



COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-7615 FAX (703) 792-4401

Internet www.pwcgov.org

PLANNING
OFFICE

Christopher M. Price, AICP
Director of Planning

March 21, 2014

STAFF REPORT

Special Use Permit #PLN2014-00197, Milestone Communications – AT&T at Rollins Ford Park
(Brentsville Magisterial District)

Planning Commission Public Hearing Date: April 2, 2014

Staff Recommendation: Approval

I. Background is as follows:

- A. Request – This is a special use permit (SUP) request to allow a new telecommunications monopole facility and equipment compound at Rollins Ford Park, a community park. The 14,995 square foot (SF) telecommunications site area will be accessed to the north of the park's planned entrance road off Rollins Ford Road. As proposed, the structure is to have an overall finished height of 156 feet and will be designed to accommodate a total of five (5) wireless telecommunication providers. A 40-foot x 95-foot equipment compound is proposed to be enclosed by an 8-foot tall chain link fence. A 15-foot landscape buffer is to surround the equipment compound area and extend along with the eastern side of the access road.

SUP Request: 156-foot Telecommunications Monopole in A-1 zoning	Required / Allowed	Provided / Proposed Development
Lot Size	1 acre (minimum in A-1 district)	±69.13 acres for entire park; ±14,995 SF telecom facility in eastern portion of park (SUP site)
Maximum Height	50 feet in A-1 zoning	156 feet (with SUP)
Buffer	Type A – 15-foot landscape buffer (around telecom compound area)	15-foot landscape buffer around compound; Enhanced 15-foot landscape buffer along eastern side access road (with 19 trees)
Setbacks for Telecommunication Facilities	Min. 200 feet from nearest public street; Min. setback of 2:1 for structure from residential or agricultural zoned land; (312 feet)	±215 feet from Rollins Ford Rd. ±457 feet from A-1 zone (northeast) ±1,492 feet from A-1 (northwest) ±691 feet from A-1 zone (south)
# Telecom Providers	3 (minimum) on monopole	Up to 5 on monopole (AT&T at top)

- B. Site Location – The subject site is within Rollins Ford Community Park, which is currently under construction. Specifically, the monopole is to be located ± 215 feet west of Rollins Ford Road and $\pm 1,610$ feet southwest of its intersection with Hamill Run Drive. It will be accessed to the north of the park's planned entrance road off Rollins Ford Road. The site is identified on County maps as GPIN 7396-20-5289 (portion) and is addressed as 14500 Rollins Ford Road (see Attachment A for maps).
- C. Comprehensive Plan – The subject property is located within the Rural Area and is currently designated PL, Public Land, in the Comprehensive Plan.
- D. Zoning/Acreage – The ± 69.13 -acre park property is zoned A-1, Agricultural. Specific to this request for the telecommunications facility, the special use permit (SUP) area is $\pm 14,995$ square feet (SF) or ± 0.34 acres.
- E. Surrounding Land Uses – The subject site is located at the eastern portion of Rollins Ford Community Park off the primary park entrance road and approximately 215 feet west of Rollins Ford Road. A wetlands area and stormwater management pond is to the north, followed by a water treatment facility for the City of Manassas. South of the telecommunications site is the park entrance road and parkland. A parking lot for the park is located to the west and southwest. Located to the east is Rollins Ford Road and across the street is agricultural land with open space (see Attachment A for maps).

II. Current Situation is as follows:

- A. Planning Office Recommendation – The Planning Office recommends approval of SUP #PLN2014-00197, Milestone Communications – AT&T at Rollins Ford Park, subject to the conditions dated March 20, 2014, for the following primary reasons:
- The telecommunications monopole is being located within a community park and on publicly-owned land, which are both highly preferred scenarios and consistent with the Comprehensive Plan.
 - The proposed telecommunications monopole offers collocation opportunities for up to a total of five commercial wireless providers.
 - The telecommunications facility is being sited near the park entrance in a manner that will not interfere with the park functions and programming, avoid impacts to a wetlands area, and provide additional landscaping.

See Attachment B for the staff analysis and Attachment C for the proposed conditions.

- B. Background – This proposed 156-foot telecommunications monopole will help to fulfill a service need for AT&T, while allowing the opportunity for the potential future collocation of up to four other wireless service providers. Due to its proximity to the park entrance, staff negotiated enhanced and additional landscape buffering along the access road to the equipment compound. More justification and details are discussed in the staff analysis section (see Attachment B).
- C. Planning Commission Public Hearing – A public hearing before the Planning Commission has been advertised for April 2, 2014.

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 PL designation?
 - 2. Level of Service (LOS) – How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2006?
- 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 Planning Commission action addressed?
- E. Timing – When must the Planning Commission take action on this application?

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

- A. Recommend approval of SUP #PLN2014-00197, Milestone Communications – AT&T at Rollins Ford Park, subject to the conditions dated March 20, 2014, as found in Attachment C.
 - 1. Comprehensive Plan Consistency Analysis:
 - a) Long-Range Land Use – The subject site has a land use designation of PL, Public Land, which is preferable when siting telecommunication facilities. In this case, the property is owned by the County and is currently under construction to serve as a community park with an emphasis on soccer activities. The newly established park is to be maintained and operated by the Department of Parks and Recreation. The property is zoned A-1,

Agricultural, and is located in the Rural Area of the County. With the new monopole being installed, the primary use as a community park will remain unchanged. Telecommunication monopoles are permitted in any zoning district, but require a special use permit (SUP) when locating in the A-1 zoning district if exceeding 50 feet in height.

- b) Level of Service (LOS) – The LOS impacts would be mitigated through monetary contributions by the special use permit (SUP) conditions, as shown in the following table:

Fire & Rescue	\$0.61 per square foot (SF)	3,800 SF lease area for telecom monopole	\$2,318.00
Water Quality	\$75 per acre	Flat fee for site	\$75.00
TOTAL			\$ 2,393.00

- c) Community Design – The proposed telecommunications monopole facility is being limited to a maximum finished height of 156 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, opportunities for collocation of up to five wireless carriers, fencing and vegetation around the compound, and additional trees to be installed east of the access road and near the park entrance. However, due to the lack of trees in the area and open fields on the property, the proposed monopole will still be highly visible from Rollins Ford Road. Due to other nearby existing power distribution/utility structures, the adjacent water treatment plant, and athletic light poles to be installed for the playing fields at the park, the new monopole will have minimal additional visual impacts in the context of the area.
- d) Telecommunications – The new monopole facility is proposed to be located within a community park in a specific area controlled by an SUP. According to the Department of Parks and Recreation, this new use will not conflict with park activities and programming, and will have an access road off of the proposed park entrance road. According to the Comprehensive Plan, locating in a County park site on publicly-owned land is one of the highest siting preferences and priorities for telecommunications facilities.

Based on the results of a service search ring analysis and other associated research, other more suitable locations in the vicinity were either not available, had structural limitation issues that prevented collocation, had landowners not interested in entering into a telecommunications lease arrangement, or did not yield adequate signal strengths or did not meet network coverage and capacity objectives. In addition to AT&T, the monopole is designed to provide collocation opportunities for four additional telecommunication carriers, for a total of up to five on the monopole. 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 AT&T at the top of the monopole, the Department of Information Technology has verified that the proposed antenna wireless data transmittal frequencies will not result in interference with County radio systems.

2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this staff report, the Planning Office has not received any written or verbal comments on this proposal. However, the Applicant has coordinated outreach efforts through notice mailings with nearby residential communities, held a community meeting on November 13, 2013, and met with representatives from the Brentsville Magisterial District office. The applicant has also established a website for public input, which is as follows: <http://rollinsfordwirelesspole.com/>. At this time, there has been no demonstrated opposition to the proposal.
3. Other Jurisdiction Comments – This project is not located near other jurisdictions.
4. Legal Uses of the Property – A 156-foot telecommunications monopole facility could be installed on a specific portion of the community park property, subject to the conditions of an approved special use permit (SUP). In the A-1 zoning district, such uses are permissible through an SUP. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.
5. Timing – As with a typical SUP request, the Planning Commission has 90 days from the first public hearing date to take action on a proposal. However, there are regulations adopted from the Federal Communications Commission (FCC) that pertain to local review and approval of telecommunications facilities. To adhere to the "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 on December 20, 2013 with a 150-day deadline of May 19, 2014. Planning Commission recommendation of approval of the SUP would meet both requirements.

B. Recommend denial of SUP #PLN2014-00197, Milestone Communications – AT&T at Rollins Ford Park.

1. Comprehensive Plan Consistency Analysis:

- a) Long-Range Land Use – If the special use permit application is denied, the telecommunications monopole would not be built. All current uses would remain unchanged as a community park. The site would maintain its PL land use designation and could continue to be used as a community park.
- 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 community park use 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 of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this staff report, the Planning Office has not received any written or verbal comments on this proposal. However, the Applicant has coordinated outreach efforts through notice mailings with nearby residential communities, held a community meeting on November 13, 2013, and met with representatives from the Brentsville Magisterial District office. The applicant has also established a website for public input, which is as follows: <http://rollinsfordwirelesspole.com/>. At this time, there has been no demonstrated opposition to the proposal.

3. Other Jurisdictional Comments – This project is not located near other jurisdictions.

4. Legal Uses of the Property – If the special use permit (SUP) is denied, the property would retain its current A-1, Agricultural, zoning. The current land use would remain unchanged, and the property could still be utilized as a community park. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney’s Office.
5. Timing – As with a typical SUP request, the Planning Commission has 90 days from the first public hearing date to take action on a proposal. However, there are regulations adopted from the Federal Communications Commission (FCC) that pertain to local review and approval of telecommunications facilities. To adhere to the “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 on December 20, 2013 with a 150-day deadline of May 19, 2014. Planning Commission recommendation of denial of the SUP would meet both requirements.

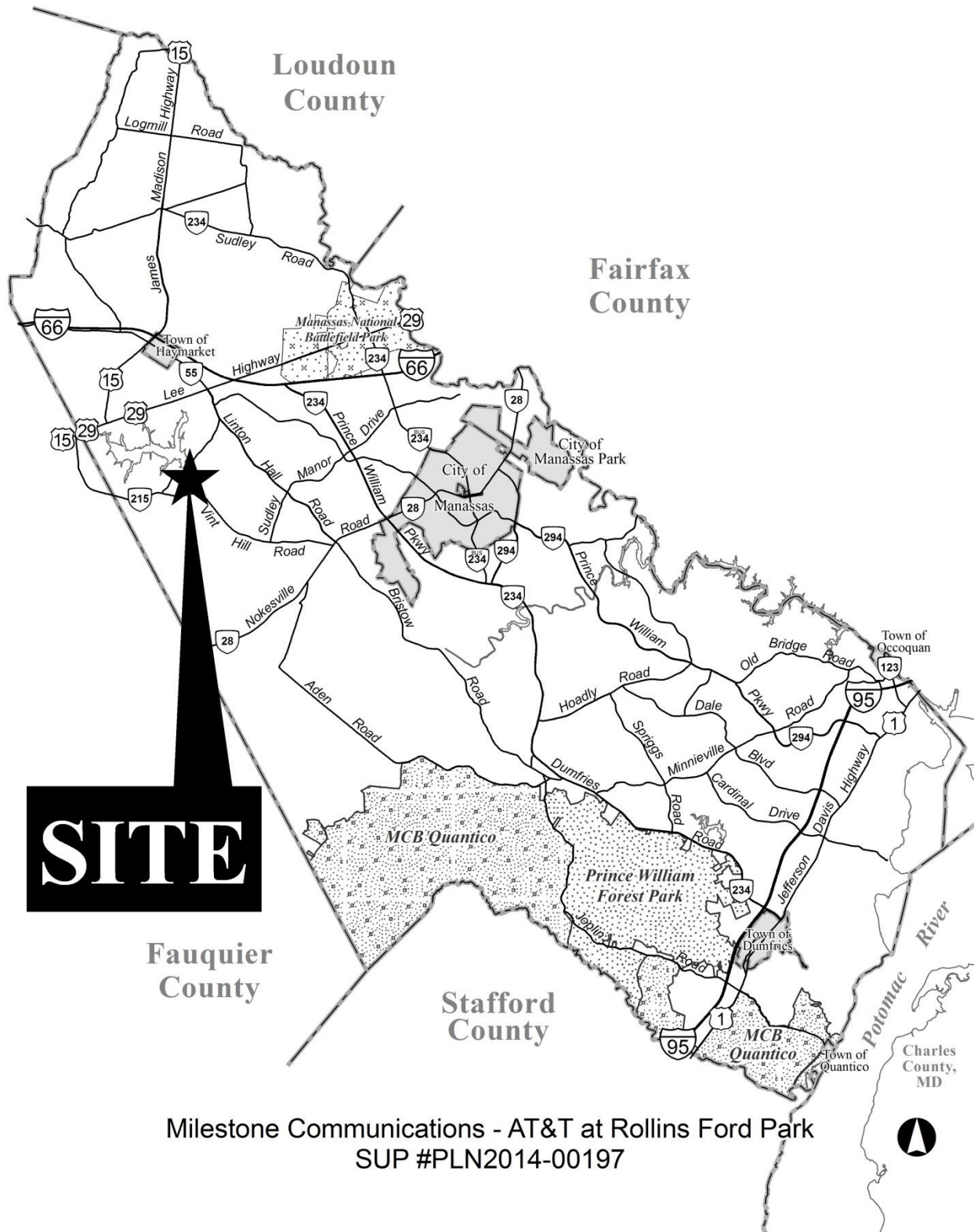
V. **Recommendation** is that the Planning Commission concur with Alternative A and recommend approval of SUP #PLN2014-00197, Milestone Communications – AT&T at Rollins Ford Park, subject to the conditions dated March 20, 2014.

Staff: Scott F. Meyer, x 6876

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Proposed SUP Conditions
- D. SUP Plan
- E. ECA Plan Map
- F. Visual Photograph Simulations
- G. Coverage / Propagation Maps
- H. Historical Commission Resolution

**Attachment A – Maps
VICINITY MAP**

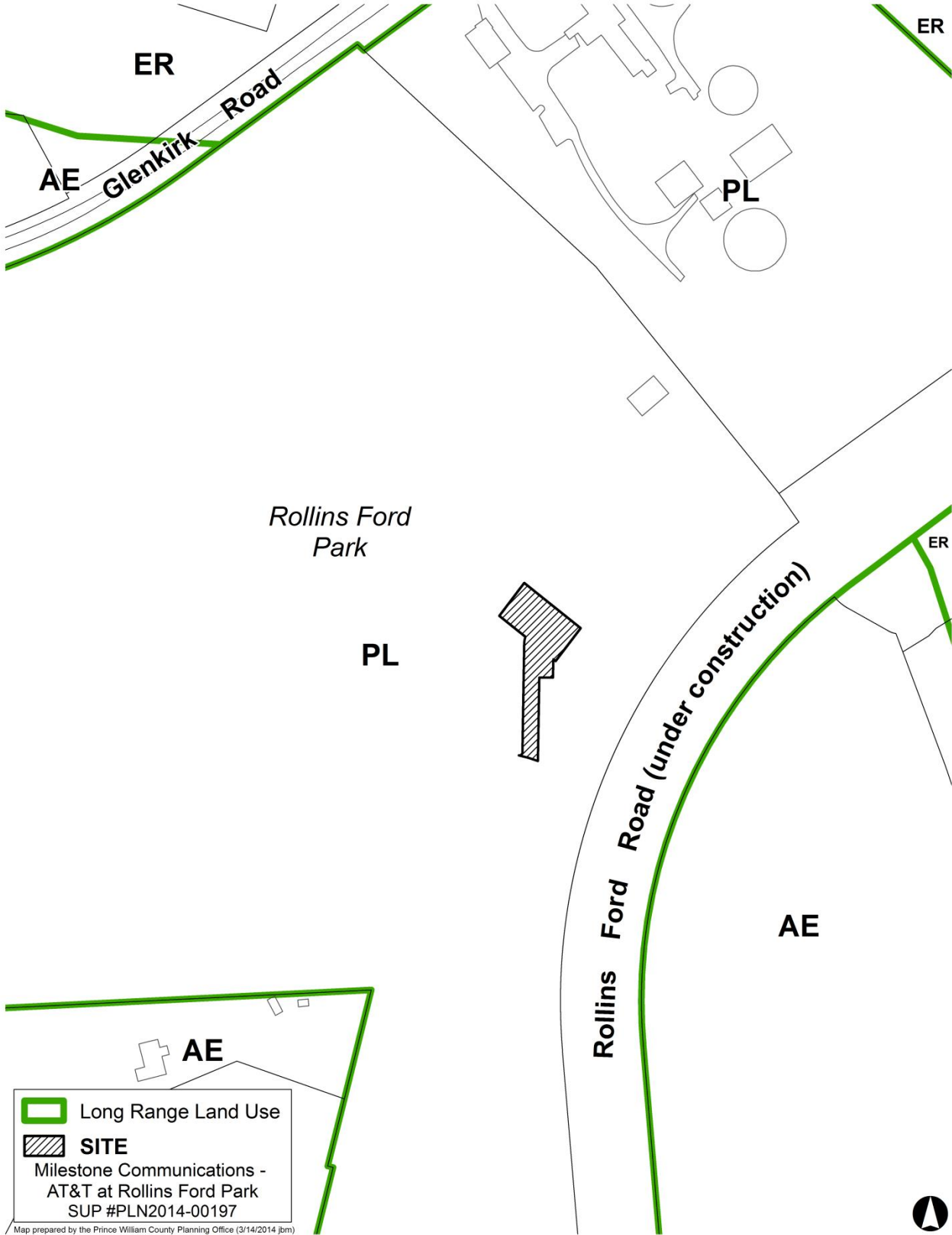


Milestone Communications - AT&T at Rollins Ford Park
SUP #PLN2014-00197

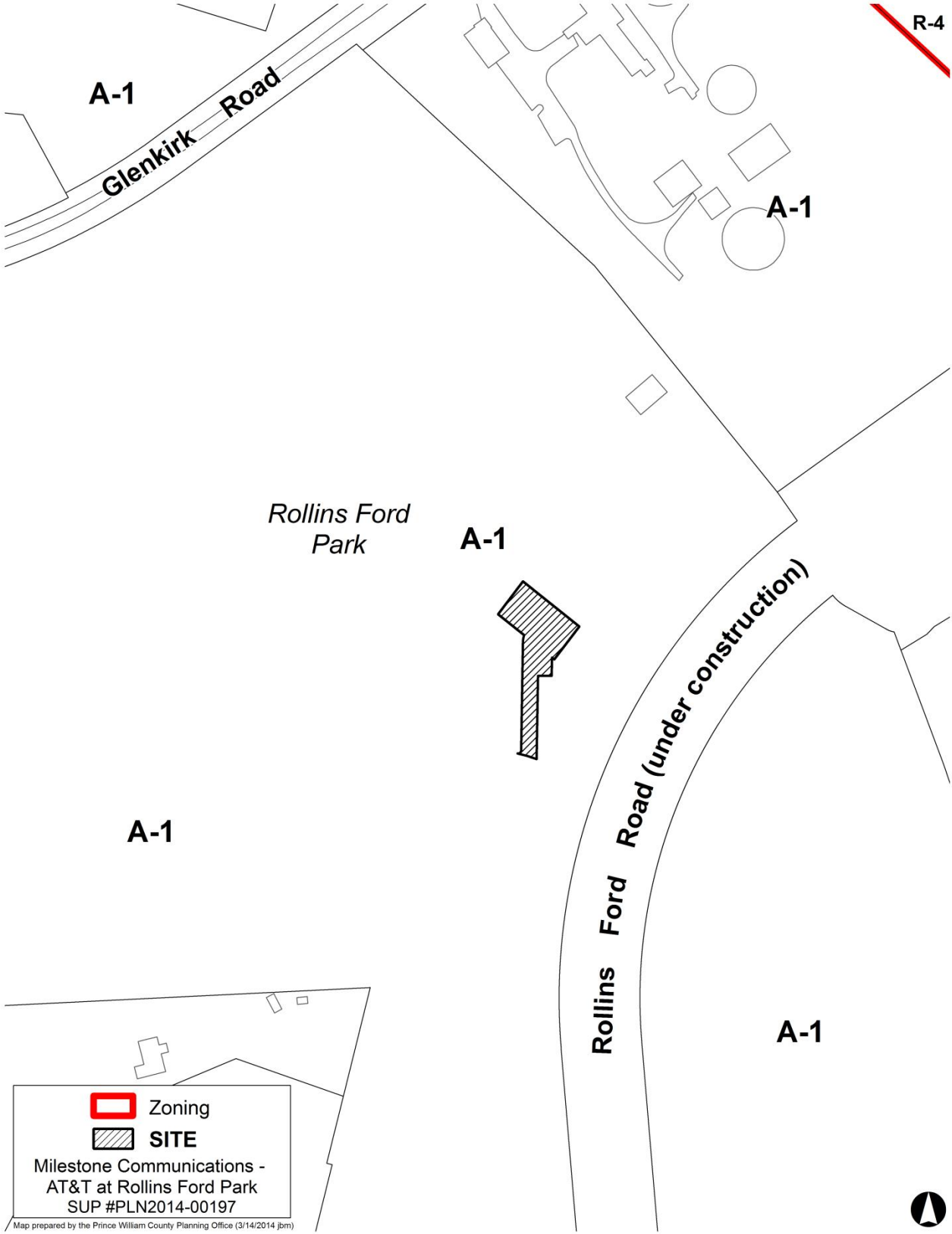
Attachment A – Maps
AERIAL MAP



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



**Attachment A – Maps
ZONING MAP**



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

The following is a summary of staff’s analysis of this special use permit (SUP) request to allow the installation of a new 156-foot telecommunications monopole facility. 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.

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Long-Range Land Use	Yes	This request is for a telecommunications monopole facility with a maximum finished height of 156 feet with up to 15 AT&T antennas to be initially mounted at the top and related ground equipment within a fenced compound. The subject site has a use designation of PL, Public Land, which is highly preferable for telecommunications facilities. The site is owned by the County and currently being developed as a community park. The primary use of the property as a community park will be unchanged. Telecommunications facilities are permitted in any zoning district, but require an SUP when locating in the A-1 zoning district and if exceeding 50 feet in height. Since this facility will be considerably greater than 50 feet, it requires an SUP at this location.
Community Design	Yes	The proposed telecommunications monopole shall be limited to a maximum finished height of 156 feet, including all antennas and a lightning rod at the top. The monopole facility has been sited at the eastern end of the park adjacent to a parking area and stormwater management pond. The access road to the equipment compound area will have a 15-foot landscape buffer on the eastern side with an enhanced planting area of 19 trees (10 to 12 feet in height). The visual impacts are being partially mitigated by height limitations, specific monopole design, future collocation opportunities for up to four additional wireless carriers, fencing around the compound, and a 15-foot landscape buffer. However, at a height of 156 feet and with the overall lack of tree and expanse of open fields, the monopole will still be clearly visible. In the context of power transmission structures in the area, water treatment plant to the north of the park, and future light poles for the fields, the proposed monopole and associated compound will be compatible with the overall context of the area.

Attachment B – Staff Analysis

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Cultural Resources	Yes	Although a viewshed analysis of potential effects on The Lawn, Greenwich Presbyterian Church, and Boxwood has not been executed, given the telecommunications facility's elevation and distance to those resources, it appears unlikely there will be adverse effects. The project area proposed for this telecommunications facility is within new community park facility, which is currently still under construction and has already been disturbed. No cultural resource studies are recommended for this application. The Historical Commission met and reviewed this case at its January 14, 2014 meeting. Their recommendation was "No further work needed".
Environment	Yes	The site has been previously disturbed and is a newly established community park. The telecommunications site has been located in order to avoid impacts to the wetlands area that is located to north and northwest. Limits of clearing and grading have been depicted on the SUP Plan, and will be followed. A 15-foot landscape buffer will be established around the compound area. Furthermore, 19 additional trees (10 to 12 feet height at planting) will be planted within another 15-foot landscape buffer along the eastern side of access road and the maintenance vehicle parking space to provide enhanced screening from the park entrance off of Rollins Ford Road. The standard \$75 monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has also been conditioned.

Attachment B – Staff Analysis

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Fire and Rescue	Yes	The nearest responding fire station would be Linton Hall Fire & Rescue Station #25. The site is located within the 8-0-minute response area for advanced life support services, but outside of the 4.0-minute response area for fire suppression and basic life support. According to the FY 2012 figures, this station work load capacity was at 110% with two tactical units. The nearby Gainesville station #4 could also provide relief, as it was at 90% work load capacity with three tactical units based on the FY 2012 figures. The Applicant has been conditioned to make a monetary contribution of \$0.61 per square foot of proposed total compound lease area (3,800 SF). In addition, the Applicant has been conditioned to provide certification by a licensed structural/building engineer confirming that the telecommunications tower will collapse within the confines of the property, into various sections at structural break points, if it was to collapse.
Parks, Open Space & Trails	Yes	The proposed telecommunications monopole facility is being located within a portion of the public community park, which is a highly preferred scenario. There is no new impact to Parks LOS as the new monopole will not conflict with the park’s functions and activities. There will be enhanced landscaping installed by the Applicant along the eastern side of the access road for the telecommunications compound off of the park’s entrance road off of Rollins Ford Road, which will benefit both the park and surrounding neighborhood. In addition, the monopole has been conditioned to allow for the opportunity to mount field lights, as needed and as determined by Parks and Recreation staff.
Police	Yes	No significant additional impact to police services is anticipated. As conditioned, the site will have secure access, a locked gate on the compound fence, and non-interference to public safety radio systems. During site plan review and construction, CPTED principles shall be applied in regard to landscaping, access, and onsite security measures. The new monopole facility will also result in an enhanced wireless communications network in the area, with the potential for less dropped wireless calls for service.

Attachment B – Staff Analysis

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Telecommunications	Yes	The location of this new monopole and associated equipment compound on public land within a community park meets one of the highly preferred priorities/orders in the Comprehensive Plan. The proposed telecommunications monopole facility will also fill a wireless service gap that currently exists in the area for AT&T. Future collocation opportunities for up to four other telecommunication providers, in addition to AT&T, are being proposed on the new 156-foot monopole. It has also been confirmed by the Department of Information Technology that this facility will not result in further interference to the County’s public safety radio systems.
Transportation	Yes	Access to the telecommunications monopole facility and associated compound will be off of the main park entrance road that connects with Rollins Ford Road. A transitional 10-foot segment of the gravel access road will be paved up to where it meets the park entrance road. Due to the negligible amount of traffic generated by this telecommunications use, it will have no new impact on the surrounding transportation network. It is anticipated that the telecommunications facility and associated equipment will be routinely serviced by two maintenance calls every 4 to 6 weeks. Vehicles used for routine service will utilize the one space which is located to the immediate south of the compound area, as shown on the SUP Plan.

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the land use and zoning details (see maps in Attachment A):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Rollins Ford Park (under construction); wetlands area; City of Manassas Water Treatment Facility	PL	A-1
South	Rollins Ford Park (under construction)	PL	A-1
East	Entrance to Rollins Ford Park; Rollins Ford Road, extended (under construction); Undeveloped	PL; AE	A-1
West	Rollins Ford Park (parking area) and under construction; wetlands area	PL	A-1

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.

Milestone Communications and AT&T Wireless propose to construct a new 156-foot telecommunications monopole structure within Rollins Ford Community Park. The community park facility is currently under construction and being developed to include lighted soccer fields, parking lots, open space, and stormwater management ponds. The property consists of ±69.13 acres and is owned by the Prince William Board of County Supervisors, but operated and maintained by the Department of Parks and Recreation. The monopole structure and associated equipment will be located within a fenced compound on the eastern portion of the property near the proposed park entrance off of the soon-to-be completed Rollins Ford Road. The specific area relevant to this SUP is ±14,995 square feet.

Attachment B – Staff Analysis

According to the Applicant, the proposed monopole height of 156 feet is the minimum height necessary to send and receive signals make AT&T network hand-offs to adjacent wireless facilities, while also allowing up to four future collocations by other wireless service providers. The structure and the ground equipment is designed to accommodate AT&T and up to four additional carriers and will be located within a 40 feet by 95 feet (3,800 square foot compound) enclosed by an 8-foot tall chain link fence. AT&T will have one 11' 5" x 20' with 10' 5" tall equipment shelter and a diesel generator within the compound area. AT&T will initially install twelve (12) panel antennas (4 each in 3 sectors) with a rad center of 150 feet on the proposed monopole. An additional three antennas may be installed at a later date. Future carriers on the structure will determine the number and type of additional antennas, based on what the monopole can accommodate.

Access to the compound will be from gravel access drive with turn-around off a proposed driveway connecting the park's parking lot to Rollins Ford Road. A turnaround and parking space for two parking vehicles will be provided next to the compound area. When the telecommunications facility is constructed, it is anticipated that it will be routinely serviced by one or two maintenance calls per month. Vehicles used for routine service are typically standard-sized SUV type vehicles. Emergency repairs will be performed as needed, but emergency service requirements are rare. The orientation and specific siting of the monopole and associated compound have been done in a manner that will not interfere with park activities and also to minimize impacts wetlands that are located the north of the telecommunications site.

This site is located within the Rural Area of the County, and is classified as Public Land (PL) on the Long-Range Land Use Map within the Comprehensive Plan. The following table summarizes the uses and densities intended within the PL designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
<p>Public Land (PL) (Community-park type)</p>	<p>The purpose of identifying public lands in the Comprehensive Plan is to provide an indication of existing and planned public facilities, institutions, or other government installations such as but not limited to detention/correctional facilities, government centers, judicial centers, and related facilities. The appropriate Comprehensive Plan chapter (Telecommunications, Potable Water, Sanitary Sewer, Transportation, Fire and Rescue, Libraries, Police, or Schools) should be consulted for a more complete presentation regarding these public facilities. Where necessary, public facility reviews with public comment as outlined in the <i>Virginia Code</i> shall be conducted to determine conformance of specific proposed facilities with the Comprehensive Plan. A public facility review with public comment shall be mandatory where a public facility is not addressed in the Comprehensive Plan, unless such facility is exempt from review by that code section.</p>

Proposal's Strengths

- **Land Use Compatibility** – The subject site is used as a community park and will remain as such. Thus, the existing use is consistent with the PL, Public Land, use designation of the property. For the proposed telecommunications use, the special use permit (SUP) conditions will help to mitigate the impacts on the surrounding area through a specific design, site layout, access, landscape buffering, limits of disturbance, future wireless carrier collocation opportunities, safety measures, and use parameters. In addition, it is preferred to site telecommunications facilities on public land.
- **Zoning Consistency** – According to the Zoning Ordinance, telecommunications uses are permitted in any zoning district, subject to the public facilities review process. The 156-foot commercial telecommunications monopole is permissible in the A-1. Agricultural, zoning district through an SUP, which will adequately mitigate the impacts.

Proposal's Weaknesses

- None identified.

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 plan also includes illustrative gateway/corridor design guidelines that recommend streetscaping elements (architecture, landscaping, signage, lighting, street furnishings, and pedestrian connections) to be incorporated into projects within the five gateways and corridors.

The telecommunications monopole facility is proposed north of the park entrance road, which has direct access from Rollins Ford Road. The agricultural area has open fields and an overall lack of trees, and as such, does not offer much in regard to visual mitigation of the 156-foot monopole. The landscaping effectively screens the compound and associated access road. Although there are other power transmission structures located to the north of the park and a water treatment facility to the immediate north of park property, the Applicant was not able to collocate, integrate, or obtain a land lease with others. Therefore, the monopole is being sited at the eastern end of the park and approximately 215 feet west of Rollins Ford Road, which is highly visual. Despite this, the monopole is being located a considerable distance from nearby

residential uses in an agricultural setting, with the closest residential structure being about 975 feet away.

Proposal's Strengths

- **Mitigated Visual Impacts for Equipment Compound** – Through this special use permit (SUP), the visual impacts of the telecommunications equipment compound will be mitigated by landscape buffering, as shown on Sheet Z-9 of the SUP Plan. The lease area will be enclosed by an 8-foot tall chain link fence, which will be surrounded by a standard 15-foot landscape buffer.
- **Additional Landscaping** – To further provide further aesthetic improvements to the site, 19 trees will be planted along the eastern side of the equipment compound access road and maintenance vehicle parking area, as shown on Sheet Z-9 of the SUP Plan. These trees are to be installed at a height of 10 to 12 feet, which is larger than what is minimally required. The final tree selection(s) will be coordinated with the County Arborist, in order to ensure that the most appropriate species are chosen to provide functional screening.
- **Design Elevations** – Specific design elevations and vertical profiles for the proposed 156-foot telecommunications monopole are proposed and will be conditioned with this SUP.
- In the context of other power transmission lines in the vicinity, anticipated athletic field lighting poles to be installed when the park is fully built-out, the new telecommunications monopole will result in minimal new overall visual impacts to the area.

Proposal's Weaknesses

- **Lack of Monopole Visual Mitigation** – Based on existing site conditions, open fields, and lack of existing trees or other screening vegetation, the proposed monopole will be highly visible and with essentially no visual mitigation from Rollins Ford Road.
- **Inability to Collocate on Nearby Utility Structures** – Although there are numerous other utility structures in the area (i.e., NOVEC power lines and transmission towers) and a water treatment facility to the immediate north of the park, collocation on and/or co-purposing structures was not a feasible option.

On balance, this application is found to be consistent 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.

Although a viewshed analysis of potential effects on The Lawn, Greenwich Presbyterian Church, and Boxwood has not been executed, given the telecommunications facility's elevation and distance to those resources, it appears unlikely there will be adverse effects. The project area proposed for this telecommunications facility does not warrant an archaeological survey. No cultural resource studies are recommended for this application.

The Historical Commission met and reviewed this case at its January 14, 2014 meeting. Their recommendation was "No further work needed".

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 telecommunications site is within the Rollins Ford Park, a 69-acre park located south of Glenkirk Road and west of Rollins Ford Road. The area has been either converted from crop or grazing operations. No intact forests exist in proximity to the proposed site. Within the area proposed for disturbance, there is no Resource Protection Area (RPA), steep slopes, or endangered species or habitats. There are no significant environmental impacts associated with this project. Wetlands have been delineated to the north and west of the proposed site, and impacts are being avoided.

- **SUBWATERSHED:** Broad Run Subshed 250
- **TOTAL SITE AREA / ER AREA:** (project area only) approximately 0.40 acres / 0 acres
- **TREE SAVE AREA:** 0 (no trees exist within the area proposed for disturbance)
- **IMPERVIOUS / PERVIOUS / UNDISTURBED:** 0.09 acres / 0.07 acres / 2.39 acres
- **REFERENCE FOR RARE, THREATENED, AND ENDANGERED SPECIES:** No suitable habitat identified.

Soils:

No.	Soils name	Slope	Soil category	Erodibility
3A	Albano Silt Loam	0-4%	III	Moderate
5C	Arcola-Nestoria Complex	7-15%	II	Severe
46B	Panorama Silt Loam	2-7%	II	Moderate

COMMENTS:

- The existing land between the road and monopole is pasture/field. When approaching the park along Rollins Ford Road from either direction, the monopole will be the most obvious feature of the site as proposed.
- Although the trees to be planted along the eastern side of the access road in an expanded 15-foot landscape buffer, it will still not adequately screen the monopole facility.

Proposal's Strengths

- Water Quality – A \$75 monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned for the special use permit (SUP) site.
- Limits of Clearing & Grading – The SUP Plan indicates defined limits of clearing and grading for the site, which be conditioned.
- Avoidance to Wetlands Impacts & Other Environmental Resources – The proposed telecommunications monopole, equipment compound, access road, and areas of disturbance are being confined to avoid impacts to the wetlands areas just to the north and northwest of the site. Also, there are no onsite Resource Protection Area (RPA) features, steep slopes, or floodplains being impacted.
- Landscape Buffers – As conditioned through this SUP, a 15-foot landscape buffer will be installed around the proposed equipment compound for the telecommunications monopole. In addition, 19 deciduous trees (10 to 12 feet in height) will be planted at the entrance to the access road adjacent to the park entrance road off of Rollins Road on the eastern end of the park property. Final plant selections will be coordinated through the County Arborist.

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) 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 Linton Hall Fire & Rescue Station #25. The site is located within the 8-0-minute response area for advanced life support services, but outside of the 4.0-minute response area for fire suppression and basic life support. According to the FY 2012

Attachment B – Staff Analysis

figures, this station work load capacity was at 110% with two tactical units and 4,409 yearly incidents. The nearby Gainesville station #4 could also provide relief, as it was at 90% work load capacity with three tactical units based on the FY 2012 figures.

Furthermore, the Applicant has been conditioned to provide certification by a licensed structural/building engineer confirming that the telecommunications monopole will collapse within the confines of the property, in a limited fall zone, and at various structural break points, in the unlikely event of a structural failure. In summary, the unmanned telecommunications facility will have minimal additional impact on the fire and rescue services in this area.

Proposal's Strengths

- **8.0-Minute Response Time** – The subject site is located within the 8.0-minute response time area for advanced life support.
- **Monetary Contribution** – The Applicant has been conditioned to make a monetary contribution of \$0.61 per square foot of proposed total lease area (3,800 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 wireless service coverage, thus also eliminating the potential for dropped calls in the event of an emergency.

Proposal's Weaknesses

- **4.0-Minute Response Time** – The site is outside of the preferred 4.0-minute response time area for fire suppression and basic life support. However, the proposed telecommunications use will generate minimal new service demands.
- **Station Capacity** – According to the FY 2012 data, this station workload was at 110% capacity, which is over capacity. However, the proposed telecommunications use will result in minimal new demand for services.

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

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County’s goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

The Applicants (Milestone Communications and AT&T Wireless) propose to construct a telecommunications monopole at Rollins Ford Park, which is owned by the Board of County Supervisors and operated by the County Department of Parks and Recreation as a community park with an emphasis on soccer activities. The proposed monopole would stand at an overall finished height of 156 feet and have the ability to accommodate five carriers, the first of which will be AT&T. The Applicant would also construct a 95-foot x 40-foot compound, which would be surrounded by 8-foot tall chain link fencing and contain telecommunications equipment for the proposed and future carriers. Additionally, a 12-foot wide gravel driveway and maintenance vehicle parking area would be constructed off of the main park entrance road off of Rollins Ford Road. Enhanced landscaping is being installed along and to the east of the telecommunications compound access road.

PARKS AND RECREATION FACILITIES NEAR THE PROJECT AREA

<u>Park Type</u>	<u>Park Name</u>
Neighborhood	Braemar Park
Community	Rollins Ford Park (SUP is portion of property)
Regional	PW Golf Course
Linear/Resource	Broad Run Linear Park
Trails	Broad Run Trail

LEVEL OF SERVICE / COMPREHENSIVE PLAN ANALYSIS

The Comprehensive Plan contains levels of service (LOS) standards for parks and recreation areas. The Department of Parks and Recreation is responsible for parks and recreation services and facilities and has determined LOS standards from government requirements, professional or industrial standards, citizen surveys, and citizen expectations. LOS standards for parks, open space, and recreation facilities are measured by applying per capita standards for park facilities based on the characteristics of the proposed development. In addition to establishing Park’s LOS, the adopted comprehensive plan provides Park staff guidance on the placement of telecommunication structures on public lands, which is a public park in this case.

Attachment B – Staff Analysis

Application of the level of service (LOS) standards has determined that County wide, 4,182 acres of additional County-owned parkland will be needed by the year 2030 to provide an adequate inventory of parks, playgrounds, and recreational facilities for existing and anticipated future populations. Furthermore, approximately 10,000 acres of parkland accessible to the general public will be needed by 2030 to meet the County's larger parkland standard of 70 acres per 1,000 population.

The Telecommunications chapter of the Comprehensive Plan includes the following action strategies: establishment of telecommunications facilities on public sites; encouragement to have the ability to serve multiple carriers, particularly when placed on public sites; and to continue the coordinated oversight of new telecommunication facilities on public land throughout the County. Tele-policy 4 states the following: Allow telecommunications facilities on public property. Promote public/private partnerships for building the County's telecommunications infrastructure. Encourage sharing of telecommunication facilities among public and private entities.

Given that this application does not change the county's population or availability of open space, the Department of Parks and Recreation does not believe the application has any impact on Park's LOS Standards. The Department of Parks and Recreation finds the following and offers no objection to the SUP request:

- The proposal will not impact Parks and Recreation's LOS standards.
- The proposal, from Park's perspective as the land manager of the subject property, is consistent with Tele-policy 4 as it proposes the placement of a telecommunications facility on public land without impacting the current or future use of the public land.
- The Applicant is providing additional landscaping along the gravel access road.

Proposal's Strengths

- No Impact on LOS Standards – Since the existing community park use will remain unaffected, this proposal does not affect Parks LOS standards.
- Utilization of Public Land – Consistent with the overall guidance in the Comprehensive Plan, the proposed telecommunications monopole is being located within a portion of a public community park and offers future collocation opportunities, which are highly preferred scenarios.
- The monopole structure will also have the ability to mount lights in order to serve other park functions and program needs, as determined by Parks and Recreation staff.
- Additional landscaping is being provided adjacent to the park entrance.

Proposal Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Parks, Open Space and Trails 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 chapter 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 chapter 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 chapter also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create a significant impact on Police calls for service. However, the Police Department requests the Applicant to address concerns regarding thefts of copper and other precious metals. The Applicant is encouraged to read and review the booklet provided "Crime Prevention on the Construction Site" and return page 15 to the address listed. Also, the appropriate security measures should be taken to secure the facility from trespassing, as the proposed site is located on land accessible to the public visiting Rollins Ford Community Park.

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 8-foot tall chain link 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 AT&T.
- **Enhanced Wireless Service** – The establishment of a new telecommunications facility in this area will also help improve wireless service coverage, thus also eliminating the potential for dropped calls for service.

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

The Telecommunications Plan is intended to ensure the adequate provision of telecommunications infrastructure that will support economic growth and public safety, and provide other essential communications services in a manner that is compatible with adjacent and nearby land uses. This chapter encourages the following: sharing of new telecommunications facilities by several providers, setbacks from roads and residential dwellings, use of public land for telecommunications facilities, and removal of telecommunications facilities when they are no longer needed.

In this case, since the telecommunications monopole is to be constructed on A-1 zoned property within a community park and adjacent to the park entrance, it must be done in a manner that ensures overall compatibility with adjacent uses, minimizes visual impacts, avoids radio frequency interference, allows for potential future collocations on the structure, minimizes the public safety risk, and satisfies the priority/order of preference criteria as described in the Telecommunications Plan. In an effort to minimize visual impacts and to be sensitive to the context of the community park and its surroundings, specific design and use parameters are being proposed. Simulation photos are provided in Attachment F for reference.

AT&T and Milestone Communications investigated other sites in the vicinity. However, there were no willing landowners, structural limitations that prevented collocation, timing issues with collocating on structures of uncertain future location, and no other existing structures of sufficient height. The AT&T wireless proposal as described in the SUP application does not impact the services of the Department of Information Technology. No further radio frequency (RF) interference is anticipated to result from the proposed telecommunications facility.

Proposal's Strengths

- **Priority/Order of Preference** – The proposed location of this new telecommunications monopole meets one of the highest priorities/orders of preference in the Comprehensive Plan, which is locating on public land. It has been sited in a manner that will not conflict with the overall community park use and intended activities.
- **Service Enhancement** – The proposed telecommunications facility will fill a wireless service gap that currently exists in the area for AT&T, as there is currently a significant and constantly increasing demand for wireless network data coverage and capacity.
- **Collocation** – Future collocation opportunities for up to four other wireless telecommunication providers, in addition to AT&T, are being proposed on the new 156-foot monopole. Future compound lease areas for other wireless carriers have already been contemplated and are designated within the extent of the fenced equipment compound.

Proposal's Weaknesses

- None identified.

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 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.

The Applicants, Milestone Communications and AT&T Wireless, request a special use permit (SUP) for a telecommunications facility which includes a monopole and fenced equipment compound at 14550 Vint Hill Road in Nokesville. The ±69.13 acre property is being developed as a public community park by Prince William County. The proposed compound with 156-foot monopole and the associated equipment will be located in the eastern portion of the property near the proposed and soon-to-be completed Rollins Ford Road. There are no on-site employees and no customers will visit the subject property.

Access is to be provided from a gravel access drive with turn-around off of a proposed paved driveway connecting the park's parking lot to Rollins Ford Road. A turnaround and parking space for one maintenance vehicle will be provided near the compound area. The Applicant's estimate that the uses will generate no more than two vehicle trips (four round trips) per month. Based on this, the estimated daily traffic for the use is anticipated to be low. As a result, a deferral of a traffic impact analysis (TIA) was granted by the Department of Transportation per the Design and Construction Standards Manual (DCSM).

Attachment B – Staff Analysis

As recommended by Transportation staff, the Applicant has provided 70 feet of stabilized gravel for the compound access road that extends from the edge of the main park entrance road. They have also provided a paved transitional apron 20 feet back from the existing pavement of the park entrance road. This will help prevent gravel from spilling onto the main park entrance road from the 12-foot wide access road for the monopole and associated compound.

VDOT has also reviewed the proposal and offers no objections to its approval.

Proposal's Strengths

- **Site Access** – Access to the telecommunications site shall be limited to off of the main park entrance road, which runs west from Rollins Ford Road, on a 12-foot wide gravel access road, as shown on the SUP Plan.
- **Entrance Pavement Improvements** – At the transition of the main park entrance road and the proposed 12-foot gravel access road, the Applicant has been conditioned to pave the first 10 feet of access road into the telecommunication site. This will minimize gravel spillage onto the paved park entrance road from the gravel road.
- **Compound Parking** – The telecommunications facility may be visited periodically for maintenance work and related upkeep functions. Two (2) parking spaces for maintenance vehicles and loading will be available in the area adjacent to the site.

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:

- **Minimum Design Criteria** – The telecommunications proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of construction permits. All Zoning Ordinance, structural/building, and Design and Construction Standards Manual (DCSM) requirements must be satisfied.
- The proposed Dominion Virginia Power 230 KB Reliability Project has a potential alignment option that would pass through the northern portion of the park property. With alignment uncertainty and a potential timeframe of not earlier than May 2017, coordination with the project infrastructure was not feasible.

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 Administration / Zoning
- PWC Parks & Recreation
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Transportation
- Virginia Department of Transportation

**Attachment C – Proposed SUP Conditions
Dated March 20, 2014**

SUP CONDITIONS

Owner: Prince William Board of County Supervisors
**Applicants/Lessees: New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility &
Milestone Communications**
Agent: Donohue & Stearns, PLC
Project Number: SUP #PLN2014-00197
Project Name: Milestone Communications – AT&T at Rollins Ford Park
Prince William County GPIN: 7396-20-5289 (portion)
Special Use Permit / Parcel Area: ±14,995 sq. ft. / entire parcel ±69.13 acres
Zoning: A-1, Agricultural
Land Use: PL, Public Land
Magisterial District: Brentsville
Date: March 20, 2014

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.

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 tower 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 therefore commence except upon approval of another special use permit. 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 “Milestone Communications – AT&T at Rollins Ford Park” as prepared by Entrex Communication Services, Inc., dated November 15, 2013 and revised through March 12, 2014 (the Plan), and in accordance with all minimum standards for site plan approval and the conditions herein.

2. Use Parameters

SUP 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 156 feet and with initially 12 AT&T antennas (not to exceed a maximum total of 15) at a centerline mounting elevation of 150 feet, related ground equipment, associated access road, and landscaping. A maximum total of up to five (5) telecommunications wireless carriers

**Attachment C – Proposed SUP Conditions
Dated March 20, 2014**

may collocate onto the monopole structure, as conditioned through this special use permit.

3. Design & Architecture – The Applicant shall utilize a conventional monopole design for the telecommunications facility. The overall appearance shall be in substantial conformance to the profile elevation as shown and detailed on Sheet Z-4 of the Plan. The telecommunications monopole structure shall be limited to a maximum finished height of 156 feet, which includes a 6-foot lightning rod at the top of the structure. The facility shall also be designed to accommodate up to 15 AT&T panel antennas at a centerline mounting elevation of 150 feet and future collocation opportunities for up to four (4) additional wireless providers at lower elevations on the pole, provided that the pole has adequate structural capacity. No advertising shall be placed on the facility. The monopole shall be painted and/or surfaced with a neutral color and material that minimizes sunlight reflection and glare, and shall not be lit.

4. Landscape Enhancements
 - a. Telecommunications Lease Area – A 15-foot landscaping buffer shall be established and maintained around the perimeter of the 3,800 square foot equipment compound area, as shown on Sheets Z-1, Z-1A, Z-2, and Z-9 of the Plan. The landscaping buffer shall be installed around the perimeter of the equipment compound area, in accordance with Section 32-240-10.7 of the Zoning Ordinance.

 - b. Additional Plantings –

As indicated on Sheets Z-1A and Z-9 of the Plan, the Applicant shall install an additional 15-foot landscape buffer on the eastern side of the proposed 12-foot gravel access road and maintenance vehicle parking area. Nineteen (19) trees shall be installed at a height of 10 to 12 feet at the time of planting and shall be maintained by the Applicant for enhanced screening between the proposed park entrance road off of Rollins Ford Road and the entrance to the fenced telecommunications compound. All final landscaping selections and plantings shall be reviewed and approved by the County Arborist prior to final site plan approval.

5. Telecommunications Fencing & Gates – Chain link fencing with a secure locked gate shall be installed around the compound area at a height of 8 feet, as shown on Sheets Z-3, Z-4, and Z-5 of the Plan. The surface of the chain link fence shall be pre-treated with a protective coating to prevent corrosion and rusting. Hardware shall include hinges, locks, and latches, as depicted in the fence and gate details on Sheet Z-5 of the Plan.

**Attachment C – Proposed SUP Conditions
Dated March 20, 2014**

6. Site Maintenance – The Applicant shall be responsible for the maintenance and upkeep of the telecommunications monopole facility, including all antennas, associated ground equipment, access road, landscaping, and fencing. The Applicant also agrees to keep the compound secure and maintain access control. All onsite landscaping improvements associated with the telecommunications facility through this SUP shall be maintained by the Applicant.

7. Access Road Features & Parking
 - a. Telecommunications Facility Access – Following completion of construction, access to the telecommunications facility compound shall utilize the proposed 12-foot access gravel road to the north of the proposed park entrance off of Rollins Ford Road, as shown on Sheets Z-1, Z-1A, and Z-2 of the Plan.

 - b. Entrance Pavement Taper Improvements – At the transition of the park entrance road and the proposed 12-foot gravel access road for the telecommunications facility, the Applicant shall pave the first 20 feet of access road into the site. The Applicant shall coordinate with the County Department of Transportation and VDOT on specific pavement requirements.

 - c. Telecommunications Compound Parking – Following completion of construction, the telecommunications facility may be visited periodically for maintenance work and related upkeep functions. Two (2) parking spaces for maintenance vehicles and loading will be available in the area adjacent to the site, as shown on Sheets Z-1, Z-1A, Z-2, and Z-9 of the Plan.

8. 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 associated with the proposed telecommunications use shall be contained within the designated area, as depicted on Sheet Z-2 of the Plan.

9. Fire & Rescue – The Applicant shall make a monetary contribution of \$0.61 per square foot (SF) of lease area (3,800 SF) for fire and rescue services to the Board of County Supervisors, prior to and as a condition of final site plan approval.

10. 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

**Attachment C – Proposed SUP Conditions
Dated March 20, 2014**

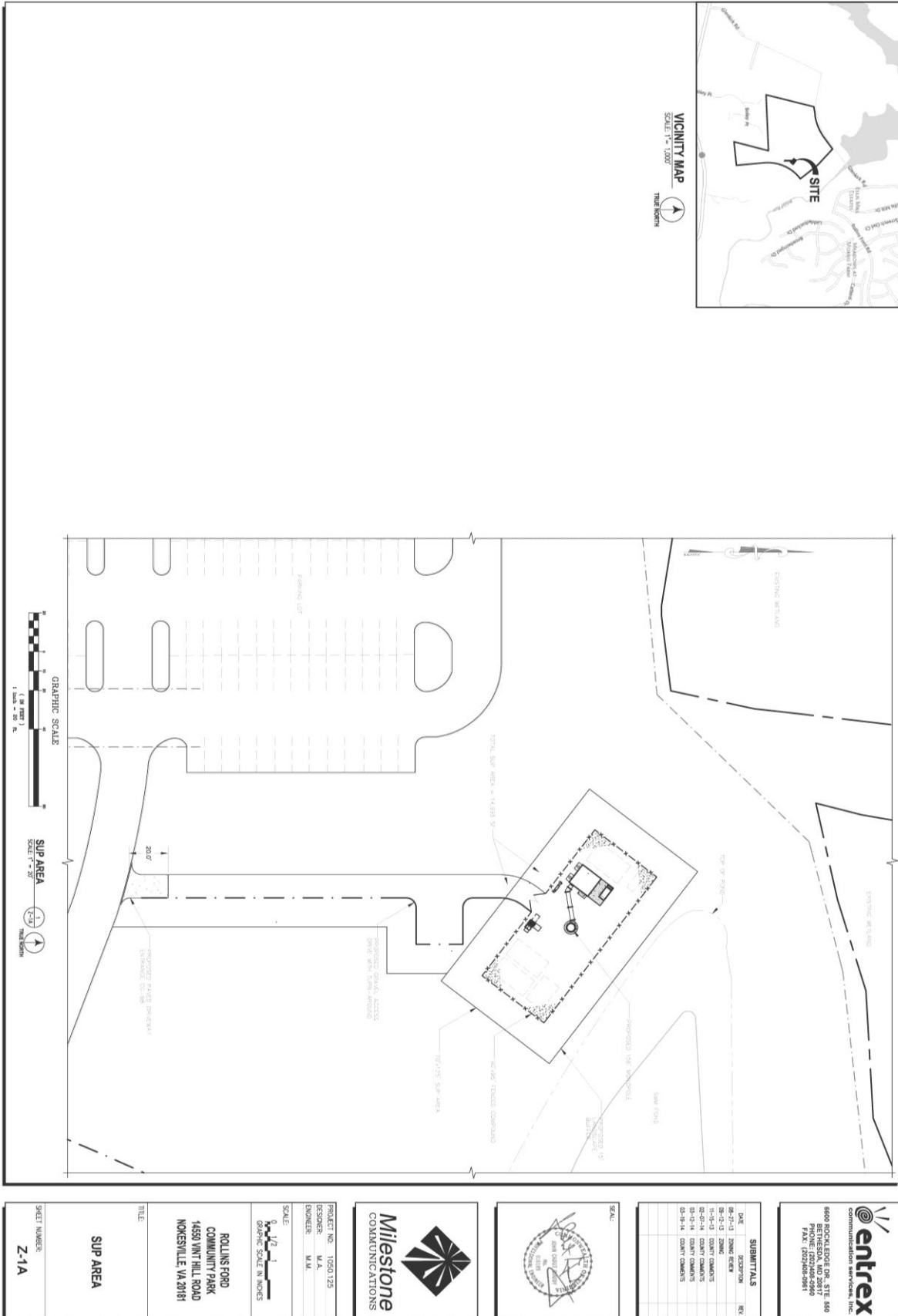
Department of Information Technology – Radio Services and provide all necessary information to verify non-interference, extent of coverage/capacity, and meet current compliance requirements.

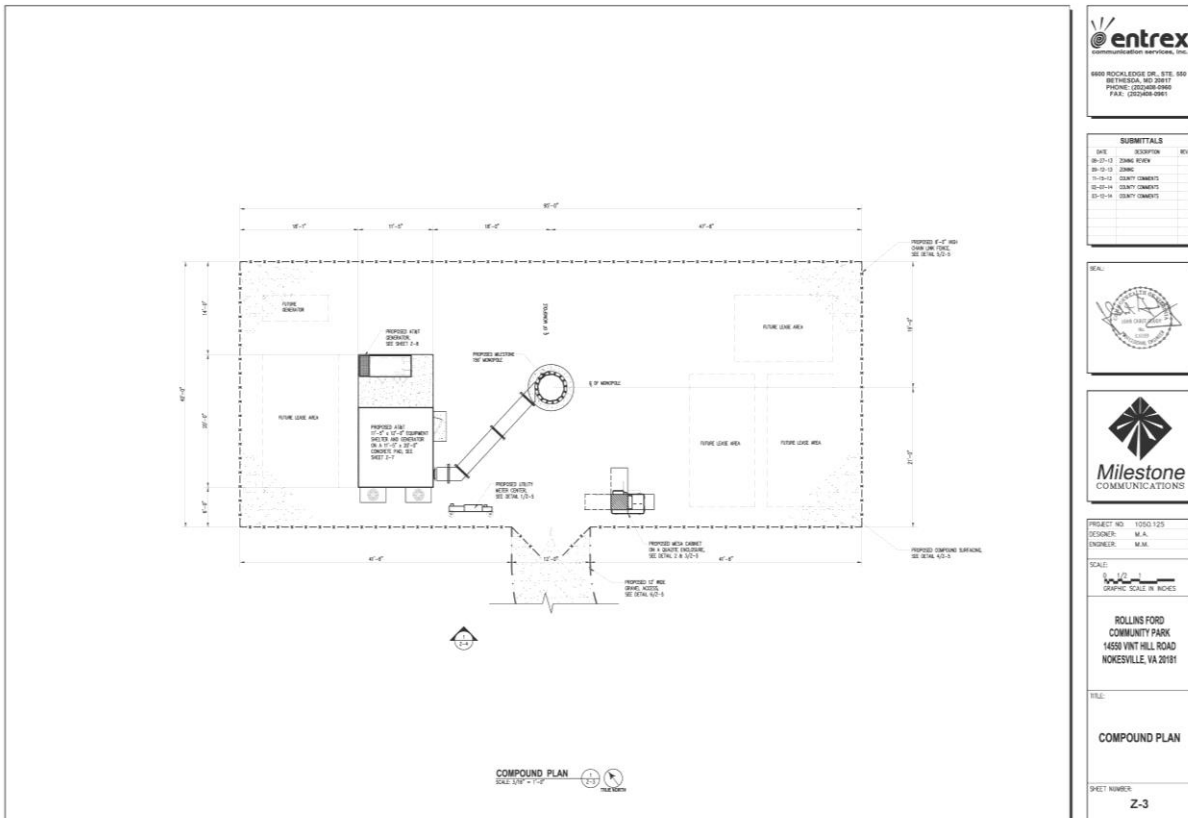
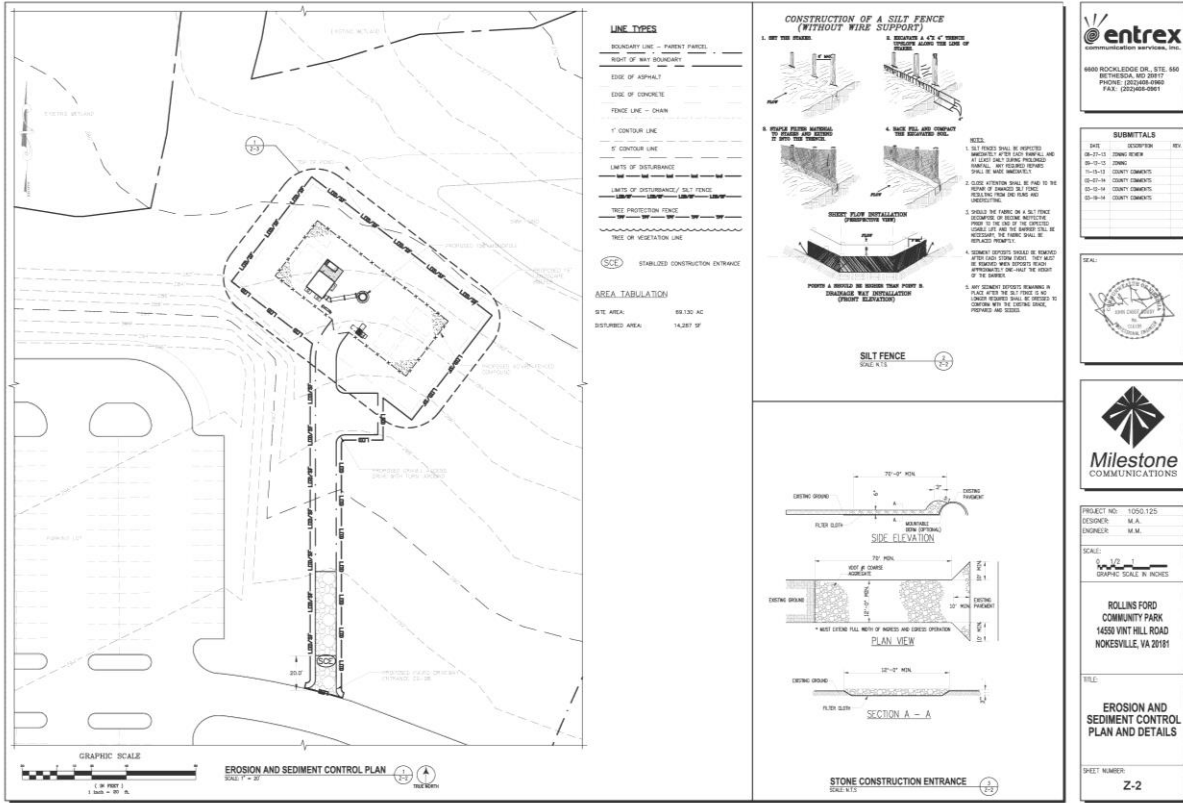
11. Public Facility Review (PFR) Exemption – All future telecommunications facility antenna installations, upgrades, and other equipment additions to this subject telecommunications facility shall not be subject to a public facility review, pursuant to Section 15.2-2232 of the Code of Virginia, provided that any enhancements or additions meet the approved height limitations and parameters of this special use permit (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 Z-1, Z-1A, Z-2, and Z-3 of the Plan. However, any deviation from the above parameters as required with this SUP shall require a PFR and/or an amendment to this SUP.
12. Future Collocation Opportunities – The telecommunications tower may accommodate up to five (5) wireless providers in total. As permissible through this special use permit, in addition to AT&T acting as the primary tenant at the top antenna mounting elevation, adequate space for the collocation of up to four additional future telecommunication carriers shall be provided, at designated locations on the tree pole as shown on Sheets Z-3 and Z-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.
13. Opportunity for Park Lighting – The telecommunications monopole structure shall also have the ability to mount lights in order to serve other park functions and program needs, as determined by the Department of Parks and Recreation.
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 said 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 County 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

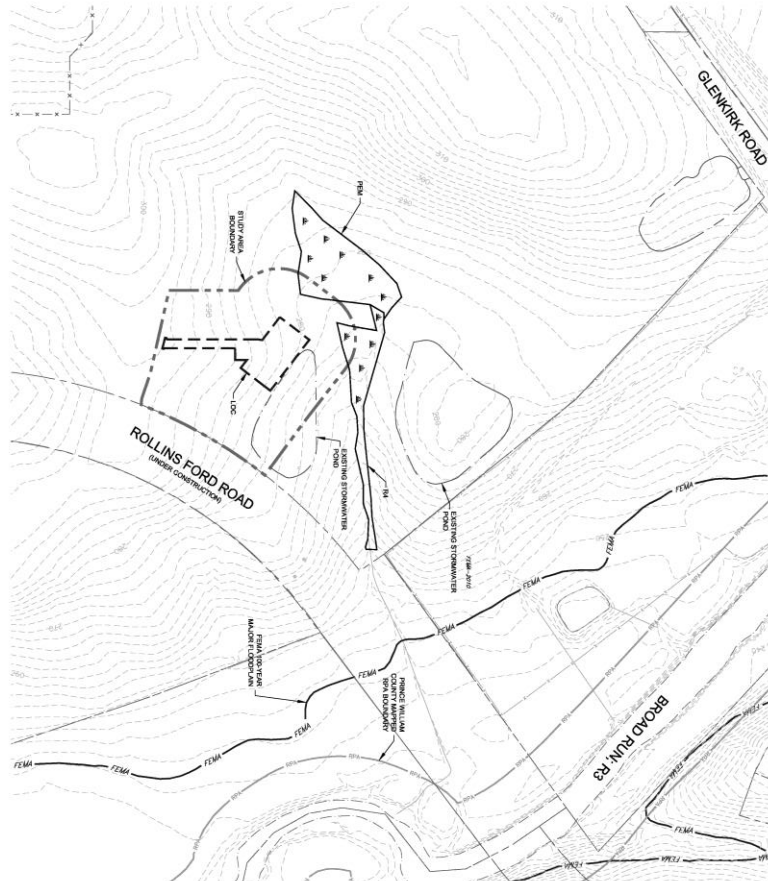
**Attachment C – Proposed SUP Conditions
Dated March 20, 2014**

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.

Attachment D – SUP Plan







LEGEND

- LIMITS OF STUDY AREA
- LIMITS OF CLAIMING LOGS BOUNDARY
- WATERS OF THE U.S. (LOCATION BY OTHERS)
- PRINCE WILLIAM COUNTY LIMITED PRA BOUNDARY
- FEMA FLOODING 100 YEAR MAJOR FLOODPLAIN
- PRINCE WILLIAM COUNTY LIMITED PRA

SOILS DATA

NO.	SOILS NAME	SLOPE	PERCENT	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
1A	ALABAMA SILT LOAM	0-4%	III	MODERATE	NO	NO	NO
1C	ALABAMA SILT LOAM	7-15%	II	MODERATE	YES	NO	NO
4B	PANORAMA SILT LOAM	2-7%	II	MODERATE	NO	NO	NO

ENVIRONMENTAL CONSTRAINTS ANALYSIS NOTES:

1. Topography information obtained from Prince William County digital data and study area topography were used as a basis for this Attachment. The study area is located on Rollins Ford Park, currently under construction.
2. The Environmental Constraints Analysis (ECA) includes a delineation and survey of the jurisdictional wetlands and other waters of the U.S. by Prince William Associates, P.C. A jurisdictional Determination (JD NMAO-2011-02379) was issued by the Army Corps of Engineers on August 21, 2013.
3. Wetland Studies and Solutions, Inc. (WSSSI) prepared a report entitled "Prevalent Wetland Species and Habitats" for the study area on August 21, 2013. The report includes a list of species and their status in the study area as determined or potential of the streams within 100 feet of the project area. Observation was conducted in Prince William County for approval on August 21, 2013.
4. No Federal Emergency Management Agency (FEMA) mapped 100-year floodplain is present in the study area.
5. No Resource Protection Area core components are located on or within 100 feet of the study area.
6. No National Wetlands Inventory (NWI) wetlands are located on the study area as depicted on the Prince William County RPA Map (Exhibit 4).
7. No steep slopes (greater than 15%) are located on the Milestone - Rollins Ford Park study area.

COORDINATE CLASSIFICATION

NA	NAD 83	UTM	18N	500K
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PROPERTY ADDRESSES

PARCEL	ADDRESS	APPLICANT
7590-20-0000	1400 ROLLINS FORD ROAD, ROLLINS FORD PARK, VA 20151	MI



REVISIONS

No.	Date	Description	By	App. By

DATE: August 28, 2013 SCALE: 1" = 100' CL: 2'

ATTACHMENT I: ENVIRONMENTAL CONSTRAINTS ANALYSIS EXISTING CONDITIONS - SOILS, SLOPES AND WOUWS

Prepared For: Milestone Communications Inc.

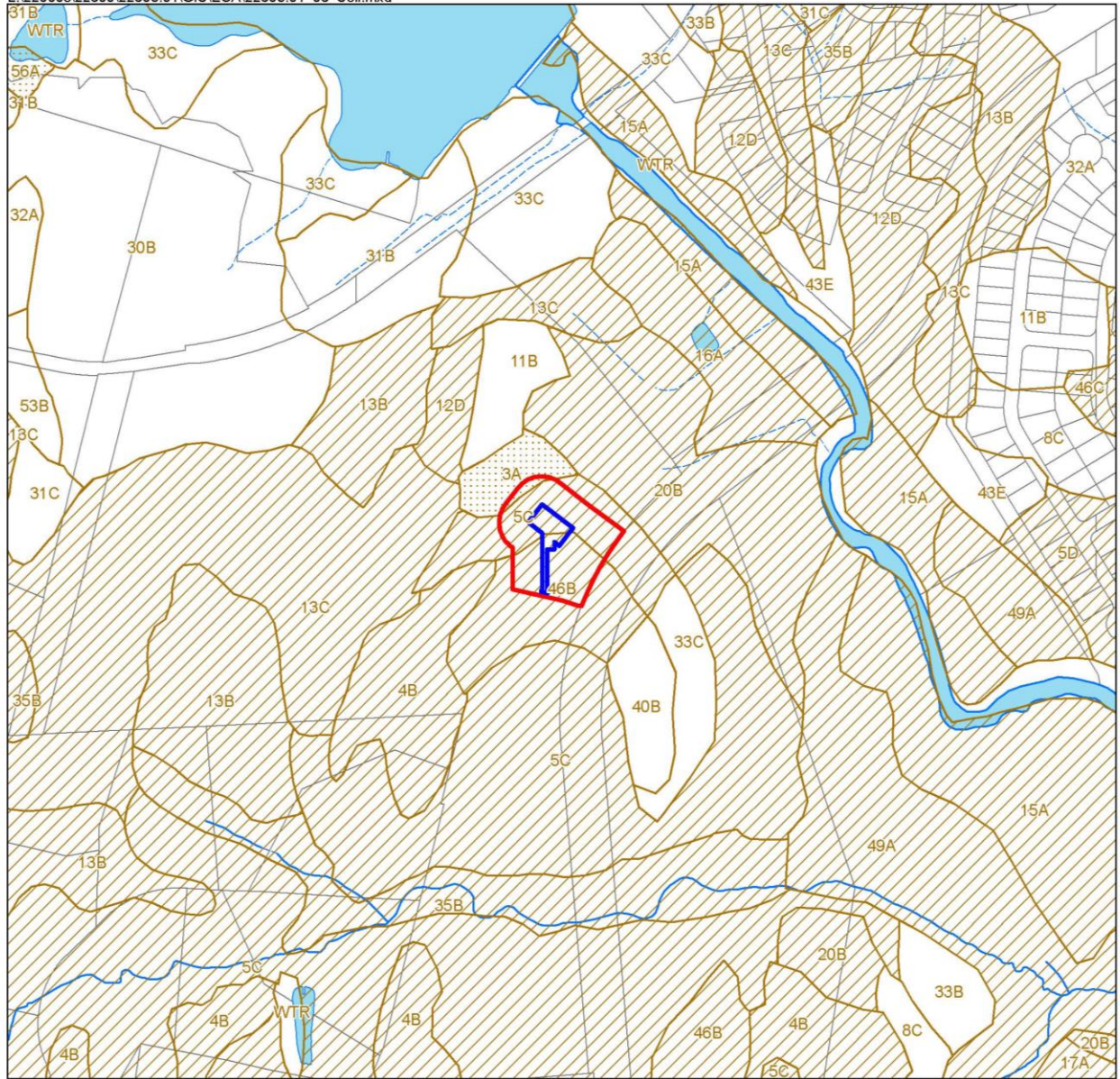
Milestone - Rollins Ford Park
Prince William County, Virginia

Wetland
Wetland Studies and Solutions, Inc.

5300 Williams Branch Drive • Suite 100
Gainesville, Virginia 20155
Phone: 703-679-5000 • Fax: 703-679-5001
www.wetlandstudy.com

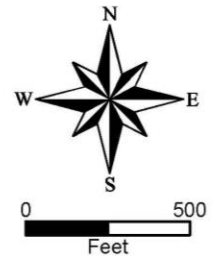
Attachment E – ECA Plan Map

L:\22000s\22300\22308.01\GIS\ECA\22308.01_03_Soil.mxd



- Study Area
- Limits of Clearing
- County Mapped Wetland
- Hydric Soils
- Soils with Hydric Inclusions
- Non-hydric Soils

Soils Map
Prince William County Digital Data
Milestone - Rollins Ford Park
WSSI #22308.01
Original Scale: 1" = 500'

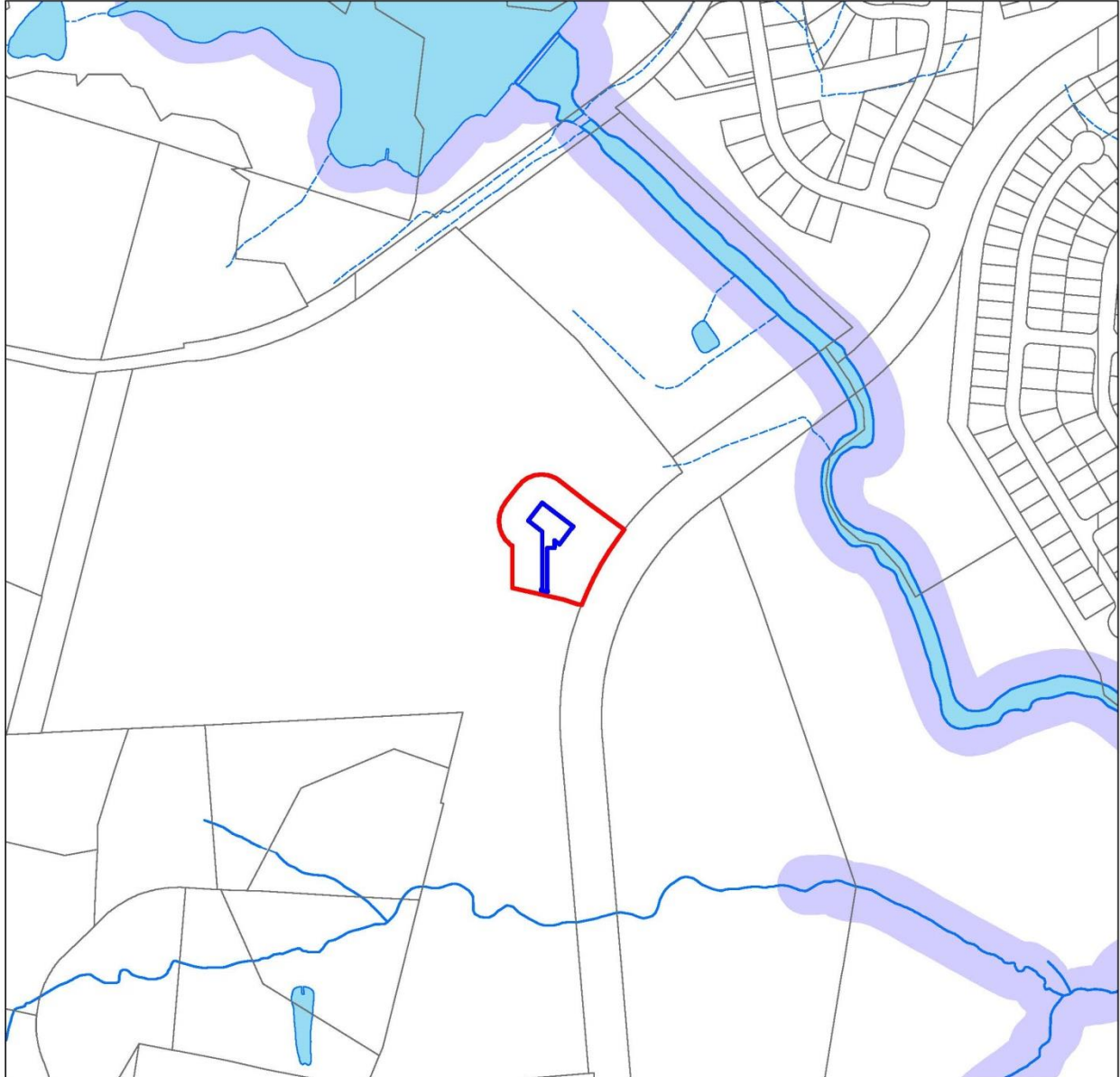


Wetland Studies and Solutions, Inc.

Exhibit 3

Attachment E – ECA Plan Map

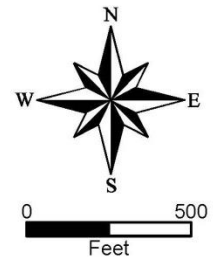
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- Study Area
- Limits of Clearing

- Rivers, Lakes, Ponds
- County Mapped Wetlands
- Prince William County Mapped RPA
- Intensely Developed Areas (IDA)

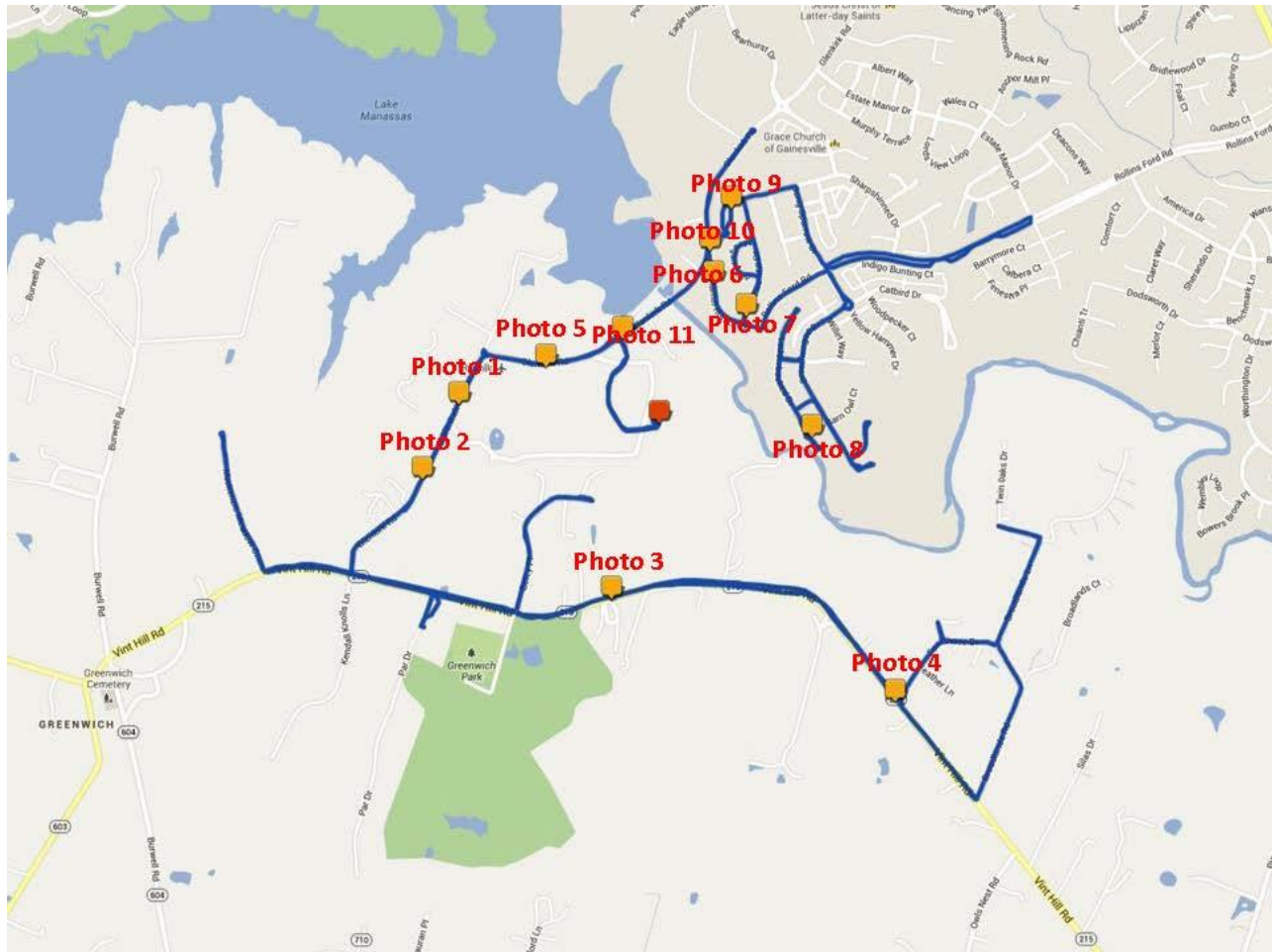
Resource Protection Area (RPA) Map
Prince William County Digital Data
Milestone - Rollins Ford Park
WSSI #22308.01
Original Scale: 1" = 500'



Wetland Studies and Solutions, Inc.

Exhibit 4

Attachment F – Visual Photograph Simulations



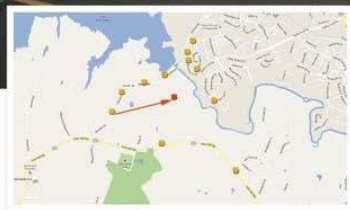
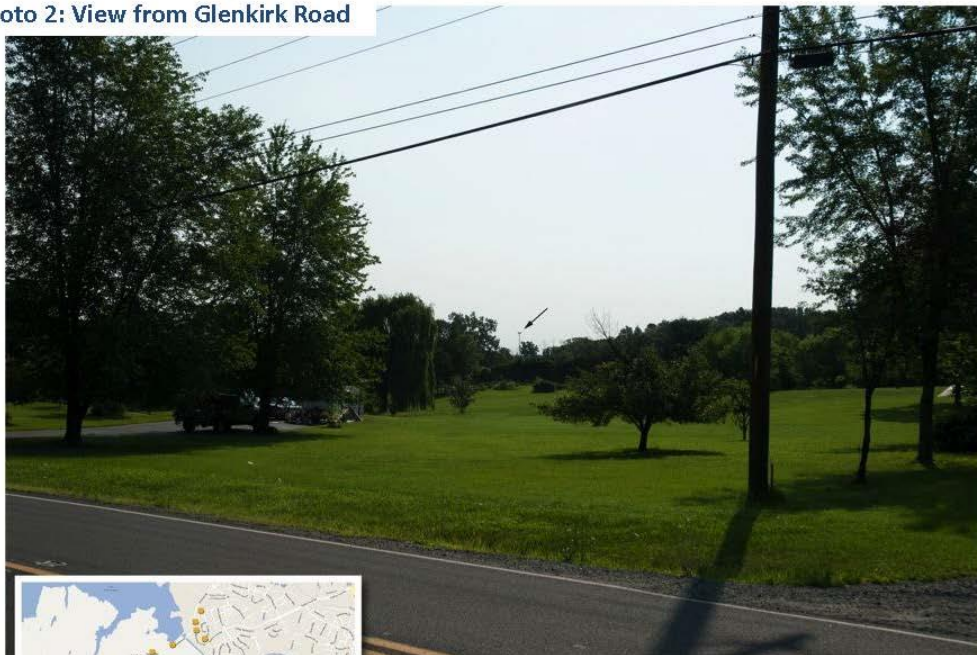
Attachment F – Visual Photograph Simulations

Photo 1: View from Glenkirk Road



ROLLINS FORD
PROPOSED MONOPOLE

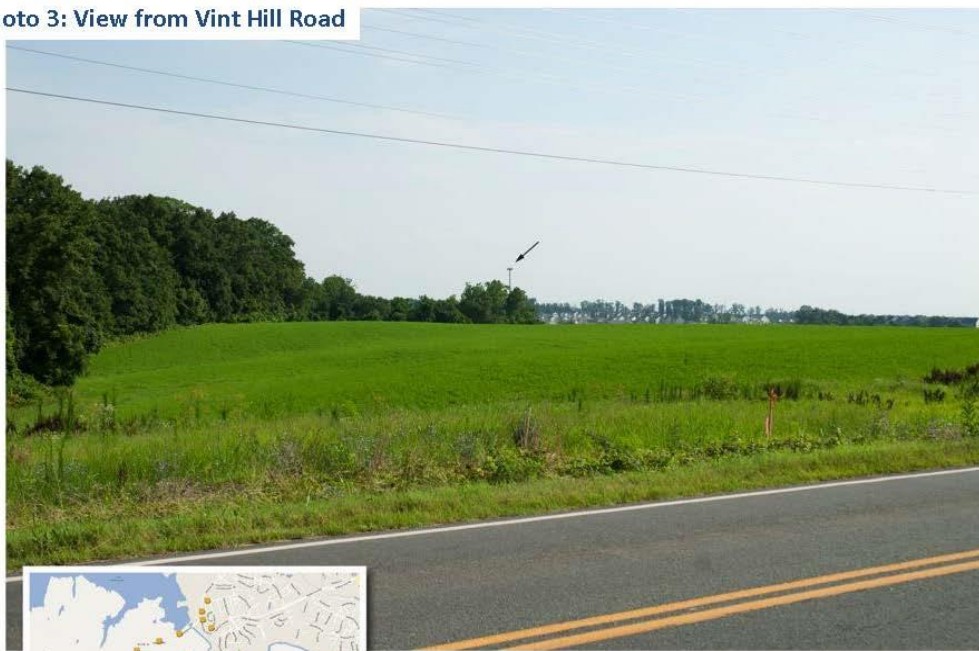
Photo 2: View from Glenkirk Road



ROLLINS FORD
PROPOSED MONOPOLE

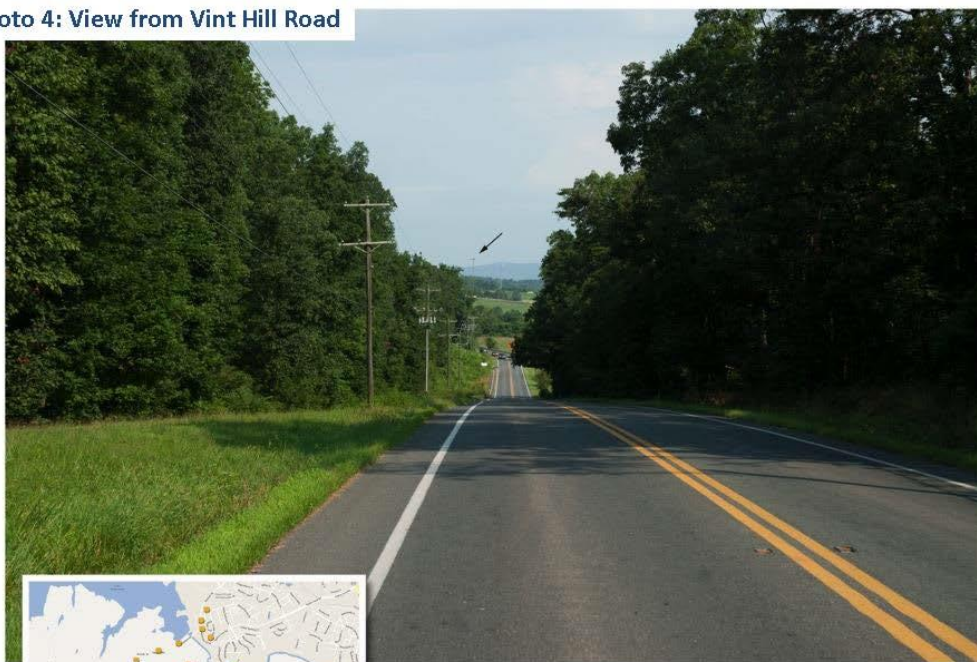
Attachment F – Visual Photograph Simulations

Photo 3: View from Vint Hill Road



ROLLINS FORD
PROPOSED MONOPOLE

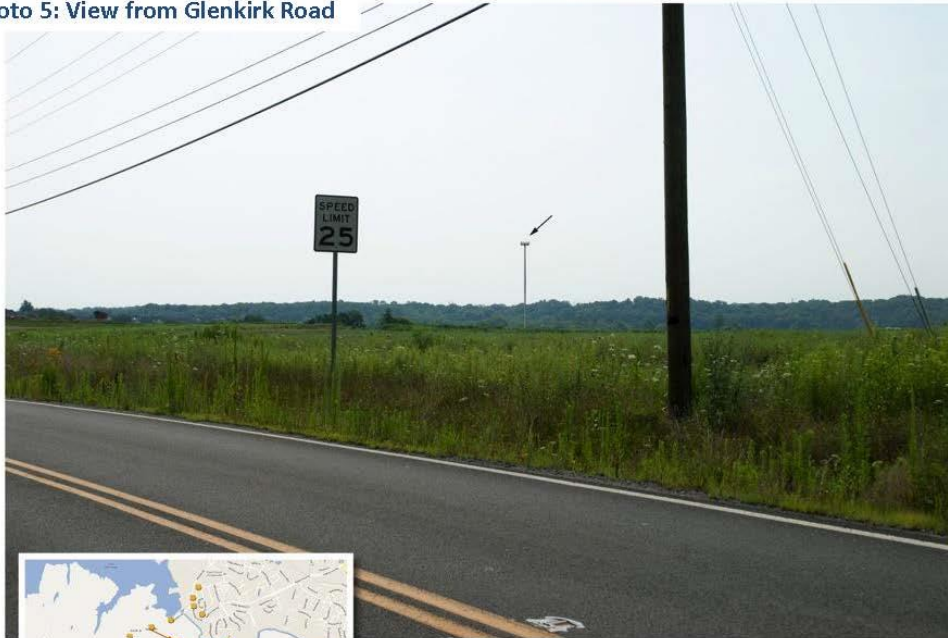
Photo 4: View from Vint Hill Road



ROLLINS FORD
PROPOSED MONOPOLE

Attachment F – Visual Photograph Simulations

Photo 5: View from Glenkirk Road



ROLLINS FORD
PROPOSED MONOPOLE

Photo 6: View Hamill Run Drive



ROLLINS FORD
PROPOSED MONOPOLE

Attachment F – Visual Photograph Simulations

Photo 7: View Hamill Run Drive



ROLLINS FORD
PROPOSED MONOPOLE

Photo 8: View Ladderbacked Drive



ROLLINS FORD
PROPOSED MONOPOLE

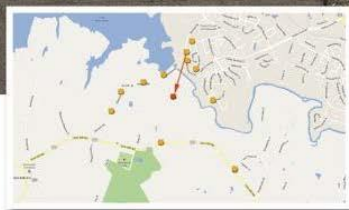
Attachment F – Visual Photograph Simulations

Photo 9: View Sharpshinned Drive



ROLLINS FORD
PROPOSED MONOPOLE

Photo 10: View Hamill Run Drive



ROLLINS FORD
PROPOSED MONOPOLE

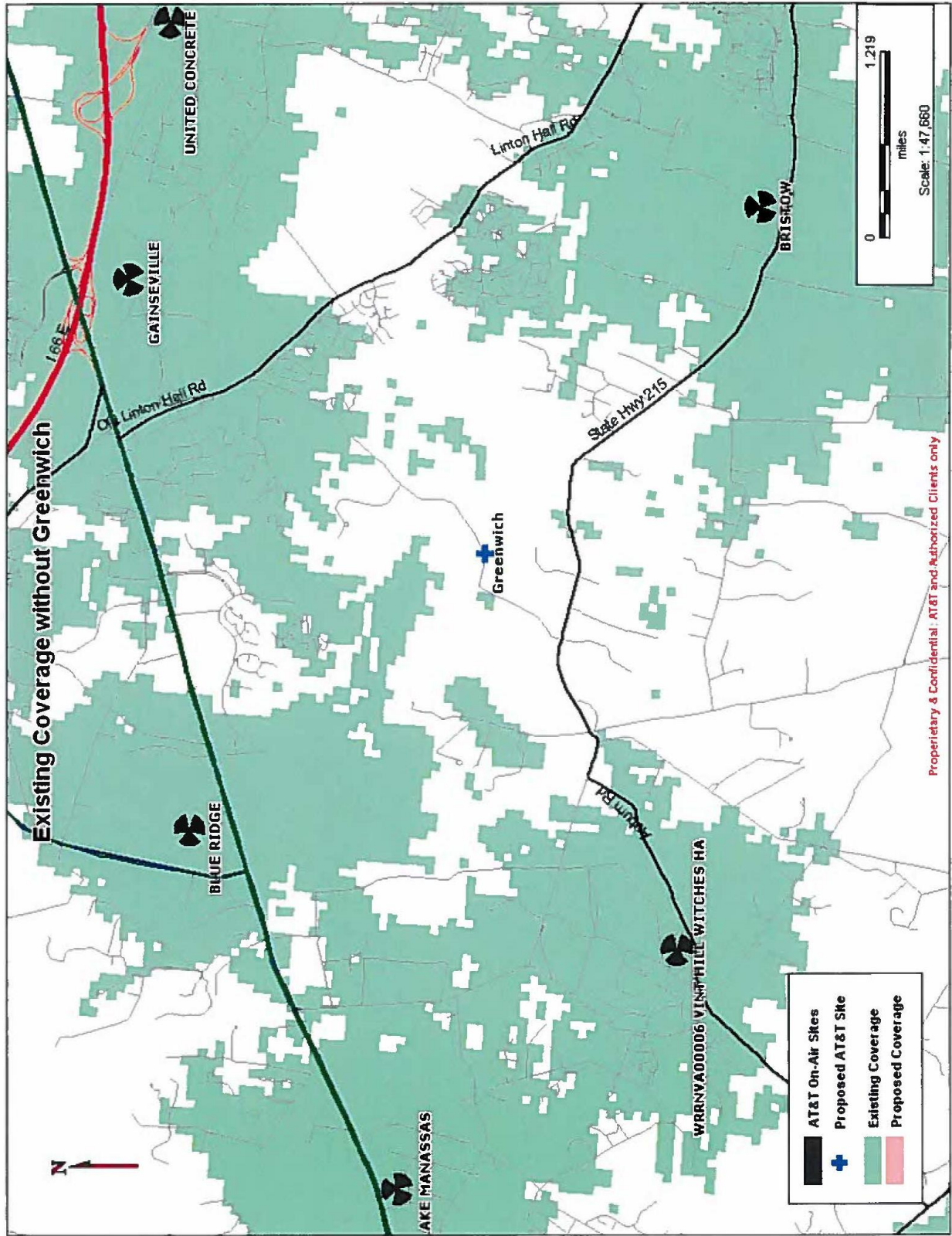
Attachment F – Visual Photograph Simulations

Photo 11: View from Glenkirk Road

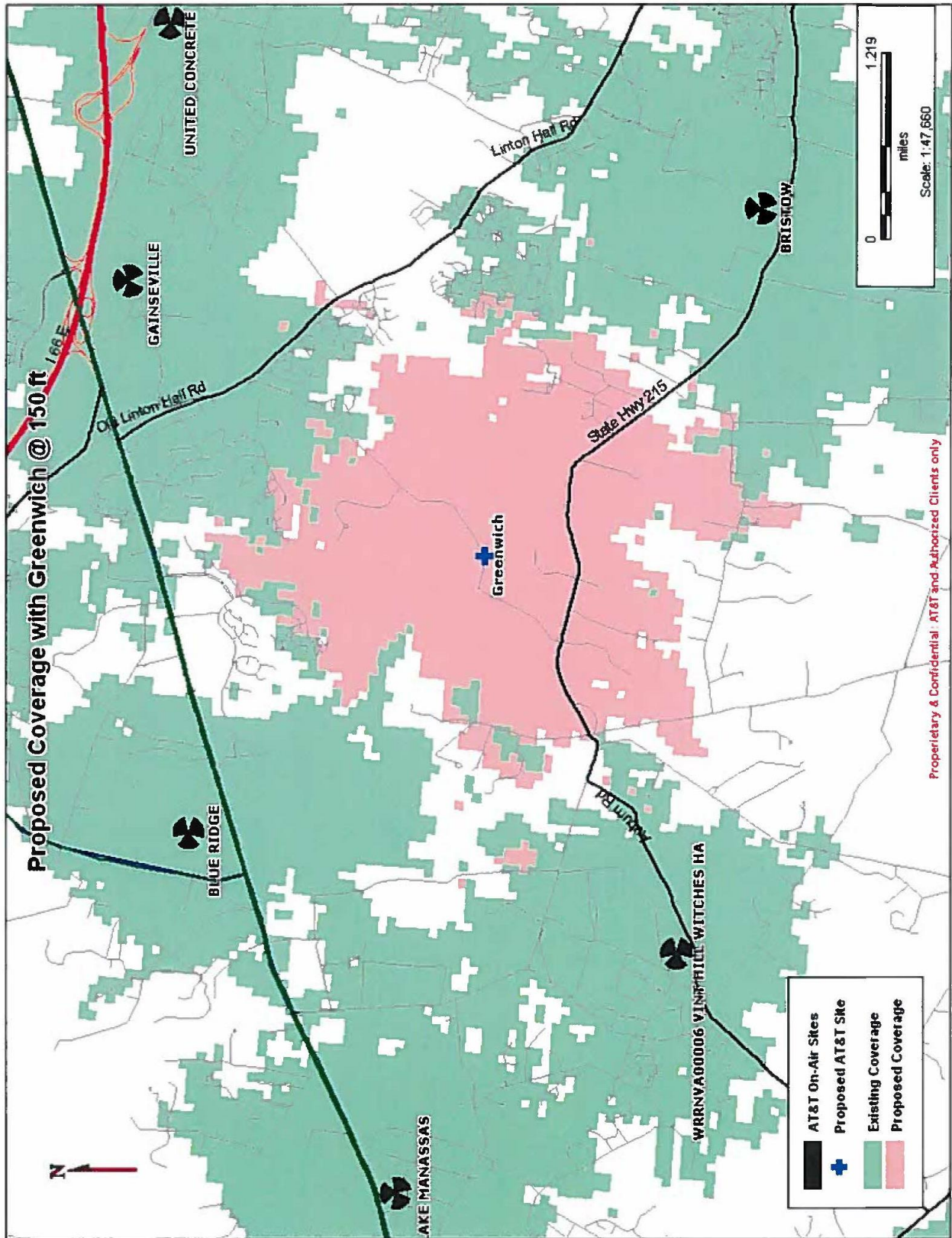


ROLLINS FORD
PROPOSED MONOPOLE

Attachment G – Coverage / Propagation Maps



Attachment G – Coverage / Propagation Maps



Attachment H – Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: SMITH

January 14, 2014

SECOND: VAN DERLASKE

Regular Meeting

Res. No. 14-002

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ PLN2014-00041 Revised	The Reserve at Long Forest	Request a Phase I study and, if warranted a Phase II and Phase III study. Artifacts to be donated to and curated with the County.
REZ PLN2014-00187	Grant Avenue Assemblage	Request a Phase II and if warranted a Phase III study on site 44PW1953. Artifacts to be donated to and curated with the County
REZ PLN2014-00190	Midwood	Table – Additional review to be performed by a Historical Commission member representing the Brentsville Magisterial District.
REZ PLN2014-00194 SUP PLN2014-00197	Devlin Grove Milestone Communications – AT&T at Rollins Ford Park	Phase I No Further Work

Attachment H – Historical Commission Resolution

January 14, 2014
Regular Meeting
Res. No. 14-002
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
PRA PLN2014-00198	Virginia Gateway Promenade Hotel Height Modification	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Mayer, Yankey

MOTION CARRIED

CERTIFIED COPY



Secretary to the Commission