

**Statement of Justification and Compliance for Proposed 195' Tower
at 201 Dunbar Street, Stafford, VA 22554**

Verizon Wireless, in accordance with Section 28-185 and Article III (Uses and Standards) of the Stafford County Zoning Ordinance, is requesting Conditional Use Permit (CUP) approval for a proposed telecommunications facility (Communication Facility) located within Agricultural A-1 District. The CUP request includes approval for a 195' tall monopole within a fenced 50' by 50' compound to be located on the property at 201 Dunbar Drive, Stafford, VA 22556 (the "Property"). The CUP application will demonstrate the general compatibility of the proposed Communication Facility through careful design to ensure that the proposed Use will not be detrimental to the character and development of the adjacent land and will be in harmony with the purpose and intent of the Stafford County Zoning Ordinance. In support of this CUP application a General Development Plan (GDP) will be filed meeting the requirements of Zoning Ordinance Section 28-225. In addition to the GDP the following Exhibits are provided for support of Verizon's Communication Facility CUP application:

I. Exhibits Attached:

- Exhibit A: Engineered Drawings including Site Plan and Survey
- Exhibit B: Aerial Photograph of Property
- Exhibit C: Photo Simulations

II. Introduction:

Verizon Wireless Radio Frequency Engineers identified a need for emergency and non-emergency wireless services in several areas of Stafford County, including the area surrounding the subject Property. Verizon Wireless analyzed a two-mile area surrounding the Property to determine if there were any potentially viable existing structures that could accommodate wireless antennas. Verizon Wireless confirmed that there are no viable structures within two miles of the Property and there is a need for wireless services and coverage. As a result, Verizon Wireless looked at potentially suitable properties meeting the County's Zoning Ordinance code requirements. After evaluating several properties, it was determined that the property owned by Ms. Charlotte Caton best met the service requirements while meeting the zoning code regulations. A lease agreement with Ms. Caton to lease a portion of the Property for a new tower was finalized in 2019 for constructing a new tower. Verizon Wireless then conducted detailed radio frequency and other analyses and is proposing to construct a 195' monopole tower Communication Facility. The Facility is illustrated in the Engineered Drawings that are attached hereto and incorporated herein as Exhibit A.

The Facility will provide wireless carriers such as Verizon Wireless, AT&T, and others with the ability to provide emergency and non-emergency wireless services, including voice, data, internet, streaming, etc. to this area of Stafford County.

Verizon Wireless requests approval to proceed with the project. The proposed Communication Facility is specifically permitted as a Condition Use Permit subject to the conditions set forth in that section and as detailed below. Verizon Wireless's proposal meets or exceeds the standards

set forth in the Zoning Ordinance. Below, please find a detailed statement of justification and code compliance, which is further supported by documents that are attached as exhibits.

III. General CUP Standards - Section 28-185

The proposed use will not be detrimental to the character and development of the adjacent land and will be in harmony with the purpose and intent of this chapter. The following statements of justification are provided to support the proposed Communication facility CUP

- (1) The use shall not tend to change the character and established pattern of development in the vicinity of the proposed use;

The proposed site is currently a small farming operation that is located on property which is a mix of pastoral and wooded areas. There is an established tree line with trees over 80 feet in height or higher providing an excellent screening from adjacent properties. The Communication Facility is passive, which means it will automatically operate without daily visitors. The Facility will be visited approximately four (4) times per year by cell site technicians driving a small SUV or pick-up truck type vehicle.

- (2) The use shall be in harmony with the uses permitted by right under a zoning permit in the land use district and shall not adversely affect the use of adjacent properties

The Property is located within the A-1 zoning district and consists of 23.57 acres and is in the Rock Hill Church area of Stafford County, Maryland. An aerial photograph of the Property is attached hereto and incorporated herein as Exhibit B. The proposed Communication facility will be screened by significant woods and is remote from adjoining properties and development.

- (3) The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;

The proposed 195' tower is setback from adjacent property lines by 374' (NW), 743' (N), 355' (E), 495' (S) and 475' (W). As stated previously, there is an established tree line providing screening from adjacent properties. In addition, photo-simulations are provided as Exhibit C to illustrate what the tower would appear after construction is complete. As you can see, the proposed Communication facility can only be seen from 1 of 10 locations taken in the immediate surrounding area.

- (4) The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use.

The use will be operated in accordance with all FCC and FAA requirements and will further provide wireless telecommunications services which will enhance the public health, safety and general welfare by providing effective communication services to an area currently underserved by wireless facilities.

Telecommunication wireless services has become a vital part of providing communication infrastructure for fire, police, rescue and other emergency management agencies. The proposed tower will certainly be available for emergency management communication services.

- (5) The use shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood;

The Facility will generate very little traffic (i.e. 4 visits per year), makes virtually no noise, and generates no fumes, odors, dust, or glare. The Property is large and buffered by woods, and the Facility will be far removed and screened from other properties. The closest property lines to the Facility are 374' (NW), 743' (N), 355' (E), 495' (S) and 475' (W). Please refer to the Site Plan on p. Z-1 of Exhibit A.

- (6) The property where the proposed Communication facility is located is within the Agriculture Rural land use district of the Comprehensive Plan where the prime objective is to preserve rural nature of property but still accommodate agricultural use and to not allow additional unplanned residential development (Chapter 3, p. 3-93). Stafford County has established certain goals to preserve such designated land in order to help preserve the rural character. These design criteria for development are recommended for the Agricultural/Rural area:

- a) Useable open space shall be preserved for agricultural or conservation purposes
The proposed facility will only occupy approximately 3,600 square feet of a parcel that is 23.5 acres leaving a majority of the parcel available for agriculture and conservation purposes
- b) Areas containing steep slopes greater than 25%, Resource Protection Areas, and floodplains should be excluded from the developable area
The proposed project is avoiding impacting any steep slopes.
- c) A building setback of 100 feet should be maintained from the perimeter boundary where located adjacent to existing agricultural uses
The project will be maintaining setbacks of 350' and greater.
- d) A building setback of 100 feet to be maintained along existing state-maintained roads to help retain the scenic quality of rural county roads
The proposed project is over 760' from the main road (Dunbar Drive).
- e) Wildlife migration corridors to be maintained where identified. Connectivity of open space areas shall be considered to enhance wildlife movement
For the most part the established forested areas on the property are not impacted by the proposed development.
- f) large stands of trees shall be maintained to the greatest extent possible on forested tracts of land

The proposal is taken advantage of the stand of trees located on the property and they will be maintained for screening purposes.

- g) The preservation of cultural resources to be considered in accordance with the Cultural Resources Management Plan
Where applicable Verizon as applicant will preserve cultural resources where identified.
- h) Cluster subdivisions should be encouraged where permitted
This design standard does not apply.
- i) Low Impact Development (LID) practices should be encouraged for stormwater management
This requirement is acknowledged and will be considered when SWM design is underway.

The proposed Communication Facility will provide economic support to the retention of farm property without seeking residential development. Also, the telecommunication facility will provide emergency and non-emergency wireless broadband service to areas of the County not presently served by broadband and enhanced services. The Comprehensive Plan Objective Goal 3 is the “enhancement of telecommunication infrastructure to promote work from home opportunities”. The proposed Communication facility will be a positive enhancement towards this Goal.

IV. Impact Statements and Adequate Public Facilities

The proposed Communication Facility is unmanned and does not require water, sewer, or septic system. Consequently, there will be no impact to the adequacy of public utilities, water, sewer or septic system, traffic/ roads, storm drainage and /or other necessary public facilities and improvements. Therefore, it is requested that Impact Statements for Public Facilities is waived for this project and that the Planning Commission will review this application with the understanding that the project is exempt from impact statements.

The proposed Communication Facility will provide adequate ingress and egress and be so designed as to minimize traffic congestion in the public streets. Once construction is complete, the unmanned Facility will generate approximately 4 visits per **year** by a technician in a typical sized pick-up truck or SUV. The existing driveway off Dunbar Drive will be utilized as the access road. See the Site Plan at p. Z-1 and Z-2 of Exhibit A.

EXHIBITS

EXHIBIT B - AERIAL

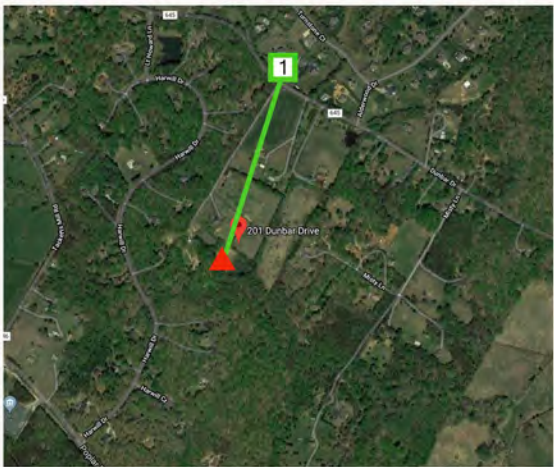




ROCK HILL CHURCH-A

▲ PROPOSED TOWER LOCATION □ NUMBERED PHOTO LOCATION

Proposed Verizon
Wireless antennas
on new 195' monopole



ROCK HILL CHURCH- A

PHOTO 1: VIEW FROM 201 DUMBAR DR. (0.33 MI. NORTH)