

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
SUBDIVISIONNAME 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

		TAX MAP #	83
SUBDIVISION NAME:		LOT/PARCEL#	109
ACREAGE	4.0	ZONING	A2
*	PROPERTY OWNER'S NAME:		
	MAILING ADDRESS:		
		TAX MAP #	
SUBDIVISION NAME:		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 #	
SUBDIVISION NAME:		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 #	
SUBDIVISION NAME:		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 #	
SUBDIVISION NAME:		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 # _____

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: April 18, 2025.

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.