



Appomattox Workshop Meeting Agenda

Appomattox Municipal Building, 210 Linden Street, Appomattox, Virginia 24522

Tuesday, October 27, 2020

6:00 PM – Workshop Meeting

(Location: Appomattox Municipal Building, 210 Linden Street, Appomattox, Virginia 24522)

Call to Order

Joint Public Hearing(s)

1. The Appomattox Town Planning Commission and the Appomattox Town Council will conduct a joint public hearing on Tuesday, October 27, 2020 at 6:00 p.m. to consider the following petition:

Property Owner: Bill Jamerson
Applicant Name: Bruce S. Boone
Authorized Agent: Bruce S. Boone

Bruce S. Boone does hereby request a rezoning application for Tax Map Identification Number 64A6 1 B 19A, 64A6 1 A 7, 64A6 1 A 6, 64A6 1 A 5, 64A6 1 A 4, 64A6 1 A 3, 64A6 1 A 2. The property is currently zoned R-2 and the proposed zoning is R-3 in order to create continuation of the R-3 General Residential adjacent to other R-3 properties. This parcel is approximately 9 acres in size and is located at 929 Confederate Boulevard, Appomattox, Virginia.

The joint public hearing will be held in the Appomattox Town Council Chambers located at 210 Linden Street, Appomattox, Virginia. A copy of the petition is on file in the Town Office, 210 Linden Street, Appomattox, Virginia. Any person needing special accommodations should contact the Town Office at 434-352-8268 no later than the close of business the day prior to the public hearing.

2. The Appomattox Town Planning Commission and the Appomattox Town Council will conduct a joint public hearing on Tuesday, October 27, 2020 at 6:00 p.m. to consider the following petition:

Applicant: Tower Engineering Professionals, on behalf of U.S. Cellular Corporation
Property Address: Armstrong Lane, west-northwest of the intersection of Ferguson Street and Virginia Avenue.
Tax Map # 64A1-A-3

Tower Engineering Professionals, on behalf of U.S. Cellular Corporation, is requesting to install a tower, per the Town of Appomattox Wireless Telecommunications Facilities Ordinance for a proposed 155-ft AGL (159-ft overall) monopole communications tower to be located southwest of a portion of Armstrong Lane, west-northwest of the intersection of Ferguson Street and Virginia Avenue, in Appomattox, Virginia (Appomattox County Tax ID #64A1-A-3).

The joint public hearing will be held in the Appomattox Town Council Chambers located at 210 Linden Street, Appomattox, Virginia. A copy of the petition is on file in the Town Office, 210 Linden Street, Appomattox, Virginia. Any person needing special accommodations should contact the Town Office at 434-352-8268 no later than the close of business the day prior to the public hearing.

Scheduled Public Appearances

Warren Kane - B2X - Wi-Fi services

Discussion Items

Mayor's Comments

Council Comments

Council Standing Committee Reports

Staff Reports

Adjournment

File Attachments for Item:

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Town of Appomattox

210 Linden Street

P.O. Box 705

Appomattox, VA 24522

434-352-8268~Fax 434-352-2126

www.townofappomattox.com



Development Application

☐ Conditional Use Permit

☒ Rezoning

☐ Conditional Rezoning

☐ Rezoning & Conditional Use Permit

General Information:

Conditional uses are established in recognition that in addition to uses permitted by right, certain uses may, depending upon their scale, design, location, and conditions imposed by the Town Council may be compatible with existing and future uses in the district.

From time to time, the Town Council may, by ordinance, amend, supplement, or change the regulations in the Town of Appomattox Zoning Ordinance, district boundaries, or zoning classification of property (rezoning).

Either of these methods of land use management may be initiated by:

1. Resolution of the Town Council;
2. Motion of the Planning Commission;
3. Petition of the owner, contract purchaser with written owner's consent, or the owner's agent of the property for which the change is requested.

Application Procedure:

- **Consultation with Planning Staff:** You are required to meet with Town staff to discuss the feasibility of your request prior to submission.
- **Planning Commission:** The Planning Commission will hold a public hearing and review the application in order to make a recommendation to the Town Council.
- **Town Council:** The Town Council will hold a public hearing and review the application in order to make a decision on the request. In the case of a conditional use permit, the Council may attach any conditions necessary to insure that the proposal meets the specific and general standards for the proposed use.

Please make sure the following items are included **BEFORE** submitting:

- **Application Fee:** Conditional Use Permit=\$500.00 Rezoning=\$500.00 (checks made payable to Town of Appomattox)
- **Concept Plan:** A concept plan (minimum 8.5"x11") is required. It is preferable that this be prepared by a professional engineer, architect, or surveyor. The plan shall contain at a minimum what is required of a site development plan as listed in the Zoning Ordinance and address any potential land uses or design issues arising from the request. It is the responsibility of the applicant to demonstrate that the proposed use will be in harmony with the zoning district and surrounding area. If the proposed development is to be constructed in phases, all phases shall be shown at the time of the original application.

Town of Appomattox

Please print in blue or black ink or typewriter. If not applicable, write N/A.

APPLICATION INFORMATION

Note: If the applicant is not the property owner, then an owner's authority letter must be submitted with the application.

Applicant Name: BRUCE S. BOONE

Address: 711 APPOMATTOX, VA 24522

Phone: (434) 394-8222 email: BRUCE B@JJBDC.COM

Property Owner Name: BILL JAMELSON

Address: P.O. 395 APPOMATTOX, VA 24522

Phone: _____ email: _____

Authorized Agent/Contact Person: BRUCE S. BOONE

Address: 711 APPLGATE RD APPOMATTOX, VA 24522

Phone: (434) 394-8222 email: BRUCE B@JJBDC.COM

Project Information

Location/Address of Property (from Zoning Administrator's Office):

929 CONFEDERATE BLVD

Tax Map Number(s): SEE ATTACHED

Size of Parcel(s): APPROX 9 ACRES Amount of area to be utilized by proposed use: APPROX 3 ACRES

Current Zoning: R-2 Proposed Zoning: R-3

Please describe the proposed project or purpose of the request:

TO CONVERT HOUSE TO USABLE SCHOOL SPACE FOR
APPOMATTOX CHRISTIAN ACADEMY

Proffers: The applicant may proffer in writing reasonable conditions in addition to the requested zoning district regulations. All proffered conditions must be in writing, signed and presented prior to the start of the Town Council's public hearing. Are proffers proposed? ☐ YES ☐ NO (If yes, please submit proffer statement to staff.)

Traffic Impact Analysis: If the proposed use meets VDOT's requirements for a traffic impact analysis, then the applicant must meet with VDOT and submit a TIA along with the Development Application.

Justification

The planning Commission will study the request to determine the need and justification for the changes in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Attach additional information if necessary.

Please explain how the request furthers the purpose of the Zoning Ordinances and the zoning district classification for which the project is proposed.

CURRENT ZONING CLASSIFICATION IS R-2 FOR UTILITY HOMES. RE-ZONING TO R-3 IS NECESSARY TO ALLOW SCHOOLS.

Please explain how the project conforms to the general guidelines and policies contained in the Town Comprehensive Plan.

THE RE-ZONING WILL HELP THE TOWN WITH GOAL 5 OF CP WHICH IS "STRIVE TO IMPROVE THE LEVEL OF EDUCATIONAL AND JOB ATTAINMENT FOR ALL CITIZENS."

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

NO IMPACT ON PUBLIC SERVICES OR FACILITIES
LITTLE TO NO IMPACT ON TRAFFIC FLOW

Certification

I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize Town representative(s) entry onto the property for purposed of reviewing this request.

Owner/Agent Signature: [Signature] Date: 10/6/20

Print Name: BRUCE S. BOONE



**Town of Appomattox
Department of Community & Economic Development
Post Office Box 705
Appomattox, VA 24522**

Zoning Application
**Conditional Use ▪ Zoning Amendments ▪ Special Exceptions ▪ Administrative
Reviews & Variances ▪ Rezoning**
Application fee - \$500.00

Tax Map #: SEE ATTACHED Acreage: APPROX. 9 ACRES

Location (911 address): 929 CONFEDERATE BLVD

Name: BRUCE BOONE

10-1-20
Date


Signature of Owner/Applicant

Amount Paid \$ 500

To be completed by Zoning Administrator

Zoning District: _____

Zoning Permit Approved: _____ Disapproved: _____

Date: _____

**JAMERSON REAL ESTATE
P. O. Box 395
Appomattox, VA 24522
(434)-352-3906**

October 14, 2020

TOWN OF APPOMATTOX
OCT 19 2020
RECEIVED

**Town of Appomattox
Attention: Gary Shanaberger, Town Manager
P. O. Box 705
Appomattox, VA 24522**

Dear Gary:

The property at 929 Confederate Blvd. is owned by Jamerson Real Estate. We have an agreement with Mr. Boone for the sale of this property to him. We are aware of and support his request for the re-zoning.

Thank you.

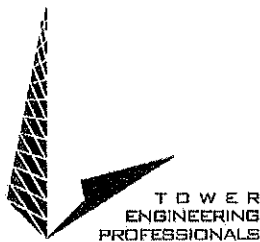
Sincerely,



**W. E. "Bill" Jamerson
President**

File Attachments for Item:

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TOWN OF APPOMATTOX

FEB 27 2020

RECEIVED

February 25, 2020

Town of Appomattox – Town Council
P.O. Box 705
210 Linden Street
Appomattox, VA 24522

Subject: Notification of Balloon Test
U.S. Cellular Site: **Appomattox DT (USCC #765358)**
Armstrong Lane (E911 Address TBD)
Appomattox, VA 24522
(Appomattox County)

To Whom it May Concern:

Tower Engineering Professionals, Inc. (TEP) has been contracted by U.S. Cellular Corporation (“U.S. Cellular”) to complete a Balloon Test pursuant to the Town of Appomattox Wireless Ordinance for a proposed 155-ft AGL (159-ft overall with appurtenances/lightning rod) monopole communications tower to be located southwest of a portion of Armstrong Lane, west-northwest of the intersection of Ferguson Street and Virginia Avenue, in Appomattox, Virginia (Appomattox County Tax ID # 64A1-A-3). TEP will be deploying an approximately 10-ft long x 4-ft diameter yellow blimp from **8 a.m. to 4 p.m. on Saturday, March 21, 2020** at the site of the proposed tower. In the case of poor visibility or strong winds, the backup date for the balloon test is Sunday, March 22, 2020 from 8 a.m. to 4 p.m. The top of the blimp will reach a height of 155-ft above ground level (AGL) to simulate the overall height of the proposed tower. Further, a public notice will be published in the *Times Virginian* on March 4th and March 11th to inform the public of the proposed balloon test.

The approximate coordinates of the proposed tower location and balloon test are as follows:

Armstrong Lane, Appomattox, VA 24522

Latitude: 37° 21' 31.265" (NAD 83)

Longitude: 78° 50' 15.226" (NAD 83)

Please feel free to contact me if you have any questions or concerns regarding the balloon test.

Sincerely,

Ryan A. Malek
Environmental Division Manager
Tower Engineering Professionals, Inc.

STRONG
(PUBLIC R/W)
R/W-----

 N/F

TAX ID #: 64A5-A-10
ZONING: P-1

YDOT AREA

HEADQUARTERS

N/F
LATITUDE 37 APPOMATOX, LLC
TAX ID #: 64A1-A-3
ZONING: M-1

PROPOSED TOWER
SETBACK (159' RADIUS
- 100% FALL RADIUS)-

PROPOSED 155'
MONOPOLE TOWER.
SEE SHEET C-3 FOR
ELEVATION.

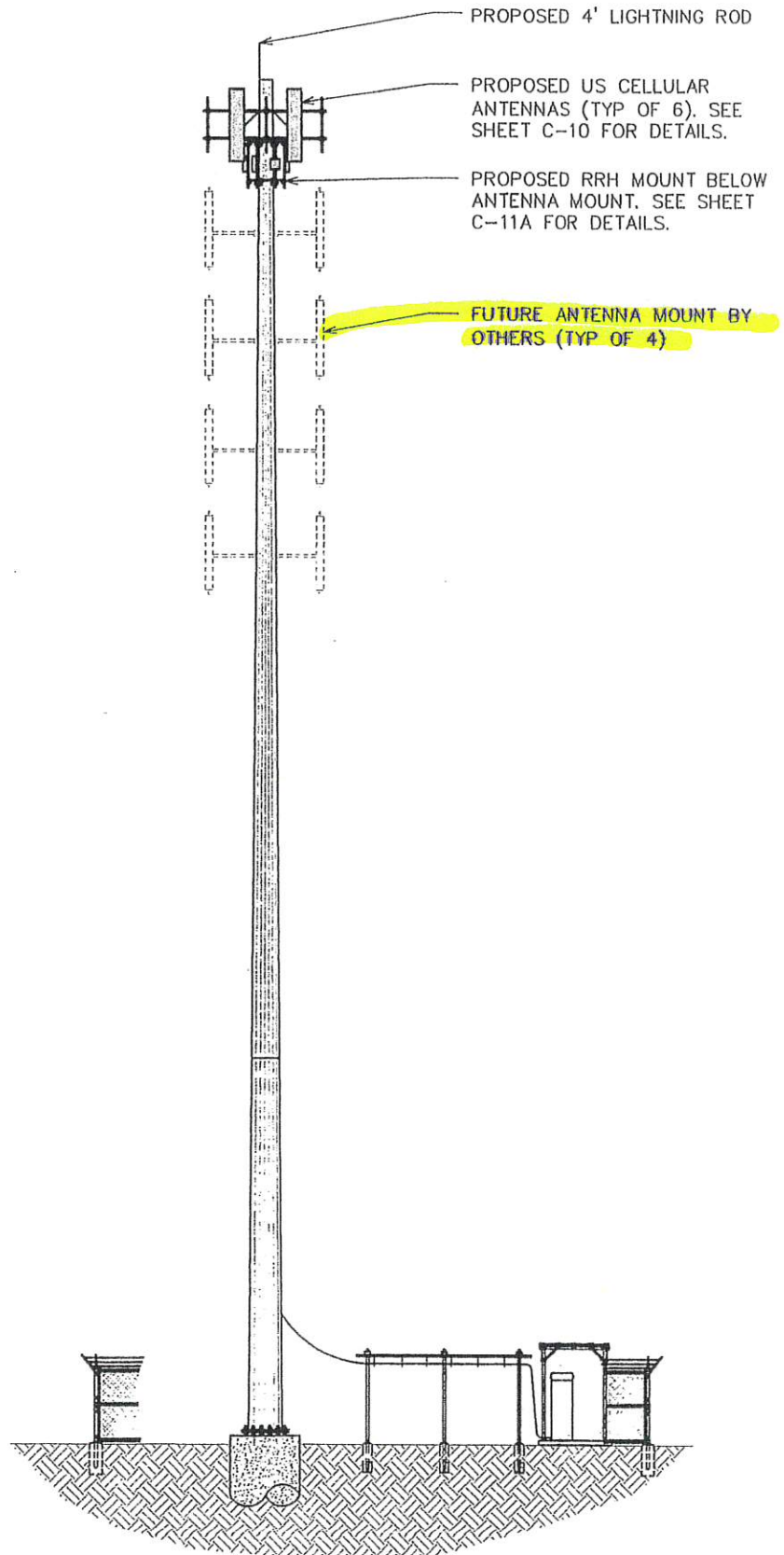
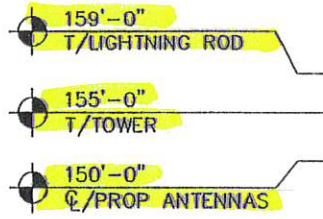
PROPOSED 50'x50'
CHAIN LINK FENCED
COMPOUND. SEE
SHEET C-2 FOR
DETAILS.

PROPOSED USCC
100'x100' LEASE AREA-

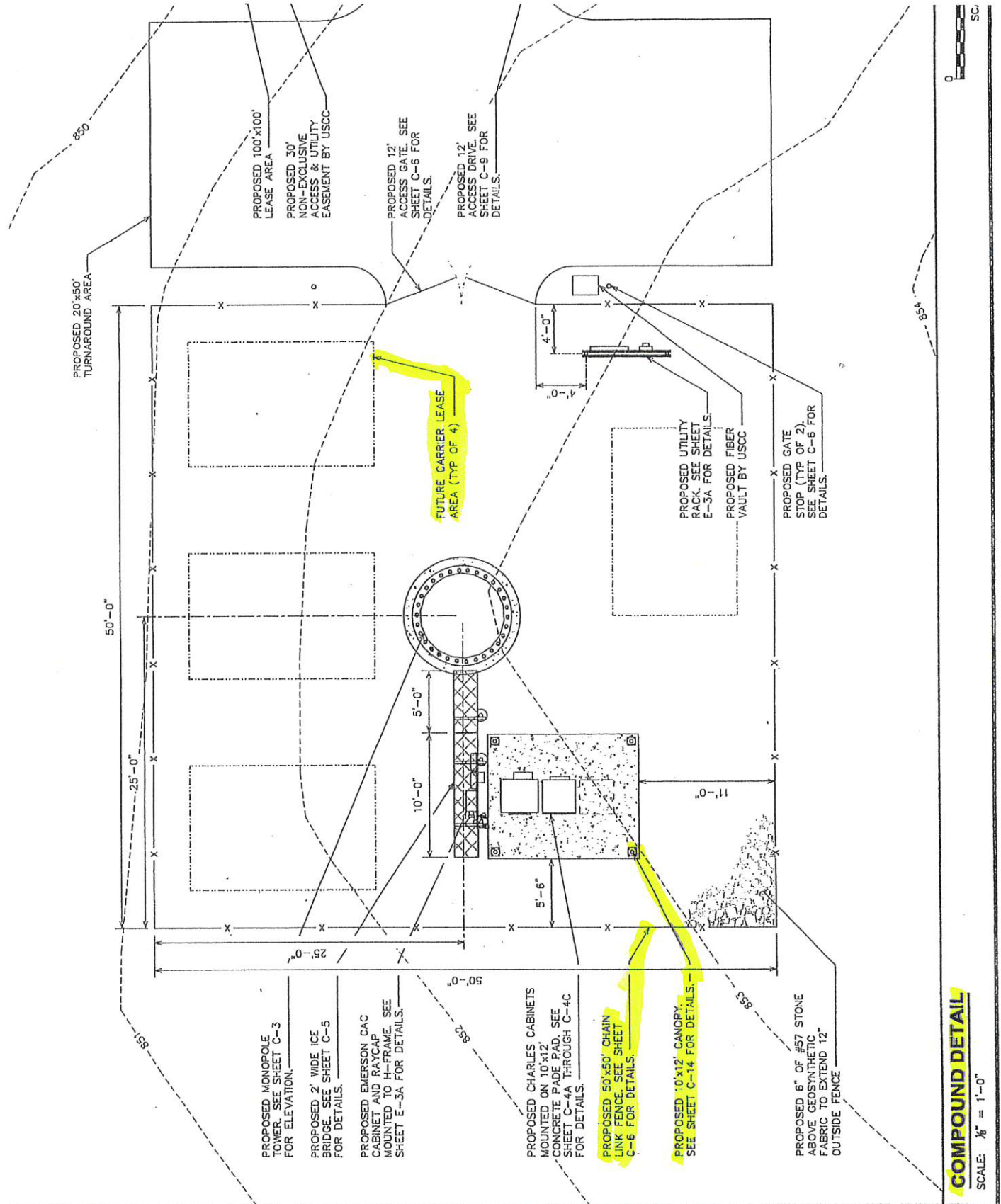
PROPOSED 24" Ø,
36 LF, CLASS III,
RCP CULVERT. SEE
SHEET C-8C FOR
DETAILS.

 N/F

**D WESTERN RAILROAD
COMPANY**



Monopole

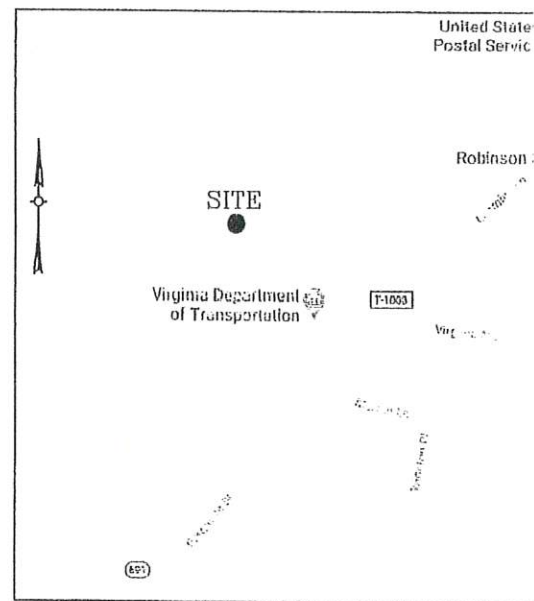
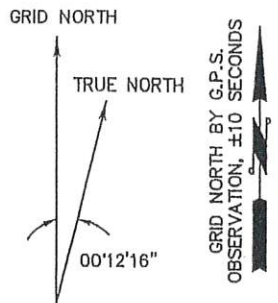


COMPOUND DETAIL

SCALE: 1/8" = 1'-0"

LEGEND

| | |
|------|--------------------------------|
| —E— | EXISTING OVERHEAD ELECTRIC |
| —T— | EXISTING OVERHEAD TELEPHONE |
| —UE— | EXISTING UNDERGROUND ELECTRIC |
| —UT— | EXISTING UNDERGROUND TELEPHONE |
| —UE— | PROPOSED UNDERGROUND ELECTRIC |
| —UT— | PROPOSED UNDERGROUND TELEPHONE |
| —X— | FENCE LINE |
| --- | SURVEY LINE |
| ⊙ | POWER POLE |
| ⊙ | TELEPHONE PEDESTAL |
| ⊙ | WATER VALVES |
| ⊙ | FIRE HYDRANTS |
| ⊙ | 5/8" REBAR SET |
| ● | AS NOTED |
| ○ | COMPUTED POINT |



NOTES:

1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
2. THIS IS NOT A BOUNDARY SURVEY.
3. LEASE PARCEL LOCATED ON TAX PARCEL #64A1-A-3, LATITUDE 37 APPOMATTOX, LLC, DEED INST. #160000108.
4. ALL TITLE REPORT EXCEPTION ITEMS, THAT CAN BE PLOTTED, HAVE BEEN REVIEWED, AND THEY DO NOT AFFECT THE TENANT LEASED RIGHTS.

TAX ID# 64A1-A-3
LATITUDE 37
APPOMATTOX, LLC
DEED INST. #160000108
ZONED M-1

LOCATION MAP NOT TO SCALE

TAX ID# 64A1-A-3
LATITUDE 37
APPOMATTOX, LLC
DEED INST. #160000108
ZONED M-1

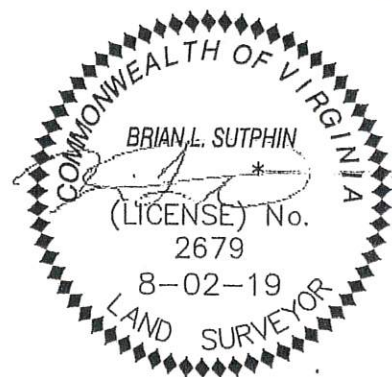
100% BOUNDARY
SETBACK
(155' TOWER)

TAX ID# 64A1-A-3
LATITUDE 37
APPOMATTOX, LLC
DEED INST. #160000108
ZONED M-1

TAX ID# 64A5-A-10
COMMONWEALTH
OF VIRGINIA
ZONED P-1

NORFOLK AND WESTERN
RAILROAD COMPANY

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 70°57'51" W | 344.83' |
| L2 | S 64°57'17" W | 100.00' |
| L3 | N 25°02'43" W | 100.00' |
| L4 | N 64°57'17" E | 100.00' |
| L5 | S 25°02'43" E | 100.00' |
| L6 | N 64°57'17" E | 268.45' |
| L7 | N 48°35'58" E | 59.87' |
| L8 | S 43°03'46" E | 89.84' |



BENCHMARK

NORTH: 3654281.92
EAST: 11384864.89
ELEVATION: 855.33' (NAVD 88)
DESCRIPTION: 5/8" ROD



COORDINATE POINT LOCATION CENTERLINE OF TOWER (2C)

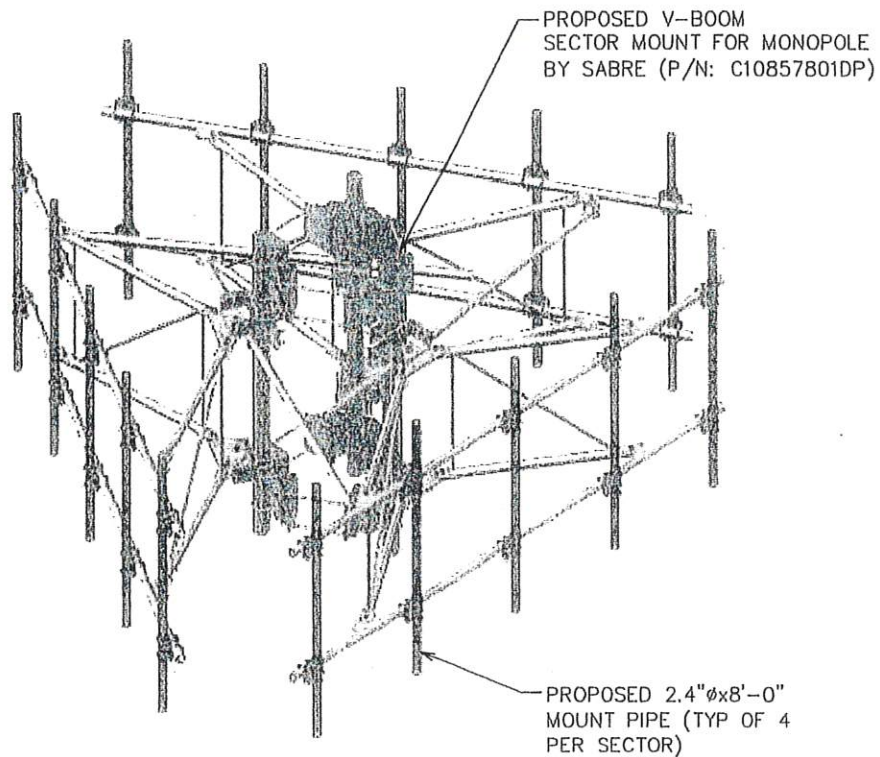
NAD 1983
LATITUDE: 37°21'31.265"N
LONGITUDE: 78°50'15.226"W
ELEVATION: 852.9' SITE (NAVD 88)
STATE PLANE COORDINATE
NORTHING: 3654328.57
EASTING: 11384807.9

FLOOD PLAIN CERTIFICATION

I HAVE REVIEWED THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 51011C0205C DATED 01/02/2008 AND THE LEASE AREA LIES IN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

NOTES:

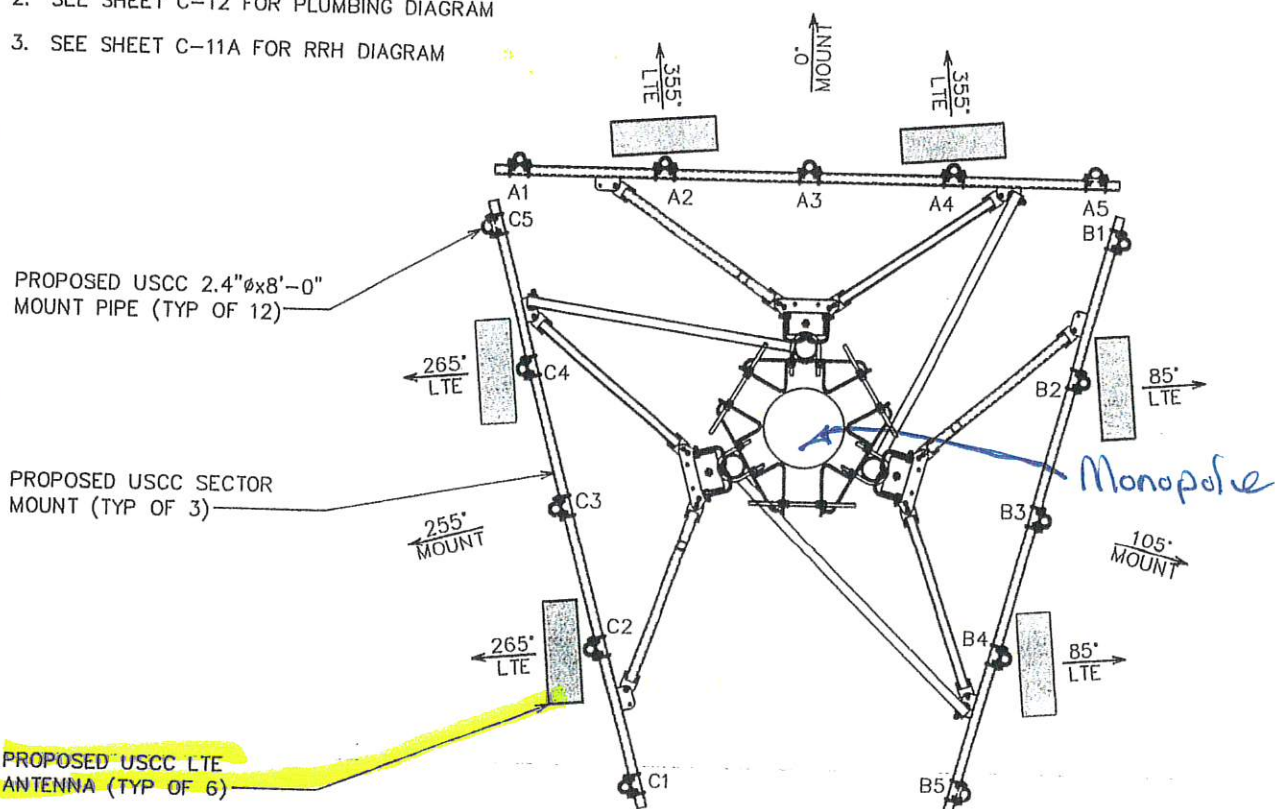
1. MOUNT INCLUDES ATTACHMENT
HARDWARE. MOUNT PIPES SOLD
SEPARATELY.
2. ANTENNA MOUNT TO BE PROVIDED BY
USCC.



ANTENNA MOUNT DETAILS

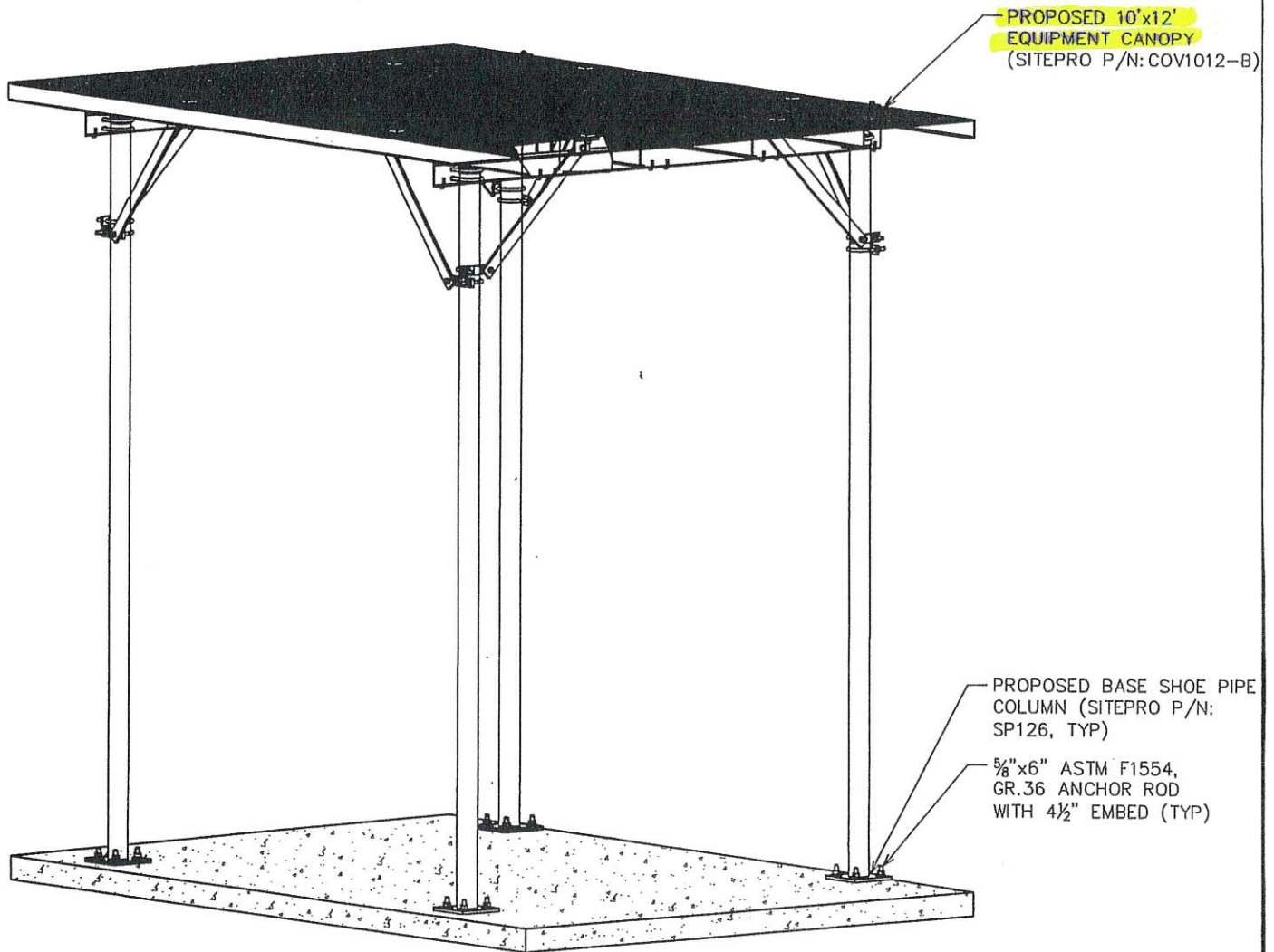
SCALE: N.T.S.

2. SEE SHEET C-12 FOR PLUMBING DIAGRAM
3. SEE SHEET C-11A FOR RRH DIAGRAM



NOTE:

CANOPY DESIGN BASED UPON WIND EXPOSURE
CATEGORY C (130 MPH).



CANOPY DETAILS

SCALE: N.T.S.