

Renee Mawyer

From: Schweller, Lori <lschweller@williamsmullen.com>
Sent: Tuesday, July 15, 2025 1:14 PM
To: Renee Mawyer; Tom Egeland
Cc: stuart.squier@gdnsites.com
Subject: Verizon Wireless Jouett Elementary CUP Condition re County Collocation [WMIMAN-IW0VRIC.FID2712548]

CAUTION: External email

Good morning, Renee and Tom,

For the Board of Supervisors' hearing on the Verizon Wireless CUP for Jouett Elementary, we would like to propose an additional condition permitting free County collocation on the new tower. The language proposed below is drawn from the provisions in the lease agreement between the School Board and Verizon Wireless.

Here is the proposed draft language for the CUP condition:

Space on the monopole will be reserved for County use at no rent as follows: a ten foot (10') vertical envelope at a height of 130'-140' with a centerline of 135' for equipment not to exceed 2,103 sq. in. of wind loading capacity. If the County uses the monopole space, a 5' x 5' space will be made available within the compound for its ground equipment. County equipment may be installed at the County's expense subject to, and in accordance with, the terms and conditions of the lease between the Applicant and Louisa County School Board, dated October 2, 2024, including the right of the Applicant or tower owner to relocate the County's antennas at any time to accommodate modifications required for Applicant's future system requirements.

Below are the lease provisions (Sections 7(b)-(c)) that govern County collocation on the new tower:

b. At no rent due from LESSOR to LESSEE nor any reduction in the Rent, LESSOR shall be allowed, at LESSOR's sole expense, to attach its communication antennas to LESSEE's telecommunication tower provided LESSOR first obtains LESSEE's written consent, with such consent not to be unreasonably withheld. Pursuant to the foregoing, LESSEE hereby agrees to reserve on behalf of LESSOR a ten foot (10') vertical envelope at a height of one hundred thirty feet (130') to one hundred forty feet (140') with centerline of one hundred thirty-five feet (135') on LESSEE's tower at the Premises in the event LESSOR builds a tower on the Premises ("LESSOR's Tower Space"). Any equipment installed on LESSOR's Tower Space shall not exceed two thousand one hundred three (2103) square inches of wind loading capacity. LESSEE's approval for said attachments shall be contingent upon determining whether LESSEE's tower is properly engineered to accommodate LESSOR's antenna system and such transmission shall not result in any impairment or diminution in the quality of LESSEE's service. Further, said approval shall be given or withheld after LESSEE has reviewed and approved LESSOR's engineering plans for said antenna attachments. Approval shall not be unreasonably withheld. Upon written approval by LESSEE, said attachments shall be installed, at LESSOR sole expense, by qualified licensed contractors and in accordance with LESSEE's directives for the method of installation. In addition to LESSOR being responsible for its own installation, LESSOR shall also be responsible for its own utilities and operations and agrees that any ground space required for LESSOR's Tower Space shall be outside the

Premises. LESSOR acknowledges and agrees that LESSEE reserves the right to relocate LESSOR's antenna at any time(s) to accommodate modifications required for LESSEE's future system requirements, provided such relocation shall provide equivalent quality of service after such relocation.

c. Any reservation of right granted to LESSOR pursuant to this Section is solely limited to LESSOR's use only of the ten foot (10') vertical envelope described above and LESSOR acknowledges and agrees that LESSOR does not have the right to lease, license, sublease, sublicense, etc. such space on the tower on the Premises to any other party including, without limitation, any wireless communication entity.

Please let us know if you have any questions about this proposed condition or would like to discuss. I thought it would be helpful to have clear terms in advance of the Board of Supervisors' meeting.

Thank you,
Lori

J. Lori H. Schweller

Attorney

T 434.951.5728

[email](#) | [website](#)

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From: Renee Mawyer <rmawyer@louisacounty.gov>
Sent: Thursday, July 10, 2025 10:17 AM
To: Gilliss, Donna <dgilliss@williamsmullen.com>; Tom Egeland <TEgeland@louisacounty.gov>
Cc: Schweller, Lori <lschweller@williamsmullen.com>
Subject: RE: Verizon Wireless Presentations - Freshwater Creek and Jouett Elementary

Email from external sender

Received.

Thank you

Renee A. Mawyer, CZO
Associate Planner/Deputy Subdivision Agent
Community Development



T: 540.967.3430 | RMawyer@louisacounty.gov | www.louisacounty.gov | 1 Woolfolk Avenue,
Suite 201, Louisa, VA 23093



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From: Gilliss, Donna <dgilliss@williamsullen.com>

Sent: Thursday, July 10, 2025 10:13 AM

To: Renee Mawyer <rmawyer@louisacounty.gov>; Tom Egeland <TEgeland@louisacounty.gov>

Cc: Schweller, Lori <lschweller@williamsullen.com>

Subject: Verizon Wireless Presentations - Freshwater Creek and Jouett Elementary

CAUTION: External email

Good morning. At Lori Schweller's request, below you will find a link to PowerPoint presentations on behalf of Verizon Wireless for Freshwater Creek and Jouett Elementary. Please let me know if you have any problems or if there is anything further you need. Thank you.

Access the files on iManage Share:

<https://www.imanageshare.com/pd/AGolyKHdYCB>

Powered by  iManage

 **Donna J. Gilliss**
Legal Administrative Assistant
T 434.951.5726
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From: Renee Mawyer <rmawyer@louisacounty.gov>

Sent: Thursday, July 10, 2025 9:39 AM

To: Schweller, Lori <lschweller@williamsullen.com>; Gilliss, Donna <dgilliss@williamsullen.com>; Tom Egeland <TEgeland@louisacounty.gov>

Subject: RE: Verizon Wireless Presentations Email #2 - Freshwater Creek

Email from external sender

Thank you.

Renee A. Mawyer, CZO

Associate Planner/Deputy Subdivision Agent
Community Development



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From: Schweller, Lori <lschweller@williamsmullen.com>
Sent: Thursday, July 10, 2025 9:35 AM
To: Renee Mawyer <rmawyer@louisacounty.gov>; Gilliss, Donna <dgilliss@williamsmullen.com>; Tom Egeland <Tegeland@louisacounty.gov>
Subject: RE: Verizon Wireless Presentations Email #2 - Freshwater Creek

CAUTION: External email

Good morning, Renee,

I will ask Donna to send you the two presentations via link as we did for the community meeting.

Looking forward to seeing you this evening.

Lori

 **J. Lori H. Schweller**
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T 434.951.5728
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