



**County of Roanoke
Community Development
Planning & Zoning**

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018
(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received: 9/11/20	Received by:
Application fee:	PC/BZA date: 11/2/20 (Monday)
Placards issued:	BOS date: 11/17/20
Case Number 7-11/2020	

ALL APPLICANTS

Check type of application filed (check all that apply)

Rezoning **Special Use** **Variance** **Waiver** **Administrative Appeal** **Comp Plan (15.2-2232) Review**

Applicants name/address w/zip: **Milestone Tower Ltd Ptsp IV**
 Phone: 703-865-4697
 Work: n/a
 Cell #: 443-977-7561
 Fax No.: n/a

Owner's name/address w/zip: **Roanoke Co Board of Supervisors**
 Phone #: 540-772-2005
 Work: n/a
 Fax No. #: 540-772-2193

Property Location: **420 Swan Drive, Vinton** Magisterial District: **Vinton**
 Community Planning area:
 Tax Map No.: **061-02-01-51.00-0000** Existing Zoning: **R-1**
 Size of parcel(s): Acres: 9.55 AC Existing Land Use: **Park**

REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS (R/S/W/CP)

Proposed Zoning: **AR**
 Proposed Land Use: **Broadcast Tower**

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?
 Yes No **IF NO, A VARIANCE IS REQUIRED FIRST (Rezoning).**
 Does the parcel meet the minimum criteria for the requested Use Type in Article IV (Special Use Permit)? Yes No
IF NO, A VARIANCE IS REQUIRED FIRST
 If rezoning request, are conditions being proffered with this request? Yes No

VARIANCE, WAIVER AND ADMINISTRATIVE APPEAL APPLICANTS (V/W/AA)

Variance/Waiver of Section(s) _____ of the Roanoke County Zoning Ordinance in order to:
 Appeal of Zoning Administrator's decision to _____
 Appeal of Interpretation of Section(s): _____ of the Roanoke County Zoning Ordinance
 Appeal of Interpretation of Zoning Map to _____

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP V/AA

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Consultation
Application
Justification

R/S/W/CP V/AA

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

8 1/2" x 11" concept plan
Metes and bounds description
Water and sewer application

R/S/W/CP V/AA

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application fee
Proffers, if applicable
Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent of the owner.

Phil Stetler

Digitally signed by Phil Stetler
Date: 2020.09.08 14:59:54 -0400

Owner's Signature

JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant Milestone Communications

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Use additional space if necessary.

Please explain how the request furthers the purposes of the Roanoke County Ordinance as well as the purpose found at the beginning of the applicable zoning district classification in the Zoning Ordinance.

See separate page

Please explain how the project conforms to the general guidelines and policies contained in the Roanoke County Community Plan.

See separate page

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as the impacts on public services and facilities, including water/sewer, roads, schools, parks/recreation and fire and rescue.

see separate page

JUSTIFICATION FOR VARIANCE REQUEST

Applicant _____

The of Zoning Appeals is required by Section 15.2-2309 of the Code of Virginia to consider the following factors before a variance can be granted. Please read the factors listed below carefully and in your own words, describe how the request meets each factor. If additional space is needed, use additional sheets of paper.

1. The variance shall not be contrary to the public interest and shall be in harmony with the intended spirit and purpose of the Zoning Ordinance.

2. The variance will not be of a substantial detriment to the adjacent properties or the character of the district.

3. Evidence supporting claim:

JUSTIFICATION FOR ADMINISTRATIVE APPEAL REQUEST

Applicant _____

Please respond to the following as thoroughly as possible. If additional space is needed, use additional sheets of paper.

1. Reasons for appeal:

2. Evidence supporting claim:

CONCEPT PLAN CHECKLIST

A concept plan of the proposed project must be submitted with the application. The concept plan shall graphically depict the land use change, development or variance that is to be considered. Further, the plan shall address any potential land use or design issues arising from the request. In such cases involving rezonings, the applicant may proffer conditions to limit the future use and development of the property and by so doing, correct any deficiencies that may not be manageable by County permitting regulations.

The concept plan should not be confused with the site plan or plot plan that is required prior to the issuance of a building permit. Site plan and building permit procedures ensure compliance with State and County development regulations and may require changes to the initial concept plan. Unless limiting conditions are proffered and accepted in a rezoning or imposed on a special use permit or variance, the concept plan may be altered to the extent permitted by the zoning district and other regulations.

A concept plan is required with all rezoning, special use permit, waiver, community plan (15.2-2232) review and variance applications. The plan should be prepared by a professional site planner. The level of detail may vary, depending on the nature of the request. The County Planning Division staff may exempt some of the items or suggest the addition of extra items, but the following are considered minimum:

ALL APPLICANTS

- + a. Applicant name and name of development
- + b. Date, scale and north arrow
- + c. Lot size in acres or square feet and dimensions
- + d. Location, names of owners and Roanoke County tax map numbers of adjoining properties
- + e. Physical features such as ground cover, natural watercourses, floodplain, etc.
- + f. The zoning and land use of all adjacent properties
- + g. All property lines and easements
- + h. All buildings, existing and proposed, and dimensions, floor area and heights
- + i. Location, widths and names of all existing or platted streets or other public ways within or adjacent to the development
- + j. Dimensions and locations of all driveways, parking spaces and loading spaces

Additional information required for REZONING and SPECIAL USE PERMIT APPLICANTS

- n/a k. Existing utilities (water, sewer, storm drains) and connections at the site
- + l. Any driveways, entrances/exits, curb openings and crossovers
- + m. Topography map in a suitable scale and contour intervals
- n/a n. Approximate street grades and site distances at intersections
- n/a o. Locations of all adjacent fire hydrants
- n/a p. Any proffered conditions at the site and how they are addressed
- n/a q. If project is to be phased, please show phase schedule

I certify that all items required in the checklist above are complete.

Phil Stetler

Digitally signed by Phil Stetler
Date: 2020.09.08 14:58:42 -04'00'

Signature of applicant

9/8/20

Date



POTENTIAL OF NEED FOR TRAFFIC ANALYSIS AND/OR TRAFFIC IMPACT STUDY

The following is a list of potentially high traffic-generating land uses and road network situations that could elicit a more detailed analysis of the existing and proposed traffic pertinent to your rezoning, subdivision waiver, public street waiver, or special use permit request. If your request involves one of the items on the ensuing list, we recommend that you meet with a County planner, the County traffic engineer, and/or Virginia Department of Transportation staff to discuss the potential additional traffic related information that may need to be submitted with the application in order to expedite your application process.

(Note this list is not inclusive and the County staff and VDOT reserve the right to request a traffic study at any time, as deemed necessary.)

High Traffic-Generating Land Uses:

- Single-family residential subdivisions, Multi-family residential units, or Apartments with more than 75 dwelling units
- Restaurant (with or without drive-through windows)
- Gas station/Convenience store/Car wash
- Retail shop/Shopping center
- Offices (including: financial institutions, general, medical, etc.)
- Regional public facilities
- Educational/Recreational facilities
- Religious assemblies
- Hotel/Motel
- Golf course
- Hospital/Nursing home/Clinic
- Industrial site/Factory
- Day care center
- Bank
- Non-specific use requests

Road Network Situations:

- Development adjacent to/with access onto/within 500-ft of intersection of a roadway classified as an arterial road (e.g., Rte 11, 24, 115, 117, 460, 11/460, 220, 221, 419, etc)
- For new phases or changes to a development where a previously submitted traffic study is more than two (2) years old and/or roadway conditions have changed significantly
- When required to evaluate access issues
- Development with ingress/egress on roads planned or scheduled for expansion, widening, improvements, etc. (i.e. on Long Range Transportation Plan, Six-Yr Road Plan, etc.)
- Development in an area where there is a known existing traffic and/or safety problem
- Development would potentially negatively impact existing/planned traffic signal(s)
- Substantial departure from the Community Plan
- Any site that is expected to generate over one hundred (100) trips during the peak hour of the traffic generator or the peak hour on the adjacent streets, or over seven hundred fifty (750) trips in an average day

Effective date: April 19, 2005



NOTICE TO APPLICANTS FOR REZONING, SUBDIVISION WAIVER, PUBLIC STREET WAIVER, OR SPECIAL USE PERMIT PETITION

PLANNING COMMISSION APPLICATION ACCEPTANCE PROCEDURE

The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver or Special Use Permit petition if new or additional information is presented at the public hearing. If it is the opinion of the majority of the Planning Commissioners present at the scheduled public hearing that sufficient time was not available for planning staff and/or an outside referral agency to adequately evaluate and provide written comments and suggestions on the new or additional information prior to the scheduled public hearing then the Planning Commission may vote to continue the petition. This continuance shall allow sufficient time for all necessary reviewing parties to evaluate the new or additional information and provide written comments and suggestions to be included in a written memorandum by planning staff to the Planning Commission. The Planning Commission shall consult with planning staff to determine if a continuance may be warranted.

POTENTIAL OF NEED FOR TRAFFIC ANALYSES AND/OR TRAFFIC IMPACT STUDY

The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver, or Special Use Permit petition if the County Traffic Engineer or staff from the Virginia Department of Transportation requests further traffic analyses and/or a traffic impact study that would be beneficial in making a land use decision (*Note: a list of potential land uses and situations that would necessitate further study is provided as part of this application package*).

This continuance shall allow sufficient time for all necessary reviewing parties to evaluate the required traffic analyses and/or traffic impact study and to provide written comments and/or suggestions to the planning staff and the Planning Commission. If a continuance is warranted, the applicant will be notified of the continuance and the newly scheduled public hearing date.

Effective date: April 19, 2005

Milestone Stonebridge Park

Name of Petition

Phil Stetler Digitally signed by Phil Stetler
Date: 2020.09.08 14:52:08 -04'00'

Petitioner's Signature

9/8/20

Date

**Statement of Justification for Rezoning and Special Use Permit Requests for Proposed 135'
Monopole
at 420 Swan Drive, Vinton, VA 24179**

Milestone Tower Limited Partnership IV, the Petitioner (Milestone), seeks to install a 135' tall monopole on the property of the Roanoke County Board of Supervisors, located at 420 Swan Drive, Vinton, VA 24179 (the Property). The Property parcel contains approximately 9.55 acres and is located in the R-1 Low Density Residential District. Milestone seeks (1) approval of a rezoning request to rezone the Property to AR Agricultural / Residential District, and (2) a Special Use Permit approval for Broadcasting Tower, which is a use permitted by special use permit in the AR District pursuant to Section 30-34-2(B)(5) of the Roanoke County Zoning Ordinance (the "Ordinance").

As outlined below, the proposed monopole complies with the Ordinance, specifically Sections 30-19-1 (Special Use Permit Standards) and 30-87-2 (Broadcasting Towers).

I. Exhibits Included

- Exhibit A: Rezoning/Special Use Permit Application
- Exhibit B: Broadcast Tower Checklist
- Exhibit C: Zoning Drawings including Site Plan
- Exhibit D: Viewshed Analysis
- Exhibit E: List of Alternative Sites Considered
- Exhibit F: Propagation Maps
- Exhibit G: Photo Simulations
- Exhibit H: List of adjoining property owners (found on sheet Z-2 of Zoning Drawings)

II. Summary

A. Background: The Need for the Monopole

Milestone provides the ability for wireless service providers to enhance and upgrade service in addition to meeting coverage and propagation objectives. In this case, the Vinton area was noted as having a deficiency of both coverage and capacity by Shenandoah Personal Communications, LLC (Shentel).

B. Milestone's Request for a Special Use Permit

The subject property is zoned R-1 (Low Density Residential). Broadcasting Towers are not permitted in the R-1 District. The Applicant requests an approval to rezone to AR Agricultural/Residential District. Pursuant to Section 30-34-(B)(5) of the Zoning Ordinance, Broadcasting Towers are permitted by special use permit subject to the additional standards set out in Section 30-87-2. Below, please find a detailed statement of justification and code compliance, all of which is supported by documents attached as exhibits (and listed above) and

will be confirmed at an upcoming public hearing. Milestone's compliance narratives and responses are in ***bold and italics***.

III. General Standards for Special Use Approval

Sec. 30-19-1. - General Standards.

- (A) The administrator shall not accept a special use permit application for a lot or parcel that does not comply with the minimum requirements contained in article IV, use and design standards, for that use. In such situations, the applicant shall first seek a variance from the board of zoning appeals. If a variance is granted, the administrator shall thereafter accept the special use permit application for the consideration of the commission and board. ***Milestone submits that the subject parcel complies with the minimum requirements.***
- (B) No special use permit shall be issued except upon a finding of the board that in addition to conformity with any standards set forth in article IV, use and design standards, the proposed special use conforms with the following general standards. These standards shall be met either by the proposal made in the original special use permit application, or by the proposal as modified or amended as part of the review of the application by the commission and the board:
1. The proposal as submitted or modified shall conform to the comprehensive plan of the county, or to specific elements of the plan, and to official county policies adopted in relation thereto, including the purposes of the zoning ordinance. ***Milestone submits that the proposed substantially conforms to the County Comprehensive Plan. Please see discussion below.***
 2. The proposal as submitted or modified shall have a minimum adverse impact on the surrounding neighborhood or community. Adverse impact shall be evaluated with consideration to items such as, but not limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations. In considering impacts, due regard shall be given to the timing of the operation, site design, access, screening, or other matters which might be regulated to mitigate adverse impact. ***Milestone submits that the proposed monopole will not have an adverse impact on the surrounding community and will in fact serve to enhance community services. Following installation, traffic to the site would be limited to a technician visit approximately once per month. No traffic congestion, noise, lights, dust, odor, fumes, or vibrations will be produced by the project. The applicant will comply with all County ordinance requirements regarding ground disturbance, access, and screening.***

IV. General Standards for Broadcasting Tower Special Use Approval

Section 30-87-2. Broadcasting Tower.

(D) General standards:

1. The maximum height of any proposed broadcasting tower and associated antenna shall be made as a condition of the special use permit, but in no case shall any broadcasting tower and antenna exceed one hundred ninety-nine (199) feet in height. Applicants shall request the lowest broadcasting tower and antenna height necessary to accomplish their specific communication objectives. ***Milestone is in compliance with this standard and indeed falls far short of the maximum allowable height. Milestone proposes a monopole of 135' with 2' lightning rod, for total height of 137', which is the lowest tower height necessary in order to meet propagation objectives.***
2. The setback for any proposed broadcasting tower shall, at a minimum, conform to the requirements for principal structures for the proposed zoning district. However, in no case shall the minimum setback from the base of the broadcasting tower to any residential structure on an adjoining lot be less than forty (40) percent of the height of the tower, measured from the closest structural member of the broadcasting tower (excluding guy lines). Guy lines shall be exempt from the minimum setback requirements in side and rear yards for the respective zoning district, but shall comply with the setback requirements for the front yard. ***Milestone submits that the proposed monopole meets all setback requirements. As shown on Sheet Z-1A of the Zoning Drawings, the closest dwelling to the location of the proposed monopole is 430' to the southeast.***
3. The minimum setback from any property line abutting a road right-of-way for any other building or structure associated with a broadcasting tower shall be fifty (50) feet. Such buildings or structures shall be located a minimum of twenty-five (25) feet from any other property line. ***Milestone submits that the proposed monopole meets all setback requirements. As shown on Sheet Z-1 of the Zoning Drawings, the fenced compound is 170.6' from the western boundary line of the subject property and further distances to the boundary line in other directions (378.6' to the northwest, 410.9' to the northeast, and 306.1' to the southeast).***
4. More than one (1) broadcasting tower shall be permitted on a lot provided all applicable requirements have been met including setback requirements. ***Milestone is only proposing (1) broadcast tower at this location.***
5. Broadcasting towers shall not be illuminated with any type of lighting apparatus, unless such lighting is a requirement of the FAA or FCC. When lighting is proposed to conform to federal requirement, the county shall contact the federal agency to verify the necessity of lighting, and to determine the minimal amount and type of lighting necessary to comply with federal guidelines. Security lighting, or a "down lighting" design may be installed on buildings and structures associated with a broadcasting tower. In no case shall any lighting violate section 30-94 of this ordinance. ***Milestone will not illuminate the monopole with any type of lighting apparatus.***
6. Any proposed broadcasting tower within two (2) miles from any general or commercial airport or located at a ground elevation at or above two thousand (2,000) feet, average mean sea level, shall be referred to the appropriate regional office of the FAA for review and comment prior to filing an application for a special use permit. ***The proposed monopole is not within two (2) miles of any general or commercial airport and is situated below 2000' MSL.***

7. All broadcasting towers shall comply with any additional requirements established in the airport overlay district in section 30-72 of this ordinance, and the emergency communications overlay district in section 30-73. ***Not applicable.***
8. Any broadcasting tower approved shall be structurally designed to carry sufficient loading, and the site approved shall be sized to accommodate the additional equipment necessary for at least three (3) other vendors/providers of communications services in order to minimize the proliferation of new broadcasting towers in the vicinity of the requested site. In addition, by applying and being granted the special use permit, the applicant and the owner of the land agree to make the broadcasting tower and tower site available for additional leases within the structural capacity of the broadcasting tower and at reasonable costs adequate to recover the capital, operating and maintenance costs of the broadcasting tower location required for the additional capacity. ***Milestone submits that the proposed monopole is designed to be structurally sufficient to support a total of four (4) carriers/co-locators.***
9. A monopole broadcasting tower design is recommended. The board may approve an alternative broadcasting tower design if it finds that an alternative type of structure has less of a visual impact on the surrounding community and Roanoke County, and/or based upon accepted technical and engineering data a monopole design is not technically feasible. Cost shall not be a criteria for determining broadcasting tower design. ***Milestone proposes a monopole broadcasting tower design.***
10. No broadcasting towers shall be permitted within the critical viewsheds of the Blue Ridge Parkway or Appalachian Trail as shown on any official map designating these viewsheds and pre-approved by the board of supervisors. In addition, no towers shall be proposed within any other designated area of local scenic, historical, ecological and cultural importance as designated and approved by the board of supervisors prior to the filing of a tower application. ***Milestone submits that the proposed monopole does not fall within the critical viewshed of the Appalachian Trail. At it's closest point, the Blue Ridge Parkway is located approximately 2,000 feet east of the proposed monopole. The proposed monopole was visible from a number of photos taken along the Blue Ridge Parkway; however, based on the photographic survey, the monopole will have limited visibility from the Blue Ridge Parkway. The proposed site is not within any other designated scenic, historic, or ecologically/culturally significant areas.***
11. By applying and being granted the special use permit, the applicant and the owner of the land agree to dismantle and remove the broadcasting tower and associated facilities from the site within ninety days of the broadcasting tower no longer being use for wireless communications. Dismantling and removal from the site shall only be required after notice by the County. If antennas on any approved tower are relocated to a lower elevation, the tower shall be shortened to the height of the highest antenna. A bond or similar performance guarantee may be required as part of the special use permit approval. Said guarantee will be in an amount sufficient to ensure removal of the tower and all associated facilities and the reclamation of the property and road, access and utility corridors to a condition that existed prior to tower construction. ***Milestone will comply with this requirement.***

12. All broadcasting tower structures and associated hardware, antennas, and facilities shall be a flat matted finish so as to reduce visibility and light reflection unless otherwise required by the FCC or FAA. *Milestone submits that the monopole will comply with this requirement.*
13. No business signs shall be allowed on the property identifying the name of, or services offered by, any business associated with the broadcasting tower. *Milestone submits that no business signs shall be permitted at the facility.*

V. Compliance with Roanoke County Community Plan

Milestone's proposed monopole is in conformance with the 2005 Roanoke County Community Plan. Chapter 2 of the Community Plan outlines various vision statements to guide the County into the future. "Technology and Communications" is called out as a vital component of a holistic approach to maintaining and improving the quality of life in the Roanoke Valley. Specifically, the Plan states "*In 2010, Roanoke County provides its citizens opportunities to interface with each other, the capability to access local and global community services through the latest communications technologies and encourages - through both public and private means - the use of the latest technologies to enhance the quality of life in the Roanoke Valley. In 2010, Roanoke County encourages technological improvements/innovations in manufacturing, power transmission, communications, commerce and transportation to preserve and enhance the natural resources of the Roanoke Valley. Roanoke County facilitates a managed technological environment that balances education, productivity, social skills, health and the ecosystem.*" Milestone submits that this proposal falls directly in line with the County's stated vision for continued successful implementation and enhancement of the latest communications technologies. Further, a robust wireless communications network is necessary to achieve the County's vision with respect to all aspects of life in the county, including providing citizens with information about their government and resource protection programs, operating public transit, developing business and tourism, and supporting education at school and at home. Wireless communications networks are critical for ensuring citizens have access to emergency services.

VI. Items from the Broadcast Tower Checklist

1. Information on how the proposed site relates to the applicant's existing communication system including number of other sites within the Roanoke Valley, and the location of the antenna at each site.

Shentel will be the initial wireless provider at the top position on the monopole. The applicant anticipates that other wireless providers will co-locate on the facility over time. Please see the attached maps identifying the locations of all the existing communications facilities in proximity to the proposed facility. The proposed facility will serve to enhance the existing Shentel network by providing increases in both coverage and capacity and will help to offload traffic from the neighboring sites.

2. A map designating the specific coverage area(s) desired with any overflow area denoted separately.

Included with this application package are propagation maps, provided by Shentel, indicating current coverage levels (without the new site) and new coverage levels upon the addition of the proposed site to the network.

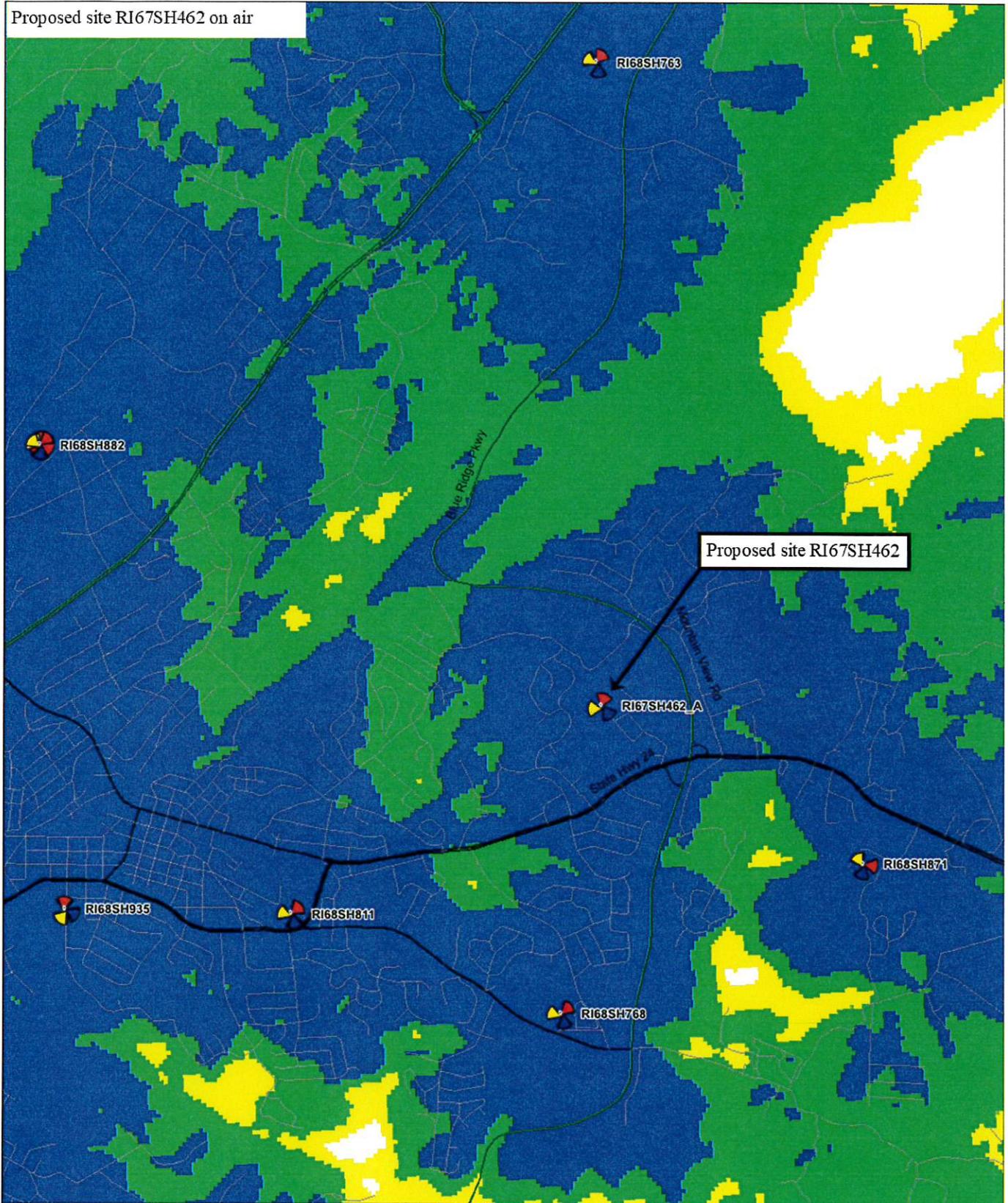
3. A list, with a map, of all the alternative sites considered or evaluated to serve the area of this proposed tower, including other existing tower sites in the vicinity. This should include any co-locations considered and the specific technical, legal or other reasons the site(s) were rejected.

Included with this application package is a list of alternative sites considered to serve the area of this proposed tower. The reasons why the alternatives will not work are also included.

VII. Conclusion

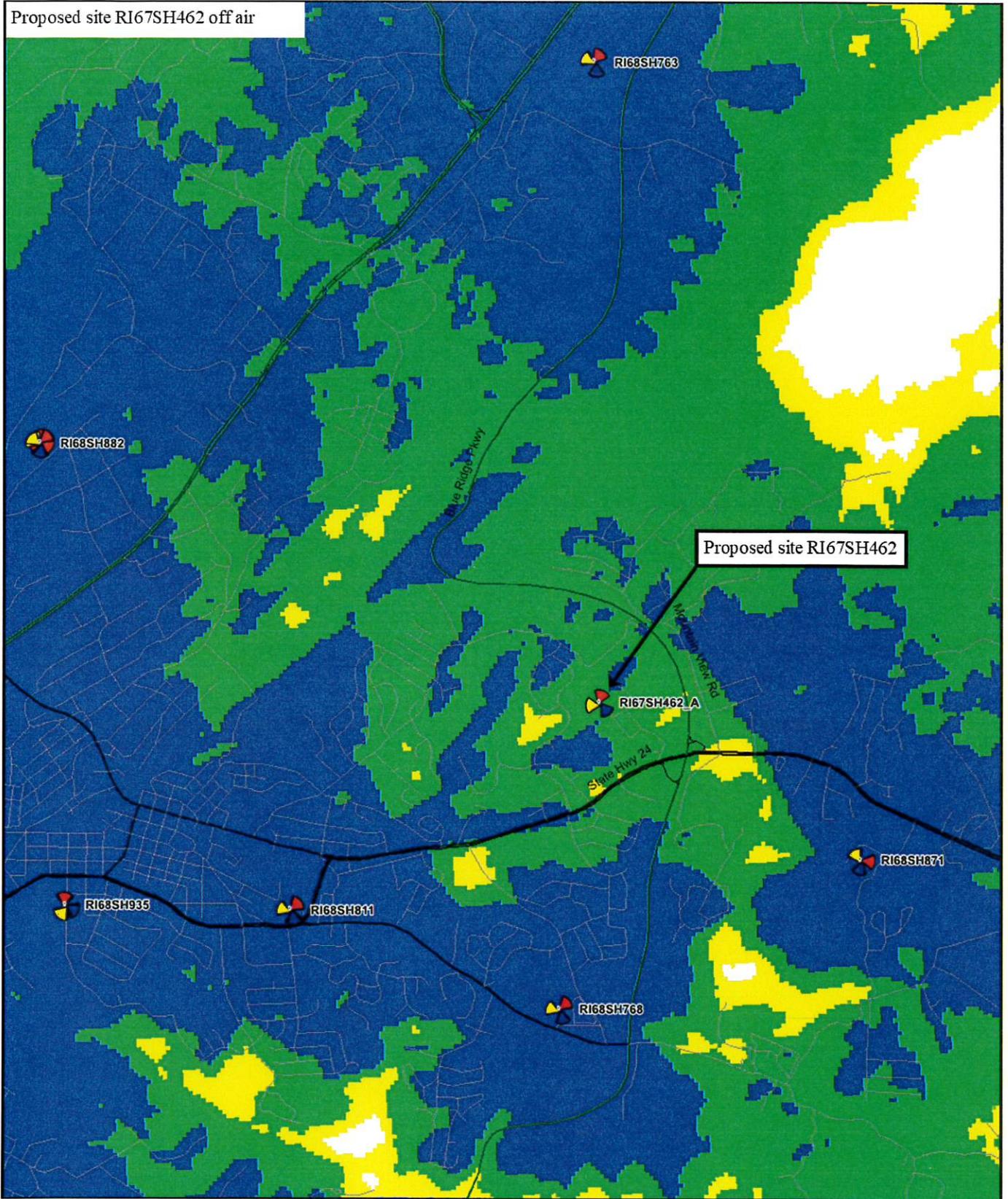
Milestone looks forward to the opportunity to add and enhance wireless service in and around this primarily residential area of Vinton. Milestone appreciates your attention to and consideration of this proposal. The evidence outlined above and supported in the attached exhibits highlights that Milestone's proposal meets and exceeds every relevant code requirement. At the upcoming public hearing, Milestone will elaborate on and present additional expert and other supporting evidence to demonstrate why, as a matter of fact and law, this application for a Special Use Permit should be granted. Thank you.

Proposed site RI67SH462 on air



-  In-building coverage
-  Vehicular
-  Outdoor

Proposed site RI67SH462 off air



-  In-building coverage
-  Vehicular
-  Outdoor

BROADCAST TOWER PREAPPLICATION CONSULTATION CHECKLIST

Date: 9/8/2020

Applicant Name: Milestone Communications

Consultant Staff Member: Philip Thompson

BROADCASTING TOWERS AND ASSOCIATED ANTENNA PERMITTED BY RIGHT:

- New and replacement broadcasting towers and associated antenna not exceeding thirty (30) feet in height and located within any commercial or industrial zoning district provided:
 - a) the proposed tower is a monopole type design:
 - b) the general area of the proposed tower is currently served by above ground utilities including electric power and telephone poles: and
 - c) all other use and design standards for the construction of the broadcasting tower and associated facilities are met.
- Antennas may be installed on any existing structure within the County provided said antenna does not meet the definition of a broadcasting tower, does not increase the height of the existing structure more than ten (10) feet, and does not result in the structure and antenna exceeding the maximum structure height for that zoning district.
- Temporary towers erected for a period not to exceed twenty-one days.

The following information shall be required as part of the Special Use Permit for a Broadcast Tower in addition to standard application requirements.

Proposed Site Qualities

Utilities that are currently present on site: **Electric**

Utilities required that are not currently present on site: **N/A**

Expected route of linkage:

Estimated noise level in decibels: **N/A**

Broadcast Tower

Structure Type: Monopole Lattice Tower Guyed Tower Stealth Design (description)
 Other (description)

Proposed height of tower excluding antenna: **135'**

Existing height of surrounding tree canopy and/or buildings: **n/a**

Construction material and finish of tower: Specific tower location
 Material: **steel** Finish: **gray** Longitude: **79° 51 ' 34 "** Latitude: **37° 17 ' 16"**

Ground Elevation in mean sea level of the proposed tower site: **1147.72'**

Tower has structural ability to accommodate: One Two Three other providers.

Types(s) of Antenna or Other Devices Attached to Tower

Omni-Directional Antenna Directional Panel Parabolic Antenna Whip Antenna
 Other

Material and finish of the proposed antenna(s). Dimensions of Antenna(s)-height/width/depth
 Material: **polymer/steel** Finish: **white** / /

The following information must be submitted separately in either a written or mapped format.

- Information on how the proposed site relates to the applicant's existing communication system including number of other sites within the Roanoke Valley, and the location of the antenna at each site.
- A map designating the specific coverage area(s) desired with any overflow areas denoted separately.
- A list, with a map, of all the alternative sites considered or evaluated to serve the area of this proposed tower, including other existing tower sites in the vicinity. This should include any co-locations considered and the specific technical, legal or other reasons the other site(s) were rejected.
- Provide conceptual site plan drawn to scale, depicting the location of support structures, equipment enclosures, landscaped areas, fences, lighting, access, limits of disturbed land, average slope of the site, ownership and use of adjoining properties, etc.
- Provide accurate, to scale, photographic simulations showing the relationship of the proposed broadcast tower and associated antenna to the surroundings. Photographic simulations should include the relationships of any new or modified road or utility corridors necessary to serve the proposed broadcast tower site.
- Provide computerized terrain analysis showing the visibility of the proposed broadcast tower and antenna at the requested height and location. If new or modified road, access or utility corridors are proposed, the terrain analysis shall also show the visibility of these new or modified features.
- Provide detail sheet for broadcast tower structure.
- Provide an accurate description and photograph of the proposed tower structure, including antenna.
- Provide detail sheet of any antenna or devices attached to tower including electrical and mechanical specifications for antenna systems.

Notes:

I hereby certify that:

- All required submittals to the FAA, as required by Zoning Ordinance Section 30-87-2D.6, have been submitted.
- A required on-site balloon or comparable test will be performed on the dates of 9/6/20 for the Planning Commission public hearing scheduled for 11/2/20, and on the dates of 9/6/20 for the Board of Supervisors public hearing scheduled for 11/17/20.
- I, the applicant, shall be responsible for all fees associated with the filing of the application, including the reasonable cost of any independent analysis deemed necessary by the County to verify the need for the new broadcast tower.

Signature: Phil Stetler

Digitally signed by Phil Stetler
Date: 2020.09.08 14:24:03 -0400

Date: 9/8/20

SUBMITTALS	
DATE	DESCRIPTION

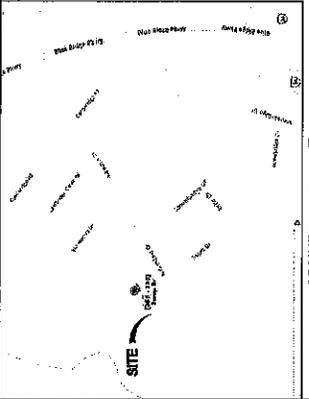
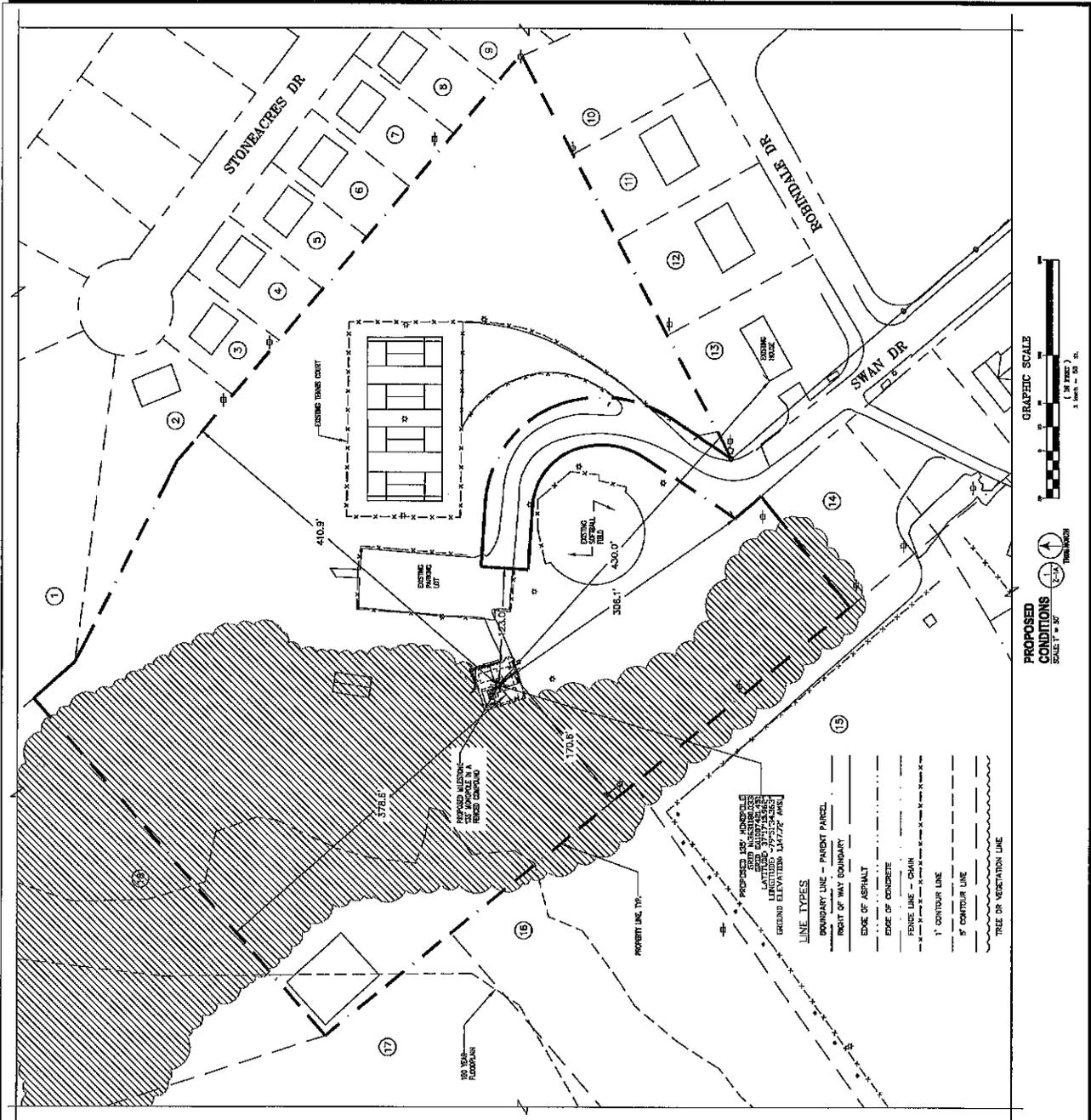


PROJECT NO.	1080.303
DESIGNER	M.L.C.
DRAWN BY	R.S.
SCALE	1" = 40'
GRAPHIC SCALE IN INCHES	

STONEBRIDGE PARK
420 SWAN DRIVE
ANTTON, VA 24179

TITLE:
PROPOSED CONDITIONS

SHEET NUMBER:
Z-1A



SURVEY NOTES

- 1) SITE NAME: STONEBRIDGE PARK
- 2) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3) THE SUBJECT PARCEL INFORMATION:
 - ADDRESS: 420 SWAN DRIVE
 - APPLICATOR: GOMANUS, ANTON, VA 24179
 - TAX PARCEL ID: 081-000-01-5100-000
 - ADDRESS: 420 SWAN DRIVE
 - PROPOSED MONOPOLE: 10' TALL
- 4) THE REQUIRED HEIGHTS FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
 - FRONT: 307 FT
 - REAR: 376 FT
 - SIDE: 158 FT
 - CL. TO NEAREST ADJACENT PROPERTY: 152 FT
 - CL. TO NEAREST STREET: 60.2 FT
- 5) THE BENCHMARKS ARE M.D. 83 AND M.D. 84, AND THE BEARING IS BASED ON STATE GRID.
- 6) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE PRESENCE OF ANY UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR BEFORE CONSTRUCTION.
- 7) NO WETLANDS HAVE BEEN IDENTIFIED AND ANY AREAS SHOWN AS WETLANDS ARE BASED ON VISUAL INSPECTION AND ARE NOT TO BE CONSIDERED A DEFINED WETLAND.
- 8) THE FLOOD ZONE OF THE PROPOSED MONOPOLE IS AS FOLLOWS:
 - FLOOD ZONE: 10' TALL
 - GROUND ELEVATION: 147.72' (ANGL)
 - MONOPOLE ELEVATION: 157.72' (ANGL)
 - MONOPOLE NUMBER: 10' TALL
 - REVISION: SEPTEMBER 20, 2007.
- 9) A TITLE REPORT WAS REVIEWED FOR THIS SURVEY.
- 10) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PROPOSED MONOPOLE ONLY. ANY NECESSARY ADJUNCTIVE EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- 11) NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY, AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
- 12) THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
- 13) THE LOCATION OF THE PROPOSED MONOPOLE IS AS FOLLOWS:
 - COORDINATE: N 27° 17' 15.982"
 - LONGITUDE: W 100° 00' 00.000"
 - GROUND ELEVATION: 147.72' (ANGL)

PROPOSED CONDITIONS
 SCALE: 1" = 40'

entrex
 COMMUNICATIONS SERVICES, LLC
 6100 Riverchase Blvd, Suite 350
 Birmingham, AL 35226
 PHONE: 205-988-0800

SUBMITTALS	
DATE	DESCRIPTION
01-21-01	ISSUE REVIEW
01-24-01	ISSUE REVIEW

SCALE

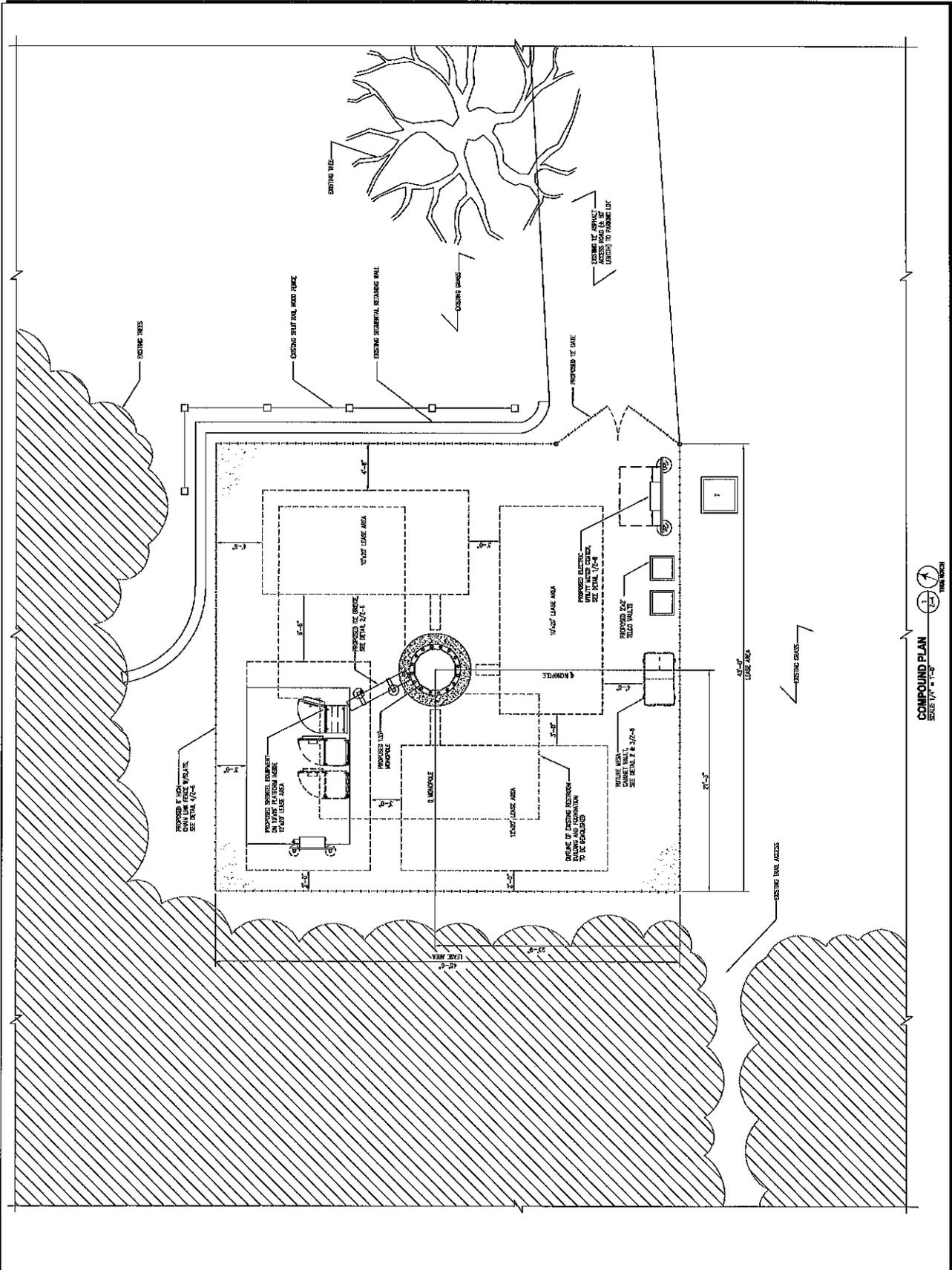
Milestone
 COMMUNICATIONS

PROJECT NO.: 11850-303
 DESIGNER: M.A.
 ENGINEER: M.A.
 SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE IN INCHES

STONERIDGE PARK
 420 SWAN DRIVE
 VINTON, VA 24179

TITLE:
COMPOUND PLAN

SHEET NUMBER:
Z-4



COMPOUND PLAN
 SCALE: 1/8" = 1'-0"
 11/14/01



entrex
COMMUNICATIONS

6109 Executive Blvd, Suite 300
Brockville, MD 20832
PHONE: 301-948-6800

SUBMITTALS	
NO.	DESCRIPTION
1	AS SHOWN
2	AS SHOWN
3	AS SHOWN
4	AS SHOWN
5	AS SHOWN
6	AS SHOWN
7	AS SHOWN
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100	AS SHOWN

DESIGN: _____
DATE: _____

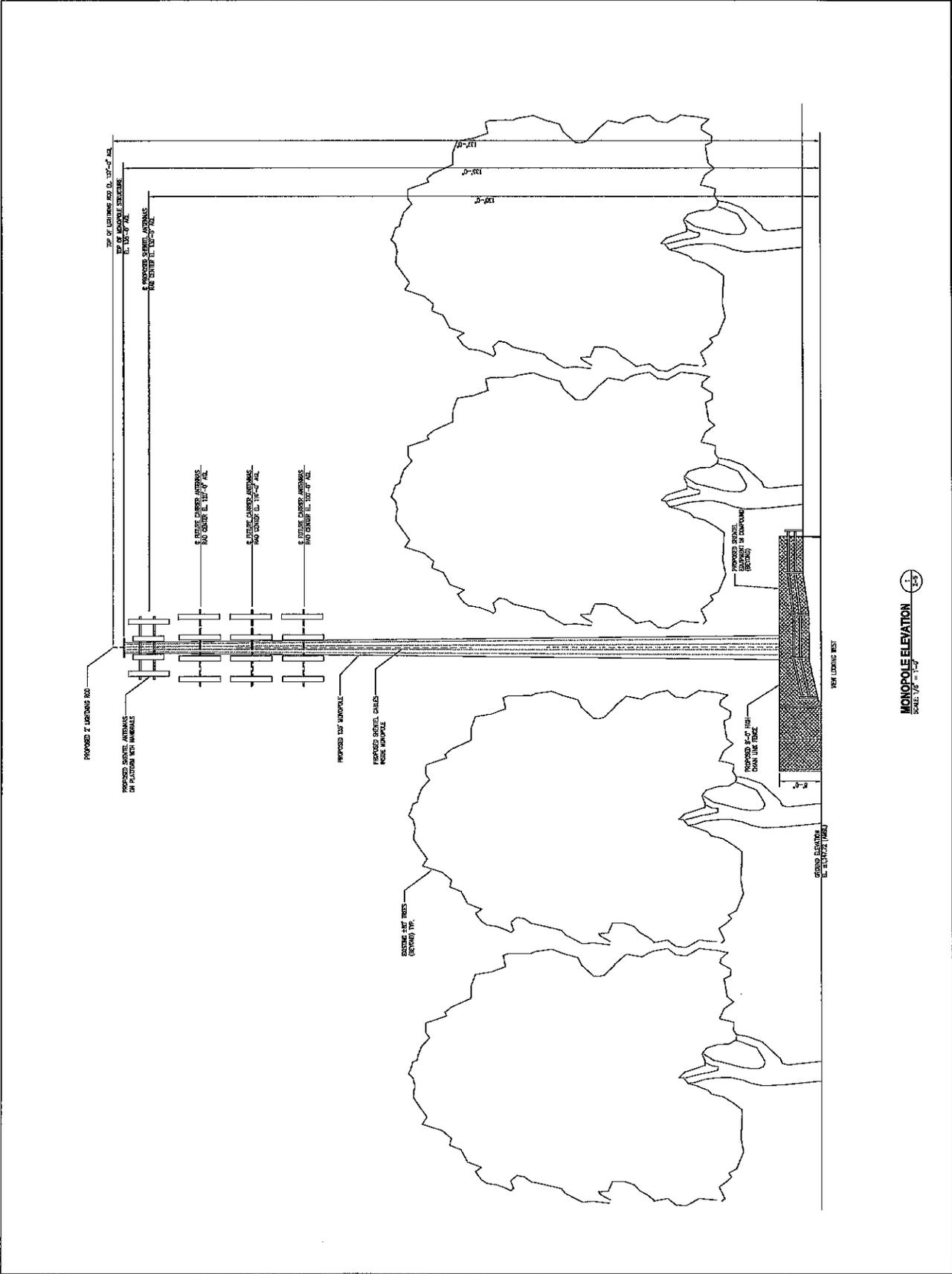


Milestone
COMMUNICATIONS

PROJECT NO: 1050-303
DESIGNER: M.A.
ENGINEER: M.M.
SCALE: 0 = 1/2" = 1'
GRAPHIC SCALE IN INCHES

STONERIDGE PARK
428 SWAN DRIVE
VINTON, VA 24179

TITLE:
**MONOPOLE
ELEVATION**
SHEET NUMBER:
Z-5



MONOPOLE ELEVATION
SCALE: 1/4" = 1'-0"

Alternative Site Rule-out

There are no existing collocation structures within the coverage gap. The closest collocation opportunity is a US Cellular tower 1.64 miles to the southwest and Shentel is active on that tower.



-  Proposed Location
-  Coverage Gap
-  1-mile radius
-  1 1/2 mile radius
-  Existing Shentel Sites
-  US Cellular Tower

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER, TUESDAY, AUGUST 11, 2020

RESOLUTION 081120-1 AUTHORIZING MILESTONE COMMUNICATION, INC. TO FILE A REZONING/ SPECIAL USE PERMIT APPLICATION TO ERECT A WIRELESS BROADCAST TOWER ON PROPERTY OWNED BY THE ROANOKE COUNTY BOARD OF SUPERVISORS, LOCATED AT 420 SWAN DRIVE (TAX MAP NO. 061.02-01-51.00-0000), VINTON MAGISTERIAL DISTRICT

WHEREAS, by letter of February 11, 2020, Milestone Communication, Inc. ("Milestone") has proposed to erect a wireless broadcast tower on property owned by the Roanoke County Board of Supervisors, located at 420 Swan Drive (Tax Map No. 061.02-01-51-00.0000) in Stonebridge Park in the Vinton Magisterial District; and

WHEREAS, in order for the Board to properly consider Milestone's proposal, Milestone must first submit an application for a rezoning and a special use permit, and the application must be reviewed by County staff, the Planning Commission and the Board of Supervisors, pursuant to the process set forth in the Roanoke County Zoning Ordinance (Appendix A to the Roanoke County Code); and

WHEREAS, pursuant to Section 30-19-2 of the County Code, because Milestone is not the owner of the property located at Stonebridge Park, Milestone must first obtain written consent from the Board of Supervisors in order to file the application; and

WHEREAS, a rezoning and special use permit application is necessary because the property at Stonebridge Park is presently zoned R-1 (low density residential); pursuant to the Zoning Ordinance, a wireless broadcast tower may only be erected on property that is zoned for agricultural, commercial or industrial use, and further requires a special use permit; and

WHEREAS, no County representatives have given Milestone assurance, of any kind, that such an application will ultimately be approved by the Board of Supervisors.

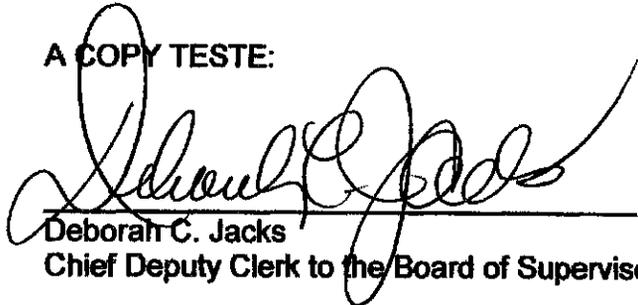
NOW THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Roanoke County, Virginia, that Milestone Communications, Inc. is hereby authorized to file a rezoning and special use permit application regarding its proposal to erect a wireless broadcast tower on property located at 420 Swan Drive (Tax Map No. 061.02-01-51-00.0000) in Stonebridge Park in the Vinton Magisterial District.

On motion of Supervisor Peters to adopt the resolution, seconded by Supervisor Hooker and carried by the following recorded vote:

AYES: Supervisors Mahoney, Hooker, North, Peters, Radford

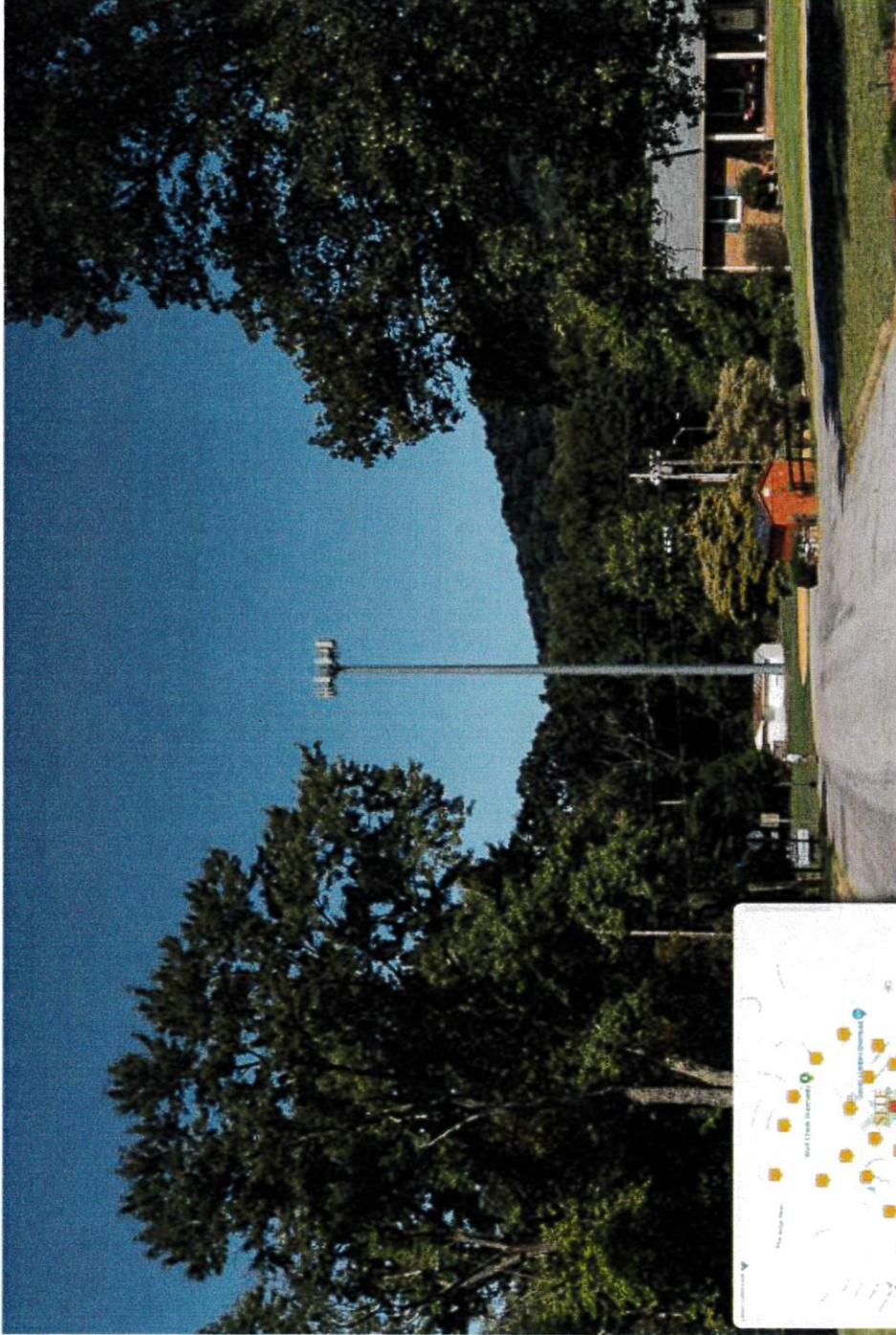
NAYS: None

A COPY TESTE:



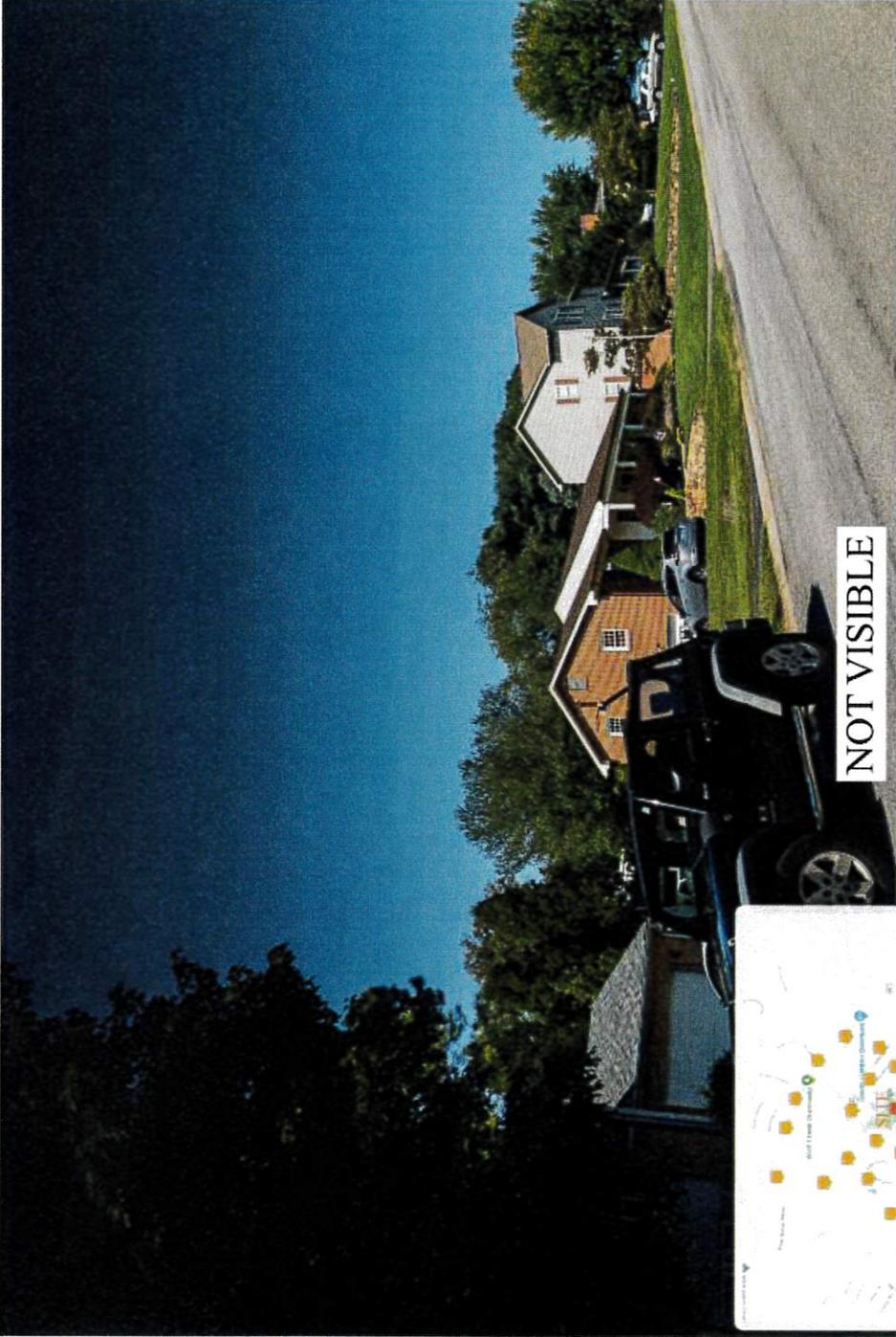
Deborah C. Jacks
Chief Deputy Clerk to the Board of Supervisors

cc: Peter S. Lubeck, County Attorney
Philip Thompson, Director of Planning



STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #1

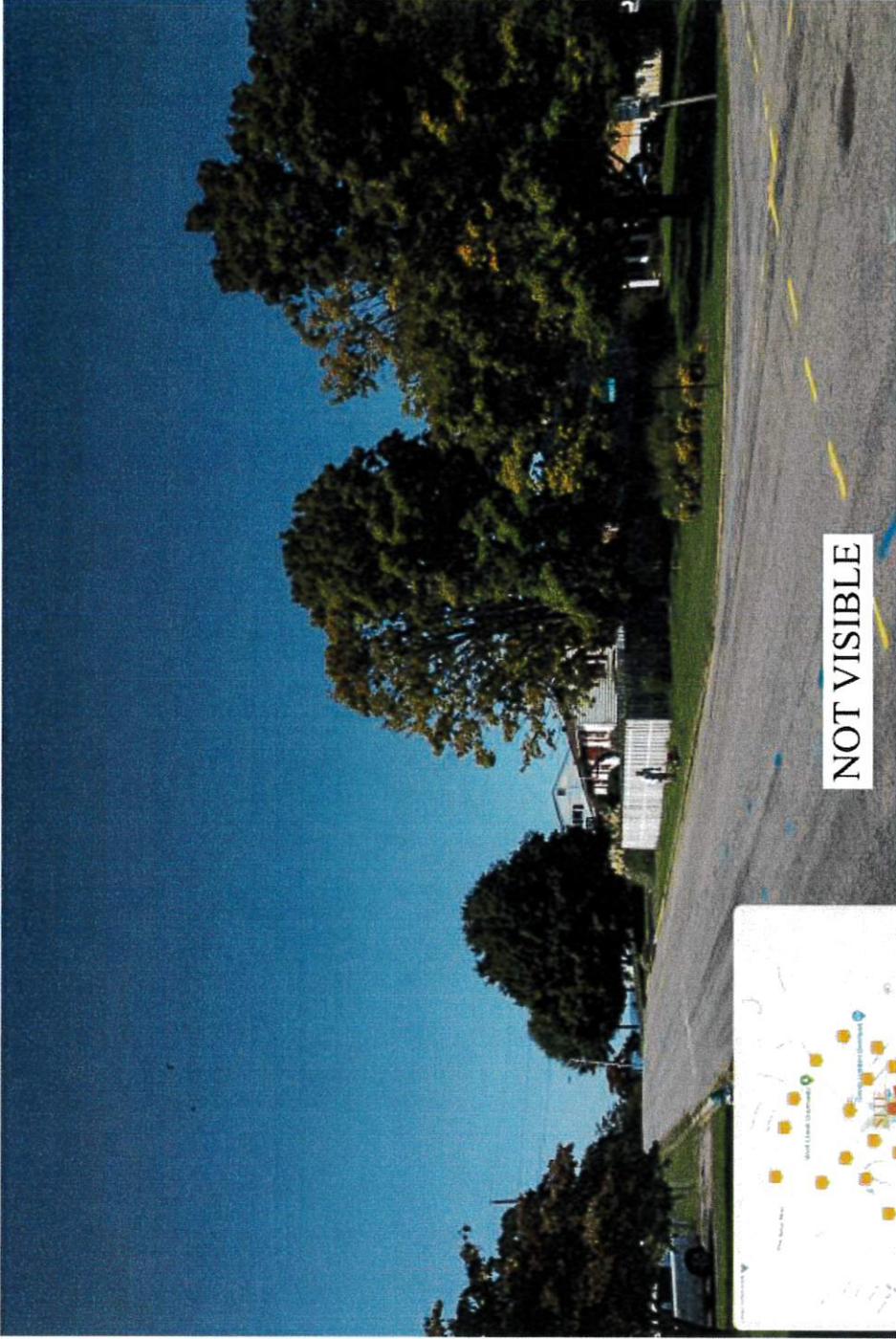


NOT VISIBLE

STONEBRIDGE PARK
PROPOSED MONOPOLE

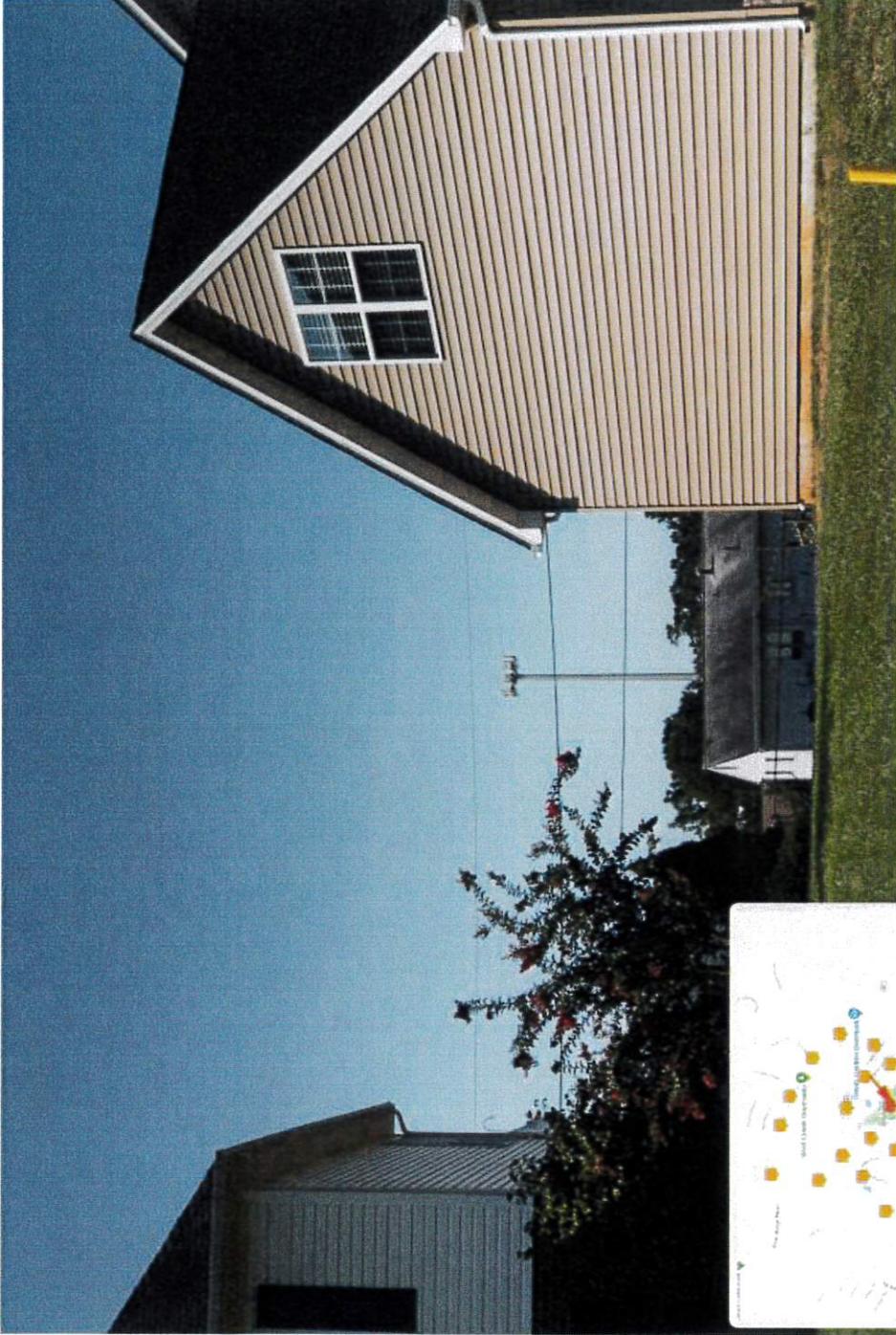
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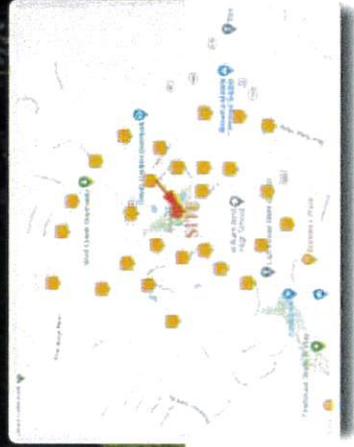
STONEBRIDGE PARK
PROPOSED MONOPOLE

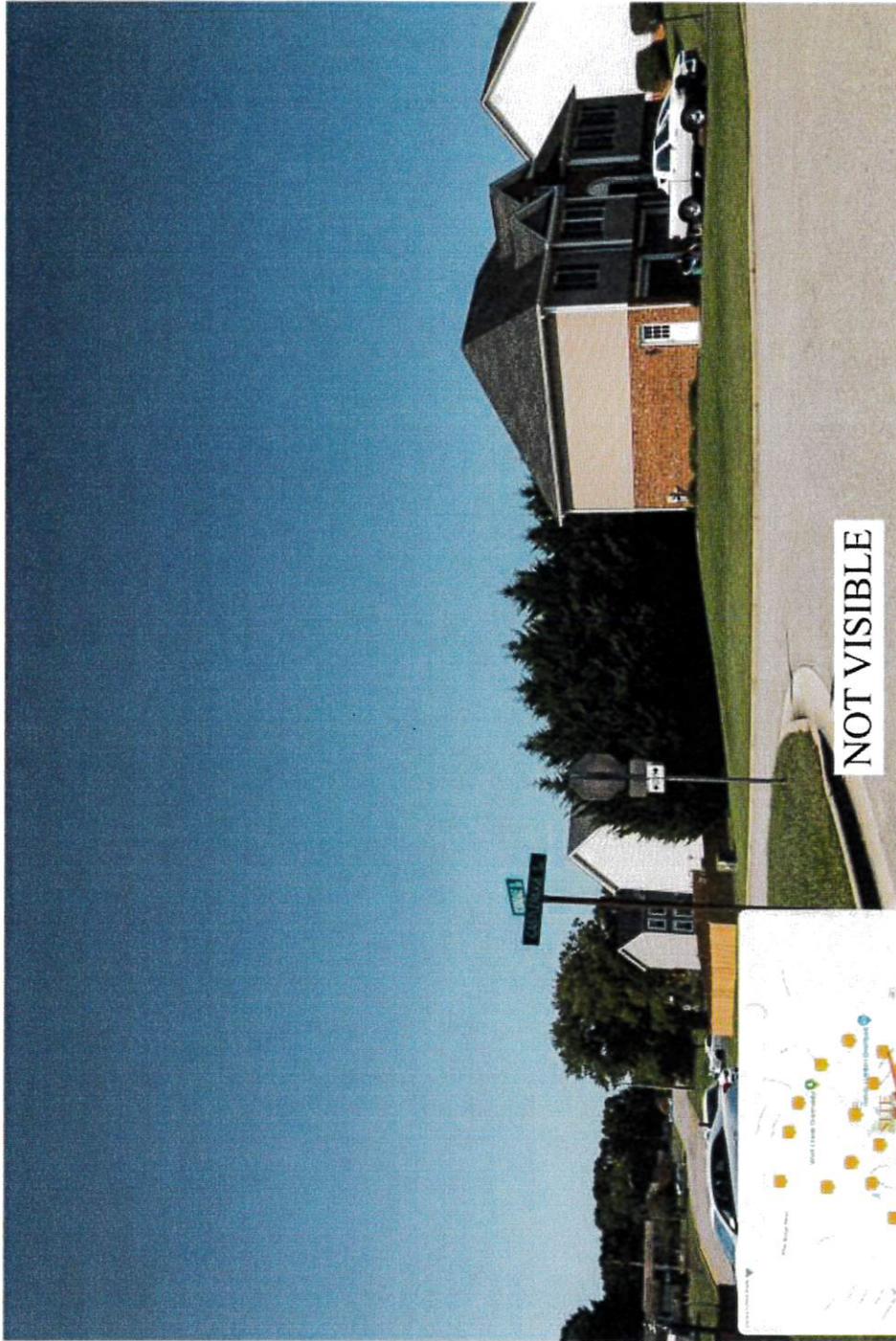
PHOTO #3



STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #4

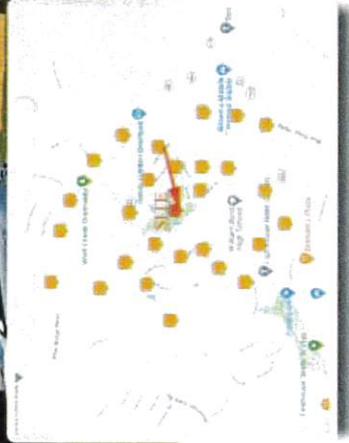


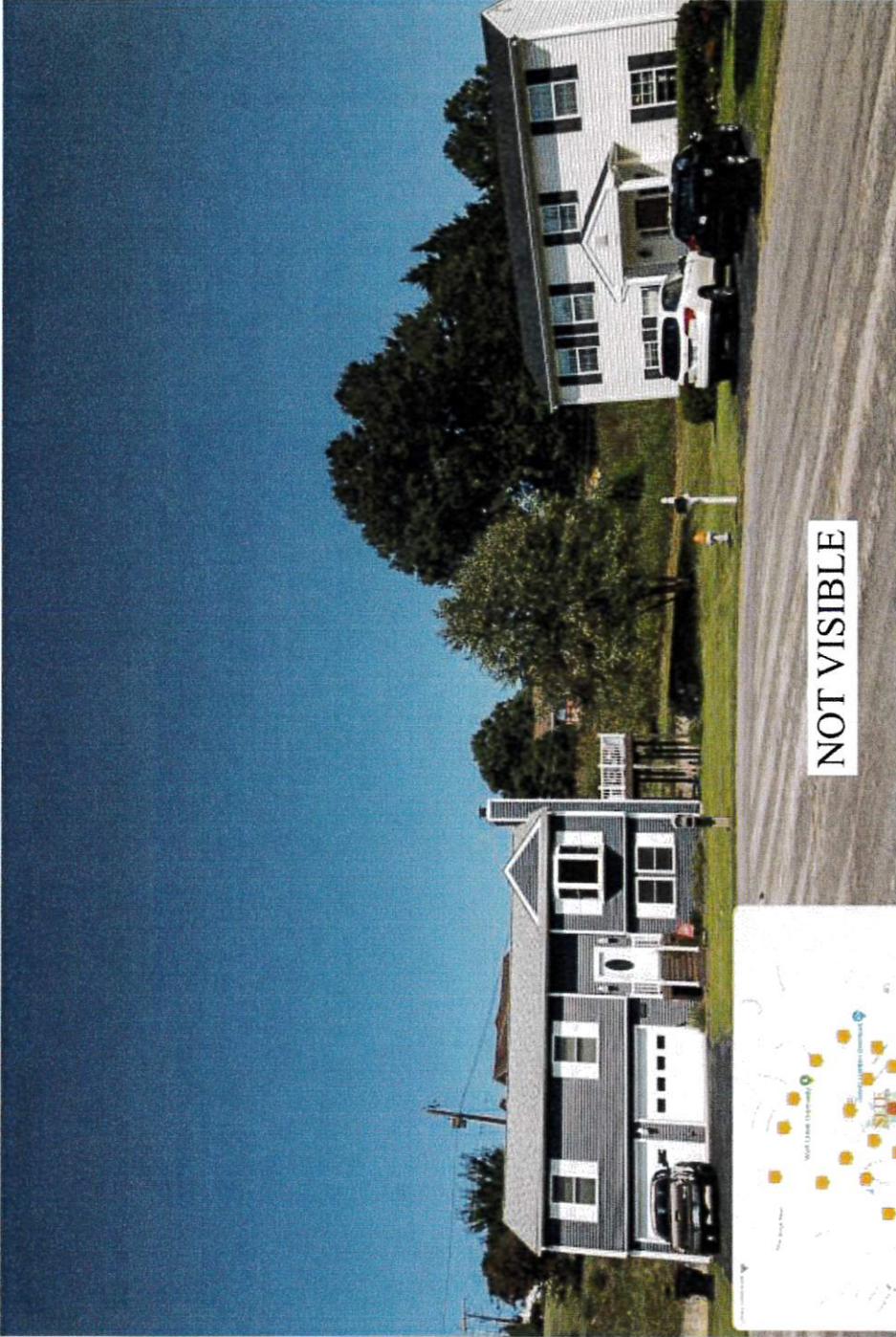


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STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #5

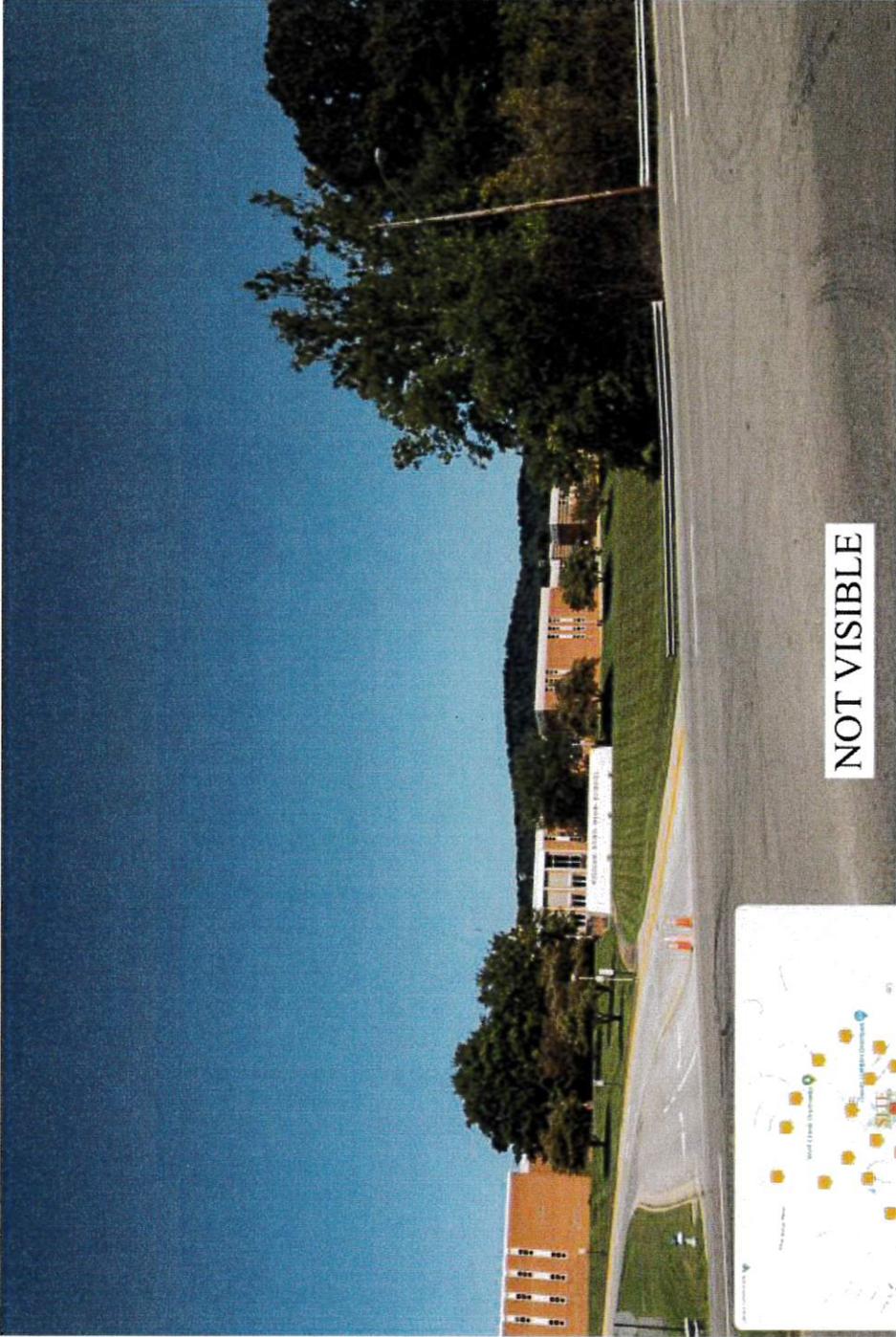




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STONEBRIDGE PARK
PROPOSED MONOPOLE

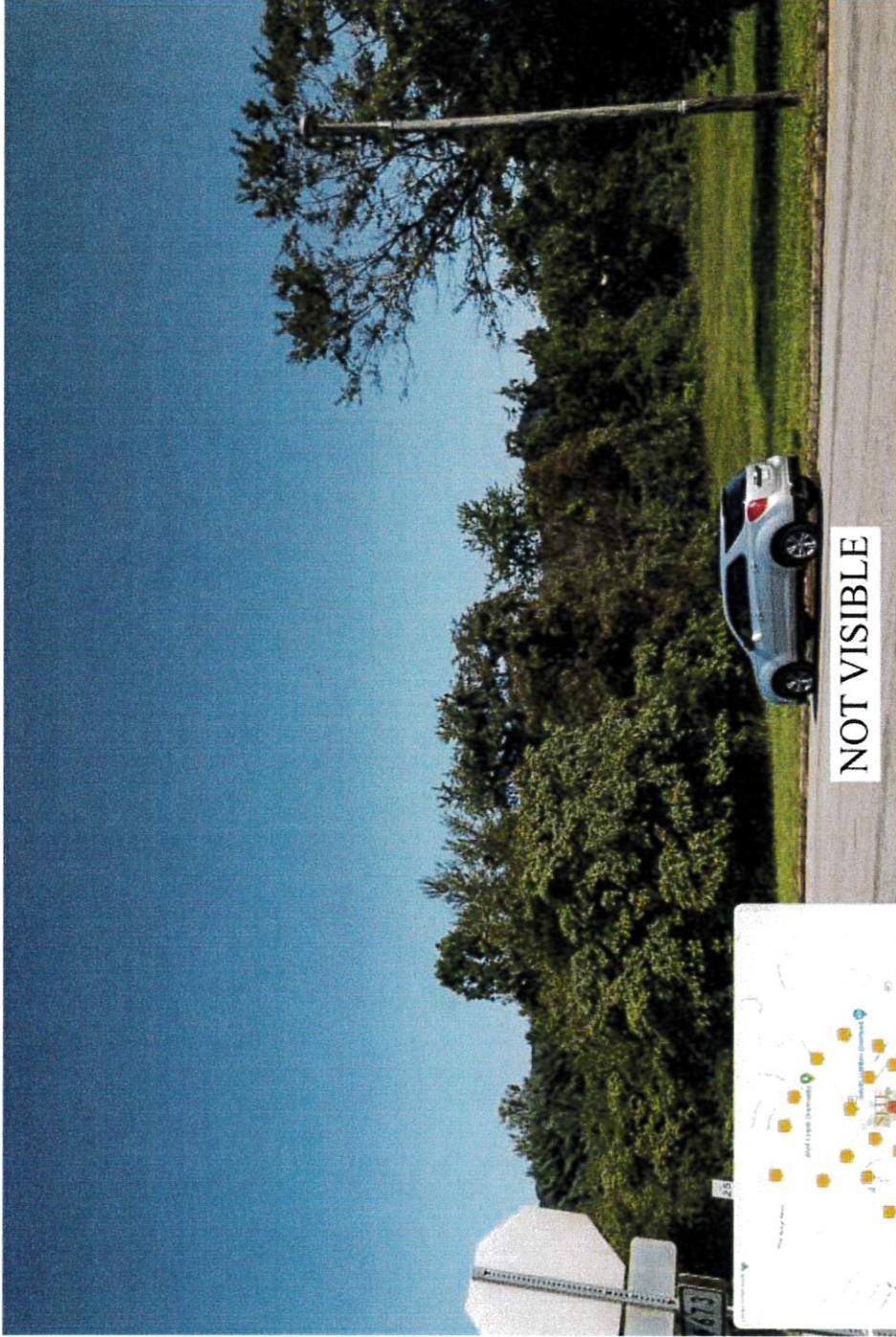
PHOTO #6



NOT VISIBLE

STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #7



NOT VISIBLE

STONEBRIDGE PARK
PROPOSED MONOPOLE

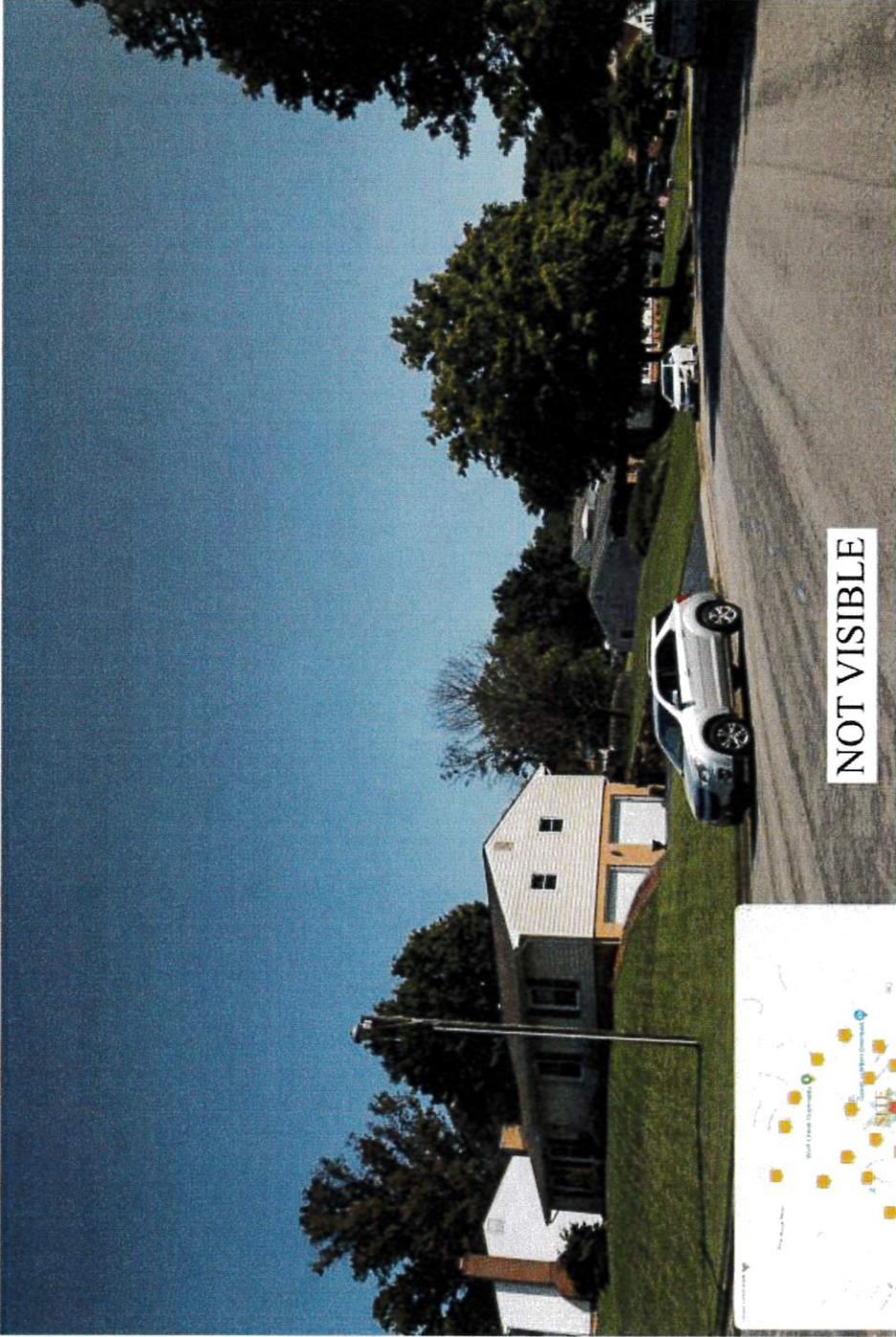
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STONEBRIDGE PARK
PROPOSED MONOPOLE

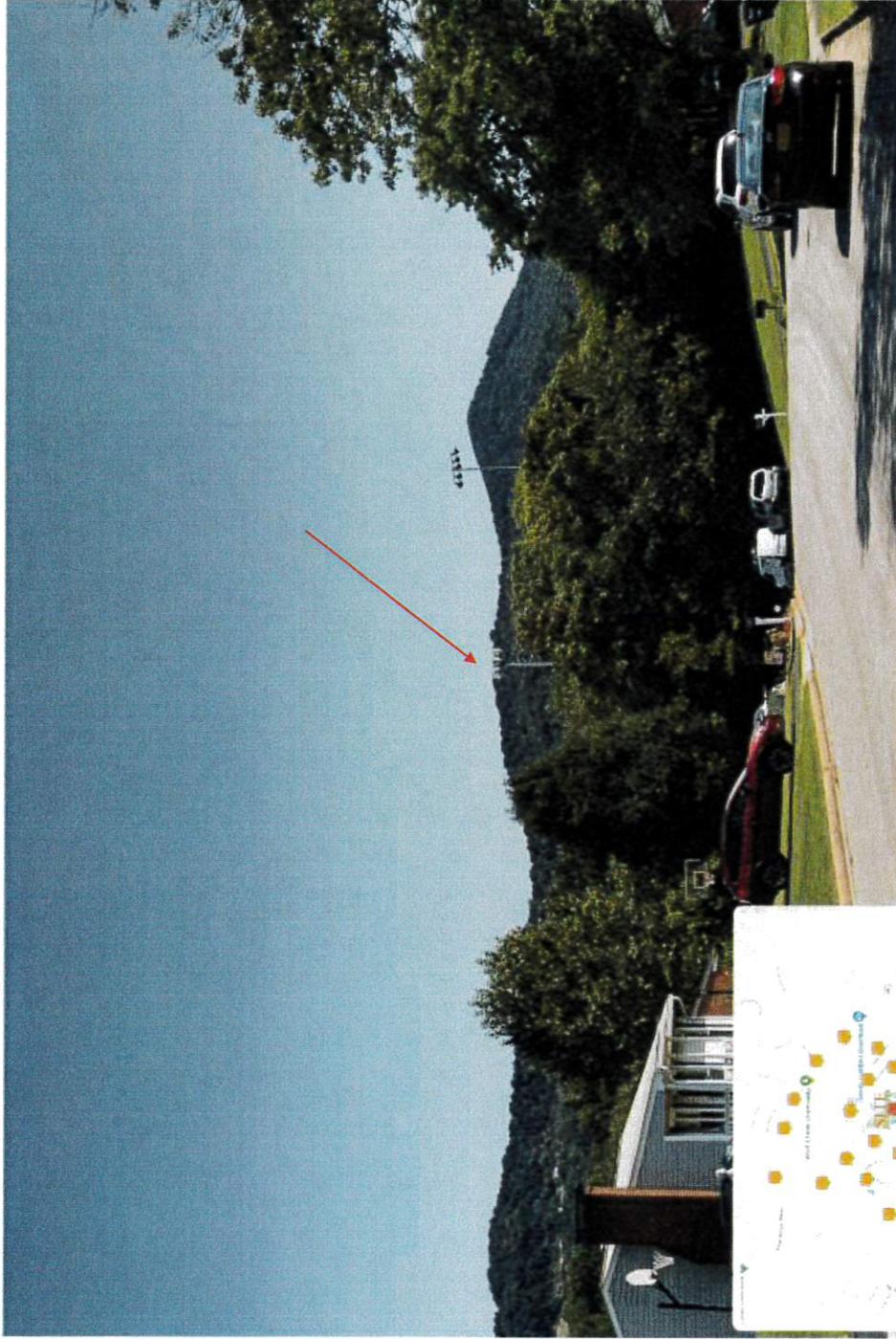
PHOTO #9



NOT VISIBLE

STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #10



STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #11



STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #12



STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #13

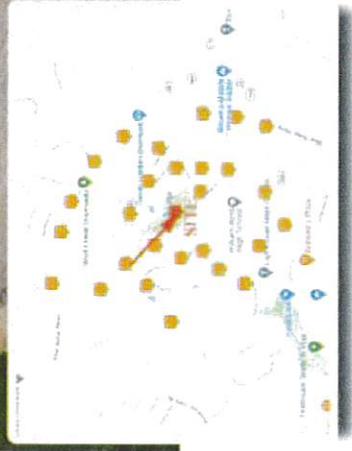


STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #14

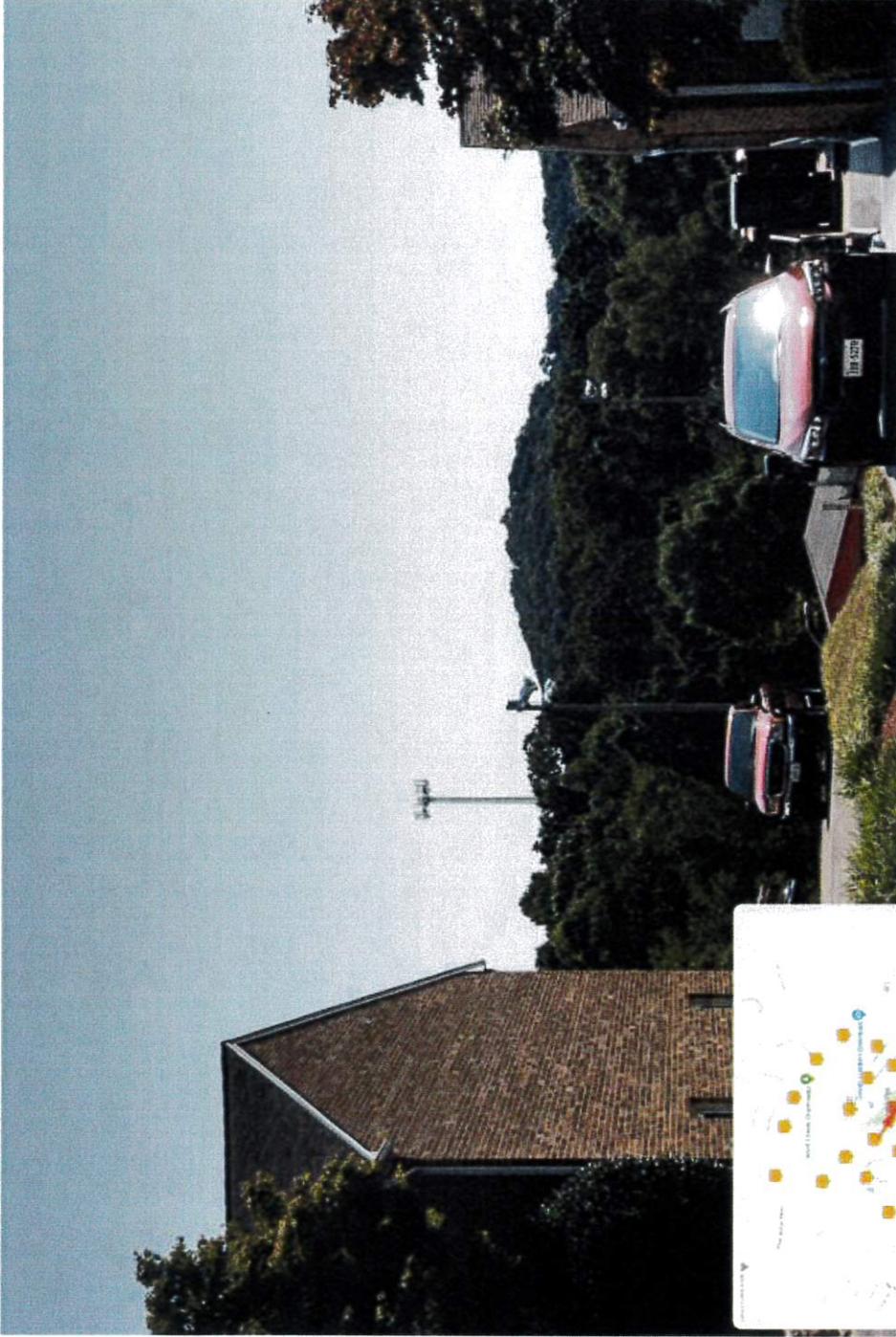


NOT VISIBLE



STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #15



STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #16



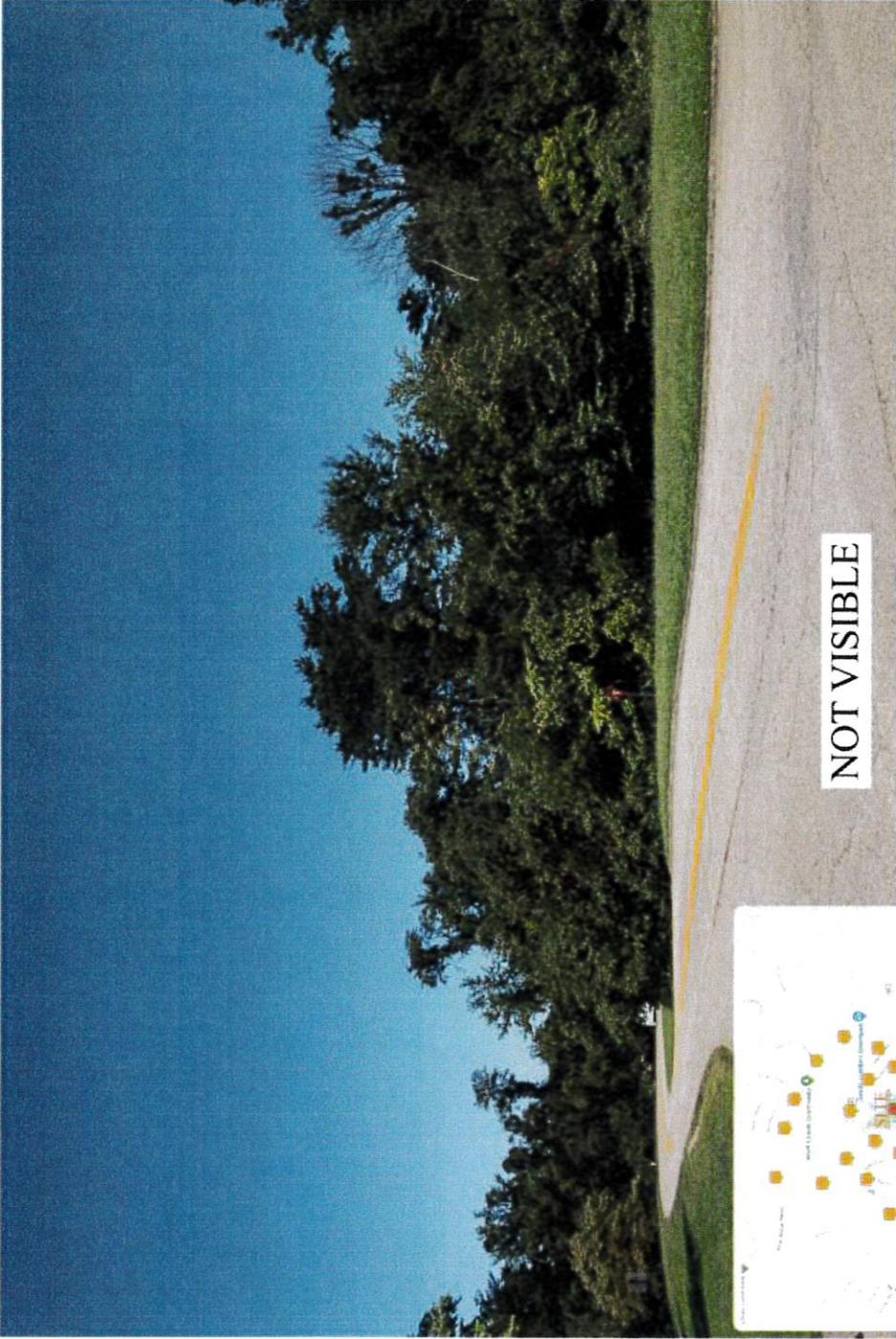
STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #17



STONEBRIDGE PARK
PROPOSED MONOPOLE

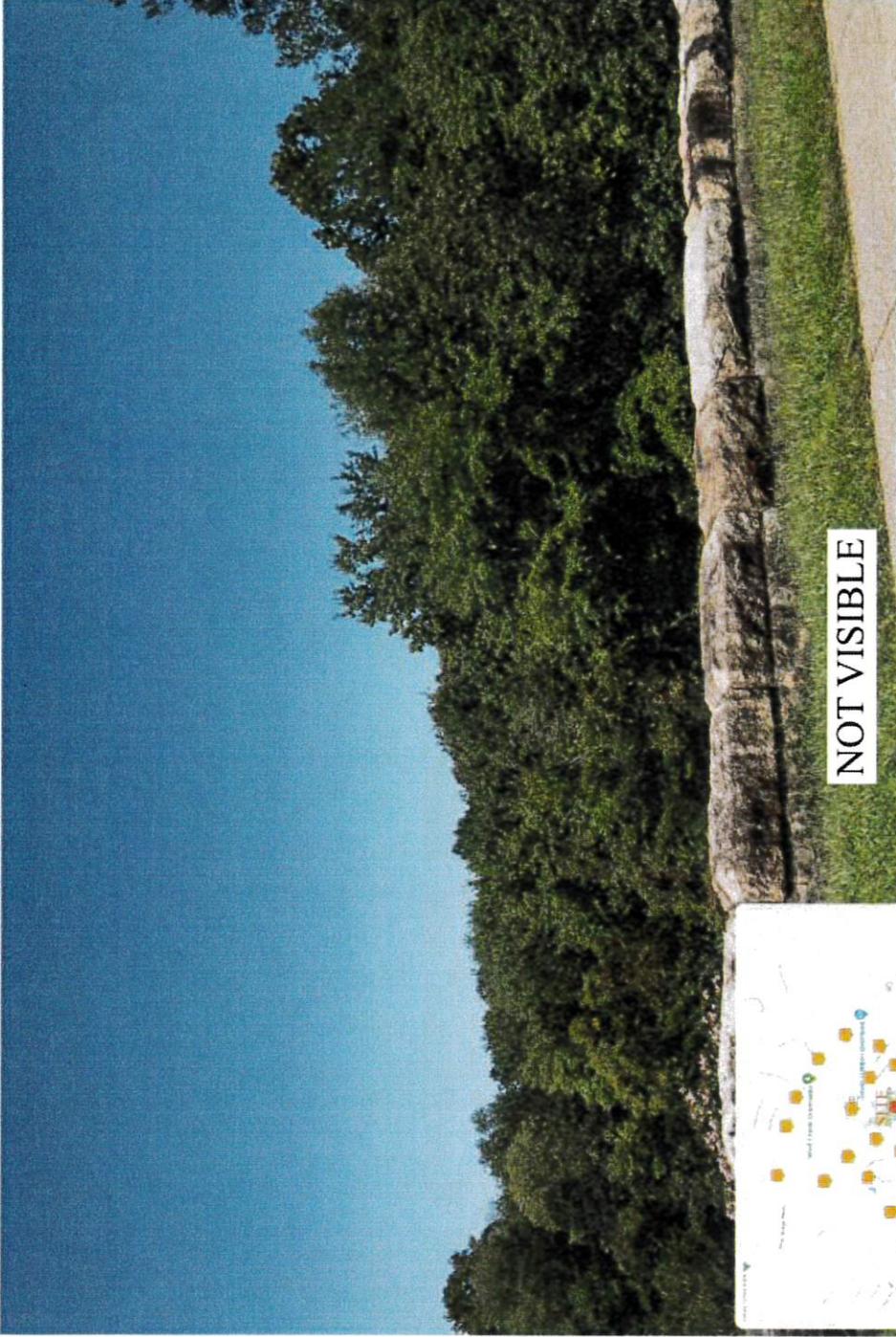
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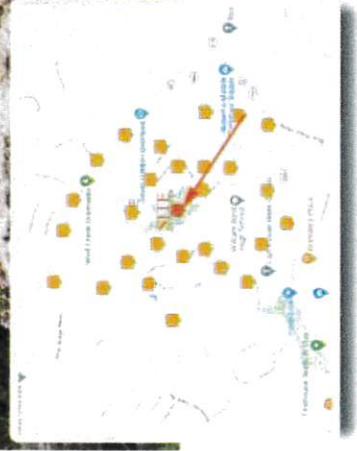
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STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #19



NOT VISIBLE



STONEBRIDGE PARK
PROPOSED MONOPOLE

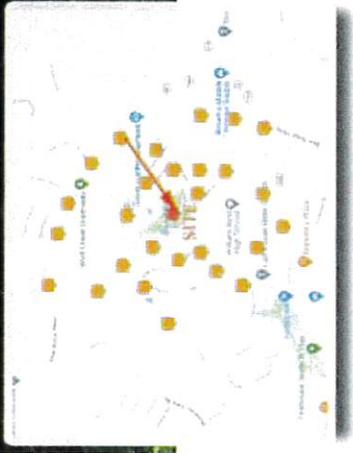
PHOTO #20



NOT VISIBLE

STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #21



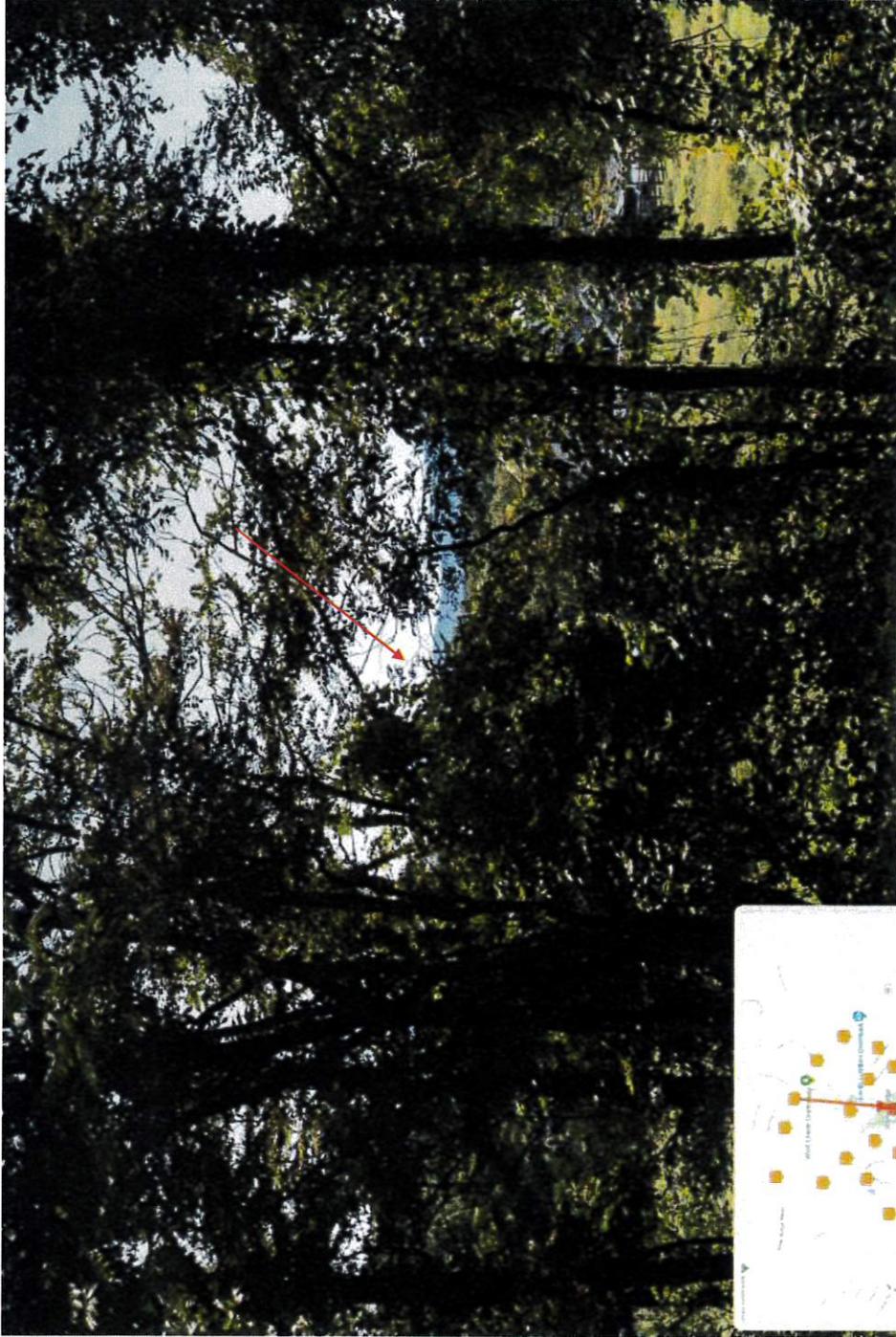
STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #22



STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #23



STONEBRIDGE PARK
PROPOSED MONOPOLE

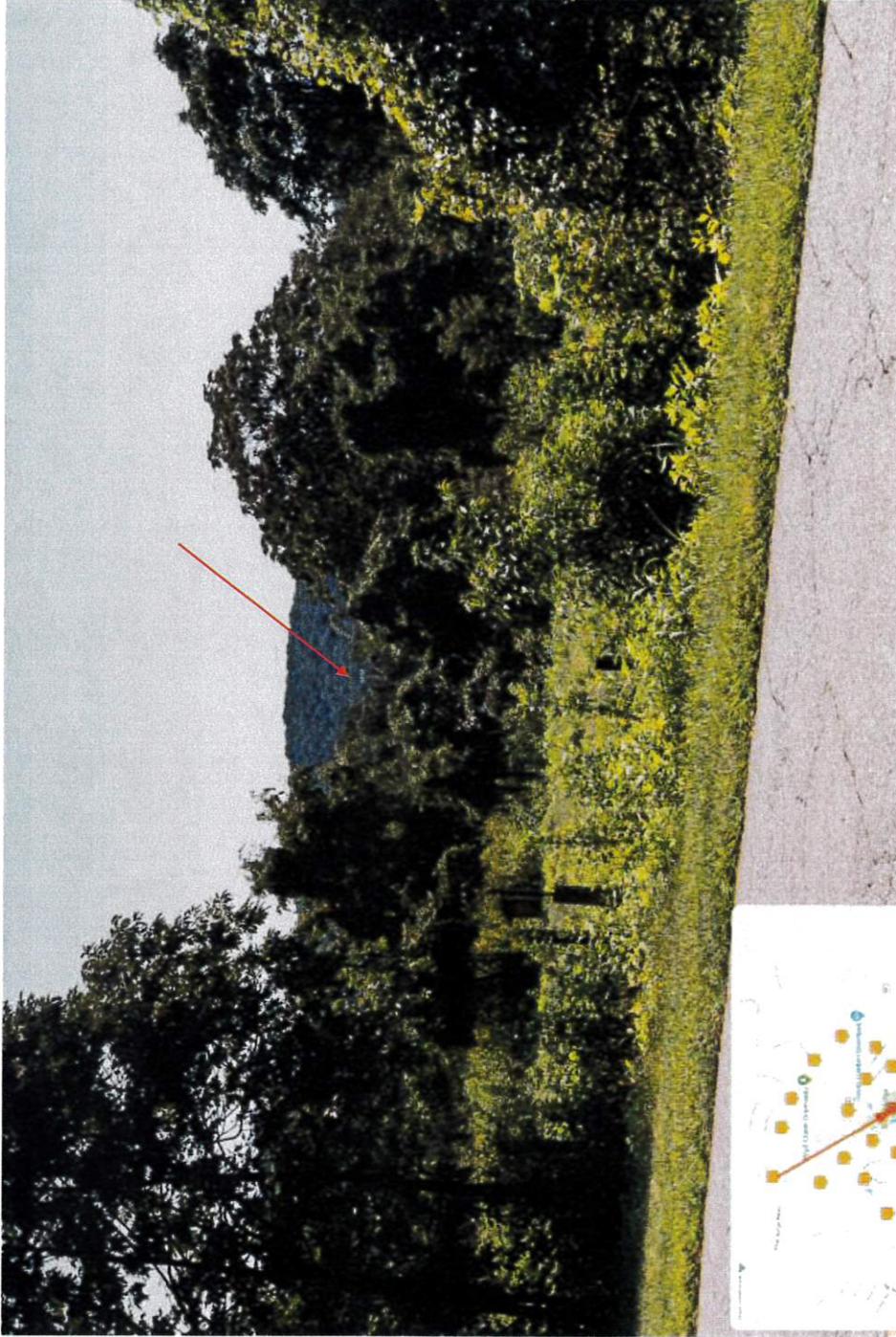
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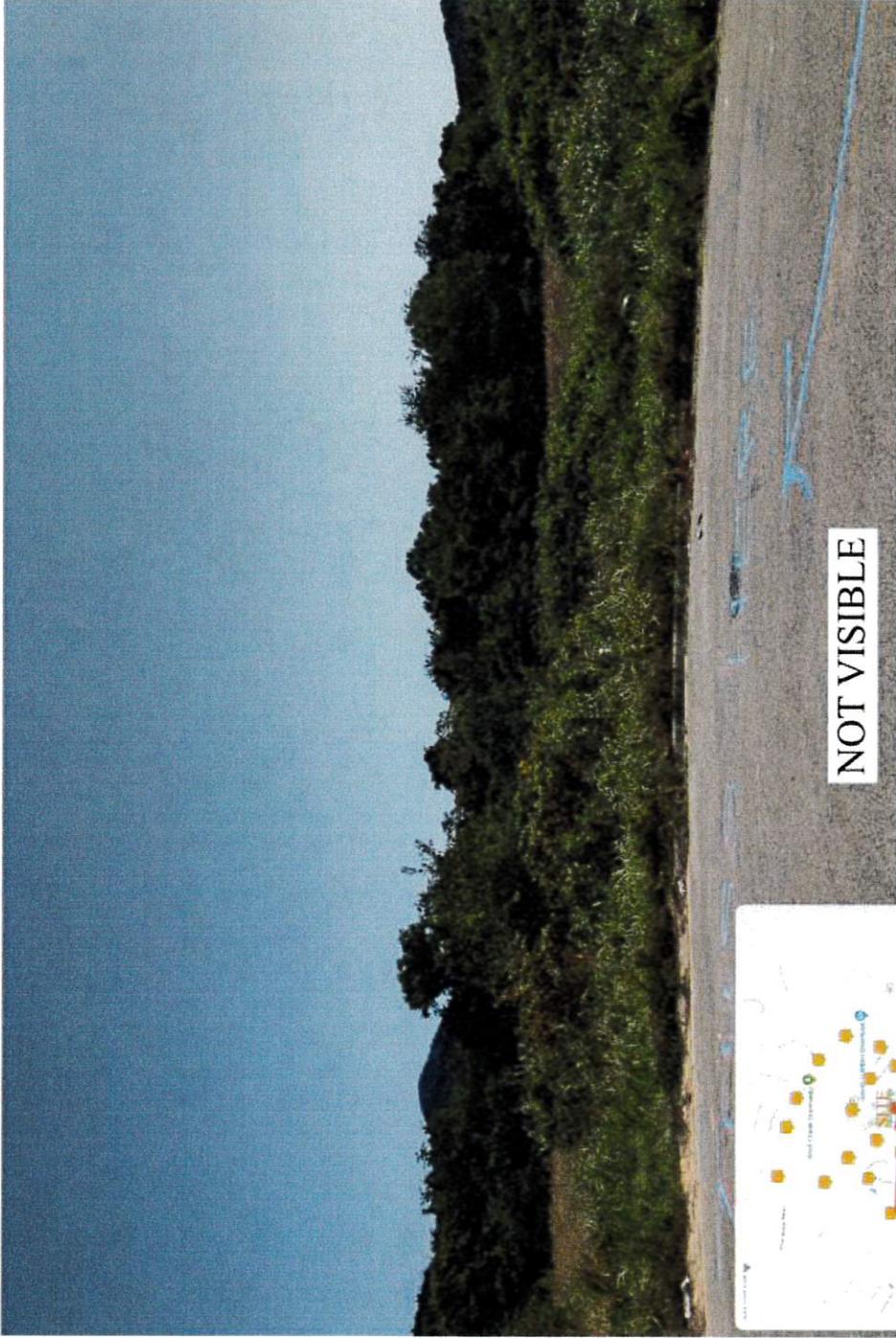
STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #25

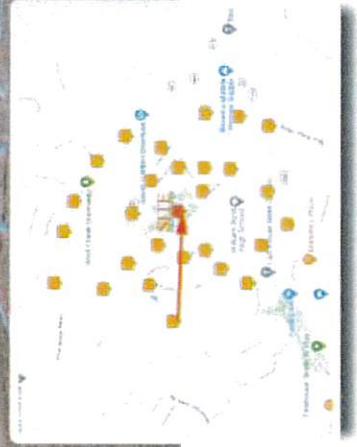


STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #26



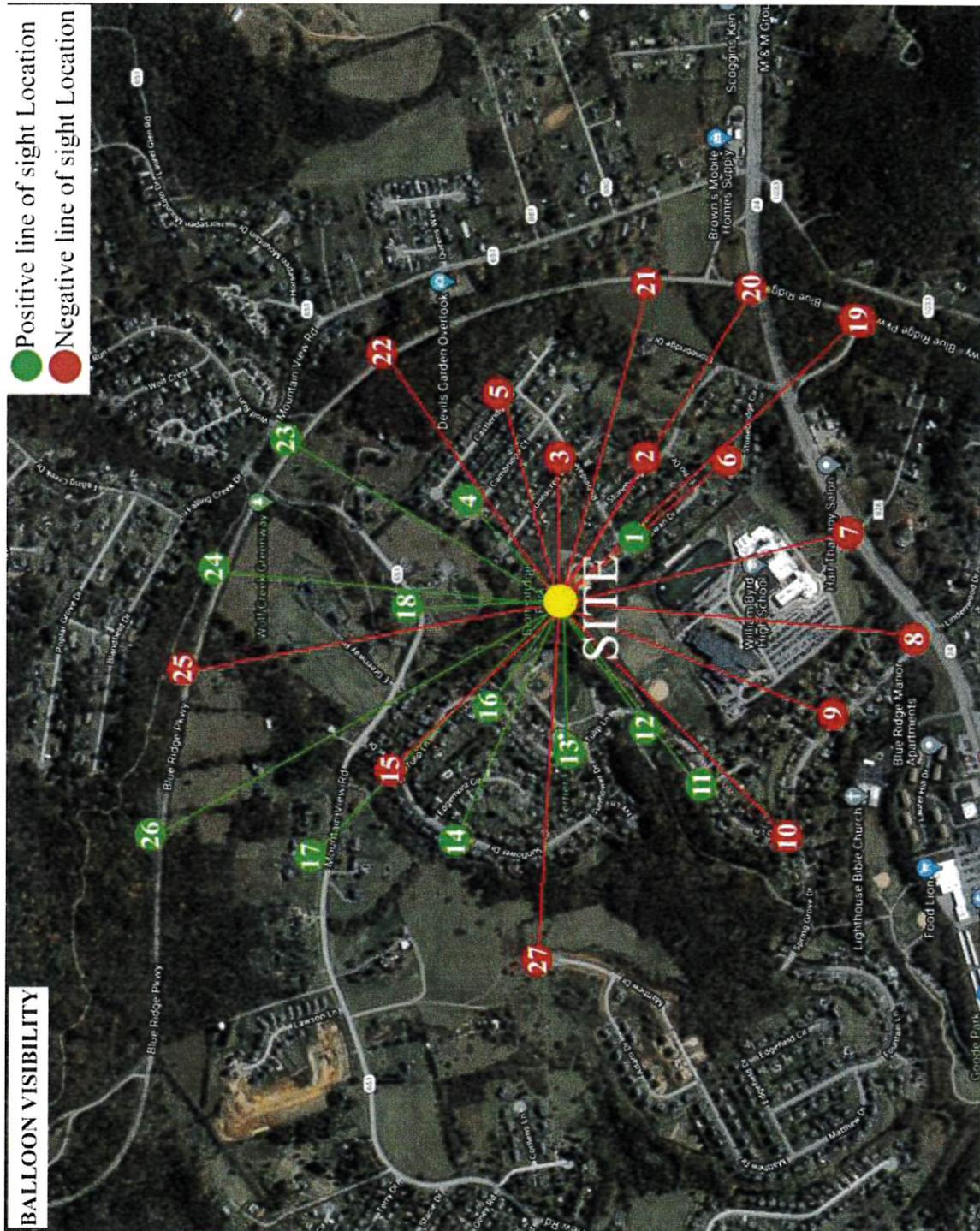
NOT VISIBLE



STONEBRIDGE PARK
PROPOSED MONOPOLE

PHOTO #27

Positive line of sight Location
Negative line of sight Location



BALLOON VISIBILITY



Aerial View

420 Swan Drive, Vinton

Existing Zoning: R1
Proposed Zoning: AR
with Special Use

Tax Map Number:
061.02-01-51.00-0000

Existing lot size: 9.55
acres

Magisterial District:
Vinton

 Subject Site

Roanoke Co. Planning
(540) 772-2068
5204 Bernard Dr.
Roanoke VA 24018



0 550 1,100 2,200 Feet
Date: 10/20/2020 1:18,056



Roanoke County, VA 2019, Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Roanoke County 2018



Zoning

420 Swan Drive, Vinton

Existing Zoning: R1

Proposed Zoning: AR with
Special Use

Tax Map Number:

061.02-01-51.00-0000

Existing lot size: 9.55 acres

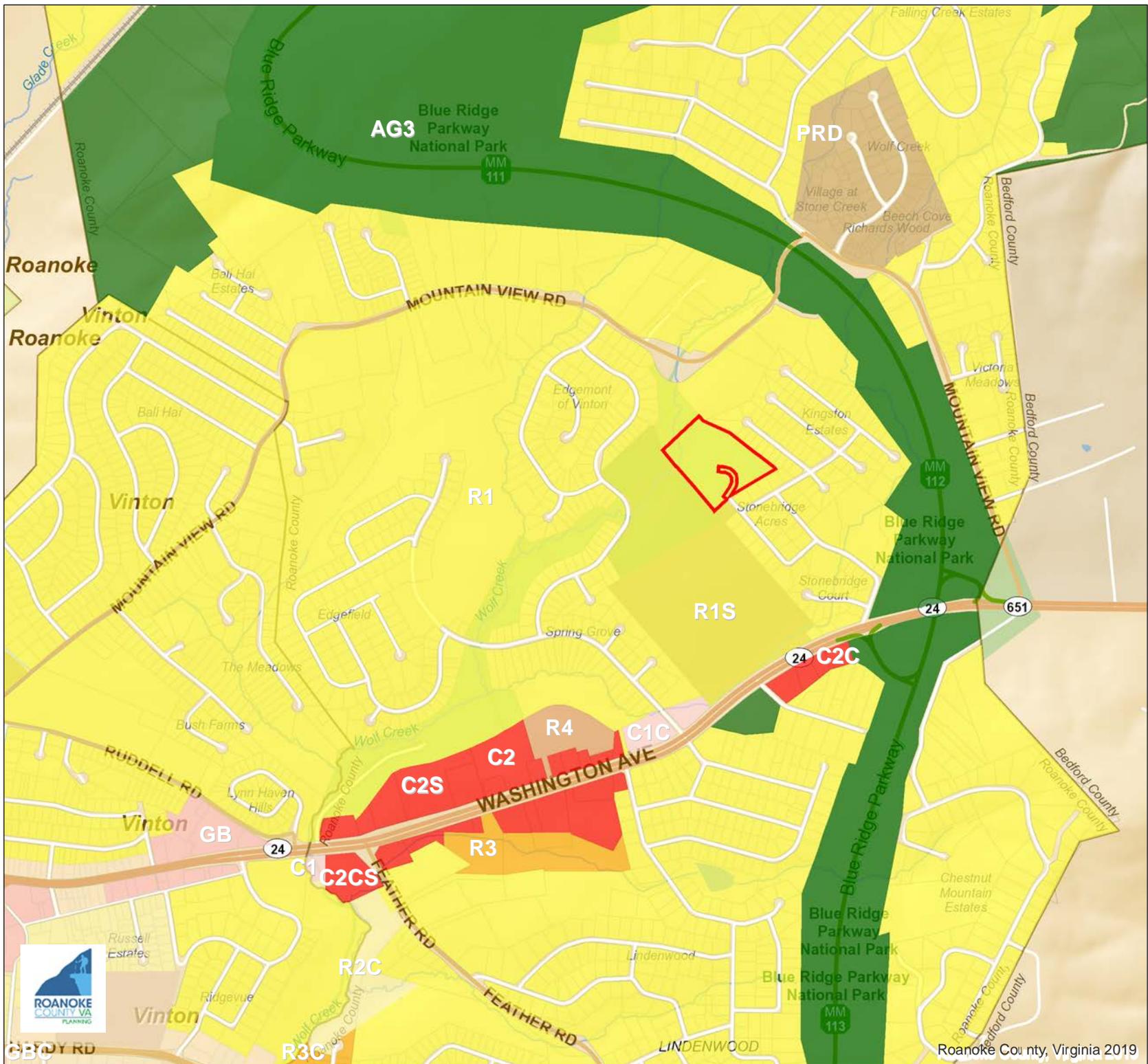
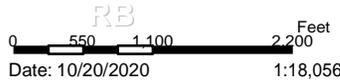
Magisterial District:

Vinton

 Subject Site

	AG3		R2
	AR		R3
	C1		R4
	C2		RB
	PRD		GB
	R1		

Roanoke Co. Planning
(540) 772-2068
5204 Bernard Dr.
Roanoke VA 24018





Future Land Use

420 Swan Drive, Vinton

Existing Zoning: R1

Proposed Zoning: AR with
Special Use

Tax Map Number:

061.02-01-51.00-0000

Existing lot size: 9.55 acres

Magisterial District:

Vinton



Subject Site

Future Land Use

- Conservation
- Rural Preserve
- Development
- Neighborhood Conservation
- Transition
- Core

Roanoke Co. Planning

(540) 772-2068

5204 Bernard Dr.

Roanoke VA 24018

0 550 1,100 2,200 Feet

Date: 10/20/2020

1:18,056

