

**Special Use Permit Application
Cellco Partnership d/b/a Verizon Wireless
Queens Lake Middle School
124 West Queens Drive (“Property”)**

Project Narrative

Cellco Partnership d/b/a Verizon Wireless (“Applicant”) is making this special use permit application to construct and operate a 195-foot monopole communication tower with a 4-foot lightning rod (for a total structure height of 199 feet above ground level) on an approximately 2,500 square foot portion of the referenced 16.81 acre parcel zoned RC (Resource Conservation) behind the school buildings adjacent to the tree line and an existing batting cage. Towers are permitted in the RC (Resource Conservation) District with a Special Use Permit. The proposed tower will be made of galvanized steel. No advertising will be placed on the tower or compound. The tower will not be marked or lit.

The Applicant is licensed by the Federal Communications Commission to provide wireless communications services throughout York County (“County”) and all of Hampton Roads. The Applicant currently has a need for an antenna site to improve wireless service to residents in the neighborhoods surrounding the Property. In lieu of providing propagation maps, which Virginia Code § 15.2-2316.4:2(A) prevents a locality from requiring to justify the need for a new tower, due to their proprietary and confidential nature, we have provided an aerial network map, attached hereto as Exhibit A, which depicts the Applicant’s network of antenna sites in relation to the proposed tower.

As indicated on the enclosed aerial network map, antennas operating on the proposed communications facility will connect with antennas being operated by the Applicant on the following existing towers: (1) at a height of 180 feet on the tower represented by the green pin, labeled “Queens Creek” at Bruton High School, approximately 1.81 miles to the north; (2) at a height of 185 feet on the tower represented by the green pin, labeled “Cheatham”, located near the New Quarters Baptist Church off of Penniman Road approximately 3 miles to the east; (3) at a height of 183 feet on a tower represented by the green pin, labeled “Kings Mill” located across from St. John’s Baptist Church off of Penniman Road, approximately 2.55 miles to the southeast; (4) at a height of 140 feet on a tower represented by the green pin, labeled “Double D”, located near the 5th Avenue Distillery off of Pocahontas Trail approximately 1.84 miles to the south; (5) at a height of 74 feet on the tower represented by the green pin, labeled “Downtown Williamsburg” located on top of William & Mary’s Barrett Hall, approximately 1.72 miles to the southwest; and (6) at a height of 180 feet on the tower represented by the green pin, labeled “Waller Mill” at Waller Mill Elementary School, approximately 1.61 miles to the northwest.

Like the networks of all other wireless carriers, the Applicant’s network of antenna sites is largely based on the use of existing towers and tall structures, built by the Applicant and other wireless carriers and tower companies. Before determining that a new tower was

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necessary to satisfy its service objectives, the Applicant first searched the area near the yellow pin labeled "Proposed Tower Location" on Exhibit A for existing towers and/or tall structures on which it could co-locate its antennas.

The closest existing tower on which Verizon is not located is the slick stick at Magruder Elementary School, which is approximately 1.21 miles from the proposed tower. That tower is outside Verizon's search ring, and it is too close to a tower on which Verizon is currently operating labeled "Kings Mill" on the aerial map. The Applicant also explored the possibility of co-locating its antennas on one of the Dominion Power poles in the transmission line, which at its closest point is approximately 0.6 miles to the west of the proposed site; however, as indicated on the email chain attached hereto as Exhibit B, the Applicant's representative was told that the power poles that would be available could only accommodate three (3) of the Applicant's antennas instead of a full antenna array. Because there are no other existing towers or tall structures in the search area on which the Applicant could locate its full antenna array, the Applicant is seeking a Special Use Permit from the Board of Supervisors in order to construct a new tower adjacent to this vegetated portion of the Property on land owned by the School Board.

The proposed tower would be located in the northern section of the Property within a 50 foot x 50 foot lease area containing a 40 foot x 40 foot fenced equipment compound. The tower will be accessed by a 12 foot gravel access drive (within a 20 foot utility and access easement) off of West Queens Drive (SR 716). The closest property lines to north, east and west contain stands of existing mature trees that will screen the fenced compound and large portions of the tower from the neighboring properties. The proposed tower will be located approximately 320 feet from the closest home to the north in Creekside Landing, 620 feet to the closest residential property line to the southeast, 295 feet from Schooner Boulevard and 480 feet from West Queens Drive.

The tower will be unmanned and will be visited infrequently by technicians. It will not generate noise, smoke, fumes, glare or traffic, which would constitute a nuisance to adjoining properties. Noises emitted from the equipment on the ground will not be any louder than normal residential HVAC equipment. Working with the School Board, the site selected is behind the school buildings, adjacent to a stand of mature trees and outside of the heavily utilized portions of the Property.

The Applicant performed a balloon test on February 24th and will be submitting photo simulations from that balloon test under cover of separate correspondence. Due to the visibility of a portion of the top of the tower from the Creekside Landing neighborhood, the Applicant is proposing a more compact "semi-flush" or "modified flush" antenna installation so that the antennas will not extend as far from the tower as typical antenna arrays. The proposed wireless facility will provide quality wireless services and emergency communications for County residents, in a manner that will have a minimal impact on surrounding uses. It will operate continuously and will not require any occupants or employees on site. The tower will be serviced by a technician on a monthly basis or during a service outage so there will be no impact on traffic in this area.

The Applicant will comply with all standards and regulations of the FAA, FCC, and any other agency of the federal government, as well as all applicable federal, state and local building codes and regulations. Attached hereto as Exhibit C, is the FCC's determination that a tower at the proposed location will not pose a hazard to air navigation and will not require any marking or lighting.

Construction and operation of the tower will be in conformance with the performance standards set forth in Sections 24.1-493 and 24.1-494 of the Zoning Ordinance. The communications tower shall be structurally designed to accommodate a total of no fewer than three (3) wireless users capable of supporting either PCS or cellular antenna arrays. Upon site plan submittal, the Applicant will provide the following: (1) a report from a registered structural or civil engineer indicating tower height and design, structure installation, and total anticipated capacity of the structure (including number and types of users that the structure can accommodate), (2) a NIER (non-ionizing electromagnetic radiation) report confirming that the emissions from the tower will not exceed the maximum applicable exposure standards established by the federal government; and (3) an inter modulation study confirming that the Applicant's proposed operations will not interfere with current York County communication transmissions.