

COMPREHENSIVE PLAN COMPLIANCE REVIEW

APPLICATION



OCTOBER 2018

Stafford County Department of Planning & Zoning

1300 Courthouse Road
P.O. Box 339
Stafford, VA 22555-0339

Phone: 540-658-8668
Fax: 540-658-6824

www.staffordcountyva.gov

NOTICE

Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government may discriminate against any religion or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the Religious Land Use and Institutionalized Persons Act (“RLUIPA”), no government may apply its zoning or land use laws, or its policies and procedures in a manner that unjustifiably imposes a substantial burden on the religious exercise of a person, assembly, or institution.

RLUIPA also provides that no government may apply its zoning or land use laws in a manner that treats a religious assembly or institution on unequal terms with a non-religious institution or assembly.

Finally, RLUIPA provides that no government may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

Stafford County does not discriminate in its planning, permitting, utilities, and land use processes, practices, and policies. Stafford County treats all applications and applicants equally.

Application Submittal Checklist

- ☒ Completed **"Project Information & Primary Contacts"** form (Page 3)
- ☒ Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 4)
- ☒ Completed **"General Information"** sheet (Pages 5 & 6)
- ☒ Completed **"Review Fee Calculation"** sheet and appropriate fees payable to "County of Stafford" and "Virginia Department of Transportation" (if applicable) (Page 7)
- ☒ Completed **"List of Adjoining Property Owners"** (Pages 8 & 9)
- ☒ **Site Layout Plans** (12 Sets)

Applications for the **Extension of Water and/or Sewer outside the Urban Services Area** shall also include:

N/A ☐ ~~Conceptual sewer and/or water line layout plan~~

Applications for **Telecommunication Facilities** shall also include:

- ☒ Propagation Maps showing the existing and proposed network coverage area (12 color copies)
- ☒ Profile or elevation views of the Telecommunication facility or structure being used to support telecommunication equipment, showing all proposed and future antenna locations (12 sets)

RECEIVED

DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

Optional Application Materials:

Although not required, the following additional materials are requested to be included with the initial application submission, if available, to assist in the review process.

1. Electronic Version of any plans, surveys, and illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> _____
<u>Ramoth</u>	_____
PROJECT NAME	SECTION
<u>1151 Mountain View Rd.</u>	<u>28.432</u>
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
<u>37 48A</u>	<u>A-1</u>
TAX MAP /PARCEL(S)	ZONING DISTRICT
<u>East of Mountain View Rd and North of Canine Ct. intersection.</u>	_____
LOCATION OF PROJECT	_____

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input checked="" type="checkbox"/>
<u>Shea Beltran</u>	<u>NB+C d/b/a Verizon Wireless</u>
NAME	COMPANY
<u>6095 Marshalee Dr. Suite 300</u> <u>Elkridge</u>	<u>MD</u> <u>21075</u>
ADDRESS	STATE
<u>443-833-6337</u>	<u>sbeltran@nbcllc.com</u>
PHONE NUMBER	EMAIL ADDRESS
FAX NUMBER	

<u>OWNER</u> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<u>Stafford American Legion Post 290</u>	<u>Stafford American Legion Post 290</u>
NAME	COMPANY
<u>PO Box 125</u> <u>Stafford</u>	<u>VA</u> <u>22555-0125</u>
ADDRESS	STATE
	ZIP
PHONE NUMBER	EMAIL ADDRESS
FAX NUMBER	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
<u>Jacob Toroney</u>	<u>Morris & Ritchie Associates</u>
NAME	COMPANY
<u>1220-C East Joppa Rd. Suite 505</u> <u>Towson</u>	<u>MD</u> <u>21286</u>
ADDRESS	STATE
<u>610-223-3919</u>	<u>JToroney@mrakta.com</u>
PHONE NUMBER	EMAIL ADDRESS
FAX NUMBER	

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of comprehensive plan compliance for review and approval as provided under the requirements and applicable provisions of Section 15.2-2232 of the Code of Virginia and the Stafford County Comprehensive Plan.

Bruce Miller
Signature of Owner/Co Owner

Bruce Miller 2/25/20
Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have submitted this application for comprehensive plan compliance for review and approval as provided under the requirements and applicable provisions of Section 15.2-2232 of the Code of Virginia and the Stafford County Comprehensive Plan.

Shea Beltran
Signature of Applicant/Agent

Shea Beltran 9/17/2020
Printed Name Date

* Additional sheets may be used, if necessary.

General Information

CLEARLY INDICATE ALL INFORMATION THAT APPLIES TO THIS PROJECT:

NAME OF PROJECT: Ramoth SECTION: N/A

Is this application submitted in conjunction with another application? ☒ Yes ☐ No

If YES, application name or number (if available): Ramoth/Conditional Use Permit

COMPREHENSIVE PLAN LAND USE DESIGNATION: Rural Residential

FEATURE REQUIRING REVIEW FOR COMPLIANCE WITH THE COMPREHENSIVE PLAN:

- ☐ Extension of sewer outside of the Urban Service Area (complete additional information)
- ☒ Telecommunication facility or collocation of telecommunication antennas on a structure which is not a telecommunication facility. (complete additional information)
- ☐ New or relocation of a street, connection or change to existing street, not identified on the Transportation Plan or not shown on a Preliminary Subdivision or Site Plan approved by the Planning Commission.
- ☐ Public Park or Area
- ☐ Public Building or Structure
- ☐ Public Utilities Facilities
- ☐ Public Service Corporation Facility
- ☐ Other: _____

DETAILED DESCRIPTION AND LOCATION OF PROJECT/FEATURE:

This project consists of the installation of a 31 telecommunication antennas and its associated equipment and area at
444 Mountain View Rd. Redersburg, PA 16846

COMPLETE ADDITIONAL INFORMATION IF APPLICABLE:

FOR EXTENSION OF SEWER OUTSIDE OF THE URBAN SERVICE AREA:

Number of lots connecting onto sewer: _____

Linear feet from existing sewer: _____

Connects to existing sewer outside of the Urban Service Area? ☐ Yes ☐ No

Will sewer extend outside the limits of the site? ☐ Yes ☐ No

If yes, how many existing dwellings would have access to the sewer? _____

Pump station required? ☐ Yes ☐ No

Type of proposed sewer:

☐ Gravity

☐ Low Pressure

Type: ☐ Grinder

☐ Ejector

☐ Other: _____

FOR TELECOMMUNICATION FACILITIES:

☒ New telecommunication facility

Height of tower: 131'

Type of tower: ☒ Monopole

☐ Self-supporting lattice

☐ Guide wire

☐ Stealth

☐ Other; _____

☐ Collocation on existing structure other than a telecommunication facility

Type of structure: _____

Height of structure (without antennas): _____

Total height of structure with antennas (not including lightning rod): _____

Number of antennas: _____

Telecommunication ground equipment? ☐ Yes ☐ No

Within existing compound? ☐ Yes ☐ No

Type of ground equipment: ☐ Unmanned shelter

☐ Cabinets

Dimensions of telecommunication ground equipment: _____

Height of the telecommunication ground equipment: 93.33"

Review Fee Calculations

A. Application Fee:	\$ <u>300.00</u>
B. Technology Fee (Application Fee x 2.75% or 0.0275).....	\$ <u>8.25</u>
TOTAL (Add lines A and B).....	\$ <u>308.25</u>

MAKE CHECK PAYABLE TO “STAFFORD COUNTY”

Note: The application fees are for the administrative process and review of this application and do not constitute an approval.

List of Adjoining Property Owners

Provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property subject to this application. If the application applies to only a portion of a parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<u>37 49F</u>	<u>Woodhull, Anthony & Kayla</u>	
TAX MAP / PARCEL	NAME	
<u>43 Canine Ct.</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-4411</u>
CITY	STATE	ZIP

<u>37 49K</u>	<u>Herriott, David C & Donna Jeanne</u>	
TAX MAP / PARCEL	NAME	
<u>46 Canine Ct.</u>		
MAILING ADDRESS		
<u>Falmouth</u>	<u>VA</u>	<u>22406-4411</u>
CITY	STATE	ZIP

<u>37A 6</u>	<u>Winiesdorffer, Joseph A. Sr & Beverly</u>	
TAX MAP / PARCEL	NAME	
<u>49 Lake Forest Dr.</u>		
MAILING ADDRESS		
<u>Falmouth</u>	<u>VA</u>	<u>22406-4446</u>
CITY	STATE	ZIP

<u>37A 8</u>	<u>Podleiszek, Randy C.</u>	
TAX MAP / PARCEL	NAME	
<u>91 Lake Forest Dr.</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-4446</u>
CITY	STATE	ZIP

<u>37A 7</u>	<u>Aldridge, Rachel</u>	
TAX MAP / PARCEL	NAME	
<u>67 Lake Forest Dr</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-4446</u>
CITY	STATE	ZIP

<u>37A 9</u>	<u>Peterman, Ronald R. & Laurel S.</u>	
TAX MAP / PARCEL	NAME	
<u>141 Lake Forest Dr.</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-4445</u>
CITY	STATE	ZIP

<u>37 49R</u>	<u>Addis, Jason D. & Maria T.</u>	
TAX MAP / PARCEL	NAME	
<u>1079 Mountain View Rd.</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-4429</u>
CITY	STATE	ZIP

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<u>37 49P</u>	<u>Ryan Charles G III & Barbara J</u>	
TAX MAP / PARCEL	NAME	
<u>1089 Mountain View Rd.</u>		
MAILING ADDRESS		
<u>Falmouth</u>	<u>VA</u>	<u>22406-4429</u>
CITY	STATE	ZIP

<u>37 51</u>	<u>Schain, Andrew J</u>	
TAX MAP / PARCEL	NAME	
<u>1098 Mountain View Rd.</u>		
MAILING ADDRESS		
<u>Falmouth</u>	<u>VA</u>	<u>22406-4430</u>
CITY	STATE	ZIP

<u>37 49B</u>	<u>Kitta, Thomas & Kathy Reel Kitta</u>	
TAX MAP / PARCEL	NAME	
<u>1099 Mountain View Rd.</u>		
MAILING ADDRESS		
<u>Falmouth</u>	<u>VA</u>	<u>22406-4431</u>
CITY	STATE	ZIP

<u>37 52</u>	<u>Graham, Ryan L.</u>	
TAX MAP / PARCEL	NAME	
<u>1106 Mountain View Rd.</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-4432</u>
CITY	STATE	ZIP

<u>37 49</u>	<u>Henning, Deborah & Scott</u>	
TAX MAP / PARCEL	NAME	
<u>1107 Mountain View Rd.</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-4433</u>
CITY	STATE	ZIP

<u>37 50</u>	<u>Horne, Carol Viola</u>	
TAX MAP / PARCEL	NAME	
<u>1121 Mountain View Rd.</u>		
MAILING ADDRESS		
<u>Falmouth</u>	<u>VA</u>	<u>22406-4433</u>
CITY	STATE	ZIP

<u>28 34</u>	<u>Wyatt, Jason & Margaret</u>	
TAX MAP / PARCEL	NAME	
<u>1181 Mountain View Rd.</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406-4433</u>
CITY	STATE	ZIP

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Provide additional pages if needed.

<u>28 80</u>	<u>Cooper, William D</u>	
TAX MAP / PARCEL	NAME	
<u>3717 14th St. S</u>		
MAILING ADDRESS		
<u>Artlington</u>	<u>VA</u>	<u>22204-5039</u>
CITY	STATE	ZIP

<u>37A 5</u>	<u>RUDDLE BRUCE J & SUSAN M</u>	
TAX MAP / PARCEL	NAME	
<u>31 LAKE FOREST DR</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-4446</u>
CITY	STATE	ZIP

<u>37 49A</u>	<u>FOUNDATION HOMES INC</u>	
TAX MAP / PARCEL	NAME	
<u>1003 BRAGG RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22407-4909</u>
CITY	STATE	ZIP