreach efforts within the community; and overall visibility of the monopole. The Forest Glen Home Owners Association conducted a meeting on March 9th, at which time there was substantial community opposition. Given the community concerns, the Applicant requested and the Board of County Supervisors agreed to defer consideration of and action on the application to May 17, 2016.

Since the Board's deferral, the Applicant has re-engaged with the surrounding community and has done additional outreach. On April 12th, letters of invitation were mailed to all 53 households in the Forest Glen community in regard to an informational meeting to be held at Prince of Peace Church on April 26th. Also, on April 22nd, an announcement was posted on the Forest Glen community's internal e-portal/website in regard to the upcoming community meeting on the evening of April 26th. Despite previous outreach efforts by the Applicant, there was still considerable community opposition to the subject proposal, with over 12 speakers present at the meeting.

In response to the community opposition, on April 29, 2016, the Applicant submitted a request letter for deferral of Board consideration to June 30, 2016.

3. Other Jurisdictional Comments – This project is not located near other jurisdictions.
4. Legal Uses of the Property – If the SUP is denied, the proposed monopole would not be built and the property would retain its current A-1, zoning classification. A telecommunications facility exceeding 50 feet in height and with the requested setback waiver would not be permissible. The current land use would remain unchanged, and the property could still be utilized as a church and associated uses, as approved through SUP #86-59. Legal issues resulting from Board of County Supervisors action are appropriately addressed by the County Attorney's Office.
5. Timing – As with a typical SUP request, there is no legal timeframe for Board of County Supervisors action. However, there are regulations adopted by the Federal Communications Commission (FCC) that pertain specifically to local review and approval of telecommunications facilities. To adhere to the "FCC Shot Clock" ruling, the County has adopted the position that the governing body has to act on a proposed telecommunications facility within 150 days from when it has been deemed complete and accepted. In this case, the proposal was accepted for review on October 5, 2015 with a 150-day deadline of March 4, 2016. The Applicant provided a waiver letter to agree to an extension of the review timeframe to March 31, 2016 to accommodate the public hearing that was previously scheduled for March 15th (see letter in Attachment I). Then, due to the Board deferral action on March 15th, additional time was needed again to accommodate the public hearing scheduled for May. In response to this, the Applicant has provided a second waiver letter to agree to an extension of the review timeframe to May 30, 2016 (see letter in Attachment J). The Applicant has now agreed to extend the review

timeframe until June 30, 2016. Board of County Supervisors action to deny the SUP would meet this requirement.

- V. **Recommendation** is that the Board of County Supervisors concur with Alternative A and approve the attached ordinance.

**Staff:** Scott F. Meyer, x 6876

**Attachments**

- A. Area Maps
- B. Staff Analysis
- C. SUP Plan
- D. Existing Conditions / ECA Exhibit
- E. Visual Photograph Simulations
- F. Coverage / Propagation Maps
- G. Inventory of Existing Verizon Wireless Facilities
- H. Statement of Accommodation & Future Carrier Collocation
- I. Review Time / Shot Clock Extension Letter #1
- J. Review Time / Shot Clock Extension Letter #2
- K. Planning Commission Resolution
- L. Board of County Supervisors Resolution

**Attachment A – Maps  
VICINITY MAP**

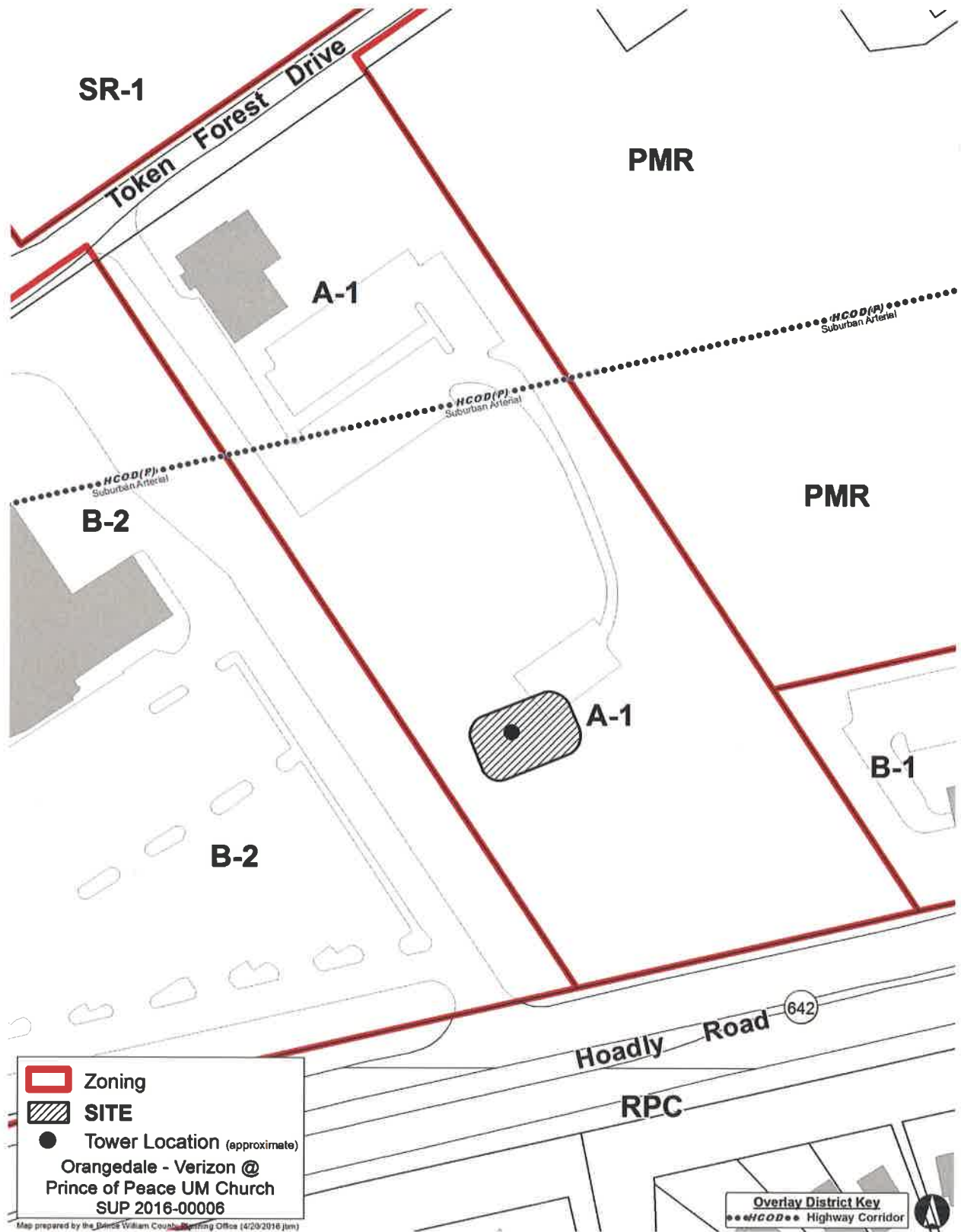


**Orangedale - Verizon @ Prince of Peace UMC  
SUP 2016-00006**

**Attachment A – Maps  
AERIAL MAP**



# Attachment A – Maps EXISTING ZONING MAP

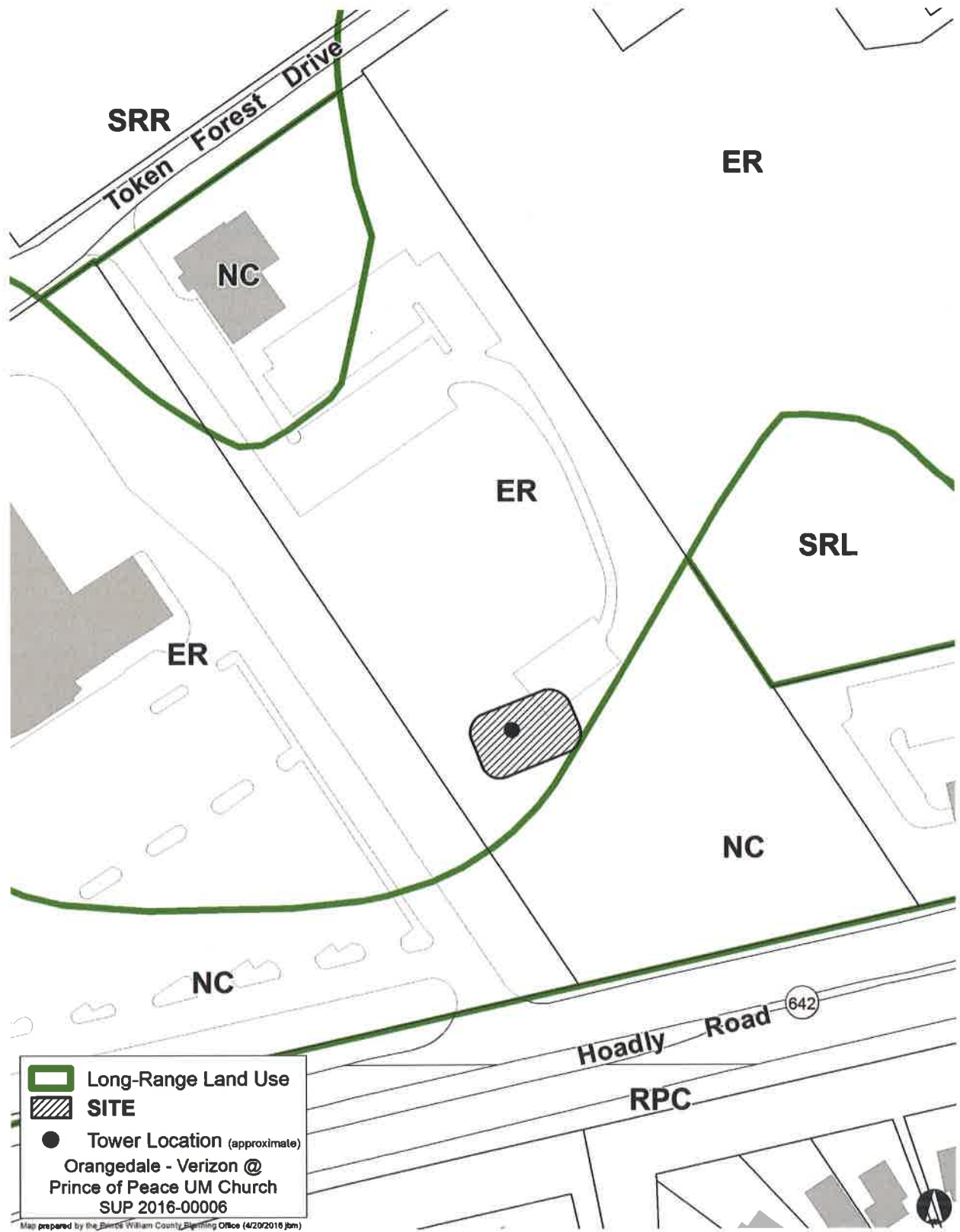


	Zoning
	SITE
	Tower Location (approximate)
Orangedale - Verizon @ Prince of Peace UM Church SUP 2016-00006	

Overlay District Key	
	HCOD Suburban Arterial
	Highway Corridor

Map prepared by the Prince William County Planning Office (4/29/2016 Jim)

**Attachment A – Maps  
LONG-RANGE LAND USE MAP**





**Part I. Summary of Comprehensive Plan Consistency**

**Staff Recommendation: APPROVAL**

This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<b>Comprehensive Plan Sections</b>	<b>Plan Consistency</b>
Long-Range Land Use	Yes
Community Design	No
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Telecommunications	Yes
Transportation	Yes

<b>Part II. Comprehensive Plan Consistency Analysis</b>
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The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Prince of Peace United Methodist Church and onsite wooded areas, associated drive aisles, and parking area; Across Token Forest Drive, semi-rural/single-family detached residential	ER; NC; SRR	A-1; SR-1
South	Wooded areas; Hoadly Road	ER; NC	A-1
East	Gravel parking area and shed for church; Car wash; Open space and wooded areas for single-family detached residential (The Estates at Forest Glen)	NC; SRL; ER	B-1; PMR
West	Paved drive aisle and parking lot area associated with commercial shopping center (Hoadly Marketplace) – Food Lion grocery store, CVS pharmacy, and other supportive retail/service	ER; NC	B-2

**Long-Range Land Use Plan Analysis**

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

## Attachment B – Staff Analysis

This subject SUP site is located within the Development Area of the County, and is classified as Environmental Resource (ER) and Neighborhood Commercial (NC) on the Long-Range Land Use Map within the Comprehensive Plan. The following table summarizes the uses and densities intended within the ER and NC designations.

<b>Long-Range Land Use Map Designation</b>	<b>Intended Uses and Densities</b>
<p><b>Environmental Resource (ER)</b></p> <p><i>(Telecommunications monopole facility at central/southwestern portion of church property)</i></p>	<p>This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.</p>
<p><b>Neighborhood Commercial (NC)</b></p> <p><i>(North and south portions of church property)</i></p>	<p>The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods. NC designated areas shall be planned and developed in a comprehensive, coordinated manner. NC projects shall not be nearer than one mile from any other NC area or project, or any GC or Convenience Retail (CR) area or project. The site orientation of an NC project shall be toward surrounding neighborhoods, with project access from primary neighborhood-serving roadways, rather than from roadways serving pass-through/pass-by traffic. Pedestrian access to and from the surrounding neighborhood, where appropriate, shall be encouraged. Primary uses in the NC classification are the retail and retail service uses permitted in the B-2, Neighborhood Business zoning district, and/or mixed-use buildings that combine retail/retail service uses on the first floor only and residential uses on no more than two additional floors, with a special use permit. In order that the neighborhood-serving function of NC uses can be maintained, maximum NC project size shall be 15 acres and the maximum size of non-residential uses shall be 120,000 gross square feet, with no single use (other than a grocery store, general store, or drug store) to be larger than 12,000 gross square feet.</p>

## Attachment B – Staff Analysis

Verizon Wireless proposes to install a telecommunications facility consisting of a 144-foot monopole and ancillary equipment compound on the property for Prince of Peace United Methodist Church, which is located between Token Forest Drive and Hoadly Road. The 4.91-acre property is planned NC, Neighborhood Commercial, and ER, Environmental Resources. The telecommunications facility is proposed on the central portion of the property planned ER. The proposed monopole and compound will be located in the central/southwestern portion of the existing church property adjacent to an existing secondary parking area, south of an outdoor worship area on the site and amongst and near a grouping of mature trees.

Verizon Wireless will install twelve (12) panel antennas at a RAD center of 140 feet above ground level mounted on a platform at the top of the monopole. The facility's equipment area and monopole will be able to accommodate two additional carriers. The monopole and equipment compound will be enclosed by a board on board fence, eight feet in height. Verizon Wireless' equipment and a backup generator will be placed on a 12-foot by 20-foot concrete pad within the fenced compound area.

### Proposal's Strengths

- Zoning Ordinance – Commercial monopoles that are fifty (50) feet or greater in height and waivers for telecommunications design performance standards are permitted in an A-1, Agricultural, zoning district with an SUP, provided that appropriate conditions are set forth to mitigate impacts.
- Among Approved Church Use – The proposed location for the telecommunications facility occupies a small portion of the property (±5,650 SF) that already contains an active church use, which was approved via SUP #86-59. Although the entire property is zoned A-1, it has been previously disturbed with the development of the church and related amenities.

### Proposal's Weaknesses

- Low Siting Preference on Priority List – According to the Priority/Order of Preference matrix for telecommunications usage in the Telecommunications chapter of the Comprehensive Plan, "Structure up to 199 feet" and "Areas planned and/or zoned for employment and commercial" (A-1 zoning/NC and ER planned land use, with church use), rank as a low priority (#7 of 10 categories).

**On balance**, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

**Community Design Plan Analysis**

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

The location of the proposed monopole is approximately 201 feet from a property zoned Planned Mixed Residential (PMR) to the east, and thus does not meet the County's setback requirement of two feet for every foot in height from an abutting property zoned residential. Because of the narrow width of the church property and where the monopole is proposed to be located, the full two for one setback (288 feet) is not possible. Therefore, the Applicant requests a waiver of this setback requirement.

The application package contains photo simulations taken from six vantage points with reference maps that portray the line-of-sight appearance of the proposed monopole in the adjacent communities and surrounding areas. As demonstrated by the photo simulations, the proposed facility will be visible from all areas, although the intervening tree cover will generally disrupt full views and help to mitigate visual impacts. The upper half of the structure will appear above the existing tree line, but most homes located to the north, south, east, and northeast are not oriented in a manner to result in direct full views of the monopole. The top half of the monopole will be directly visible along Hoadly Road, particularly near its intersection with Dale Boulevard when travelling in an east/northeast direction.

The proposed monopole facility will be located on the central/southwestern portion of the church property and close to an intact area of mature trees for enhanced screening. A 15-foot landscape buffer will be established around the perimeter of the equipment compound at the base of the monopole structure, through installation of additional trees or preservation of existing ones. An 8-foot tall wooden board-on-board fence is to be installed around the compound area.

**Proposal's Strengths**

- **Buffering** – As conditioned by this SUP, there will be a 15-foot landscape buffer around the perimeter of the equipment compound area. There is an intact area of mature trees adjacent to where the facility is to be sited, which will help provide additional screening.
- **Fencing** – A proposed 8-foot wooden board-on-board fence will help to screen the equipment area and control access, which will be maintained by the Applicant.

### Proposal's Weaknesses

- Visual Impacts – Although the telecommunications monopole structure has been sited in the area of least impacts on the church property, it will still be clearly visible at every proposed vantage point from nearby residential neighborhoods (i.e., The Estates at Forest Glen) and along Hoadly Road, according to the photo simulations provided by the Applicant.
- Height Relative to Other Telecommunication Facilities – At a proposed finished height of 144 feet, the telecommunications monopole facility exceeds the height of another nearby existing and comparable stealth-like  $\pm 100$ -foot tree pole/monopine facility that was approved with capacity for up to three wireless carriers at Grace Reformed Presbyterian Church, which is located  $\pm 0.6$  miles to the southwest along Spriggs Road.
- Located in Hoadly Road Highway Corridor Overlay District (HCOD) – Although efforts have been made to locate the facility on the church property with the least impacts/conflicts possible, the proposed 144-foot monopole facility will be located within the actual HCOD buffer, which is not preferred.
- Setback Waiver Request – Although there were limitations on siting the new monopole, the proposed location does not satisfy the 2:1 setback of 288 feet from an adjacent PMR, Planned Mixed Residential, zoned property to the east and northeast.

On balance, this application is found to be inconsistent with the relevant components of the Community Design Plan.

### Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources—including those significant to the County's minority communities—for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The proposed telecommunications monopole and base equipment compound will be located on a 5,650 SF portion of the Prince of Peace United Methodist Church property. Based on the cultural resource assessment checklist that was completed by the County Archaeologist, there are no archaeological and historic sites or graves recorded for the project area. The Historical

## Attachment B – Staff Analysis

Commission met and reviewed this case at its November 10, 2015 meeting. The Commission's recommendation was that a more stealth-like telecommunications tree pole design be considered for this location. This was based on aesthetics – not on the presence of cultural or historic resources. Staff did not pursue this recommendation.

### Proposal's Strengths

- None identified.

### Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

## Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The proposed ±5,650 SF site for the 144-foot telecommunications facility is at the edge of a gravel parking area for an existing church use. The SUP site falls within the ER, Environmental Resources, land use designation area and is adjacent to an intact wooded area with mature trees on the central/western portion of the property. Although ER is a planned and mapped land use designation, the submitted documentation indicates that the area to be occupied by the proposed telecommunications facility does not actually contain features meeting the ER definition criteria. The site is also located within the Neabsco sub-watershed area #805.

The 15-foot landscape buffer around the compound area is being met by the preservation of existing wooded areas and/or the planting of additional areas. Some of the areas to be planted are currently gravel with compacted soils. For the gravel and compacted areas to become plantable, a SUP condition is needed to address enhancement and replacement of soils. Staff is proposing a condition to address this. There is a proposed 10-foot combined utility easement that will run from Hoadly Road, which will be used for collocating public utilities needed for this new telecommunications monopole, such as electricity, associated conduit, and natural gas.

### Proposal's Strengths

- Water Quality – A \$75 monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned for the SUP site.
- Supplemental Planting Units – To enhance buffering within the 15-foot perimeter landscape buffer area, 35 trees and 45 shrubs (or the equivalent) will be installed around the fenced equipment compound.
- Soil Enhancement – As conditioned, areas of compacted soils or gravel areas with debris will be cleaned and amended in order to re-establish soils that are more conducive to planting viability.
- Minimal New Disturbance – The proposed location of the new telecommunications facility has been oriented in a manner to preserve existing trees, minimize additional impervious surface, avoid conflict for the existing church layout, and limit the extent of clearing/grading within the surrounding wooded area.
- Easement for Utility Collocation – As proposed, there will be a 10-foot utility easement to be placed from the telecommunications equipment compound to Hoadly Road. This will serve as a combined utility easement to contain electric, natural gas, and other associated conduit/cable utilities for the telecommunications facility. Also, the proposed alignment will be avoiding encroachment into the 30-foot landscape buffer along the western property line.
- Limits of Disturbance (LOD) – As shown on the SUP Plan, there are defined/delineated limits of disturbance for grading and clearing around the subject SUP area.

### Proposal's Weaknesses

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Environment Plan.

### Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR)



## Attachment B – Staff Analysis

training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

The nearest responding fire station would be Dale City – Pringedale Fire and Rescue Station #18. According to the FY 2014 station capacity/workload figures, this station's work load capacity was at 53.2%, with the average yearly incidents per tactical unit(s) being below the recommended standard of 2,000 incidents per unit.

The Applicant will need to submit an emergency plan to the Fire Marshal's Office for review and approval providing details on the plan of action to be taken in the event of a hazardous materials related incident on the site. To clarify, specifically, this is dealing with the fuel (i.e., natural gas) used for the generator associated with the site.

### **Proposal's Strengths**

- 4.0-Minute Response Time – The subject site is located within the desired response time area for fire suppression and basic life support.
- 8.0-Minute Response Time – The subject site is located within the desired response time area for advanced life support.
- Minimal New Service Demand – It is anticipated that the proposed telecommunications use will generate minimal new service demands.
- Monetary Contribution – The Applicant has been conditioned to make a monetary contribution of \$0.61 per square foot (SF) of proposed total lease area (1,860 SF).
- Telecommunications Monopole Collapsibility – The monopole will be designed so that in the rare event of a structural failure, it will collapse within the confined extent of the subject property. The Applicant has been conditioned to provide acceptable certification by a licensed structural/building engineer that the monopole will collapse within the confines of the property and into various sections at structural break points.
- Enhanced Wireless Service – The establishment of a new telecommunications facility in this area will also help improve E-911 wireless service coverage, thus also eliminating the potential for dropped calls in the event of an emergency.
- Emergency Plan – As conditioned, the Applicant will provide an action plan to deal with potential fuel leaks or other risks related to the generator and natural gas fuel source within the equipment compound. Such plan shall be submitted to the Fire Marshal Office and will need to provide specific steps/procedures for individual actions and responses.

### **Proposal's Weaknesses**

- None identified.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

### Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

The Police Department does not believe that this application will create a significant impact on calls for service. However, there are concerns with potential thefts of copper and other precious metals associated with electronics in equipment compound.

It is recommended that the Applicant refer to the CPTED Manual, *Crime Prevention Through Environmental Design: A guide to safe environments in Prince William County, Virginia*, <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx> and specifically look at crime prevention techniques on the construction site.

### Proposal's Strengths

- Radio Non-Interference – The Department of Information Technology has confirmed that there will be no interference to the County's public safety radio systems from the new telecommunications facility to be installed on the site.
- Secure Compound Access – The equipment compound will be surrounded by an eight-foot tall wooden board-on-board fence with locked gate. Inside the fenced compound, an unmanned and secure equipment shelter building will be located, which will house all of the necessary technology equipment for Verizon Wireless and space available for two other future carriers.
- Enhanced Wireless Service – The establishment of a new telecommunications facility in this area will also help improve wireless E-911 service coverage, thus also eliminating the potential for dropped wireless calls for service.

## Attachment B – Staff Analysis

- Coordination During Construction – As conditioned, the Applicant will complete and submit page 15 of the “Crime Prevention on the Construction Site” booklet to the Crime Prevention Unit, which provides a builder/contractor point of contact for the Police Department. This is helpful in coordinating and monitoring security during construction.

### Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.

### Telecommunications Plan Analysis

Mobile and land-based communication infrastructure promotes public safety and economic growth. The Telecommunications Plan sets out policies and action strategies that further the County’s goals of identifying sufficient facility sites, encouraging a variety of telecommunications infrastructure to promote economic growth and public safety, complying with federal laws to promote low cost communication capabilities for our citizens, and encouraging “stealth” technologies to minimize negative impacts of telecommunication facilities. The plan includes recommendations relating to maximizing the use of existing structures, compatibility with adjacent uses, providing high speed internet and fiber optic access to public buildings, residences and businesses, and the use of public properties to promote beneficial public/private partnerships.

In justifying this subject site for the proposed 144-foot monopole, the Applicant first reviewed the hierarchy/order of preference for locations of new telecommunications facilities as identified in the Telecommunications chapter of the Comprehensive Plan and determined that there were no opportunities for collocation on existing structures, towers, or planned towers in the search area or on structures that could be replaced or enlarged to accommodate the proposed use. The Applicant also is not aware of any other structures planned to be constructed in the area that can accommodate the proposed use. Within approximately two miles of the proposed Orangedale site, there are four existing structures used for telecommunications purposes: monopole/tree pole at the Grace Reformed Presbyterian Church on Spriggs Road; monopole at the Hylton High School on Spriggs Road; Andrew Leitch Park off of Dale Boulevard; and an antenna collocation on the Virginia American Water tower off of Rhode Island Drive near Packard Drive.

The Applicant evaluated use of the existing tree pole at the Grace Reformed Presbyterian Church and determined that it was of insufficient height to meet the specific Verizon Wireless coverage objectives, and increasing the height of the tree pole to the required height was not feasible from a structural and permitting point of view. The other structures within two miles of the site are not central to the Applicant’s search area and would not meet coverage objectives. In the immediate area of Hoadly Road and Dale Boulevard-Purcell Road, the Applicant also evaluated existing commercial sites used for a car wash and a shopping center, but determined a lease was

## Attachment B – Staff Analysis

not feasible or that numerous setbacks could not be met. Furthermore, another church site on Token Forest Road was evaluated, but the property owner had no interest in pursuing a lease.

The selected Prince of Peace United Methodist Church site meets Verizon Wireless coverage objectives and has numerous advantages over other nearby sites. This site has sufficient space to place the monopole facility interior to the overall property and among existing tree cover to obscure the equipment compound and minimize overall views. At this location, all but one of the required County setbacks can be met, and no access road needs to be constructed and virtually no tree cover needs to be removed since the proposed facility will be located adjacent to a secondary gravel parking area on the church property.

### Proposal's Strengths

- Service Enhancement – The telecommunications facility will fill a wireless service gap that currently exists in the area for Verizon Wireless, as there is currently a significant and constantly increasing demand for wireless network data coverage and capacity.
- Collocation – In addition to Verizon Wireless or other initial provider, future collocation opportunities for a minimum of two other wireless telecommunication providers are being proposed on the new 144-foot monopole. Future compound lease areas for other wireless carriers have already been contemplated in a phased/planned expansion and are designated within the extent of the fenced equipment.

### Proposal's Weaknesses

- Priority/Order of Preference – According to the Priority/Order of Preference matrix for telecommunications usage in the Telecommunications chapter of the Comprehensive Plan, “Structure up to 199 feet” and “Areas planned and/or zoned for employment and commercial” (A-1 zoning/NC and ER planned land use, with church use), rank as a low priority (#7 of 10 categories, with 10 being the worst).

On balance, this application is found to be consistent with the relevant components of the Telecommunications Plan.

## Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County’s goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects

## Attachment B – Staff Analysis

should include strategies that result in a level of service (LOS) of “D” or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

Access to the special use permit (SUP) site for the 144-foot telecommunications monopole is available via existing parking lots and drive aisles at the Prince of Peace United Methodist Church with access off of Token Forest Drive. Token Forest Drive is a two-lane local road approximately 28-feet wide with curb and gutter. There are no pedestrian facilities along the church property frontage. A separate right-turn lane is provided on Token Forest Drive into the church entrance. Based on latest available VDOT annual average daily traffic (AADT) counts, this segment of Token Forest Drive carries 3,500 AADTs. Based on the existing and estimated traffic volumes on these road segments, the Level of Service (LOS) is believed to be at a “C” or better level. Token Forest Drive is not included in the Comprehensive Plan for improvements, and is expected to remain as a two-lane facility.

The monopole and ground equipment are designed to accommodate two additional (three total) telecommunications wireless carriers. No onsite employees and no customers will visit the subject SUP site. Assuming full build-out with three carriers, it is estimated that the uses will generate no more than six vehicle trips (three round trips) per month, which is minimal. Thus, deferral of a traffic impact analysis (TIA) was granted by the Department of Transportation.

### **Proposal’s Strengths**

- **Site Access** – Access to the telecommunications site shall be from the paved access road and drive aisle for the church entrance off of Token Forest Drive, extending into the site and through the paved parking area and existing gravel parking lot into the central portion of the church property. The telecommunications equipment compound shall be accessed via a 14-foot access gate off of the existing gravel parking lot.
- **Compound Parking** – The telecommunications facility may be visited periodically for maintenance work and related upkeep functions. One parking space, which is part of the existing adjacent gravel parking area to the east/northeast, will be available for maintenance vehicles and loading has been identified on the SUP Plan.

### **Proposal’s Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Transportation Plan.

### Materially Relevant Issues

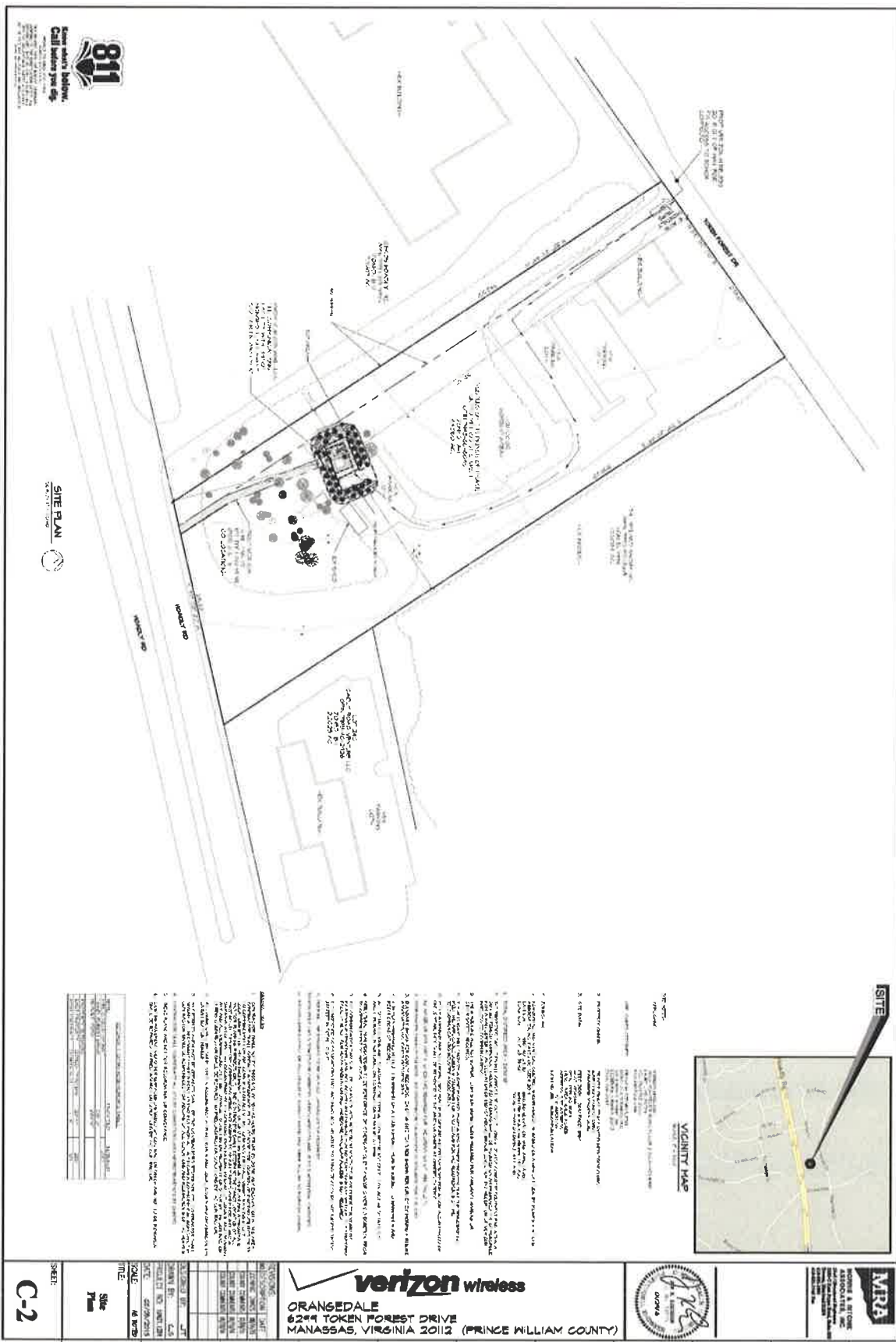
This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

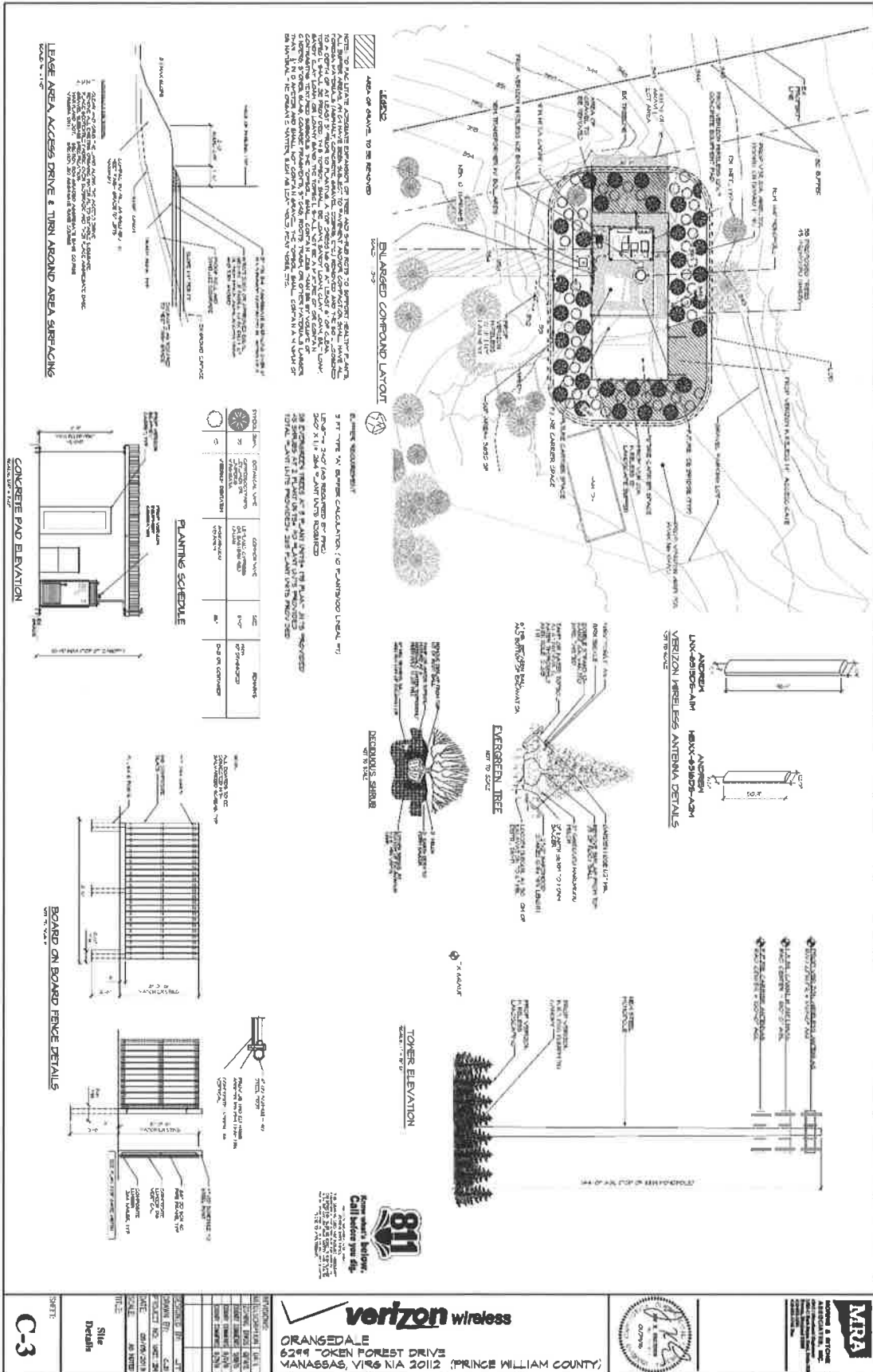
- Potential Height Increase with New Regulations – Under new rules recently adopted by the Federal Communications Commission (FCC) under Section 6409 of the Spectrum Act, localities are now required to allow height extensions of up to 10% of the height of an existing telecommunications facility or 20 feet, whichever is greater. In the context of this subject SUP proposal, if the 144-foot monopole is approved, there is the future possibility that it may be extended up to a height of 164 feet. However, the Applicant at this time has expressed no intention that any such extension would be necessary.

### Agency Comments

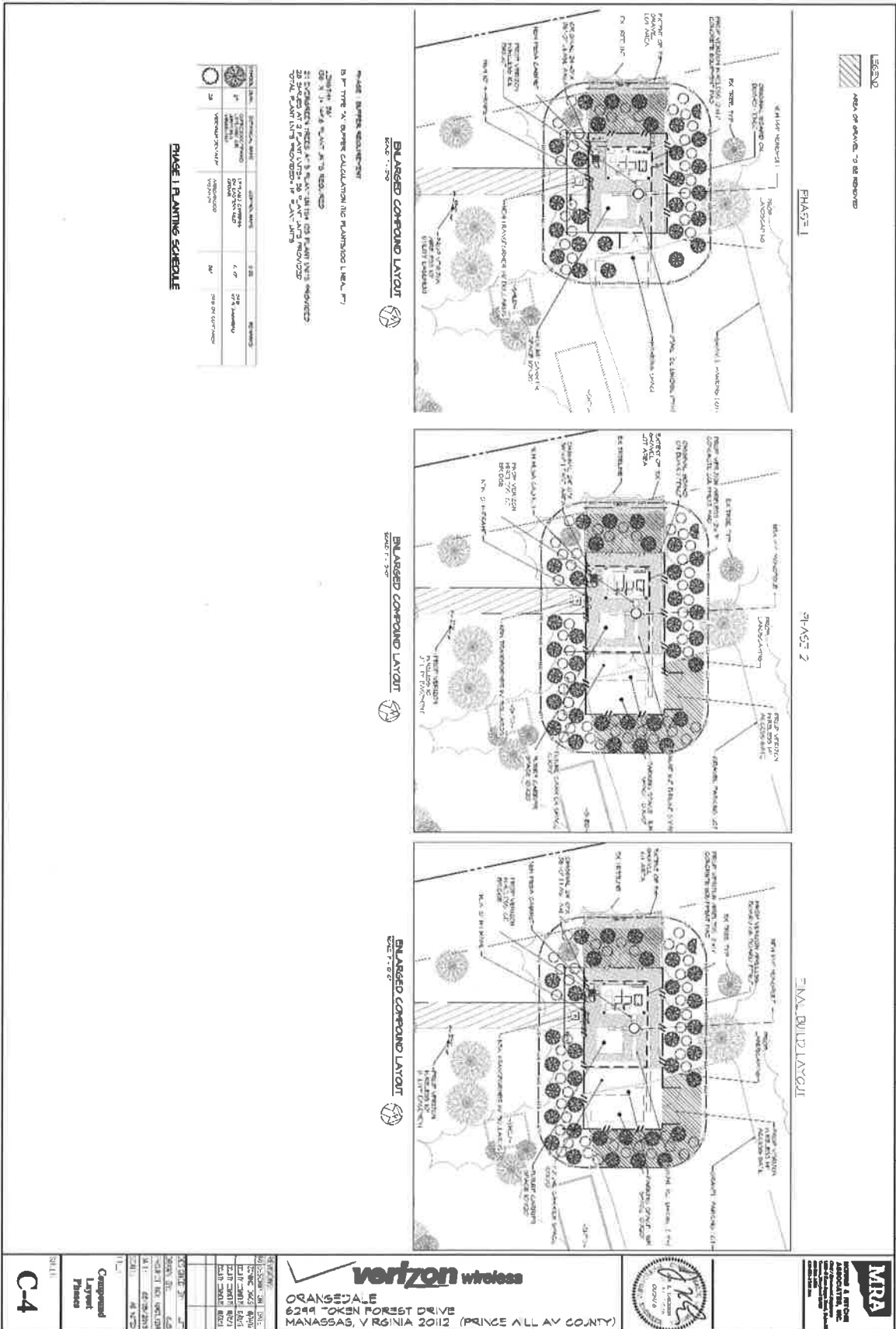
The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Office of Planning:

- County Archaeologist
- PWC Fire Marshal Office / Fire & Rescue
- PWC Historical Commission
- PWC Department of Information Technology
- PWC Planning Office / Proffer & Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Transportation
- Virginia Department of Transportation







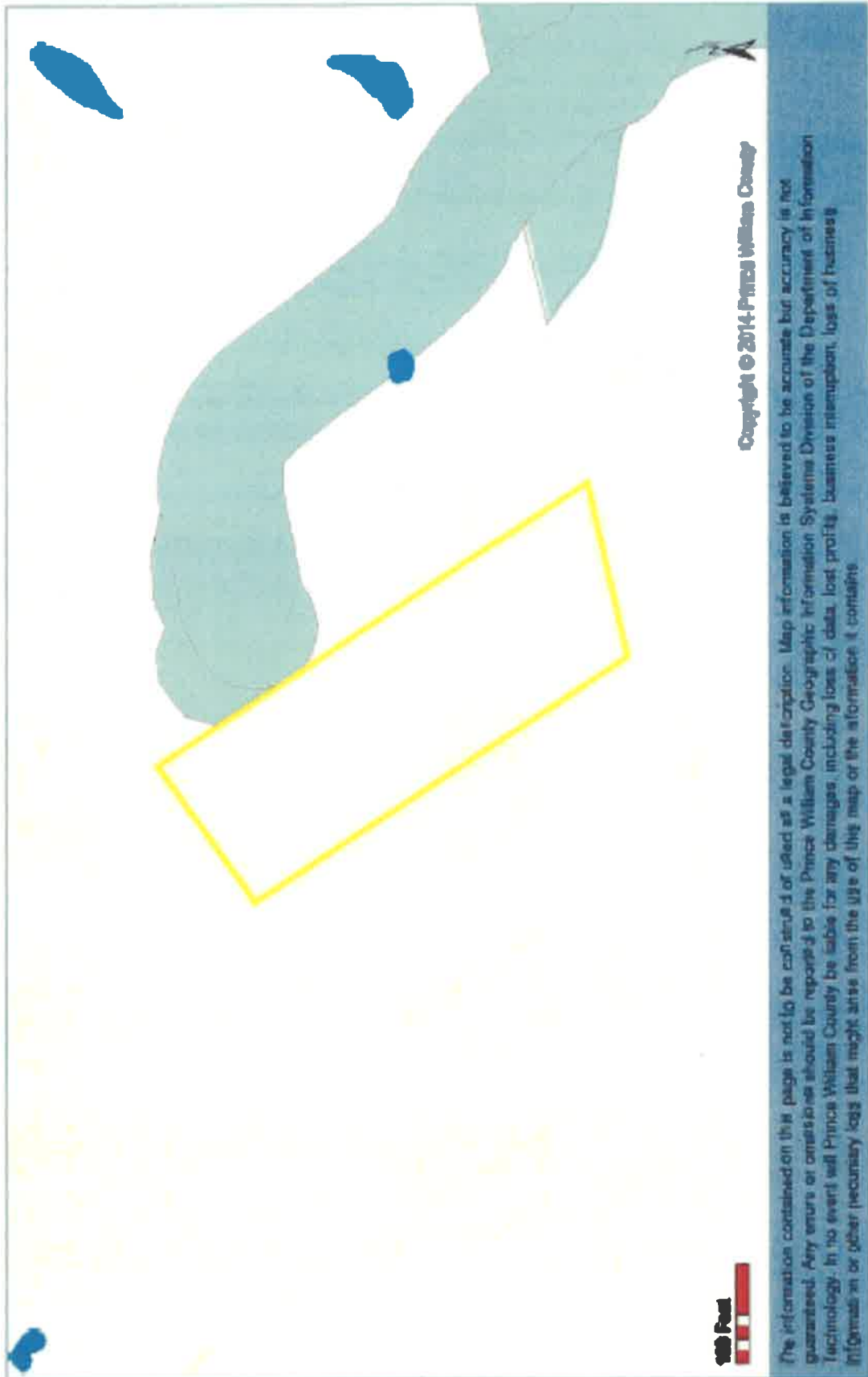


ORANGEDALE  
 6299 TOKEN FOREST DRIVE  
 MANASSAS, VIRGINIA 20112 (PRINCE WILLIAM COUNTY)

C-4



6299 Token Forest Drive: RPA



**Attachment E – Visual Photograph Simulations**



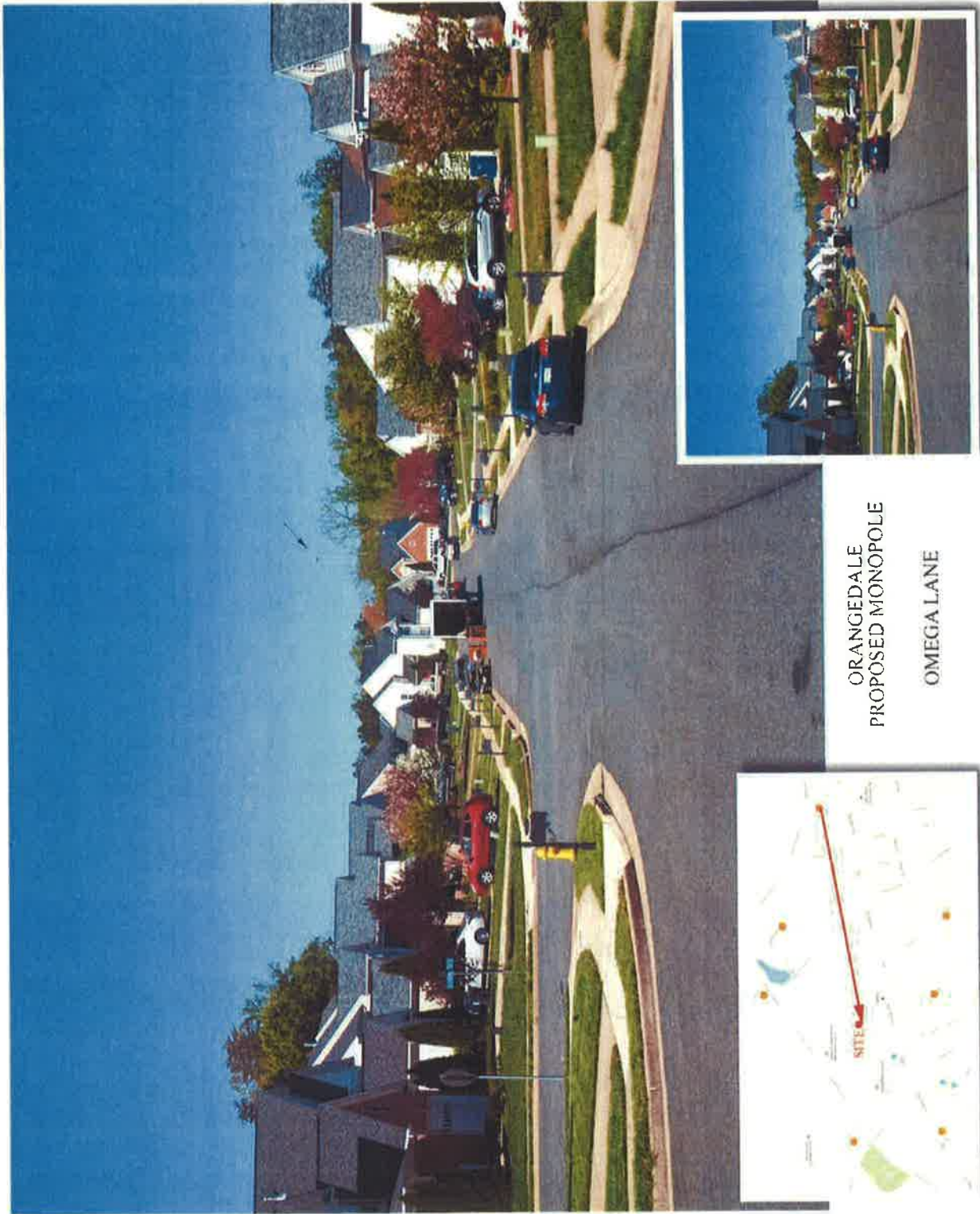
ORANGEDALE  
PROPOSED MONOPOLE  
CORNER OF TOKEN FOREST DR  
&  
ALISTAIR DRIVE

# Attachment E – Visual Photograph Simulations

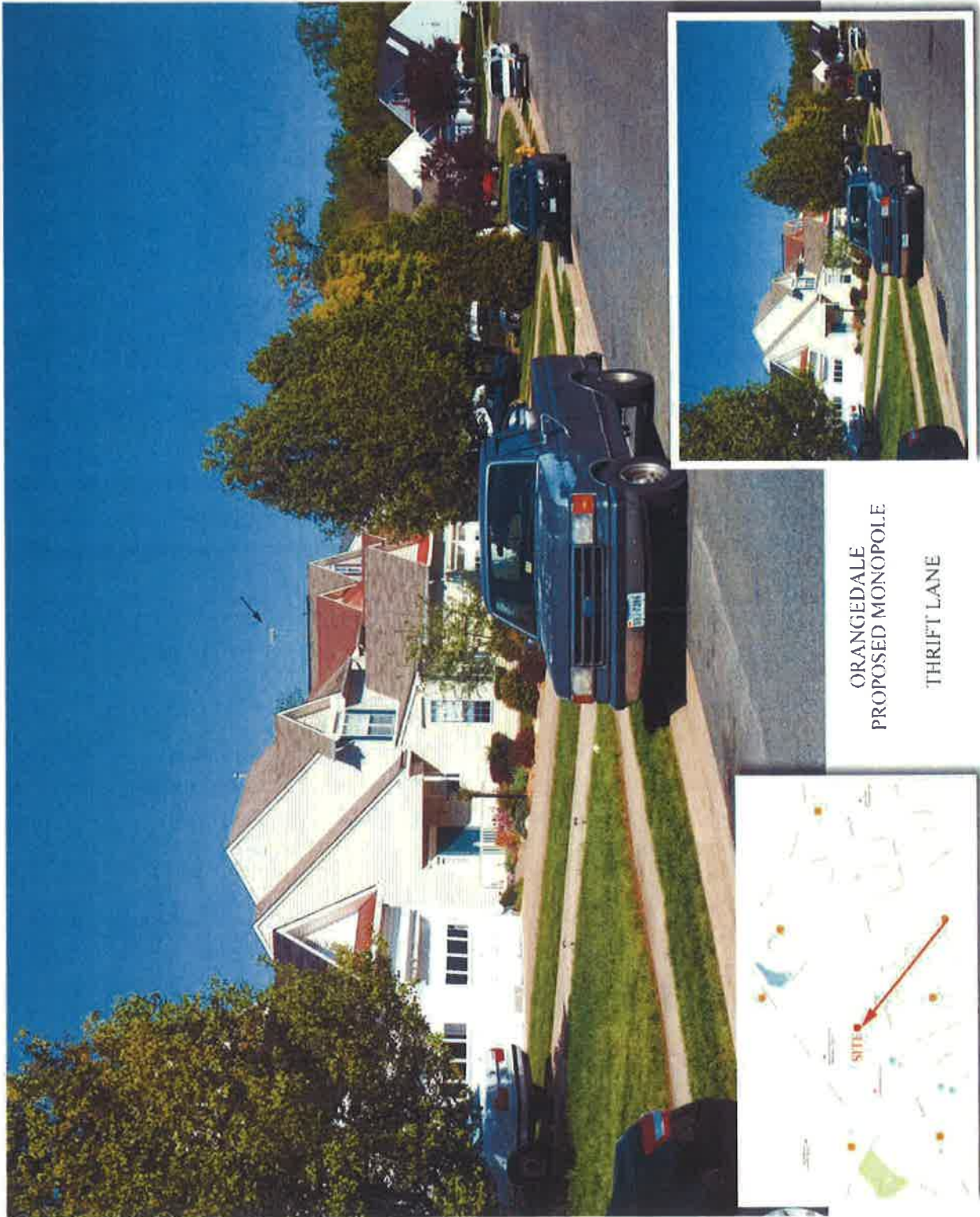


ORANGEDALE  
PROPOSED MONOPOLE  
GLEN WOOD LOOP

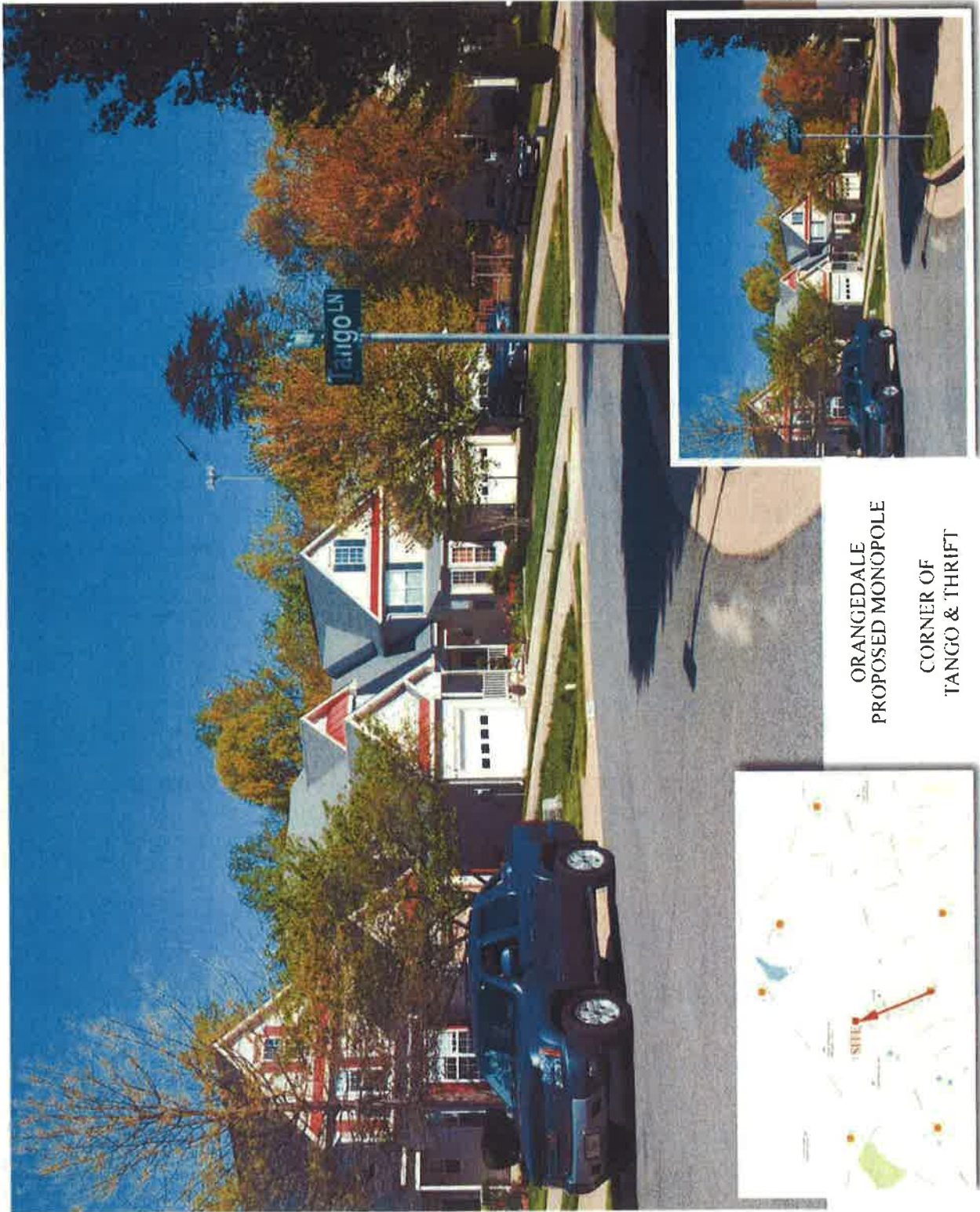
Attachment E – Visual Photograph Simulations



Attachment E – Visual Photograph Simulations



Attachment E – Visual Photograph Simulations



ORANGEDALE  
PROPOSED MONOPOLE  
CORNER OF  
TANGO & THRIFT



# Attachment E – Visual Photograph Simulations



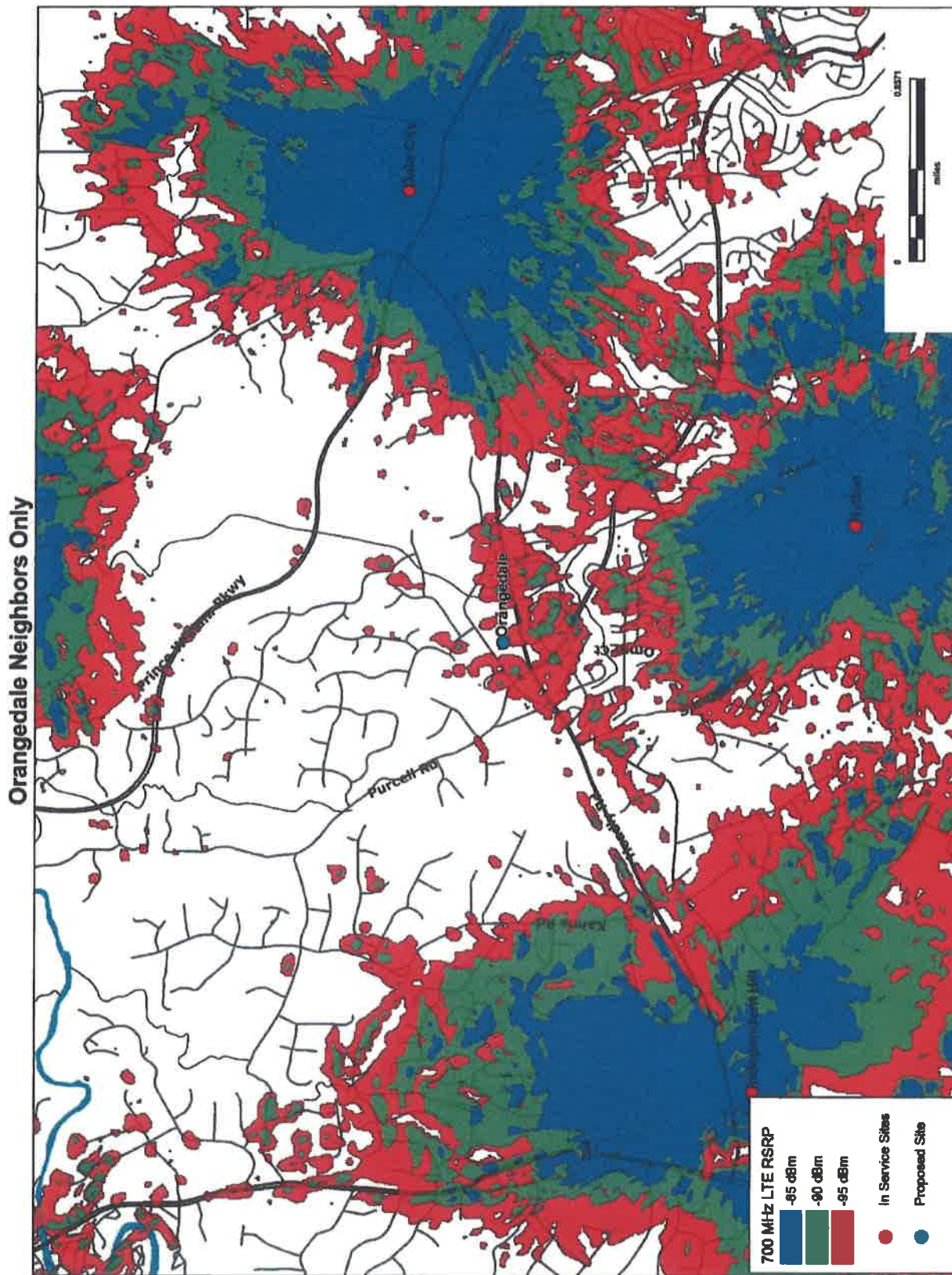
ORANGEDALE  
PROPOSED MONOPOLE  
ENTRANCE TO 7/11 STORE  
ON HOADLY ROAD

**Attachment E – Visual Photograph Simulations**



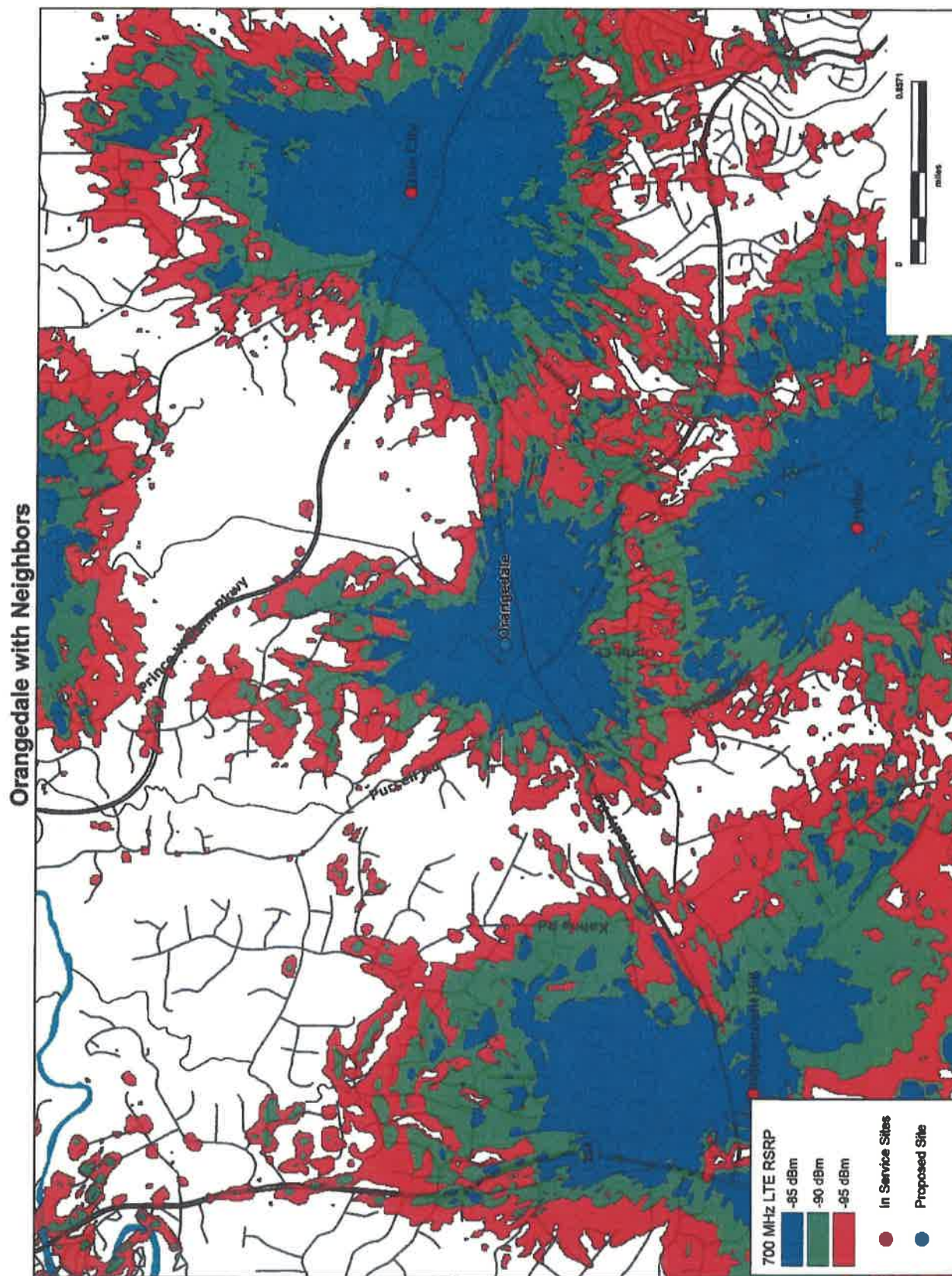
ORANGEDALE  
PROPOSED MONOPOLE  
PARKING LOT OF  
SACRED HEART CATHOLIC  
CHURCH ON CORNER OF  
PURCELL RD  
& TOKEN FOREST DR

# Attachment F – Coverage / Propagation Maps



Current

# Attachment F – Coverage / Propagation Maps



Proposed

Attachment G – Inventory of Existing Verizon Wireless Facilities

EXISTING VERIZON SITES PRINCE WILLIAM COUNTY						
Address	Location	County	ZIP	Latitude	Longitude	
7511 Bethlehem St	Manassas	Prince William	22110	38.79222	-77.534167	
2117 Mccard Road	Quantico	Prince William	22134	38.515682	-77.31053	
9701 Bethlehem Road	Manassas	Prince William	20109	38.7453	-77.53	
2406 Ridge Road	Haymarket	Prince William	22065	38.906389	-77.671844	
4805 Sudley Road	Catharpin	Prince William	22018	38.855	-77.5678	
1 County Complex Court	Woodbridge	Prince William	22182	38.680561	-77.353875	
Rear 203 Graham St	Dumfries	Prince William	22028	38.5715	-77.3219	
5501 Wellington Road	Gainesville	Prince William	20155	38.785	-77.595181	
15715 Washington St	Haymarket	Prince William	22089	38.8133	-77.6406	
13821 Independence Drive	Independent Hill	Prince William	22111	38.6572	-77.4333	
11208 Dumfries Road	Manassas	Prince William	20112	38.713028	-77.460278	
15721 Springs Road	Dumfries	Prince William	22026	38.6146	-77.3683	
15650 Cardinal Drive	Woodbridge	Prince William	22191	38.6066	-77.2828	
12826 Marsteller Drive	Nokesville	Prince William	22123	38.7013	-77.5773	
Intersect 195 & Rt 123n	Occoquan	Prince William	22182	38.6722	-77.2528	
14006 Smoketown Road	Woodbridge	Prince William	22192	38.641903	-77.301697	
3120 Oakmont Avenue	Triangle	Prince William	22172	38.538347	-77.307975	
5901 Devils Ford Road	Occoquan	Prince William	20112	38.7105	-77.3844	
3820 Prince Wm Pkwy	Date City	Prince William	22182	38.6511	-77.3236	
13690 Nottaway Road	Woodbridge	Prince William	22191	38.655944	-77.273639	

**Attachment H – Statement of Accommodation & Future Carrier Collocation**



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**Statement of Accommodation of Future Wireless Carriers at Fair Market Value**

**Re: Verizon Special Use Permit Application  
Prince of Peace United Methodist Church  
6299 Token Forest Drive, Woodbridge, VA  
7993-80-8045**

Verizon Wireless will build and design the proposed monopole and ground equipment at this location so that it will be able to physically and structurally house the equipment for a total of three (3) wireless carriers – Verizon Wireless initially and up to two (2) co-locators in the future. All future carriers will be allowed to use the proposed tower at fair market value.

**BY:**

A handwritten signature in black ink, appearing to read "B. Stover", written over a horizontal line.

**Brian Stover  
Principal Engineer Network Real Estate  
Verizon Wireless**

# Attachment I – Review Time / Shot Clock Extension Letter #1



DONOHUE & STEARNS, PLC

January 19, 2016

Scott F. Meyer, Planner III  
Planning Office  
Prince William County Government  
5 County Complex Court, Suite 210  
Prince William, VA 22192

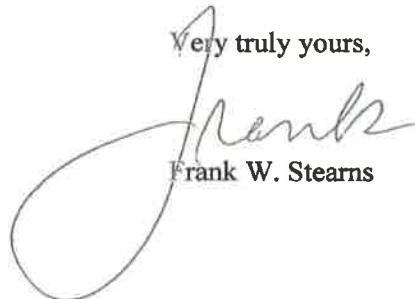
Re: Waiver of Shot Clock to Allow Extended Time for Consideration  
By County Board of Supervisors in SUP 2016-00006  
Orangedale/Verizon at Prince of Peace United Methodist Church

Dear Scott:

On March 5, 2016, the 150-day period for action on this application pursuant to the FCC's "shot clock" will end. The Applicant for the above-referenced Special Use Permit has agreed to defer the application until March 31, 2016 to permit time for the February 17, 2016 Planning Commission hearing with consideration by the Board of Supervisors on March 15, 2016.

Verizon Wireless, through counsel, agrees to an extension of time for review and action up to and including March 31, 2016. If additional information is needed, please feel free to contact the undersigned. I remain,

Very truly yours,



Frank W. Stearns

cc: Robert Posilkin  
Josh Schakola

117 ORONOCO STREET • ALEXANDRIA, VA 22314  
T 703-549-1123 F 703-549-5385 • www.donohuestearns.com

201 LIBERTY STREET • SUITE E • LEESBURG, VA 20175  
T 703-549-1123 F 703-737-3793 • www.donohuestearns.com

**Attachment J – Review Time / Shot Clock Extension Letter #2**



DONOHUE & STEARNS, PLC

March 11, 2016

Scott F. Meyer, Planner III  
Planning Office  
Prince William County Government  
5 County Complex Court, Suite 210  
Prince William, VA 22192

Re: Waiver of Shot Clock to Allow Extended Time for Consideration  
By Board of County Supervisors in SUP 2016-00006  
Orangedale/Verizon at Prince of Peace United Methodist Church

Dear Scott:

The above-captioned Special Use Permit (SUP) is currently set to be considered by the Board of County Supervisors on March 15, 2016. At this time, Verizon Wireless, the Applicant, respectfully requests that consideration of the SUP be deferred until the May 17, 2016 Board hearing.

Verizon Wireless, through counsel, agrees to an extension of time for review and action up to and including May 30, 2016. If additional information is needed, please feel free to contact the undersigned. I remain,

Very truly yours,

Edward L. Donohue



**Attachment K – Planning Commission Resolution**

**PLANNING COMMISSION RESOLUTION**

**MOTION: BRYANT**

**February 17, 2016**

**SECOND: FRY**

**Regular Meeting**

**Res. No. 16-007**

**RE: SPECIAL USE PERMIT #SUP2016-00006, ORANGEDALE – VERIZON  
@ PRINCE OF PEACE UM CHURCH  
COLES MAGISTERIAL DISTRICT**

**ACTION: RECOMMEND APPROVAL**

**WHEREAS**, this is a request to allow a 144-foot telecommunications monopole structure with fenced equipment compound and associated setback waiver from an adjacent PMR, Planned Mixed Residential, zoned property to the east; and

**WHEREAS**, the subject property is located  $\pm 800$  feet east of the intersection of Token Forest Drive and Purcell Road and is addressed as 6299 Token Forest Drive. The SUP site is located at the southwestern/central portion of the church property, is identified on County maps as GPIN 7993-80-8045 (portion), and is  $\pm 225$  feet north of Hoadly Road; and

**WHEREAS**, the majority of the site is designated ER, Environmental Resource, in the Comprehensive Plan and is located within the Development Area. Other portions of the property (north and south) are designated as NC, Neighborhood Commercial. The site is zoned A-1, Agricultural, and is located within the Hoadly Road Highway Corridor Overlay District (HCOOD); and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on February 17, 2016, at which time public testimony was received and the merits of the above-referenced request were considered; and

**WHEREAS**, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this request;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Planning Commission does hereby recommend approval of Special Use Permit #SUP2016-00006, Orangedale – Verizon @ Prince of Peace UM Church, subject to the conditions dated February 4, 2016;

**BE IT FURTHER RESOLVED**, pursuant to Section 15.2-2232 of the Code of Virginia, the Prince William County Planning Commission does hereby find the general location or approximate location, character and extent of the facility proposed in Special Use Permit #SUP2016-00006, Orangedale – Verizon @ Prince of Peace UM Church, to be substantially in accord with the Comprehensive Plan, subject to the conditions dated February 4, 2016.

**Attachment K – Planning Commission Resolution**

**February 17, 2016**  
**Regular Meeting**  
**Res. No. 16-007**  
**Page Two**

**Votes:**

**Ayes:** Berry, Bryant, Fry, Holley, McKay, Taylor, Vanegas


**Nays:** None

**Abstain:** Milne

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

Attest:   
Frances Bridges  
Clerk to the Planning Commission

**Attachment L – Board of County Supervisors Resolution**

**MOTION: NOHE**

**March 15, 2016  
Regular Meeting  
Res. No. 16-344**

**SECOND: PRINCIPI**

**RE: DEFER INDEFINITELY – SPECIAL USE PERMIT #SUP2016-00006,  
ORANGEDALE – VERIZON @ PRINCE OF PEACE UM CHURCH –  
COLES MAGISTERIAL DISTRICT**

**ACTION: APPROVED**

**WHEREAS**, this is a request to allow a 144-foot telecommunications monopole structure with fenced equipment compound and associated setback waiver from an adjacent PMR, Planned Mixed Residential, zoned property to the east; and

**WHEREAS**, the subject property is located ±800 feet east of the intersection of Token Forest Drive and Purcell Road and is addressed as 6299 Token Forest Drive. The SUP site is located at the southwestern/central portion of the church property, is identified on County maps as GPIN #7993-80-8045 (portion), and is ±225 feet north of Hoadly Road; and

**WHEREAS**, the site is zoned A-1, Agricultural, and is located within the Hoadly Road Highway Corridor Overlay District (HCOB); and

**WHEREAS**, the majority of the property is designated ER, Environmental Resource, in the Comprehensive Plan and is located within the Development Area. Other portions of the property (north and south) are designated as NC, Neighborhood Commercial;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby defer Special Use Permit #SUP2016-00006, Orangedale – Verizon @ Prince of Peace UM Church, indefinitely.

**Votes:**

**Ayes:** Anderson, Caddigan, Candland, Jenkins, Nohe, Principi

**Nays:** None

**Absent from Vote:** Lawson

**Absent from Meeting:** Stewart

**ATTEST:** \_\_\_\_\_



**Chief Deputy Clerk to the Board**

**Attachment L – Board of County Supervisors Resolution**

**MOTION: NOHE**

**March 15, 2016  
Regular Meeting  
Res. No. 16-345**

**SECOND: CADDIGAN**

**RE: RECONSIDER RESOLUTION NUMBER 16-344 AND DEFER SPECIAL USE PERMIT #SUP2016-0006, ORANGEDALE – VERIZON @ PRINCE OF PEACE UM CHURCH, TO A BOARD MEETING IN THE MONTH OF MAY 2016**

**ACTION: APPROVED**

**WHEREAS**, by Resolution No. 16-344, the Prince William Board of County Supervisors has voted to defer Special Use Permit #SUP2016-0006, Orangedale – Verizon @ Prince of Peace UM Church, indefinitely; and

**WHEREAS**, the Prince William Board of County Supervisors desires to reconsider the action taken by Resolution Number 16-344; and

**WHEREAS**, the Prince William Board of County Supervisors desires to defer Special Use Permit #SUP2016-0006, Orangedale – Verizon @ Prince of Peace UM Church, to a Board meeting in the month of May 2016;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby reconsider the action taken by Resolution No. 16-344 and defers Special Use Permit #SUP2016-0006, Orangedale – Verizon @ Prince of Peace UM Church, to a Board meeting in the month of May 2016.

**Votes:**

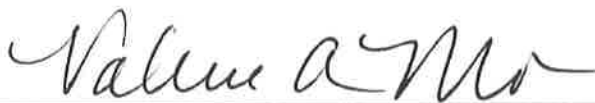
**Ayes:** Anderson, Caddigan, Candland, Jenkins, Nohe, Principi

**Nays:** None

**Absent from Vote:** Lawson

**Absent from Meeting:** Stewart

**ATTEST:** \_\_\_\_\_



**Chief Deputy Clerk to the Board**



DONOHUE & STEARNS, PLC

April 28, 2016

Scott F. Meyer, Planner III  
Planning Office  
Prince William County Government  
5 County Complex Court, Suite 210  
Prince William, VA 22192

Re: Waiver of Shot Clock to Allow Extended Time for Consideration  
By Board of County Supervisors in SUP 2016-00006  
Orangedale/Verizon at Prince of Peace United Methodist Church

Dear Scott:

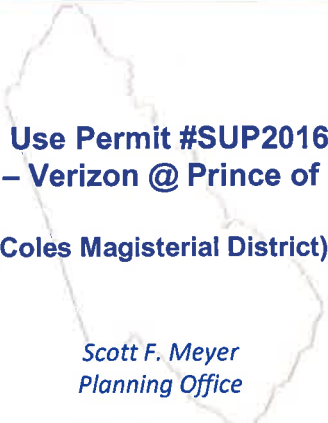
The above-captioned Special Use Permit (SUP) is currently set to be considered by the Board of County Supervisors on May 17, 2016. At this time, Verizon Wireless, the Applicant, respectfully requests that consideration of the SUP be deferred until the June 28, 2016 Board hearing.

Verizon Wireless, through counsel, agrees to an extension of time for review and action up to and including June 30, 2016. If additional information is needed, please feel free to contact the undersigned. I remain,

Very truly yours,

Edward L. Donohue

Prince William County Government  
Board of County Supervisors




**Special Use Permit #SUP2016-00006**  
**Orangedale – Verizon @ Prince of Peace UM Church**  
**(Coles Magisterial District)**

*Scott F. Meyer*  
*Planning Office*

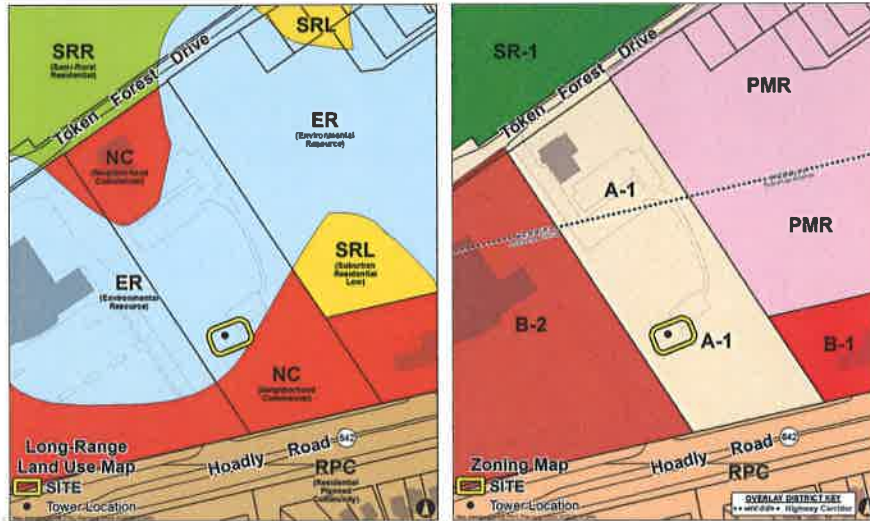
**#SUP2016-00006**  
**Orangedale – Verizon @ Prince of Peace UM Church**

- **Proposal** – To allow a 144-foot telecommunications monopole structure with fenced equipment compound and associated setback waiver from an adjacent PMR, Planned Mixed Residential, zoned property to the east.
- **Location** – The subject property is located ±800 feet east of the intersection of Token Forest Drive and Purcell Road. The specific SUP site is located at the southwestern/central portion of the ±4.91 acre church property and ±225 feet north of Hoadly Road; SUP area is ±5,650 square feet or ±0.13 acre.
- **Recommendation** – Approval.



May 17, 2016  
Coles Magisterial District

#SUP2016-00006  
Orangedale – Verizon @ Prince of Peace UM Church



May 17, 2016

Coles Magisterial District

13

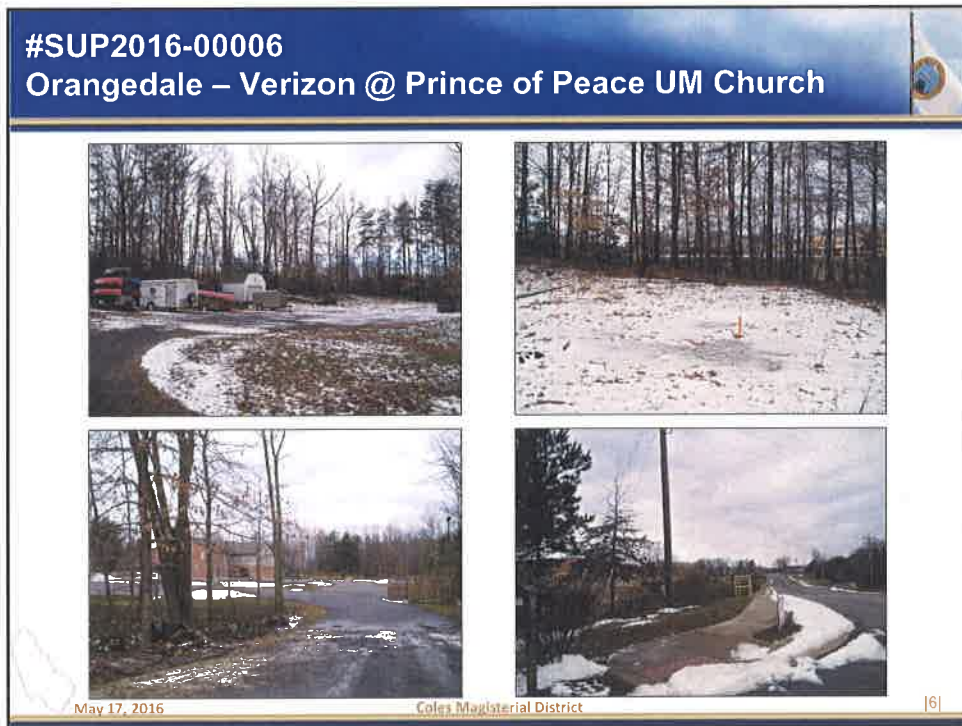
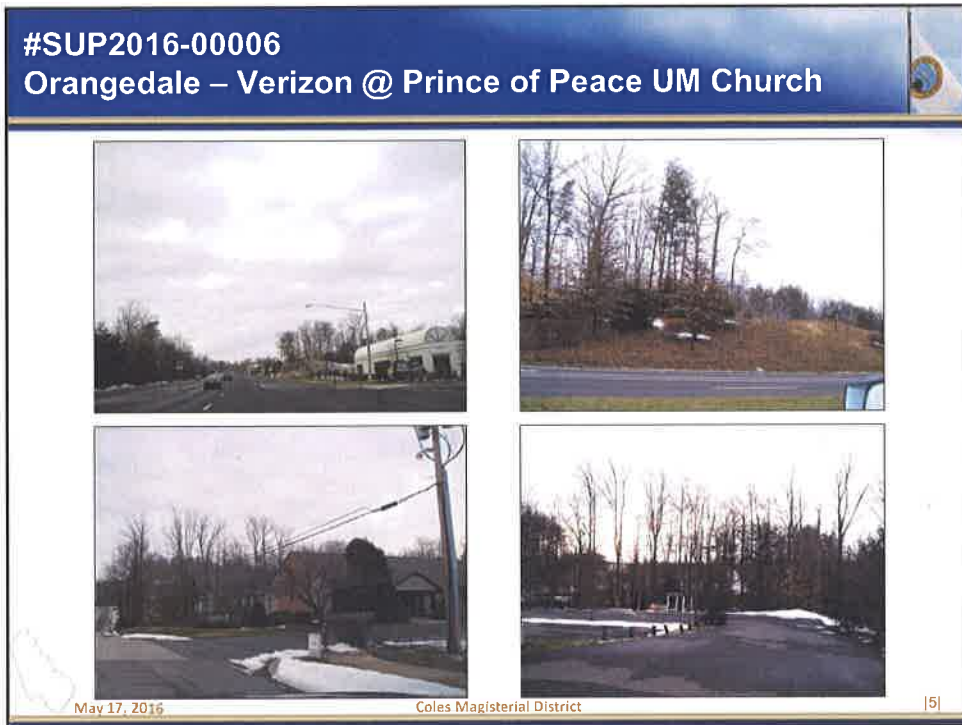
#SUP2016-00006  
Orangedale – Verizon @ Prince of Peace UM Church

SUP Request: 144-foot Telecommunications Monopole in A-1 zoning	Required / Allowed	Provided / Proposed Development
Lot Size	One acre (minimum in A-1 zoning district)	+4.91 acres for entire church property; ±5,650 SF (±0.13 acre) for telecom facility in central/southwestern portion of property (SUP area)
Maximum Height	50 feet in A-1 zoning	144 feet (with SUP)
Buffer	Type A – 15-foot landscape buffer (around telecom compound area)	Mostly 15-foot landscape buffer around equipment compound, through onsite tree save area and/or installation of additional trees
Setbacks for Telecommunication Facilities	Minimum 200 feet from nearest public streets (Token Forest Dr. and Hoadly Rd.);  2:1 setback from adjacent Residential or Agricultural zoned property (288 feet required)	Setback – Token Forest Dr. (north) = ±531 ft.; (meets public street setback)  Setback – Hoadly Rd. (south) = 225 ft.; (meets public street setback)  <u>Waiver Requested with SUP:</u> Setback – PMR (east/northeast) = ±201 ft.; (87 ft. reduction for residential zoned property)
# Telecom Providers	3 minimum on monopole	At least 3 wireless providers (Verizon Wireless as initial carrier at top antenna array)

May 17, 2016

Coles Magisterial District

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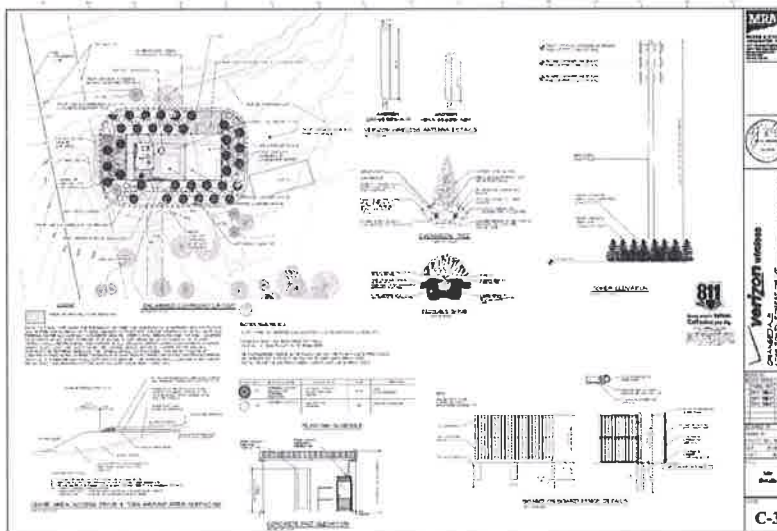
**#SUP2016-00006**  
**Orangedale – Verizon @ Prince of Peace UM Church**

May 17, 2016  
Coles Magisterial District  
171

**#SUP2016-00006**  
**Orangedale – Verizon @ Prince of Peace UM Church**

May 17, 2016  
Coles Magisterial District  
181

#SUP2016-00006  
Orangedale – Verizon @ Prince of Peace UM Church

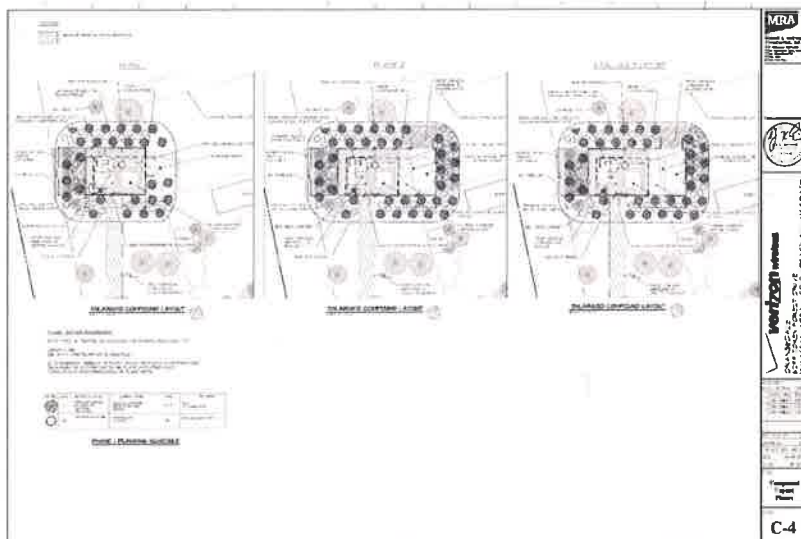


May 17, 2016

Coles Magisterial District

9

#SUP2016-00006  
Orangedale – Verizon @ Prince of Peace UM Church



May 17, 2016

Coles Magisterial District

10

#SUP2016-00006  
Orangedale – Verizon @ Prince of Peace UM Church



May 17, 2016

Coles Magisterial District

[11]

#SUP2016-00006  
Orangedale – Verizon @ Prince of Peace UM Church



May 17, 2016

Coles Magisterial District

[12]

#SUP2016-00006  
Orangedale – Verizon @ Prince of Peace UM Church



May 17, 2016

Coles Magisterial District

[13]

#SUP2016-00006  
Orangedale – Verizon @ Prince of Peace UM Church



May 17, 2016

Coles Magisterial District

[14]

#SUP2016-00006  
 Orangedale – Verizon @ Prince of Peace UM Church

May 17, 2016

Coles Magisterial District

[15]

#SUP2016-00006  
 Orangedale – Verizon @ Prince of Peace UM Church

**Recommendation –**

Planning Commission – **Approval** of #SUP2016-00006, Orangedale – Verizon @ Prince of Peace UM Church, subject to the conditions dated February 4, 2016.

Staff concurs for the following reasons:

- The telecommunications monopole facility is being sited on a portion of the property off of an existing gravel parking lot and access drive in a manner that will not interfere with onsite circulation and the existing SUP for the church.
- The proposed telecommunications monopole offers collocation opportunities for at least three commercial wireless providers.
- The Applicant demonstrated there are no other feasible collocation opportunities within the defined service area needed.

May 17, 2016

Coles Magisterial District

[16]