Resolution of the
Town of Christiansburg
Planning Commission

Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a request made by Verizon Wireless (acting as agent for property owner PR Financing Limited Partnership) for a Conditional Use Permit (CUP) for property at 100 New River Road (tax parcel 435 – ((A)) – 41) for a communications monopole in the B-3 General Business District, has found following a duly advertised Joint Public Hearing with Council that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) the issuance of a Conditional Use Permit (CUP) to Verizon Wireless (acting as agent for property owner PR Financing Limited Partnership) for property at 100 New River Road (tax parcel 435 – ((A)) – 41) for a communications monopole in the B-3 General Business District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council approve the Conditional Use Permit with the following conditions:

1. The structure is limited to 94 feet in total height from the immediate adjacent grade.
2. The structure is to be a monopole design and designed to be collapsible on a maximum area no closer than 10 feet of any property line.
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:
   a. The Town's use of the monopole shall be in accordance with the Verizon Wireless Collocation Guidelines (included with the application);
   b. The Town shall provide proposed equipment weight and specifications to Verizon within thirty (30) days of approval of the Application and the Town's use is subject to the structural capacity of the approved monopole without the need for extensions or structural modifications;
   c. The Town shall enter into a non-transferable "no-rent" license agreement with Verizon Wireless allowing non-commercial use for emergency communication services, public works and other public functions at a mutually agreed location on the monopole and the related ground space for the Town not to exceed an area 10' x 10'; and
   d. The Applicant will, at no charge, install only the lines and antennas onto the monopole for the Town if done prior to the Applicant's completing construction of the tower and the Town will perform any needed ground work at its own expense.
4. The structure and site are to be developed in substantial conformance with the presented drawings "Verizon Wireless Site: Corning (New River Valley Mall)" by Thompson & Litton dated March 30, 2011 with presented revised sheet Z-5 being to scale.
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.
6. The structure shall conform to Section 30-200. Telecommunications Structures of Chapter 30 "Zoning" as well as Chapter 6 "Antennas" of the Christiansburg Town Code, Virginia Uniform

Statewide Building Code, and any other relevant regulations.

7. The structure shall not have lighting unless required by the Federal Aviation Administration (FAA) or Federal Communications Commission (FCC).
8. The structure shall not have advertising displayed.
9. All wiring will be internal to the structure.
10. The tower and all associated equipment shall be fenced with a minimum 8' tall privacy fence.
11. The landscaping requirements of Section 30-200 A. 9. of Chapter 30 "Zoning" of the Christiansburg Town Code are waived in consideration of conditions 4 and 10.

Dated this the __th day of May 2010.

_____
Craig Moore, Vice-Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by _____ seconded by _____ at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Joint Public Hearing on the above request on May 3, 2011. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Barry Akers				
Mark M. Caldwell, III				
Ann H. Carter				
Kevin D. Conner, Vice-Chairperson				
M. H. Dorsett, AICP				
Craig Moore, Chairperson				
Joe Powers				
Jennifer Sowers				
James W. "Jim" Vanhoozier				

_____
Craig Moore, Vice-Chairperson

_____
Randy Wingfield, Secretary Non-voting