PLANNING COMMISSION
BRIEFING ITEM

Land Development Applications
November 27, 2018, Planning Commission Public Hearing


Election District(s): Blue Ridge
Staff Contact: Brandon Mark, Department of Planning and Zoning
Applicant Representative: Melissa Hynes, Town of Round Hill

Request: Commission Permit (CMPT) and Special Exception (SPEX) to permit a water tank and telecommunications antennae in the AR-1 (Agricultural Residential-1).

Site Information:
Size: 1.01 acres
Location: South of Yatton Road (Route 712), east of the intersection of Yatton Road and Airmont Road (Route 719).
Zoning: AR-1 (Agricultural-Rural 1)
Policy Area: Rural Policy Area
Planned Land Use: 500,000 gallon 150 foot elevated water tank and telecommunications antennae
Existing Conditions: Vacant with a stand of mature hardwoods

KEY ISSUES:

Land Use: No outstanding issues. The application is generally in conformance with the land use policies of the Revised General Plan (Plan). Staff finds the general location, character and extent of the elevated water tank and telecommunication antennae are appropriate within the northern tier of the Rural Policy Area

Compatibility: No outstanding issues. The proposed water tank is located in a mature forest stand and painted white/beige to help blend with the skyline to better mitigate the visual impact of the structure. The conditions include language to ensure the storage tank is painted appropriately to mitigate the visual impact.

Environmental Resources: No outstanding issues. The subject parcel contains several specimen trees. The conditions include the County’s standard language for specimen tree preservation.

Transportation: No outstanding issues. The proposed water storage tank adds minimal trips to the public roadway network and infrastructure improvements are not necessary.
Public Utilities & Services: No outstanding issues. The water storage tank provides water service to the Round Hill JLMA and does not require sewage facilities.

Public Comments: Staff has not received public comment for this project

Application Status: Staff supports a Planning Commission recommendation of approval, subject to Conditions of Approval.

Vicinity Map
Concept Development Plan /or/ Special Exception Plat
Conditions of Approval
Round Hill Water tank, SPEX-2018-0010
November 27, 2018

The approval of SPEX-2018-0010 shall be subject to the following conditions:

1. **Substantial Conformance.** The development of the Special Exception use described in Condition 2 below, shall be in substantial conformance with Sheet 2 of 2 of the plan set entitled “Round Hill Water Tank” (the “SPEX Plat”), revised October 24, 2018, and the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”). Approval of this application for a parcel identified as Tax Map Number /43/A/2////22B (PIN: 586-40-5980) and a portion of a parcel identified as Tax Map Number /43/A/2////22/ (PIN: 586-40-8883) and (the “Property”) shall not relieve the applicant or the owners of the Property, their successors, or parties developing, establishing, or operating the approved Special Exception use (the “Applicant”) from the obligation to comply with the Zoning Ordinance, Codified Ordinance, and any other applicable regulatory requirements. All proffered conditions of any previously approved rezoning currently applicable to the Property shall remain in full force and effect.

2. **Uses Permitted.** This Special Exception grants approval of an approximately 500,000 gallon, 150 foot tall elevated Water Storage Tank use (the “SPEX Use”) in accordance with Section 2-102 of the AR-1 (Agricultural Residential - 1) zoning district regulations of the Zoning Ordinance.

3. **Compatibility.** To ensure compatibility the proposed water storage tank and telecommunication antennae will be painted white/beige to help blend with the skyline to better mitigate the visual impact of the proposed structure on the surrounding area.

4. **Specimen Tree Preservation.** The Owner shall engage a Certified Arborist, Urban Forester, or Landscape Architect to prepare a tree preservation plan for the trees on the Property of a diameter breast height (d.b.h.) of thirty (30) inches or more identified to be preserved as specimen trees # 2 and # 4 (“Specimen Trees”) on Sheet 2 of the Concept Development Plan (“CDP”). The tree preservation plan shall be provided to the County for review and approval at the time of submission of construction plans and site plans [for the Property] [for each Land Bay containing a Specimen Tree]. Such tree preservation plan shall identify the tree protection measures that shall be employed to protect the trees during construction activities and provide for fencing outside the critical root zone (“CRZ”) of each Specimen Tree. If construction activities are necessary within the CRZ of any of the Specimen Trees, then the tree preservation plan shall include invigoration techniques, such as root pruning and deep root fertilization. In addition, any utility line that must be located within the CRZ of any of the Specimen Trees shall be installed using a boring technique supervised by a Certified Arborist. In the event any Specimen Tree is damaged during construction and cannot be saved, the Owner shall replace such damaged Specimen Tree with four (4) 3 inch caliper native non-invasive deciduous trees. The placement of the replacement trees shall be proximate to the area of each such Specimen Tree so removed, or in another area as requested by the County.
FINDINGS FOR APPROVAL
November 27, 2018

1. The general location, character, and extent of the proposed water tank and telecommunication antennae is in substantial accord with the Revised General Plan (the Plan) and Strategic Land Use Plan for Telecommunications Facilitates (Telecommunications Plan).

2. The general location, character, and extent of the proposed water tank and telecommunication antennae is in substantial accord with the land use, infrastructure and telecommunications policies of the northern tier of the Rural Policy Area which support non-residential land uses that are appropriately scaled and designed to be compatible with surrounding uses.

3. The application is in general compliance with the Revised 1993 Zoning Ordinance.

4. The trips generated by the water tank and telecommunication antennae will have a minimal impact on the immediate road network, which will continue to operate at an acceptable level of service, consistent with the 2010 Revised Countywide Transportation Plan.
I. INTRODUCTION:

Pursuant to Section 2-100 [Table 2-102] and 5-621 of the Revised 1993 Loudoun County Zoning Ordinance, as amended (the "Zoning Ordinance"), Town of Round Hill (the “Applicant”), hereby requests a Commission Permit approval and a Special Exception approval to allow construction and operation of an elevated water storage tank on the property identified as PIN# 586-40-5980 located on Yatton Road in Round Hill, Virginia. A water tank use in the AR-1 zoning district is allowed by Special Exception under Section 2-100, Table 2-102 and is subject to Section 5-621 of the Zoning Ordinance. The Town of Round Hill is also proposing to use the water tank to accommodate antenna units and related equipment. The Telecommunications Antenna is a permitted use in the AR-1 zoning district and is subject to Section 5-618(A).

II. REQUEST:

The project consists of construction of a new elevated water tank in the southern portion of the Town of Round Hill’s main water system zone. This project is important because it helps to address multiple high priority system needs (identified in the 2015 “Water System Planning Study”) as well as several other needs. It addresses the need for a second main zone tank, which reduces the risk associated with a single elevated tank and facilitates upcoming necessary maintenance on /rehabilitation of the Evening Star Tank. It also greatly reduces the risks associated with multiple single point pipe vulnerabilities, including the Airmont Road 6” water line. Hydraulically, the south location will help improve peak pressures and fire flows in the Westlake and Upper Lakes subdivisions and would allow the southern system (with the Westlake WTP) to operate independently of the rest of the main zone on a temporary basis if necessary.
III. SITE/PROPOSAL DESCRIPTION:

The proposed location is a 1-acre parcel (“Utility Lot”, PIN 586-40-5980, Rural Estates Upper Lakes Lot 22B) located in the Upper Lakes subdivision. The site is accessed from Yatton Road (Rt. 712). The proposed tank will connect via easement to the existing 12” main located in the Ridgewood Place right-of-way. Tank size is anticipated to be approximately 500,000 gallons. The tank will be similar in height to the existing Evening Star Tank, roughly 150’ from the ground to the overflow. The tank may be a pedesphere (similar to the existing Evening Star Tank); or a composite tank consisting of a steel tank on a circular concrete pedestal. The Tank will include provisions for the installation of telecommunications antennae mounted on a corral posts on the top of the water tank. The new “South Tank” will be located on a 1-acre “utility outlot” previously dedicated to the Town of Round Hill for the purposes of a water tank.

The tank will be constructed with facilities, including an antenna corral and related cable trays/conduits to accommodate telecom antenna units and related equipment. The Applicant expects to enter into lease agreements with cell carriers or other wireless communications companies to allow installation of their antennas on the tank corral to provide and/or enhance telephone and data service in the area.

IV. COMPLIANCE WITH ZONING ORDINANCE CRITERIA:

*** Justification related to specific items listed in Section 6-1309 of the Zoning Ordinance:

**ZONING ORDINANCE 6-1309: Issues for Consideration** - In considering a special exception application, the following factors shall be given reasonable consideration. The applicant shall address all the following in its statement of justification and plat unless not applicable, in addition to any other standards imposed by the County Zoning Ordinance:

(1) **Whether the proposed minor special exception or special exception is consistent with the County General Plan:**

   a. **County General Plan - Public Utilities:**

      2. The County will encourage and support the expansion of existing Town sewer and water facilities that encourage a coordinated development pattern and further the goals and policies of the Revised General Plan.

   b. **County General Plan - Public Facilities:**

      1. The existing Towns will be the principal location of public facilities in western Loudoun County when land is available for development. If land is not available for new facilities within a Town, the facilities will be located in or immediately adjacent to the JLMA.

      2. The County will encourage the continued use and enhancement of existing public facilities located in the Applicants and JLMA's.
c. **County General Plan – Round Hill JLMA Policies:**
   1. The Town will be the sole provider of public utility service in the Town’s JLMA.

**SUMMARY OF COMPLIANCE WITH THE GENERAL PLAN** (above references):

The Comprehensive Plan acknowledges that the Town will be the sole provider of public utility service in the Town’s JLMA. This tank is needed, because the entire main zone of the Town’s water system will be benefitted by the added storage capacity and reliability of a second tank. The entire portion of the Town and Town JLMA areas located south of the Rt. 7 bypass will share those same benefits, plus additional reductions of system risk currently associated with single pipe connections and improved fire flow and peak period pressures. The location, character and extent of the proposed use must be in accordance with the Revised General Plan.

(2) **Whether the level and impact of any noise, light, glare, odor or other emissions generated by the proposed use will negatively impact surrounding uses.**

   a. Following the construction period, the tank is not expected to have any significant impacts due to noise, light, glare, odor, or emissions. The tank will not have any machinery or pumps onsite that would result in a noise issue. The tank will hold potable water only, so no odor or emissions impacts will result from operation of the tank.

   b. Site lighting may be minimized to the level necessary for after-dark maintenance activities (very rare) and safety/security of the site. A small beacon light will be necessary on the top of the tank to comply with flight safety regulations, but this is not expected to be a nuisance to surrounding properties.

   c. During construction there will of course be the expected noise and typical impacts of construction vehicles and activities. This will be mitigated by the remote nature of the site and the fact that construction activities will be generally restricted to normal daytime periods.

(3) **Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels.**

   a. The presence of a tank on the proposed site is expected to have no impact to the existing or potential uses of adjacent or nearby parcels. Nearby residential parcels within the Town’s JLMA will in fact benefit from the presence of the tank through improved water system reliability and service. Day to day traffic impacts are expected to be negligible – typically consisting of a daily visit by Town staff in a pickup truck.
(4) Whether the proposed special exception or minor special exception adequately protects and mitigates impacts on the environmental or natural features including, but not limited to, wildlife habitat, vegetation, wetlands, water quality including groundwater), air quality, topographic, scenic, archaeological or historic features, and agricultural and forestal lands.

a. The entire disturbed area of the site is expected to be roughly 1 acre or less. Site clearing will be limited to the area necessary for tank/piping construction and access to the site. The site is an uplands location – there are no wetlands present. Where practical, the existing tree cover will be left intact and used (with consultation with the Town’s arborist and Loudoun County) to provide the necessary Type IV buffer for the site, with supplemental plantings as necessary to complete buffer requirements.

b. In order to mitigate visual impacts, the Applicant has limited the tank construction style to either the “pedesphere” or concrete composite styles. (See Sheet 01 of the attached plans for representative photos of both.) These styles are more expensive but are generally considered to be more aesthetically pleasing than the traditional “legged” tank. The tank will also be painted a neutral color (either a shade of beige or light blue) to better blend into the surroundings and avoid a start contrast.

c. Also, as a mitigating approach, the Applicant will minimize cleared areas and strive to leave existing trees around the perimeter of the property. In consultation with the Town’s arborist and Loudoun County, these existing trees will, to the extent practical and allowable, be used to achieve the intent of the Type IV buffer yard, with supplemental plantings along the edge of the disturbed area as required to achieve the buffer yard.

(5) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.

a. This is the main goal of the project: Improving the safety, reliability, and functionality of the Applicant’s water system is absolutely in the public’s interest.

(6) Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities.

a. The proposed use for the site is as a public water utility site. The site will not be occupied; therefore, wastewater service is not needed. The access drive will connect to Yatton Road (Rte. 712) which is an unpaved VDOT roadway.
(7) Justification related to specific items listed in Section 5-621 of the Zoning Ordinance:

**ZONING ORDINANCE 5-621: Public Utilities**

(A) In all zoning districts, public utilities shall be located on lots of one half (1/2) acre or more.
   - The proposed water tank site is 1.01 acre

(B) Buffer Yard Requirements

   (1) All utility facilities, except Water well, municipal, shall have a minimum Type Four (4) Buffer Yard.
   - The proposed water tank plat shows a Type 4 Buffer Yard

(C) Such utilities may be accessed by private access easement:

   - The proposed water tank will be accessed by a 100’ Access/Utility Easement off Yatton Road.

(D) Utility Substations are governed by Section 5-616 of this Ordinance: Not Applicable

(E) Water well, Municipal - Testing - Not Applicable, Not a Municipal Well

V. CONCLUSION

The above-described Commission Permit application and Special Exception application proposes a necessary public utility facility for the residents and businesses of the Town of Round Hill and the Round Hill Joint Land Management Area (JLMA). The proposal satisfies all the standards for approval, meets the requirements of the Revised 1993 Zoning Ordinance and is consistent with and supportive of the policies of the Revised General Plan.
County of Loudoun

Department of Planning and Zoning

MEMORANDUM

DATE: August 29, 2018

TO: Jackie Marsh, AICP, Project Manager
   Land Use Review

FROM: Pat Giglio, Planner III
   Community Planning

   Round Hill Water Tank Road

BACKGROUND
The Town of Round Hill, the applicant, requests two Commission Permits (CMPTs) and a Special Exception (SPEX) to construct an approximately 150 foot tall, 500,000 gallon elevated water storage tank with an antenna corral on the top of the tank to accommodate telecommunication antennas on a property located south of the Town corporate limits east of Sleeter Lake. The one acre subject property is located south of Yatton Road, approximately 800 feet east of Airmont Road, and west of Ridgewood Place within the Rural Policy Area. The property was dedicated to the Town of Round Hill with the approval of the subdivision plat for the Rural Estates Upper Lakes which identified the property as a “Utility Outlot”. The proposed water storage tower which is referenced by the Town as the “South Tank” is part of a larger central water system planned to provide drinking water and fire protection for portions of the Joint Land Management Area (JLMA).

In accordance with the Revised 1993 Loudoun County Zoning Ordinance, a Commission Permit (CMPT) is required when a public utility or public service facility, such as a water tower and/or telecommunication facility, is constructed. Commission Permit applications are evaluated to determine if the general location, character and extent of the proposal are in substantial accord with the Comprehensive Plan. A Special Exception (SPEX) is also required to permit the construction of the proposed water storage tower in the Agricultural Rural-1 (AR-1) Zoning District.

A review of GIS Data confirmed that the subject property is forested with a stand of mature hardwoods which are approximately 70 to 90 feet in height. The County GIS data indicates that no wetlands, floodplains, hydric soils, or steep slopes are located on
the property. Construction of the proposed water storage tower and telecommunication facility will require the clearing of the majority of existing trees and the grading of the property, as well as the clearing of existing trees on a portion of the adjoining property to provide vehicle access.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN**

The subject property is governed under the policies of the Revised General Plan (RGP) and is located within the northern tier of the Rural Policy Area. The Rural Policy Area is planned for rural economy uses and limited residential development. The Infrastructure policies in Chapter 2, the Green Infrastructure policies in Chapter 5, the rural land use policies in Chapter 7, and the Town and JLMA policies in Chapter 9 of the Revised General Plan were used to evaluate the application. The policies of the Strategic Land Use Plan for Telecommunications Facilities (Telecommunications Plan) were used specifically to evaluate the proposed telecommunications use.

**LAND USE**

The Town of Round Hill is the provider of central water and wastewater services within the incorporated Town and surrounding JLMA. Development within the southern portion of the Town of Round Hill JLMA has facilitated the need for the construction of the proposed 150 foot tall, 500,000 gallon elevated water storage tank to serve the area. Plan policies encourage and support the expansion of public water and sewer within the Town’s JLMA which contribute to the creation of a coordinated development pattern and further the goals and policies of the Town and County (RGP, Chapter 9, Public Utility Policies, Policy 2 and 4). Municipal water and wastewater treatment and conveyance facilities should be planned, designed and maintained to be compatible with Town and County development and environmental goals while functioning at a high level of efficiency (RGP, Chapter 2, General Water and Wastewater Policies, Policy 3). The proposed elevated water storage tank, while located in the Rural Policy Area, is planned to provide water to properties located within the Round Hill JLMA. Plan policies support the provision of public water within the JLMA of the Towns and anticipates the construction of facilities such as the proposed elevated water tank as part of that infrastructure. The proposed construction of the elevated water storage tank on the subject property is supported and in conformance with the general land use and infrastructure policies of the Revised General Plan.

The County’s telecommunications policies call for new commercial telecommunication antennas to be located on existing buildings, towers, monopoles, water tanks [emphasis added], overhead utility transmission line structures and other tall structures wherever possible to minimize the need for new facilities (Telecommunications Plan, Countywide Location Policies, Policy 1). The proposed location of telecommunication antennas on the future elevated water storage tank is considered a preferred location because it uses the height of the structure to provide improved wireless coverage to the area without requiring the construction of a new tower or monopole. The proposed use
of the site for a telecommunications facility is consistent with Plan policies and countywide goals to minimize the need for the construction of new towers and monopoles.

**Analysis**

*Community Planning Staff finds the proposed location and use of the subject site for an elevated water storage tank and telecommunications facility is supported by the land use, infrastructure and telecommunication policies of the Comprehensive Plan.*

**COMPATIBILITY**

The one acre subject property is bordered to the west by a series of three-acre lots occupied by existing residences constructed in the late 1960s through the 1980s which share road frontage on Airmont Road. The two properties immediately adjoining the site to the north, east and south are 5 to 6 acre undeveloped wooded lots which are part of the Round Hill Rural Estates Upper Lake Subdivision. Smaller half acre lots in a clustered pattern are located further to east adjoining Sleeter Lake within the Round Hill JLMA. These clustered lots are also being developed as part of the Round Hill Rural Estates Upper Lake Subdivision.

While no photo simulations have been submitted with the application, it is anticipated that the proposed 150 foot elevated water storage tank with telecommunications antenna corral will be visible from all the adjoining properties and the immediate surrounding area. The application proposes to construct either a composite style elevated tank with a concrete pedestal supporting a steel tank or a steel pedesphere tank, similar to the existing 156 foot Round Hill water storage tank and telecommunications facility located on Evening Star Drive behind the Round Hill Elementary School (CMPT-2007-0012 & SXPX 2007-0019). The Evening Star Drive water storage tank is painted white and features a large decorative logo of a bear and mountains with the words “Round Hill” on the western elevation. The base of the structure is surrounded by a fenced compound that includes telecommunications equipment cabinets and a water treatment building. It is anticipated that the proposed elevated water storage tank and telecommunications facility proposed on the subject property will be similar to the existing Town facility on Evening Star Drive.
The infrastructure policies of the Plan call for new central water and wastewater utility easements and facilities to be constructed in a manner that causes the least environmental risk and visual disruption to the surrounding area. Facilities should be screened with trees, berms and/or shrubs to minimize views from adjoining properties. *(RGP, Chapter 2, General Water and Wastewater Policies, Policy 12).* The Telecommunications Plan also calls for design standards to mitigate the visual impacts of commercial public telecommunications facilities so as to “blend with the natural and built environment of the surrounding area”. The Plan directs that specific attention be paid to issues pertaining to the setting, color, lighting, topography, materials, and architecture. Antennas and other telecommunication devices should be neutral in color to blend with the background, unless specifically required by the FAA to be painted or lighted otherwise *(Telecommunications Plan, Policy 2, p. 6).* Accessory structures and equipment buildings should also blend with the surrounding environment through the use of appropriate color, texture of materials, scale, landscaping and visual screening *(Telecommunications Plan, Policy B 3, p. 7).*

As noted above, the proposed construction of the 150 foot elevated water storage tank with telecommunication antennas on the subject property will be a prominent feature on the landscape. The application includes photographs depicting examples of two types of water storage tanks that could be constructed on the subject property, but does not include photo simulations of how the water storage tank could appear when viewed from surrounding properties. Based on its location and site conditions, Community Planning Staff anticipates that the ground-mounted equipment and the lower portions of the base for water storage tank will be screened by the existing mature trees surrounding the subject property, while views of the upper portions of the water storage tank will be visible from all the adjoining properties and surrounding area.

The submitted site plan *(Sheet 2)* for the proposed water storage tank and telecommunications facility do not depict any ground mounted equipment nor does the application include information pertaining to the proposed color of the water storage tank and/or if graphics/lettering are proposed on the tank. The applicant may consider painting the proposed water storage tank and antennas a light blue color, similar to other elevated water storage tanks operated by Loudoun Water and the Town of Leesburg, to better blend with the skyline to further mitigate the potential visual impact.

**Analysis**

*In conformance with Plan policies, additional information and commitments to illustrate how the proposed elevated water storage tank and telecommunication facility will blend with the natural and built environment of the surrounding area should be provided. Community Planning Staff recommends the applicant consider painting the proposed elevated water storage tank and telecommunications antennas a light blue to blend with the skyline to better mitigate the visual impact of the proposed structure on the surrounding area.*
Community Planning Staff recommends that the color of the elevated water storage tank and telecommunications antennas be conditioned as part of the Special Exception approval and that the submitted drawings be amended to depict the ground mounted equipment.

RECOMMENDATIONS

The policies of the Revised General Plan support the extension of public water to serve the Joint Land Management Areas of the Towns and anticipates the construction of elevated water storage tanks as part of that infrastructure. The County's telecommunication policies also encourage the location of telecommunication antennas on existing tall structures to minimize the need for new structures. Community Planning Staff finds that the proposed use of the subject property for an elevated water storage tank and telecommunications facility is in conformance with the general land use, infrastructure and telecommunications policies of the Comprehensive Plan. Community Planning Staff finds the general location, character, and extent of the proposed uses are in substantial accord with the Comprehensive Plan and supports approval of the Commission Permits (CMPTs).

Community Planning Staff supports approval of the Special Exception request to permit the proposed water storage tank in the Rural Policy Area with conditions of approval specifying the design and coloration of the proposed tank. Community Planning Staff recommends that the applicant consider painting the proposed elevated water storage tank and telecommunications antennas light blue to blend with the skyline to better mitigate the visual impact of the proposed structure on adjoining properties and surrounding area.

Community Planning Staff is available should the applicant have any questions or wish to further discuss the design of the proposed facility.

Cc: Kenny Young, Acting Director, Planning and Zoning-via email
    Dan Galindo, AICP, Program Manager Community Planning, Planning and Zoning-via email
The subject property is zoned AR-1 (Agricultural Rural-1) administered under the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance).

The applicant requests a Special Exception to build an approximately 500,000 gallon capacity elevated Water Storage Tank, pursuant to Section 5-621 of the Zoning Ordinance with a mounted telecommunications antenna, pursuant to Section 5-618(A)(1). Zoning Administration has reviewed the materials submitted with the July 30, 2018 Referral Memorandum and offers the following comments:

1. Staff advises the applicant that the equipment area for the mounted telecommunications antenna is limited to 25% of the roof area, pursuant to Section 5-618(A)(1)(h).

2. Staff advises the applicant that the telecommunications antenna as proposed (which exceeds a height of 60 feet as measured from Natural Ground Elevation, when mounted on buildings and structures) is subject to the additional standards found in Section 5-618(A)(1) of the Zoning Ordinance.
   a. The applicant should note on the plat as part of the Zoning Tabulations that the proposed telecommunications antenna will comply with Section 5-618(A).

3. Please clarify whether or not the telecommunications antenna will require any unmanned ground based equipment structure(s).
4. Add to Note 2 that the work will comply with the Revised 1993 Loudoun County Zoning Ordinance.

5. Please replace all references and labels referencing “site plan” or “preliminary site plan” with “Plat” or “Special Exception Plat”.

6. Please depict and label the area of Special Exception on the plat using leader arrows or other similar techniques.

7. The proposed access serving the Water Storage Tank use should be included as part of the limits of the Special Exception depicted on the plat.
   a. The adjacent parcel (PIN 586-40-8883) containing a portion of the proposed access to the Water Storage Tank site should be included as part of SPEX-2018-0010 and CMPT-2018-0002.
      i. Revise the Plat and Statement of Justification accordingly (including, but not limited to plat references/notes to Zoning Tabulations, property information, overlay districts, environmental features, etc.)

8. Staff advises the applicant that the proposed private access must comply with the Facilities Standards Manual pursuant to Section 2-103(A)(5)(a).

Issues for Consideration. In considering a minor special exception or special exception application, the following factors shall be given reasonable consideration:

1. **Section 6-1309(1): Whether the proposed minor special exception or special exception is consistent with the Comprehensive Plan.**

   Zoning Staff defers to the Community Planning Division as to whether the application is consistent with the Comprehensive Plan.

2. **Section 6-1309(2): Whether the level and impact of any noise, light, glare, odor or other emissions generated by the proposed use will negatively impact surrounding uses.**

   The proposed uses will be surrounded by a Type IV Buffer Yard to mitigate the proposed impact of the public utility use, and will adhere to the lighting and noise standards of Section 5-1500, Buffer Standards of Section 5-1400, and additional regulations for a telecommunications antenna pursuant to Section 5-618(A)(1) and additional regulations for public utilities pursuant to Section 5-621. Zoning Administration defers to the Community Planning Division as to the adequacy of the proposal’s mitigation of impacts on adjacent uses.

3. **Section 6-1309(3): Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels.**
Zoning Staff defers to the Community Planning Division as to whether the proposed use is compatible with other existing or proposed uses.

4. **Section 6-1309(4):** Whether the proposed special exception or minor special exception adequately protects and mitigates impacts on the environmental or natural features including, but not limited to, wildlife habitat, vegetation, wetlands, water quality including groundwater, air quality, topographic, scenic, archaeological or historic features, and agricultural and forestall lands.

The applicant notes in the Statement of Justification that existing vegetation will be preserved “to the extent practical and allowable” and, where possible, incorporated into the required Type IV Buffer Yard (in consultation with the Town of Round Hill Arborist and the Loudoun County Urban Forrester). Zoning Staff defers to the Department of Building & Development on the proposals impact on environmental and natural features.

5. **Section 6-1309(5):** Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.

This application will provide additional Water System Capacity to the Town of Round Hill as determined/outlined by the Town’s 2015 “Water System Planning Study”.

6. **Section 6-1309(6):** Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities.

Staff defers to the Loudoun County Department of Environmental Health regarding the adequacy of on-site utility systems serving the proposed use, and the Department of Transportation and Capital Infrastructure (DTCI) regarding the adequacy of transportation infrastructure to serve the proposed use.
DATE: October 1, 2018

TO: Jackie Marsh, Project Manager, Land Use Division

FROM: Chris Blough, Planner, Zoning Administration Division

CC: Chris Mohn, Deputy Zoning Administrator


Pin #: 586-40-5980   Tax Map #: /43/A/2///22B

The subject property is zoned AR-1 (Agricultural Rural-1) administered under the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance).

The applicant requests a Special Exception to build an approximately 500,000 gallon capacity elevated Water Storage Tank, pursuant to Section 5-621 of the Zoning Ordinance with a mounted telecommunications antenna, pursuant to Section 5-618(A)(1). Zoning Administration has reviewed the materials submitted with the July 30, 2018 Referral Memorandum and offers the following comments:

1. Staff advises the applicant that unmanned equipment structures are limited to no more than 500 square feet of gross floor area (GFA) per use on each site, and may not exceed 12 feet in height, pursuant to Section 5-618(A)(1)(g) of the Zoning Ordinance.

2. The applicant has addressed all other zoning comments. Zoning staff offers no additional comments.
County of Loudoun
Department of Transportation and Capital Infrastructure
MEMORANDUM

DATE: August 29, 2018

TO: Jackie Marsh, Project Manager
Department of Planning and Zoning

THROUGH: Lou Mosurak, Senior Coordinator
DTCI, Transportation Planning & Operations Division

FROM: Mark Phillips, Transportation Planner
DTCI, Transportation Planning & Operations Division

First Referral

Background

These applications seek (1) approval of a Commission Permit (CMPT) to determine whether the location, character and extent of a 500,000-gallon elevated water tank and telecommunications antennae are in substantial conformance with the Comprehensive Plan, and (2) approval of a Special Exception (SPEX) to allow the construction of the above-referenced 500,000-gallon elevated water tank in the Agricultural- Rural-1 (AR-1) Zoning District pursuant to Section 2-102, Table 2-102 of the Revised 1993 Loudoun County Zoning Ordinance.

The subject property is located along Yatton Road (VA Route 712) at PIN 586-40-5980, Rural Estates Upper Lakes Lot 22B, approximately 800 feet east from the intersection of Yatton Road and Airmont Road (VA Route 719) and is within the Rural Policy Area. The subject property is also subject to the regulations and policies of the Steep Slope district. The approximately 500,000-gallon water tank would be roughly 150 feet in height and would include telecommunications antennae mounted on corral posts on top of the water tank. A vicinity map is provided as Attachment 1.

Department of Transportation and Capital Infrastructure (DTCI) review of these applications is based on materials received from the Department of Planning and Zoning on July 31, 2018, including (1) an Information Sheet, dated July 30, 2018; (2) a Statement of Justification prepared by the Applicant, dated July 25, 2018; (3) a Traffic Statement prepared by the Town of Round Hill, dated March 16, 2018; (4) a Traffic Checklist, dated April 25, 2018; and (5) a CMPT and SPEX Plat prepared by Peed & Bortz, L.L.C., dated July 26, 2018.

Executive Summary

DTCI can support approval of these applications as proposed with this submission.
Countywide Transportation Plan Arterial and Collector Roadways

The existing and planned transportation network is subject to the policies of the Countywide Transportation Plan (2010 CTP) and the Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan). Arterial and collector roadways in the vicinity of the proposed development are described below.

Airmont Road – VA Route 719
VA Route 734 (Snickersville Turnpike) north to VA Route 7 Business (Loudoun Street)

<table>
<thead>
<tr>
<th>Existing Condition</th>
<th>Ultimate Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Functional Classification (CTP)</strong></td>
<td>Major Collector</td>
</tr>
<tr>
<td><strong>Section/Lanes</strong></td>
<td>2 Lanes / Varies</td>
</tr>
<tr>
<td><strong>Bicycle and Pedestrian Facilities</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Speed Limit</strong></td>
<td>45 mph</td>
</tr>
<tr>
<td><strong>VDOT Traffic Counts</strong></td>
<td>2,400 AADT (2017)</td>
</tr>
<tr>
<td><strong>Notes</strong></td>
<td>Additional ROW may be needed for turn lanes and bicycle/pedestrian facilities. Ultimate ROW width within Town of Round Hill determined by Town.</td>
</tr>
</tbody>
</table>

Summary of Traffic Statement

DTCI’s assessment of the Applicant’s traffic analysis and transportation impacts deriving from the proposed development is based on review the Applicant’s submission materials, existing and planned transportation facilities, and applicable County policies.

Currently, the site is permitted for development of a water tank as a “Utility Outlot” previously dedicated to the Town of Round Hill. There is no existing development on the site. Per the Traffic Statement provided by the Applicant, the subject site will be unmanned and will not routinely generate daily trips. The site will be visited by the Town of Round Hill’s Utility Staff and/or its subcontractors based on the water tank operating requirements. Anticipated frequency of visits by one member of the Utility Staff is approximately three times per week.

Transportation Comments and Recommendations

Based upon review of the Applicant’s submission materials, DTCI has the following comments:

**Traffic Study**

1. DTCI has reviewed the Applicant’s TIS and finds it to be an acceptable evaluation of this development as proposed. As a municipal water tank, this facility would add minimal trips to the public roadway network.

**Roadway Network and Site Access**

2. The proposed water tank does not conflict with any existing or planned roadways shown on the Countywide Transportation Plan (2010 CTP).
3. Access to the site is provided via an existing low volume public road (Yatton Road), and the proposed water tank use would not have a significant impact on the public roadway network.

ATTACHMENT

1. Vicinity Map
CMPT 2018-0002, CMPT 2018-0003, SPEX 2018-0010

ROUND HILL WATER TANK

ATTACHMENT 1
August 20, 2018

Ms. Jacqueline Marsh  
County of Loudoun  
Department of Planning & Zoning MSC # 62  
1 Harrison Street, S.E.  
P.O. Box 7000  
Leesburg, Virginia 20177-7000

Re: Round Hill Water Tank  
(1st Submission)  
Loudoun County Application Numbers CMPT 2018-0002, CMPT 2018-0003 and SPEX 2018-0010

Dear Ms. Marsh:

We have reviewed the above noted application as requested in your July 30, 2018 transmittal. We offer the following comment:

1. The applicant should dedicate right of way 25' from roadway centerline of Yatton Road, Route 712 along site frontage.

If you have any questions, please call me at (703) 259-2948.

Sincerely,

[Signature]

John Bassett, P.E.  
Transportation Engineer
DATE: August 29, 2018

TO: Jackie Marsh, Project Manager

FROM: Anna Dougherty, Natural Resources Engineer

THROUGH: Ryan Reed, Natural Resources Team Leader

CC: Pat Giglio, Community Planner
    Maggie Auer, Floodplain Administrator
    Joseph Carter, Proffer Manager

Round Hill Water Tank

The Natural Resources Team (NRT) reviewed the Condition Permits and Special Exception, received on July 30, 2018 and offers the following comments:

Recommendations:

Floodplain Comments:

1) Staff recommends that Note 11 on Sheet 2 be updated as outlined below to match the County Source of Floodplain note and to reference the FIRM panel that the property is located within.

   “There is no floodplain on the property that is the subject of this application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Number for the property that is the subject of this application is 51107C0185E, effective February 17, 2017.”

Natural Resources Comments:

2) Note 16 on Sheet 2 states that Trees #2 and #4 will be protected during construction activities. Staff recommends that a commitment consistent with the Specimen Tree Proffer/Condition be provided for Trees #2 and #4.

3) Note 12 on Sheet 2 states that the project will not impact any wetlands. Staff recommends that a wetland delineation be conducted to verify that there are no wetlands within the project area. A Jurisdictional Determination will be required with the grading permit application regardless of whether there are wetlands on the
project to verify this information. If a wetland study has been conducted, please update the note referencing the name of the consultant who conducted the study and the date of that study.

4) Please add a note referencing the on-site Moderately Steep Slopes and that they are subject to the requirements of 5-1508 of the Zoning Ordinance. Please note that at site plan, the Steep Slopes will need to be depicted per topographic analysis. In addition, if any of the steep slopes are determined to be naturally-occurring, a Locational Clearance will need be obtained if any work is to be conducted in those areas.
To: Jacqueline Marsh, Project Manager, Planning and Zoning (MSC #62)
From: Mark A. Novak, Chief Park Planner, Facilities Planning and Development (MSC #78)
CC: Steve Torpy, Director
Karen Sheets, Deputy Director
Jeremy Payne, Deputy Director
Kristen Blaylock-Reed, Chairman, PROS Board, Dulles District
Jim Bonfils, Vice Chairman, PROS Board, Broad Run District
Rick Stone, PROS Board, Blue Ridge District
Kenya Savage, PROS Board, Chair At-Large
Karl Etten, Open Space Member At-Large
Kelly Foltman, Open Space Member At-Large

Date: August 22, 2018

Election District: Blue Ridge
Sub Planning Area: Ry. 7/West
MCPI # 586-40-5980

APPLICATION OVERVIEW:

The subject site is located south of Yatton Road (Rt. 712), approximately 800 feet east of the intersection of Airmont Road (Rt. 719) and Yatton Road (Rt. 712). The Property is located in the Blue Ridge Election District, Rt. 7/West Sub-Planning Area. The Town of Round Hill is requesting approval of a Commission Permit approval and Special Exception to allow construction and operation of an elevated water storage tank on the property. A water tank use in the AR-1 zoning district is allowed by Special Exception, The Town of Round Hill is also proposing to use the water tank to accommodate antenna units and related equipment. The Telecommunications Antenna is a permitted use in the AR-1 zoning district.
PROJECT PROPOSAL:

The proposed water tank is anticipated to be approximately 500,000 gallons. The tank will be roughly 150’ from the ground to the overflow. The tank may be a pedosphere (similar to the existing Evening Star Tank); or a composite tank consisting of a steel tank on a circular concrete pedestal. The Tank will include provisions for the installation of telecommunications antennae mounted on a corral posts on the top of the water tank. The new “South Tank” will be located on a 1-acre “utility outlot” previously dedicated to the Town of Round Hill for the purposes of a water tank. The tank will be constructed with facilities, including an antenna corral and related cable trays/conduits to accommodate telecom antenna units and related equipment. The Applicant expects to enter into lease agreements with cell carriers or other wireless communications
companies to allow installation of their antennas on the tank corral to provide and/or enhance telephone and data service in the area.

**RECOMMENDATIONS:**

The Department of Parks, Recreation and Community Services (PRCS) has reviewed the Applicant’s proposal and would not be in objection to its approval as presented. However, defers to other referral agencies for additional comments.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me at 703-737-8992 or mark.novak@loudoun.gov.
Jackie,

The archaeological survey requirement was waved for this application. There are no outstanding cultural resource issues with this application.

Heidi

Heidi Siebentritt
Historic Preservation Planner, Community Planning Division
Department of Planning & Zoning
1 Harrison Street S.E., 3rd Floor
Leesburg, Va 20177-7000
Office: (703) 771-5115

Visit us on the web (click image):

[Image]
Hi Jackie,

DED has no comments for the referenced applications at this time.

Thank you!

Katy Lowitz, Development Process Manager
703-737-8274 (o)  571-991-6877 (m)

Loudoun County, Virginia Economic Development
#1 in business growth in Virginia, 2015, 2016 & 2017 – SmartAsset
Biz.Loudoun.gov  |  LoudounFarms.org  |  LoudounSmallBiz.org  |  Facebook  |  Twitter
MEMORANDUM TO: Jacqueline Marsh, MSC #62
Department of Planning and Zoning

FROM: Joseph E. Lock MSC # 68
Rural Section Supervisor
Division Of Environmental Health

SUBJECT: CMPT-2018-0002 & 0003, SPEX-2018-0010,
Round Hill Water Tank
PIN 586-40-5980

The above referenced project meets the requirements of Section 1245.10 of the LSDO for:

a. Proposed Sewage Disposal
   Yes  No  N/A
   ______  ______  ___

b. Proposed Wells
   Yes  No  N/A
   ______  ______  ___

The locations on the plat, revised July 26, 2018, by Peed & Bortz, L.L.C., PLC, are correct as shown:

a. Existing Wells
   Yes  No  N/A
   ______  ______  ___

b. Existing Disposal
   Yes  No  N/A
   ______  ______  ___

Health Department comments: Staff supports approval for the following reasons ___
Staff cannot recommend approval ___ Staff recommends approval with the following comments ___
Items that are incorrect/deficient are listed on the attached page.

Attachments Yes ___ No ___

If further information or clarification on the above project is required, please contact me at (703)771-5800.

JEL/JAB/jel
C:RoundHillWaterTank.Referral

cc: file
ATTACHMENT

The applicant states that the proposed use is a public water utility site, which will not be occupied, therefore wastewater service is not needed.
August 2, 2018

Ms. Jacqueline Marsh  
County of Loudoun  
Department of Planning  
1 Harrison Street, SE (Mail Stop 62)  
Leesburg, Virginia 20175

Round Hill Water Tank

Dear Ms. Marsh:

School Board staff has reviewed the Round Hill Water Tank commission permit and special exception applications. The commission permit requests are to allow Water Tank and Telecommunication Antennae uses in Agricultural Rural (AR-1) Zoning District. The special exception request is to allow the Water Tank use. Since the proposed uses would not have any impact to schools, staff offers no comments.

Should you require further information, please contact me at your earliest convenience.

Sincerely,

Beverly I. Tate, Director

Cc: Eric Williams, Superintendent  
    Kevin Lewis, Assistant Superintendent

Election District: Blue Ridge
August 20, 2018

Ms. Jacqueline Marsh  
Department of Building and Development  
1 Harrison Street, S.E.  
P. O. Box 7000  
Leesburg, Virginia  20177-7000


Dear Ms. Marsh:

Loudoun Water has reviewed the referenced referral application. The Authority does not have any involvement with this application. No further review is required.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Julie Atwell  
Engineering Administrative Specialist
Memorandum

DATE: August 27, 2018

TO: Jacqueline Marsh, Project Manager, Engineering Division

FROM: Kevin Federline, Inspector

THRU: Linda Hale, Chief Fire Marshal


The Loudoun County Fire Marshal’s Office has no comments or objections to the commission permit and special exception requests for the Round Hill Water Tank - First Submission project.

If there are any changes to the plans include the Fire Marshal’s Office in review to ensure fire code compliance.

   1. None.

II. Concern:
   1. None.

III. Recommendations:
   1. None.

IV. Questions:
   1. None.

Information for requesting a modifications to the LCFPC:

1. 106.5 Modifications. The fire official may grant modifications to any provision of the SFPC upon application by the owner or the owner’s agent provided the spirit and intent of the SFPC are observed and public health, welfare, and safety are assured. Note: The current editions of many nationally recognized model codes and standards are referenced by the SFPC. Future amendments to such codes and standards do not automatically become part of the SFPC; however, the fire official should consider such amendments in deciding whether a modification request should be granted.
2. 106.5.1 Supporting data. The fire official shall require that sufficient technical data be submitted to substantiate the proposed use of any alternative. If it is determined that the evidence presented is satisfactory proof of performance for the use intended, the fire official shall approve the use of such alternative subject to the requirements of this code. The fire official may require and consider a statement from a professional engineer, architect or other competent person as to the equivalency of the proposed modification.

Pursuant to section 112.1 of the Fire Prevention Code:

If you have concerns about the application of the Fire Prevention Code (FPC) or to request a modification to the provisions of the FPC pursuant to section 106.5, please contact Chief Fire Marshal Linda Hale at 703/737-8600. The owner of a structure, the owner’s agent or any other person involved in the design, construction or maintenance of the structure may appeal a decision of the fire official concerning the application of FPC or the fire official’s refusal to grant modification. Persons wishing to file an appeal shall submit a written request for appeal to the Board of Building Code Appeals (BBCA), within 14 calendar days of receipt of the decision being appealed. Person’s wishing to file an appeal shall address it to Deputy Fire Marshal Jerome Swain at DutyFm@Loudoun.gov, or send by certified mail to the Loudoun Fire Marshal’s Office at the above address. The appeal shall contain the name and address of the owner of the structure and the person appealing if not the owner. A copy of the written decision of the fire official shall be submitted along with the appeal. Failure to submit an appeal within the time limit established shall constitute acceptance of the fire official’s decision.
Memorandum

To: Jacqueline Marsh, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: September 6, 2018
Subject: Round Hill Water Tank
CMPT 2018-0002

Thank you for the opportunity to review the above captioned application. The Fire and Rescue Planning Staff has no comments.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

<table>
<thead>
<tr>
<th>PIN</th>
<th>Round Hill, Station 4 Travel Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>058-40-4980</td>
<td>2 minutes</td>
</tr>
</tbody>
</table>

Travel times are determined using ESRI GIS network analyst along the county's street centerline with distance and speed limit being the criteria. Travel time is reported in minutes. For the approximate response time two minutes is added for turnout time.

<table>
<thead>
<tr>
<th>Approximate Response Time for Round Hill, Station 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 minutes</td>
</tr>
</tbody>
</table>

If you have any questions or need additional information, please contact me at 703-777-0333.

c: project file
Southern Water Tank

**FIRST SUBMISSION COMMENTS**

1. **DTCI** – no comments
2. **Fire Marshall** – no comments
3. **Health Dept** – one comment about not listing wastewater service on the plan
4. **LCPS** – no comments
5. **Loudoun Water** – no comments
6. **Natural Resources Team:**

   *Floodplain Comments:*
   
   1) Staff recommends that Note 11 on Sheet 2 be updated as outlined below to match the County Source of Floodplain note and to reference the FIRM panel that the property is located within. “There is no floodplain on the property that is the subject of this application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Number for the property that is the subject of this application is 51107C0185E, effective February 17, 2017.”

   **Note 11 on Sheet 2 has been updated as recommended.**

   *Natural Resources Comments:*

   2) Note 16 on Sheet 2 states that Trees #2 and #4 will be protected during construction activities. Staff recommends that a commitment consistent with the Specimen Tree Proffer/Condition be provided for Trees #2 and #4.

   **Not addressed on the plat. Can this be a condition of approval?**

   3) Note 12 on Sheet 2 states that the project will not impact any wetlands. Staff recommends that a wetland delineation be conducted to verify that there are no wetlands within the project area. A Jurisdictional Determination will be required with the grading permit application regardless of whether there are wetlands on the CMPT-2018-0002 08/29/2018 project to verify this information. If a wetland study has been conducted, please update the note referencing the name of the consultant who conducted the study and the date of that study.

   **Note 12 on sheet 2 has been updated to indicate that the required JD will be performed prior to application for the grading permit. A formal wetland study has not yet been**
performed, but the site has been reviewed and the entire area is on an upland sloped forest.

4) Please add a note referencing the on-site Moderately Steep Slopes and that they are subject to the requirements of 5-1508 of the Zoning Ordinance. Please note that at site plan, the Steep Slopes will need to be depicted per topographic analysis. In addition, if any of the steep slopes are determined to be naturally-occurring, a Locational Clearance will need be obtained if any work is to be conducted in those areas.

Note 20 has been added to Sheet 2 to address this comment.

7. Parks – no comments

8. VDOT – The applicant shall dedicate ROW 25’ from roadway centerline of Yatton Road, Route 712 along site frontage

While the Town would not be opposed to dedication of additional ROW, the area in question is not owned by the Town. The Town only owns an access easement in the access drive area adjacent to Yatton Road; therefore, does not have the legal right to dedicate a portion of the area as ROW.

9. Archaeological Study Requirement – waiver was accepted

10. Economic Development – no comments

11. Fire & Rescue – no comments

12. Community Planning - The policies of the Revised General Plan support the extension of public water to serve the Joint Land Management Areas of the Towns and anticipates the construction of elevated water storage tanks as part of that infrastructure. The County’s telecommunication policies also encourage the location of telecommunication antennas on existing tall structures to minimize the need for new structures. Community Planning Staff finds that the proposed use of the subject property for an elevated water storage tank and telecommunications facility is in conformance with the general land use, infrastructure and telecommunications policies of the Comprehensive Plan. Community Planning Staff finds the general location, character, and extent of the proposed uses are in substantial accord with the Comprehensive Plan and supports approval of the Commission Permits (CMPTs).

Community Planning Staff supports approval of the Special Exception request to permit the proposed water storage tank in the Rural Policy Area with conditions of approval specifying the design and coloration of the proposed tank. Community Planning Staff recommends that the applicant consider painting the proposed elevated water storage tank and telecommunications antennas light blue to blend with the skyline to better mitigate the visual impact of the proposed structure on adjoining properties and surrounding area.
The Town of Round Hill would like the color to match the existing tower on Evening Star Drive:

13. Zoning:

The applicant requests a Special Exception to build an approximately 500,000 gallon capacity elevated Water Storage Tank, pursuant to Section 5-621 of the Zoning Ordinance with a mounted telecommunications antenna, pursuant to Section 5-618(A)(1). Zoning Administration has reviewed the materials submitted with the July 30, 2018 Referral Memorandum and offers the following comments:

1. Staff advises the applicant that the equipment area for the mounted telecommunications antenna is limited to 25% of the roof area, pursuant to Section 5-618(A)(1)(h).

   An additional note has been added to Sheet 2 (under the “Telecommunication Antenna Facilities” heading) to confirm that the antenna equipment will be limited to less than 25% of the roof area.

2. Staff advises the applicant that the telecommunications antenna as proposed (which exceeds a height of 60 feet as measured from Natural Ground Elevation, when mounted on buildings and structures) is subject to the additional standards found in Section 5-618(A)(1) of the Zoning Ordinance.

   a. The applicant should note on the plat as part of the Zoning Tabulations that the proposed telecommunications antenna will comply with Section 5-618(A).

      A note has been added to the bottom of Item #9 (Sheet 2) to confirm that the proposed telecommunications equipment will comply with Section 5-618(A).
3. Please clarify whether or not the telecommunications antenna will require any unmanned ground based equipment structure(s).

   Sheet 2 has been updated to show ground pads/structures for up to four telecom carriers. Pad sizes shown are maximum sizes. The lot coverage calculations in Item #9 (also on Sheet 2) have been updated to reflect the size of the ground pads.

4. Add to Note 2 that the work will comply with the Revised 1993 Loudoun County Zoning Ordinance.

   Note 2 has been updated as instructed.

5. Please replace all references and labels referencing “site plan” or “preliminary site plan” with “Plat” or “Special Exception Plat”.

   The sheets have been updated as instructed to replace “plan” with “Plat” or “Special Exception Plat”.

6. Please depict and label the area of Special Exception on the plat using leader arrows or other similar techniques.

   Leaders have been added to note the limits of SPEX. In addition, a shaded dashed area has been added (with label included in the General Tank Notes box in the middle of the site plan) to clarify the SPEX area.

7. The proposed access serving the Water Storage Tank use should be included as part of the limits of the Special Exception depicted on the plat.
   a. The adjacent parcel (PIN 586-40-8883) containing a portion of the proposed access to the Water Storage Tank site should be included as part of SPEX-2018-0010 and CMPT-2018-0002.
      i. Revise the Plat and Statement of Justification accordingly (including, but not limited to plat references/notes to Zoning Tabulations, property information, overlay districts, environmental features, etc.)
      The plat has been updated to show the access area as part of the SPEX area/limits. Parcel information for this area has been included and the Zoning Tabulations were updated to reflect this area also.

8. Staff advises the applicant that the proposed private access must comply with the Facilities Standards Manual pursuant to Section 2-103(A)(5)(a).
Noted. Item #15 on Sheet 2 has been updated with a note to confirm that the access drive will comply with the Facilities Standards Manual pursuant to Section 2-103(A)(5)(a).
ROUND HILL WATER TANK
(SOUTH MAIN ZONE ELEVATED TANK)
LOUDOUN COUNTY SPECIAL EXCEPTION (SPEX) PLAT

ROUND HILL, VIRGINIA
BLUE RIDGE ELECTION DISTRICT

PREPARED FOR
TOWN OF ROUND HILL, VA

SCOTT RAMSEY, MAYOR
MARY ANNE GRAHAM, VICE MAYOR
DONALD ALLEN
AMY EVER
MICHAEL HUMMEL
FREDERICK LYNE
MIKE MINNALL

BUSTER NICHOLSON, TOWN ADMINISTRATOR

PROJECT NARRATIVE
The project consists of construction of a new 500,000 gallon elevated water storage tank to serve the main zone of the town of Round Hillpotable water system. The tank will be constructed with an overflow elevation of 325 to match the town's existing evening star tank. Once construction is complete, the two tanks will operate together. The tank will be a composite-style tank consisting of a reinforced concrete pedestal supporting a welded steel elevated tank shell. Alternatively, the tank will be a steel "pedesphere" tank similar to the existing evening star tank. The tank will include provisions for the installation of telecommunications antennas mounted on corral posts on the top of the water tank. The new "south tank" will be located on a 1-acre "utility outlot" previously dedicated to the town for the purposes of a water tank.

EXAMPLE OF A COMPOSITE ELEVATED TANK

EXISTING TOWN OF ROUND HILL EVENING STAR TANK
(PEDESHERE, WITH ANTENNA CORRAL)