



# Town of Christiansburg Planning Commission Wednesday, July 5, 2017 Agenda

## **Planning Commission**

Chairperson

Craig Moore

Vice-Chairperson

Jennifer D. Sowers

Non-Voting Secretary/

Planning Director

Andrew Warren

Other Members

Matthew J. Beasley

Harry Collins

Mark Curtis

David Franusich

Catherine Garner

Hil Johnson

Jeananne Knies

Ann Sandbrook

**Interim Town Manager**

Randy Wingfield

**Town Attorney**

Guynn &

Waddell, P.C.

***Planning  
Commission's  
Next Meeting:***

*Monday, July 17, 2017  
at 7:00 p.m.*

## ***REGULAR MEETING***

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Wednesday, July 5, 2017 at 7:00 PM** for the purpose of allowing the full Commission to review the following:

### **PLEDGE OF ALLEGIANCE**

- 1) Public comments – 5 minute limit per citizen
- 2) Approval of Planning Commission Minutes for May 30, 2017 meeting
- 3) Public Hearing for a rezoning request by the Montgomery County Economic Development Authority, agent for Cox Family Farms LLC, for an approximately 77.72 acre property, Tax Map No. 558-A 24, located north of Jones Street, S.E. and west of the intersection of Parkway Drive, S.E. and Technology Drive, S.E. The request is to rezone the property from the A Agricultural District to the I-2 General Industrial District.
- 4) Public Hearing for a Conditional Use Permit request by Jeff Holland of Network Building + Consulting, LLC (representing Shentel), agent for Schaeffer Memorial Baptist Church, for a monopole-style communications tower at 570 High Street, N.E. in the R-3 Multi-Family Residential District.  
  
The applicant proposes to remove the existing 70-foot, 4-inch tall wooden pole and replace it with a 110-foot tall steel pole. The applicant is requesting Town Council grant waivers for the allowable height of monopoles in a residential district and minimum setbacks from all property lines of no less than the height of the tower.
- 5) Public Hearing for a Conditional Use Permit request by Ashley Jones, New River Barbell and Fitness, agent for Kevin Carter, for a private recreational facility (gym) at 492 Reading Road, S.E., Unit C in the I-2 General Industrial District.

- 6) Other Business

For a description of the preceding items or to view the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map, please contact the Planning Department in the Christiansburg Town Hall, 100 East Main Street during normal office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Written comments may be sent to the address below; please allow adequate mailing time. For any further assistance, please contact Andrew Warren, Planning Director at (540) 382-6120 ext. 1130 or [awarren@christiansburg.org](mailto:awarren@christiansburg.org).

**Christiansburg Planning Commission  
Minutes of May 30, 2017**

Present: Matt Beasley  
Harry Collins  
Mark Curtis  
Catherine Garner  
Hil Johnson  
Jeananne Knies  
Craig Moore, Chairperson  
Ann Sandbrook  
Jennifer D. Sowers, Vice-Chairperson  
Andrew Warren, Secretary <sup>Non-Voting</sup>

Absent: David Franusich

Staff/Visitors: Will Drake, staff  
Michael Abraham, the Threshold Center  
John Beamer, Moose Lodge #1470  
David Lefevers, Governor, Moose Lodge #1470

Chairperson Moore called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment

Chairperson Moore opened the floor for public comment. With no comments, Chairperson Moore closed the floor for public comment.

Approval of Planning Commission Minutes for April 17, 2017 meeting.

Chairperson Moore introduced the discussion. Commissioner Collins made a motion to approve the April 17, 2017 Planning Commission meeting minutes. Commissioner Knies seconded the motion, which passed 7-0. Commissioners Beasley and Johnson abstained, as they were not present for the previous meeting.

Public Hearing for an Ordinance to Amend Chapter 42 "Zoning" of the Christiansburg Town Code in regards to permit "Clubs/Lodges" with a Conditional Use Permit in the I-2 General Industrial District.

Chairperson Moore opened the public hearing. Michael Abraham, owner of the Threshold Center, stated his multi-tenant industrial building has approximately 40,000 sq. ft. and noted the Moose Lodge space is approximately 5,000 sq. ft. Mr. Abraham stated the Moose Lodge would be a good tenant and noted the space has adequate parking and most activity will occur after normal business hours.

Public Hearing for an Ordinance to Amend Chapter 42 "Zoning" of the Christiansburg Town Code in regards to permit "Clubs/Lodges" with a Conditional Use Permit in the I-2 General Industrial District – (continued).

John Beamer, Montgomery County Moose Lodge #1470, stated the space is well suited for their needs and will primarily be used by members in the evening hours. Mr. Beamer stated they have pool leagues, poker leagues and noted they also hold fundraising banquets. Mr. Beamer stated they would like to utilize some of the outdoor space for recreational purposes.

With no further comment, Chairperson Moore closed the public hearing.

Public Hearing for a Conditional Use Permit-- contingent on the above item-- for Club/Lodge (Applicant: Moose Lodge) in the I-2 General Industrial zoning district at 225 Industrial Drive.

Chairperson Moore opened the public hearing. Mr. Beamer and Mr. Abraham reiterated their previous comments in support of the requests. With no further comment, Chairperson Moore closed the public hearing.

With no objection, the Planning Commission agreed to discuss the requests. Vice-Chairperson Sowers stated the Development Subcommittee recommended to approve the requested code amendment. Chairperson Moore noted clubs/lodges are permitted with conditional use permits in the other business and industrial districts.

Commissioner Johnson asked if the Threshold Center space is intended to be a long-term location for the Moose Lodge. Mr. Beamer stated they have made a five-year commitment to the Threshold Center and they hope by then to have a building of their own with a large, outdoor space with recreational amenities.

Commissioner Johnson asked what type of tenants are in the Threshold Center. Mr. Abraham noted there is a diverse mix of businesses, including a mail-order pharmacy, a machine shop, a drone research company, and an engineering firm. Mr. Abraham stated most of the tenants operate during regular business hours and most have their own, separate building entrances. Mr. Abraham stated the parking lot has around 90 spaces and on a normal day there are approximately 30 cars on the lot and noted there is also a large overflow parking area behind the building.

Mr. Warren stated the vacant property to the south is included with the Threshold Center. Mr. Abraham stated the open space is not included with the lease for the Moose Lodge, but will be available for the lodge to use for outdoor recreational purposes if desired.

Commissioner Sandbrook stated the development subcommittee agreed that a conditional use permit would be appropriate for a club/lodge and would be consistent with similar uses in the I-2 district that require a conditional use permit.

Public Hearing for a Conditional Use Permit-- contingent on the above item-- for Club/Lodge (Applicant: Moose Lodge) in the I-2 General Industrial zoning district at 225 Industrial Drive – (continued).

Commissioner Johnson asked if there are any noise regulations to consider. Mr. Warren stated the proposed use would be subject to the Town's noise ordinance.

Commissioner Johnson made a motion to recommend Town Council amend Chapter 42 "Zoning" of the Christiansburg Town Code to permit clubs and lodges with a conditional use permit in the I-2 General Industrial District. Commissioner Collins seconded the motion, which passed 9-0.

Chairperson Moore asked if the undeveloped property would be included with the conditional use permit. Mr. Warren stated the Moose Lodge will be housed within 225 Industrial Drive, N.E. but the Moose Lodge would be allowed to use the undeveloped property for parking and outdoor activities, unless specifically prohibited by the conditional use permit.

Commissioner Sandbrook inquired about the membership size. Mr. Beamer stated there are approximately 340 male members and 200 female members. Commissioner Curtis asked what would be considered a large crowd. Mr. Beamer stated a large crowd would be 75-80 people in the Threshold Center space. Mr. Beamer stated a typical night is rarely more than 40 people.

Commissioner Johnson asked if they will have an ABC license. Mr. Beamer stated they intend to and noted members can bring their own alcohol. Commissioner Sandbrook asked if alcohol service is restricted to certain hours for a private lodge. Mr. Beamer stated there will be a public hearing for the ABC license and noted a private club can serve alcohol 24 hours a day. Mr. Beamer stated the club generally does not serve alcohol after midnight.

Commissioner Collins asked if the police had ever been called to the current location. Mr. Beamer stated they rented the site to Virginia Tech students and he called the police when many more showed up than were expected.

Mr. Warren suggested possible conditions for the conditional use permit may include a one-year review by the Planning Commission, a limitation of parking to the property, and a possible consideration for noise.

The Planning Commission discussed a condition regarding noise and agreed the general noise ordinance was sufficient, being that the property is located within an industrial park. The Planning Commission agreed to include conditions for a one-year review and for parking to be limited to the Threshold Center property.



Public Hearing for a Conditional Use Permit-- contingent on the above item-- for Club/Lodge (Applicant: Moose Lodge) in the I-2 General Industrial zoning district at 225 Industrial Drive – (continued).

Commissioner Collins asked if the building has two exits. Mr. Abraham stated the tenant space has an exit in the front and the rear, along with a bay door and noted the building has a fire sprinkler system.

Commissioner Johnson made a motion to recommend Town Council approve the conditional use permit request for a club/lodge at 225 Industrial Drive, N.E. with the two conditions discussed. Commissioner Knies seconded the motion, which passed 9-0.

Overview of proposed Sign Ordinance Public Hearing schedule

Mr. Warren summarized the previous discussions on the sign ordinance and noted the sign ordinance will be brought into the zoning ordinance and will be revised to make the regulations content neutral, in accordance with the recent U.S. Supreme Court ruling. Mr. Warren noted the Town is also using this as an opportunity to update some of the definitions and outdated language in the ordinance and to review some of the allowances for permitted sign area and placement.

Mr. Warren stated the Development Subcommittee will need to review some of the proposed changes and noted he would like to give the business community a chance to review the draft ordinance before moving ahead with public hearings.

Commissioner Collins asked if temporary political signs can be regulated. Mr. Warren stated they will be regulated the same as all temporary signage and noted the political signs will require outreach to the candidates to make them aware of the regulations. Mr. Warren noted all signage, including political signs, are required to be on private property and will not be allowed on public property or within the street right-of-way.

Mr. Warren requested the Development Subcommittee meet on June 19, 2017 to discuss the sign ordinance. Commissioner Collins asked if the solicitation regulations are proposed to change. Mr. Warren stated the solicitation section is not proposed to change in regards to the sign ordinance update.

Other business.

Chairperson Moore introduced the discussion. Mr. Warren noted there is no business for the June 19, 2017 Planning Commission meeting and requested the meeting be canceled.

Other business – (continued).

Mr. Warren stated staff will bring the Grey's conditional use permit on Bower Street, N.W. to the Planning Commission for review. Commissioner Johnson asked if there was a condition limiting the number of cars on the property. Mr. Warren stated staff will review the conditions and check on the status of the property. Commissioner Collins asked if staff had received any complaints. Mr. Warren stated they have received no formal complaints.

Chairperson Moore discussed the Planning Commission Subcommittees and noted membership and chairmanship for each committee will need to be assigned. Commissioner Collins requested the history section be added back into the Comprehensive Plan.

Mr. Warren summarized the work of the Bikeway/Walkway Committee and requested a member of the Planning Commission serve as a liaison. Commissioner Knies stated she would serve as a liaison and with no objection, Chairperson Moore appointed Commissioner Knies as the Planning Commission liaison to the Bikeway/Walkway Committee.

Mr. Warren stated the Town now follows the state holiday schedule and as a result of observed holidays on July 3-4, the next Planning Commission meeting will be held on Wednesday, July 5, 2017. Mr. Warren noted there will be several public hearings, including a conditional use permit request to replace a 70-foot cell tower with a 108-foot tower at 570 High Street, N.E. on the Schaeffer Memorial Baptist Church property and a rezoning request from Agriculture to I-2 General Industrial for a 70 acre parcel south of the Falling Branch Industrial Park, behind the Backcountry facility. Mr. Warren stated Montgomery County is the applicant for the rezoning request and noted the Montgomery County Economic Development Authority believes the property will provide larger industrial parcels that will be attractive to additional industry.

Mr. Warren noted the conditional use permit for the game room at 77 Scattergood Drive, N.W. was approved 6-0 by Town Council and the rezoning/conditional use permit request for the townhomes north of Quin W. Stuart Boulevard, N.W. were both approved by Town Council by votes of 4-3.

There being no more business, Chairperson Moore adjourned the meeting at 8:05 p.m.

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Craig Moore, Chairperson

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Andrew Warren, Secretary Non-Voting



# *Town of Christiansburg, Virginia 24073*

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

## **Planning Staff Report**

ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833  
MAYOR

D. MICHAEL BARBER  
COUNCIL MEMBERS  
SAMUEL M. BISHOP  
HARRY COLLINS  
R. CORD HALL  
STEVE HUPPERT  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES

INTERIM TOWN MANAGER  
RANDY WINGFIELD

ASSISTANT TO THE TOWN  
MANAGER  
ADAM CARPENETTI

DIRECTOR OF  
FINANCE/TOWN TREASURER  
VALERIE L. TWEEDIE,  
CPA, CFE, CGFM

CHIEF OF POLICE  
MARK SISSON

CLERK OF COUNCIL  
MICHELE M. STIPES

TOWN ATTORNEY  
GUYNN & WADDELL, P.C.

Planning Commission Public Hearing Date: Wednesday, July 5, 2017 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, July 25, 2017 at 7:00 p.m.

Application Type:

Rezoning

Applicant:

Montgomery County EDA

Location:

Tax Parcel 558-((A))-24

Application #:

Rezoning 2017-02

The Town has received a rezoning request by the Montgomery County Economic Development Authority (EDA), agent for Cox Family Farms LLC, for an approximately 77.72 acre property (tax parcel 558-((A))-24) located north of Jones Street, S.E. and west of the intersection of Parkway Drive, S.E. and Technology Drive, S.E. The request is to rezone the property from the A Agricultural District to the I-2 General Industrial District.

The property is designated as Mixed Use with Buffer (Industrial) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The classification is described as an area encouraging mix of uses including industrial uses with less significant external impacts necessitating "serious considerations with regard to buffering from less intense adjoining land uses."

The property is not located within the 100-Year and 500-Year Flood Hazard Areas and does not lie within a Historic District or Urban Development Area. The adjoining properties are zoned Agricultural to the east and north; County zone A-1 to the west; and Agricultural, R-1 Single Family Residential, and County zone A-1 to the south. The surrounding use is primarily agricultural with several single family residential uses and a vacant parcel to the south of the property.

The Montgomery County EDA has contracted to purchase an additional 46.68 acre parcel located within the County also owned by the Cox Family Farms LLC. This is currently being reviewed as a rezoning from A-1, Agricultural to M-1, Manufacturing by the Montgomery County Planning Commission. The total acreage of the two parcels is 124 acres. The current Falling Branch Corporate Park is 175 acres. The proposed acreage would allow the extension of Parkway Drive, an area for stormwater management, and three development pad areas of 19.6 acres, 36.1 acres, and 3.3 acres. Parkway Drive is not proposed to connect to any existing streets on the west side of the property.

### List of attachments included with staff report

1. Rezoning Application
2. Aerial map
3. Zoning map
4. Adjoining properties
5. Mont. Co. EDA press release



**TOWN OF CHRISTIANSBURG**  
 100 East Main Street  
 Christiansburg, VA 24073  
 Phone (540) 382-6120 Fax (540) 381-7238

**Rezoning Application**

Landowner: Cox Family Farms, LLC Agent: Montgomery County EDA  
 Address: 3883 Eagle Ridge Drive Address: 755 Roanoke Street, Suite 2H  
Elgin, Illinois 60124 Christiansburg, VA 24073  
 Phone: 630-200-4615 Phone: 540-267-4769

I am requesting a rezoning of my property from zoning classification A to zoning classification I-2 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at the end of Parkway Drive, Christiansburg, VA 24073

Tax Parcel(s): 030186

I understand that proffers may be made in conjunction with the request. Proffers are voluntary offers by the property owner(s) regarding the request which must be made in writing prior to the Public Hearing. Proffers are legally binding. Any proffer(s) should be attached on a separate sheet of paper and signed and dated by the property owner(s) with the statement: "I (we) hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission."

Fee: \$1250.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge.

Signature of Landowner(s): [Signature] Date: 5/23/17

Agent:

[Signature]  
DA Secretary/Treasurer

Date: 5/24/17

Date: 05/30/2017

This request was approved/disapproved by a vote of the Christiansburg Town Council on \_\_\_\_\_.

Town Manager \_\_\_\_\_

Date \_\_\_\_\_



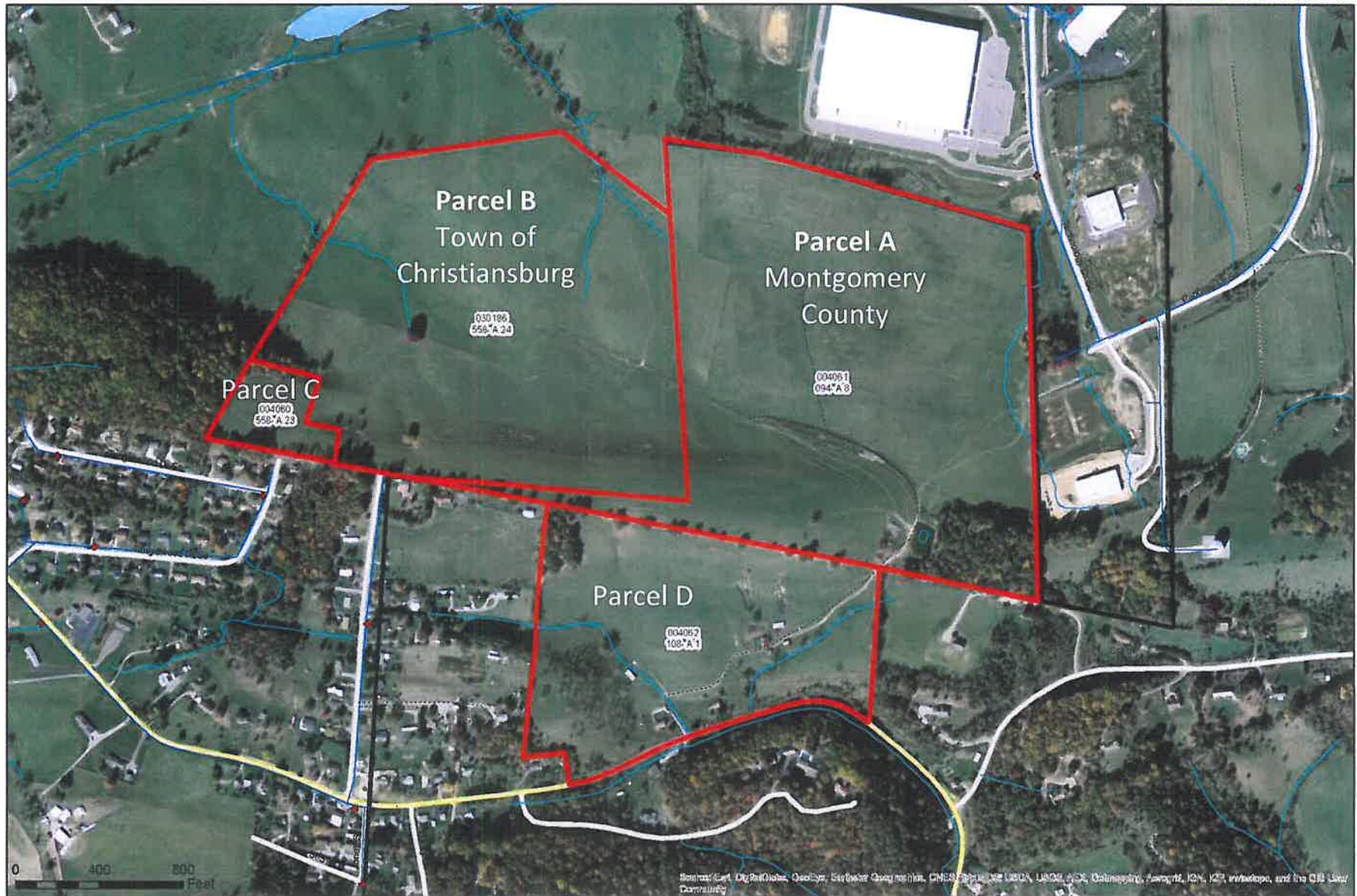
**Montgomery County Economic Development Authority  
Application for Rezoning  
"Cox Property"  
Parcel ID 030186  
April 26, 2017**

The Montgomery County Economic Development Authority is currently out of land greater than 15 acres at the Falling Branch Corporate Park. In order to be competitive in attracting businesses, the EDA needs to find parcels that are at least 25 acres in size. After much research, the EDA has identified the Cox Property, located at the end of Parkway Drive in Christiansburg, Virginia as the best site for future expansion of the Falling Branch Corporate Park. This property totals 124.4 acres with 77.72 acres currently located in the Town of Christiansburg (Parcel B on the attached aerial map) and 46.68 acres currently located in Montgomery County (Parcel A on the attached aerial map).

We are currently working with the County on rezoning Parcel A from A-1 to M-1, and would like this application to serve as a request for rezoning Parcel B (parcel ID 030186) from A to I-2. All utilities are currently located at the adjacent Falling Branch Corporate Park and can be extended to both of these parcels. The water and sewer will be extended to these facilities with the help of the Town of Christiansburg.



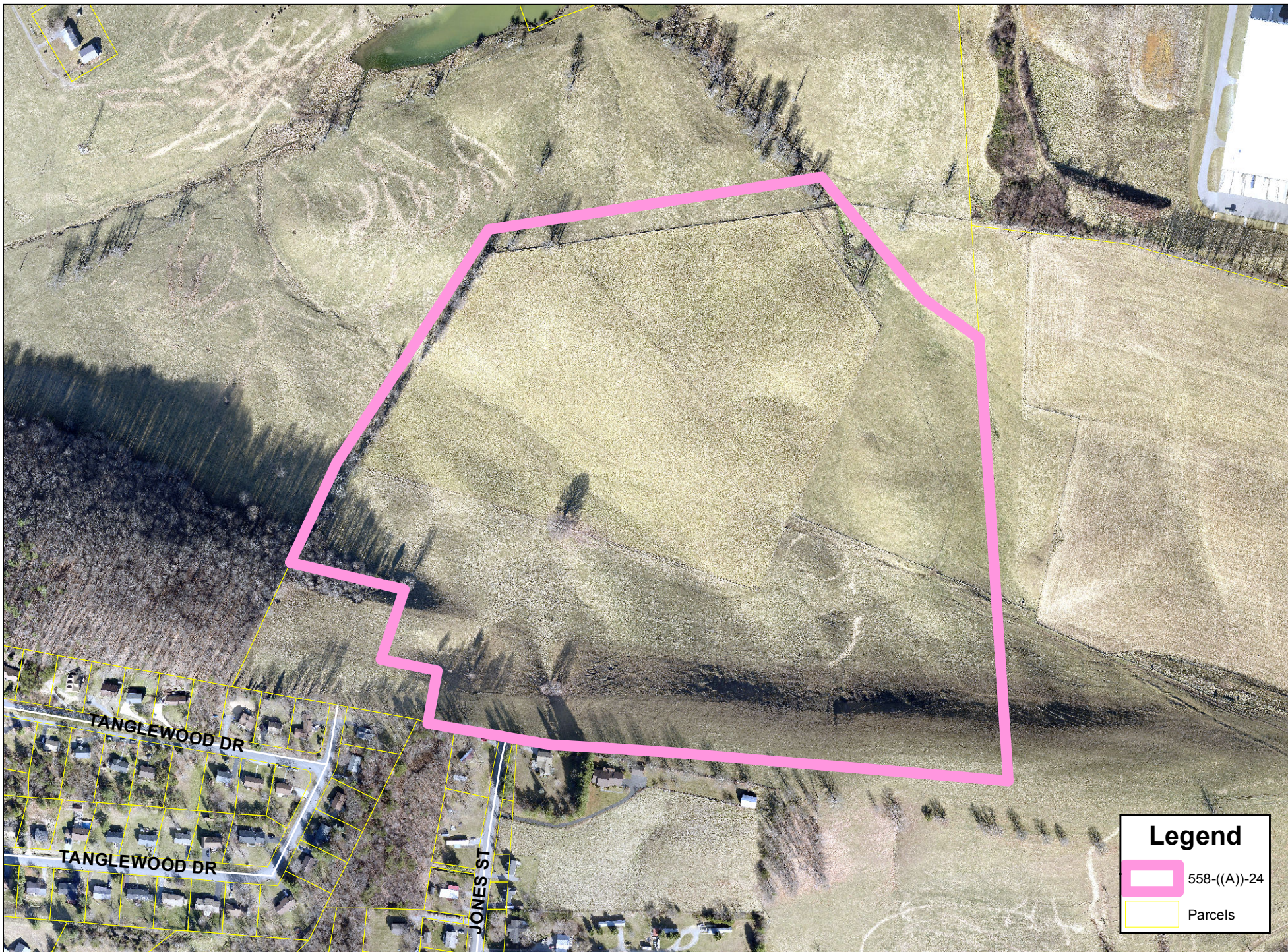
FIGURE 1 - PROJECT LIMITS












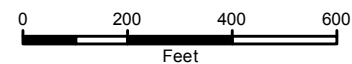
**Legend**

 558-((A))-24

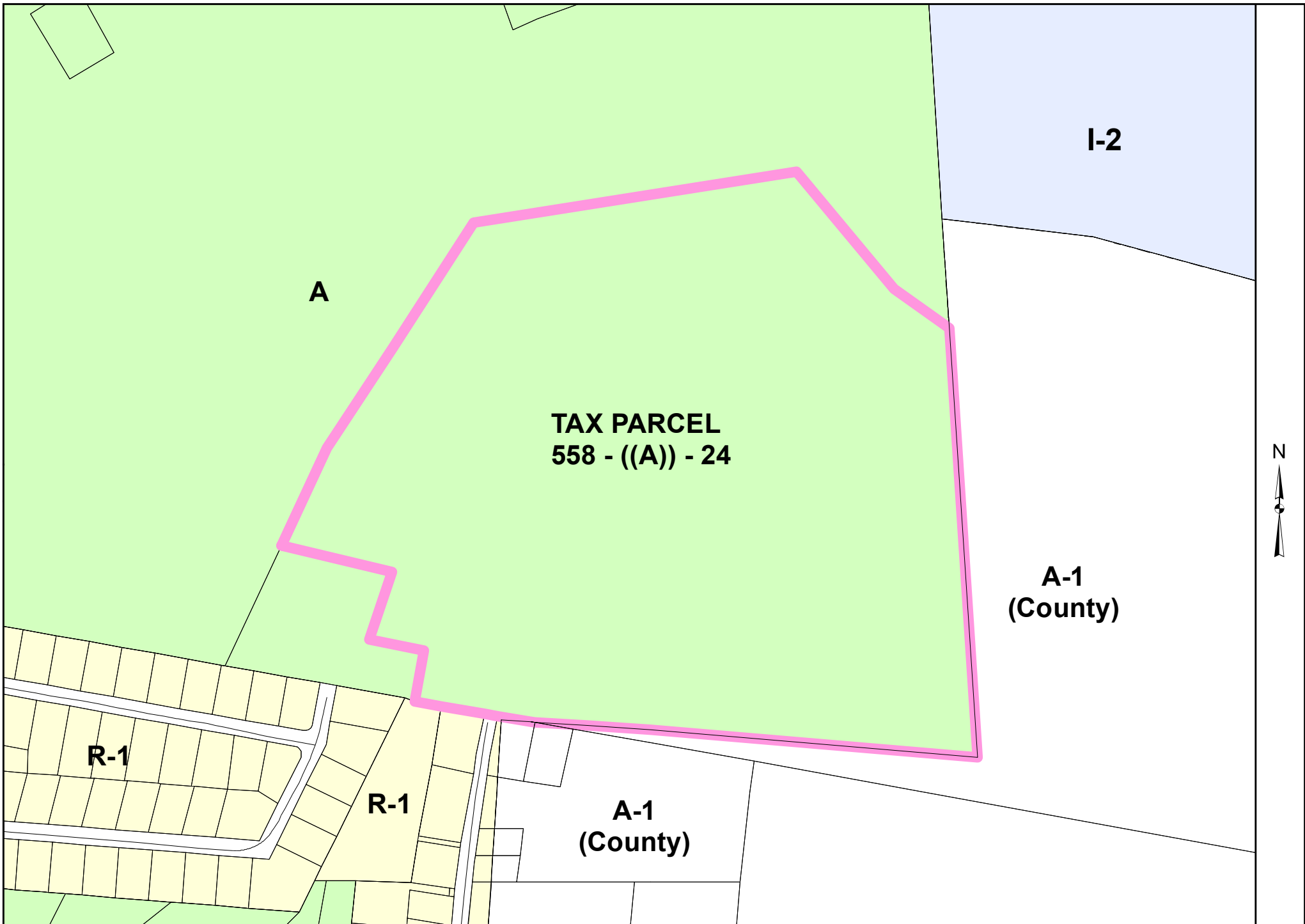
 Parcels

REZONE REQUEST: COX FAMILY FARMS (NORTH OF JONES ST SE)

PC: JULY 5, 2017  
TC: JULY 25, 2017

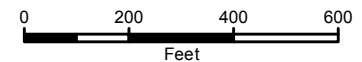






REZONE REQUEST: COX FAMILY FARMS (NORTH OF JONES ST SE)

PC: JULY 5, 2017  
TC: JULY 25, 2017



**REZONE: Cox Family Farms LLC****Adjoining Property Owners**

<u>Tax Map #</u>	<u>Owner(s)</u>	
558- A 12	ALDERMAN ALVIN J JR	
558- A 23	COX FAMILY FARMS LLC	
558- A 24	COX FAMILY FARMS LLC	
094- A 8	COX FAMILY FARMS LLC	
558- 9 4A	DUNCAN GREGORY D	STINE MARVI D
558- A 1	TEEL DALE & FRED A	FAMILY LIMITED PARTNERSHIP
093- A 8	WIMMER JOY B	
093- A 9	WIMMER JOY B	
558- A 14C	WIMMER JOY B	

**Mailing Address**

295 JONES ST  
3883 EAGLE RIDGE DR  
3883 EAGLE RIDGE DR  
3883 EAGLE RIDGE DR  
500 ROANOKE ST  
1010 BIRCH LN  
290 JONES ST  
290 JONES ST  
290 JONES ST

**City, State, Zip**

CHRISTIANSBURG, VA 24073  
ELGIN, IL 60124  
ELGIN, IL 60124  
ELGIN, IL 60124  
CHRISTIANSBURG, VA 24073  
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CHRISTIANSBURG, VA 24073

# Montgomery County EDA enters into contract to purchase 124 acres directly adjacent to Falling Branch Corporate Park

**FOR IMMEDIATE RELEASE**  
**June 7, 2017**

ShareThis

**Montgomery County, Virginia**  
**Economic Development Department**

**Montgomery County, Virginia** – On May 27, 2017, the Economic Development Authority (EDA) of Montgomery County entered into a contract with Cox Family Farms, LLC, to purchase 124 acres of property located directly adjacent to the County's Falling Branch Corporate Park at a cost of \$2.5 million (or roughly \$20,161 per acre).

Beginning May 27, the EDA has 180 days to perform due diligence on the property, which includes the rezoning request process as well as geotechnical and environmental studies. Rezoning applications with both Montgomery County and the Town of Christiansburg were filed for the property on May 30. Prior to expiration of the 180 day period, the EDA will decide whether to purchase the property and evaluate the expansion of utilities and a road to the property.

"The Board of Supervisors is committed to keeping Montgomery County a growing and competitive area that continues to attract new businesses," said Chris Tuck, Chair of the Montgomery County Board of Supervisors. "Acquiring this property is an important step in expanding our existing corporate park and a decision that will pay dividends in the future by providing the ground work to attract larger commercial businesses to the County."

Currently, the Falling Branch Corporate Park is comprised of a total of 175 acres, with 146 acres occupied by businesses to include Aeroprobe Corporate, Backcountry, Dish Network, Ferguson Enterprises, Inc., Inorganic Ventures, Polymer Solutions Inc., PreStar Packaging, leaving 29 acres divided into three separate lots available.

"This new property is valuable to Montgomery County in terms of economic development since it is directly adjacent to the County's current corporate park," said Tommy Loflin, Chair, EDA. "As of right now, the County does not have any sites over 16 acres, which makes it difficult to attract prospective business in need of larger areas."

Once the property has been purchased, the EDA will begin marketing it in an effort to attract businesses.

"This is a great investment by Montgomery County that will open the door to new opportunities for our region," said Charlie Jewell, Executive Director, New River Valley Economic Development Alliance. "Having a 100-plus acre site that's ready for development will allow the County to compete for much larger projects. This will allow us to better market the County to attract a wider range of businesses to the New River Valley."

Information regarding the rezoning request will be available on the Planning Commission's website on June 7 ([www.montgomerycountyvva.gov/content/15989/16031/16775/default.aspx](http://www.montgomerycountyvva.gov/content/15989/16031/16775/default.aspx)). The Montgomery County Planning Commission will have site visit on June 14. A Public Hearing with the Planning Commission related to the rezoning request will take place on July 19, followed by a Public Hearing with the Montgomery County Board of Supervisors on July 24.



ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833  
MAYOR

D. MICHAEL BARBER  
COUNCIL MEMBERS  
SAMUEL M. BISHOP  
HARRY COLLINS  
R. CORD HALL  
STEVE HUPPERT  
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CHIEF OF POLICE  
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CLERK OF COUNCIL  
MICHELE M. STIPES

TOWN ATTORNEY  
GUYNN & WADDELL, P.C.

# Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

## Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Wednesday, July 5, 2017 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, July 25, 2017 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Jeff Holland of Network Building + Consulting, LLC (representing Shentel), agent for Schaeffer Memorial Baptist Church

Location: 570 High Street NE

Application #: CUP-2017-05

The Town of Christiansburg has received a conditional use permit request by Jeff Holland of Network Building + Consulting, LLC (representing Shentel), agent for Schaeffer Memorial Baptist Church, for a monopole-style communications tower at 570 High Street, N.E. (tax parcels 497-((A))-258, 258C) in the R-3 Multi-Family Residential District. The applicant proposes to remove the existing 70-foot, 4-inch tall wooden pole and replace it with a 110-foot tall (108-foot tower with two-foot lightning rod) steel structure. The applicant is requesting Town Council grant waivers for the allowable height of monopoles in a residential district and minimum setbacks from all property lines of no less than the height of the tower. A conditional use permit is required for communications monopoles in the Multi-Family Residential (R-3) zoning district per *Sec. 42-155 (19)* of the *Christiansburg Town Code*.

The property is not located within the 100-Year or 500-Year Flood Hazard Areas and does not lie within a Historic District. The property is within the Cambria Urban Development Area. The adjoining properties are zoned R-3 Multi-Family Residential and contain undeveloped land, religious, civic, and residential uses.

### Background

There is an existing communications monopole on the site, which was issued a building permit in 1999. The *Christiansburg Town Code* did not require a conditional use permit for communications monopoles at the time the building permit was issued. In 2000, the *Christiansburg Town Code* was amended to require a conditional use permit for communications monopoles in the R-3 Multi-Family Residential District. The applicant is requesting to replace the existing communications monopole with a new, taller communications monopole and is therefore required to obtain a conditional use permit.

### Waiver Consideration

A communications monopole requires a conditional use permit in the R-3 Multi-Family Residential District, per *Sec. 42-155 (19)* of the *Christiansburg Town Code*. Additionally, *Sec. 42-683 – Telecommunications Structures* of the *Christiansburg Town Code* provides additional guidelines for the location and installation of telecommunications structures within the Town. As described in *Sec. 42-683 of the Christiansburg Town Code*, Town Council may waive any of the requirements or prescribe such reasonable conditions in connection therewith as to ensure that the installation will conform to sound planning.

Prior to submitting the conditional use permit request, the applicant met with staff and was aware the proposed pole would not meet the requirements of *Sec. 42-683* for the allowable height of monopoles in a residential district and minimum setbacks from all property lines of no less than the height of the tower. The applicant is requesting Town Council waive these two requirements, described below. In making a recommendation to Town Council, the Planning Commission should individually consider the two waiver requests, along with the overall request.

#### Waiver #1

Sec. 42-683. (a) (2a) states monopoles shall not exceed 75 feet in total height, including antennas in residential districts. The existing wood monopole is 70-feet, 4-inches tall. The applicant proposes to replace the existing pole with a 110-foot tall steel pole. The applicant intends to upgrade the communication equipment at this site to fourth generation long term evolution (LTE) equipment and states the existing pole cannot support the additional weight of the upgraded equipment. The applicant notes the existing pole has minimal clearance above the existing trees on the site and states the increased pole height will improve wireless coverage within the town. The applicant has provided maps (attached to this packet) that illustrate the coverage improvements the new tower will provide. The applicant is requesting Town Council waive the 75-foot height limit for monopoles in a residential district and allow the installation of a 110-foot tall pole.

#### Waiver #2

Sec. 42-683. (a) (7) states monopoles and towers shall have a setback no less than the total height of the structure. The proposed 110-foot tall pole will not meet the 110-foot setback from the front (High Street) property line or the rear property line. The pole will be 84.3 feet from the front property line and 40.9 feet from the rear property line. The applicant is requesting Town Council waive the 110-foot setback requirement from the front and rear property lines. The applicant notes the pole has been designed to fall within a 70-foot radius of the proposed location. The community building on the subject property and the nearby residential homes are not within the 70-foot radius of the proposed location. Aside from the community building on the subject property, there is not a structure located within 110 feet of the proposed pole location. However, it should be noted the rear yard setback in the R-3 Multi-Family District is 20 feet for a principal structure. In the unlikely event of a structural tower failure, a principal structure could potentially be located within 110 feet of the tower and also within the 70-foot fall radius. The applicant has included a radius map within the submitted, preliminary site plan, along with a letter certifying the pole is designed to fall within a 70-foot radius in the event of a structural failure.

### **Additional Information**

#### Community Meeting

Prior to submitting the conditional use permit request, the applicant held a community meeting at the subject property on March 30, 2017. In response to concerns raised at the meeting regarding effects to health and property values, the applicant mailed a follow-up letter to the nearby citizens to address these items. A copy of the letter is attached to this report.

#### Historic Review

The subject property is within the Cambria Urban Development Area. The subject property is not within the Cambria Historic District, but due to its proximity to individually listed resources on the National Register of Historic Places, along with resources contributing to the East Main Street Historic District and the Cambria Historic District, the project was reviewed by the Virginia Department of Historic Resources (VDHR). Based on the applicant proposal of a 110-foot tower with a flush-mount antenna configuration, VDHR issued a finding of no adverse impact.

### **Conditions for Discussion**

The following conditions are adapted from the most recent conditional use permit approved for a monopole (2011) and are provided to the Planning Commission for discussion purposes.

1. The structure is limited to 110 feet in total height from the immediate adjacent grade.
2. The structure is to be a monopole design and designed to fall within a radius of no greater than 70 feet from the pole location.
3. The communications tower is to save one total space for E-911, Public Works, Police Department or other public use and offer the use at no charge to the Town including no installation costs with the following understandings:
4. The structure and site are to be developed in substantial conformance with the presented drawings "South Radford/Christiansburg 68803/RN208" by Mead & Hunt dated May 16, 2017.

5. Engineering plans, signed and sealed by a licensed engineer in the State of Virginia, shall be submitted to and approved by the Building Official prior to issuance of a Building Permit.

The applicant has stated a willingness to conduct a balloon test if desired by the Planning Commission. Staff would like direction on whether this and/or simply a site visit would be beneficial, prior to making a recommendation.

List of attachments included with staff report

1. Conditional Use Permit Application
2. Applicant letter and supporting materials
  - a. Project narrative
  - b. Special Power of Attorney
  - c. Letter of Authorization
  - d. Preliminary Site Plan (select sheets – paper version of full site plan available for review)
  - e. Photosimulations of proposed new tower
  - f. Radio frequency propagation maps
  - g. Fall zone certification
  - h. Grain's co-location policy and certification of tower's capacity to accommodate three users
  - i. List and map of Shentel's wireless communications facilities within Montgomery County
  - j. Letter sent to surrounding property owners and concerned citizens in regards to asserted concerns over potential impact on health and property values
3. Aerial map
4. Zoning map
5. Adjoining properties



# TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

Phone (540) 382-6120 Fax (540) 381-7238

## Conditional Use Permit Application

Landowner: Schaeffer Memorial Baptist Church Agent: Jeff Holland (representing Shentel)  
Network Building + Consulting, LLC

Address: 570 N. High Street Address: 4435 Waterfront Drive, Suite 100  
Christiansburg, VA 24073 Glen Allen, VA 23060

Phone: \_\_\_\_\_ Phone: (757) 817-6628 / jholland@nbcllc.com

I am requesting a Conditional Use Permit to allow the construction of an 110' monopole tower with a  
compound expansion that will replace an existing 70'4" wooden pole. We are also requesting waivers on  
the height limit of 75' and the setback for the tower of 110'.  
on my property that is zoning classification R-3 under Chapter 42: Zoning of the  
Christiansburg Town Code.

My property is located at 570 N. High Street

Tax Parcel(s): 497-A258 & 497-A258C

Fee: \$750.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s): [Signature] Date: 5-5-2017  
[Signature] Date: 5-5-2017  
[Signature] Date: 5-7-17

This request was approved / disapproved by a vote of the Christiansburg Town Council on \_\_\_\_\_.  
 Any Conditions attached shall be considered requirements of the above request.

Town Manager \_\_\_\_\_

Date \_\_\_\_\_



**GENTRY LOCKE**  
Attorneys

Maxwell H. Wiegard  
mwiegard@gentrylocke.com  
P: (540) 983-9350  
F: (540) 983-9400

May 24, 2017

**VIA FEDERAL EXPRESS**

Mr. Andrew Warren  
Planning Director/Zoning Administrator  
Town of Christiansburg  
100 East Main Street  
Christiansburg, VA ~~24073~~ 24073

Re: Conditional Use Permit Application for Wireless Communications Tower  
Parcel ID: 070445  
Tax Map ID: 497-A258 & 497-A258C  
Address: 570 N. High Street, Christiansburg, VA 24073 (the "Subject Property")  
Applicant: Shenandoah Personal Communications, LLC ("Shentel" or the "Applicant")  
Shentel Site Name: 68803/RN208 South Radford/Christiansburg

Dear Mr. Warren:

As counsel for Shentel, I write to submit the enclosed application for a Conditional Use Permit (the "Application") authorizing the use of a portion of the Subject Property for the purpose of erecting a 108' monopole-style wireless communications tower, with a 2' lightning rod attached to the top of the tower, for a total structure height of 110' (collectively, the "New Tower"). My law firm, Gentry Locke, represents Shentel in connection with this Application. In addition to the legal services to be provided to Shentel by Gentry Locke, Shentel has retained Network Building + Consulting, LLC ("NB+C") to act as its agent in connection with its efforts to obtain zoning approval of the proposed wireless communications tower. Should you have any questions regarding the roles and responsibilities of Gentry Locke or NB+C in connection with this matter, please let me know.

***The Subject Property***

The Subject Property is owned by Schaeffer Memorial Baptist Church (the "Property Owner"). It is zoned Multi-Family Residential (R-3). Grain Management, LLC ("Grain") leases a 400 square foot portion (the "Leased Area") of the Subject Property for the purpose of operating an existing 70'4" wooden pole-style wireless communications tower (the "Existing Tower"). Shentel, which is an affiliate of the wireless carrier Sprint, leases space on the Existing Tower for its wireless communications antennas and a 208 square foot portion of the Leased Area for certain transmission equipment that supports the antennas mounted on the Existing Tower.





Mr. Andrew Warren  
May 24, 2017  
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### ***Purpose of the Application***

Shentel is in the process of enhancing its existing wireless communications network in the Town of Christiansburg by replacing its old network equipment with fourth generation LTE (“Long Term Evolution”) equipment at most of its wireless communications facilities. The equipment and technology upgrade will provide Sprint customers in the Town of Christiansburg with access to the most advanced wireless communications services available along with improved call performance, expanded coverage, faster data speeds and stronger indoor wireless communications signals.

Further, Shentel has determined that installation of the new LTE equipment on the wood Existing Tower would cause the Existing Tower to structurally fail. Shentel is proposing to replace the Existing Tower with a steel monopole-style wireless communications tower that will be designed and built to safely support the additional LTE equipment. The upgrade to state of the art wireless communications technology, along with the increase in height of the New Tower, will improve wireless communications signal coverage and network capacity within the Town of Christiansburg, as well as along Route 11 and Interstate 81.

### ***The Proposed Wireless Communications Tower***

With this application, the Shentel proposes to replace the Existing Tower with a new 108’ steel monopole-style tower, to the top of which it will attach a 2’ lightning rod. Thus, as set forth above, the total height of the proposed New Tower is 110’. The full details of the New Tower and the fenced compound area (the “Base Compound”) surrounding the base of the New Tower are shown on the enclosed site plan prepared by Mead & Hunt. Shentel’s proposed modifications to the equipment supporting the Existing Tower will also include a reconfiguration of the equipment located in the Base Compound. Shentel proposes to expand the existing fencing surrounding the Base Compound to include an additional 6’ by 20’ area to allow sufficient space for the installation of the New Tower. Shentel will install additional landscaping to adequately screen the expanded Base Compound, as shown on Sheet P-1 of the enclosed concept plan. On account of the New Tower’s proximity to the historic district of Cambria, Shentel will be installing flush-mounted wireless communications antennas on the New Tower. The wireless communications antennas and remote radioheads supporting them will be located at heights of approximately 106’, 100’, 98’ and 96’ above grade level on the New Tower.

Chapter 42 of the Town of Christiansburg Zoning Ordinance (the “Zoning Ordinance”) permits the construction of “communication monopoles” in an R-3 zoning district with the approval of a conditional use permit by the Town Council. Since the Existing Tower has been in place for



Mr. Andrew Warren  
May 24, 2017  
Page 3

many years, the replacement of the Existing Tower and the proposed increase in the height of the New Tower will not result in a detriment to adjacent properties. Additionally, in the unlikely event that the New Tower were to fail, it will be designed to fall within a radius of 70' from the base of the tower, to protect adjacent properties and the community building located on the Subject Property. Further, since a variety of uses are permitted both by right and by conditional use permit in the R-3 zoning district, the proposed replacement of the Existing Tower with the New Tower and the proposed expansion of the fenced Based Compound on the Subject Property will not change the character of the zoning district.

*Enclosed Materials*

In accordance with the policy of the Town of Christiansburg, I have enclosed the following:

- (1) Conditional Use Permit application;
- (2) Project narrative;
- (3) Special Power of Attorney;
- (4) Letter of Authorization;
- (5) Five (5) paper copies of the scaled site plan;
- (6) Photo simulations showing the proposed New Tower;
- (7) Radio frequency propagation maps showing the anticipated improvements in coverage afforded by Shentel's wireless communication network in the Town of Christiansburg on account of the replacement of the Existing Tower with the New Tower;
- (8) Fall zone letter certifying upon a structure failure, the monopole tower is designed will fall within a 70' radius;
- (9) Grain's co-location policy;
- (10) Sample of Sherman Williams Galvano SW 4027;
- (11) Letter for Grain certifying that the Replacement Tower is designed to accommodate at least three (3) users, including Shentel;
- (12) A list and map of Shentel's wireless communications facilities located in the Town of Christiansburg and Montgomery County;
- (13) Letter sent to surrounding property owners and concerned citizens responding to asserted concerns over the potential impact of the New Tower on health and property values; and
- (14) A check in the amount of \$750.00 for the application fee.



Mr. Andrew Warren  
May 24, 2017  
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Thank you in advance for your careful review and consideration of the enclosed conditional use permit application materials, copies of which we will transmit to you by email. Should you have any questions about Shentel's conditional use permit application, please do not hesitate to contact me. I look forward to continuing to work with you and other representatives of the Town of Christiansburg throughout the permitting process.

Very truly yours,

GENTRY LOCKE

Maxwell H. Wiegard

Enclosures

cc: Ms. Deborah Balser, Shentel  
Ms. Kim Stephenson, NB+C  
Mr. Jeff Holland, NB+C

**Shenandoah Personal Communications, LLC ("Shentel")  
Conditional Use Permit Application – Town of Christiansburg  
Site Name: 68803/RN208 South Radford/Christiansburg  
Project Narrative**

The submission requirements listed in Article XXIII, Section 42-683 of the Christiansburg Zoning Ordinance are as follows:

- The height of the monopoles and towers shall not exceed the allowable heights, as specified in the definitions of this chapter. Monopoles shall not exceed 75 feet in total height, including antennas in residential districts.

*Shentel respectfully requests a waiver of the height limit of 75'. As part of a fourth generation long term evolution ("LTE") equipment upgrade, Shentel proposes to replace the existing 70'4" wooden pole with a 108' steel monopole-style tower. A 2' lightning rod will be attached to the top of the new tower. Thus, the total height of the proposed structure is 110'. In this narrative, Shentel will refer to the 108' monopole-style tower and the attached 2' lightning rod, collectively, as the "Replacement Tower". Installation of the LTE antennas/equipment on the existing wooden pole would cause the pole to structurally fail. Thus, Shentel needs to erect the Replacement Tower, which structurally is designed to support the weight of the LTE equipment. The increased height of the Replacement Tower will help Shentel improve the wireless communications coverage in the Town of Christiansburg. Currently, the existing wooden pole is barely above the tops of the existing trees.*

- Monopoles or towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FCC or FAA, be painted a neutral color.

*The Replacement Tower and antennas, etc. will be painted gray (see enclosed color sample: Sherwin Williams – Galvano SW 4027).*

- At a facility site, the design of the building and related structures shall use materials, colors, textures, screening and landscaping that will blend the facilities to the natural setting and the built environment. The related unmanned equipment structure shall not contain more than 750 square feet of gross floor area or be more than 12 feet in height, and shall be located in the accordance with the requirements of the zoning district in which located.

*N/A; no equipment shelter is proposed with this application. Shentel will use outdoor cabinets. An existing 6' wooden fence currently shields the equipment compound surrounding the base of the Replacement Tower from public view. The 6' wooden fence will be expanded so that the proposed compound expansion will be enclosed fully by 6' wooden fence.*

- Monopoles or towers shall not be artificially lighted, unless required by the FCC or FAA. If lighting is required, the town council may review the available lighting alternatives and approve the design that would cause the least disturbance to surrounding views.

*The Replacement Tower will not be lighted.*

- No advertising of any type shall be allowed on any monopole or tower.

*The Replacement Tower will not have advertising.*

- Satellite and microwave dishes attached to monopoles shall not exceed two feet in diameter and six feet in diameter when attached to towers.

*The Replacement Tower will not have any microwave dishes.*

- Stealth technology may be required, as appropriate.

*N/A.*

- Federal requirements. All monopoles or towers must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the federal government with the authority to regulate monopoles or towers. If such standards and regulations are changed, then the owners of the monopoles or towers governed by this article shall bring such structures into compliance with such revised standards, as required. Failure to bring monopoles or towers into compliance with such revised standards and regulations shall constitute grounds for the removal of the monopole or tower, at the owner's expense.

*Shentel's proposal complies with all applicable FAA and FCC regulations and all other applicable federal regulations.*

- Building codes. To ensure the structural integrity of monopoles or towers, the owner of such shall ensure that it is constructed and maintained in compliance with standards contained in applicable federal, state and local building codes and regulations.

*Shentel will comply with all federal, state and local building codes and regulations.*

- Information required. Each applicant requesting a zoning and use permit for a new monopole or tower shall submit five copies of a scaled site plan and a scaled elevation view and other support drawings, calculations and other documentation, signed and sealed by appropriate licensed professionals, showing the location and dimensions of all improvements, including information concerning topography, radio frequency coverage, height requirements, setbacks, drives, parking, fencing, landscaping, easements, adjacent uses and other information deemed necessary to assess compliance with the regulations of this article. Additionally, the applicant shall provide actual photographs of the site from designated relevant views that include a simulated photographic image of the proposed monopole or tower. The photograph with the simulated image shall include the foreground, midground and the background of the site. An engineering report, certifying that the proposed monopole or tower is compatible for collocation with a minimum of three similar users, including the primary user, must accompany the application. The applicant shall provide copies of their collocation policy. Each applicant shall also submit a copy of their master plan for provisional locations of future monopoles or towers anticipated for future service.

*Enclosed with this application are: 11"x17' concept drawings, which include a scaled site plan and a scaled elevation of the Replacement Tower, photo simulations, a copy of Grain's collocation policy, and a list and map of Shentel's existing and proposed wireless communications facilities in the Town of Christiansburg and the surrounding area in Montgomery County.*



- Availability of suitable existing monopoles, towers or other structures. No new monopole or tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of town council that no existing monopole, tower or structure can accommodate the proposed antenna. Evidence submitted to demonstrate that no existing monopole, tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:
  - No existing monopoles, towers or structures are located within the geographic area required to meet the applicant's engineering requirements.
  - Existing monopoles, towers or structures are not of sufficient height to meet the applicant's engineering requirements.
  - Existing monopoles, towers or structures do not have sufficient structural strength to support applicant's proposed antenna or related equipment.
  - The applicant's proposed antenna would cause electromagnetic interference with the existing antenna, or the antenna on the existing monopole, tower or structure would cause interference with the applicant's proposed antenna.
  - The applicant demonstrates that there are other limiting factors that render existing monopoles, towers or structures unsuitable.

*The proposed LTE equipment upgrade on the existing 70'4" wooden pole will cause the pole to structurally fail. Thus, the Replacement Tower, which structurally is designed to support the weight of the LTE equipment, is proposed. The increased height of the Replacement Tower will allow Shentel to meet its objectives for improving the coverage and capacity of the Sprint wireless communications network in the Town of Christiansburg. The enclosed radio frequency propagation maps demonstrate the improved wireless communications coverage resulting from the proposed increase in the height of the Replacement Tower.*

- Setbacks. Monopoles, towers, guys and accessory facilities must satisfy the minimum zoning district setback requirements for primary structures as well as requirements of chapter 32, Telecommunications. Additionally, monopoles and towers shall have a setback no less than the total height of the structure. Increased setbacks may be required as a condition of the conditional use permit.

*The Replacement Tower will not meet the setback of 110'. Thus, Shentel respectfully requests a waiver for the 110' setback requirement. The Replacement Tower will be 84.3' from the front property line and 40.9' from the rear property line. Please refer to the enclosed site drawings. In addition, in the highly unlikely event that the Replacement Tower was to fail structurally, it is designed to fall within a 70' radius from the proposed location of the Replacement Tower. Thus, the Replacement Tower is designed to avoid falling on the community building located on the Subject Property and all existing single family residences located near the Subject Property.*

- Security fencing. Monopoles or towers shall be enclosed by security fencing not less than six feet in height and shall be equipped with appropriate anti-climbing device.

*The compound at the base of the existing wooden pole is surrounded by a 6' wooden fence. To provide room for the Replacement Tower, the fenced equipment compound surrounding the base of the tower will be expanded to include an additional 6' x 20' area. The 6' wooden fence will be extended to enclose the proposed 6' x 20' equipment compound expansion.*

- Landscaping. Monopoles or tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the support buildings from adjacent property. The standard buffer shall consist of a landscaping strip of at least four feet wide outside the perimeter of the compound. Existing mature tree growth of natural land form on the site shall be preserved to the maximum extent possible.

In locations where the visual impact of the monopole or tower would be minimal, the landscaping requirements may be reduced or waived by town council.

*Shentel will keep the existing vegetation/landscaping that surrounds the existing equipment compound and install certain additional screening/landscaping materials. Please refer to Sheet P-1 of the enclosed concept drawings prepared by Mead & Hunt for details concerning the proposed additional landscaping materials to be installed by Shentel.*

- Removal of abandoned monopoles or towers. Any monopole or tower that is not operational for a continuous period of 90 days shall be considered abandoned, and the owner of such monopole or tower shall remove same within 90 days of receipt of notice from the building official or town manager notifying the owner of such removal requirement. Removal includes the removal of the monopole or tower, all subterranean tower and fencer footers, underground cables and support buildings. The buildings may remain with the approval of the landowner. If there are two or more users of single monopole or tower, then this provision shall not become effective until all users cease using the monopole or tower. If the monopole or tower is not removed per this section, the town may require the landowner to have it removed. In all cases, the site shall be returned as closely as possible to its original condition.

*Grain Management, LLC, as the owner of the Replacement Tower, will be responsible for removal of the Replacement Tower in the event of abandonment.*

- Bonding. Every applicant for a zoning and use permit for a monopole or tower shall, as a condition for the issuance of the zoning and use permit, file with the building official a continuing bond in the penal sum of not less than \$10,000.00, and conditioned for the faithful observance of the provisions of this chapter and all amendments thereto, and of all the laws and ordinances relating to monopoles and towers.

*Grain Management, LLC, as the owner of the Replacement Tower, will be responsible for filing the bond.*

- Applicant responsibility. Any applicant for communication structures to be located on property owned by the town assumes responsibility for such structures and indemnifies and saves harmless the town from any and all damages, judgments, costs or expenses which the town may incur by reason of the removal or the causing to be removed any monopole or tower, as provided for in this article. Any applicant for communications structures on property belonging to the town shall enter into contract with the town for such location of structures.

*Grain Management, LLC, as the owner of the Replacement Tower, will be responsible for compliance with this provision.*

## **SPECIAL POWER OF ATTORNEY**

### **Property Description (Tax Map Number, Street Address or Common Description, Borough):**

Wireless Communications Tower  
570 N. High Street  
Christiansburg, VA 24073

**Tax Map #** 497-A258 & 497-A258C

**Shentel Site ID:** 68803/RN208 South Radford/Christiansburg

I am Deborah B. Balser, Manager, Site Acquisition for Shenandoah Personal Communications, LLC "Shentel" (the "Applicant"), the Applicant for the above-referenced application.

On behalf of the Applicant, I do hereby make, constitute, and appoint Maxwell H. Wiegard, of Gentry Locke Attorneys, to act as the Applicant's true and lawful attorney-in-fact for and in the Applicant's name, place and stead with full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to a special use permit application, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to a special use permit application, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

On behalf of the Applicant, I ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to a special use permit application, on the Property.

The rights, powers, and authority of said attorney-in-fact herein granted shall comment and be in full force and effect on the 18th day of April, in the year 2017, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Planning Department of the Town of



Christiansburg, Virginia, or by another written document, stating that the terms of this power have been revoked or modified.

Shenandoah Personal Communications, LLC "Shentel"

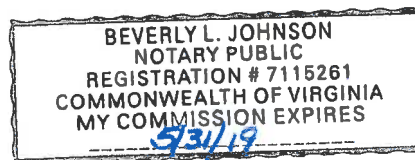
By: Deborah B. Balser  
Name: Deborah B. Balser  
Its: Manager, Site Acquisition

Commonwealth of Virginia City/County of Waynesboro, to-wit:

Subscribed and sworn to before me this 18th day of April, 2017, in the City

and State aforesaid, by Beverly L. Johnson Notary Public.

My Commission Expires: 5/31/19.





September 14, 2016

To Whom It May Concern:

**SHENANDOAH PERSONAL COMMUNICATIONS, LLC** and **SHENANDOAH MOBILE, LLC**, a Virginia limited liability company ("Shentel") has contracted with Network Building & Consulting ("NB+C") to support it in upgrades to its wireless service. NB+C is authorized to represent Shentel, acting as its agent, to our Landlords and to the municipal jurisdictions in which our sites are located.

Should you have any questions about this matter, please feel free to contact Dan Meenan at (540) 941-4362 or [Dan.Meenan@emp.shentel.com](mailto:Dan.Meenan@emp.shentel.com).

Shentel is looking forward to continuing its various business relationships and providing enhanced wireless coverage within its wireless network.

Sincerely yours,

A handwritten signature in blue ink, appearing to be 'Dan Meenan', written over a circular blue stamp or seal.

Dan Meenan

VP – Wireless Network Development



1150 SHENANDOAH VILLAGE DRIVE  
WAYNESBORO, VA 22980

SOUTH RADFORD/CHRISTIANSBURG 68803/RN208  
(GRAIN SITE ID:2046-VA-007601)

INSTALLATION OF NEW 108' MONOPOLE TOWER WITH LTE  
EQUIPMENT UPGRADE AND REMOVAL OF 70'-4" WOODEN POLE



1150 SHENANDOAH VILLAGE DRIVE  
WAYNESBORO, VA 22980

SITE NAME:  
SOUTH RADFORD/CHRISTIANSBURG

SITE NUMBER: 68803/RN208

SITE ADDRESS:  
570 N. HIGH STREET  
CHRISTIANSBURG, VA 24073

AREA:  
LEASE AREA = 208 SQ. FT.

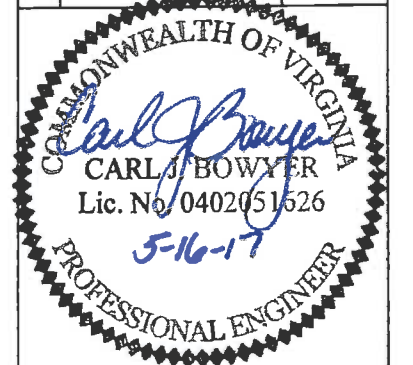
PROPERTY OWNER:  
SCHAEFFER MEMORIAL BAPTIST CHURCH  
580 N. HIGH STREET  
CHRISTIANSBURG, VA 24073

COUNTY: MONTGOMERY

LATITUDE: N37° 08' 21.80"  
37.139388

LONGITUDE: W80° 24' 23.38"  
-80.406494

NO.	REVISION/ISSUE	DATE
3	REISSUE FOR COMMENT	05/09/16
4	ISSUE FOR CONSTRUCTION	05/13/16
5	ISSUE FOR CONSTRUCTION	05/27/16
6	FINAL	10/21/16
7	REISSUE FOR FINAL	11/08/16
8	REVISED PER COMMENTS	04/19/17
9	FINAL	05/16/17



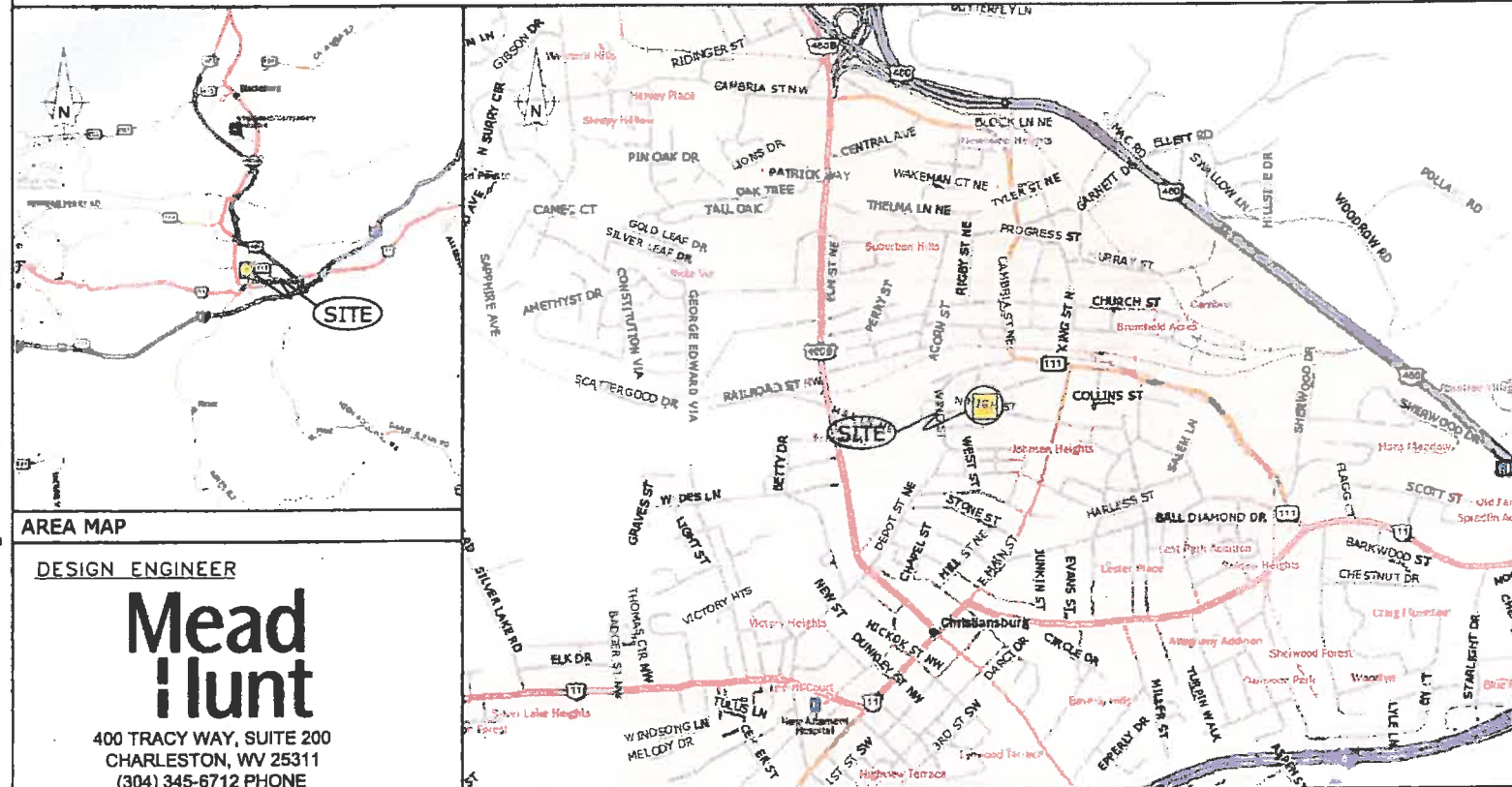
Mead  
Hunt

400 TRACY WAY  
SUITE 200  
CHARLESTON, WV 25311  
(304) 345-6712 PHONE

PROJECT # R4022100-160213.01

TITLE SHEET

SHEET  
T-1



AREA MAP

DESIGN ENGINEER

Mead  
Hunt

400 TRACY WAY, SUITE 200  
CHARLESTON, WV 25311  
(304) 345-6712 PHONE  
(304) 345-6714 FAX

VICINITY MAP

SITE DIRECTIONS

FROM 1150 SHENANDOAH DRIVE, WAYNESBORO VA: MERGE ONTO I-64 W (8.9 MI). TAKE THE INTERSTATE 81 S EXIT ON THE LEFT TOWARD INTERSTATE 64 W/LEXINGTON/ROANOKE (0.8 MI). MERGE ONTO I-81 S (102 MI). TAKE EXIT 118C-B-A TOWARD U.S. 460 W (1.8 MI). TURN LEFT ONTO U.S. 460 W/ROANOKE ST AND CONTINUE TO FOLLOW ROANOKE ST (0.9 MI). TURN RIGHT ONTO DEPOT ST NE (0.9 MI). TURN LEFT ONTO E MAIN ST (0.2 MI). TURN RIGHT ONTO HIGH ST NE(N37° 08' 19.00" W80° 24' 09.39") AND DESTINATION WILL BE ON THE RIGHT (0.2 MI)(N37° 08' 20.91" W80° 24' 23.59").

SITE NAME  
SOUTH RADFORD/CHRISTIANSBURG

SITE NUMBER  
68803/RN208

SITE ADDRESS  
570 N. HIGH STREET  
CHRISTIANSBURG, VA 24073

PROPERTY OWNER  
SCHAEFFER MEMORIAL BAPTIST CHURCH  
580 HIGH STREET  
CHRISTIANSBURG, VA 24073

SITE DATA  
NAD 83 LATITUDE - N37° 08' 21.80"  
37.139388  
NAD 83 LONGITUDE - W80° 24' 23.38"  
-80.406494

LEASE AREA  
208 SQ FT EXISTING

PROJECT DESCRIPTION

INSTALLATION OF NEW 108' STEEL MONOPOLE TOWER AND REMOVAL OF EXISTING 70'-4" WOODEN POLE. INSTALLATION OF NEW ANTENNAS AND RRHS AND OUTDOOR EQUIPMENT ON EXISTING EQUIPMENT FRAME. UPGRADE TO 200 AMP SERVICE.

JURISDICTION

MONTGOMERY COUNTY

CONTACTS

SHENTEL (CONSTRUCTION)  
BEN PIERCE  
(804) 218-5474 - PHONE  
7501 BOULDERS VIEW DR., SUITE 600  
RICHMOND, VA 23225

SHENTEL (SITE ACQUISITION)  
DEBBIE BALSER  
(540) 941-4220 x3071 - PHONE  
(540) 941-4106 - FAX

MEAD & HUNT  
CURTIS PAXTON  
(304) 553-8103 - PHONE  
400 TRACY WAY, SUITE 200  
CHARLESTON, WV 25311

SHEET T-1	TITLE SHEET
SHEET L-1	GRAIN SURVEY
SHEET L-2	GRAIN SURVEY
SHEET R-1	RADIUS MAP
SHEET C-1	EXISTING CONDITIONS
SHEET C-2	EXISTING CONDITIONS
SHEET C-3	PROPOSED TOWER LAYOUT
SHEET C-4	EQUIPMENT LAYOUT
SHEET C-5	GROUNDING PLAN
SHEET C-6	HYBRIFLEX CABLE DIAGRAM
SHEET C-7	UTILITY PLAN
SHEET C-8	ANTENNA CONFIGURATION
SHEET C-9	TOWER ELEVATION
SHEET P-1	LANDSCAPING PLAN
SHEET D-1	MISCELLANEOUS DETAILS
SHEET D-2	MISCELLANEOUS DETAILS
SHEET D-3	MISCELLANEOUS DETAILS
SHEET D-4	MISCELLANEOUS DETAILS
SHEET D-5	MISCELLANEOUS DETAILS
SHEET D-6	MISCELLANEOUS DETAILS
SHEET D-7	ELECTRICAL NOTES
SHEET D-8	CABLE INSTALLATION NOTES
SHEET D-9	GENERAL NOTES

SHEET INDEX

POLICE/FIRE/RESCUE  
911

ELECTRIC POWER  
AEP  
CONTACT: CUSTOMER SERVICE  
PHONE#: 800-956-4237

TELEPHONE  
LUMOS  
CONTACT: CUSTOMER SERVICE  
PHONE#: 800-320-6144

SHENTEL NOC  
(800) 566-9568 - PHONE

PROJECT INFORMATION

EMERGENCY AND UTILITY CONTACTS

CONSULTANT TEAM

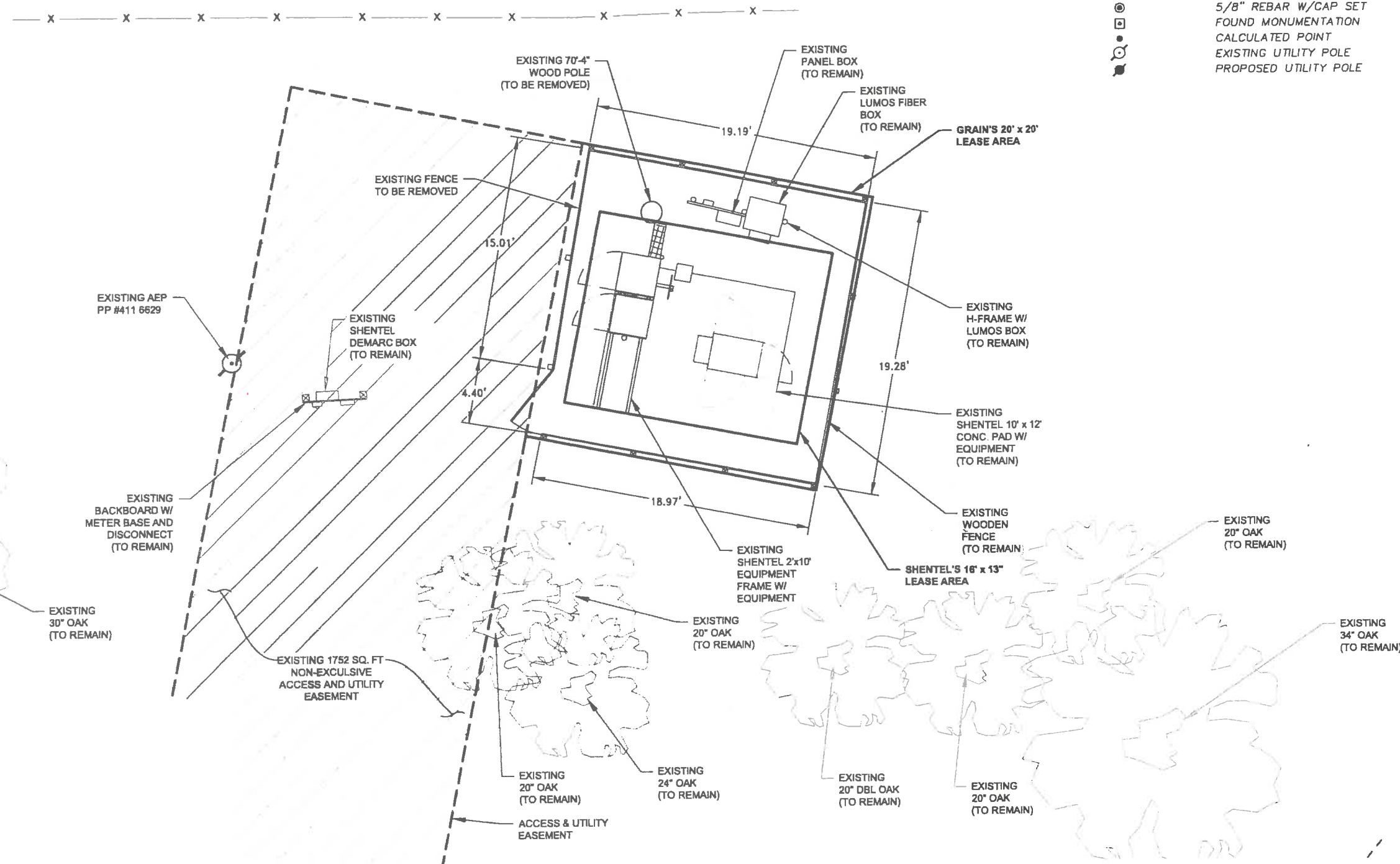
DIRECTIONS TO SITE

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NORTH MERIDIAN REFERENCED TO VA  
STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE NAD83 (2011)

# LEGEND

---	PROPERTY LINE
---	TRACT LINE
---	LEASE LINE
---	ROW LINE
-x-x-	EXISTING FENCE LINE
-xx-xx-	PROPOSED FENCE LINE
---	GAS LINE
---	OVERHEAD POWER
---	OVERHEAD TELEPHONE
---	UNDERGROUND POWER
---	UNDERGROUND TELCO.
---	OVERHEAD POWER/TELEPHONE
---	5/8" REBAR W/CAP SET
---	FOUND MONUMENTATION
---	CALCULATED POINT
---	EXISTING UTILITY POLE
---	PROPOSED UTILITY POLE



1150 SHENANDOAH VILLAGE DRIVE  
WAYNESBORO, VA 22980

SITE NAME:  
SOUTH RADFORD/CHRISTIANSBURG

SITE NUMBER: 68803/RN208

SITE ADDRESS:  
570 N. HIGH STREET  
CHRISTIANSBURG, VA 24073

AREA:  
LEASE AREA = 208 SQ. FT.

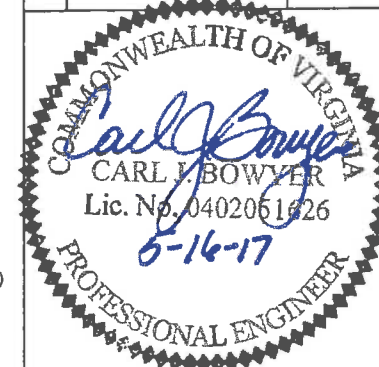
PROPERTY OWNER:  
SCHAEFFER MEMORIAL BAPTIST CHURCH  
580 N. HIGH STREET  
CHRISTIANSBURG, VA 24073

COUNTY: MONTGOMERY

LATITUDE: N37° 08' 21.80"  
37.139388

LONGITUDE: W80° 24' 23.38"  
-80.406494

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8	REVISED PER COMMENTS	04/19/17
9	FINAL	05/16/17



## Mead ! lunt

400 TRACY WAY  
SUITE 200  
CHARLESTON, WV 25311  
(304) 345-6712 PHONE

PROJECT # R4022100-160213.01

EXISTING CONDITIONS	SHEET C-1
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## GRAPHIC SCALE



1 INCH = 8 FEET

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NORTH MERIDIAN REFERENCED TO VA  
STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE NAD83 (2011)

# LEGEND

---	PROPERTY LINE
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---	LEASE LINE
---	ROW LINE
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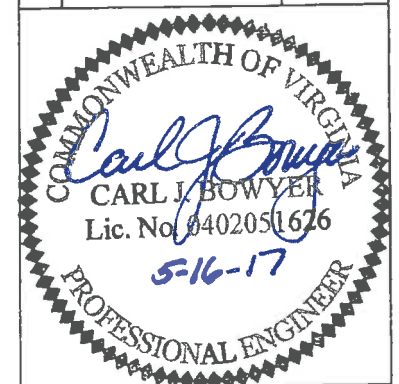
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## Mead Hunt

400 TRACY WAY  
SUITE 200  
CHARLESTON, WV 25311  
(304) 345-6712 PHONE

PROJECT # R4022100-160213.01

RADIUS MAP

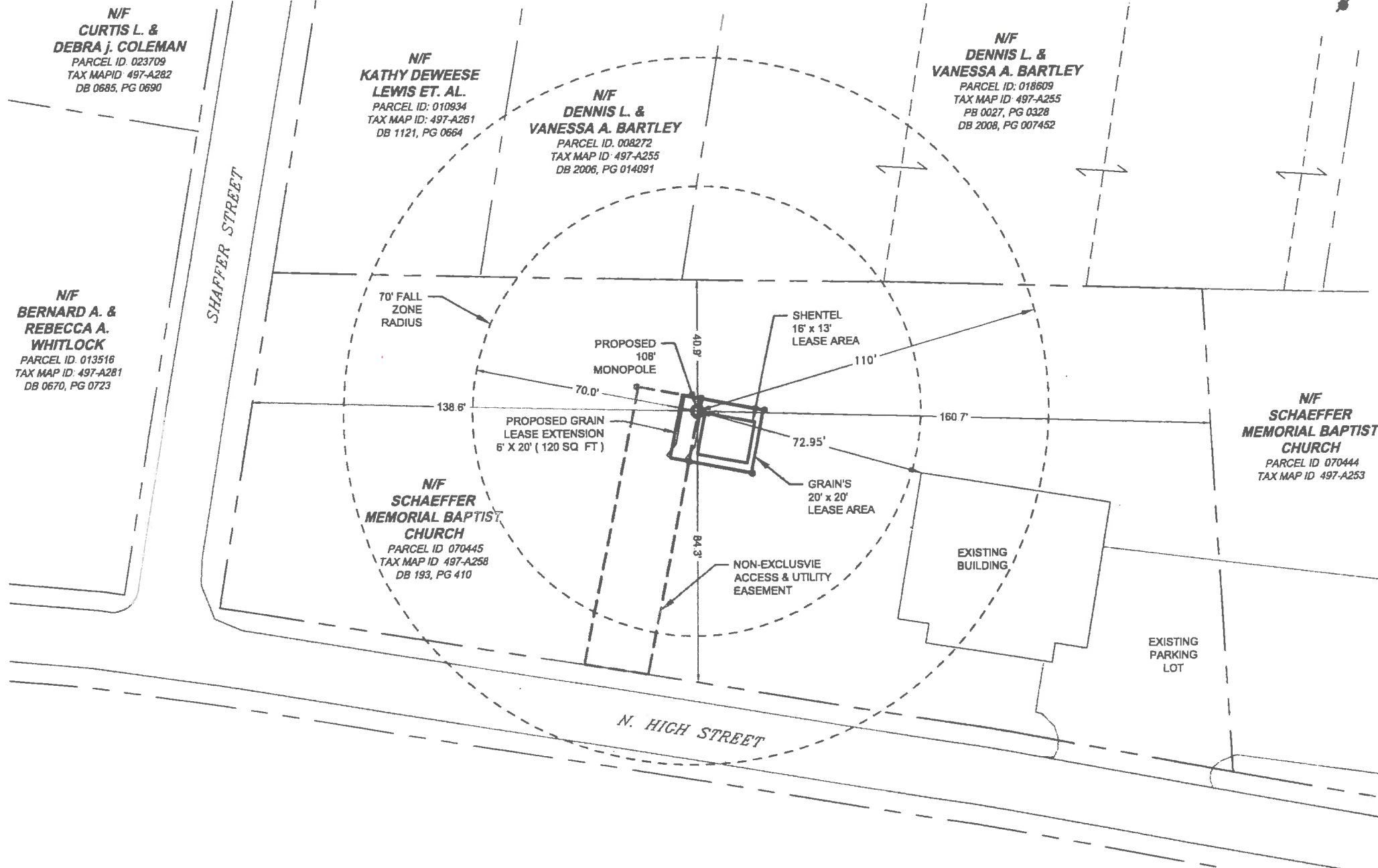
SHEET

R-1

### GRAPHIC SCALE

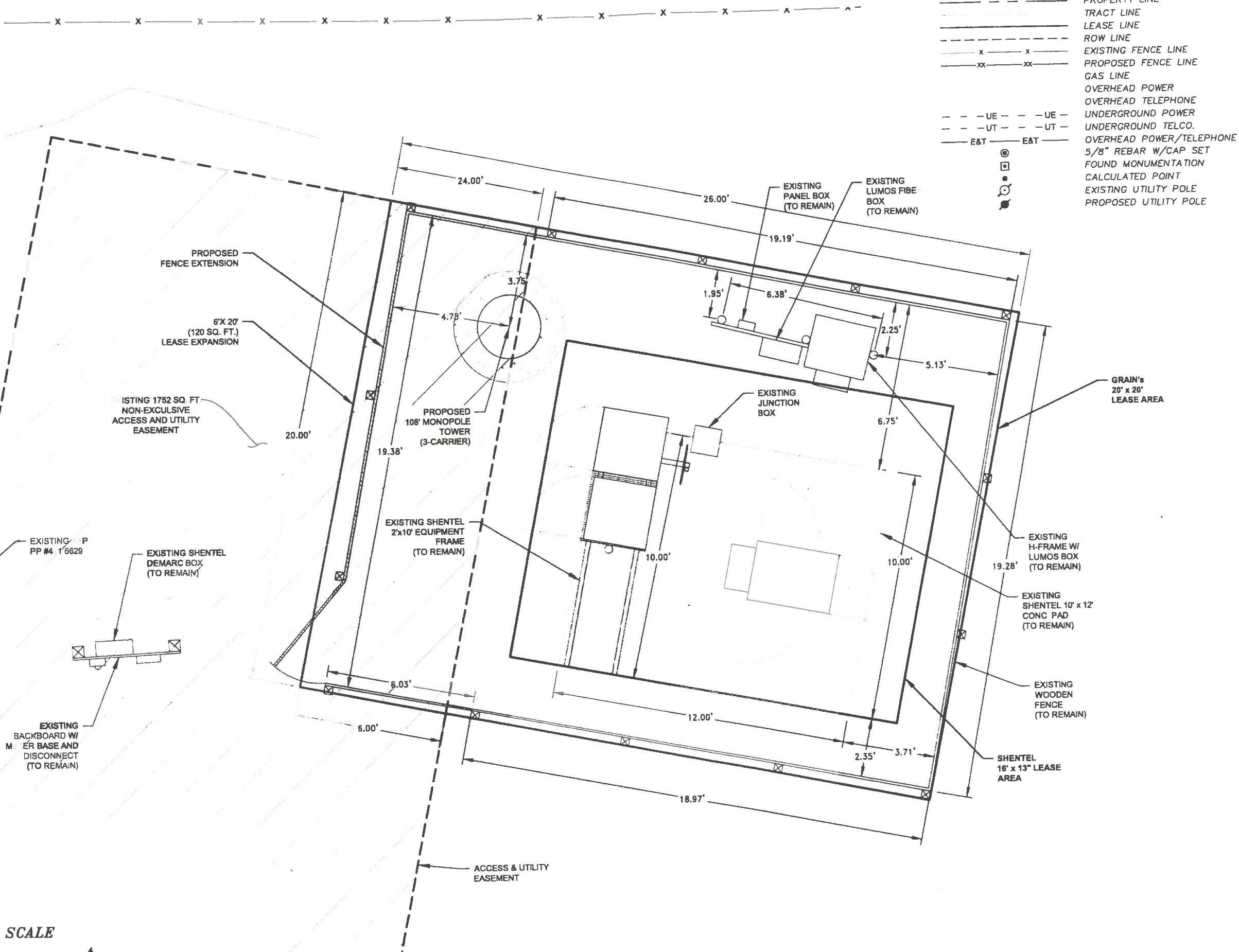


1 INCH = 40 FEET



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STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE NAD83 (2011)



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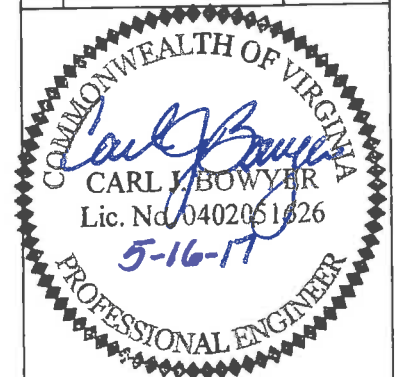
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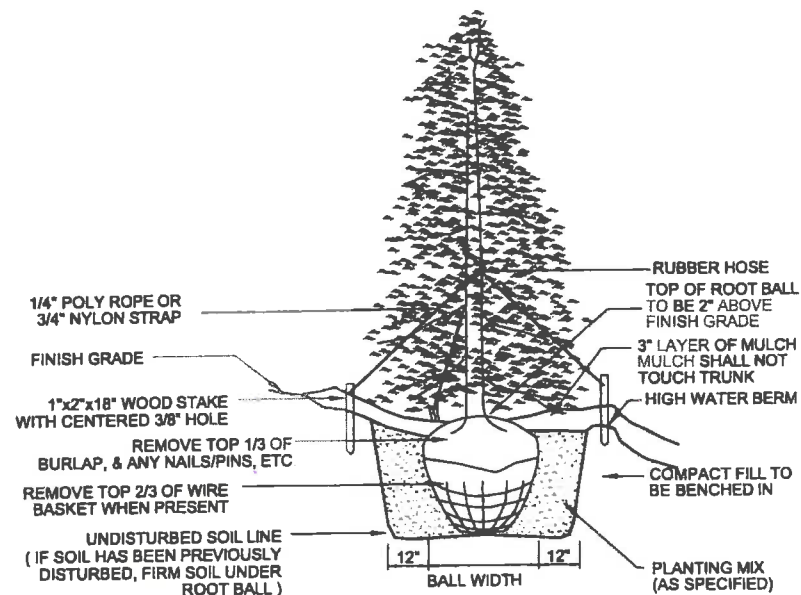
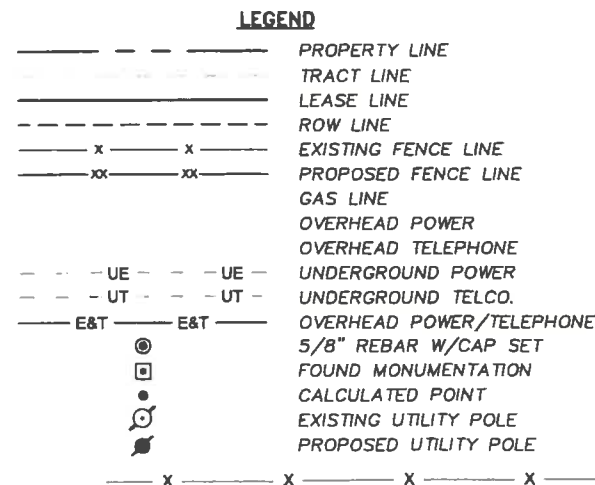


**Mead  
i lunt**

400 TRACY WAY  
SUITE 200  
CHARLESTON, WV 25311  
(304) 345-6712 PHONE

PROJECT # R4022100-160213.01

PROPOSED TOWER LAYOUT	SHEET C-3
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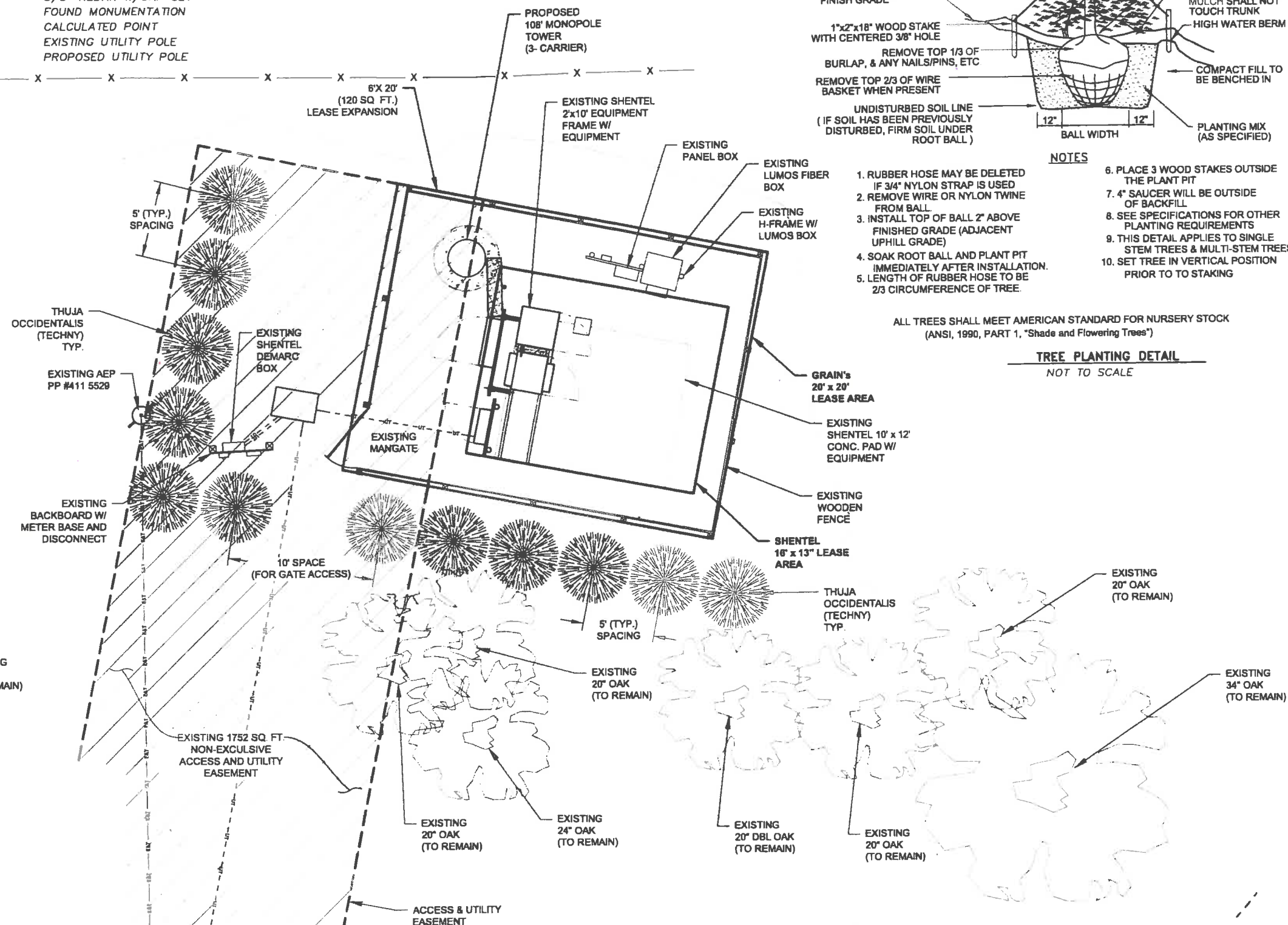
1. RUBBER HOSE MAY BE DELETED IF 3/4" NYLON STRAP IS USED
2. REMOVE WIRE OR NYLON TWINE FROM BALL
3. INSTALL TOP OF BALL 2" ABOVE FINISHED GRADE (ADJACENT UPHILL GRADE)
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. LENGTH OF RUBBER HOSE TO BE 2/3 CIRCUMFERENCE OF TREE.

6. PLACE 3 WOOD STAKES OUTSIDE THE PLANT PIT
7. 4" SAUCER WILL BE OUTSIDE OF BACKFILL
8. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS
9. THIS DETAIL APPLIES TO SINGLE STEM TREES & MULTI-STEM TREES
10. SET TREE IN VERTICAL POSITION PRIOR TO STAKING

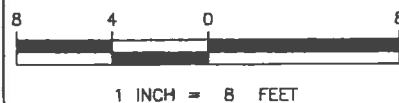
ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK  
(ANSI, 1990, PART 1, "Shade and Flowering Trees")

### TREE PLANTING DETAIL

NOT TO SCALE



### GRAPHIC SCALE



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WAYNESBORO, VA 22980

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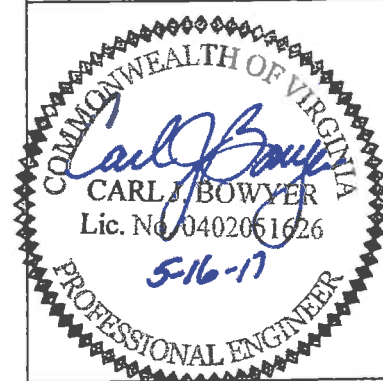
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# Mead i lunt

400 TRACY WAY  
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(304) 345-6712 PHONE

PROJECT # R4022100-160213.01

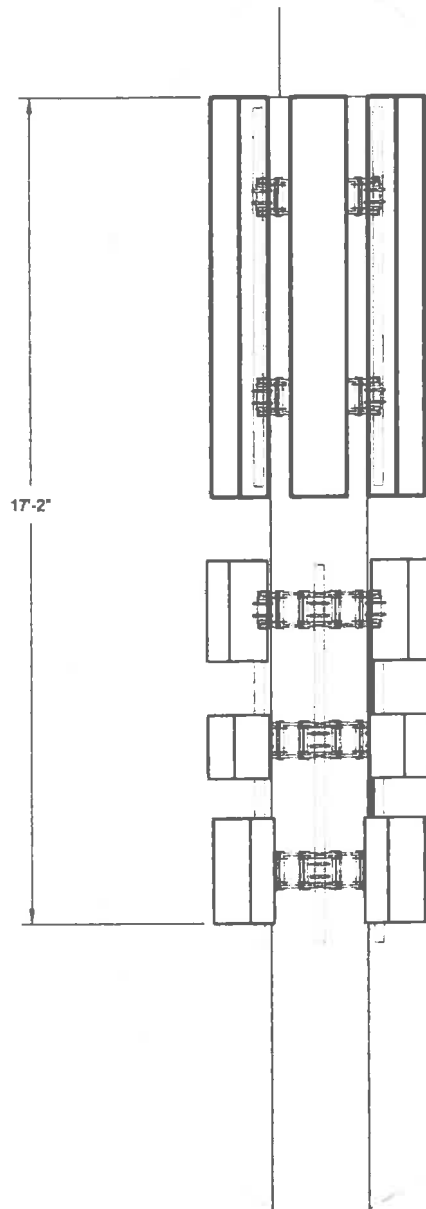
## LANDSCAPING PLAN

SHEET

P-1



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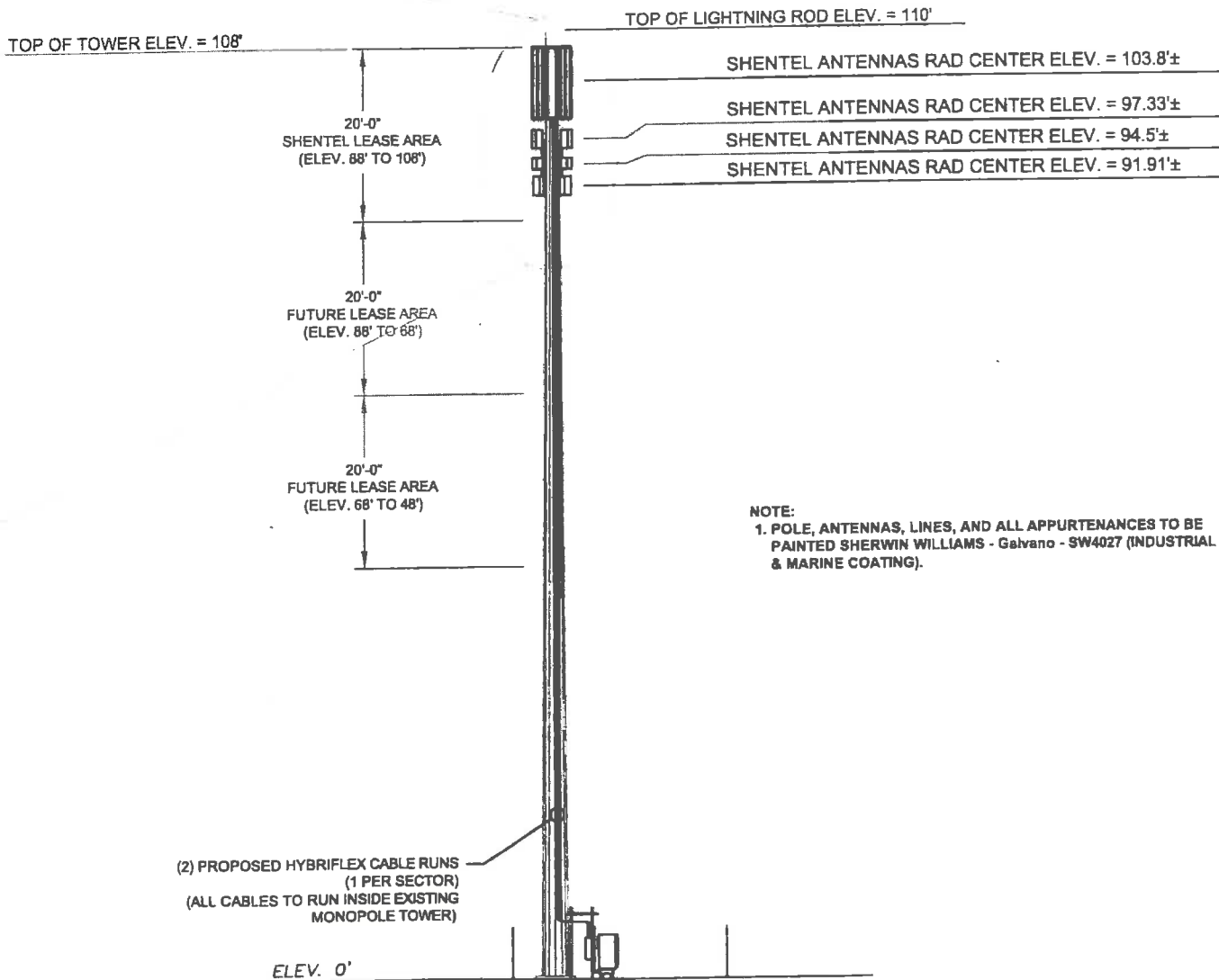


**ANTENNA DETAIL**  
SCALE: 1" = 4'

NOTE:  
TOWER AND ASSOCIATED HARDWARE WILL  
BE A FLAT MATTE FINISH IN ACCORDANCE  
WITH SECTION 38.2-432(e)(9)

CABLES
(2) HYBRIFLEX CABLES - (24 SM FIBERS/10x10 AWG)

- NOTES:**
1. TOWER AND TOWER FOUNDATION DESIGN HAS BEEN PREPARED AND PROVIDED BY OTHERS. REFER TO MANUFACTURE'S APPROVED TOWER DRAWINGS OR CURRENT STRUCTURAL ANALYSIS. THE RF RAD CENTER OF THE PROPOSED ANTENNAS AND MOUNTING PLATFORM ARE BASED ON INFORMATION PROVIDED THROUGH SHENTEL.
  2. THIS DRAWING IS A GRAPHICAL REPRESENTATION OF THE TOWER, THE RF RAD CENTER OF THE PROPOSED ANTENNAS AND PROPOSED MOUNTING PLATFORM/SECTOR FRAME BASED ON INFORMATION PROVIDED THROUGH SHENTEL, AND FOR ANALYZED BY OTHERS. MEAD & HUNT CERTIFIES ONLY THAT INFORMATION PROVIDED TO MEAD & HUNT FOR THE PREPARATION OF THESE PLANS AND IS NOT CERTIFYING NOR WARRANTING THE DESIGN NOR VERIFYING THE ANALYTICAL RESULTS OF THE STRUCTURAL ANALYSIS PERFORMED BY OTHERS.
  3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE PROPOSED CABLES, CABLE LADDER, AND/OR OTHER CABLE SUPPORTING SYSTEM PER CURRENT STRUCTURAL ANALYSIS.
  4. ALL COAX CABLES SHALL BE STACKED IN ACCORDANCE WITH THE CURRENT STRUCTURAL ANALYSIS. THE CONTRACTOR OR SUBCONTRACTOR SHALL FURNISH AND INSTALL CABLE LADDER RACK, CABLE TRAYS, ETC., AND/OR CONDUIT AS REQUIRED TO SUPPORT CABLES.
  5. THE CONTRACTOR SHALL VERIFY WITH SHENTEL 48 HOURS PRIOR TO INSTALLATION OF ALL EQUIPMENT/RF CONFIGURATION AND ANY RELATED WORK RELATED TO THE COMPLETION OF THIS PROJECT.
  6. THIS DRAWING IS FOR GENERAL INFORMATION ONLY.



**TOWER ELEVATION**  
SCALE: 1" = 20'



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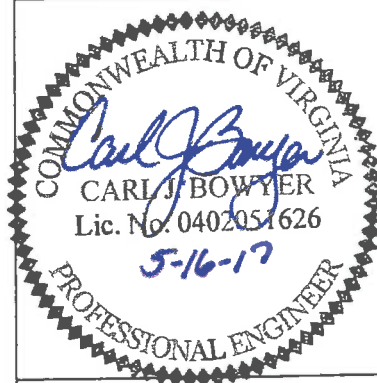
PROPERTY OWNER:  
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**Mead  
& Hunt**

400 TRACY WAY  
SUITE 200  
CHARLESTON, WV 25311  
(304) 345-6712 PHONE

PROJECT # R4022100-160213.01

TOWER ELEVATION	SHEET
	C-9



Existing 70'4" Wood Pole



**CHRISTIANBURG RN208**  
570 N. High St., Christiansburg VA 24073  
**TOWER REPLACEMENT  
SIMULATION**

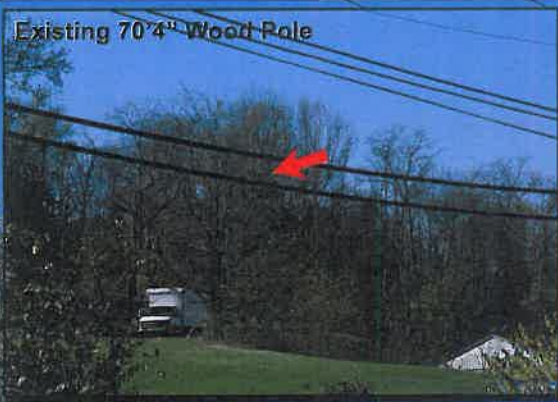
View from Cambria Street  
approx. 1,260ft. north-northeast of site

Christiansburg  
Seventh-day  
Adventist Church

A Christ Centered Bible Believing Church For All People  
Worship Times: Sabbath School 10:00AM  
Morning Devotions 10:30AM Worship Service 11:00AM



Existing 70' 4" Wood Pole



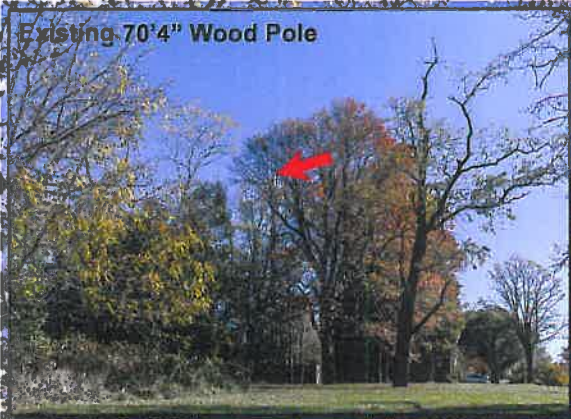
**SHENTEL®**

**CHRISTIANBURG RN208**  
570 N. High St., Christiansburg VA 24073  
**TOWER REPLACEMENT  
SIMULATION**

View from Depot Street  
approx. 1,340ft. east-northeast of site



Existing 70'4" Wood Pole



**SHENTEL®**

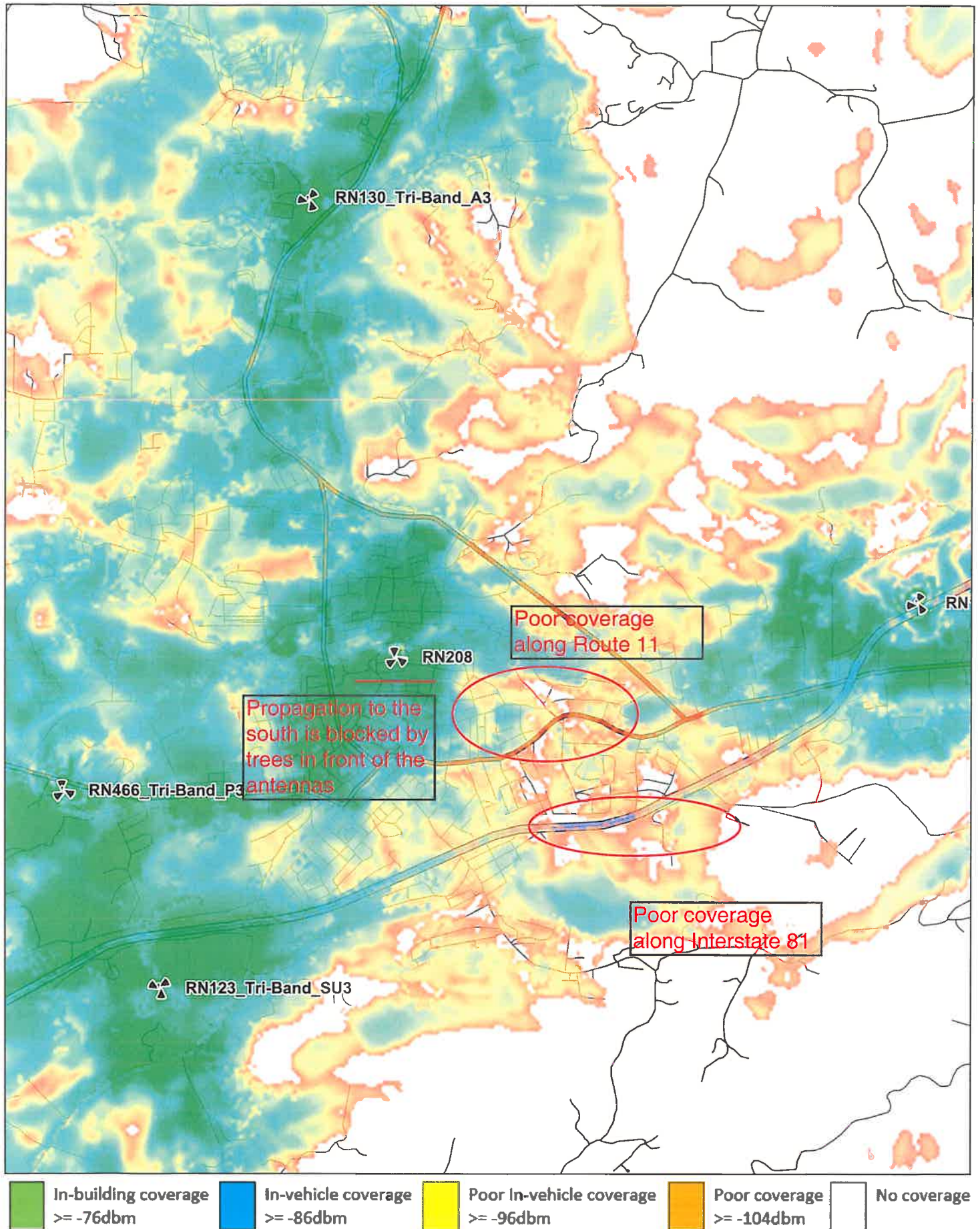
**CHRISTIANBURG RN208**  
570 N. High St., Christiansburg VA 24073  
**TOWER REPLACEMENT  
SIMULATION**

View from Shaffer Street  
approx. 150ft. west-southwest of site



# RN208 Existing design

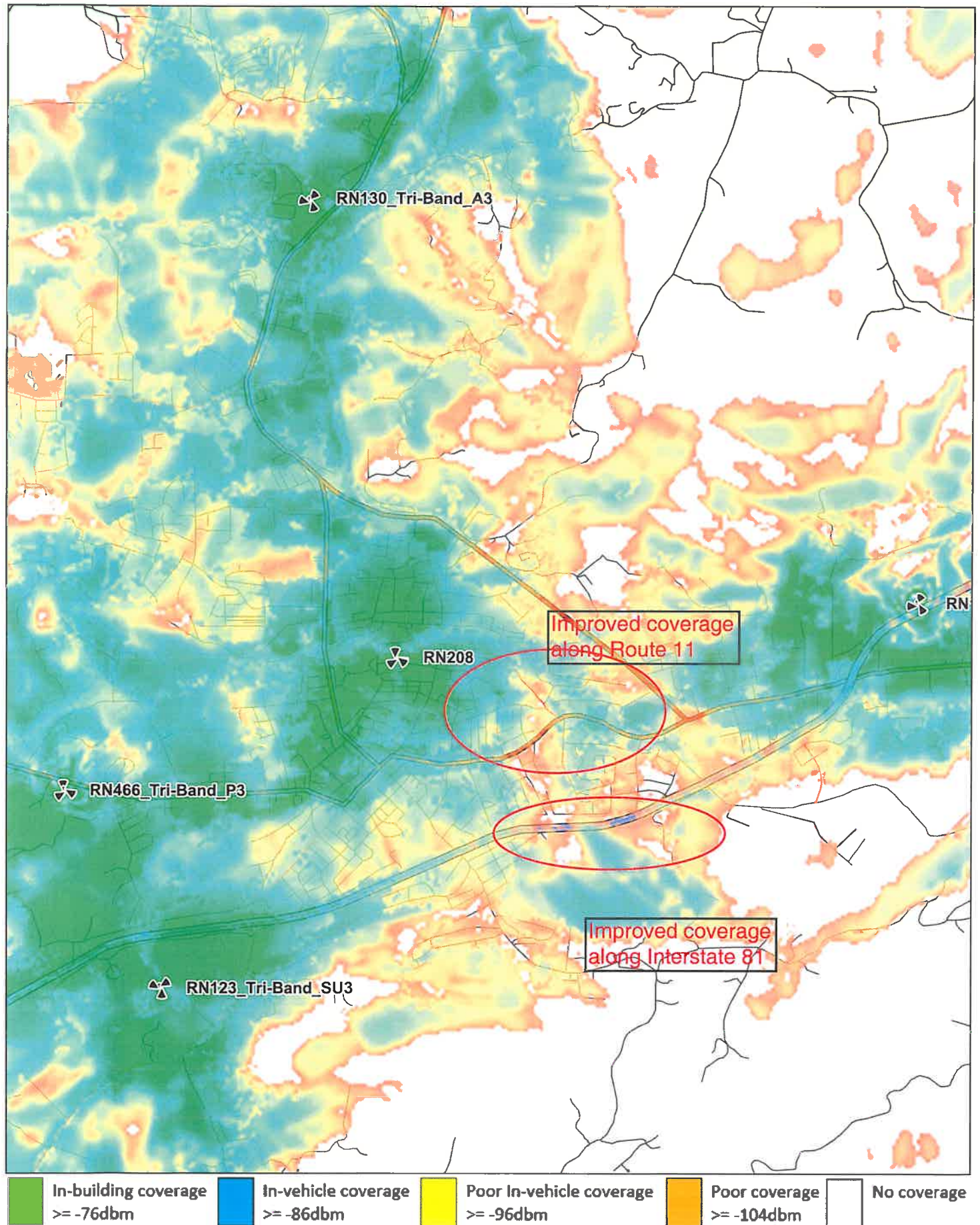
Tower Height 70'





# RN208 Proposed Design

Tower Height 110'



# Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064  
(614) 398-6250 • [mike@mfpeng.com](mailto:mike@mfpeng.com)

May 15, 2017

Shentel

Re: Proposed 108-ft Monopole  
Located in Montgomery Co., VA: Site #68803/RN208  
South Radford / Christiansburg  
MFP #23517-256 / TAPP TP-15225

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This structure is to be fabricated by TransAmerican Power Products.

I will design this monopole to withstand a 3-second gust wind speed of 90 mph ( $V_{as}$ ) in accordance with ANSI/TIA-222-G for Montgomery County. *The design will also conform to the requirements of the 2006-2015 International Building Code.*

This monopole will be intentionally designed to accommodate a theoretical fall radius. The upper 70' of the pole will be designed to meet the wind loads of the design, however, the lower portion of the pole will be designed with a minimum 10% extra capacity. Assuming the pole will be fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield/buckle at the 38' elevation. The yielded section would result in a maximum 70' fall radius, but would most likely remain connected and hang from the standing section.

The structure will be designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email [mike@mfpeng.com](mailto:mike@mfpeng.com).

Sincerely,

Michael F. Plahovinsak, P.E.  
Professional Engineer







**Grain Management, LLC  
Collocation Policy and Procedure**

1. Collocator shall complete a collocation application, and Grain Management, LLC shall, in its reasonable discretion, approve of same.
2. Collocator and Grain Management shall reasonably cooperate with respect to completing a new tenant site lease.
3. Collocator shall coordinate with Grain Management, LLC to ensure that the site remains compliant with all federal, state, and local zoning, real estate, regulatory, and/or radio frequency regulations. All costs for zoning and regulatory compliance shall be borne by Collocator unless otherwise agreed to by the parties in writing.
4. Grain Management, LLC and Collocator shall cooperate to obtain a passing structural analysis of the tower, at Collocator's cost unless otherwise agreed to by the parties in writing.
5. A radio frequency intermodulation study will be completed as necessary, to be determined in Grain Management, LLC's reasonable discretion, and the cost for the same shall be borne by Collocator unless otherwise agreed to by the parties in writing.
6. Collocator shall provide customary construction drawings to Grain Management, LLC for Grain Management, LLC's approval. Grain Management, LLC will inform Collocator of approval or denial as soon as reasonably practicable. If such drawings are denied, the parties shall reasonably cooperate to address the same.
7. Collocator will provide to Grain Management, LLC a construction schedule and information for the contractor that will be completing the work (i.e., certificates of insurance, contact information, etc.). Any contractors performing work at a site on behalf of Collocator must be approved by Grain Management, LLC, in its reasonable discretion.
8. Collocator will provide Grain Management, LLC with a copy of any permits required for construction/installation of their equipment. If no permits are required, Collocator will provide Grain Management, LLC with a letter from the applicable jurisdiction(s) waiving the permitting requirements.
9. Grain Management, LLC may, in its reasonable discretion, require a pre-construction site walk with a representative from Collocator. Collocator shall reasonably cooperate to schedule the same.
10. Collocator will await a written notice to proceed from Grain Management, LLC following the satisfaction of the above steps, and Collocator will not commence any installation or construction at the site until such notice to proceed is issued by Grain Management, LLC.
11. Collocator shall submit to Grain Management, LLC, within a reasonable time frame following its equipment installation, a post-installation package including before and after photos with a written summary of the work completed and/or as-built drawings.

By: Monika Kent

Name: Monika Kent

Duly Authorized Representative

Title: Manager, Business Development



May 16, 2017

Mr. Andrew Warren

Planning Director/Zoning Administrator

Town of Christiansburg

100 East Main Street

Christiansburg, VA 24531

Re: Conditional Use Permit Application for Wireless Communications Tower

Parcel ID: 070445

Tax Map ID: 497-A258 & 497-A258C

Address: 570 N. High Street, Christiansburg, VA 24073

Applicant: Shenandoah Personal Communications, LLC ("Shentel")

Tower Owner: Grain Management, LLC ("Grain")

Shentel Site Name: 68803/RN208 South Radford/Christiansburg

Dear Mr. Warren:

Please be advised that Grain will design the above referenced monopole tower to accommodate at least three (3) users, including Shentel (the primary user), pursuant to Chapter 42, Section 42-683(a)(5) of the Christiansburg Zoning Ordinance.

Thank you in advance for your consideration and please do not hesitate to contact me to discuss any of the enclosed application materials. I look forward to working with you and other representatives of the Town of Christiansburg regarding this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek J. Sachs", written over a horizontal line.

Derek J. Sachs



Site ID/Name	Address	City	State	Tower Owner
68771 - Christianburg I-81	2703 Brammer Lane	Christiansburg	VA	Crown
68772 - Meadow Creek (AEP)	2200 Lonesome Dove Drive	Christiansburg	VA	AEP
68775 - Downtown Blacksburg	109 Clay Street SE	Blacksburg	VA	Verizon
68777 - Shawsville	3604 Seneca_Hollow Road	Elliston	VA	Crown
68779 - Radford I-81	4621 Cornbread Road	Radford	VA	Crown
68780 - Holly	330 Merrimac Road #42	Blacksburg	VA	Crown
68787 - Ironto (AEP)	Reese Mountain Road	Elliston	VA	AEP
68791 - Oak Level	3256 Radford Road	Christiansburg	VA	Crown
68799 - Prices Fork	290 Raven Lane	Blacksburg	VA	Crown
68800 - Mountain View	2364 Peppers Ferry Road NW	Christiansburg	VA	Shentel
68803 - South Radford/Christiansburg	580 North High Street	Christiansburg	VA	Grain
68831 - Blacksburg West/Virginia Tech	1020 Plantation Road	Blacksburg	VA	Crown
68832 - North Blacksburg	1710 North Main Street	Blacksburg	VA	Town of Blacksburg
68844 - Hilltop	1604 Grayland Street	Blacksburg	VA	Estate of Clinton Graves
68845 - Crab Creek	1561 Radford Road	Christiansburg	VA	Crown
68848 - Virginia Tech	712 N. Main Street	Blacksburg	VA	Southpark
68849 - Mud Pike	3230 Seven Mile Tree Road	Christiansburg	VA	AEP
68850 - Stroubles Creek	2797 Stroubles_Creek Road	Christiansburg	VA	Vertical Bridge
68851 - Brookfield	2418 Poverty Creek Road	Blacksburg	VA	Vertical Bridge
68852 - Hoge Pond	1483 Matamoros Lane	Blacksburg	VA	SBA
68855 - City View WT	903 Clay Street	Blacksburg	VA	Town of Blacksburg
68885 - Lusters Gate	2243 Catawba Road	Blacksburg	VA	AEP
68886 - Ellett	906 Den Hill Road	Blacksburg	VA	ATC
68887 - VTCRC	208 S. Knollwood Drive	Blacksburg	VA	Kaler Communications
68891 - Riner	3140 Riner Road	Christiansburg	VA	SBA
68892 - Rustic Ridge	5080 Riner Road	Riner	VA	ATC/Verizon
68901 - Elliston	1752 Pedlar Road	Elliston	VA	USCC
68902 - Seneca Hollow	473 Alleghany Springs Road	Shawsville	VA	ATC
68903 - George's Run	174 Friendship Road	Shawsville	VA	SBA

Christiansburg, VA  
Blacksburg, VA  
Montgomery County, VA

Existing Shentel Location





**GENTRY LOCKE**  
Attorneys

Maxwell H. Wiegard  
mwiegard@gentrylocke.com  
P: (540) 983-9350  
F: (540) 983-9400

April 21, 2017

Re: Shentel's Wireless Communications Tower Permit Application for Property  
Located at 570 N. High Street, Christiansburg, VA 24073 (the "Property")

To Whom It May Concern:

We represent Shenandoah Personal Communications, LLC ("Shentel") in connection with its efforts to obtain a conditional use permit for the replacement of the existing wireless communications tower located on the above-referenced Property. On behalf of Shentel, we wanted to provide you information addressing certain concerns that have been expressed by a few citizens regarding (1) the perceived health effects of the wireless communications tower located on the Property, and (2) the perceived adverse effects of such tower on property values. We remain interested in working to assure everyone that the wireless communications technology used by Shentel is safe and that the proposed upgraded tower will not adversely affect the values of neighboring properties. We appreciate the opportunity to submit the enclosed information to you in advance of Shentel filing its conditional use permit application.

As we briefly discussed during the pre-application community meeting held at the Property on March 30, 2017, the Telecommunications Act of 1996 limits how a local government may regulate of wireless communications tower placement. One such limitation is that "no state or local government... may regulate the placement, construction, or modification of personal wireless service facilities *on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.*"<sup>1</sup> Stated differently, a locality cannot deny an application seeking authorization of a wireless communications facility solely because of concerns over perceived adverse health and environmental effects.

In addition to drawing your attention to federal laws with which the Town of Christiansburg must comply, we write to underscore the fact that Personal Communications Service ("PCS") transmissions from wireless communications towers are well below levels considered safe by the United States Federal Communications Commission (the "FCC"), the United States Occupational Safety and Health Administration ("OSHA"), the American National Standards

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<sup>1</sup> 47 U.S.C.A. § 332 (c)(7)(B)(iv) (emphasis added).



Institute ("ANSI"), the National Council on Radiation Protection and Measurements (the "NRC") and the Institute of Electrical and Electronics Engineers (the "IEEE"). PCS technology uses very low power radio signals to transmit and receive telephone calls, text messages, and data.

### **Health Effects of Wireless Communications Towers**

Mobile phones, and related wireless communications technology, communicate with nearby wireless communications antenna equipment mounted on towers using radio frequency ("RF") waves, a form of energy in the electromagnetic spectrum between FM radio waves and microwaves.<sup>2</sup> As set forth in the guidance from the American Cancer Society enclosed as **Exhibit 1**, the RF energy used by PCS wireless facilities is a form of electromagnetic energy known as "non-ionizing," which is the same kind of energy generated by visible light, heat, radio, television signals, and microwaves. This means that RF waves do not directly damage the DNA inside cells, which is how stronger "ionizing" types of radiation, such as x-rays, gamma rays and ultraviolet (UV) light are thought to be able to cause cancer.<sup>3</sup> Although RF waves at very high levels can heat up body tissues, the levels of RF energy used by mobile phones and wireless communications towers are much lower.

Not only is the RF energy used by the antennas mounted on wireless communications towers very low powered to begin with, but the density of the RF energy power emitted from such antennas decreases rapidly as one moves farther away from the antenna itself. Thus, as set forth in the enclosed authorities, the normal ground-level exposure is much less than the exposure that might be encountered if one were within a few feet of the antenna for a prolonged period of time.

Under the guidelines adopted by the FCC and the NRC, the federal safety standard for human exposure to RF energy from PCS wireless facilities is 580 microwatts per square centimeter ( $\mu\text{W}/\text{cm}^2$ ). According to the FCC's consumer guide enclosed as **Exhibit 2**, this exposure limit level is many times greater than RF levels typically found near the base of PCS wireless communications towers.<sup>4</sup> In fact, according to the enclosed guidance from the American Cancer Society, this exposure limit level incorporates a substantial margin of safety and has been established to be well below levels generally accepted as having potential to cause adverse health effects.

According to the FCC's guidance, "measurements made near typical cellular and PCS cell sites have shown that ground-level power densities are well below the exposure limits recommended by the RF/microwave safety standards used by the FCC."<sup>5</sup> Furthermore, the enclosed American Cancer Society Guidance states that "at ground level near typical cellular base stations, the

<sup>2</sup> See "Cellular Phone Towers," available at <https://www.cancer.org/cancer/cancer-causes/radiation-exposure/cellular-phone-towers.html>, a copy of which is enclosed as **Exhibit 1** for your reference.

<sup>3</sup> See Exhibit 1.

<sup>4</sup> See "Human Exposure to Radio Frequency Fields: Guidelines for Cellular and PCS Sites," a copy of which is enclosed as **Exhibit 2** for your reference, and which is also available at [www.fcc.gov](http://www.fcc.gov).

<sup>5</sup> See Exhibit 2.





amount of RF energy is thousands of times less than the limits for safe exposure set by the FCC.”<sup>6</sup> In addition, the enclosed FCC guidance materials state that ground-level power densities are well below the federal RF exposure limit recommended under the applicable federal RF safety standards even under a “worse-case” situation, with all transmitters operating simultaneously and continuously at the maximum licensed power. It is extremely unlikely that a member of the general public would be exposed to RF levels in excess of the safety limits established under federal safety guidelines just by being near a PCS wireless communication tower.<sup>7</sup>

According to the World Health Organization (the “WHO”) guidance enclosed as **Exhibit 3**, studies have shown that RF exposures from PCS facilities on wireless communications towers range from 0.002% to 2% of the levels permitted under international RF exposure guidelines, depending on a number of variables, such as proximity to antenna equipment and the nature of the surrounding environment.<sup>8</sup> Please note that these levels are lower than or comparable to RF exposures from radio and television broadcast transmitters.<sup>9</sup>

The enclosed WHO guidance also provides that the only scientifically established health effect from RF energy fields is a potential increase in body temperature of less than 1 °C from exposure to very high intensity RF energy fields found only in certain industrial facilities, such as RF heaters.<sup>10</sup> However, the levels of RF exposure from PCS wireless communications facilities are so low that potential body temperature increases in the vicinity of such PCS facilities are insignificant, and therefore, do not have an effect on human health.<sup>11</sup>

Research on this topic is ongoing. To date, however, a large contingent of the scientific community backed by years of research and numerous studies has not found a link between wireless communication towers and increased risk to human health due to RF energy. The federal government is so convinced that the technology is safe that it has removed health concerns as a basis for denying authorization to construct a wireless communications tower at a certain location.<sup>12</sup>

### **Effects of Wireless Communications Towers on Property Values**

In response to concerns over the perceived adverse effects of the wireless communications tower on the values of neighboring properties, enclosed you will find two articles addressing that issue. The first article, a copy of which is enclosed as **Exhibit 4**, discusses a case study involving a temporary wireless communications tower erected in Delaware during the two year period of the

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<sup>6</sup> See Exhibit 1.

<sup>7</sup> See Exhibit 1 and Exhibit 2.

<sup>8</sup> See “Electromagnetic Fields and Public Health,” a copy of which is enclosed as **Exhibit 3**, and which is also available at <http://www.who.int/peh-emf/publications/facts/fs304/en/>.

<sup>9</sup> See Exhibit 3.

<sup>10</sup> See Exhibit 3.

<sup>11</sup> See Exhibit 3.

<sup>12</sup> See 47 U.S.C.A. § 332 (c)(7)(B)(iv).



pendency of a lawsuit challenging the approval of an application for a permanent tower.<sup>13</sup> The authors of that article conclude that the empirical data collected and presented to the court in that case support the results of numerous studies conducted over the years, which show that cell towers have no appreciable effect on property values.

The second article, a copy of which is enclosed as **Exhibit 5**, is a detailed study of the values of properties located in close proximity to wireless communications towers in the localities within the Richmond metro area.<sup>14</sup> Its authors conclude that "[b]ased upon the comparative analysis methodology used in the study, as well as interviews with purchasers of properties located adjacent to and/or in full view of communication tower structures ... there was no consistent market evidence suggesting any negative impact upon improved residential properties exposed to such facilities in the areas included in the study."<sup>15</sup>

We hope that the enclosed information will be helpful to you in connection with your review of Shentel's conditional use permit application related to the proposed upgrades to the existing wireless communication tower located at 570 High Street in Christiansburg, which Shentel plans to file by May 1, 2017. Should you have any additional questions or comments, please feel free to call me at (540) 983-9350.

Very truly yours,

GENTRY LOCKE

Maxwell H. Wiegard

MHW:slc  
Enclosures

cc: Mr. Andrew Warren, Director of Planning, Town of Christiansburg  
Ms. Deborah Balser, Manager, Site Acquisition - Wireless Network Development,  
Shentel  
✓ Mr. Jeffrey Holland, Zoning Manager, Network Building + Consulting

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<sup>13</sup> See "Cell Phone Towers Do Not Affect Property Values (Or the Case of Three Board Hearings and One Temporary Tower)" – Probate & Property Magazine, Volume 30 No. 30, Richard A. Forsten, Wendie C. Stabler, Olufunke O. Fagbami, a copy of which is enclosed as **Exhibit 4**.

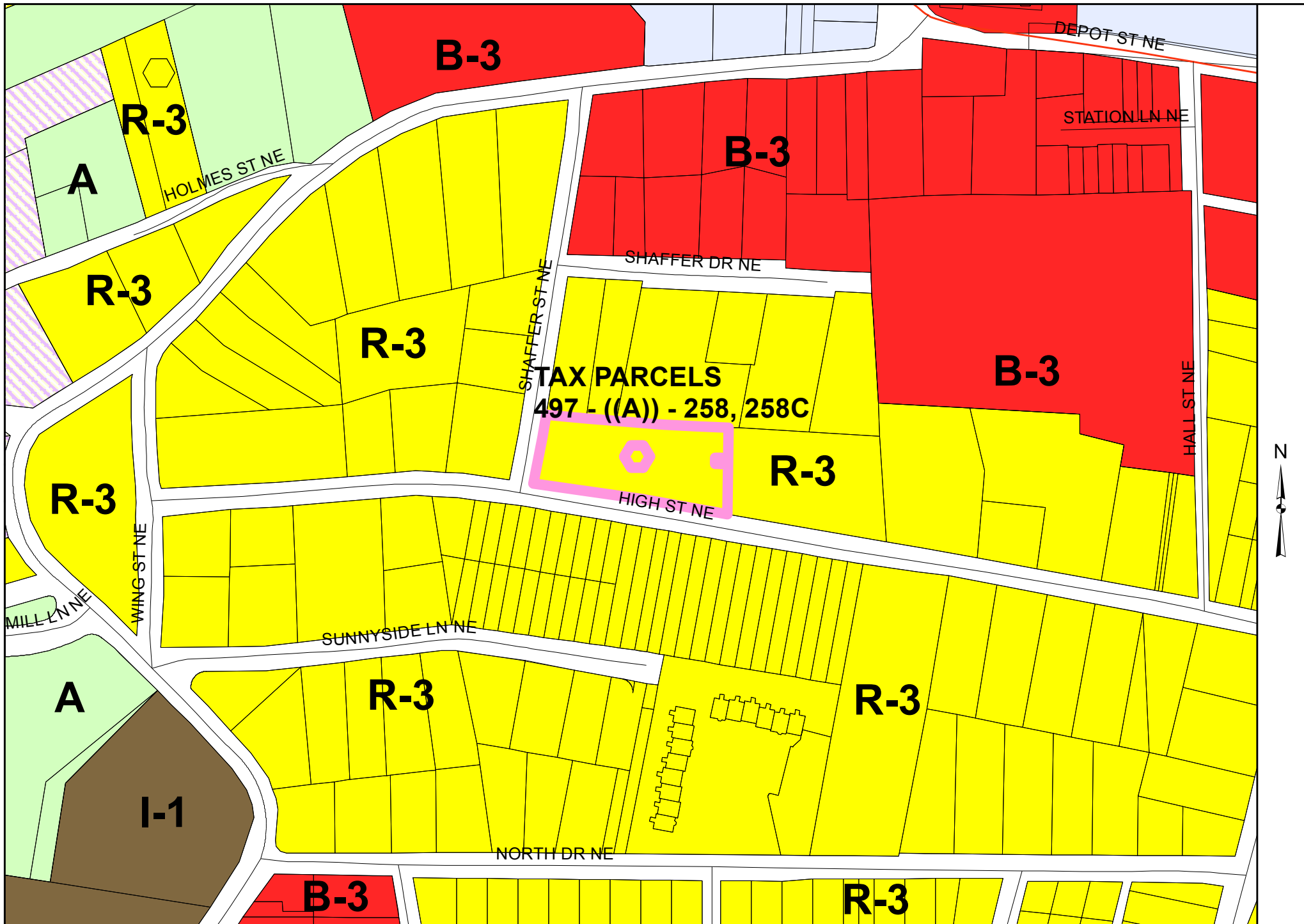
<sup>14</sup> See "The Impact of Communication Towers on Residential Property Values" – Allen G. Dorin, Jr., MAI, SRA and Joseph W. Smith, III, a copy of which is enclosed as **Exhibit 5**.

<sup>15</sup> See Exhibit 5.



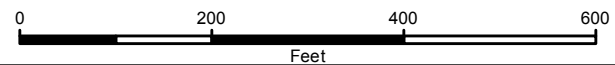






CUP REQUEST: 570 HIGH STREET NE

PC: JULY 5, 2017  
TC: JULY 25, 2017









ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833  
MAYOR

D. MICHAEL BARBER  
COUNCIL MEMBERS

SAMUEL M. BISHOP  
HARRY COLLINS  
R. CORD HALL  
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HENRY SHOWALTER  
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DIRECTOR OF  
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CHIEF OF POLICE  
MARK SISSON

CLERK OF COUNCIL  
MICHELE M. STIPES

TOWN ATTORNEY  
GUYNN & WADDELL, P.C.

# *Town of Christiansburg, Virginia 24073*

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

## Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Wednesday, July 5, 2017 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, July 25, 2017 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Ashley Jones, New River Barbell and Fitness, agent for Kevin Carter

Location: 492 Reading Road SE

Application #: CUP-2017-06

The Town of Christiansburg has received a conditional use permit request by Ashley Jones, New River Barbell and Fitness, agent for Kevin Carter, for a private recreational facility (gym) at 492 Reading Road, S.E., Unit C (tax parcel 528-((A))-73) in the I-2 General Industrial District. A conditional use permit is required for a private recreational facility (gym) in the General Industrial (I-2) zoning district per Sec. 42-397 (13) of the Christiansburg Town Code.

The property is partially located within the 100-Year and 500-Year Flood Hazard Areas and does not lie within a Historic District or Urban Development Area. The adjoining properties are zoned R-1 Single Family Residential, R-2 Two-Family Residential, R-3 Multi-Family Residential, and I-2 General Industrial and contain undeveloped land, business, recreation, government, and residential uses.

The following conditions are taken from the most recent conditional use permit approved for a private recreational facility (2016) and are provided to the Planning Commission for discussion purposes.

1. There shall be no excessive noise between 10:00 p.m. and 7:00 a.m.
2. This permit shall be subject to inspections and approval of the facilities and equipment by the Fire Marshall and Building Official. The Town of Christiansburg requires that the applicants shall use and maintain the facilities and equipment in accordance with equipment manufacturer's guidelines.
3. This permit shall be subject to review by the Planning Commission in one year.

### List of attachments included with staff report

1. Conditional Use Permit Application
2. Aerial map
3. Zoning map
4. Adjoining properties



# TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

Phone (540) 382-6120 Fax (540) 381-7238

## Conditional Use Permit Application

*New River Barbell & Fitness*

Landowner: Kevin Carter Agent: Ashley Jones

Address: PO Box 407 Address: 1493 Ellett Rd  
Blacksburg, VA 24063 Christiansburg VA 24073

2601 Yellow Sulfur Road; Christiansburg, VA (540) 391-2770  
 Phone: (540) 320-2877 Phone: (540) 391-2770

I am requesting a Conditional Use Permit to allow private recreational facility  
(gym)

on my property that is zoning classification I-2 under Chapter 42: Zoning of the  
 Christiansburg Town Code.

My property is located at 492 Reading Road, Unit C

Tax Parcel(s): 528-A 73 (Parcel ID: 014664)

Fee: 750.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s): See attached Date: \_\_\_\_\_

application Date: \_\_\_\_\_

Owner Signature needed Date: \_\_\_\_\_

This request was approved / disapproved by a vote of the Christiansburg Town Council on \_\_\_\_\_.  
 Any Conditions attached shall be considered requirements of the above request.

Town Manager \_\_\_\_\_

Date \_\_\_\_\_



# TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

Phone (540) 382-6120 Fax (540) 381-7238

## Conditional Use Permit Amendment Application

Landowner: KEVIN CARTER Agent: HOME

Address: 492 KAWANS LAKE Address: 2601 YELLOW SULFUR RD  
CHRISTIANSBURG, VA CHRISTIANSBURG, VA

Phone: (540) 320-2817 Phone: \_\_\_\_\_

I am requesting to amend conditions regarding UNIT C

on my property that is zoning classification \_\_\_\_\_ under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at ABOVE

Tax Parcel(s): \_\_\_\_\_

Fee: \_\_\_\_\_

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge.

Signature of Landowner(s): [Signature] Date: 6-2-17

Date: \_\_\_\_\_

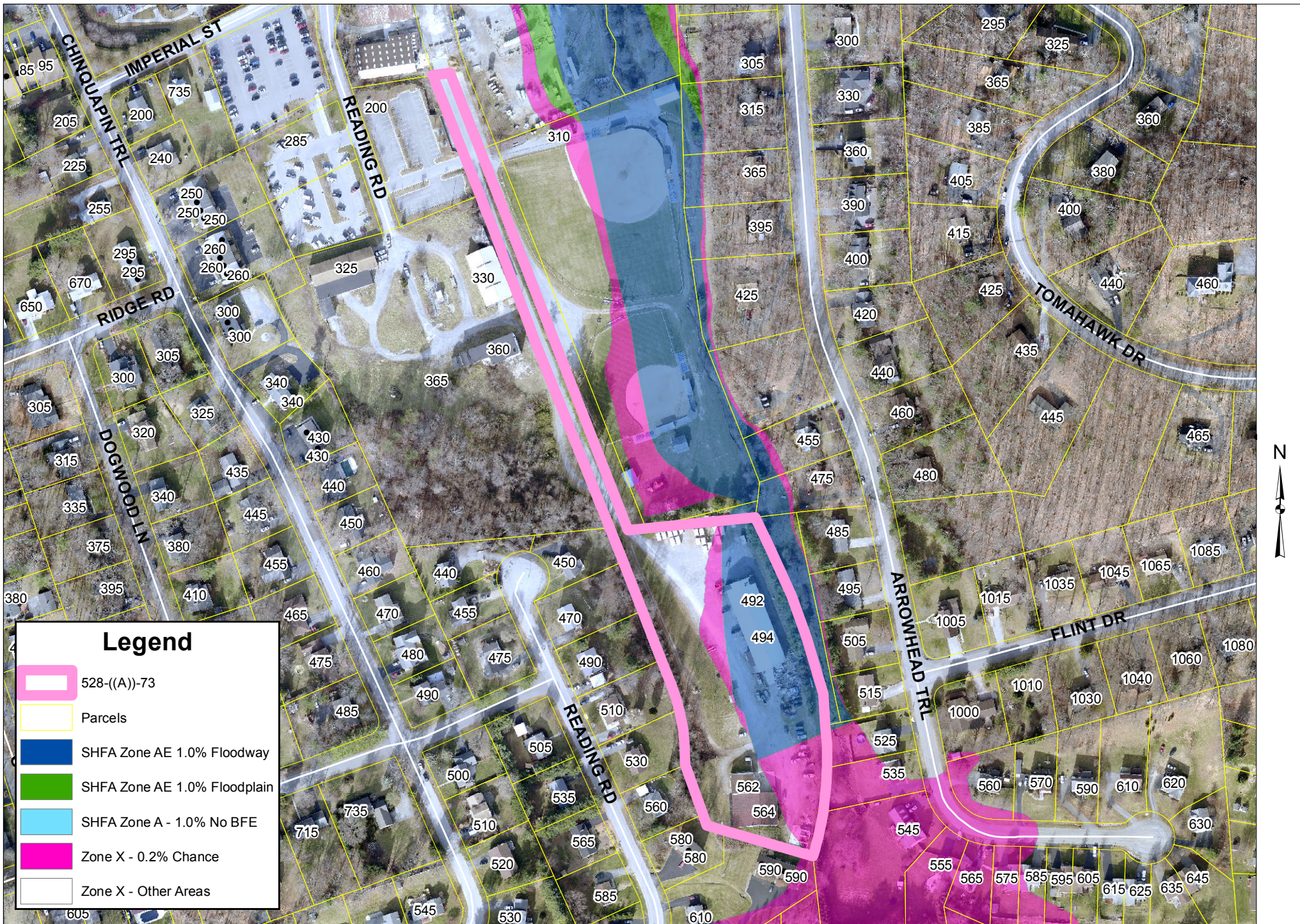
Date: \_\_\_\_\_

This request was approved / disapproved by a vote of the Christiansburg Town Council on \_\_\_\_\_.

Barry D. Helms, Town Manager

Date



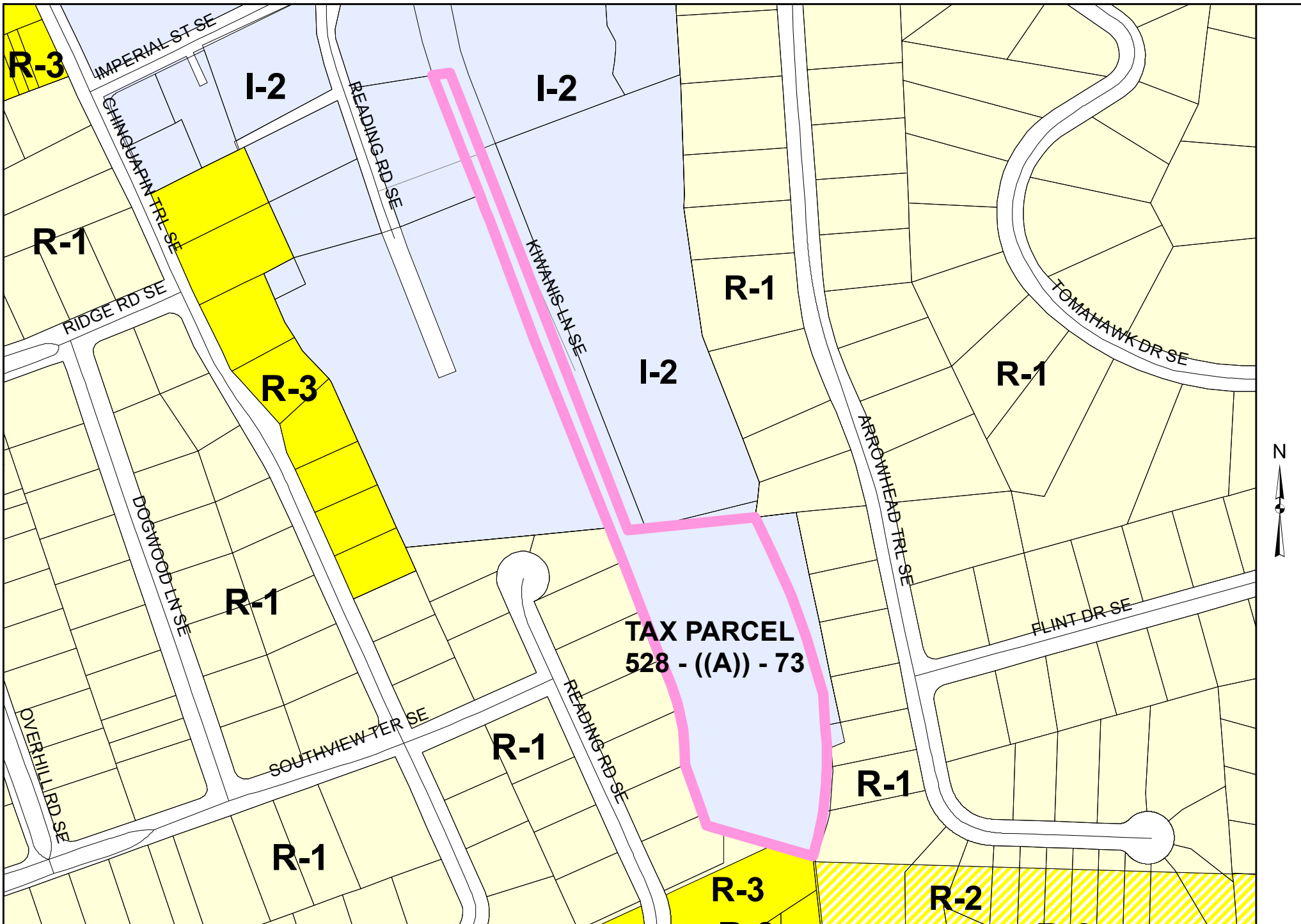


CUP REQUEST: 492 READING ROAD SE

PC: JULY 5, 2017  
TC: JULY 25, 2017

0 200 400 600  
Feet





CUP REQUEST: 492 READING ROAD SE

PC: JULY 5, 2017  
TC: JULY 25, 2017

0 200 400 600  
Feet

**CUP: 492 READING ROAD SE****Adjoining Property Owners**

<b><u>Tax Map #</u></b>	<b><u>Owner(s)</u></b>	<b><u>Mailing Address</u></b>	<b><u>City, State, Zip</u></b>
528- A 78A	ANDRIOLA KRISTEN M	495 ARROWHEAD TRL	CHRISTIANSBURG, VA 24073
528- 37 17	BOONE JAMES H	545 ARROWHEAD TRL SE	CHRISTIANSBURG, VA 24073
528- 37 18	BOWMAN HUBERT A JR	535 ARROWHEAD TRL	CHRISTIANSBURG, VA 24073
528- A 73	CARTER KEVIN T	P O BOX 407	BLACKSBURG, VA 24063
528- A 81	CHRISTIANSBURG FUEL & SUPPLY INC	P O BOX 26234	RICHMOND, VA 23260
528- A 88	CHRISTIANSBURG KIWANIS CLUB		CHRISTIANSBURG, VA 24073
528- A 65	CHRISTIANSBURG TOWN OF		
528- 15 1	HARLESS MELISSA L	560 READING RD	CHRISTIANSBURG, VA 24073
528- 14 4	JUSTICE LORRIE LYNN BODEK	490 READING RD	CHRISTIANSBURG, VA 24073
528- 14 6	KEEN WILLARD B	510 READING RD	CHRISTIANSBURG, VA 24073
528- A116	KIWANIS CLUB OF	P O BOX 313	CHRISTIANSBURG, VA 24068
528- A 80	KIWANIS CLUB OF CBURG VA	P O BOX 313	CHRISTIANSBURG, VA 24068
528- 24 14	MARTIN MICHAEL B	475 ARROWHEAD TRL	CHRISTIANSBURG, VA 24073
528- 14 8	MCGEE CHERI A	530 READING RD	CHRISTIANSBURG, VA 24073
528- 14 2	MILLS AMY M	470 READING RD	CHRISTIANSBURG, VA 24073
528- A 72	MONTGOMERY COUNTY BOARD NORFOLK SOUTHERN CORPORATION	755 ROANOKE ST STE 2F THREE COMMERCIAL PLACE	CHRISTIANSBURG, VA 24073 NORFOLK, VA 23510
528- 34 3	POWERS CARL E JR	450 READING RD	CHRISTIANSBURG, VA 24073
528- 15 2	READING ROAD 580 LLC	1540 CREEKSIDE LN	RINER, VA 24149
528- 13 15	READING ROAD 590 AND 610 LLC	1540 CREEKSIDE LN	RINER, VA 24149
528- A 64	SOUTHERN STATES COOPERATIVE INC	P O BOX 26234	RICHMOND, VA 23260
528- 37 19	STUMP BRAD A	525 ARROWHEAD TRL	CHRISTIANSBURG, VA 24073