

RESOLUTION

A RESOLUTION TO APPROVE SPEX-16-005832 – CASANOVA TOWER – AN APPLICATION FOR A CATEGORY 20 SPECIAL EXCEPTION TO CONSTRUCT A 140 FOOT MONOPOLE TELECOMMUNICATIONS TOWER AND ASSOCIATED EQUIPMENT COMPOUND (PIN 7902-23-8746-000, CEDAR RUN DISTRICT)

WHEREAS, the applicants, Calvert Crossland & Verizon Wireless, have requested a Category 20 Special Exception to permit the installation of a 140 foot tall monopole telecommunications tower and associated equipment compound; and

WHEREAS, personal wireless facilities 80 feet in height are allowed by-right in all zoning districts, subject to certain performance criteria; and

WHEREAS, in this instance, the tower facility is greater than 80 feet in height; and

WHEREAS, a new telecommunications facility, not concealed as a silo, must be surrounded by wooded areas for at least 100 feet on all sides; and

WHEREAS, in this instance, the area surrounding the proposed facility does not meet the definition of wooded areas; and

WHEREAS, the applicants request the Board of Supervisors to make a finding that the natural growth around the property perimeter is sufficient as the required landscape buffer; and

WHEREAS, the Board of Supervisors finds that the natural growth around the property perimeter provides sufficient screening of the equipment compound; and

WHEREAS, on October 20, 2016, the Fauquier County Planning Commission held a public hearing on the proposed Special Exception and recommended approval of the application, once Zoning Ordinance text amendment TEXT-16-005927 is approved; and

WHEREAS, on November 3, 2016, the Board of Supervisors conducted a public hearing and considered written and oral testimony; and

WHEREAS, the Board of Supervisors has determined that the application satisfies the standards of Zoning Ordinance Sections 5-006 and 11-100; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 3rd day of November 2016, That SPEX-16-005832 be, and is hereby approved, subject to the following conditions:

1. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat “Verizon Wireless Casanova Road Special Exception Plat” dated September 15, 2016, and received in the Planning Office on September 15, 2016, as approved with this application and as modified by the associated conditions below.

2. The installation of one (1) security light per wireless provider, no more than one hundred (100) watts or equivalent, is permitted within the compound. The applicants shall be required to provide the details of the light fixture and a photometric plan with the Site Plan application, along with an explanation of how the light meets the requirement of Article 9 of the Zoning Ordinance, Performance Standards for glare.
3. Any equipment shelter or canopied pad to be constructed within the compound shall not contain more than five hundred (500) square feet of total gross floor area per telecommunications provider and shall not exceed twelve (12) feet in height.
4. All telecommunications equipment, including ground equipment, shall be installed within the fenced compound.
5. The applicants shall install an eight (8) foot high board on board fence around the compound.
6. The applicants shall utilize break-point technology to construct the tower in order to reduce the fall zone setback requirement. Prior to construction, the applicants shall provide a certification of the fall zone by a registered professional structural engineer in Virginia.
7. Should the Board of Supervisors make a finding that the existing natural vegetation on the perimeter of the subject property is sufficient as the landscape buffer, the applicants shall not be required to provide landscaping around the facility, as shown on the Special Exception plat.
8. If existing trees measuring at least four (4) inches in diameter breast high (DBH) are removed outside of the compound area to allow the construction of the facility and vehicular access, the applicants shall replace the removed trees with the installation of new trees along the south side of the compound. Tree plantings shall be at the minimum, 2¼ inch caliper for deciduous trees or a minimum height of six (6) feet for evergreen trees.