

Exhibit A

Reviewer: _____ Case # _____
Fee Rcv'd: _____ Rcpt # _____
Date & Time Rcv'd: _____
Pre-App Meeting: _____

LAND USE AMENDMENT APPLICATION

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. IDENTIFICATION OF REQUEST:

- A: REZONING: From _____ () to _____ ()
- B: CONDITIONAL USE: 199-foot Wireless Communication Facility (WCF) in _____
an A-2 Agricultural district
- C: TEMPORARY CONDITIONAL USE: _____
- D: VARIANCE: _____
- E: PROFFER AMENDMENT: _____
- F: COMP PLAN AMENDMENT: _____
- G: COMP PLAN REVIEW FOR CONFORMANCE: _____
- H: SPECIAL EXCEPTION: _____

2. APPLICANT, PROPERTY OWNER, AGENT

- A. NAME OF APPLICANT: Cellco Partnership d/b/a Verizon Wireless
If a corporation, name of agent: Katherine Carlson
- B: MAILING ADDRESS: 513 Stewart St. Suite E
Charlottesville, VA 22902 Telephone # 804-901-7433
- C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
William H. and Michelle Gilman
- D. MAILING ADDRESS: 13280 Fern Rd., Montpelier, VA 23192
Telephone # _____

If the applicant is not the owner of the property in question, explain: Verizon is the leaseholder of the leased
area that will contain the wireless communication facility

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR
PROPERTY OWNER: J. Lori H. Schweller, Attorney

F. ADDRESS: 323 2nd Street SE, Suite 900, Charlottesville, VA 22902-3200

Telephone #: 434.951.5728

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Mineral B. TAX MAP # 28
C. SUBDIVISION NAME _____ D. LOT/PARCEL# 97F
E. PROPERTY LOCATION Unaddressed parcel on US-522 Zachary Taylor Hwy

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? ☒ YES ☐ NO

4. **EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:**

Verizon is proposing a 199-foot overall height WCF including antennas and base station
transmitting equipment enclosed within a 50'x50' fenced equipment compound. The facility
will improve communications coverage and capacity in the area.

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

The proposed facility is unmanned and, once constructed, will not generate any traffic except
periodic visits by a technician. The WCF will not be lighted. It will not produce any sounds
except for a sound-attenuated emergency backup power generator that runs in the case of power
loss. It will be accessed by way of a new gravel drive on the west side of US-522.
The facility will improve communications in the area south of Wares Crossroads.

6. **EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**

N/A

7. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:

- A. EXISTING LAND USE(S): Wooded / vacant
- B. EXISTING STRUCTURE(S): None
- C. EXISTING ZONING: A2
- D. ACREAGE OF REQUEST: 0.1291ac
- E. UTILITIES: N/A
(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)
- F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? Yes
- G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? Yes

8. IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:

The applicant is not requesting a variance.

9. GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).

- * PROPERTY OWNER'S NAME: See attached sheets for adjacent property owners
- MAILING ADDRESS: _____
- _____ TAX MAP # _____
- SUBDIVISIONNAME _____ LOT/PARCEL# _____
- ACREAGE _____ ZONING _____
- * PROPERTY OWNER'S NAME: _____
- MAILING ADDRESS: _____
- _____ TAX MAP # _____
- SUBDIVISION NAME: _____ LOT/PARCEL# _____
- ACREAGE _____ ZONING _____
- * PROPERTY OWNER'S NAME: _____
- MAILING ADDRESS: _____
- _____ TAX MAP # _____

Property Owner Name	Owner 2	Owner Address	Owner Address 2	Tax Map #	Lot #	Acres	Zoning
AGUILERA-ORELLANA, JOSE OMAR & ROSA	N/A	3391 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	7	1.15	R2
BENNETT, JOSEPH & BENNETT, MELISSA	BENNETT, MELISSA	4275 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	97	8.858	A2
CAREY, TISHA M	N/A	3323 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	4	0.88	R2
CARRIER, THOMAS C & VICKIE A	N/A	3337 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	5	0.98	R2
CHUNGA, MARIA & PLAZA, JOSE	PLAZA, JOSE	3477 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	11	0.86	R2
COLVIN, TOYA D	N/A	3501 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	12	1	R2
COWARD, LISA R	N/A	3363 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	6	1.04	R2
CUTRIGHT, JERRY L & MCDONALD, TAMARA CUTRIGHT	TRUSTEE	2992 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	115	1	A2
CUTRIGHT, JERRY L & MCDONALD, TAMARA CUTRIGHT	TRUSTEE	2992 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	116	6.023	A2
DANEY, ELIZABETH C	N/A	3221 CHOPPING RD	MINERAL, VA 23117	28	5	2.42	A2
DE LEOS, DENISSA BIANCA & OWENS, CONNER CHASE	OWENS, CONNER CHASE	3289 CHOPPING RD	MINERAL, VA 23117	28	6	2.36	A2
DICK PURCELL LAND CATTLE AND TIMBER CORPORATION & PG ONE LLC	CORPORATION & PG ONE LLC	P O BOX 308	LOUISA, VA 23093	28	97	259.37	A2
DICK PURCELL LAND CATTLE AND TIMBER CORPORATION	CORPORATION	P O BOX 308	LOUISA, VA 23093	28	4	2.49	A2
DICK PURCELL LAND CATTLE AND TIMBER CORPORATION	CORPORATION	P O BOX 308	LOUISA, VA 23093	28	5	25.34	A2
DICK PURCELL LAND CATTLE AND TIMBER CORPORATION	CORPORATION	P O BOX 308	LOUISA, VA 23093	28	3	1.959	A2
DICKINSON LAND & PROPERTIES LC	N/A	P O BOX 126	LOUISA, VA 23093	28	97	168.3	A2
DODSON, STEPHEN L JR	N/A	619 HENSLEY RD	MINERAL, VA 23117	29	10	55.332	A2
DOWNNEY, LEE CHRISTOPHER & DOWNNEY, JENNIFER MARIE	DOWNNEY, JENNIFER MARIE	3690 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	1	24.89	A2
FLORANCE, ANDREW EDWARD & FLORANCE, DEBRA ANN	FLORANCE, DEBRA ANN	45 SMITH RD	MINERAL, VA 23117	28	97	1.55	A2
FLUVANNA/LOUISA HOUSING FOUNDATION	N/A	144 A RESOURCE LN	LOUISA, VA 23093	28	3	3.41	A2
FLUVANNA/LOUISA HOUSING FOUNDATION	N/A	144 A RESOURCE LN	LOUISA, VA 23093	28	2	2.8	A2
FRANKLIN, GEORGE A	N/A	3431 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	9	1.38	R2
GUINN, JOE J & ANA KARINA	N/A	436 JOHNNY HALL RD	MINERAL, VA 23117	28 A	5		A2
HARRIS, THOMAS & GEORGIA	C/O PATRICIA HARRIS	6235 PINEY BRANCH RD NW	WASHINGTON, DC 20011	28	117	37.43	A2
JDP ENTERPRISES LLC	N/A	115 RENFREW CIRCLE	MINERAL, VA 23117	28	97	26.472	A2
LAM, LORA & SMALLWOOD, GLADYS M	SMALLWOOD, GLADYS M	3287 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	3	0.85	R2
MALLORY, CYNTHIA ET ALS	N/A	12771 MOUNT HERMON RD	ASHLAND, VA 23005	28	42	22.817	A2
MALLORY, CYNTHIA ET ALS	N/A	12771 MOUNT HERMON RD	ASHLAND, VA 23005	28	95	379.22	A2
MALLORY, CYNTHIA ET ALS	N/A	12771 MOUNT HERMON RD	ASHLAND, VA 23005	28	94	17.37	A2
MCDERMOTT, JOHN & JULIE	N/A	3485 CHOPPING RD	MINERAL, VA 23117	28	10	2.65	A2
MKG ENTERPRISES LLC	N/A	133 RENFREW CIRCLE	MINERAL, VA 23117	28	97	24.966	C2
MULLINS, DAPHNE A & BARBROW, LARRY WARREN SR	BARBROW, LARRY WARREN SR	3237 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	1	0.85	R2
MULLINS, DAPHNE A & BARBROW, LARRY WARREN SR	BARBROW, LARRY WARREN SR	3237 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	2	0.84	R2
MULLINS, JERRY W SR	N/A	2833 ZACHARY TAYLOR HWY	MINERAL, VA 23117	28	93	0.97	A2
NELSON, TIMOTHY K & HEATHER S	N/A	PO BOX 278	MINERAL, VA 23117	28 B	5		A2
PHILLIPS, VIRGNIA & WALTER, VIRGINIA LEE TRUSTEE	WALTER, VIRGINIA LEE TRUSTEE	3409 ZACHARY TAYLOR HIGHWAY	MINERAL, VA 23117	28	8	1.28	R2
PORTER, GEORGE M JR	N/A	6036 WILDCAT MOUNTAIN RD	WARRENTON, VA 20186	28	10	1.05	R2
RP20 CUTALONG CONSOLIDATED LLC	N/A	160 WEST CANYON CREST RD	ALPINE, UT 84004	29	35	950.9682	RD
SMITH, GARLAND PRESTON III & CHICAS-NEITO, ANA MARIA	CHICAS-NEITO, ANA MARIA	3161 CHOPPING RD	MINERAL, VA 23117	28	4	2.9	A2
STONEMAN, DAWN COOK	N/A	3445 CHOPPING RD	MINERAL, VA 23117	28	9	2.76	A2
THOMAS, GILDA B	N/A	513 CAROLINE AVE	CHARLOTTESVILLE, VA 22902	28	114	2.01	A2

Property Owner Name	Owner 2	Owner Address	Owner Address 2	Tax Map #	Lot #	Acres	Zoning
THOMAS, ROBERT ALLEN & GILDA B	N/A	513 CAROLINE AVE	CHARLOTTESVILLE, VA 22902	28	113	8.05	A2
THORNE, ROBERT L III	N/A	3347 CHOPPING RD	MINERAL, VA 23117	28	8	2.79	A2
TRUSTEES OF THE LOUISA UNITED	METHODIST CHURCH	P O BOX 217	LOUISA, VA 23093	28	2	1.947	A2
VILLEGAS, CAROLLINA J &	NAVARRETE, VICTOR A ARIAS	3339 CHOPPING RD	MINERAL, VA 23117	28	7	3	A2

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____

TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

**10. HERewith IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS
MADE PAYABLE TO TREASURER, COUNTY OF LOUISA.**

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	\$325.00*
Temporary Housing*	
Extension or Amendment*	
Other*	
D. VARIANCE	\$1,250.00*
E. PROFFER AMENDMENT	\$1,500.00*
F. COMP PLAN AMENDMENT	\$650.00*

*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

*THERE WILL BE A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.

*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.

11. **ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.**
12. **ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.**

13. **I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.**

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: May 8, 20 25.

Katherine Carlson

SIGNATURE OF APPLICANT

(Same Name as Used in Item 2-A, Page 1)

William H. Gilman
Michelle P. Gilman

SIGNATURE OF OWNER

(Same Name as Used in Item 2-C, Page 1)

Stuart P. Squier

SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

Katherine Carlson

Cellco Partnership d/b/a Verizon Wireless

APPLICANT'S NAME

(Typed or Printed)

William H. & Michelle Gilman

OWNER'S NAME

(Typed or Printed)

Stuart P. Squier, AICP, GDN Sites

AGENT'S NAME

(Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91, of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.