

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

ZONING ADMINISTRATION REFERRAL

DATE: October 27, 2009
TO: Stephen Gardner, Project Manager, Planning
THROUGH: Marilee Seigfried, Deputy Zoning Administrator
FROM: Nita Bearer, Planner, Zoning Administration *nb*



CASE NUMBER AND NAME: SPEX-2007-0009 & CMPT-2007-0011
T Mobile Beaumeade

LCTM: //80//13/////C/ **MCPI:** 060-30-2345

PLAN SUBMISSION NUMBER: 2nd Submission

Zoning staff has reviewed the second submission of the special exception and commission permit application for conformance with the 1993 Loudoun County Zoning Ordinance.

STATEMENT OF JUSTIFICATION

Section 5-618 – Additional Regulations

1. 5-618(A)(5) – The response does not include the VZW antennas listed in the table of requirements of Section 5-618 on the title sheet. The VZW antennas exceed the maximum 5' height permitted by this section.
2. Section 5-618(B)(1)(b) - This section does not apply as the facility will be located within 750' from a residential district.
3. Section 5-618(b)(3)(E) - The subject application is for a special exception and commission permit. Also, the setbacks referenced do not correspond with the monopole setbacks provided on Sheet C-1 of the special exception plat.
4. Section 5-618(B)(4)(d) does not apply to this application as it refers to monopoles located in private toll roads.

Section 6-1310 – Issues for Consideration

1. 6-1310(F) – If existing trees are to be used to meet the landscape buffer and screening requirements, the area should be included within the special exception area or specified as a tree save area. Please note that at the time of site plan, the applicant must provide verification that the existing trees will meet the type 4 landscape buffer requirements.
2. 6-1310(A) & (O) – According to the Countywide Transportation Plan, the ultimate

condition of this portion of Smith Switch Road is a major collector requiring a 70' ROW and possible accommodation for bicycles. On the plat, illustrate and provide the width of the existing and proposed row-of-way. Zoning staff defers to the Office of Transportation and VDOT for review of the required ROW.

II. SPECIAL EXCEPTION PLAT

1. Approval of a boundary line adjustment, BLAD-2009-0034, to increase the lot area to 7.6387 acres is pending. Upon approval of the BLAD, the special exception plat must be updated to reflect the approved acreage.
2. Correct the title sheet to reflect that the application is for a special exception and commission permit for a telecommunications monopole. Provide the application numbers SPEX-2007-0009 and CMPT-2007-0011 and the correct title.
3. Correct the Vicinity Map to reflect the correct location of the site.
4. In the table of "Loudoun County Telecommunication Ordinance Checklist Requirements" on Sheet T-1, correct Section 5-618(A)(5) to indicate that panel antennas shall not exceed five feet in height as required by the 1993 Loudoun County Zoning Ordinance.
5. Provide the election district (Broad Run) in the Site Summary table.
6. Provide the boundaries and label the special exception area on Sheet C-1. Indicate the lot area and dimensions of the special exception area. Note that the special exception area must include the compound, access, buffer area, and parking area.
7. Verify the information for the adjacent properties and correct the plat.
8. In the "Zoning Summary" table on sheet C-1, indicate that the existing use of the property is an "electrical distribution substation" and the proposed use is a "telecommunications monopole."
9. Remove the names of the proposed users of the compound and monopole from the plat.
10. Clarify why a landscape plan is provided on Sheet L-1 with no reference to landscaping. A type 4 landscape buffer will be required along the front of the site which is adjacent to Smith Switch Road.