

**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: Reduction of balloon test period from four (4) hours to three (3)  
hours pursuant to Sec. 86-667.(2)

**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:  
Louisa County School Board

D. MAILING ADDRESS: P.O. Box 7, Mineral, VA 23117  
Telephone # 540-894-5115

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: \_\_\_\_\_

F. ADDRESS: \_\_\_\_\_  
Telephone #: \_\_\_\_\_

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

A. VOTING DISTRICT Jackson B. TAX MAP # 83 68  
C. SUBDIVISION NAME \_\_\_\_\_ D. LOT/PARCEL# \_\_\_\_\_  
E. PROPERTY LOCATION 315 Jouett School Rd, Mineral, VA 23117

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 an existing gravel drive on the north side of Jouett School Road. The facility will improve communications in and around Jouett Elementary School.

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:**

The property contains an existing 180-foot WCF approved by CUP2017-10. This structure will be dismantled and removed as part of this project, if approved.

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

- A. EXISTING LAND USE(S): Elementary school facilities; solar power; WCF
- B. EXISTING STRUCTURE(S): School building, solar PV field, 180' guyed tower
- 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? No
- G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? No

**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: Sharpe, Dorothy M & Coryell, Teresa A, Trustees  
MAILING ADDRESS: 11385 Jefferson Hwy, Mineral, VA 23117

TAX MAP # 83

SUBDIVISION NAME: LOT/PARCEL# 69, 71, 73

ACREAGE 9.8; 17.29; 32.74 ZONING A2

\* PROPERTY OWNER'S NAME: Payne, Robert Hickman & Cathy Marie  
MAILING ADDRESS: 3989 Gardners Rd, Mineral, VA 23117

TAX MAP # 83

SUBDIVISION NAME: LOT/PARCEL# 66

ACREAGE 40.56 ZONING A1

\* PROPERTY OWNER'S NAME: Harris, Maria  
MAILING ADDRESS: 2733 Garland Ave, Richmond, VA 23222

TAX MAP # 83

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 70  
ACREAGE 9.21 ZONING A2

\* PROPERTY OWNER'S NAME: Harris, Donald Trustee  
MAILING ADDRESS: 467 Jouett School Rd, Mineral, VA 23117  
TAX MAP # 83

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 108  
ACREAGE 0.83 ZONING A2

\* PROPERTY OWNER'S NAME: Hollins, Gregory W. & Pamela S.  
MAILING ADDRESS: 380 Jouett School Rd, Mineral, VA 23117  
TAX MAP # 83

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 110  
ACREAGE 2.01 ZONING A2

\* PROPERTY OWNER'S NAME: Hollins, Barbara S.  
MAILING ADDRESS: 11793 Jefferson Hwy, Mineral, VA 23117  
TAX MAP # 83

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 115  
ACREAGE 64.32 ZONING A2

\* PROPERTY OWNER'S NAME: White, Tracy Lyn  
MAILING ADDRESS: 587 Jouett School Rd, Mineral, VA 23117  
TAX MAP # 83

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 107  
ACREAGE 46.01 ZONING A2

\* PROPERTY OWNER'S NAME: Gaskill, Barbara M.  
MAILING ADDRESS: 5216 Pole Green Rd, Mechanicsville, VA 23116  
TAX MAP # 83

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 91  
ACREAGE 93.53 ZONING A2

\* PROPERTY OWNER'S NAME: Disse, Kevin Mark  
MAILING ADDRESS: 141 Jouett School Rd, Mineral, VA 23117  
TAX MAP # 83

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 67  
ACREAGE 4.15 ZONING A2

\* PROPERTY OWNER'S NAME: Overstreet, Brian & Stephanie  
MAILING ADDRESS: 448 Jouett School Rd, Mineral, VA 23117



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.**

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- 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 ACCCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.**

DATE: April 18, 20 25.

*Katherine Carlson*

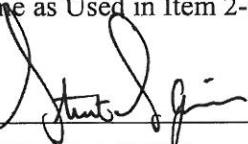
SIGNATURE OF APPLICANT

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



SIGNATURE OF OWNER

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



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)

*Todd Weidow, Louisa County Schools*

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.