



July 1, 2025

Mr. Tom Egeland  
Deputy Director of Community Development  
Deputy Zoning Administrator  
1 Woolfolk Avenue, Suite 201  
Louisa, VA 23093

RE: Conditional Use Permit Application; New Wireless Communications Facility (WCF); Cellco Partnership d/b/a Verizon Wireless; 315 Jouette School Road, Mineral, VA 23227; Permit No. LC2025-017.

Dear Tom:

Altairis completed the review of Verizon Wireless application for a Conditional Use Permit (CUP) to construct a Wireless Communications Facility which includes a 195-ft (overall height 199-ft) monopole structure. Below are Altairis' findings and recommendations.

1. Section 86-663. In General:
  - a. National Environmental Policy Act (NEPA) and State Historic Preservation Office (SHPO) compliance/impact assessments: Altairis recommends Verizon Wireless complete a NEPA/SHPO assessment and provide a copy of the report/s to the County.  
**Non-Comply**
  - b. FAA: Verizon Wireless provided a copy of the screening results from the FAA website "Notice Criteria Tool" (dated 5/9/2025). The results of the screening show that the proposed monopole tower does not meet the minimum requirements for filing a Notice of Obstruction or registration with the FAA. **Comply**
2. Section 86-664. Applicability: Altairis finds that Verizon's proposed WCF which includes construction of a 195-ft monopole tower (199-ft overall height), complies with the relevant provisions of the County comprehensive plan. **Comply**
3. Section 86-665 Permitted Use Table: Altairis finds that Verizon's application for a CUP complies with the Permitted Use Table for Freestanding WCFs exceeding 100-ft in height within the Agricultural (A-2) zoned district. **Comply**
4. Section 86-666: Application Requirements for WCF's
  - (1) Statement of Justification. No new freestanding WCF shall be permitted unless the applicant submits a statement of justification addressing the following considerations:



- a. *Geographic Search Area:* Verizon provided a statement to justify the need to improve and extend cellular radio frequency (RF) coverage in the geographic area and included a satellite photo of the area depicting existing WCF's. **Comply**
- b. *Use of existing antenna attachments and colocations, electric utility distribution towers and elevated structures within the service area:* Verizon Wireless references the "search area" in their response in lieu of the broader geographic "service area" as required in this section. Verizon provided a satellite image of the one-half-mile search area showing that no existing electric utility distribution towers or WCF's are available to provide the desired cellular coverage objectives. **Non-Comply** (due to not addressing the "service area")
- c. *Existing WCF's within the geographic search area.* Verizon found no existing WCF's within the half-mile search area. The existing 180-ft guyed tower located approximately 190-ft NW of the proposed WCF is scheduled to be demolished/removed. Verizon evaluated this tower as a potential candidate site and found that the existing equipment on the tower, as well as guy wire attachments would allow a maximum available height of 160-ft, which would not meet the RF coverage objectives of the project (see supplemental email from GDN Sites dated 6/27/2025). **Comply**
- d. *Technical data pertaining to service gaps or service expansions that are addressed by the WCF:* Verizon provided a general description of the service area for the proposed WCF, but did not include technical data such as coverage maps or calculations to demonstrate the need for the WCF. Verizon cited *Va. Code § 15.2-2316.4:2* as grounds for not disclosing proprietary or confidential information for justification of the proposed WCF. **Non-Comply**
- e. *Commitment Letter from Wireless Communications Provider:* Verizon Wireless will occupy the proposed WCF. **Comply**

(2) Location and geographic area: Sheet Z-1 of the site plan drawings contain a vicinity map depicting all properties within 1000-ft of the subject property. A list of the property owners is provided on Sheet Z-2 of the site plans. **Comply**

(3) *Visual Impact:* Verizon Wireless conducted a balloon test on 4/2/2025. The test balloon was elevated to 199-ft at the proposed WCF monopole tower location. Simulated photos depicting the visual impact of the proposed WCF as viewed from surrounding



public right of ways and residential properties were provided. Verizon also provided a description of the visual impact which the monopole tower and WCF will have on the surrounding area. **Comply**

- (4) *Structure Height:* The height of the proposed monopole structure will be 195-ft (199-ft overall height including the 4-ft lightning rod at top of the tower). The tower will not exceed the 300-ft maximum. **Comply**
- (5) *Design for Colocation:* The site plan drawings show the proposed site will be capable of accommodating future cellular carrier co-locations, including relocating antennas from the existing guyed tower. Sheet C-1 (Compound Plan) shows the placement of Verizon's proposed ground equipment plus three (3) additional spaces designated for future carrier ground equipment. Sheet C-2 (Tower elevation) shows capacity in the monopole structure for Verizon plus (3) future carrier antennas and the existing County antennas (to be relocated to the new monopole structure). **Comply**
- (6) *Certificate of conformance with FAA regulations:* Verizon Wireless provided a copy of the screening results from the FAA website "Notice Criteria Tool" (dated 5/9/2025). The show that the proposed monopole tower does not meet the minimum requirements for filing a Notice of Obstruction or registration with the FAA. Verizon also provided the results from the FCC "TOWAIR" search tool showing notice is not required. **Comply**
- (7) *Conformance with comprehensive plan:* Altairis finds that Verizon complies with the County's Comprehensive Plan. **Comply**
- (8) *Site Plan Required:* Verizon Wireless provided the site plan drawings which include a compound layout plan (Sheet Z-1) and tower elevation drawing (Sheet Z-2) along with details for site components, fencing, and landscaping. **Comply**

- 5. Section 86-667: Altairis finds that Verizon Wireless complies with all requirements of this section. **Comply**
- 6. Section 86-668: **N/A**
- 7. Section 86-669: **N/A**
- 8. Section 86-670: **N/A**

9. Section 86-671: **N/A**

10. Section 86-672: **N/A**

11. Section 86-673: *Setbacks*: Altairis finds that Verizon's proposed WCF complies with the County setbacks and clearances from all adjacent properties, right of ways, and roads. The monopole structure will not be designed with breakpoint technology. **Comply**

12. Section 86-674: *Development standards for freestanding antenna support structures* greater than one hundred feet in height: Verizon Wireless meets all requirements of the development standards except the "screening buffers" (paragraph d. below). **Non-Comply**

- a. Setbacks: Verizon complies with all property setback regulations.
- b. Equipment Cabinets: Verizon will provide opaque slats around the perimeter chain link fence to conceal ground equipment.
- c. Fencing: Verizon complies with the fence requirements to enclose the WCF compound.
- d. Screening Buffers: Verizon a meeting with the County Commissioner and Supervisor held on 2/28/2025. Verizon requested a waiver from the landscape requirement as advised.
- e. Signage: Verizon complies with the signage requirements. RF Warning and Information signs will be placed at the proposed WCF as depicted on Sheet Z-6 of the Site Plan drawings.
- f. Lighting: The applicant acknowledges compliance with dark-sky lighting requirements. The monopole tower is not required to have aircraft warning lights per the FAA Notice Criteria (copy submitted with the application).
- g. Site Compound Storage: Verizon confirms that the proposed WCF will not be utilized for storage.
- h. Compliance with federal standards: Verizon affirms compliance with federal standards for interference and electromagnetic emissions.



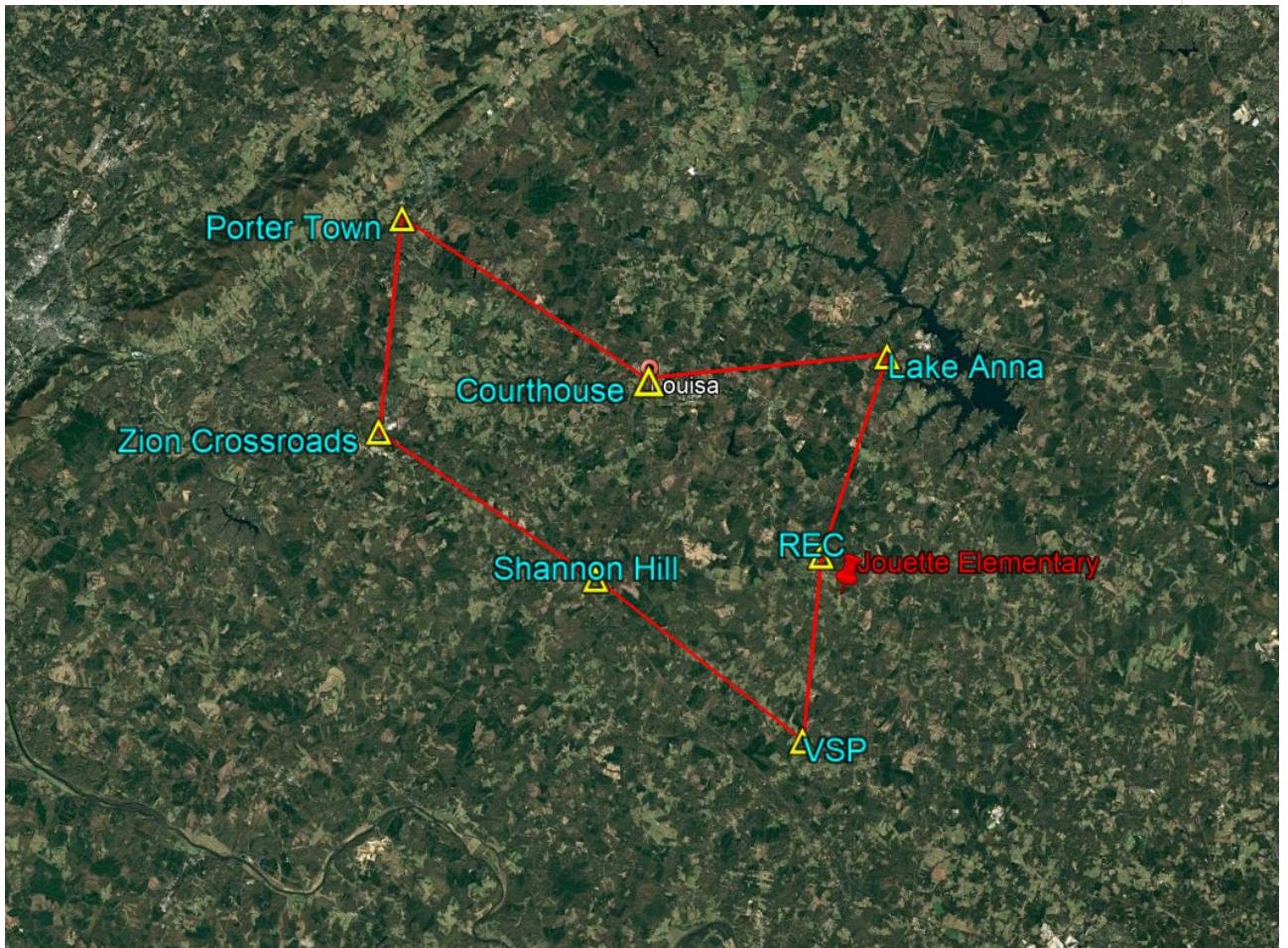
- i. Sounds: Verizon acknowledges compliance with the requirement that no unusual sounds are permitted. Verizon will operate a 30kW diesel generator during power outages. Altairis recommends the generator be equipped with sound attenuation as proposed.
- j. Parking: The site plan (Sheet Z-3) incorporates a vehicle turn-around area to be used for parking.

13. Section 86-675 *Abandoned and nuisance structures*: Verizon affirms compliance with this section. **Comply**

14. Sections 86-676 – 86-681 *Reserved*: **N/A**

#### **Additional Comments and Recommendations**

- 1. The proposed Verizon WCF at Joulette Elementary School presents no threat for obstruction of the existing Louisa County microwave network which provides connectivity for the Public Safety Communications system.



**LOUISA COUNTY PUBLIC SAFETY COMMUNICATIONS SITES  
PROPOSED VERIZON "JOUETTE ELEMENTARY SCHOOL" STRUCTURE SHOWN IN RED**

2. Prior to issuance of a building permit, Altairis recommends the County require Verizon to provide the following:
  - a. Include as part of the Construction Drawings, the Grounding Plan of the proposed WCF.
  - b. Monopole structural design and structural analysis per ANSI/TIA-222-H/I to demonstrate that the design of the proposed monopole tower will have the structural integrity to support the proposed and future antenna and appurtenance loads.
  - c. Include as part of the Construction Drawings, the monopole foundation design drawings.
  - d. Provide a copy of the geotechnical report for the monopole tower foundation.
  - e. Mount Analysis per TIA-222-I to demonstrate that the proposed antenna support mount will have the structural capacity to support the proposed Verizon antenna loads.

- f. Provide the antenna and antenna mount details in the final Construction Drawings, along with an inventory list of all antenna and line loads.
- g. Verizon Wireless perform a Post Installation Inspection (PII) of the monopole structure in accordance with ANSI/TIA-222. The inspection to be performed by a qualified third-party entity to confirm the monopole tower, antennas, and appurtenances were constructed and installed in accordance with the engineering drawings and documents. It is recommended that the inspection report be signed and sealed by a Professional Engineer licensed in the Commonwealth of Virginia, and a copy of the report provided to the County.

Altairis recommends the approval of this Conditional Use Permit once the NEPA/SHPO assessments are complete. Should you have any questions or require further information, please feel free to contact me at (757) 642-7839.

Sincerely,



Gary M. Whitley

**Submittal Documents reviewed:**

-  1- Jouett Application cover
-  2- Jouett Elementary -Signed CUP App- 20250422
-  3- Jouett Elementary -Zoning Narrative - Final
-  4- Jouett Elementary - Raw Land - FZD - 20250421
-  5- Jouett Elementary - Raw Land - Photosims - 20250425
-  6- LS Balloon Test Notice Email 20250314
-  7- Balloon Test Notice Letter\_Jouett Elem
-  8- Jouett -Affidavit of Notice Balloon Test- 20250320
-  9- Notice to Carriers
-  10- Jouett Elementary -FAA NNR- 20250509
-  11- Jouett Elementary -TOWAIR NNR- 20250508
-  12- Jouett -1000ft adjacents