



James P. Downey, P.C.
Attorney and Counselor At Law

May 24, 2023

Rob Walton
Director of Community Development
Town of Warrenton
21 Main Street
Warrenton, Virginia 20186

Re: Arcola Towers, LLC; cell tower approval

Dear Mr. Walton:

I hereby apply for a text amendment to the Town ordinance to change the setback limits for telecommunications towers ("cell towers") in the PSP District.

A letter of justification and proposed text are attached, together with exhibits. While the proposal would affect a specific parcel, which is identified in these materials, the proposal would apply to all PSP-zoned parcels in the Town.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'James P. Downey', with a large, stylized flourish at the end.

James P. Downey

Enclosures

cc: Jonathan L. Yates, Esq.
Hon. Heather D. Sutphin
JPD/cmh



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Director of Community Development
Town of Warrenton
21 Main Street
Warrenton, Virginia 20186

Re: Letter of Justification

Dear Mr. Walton:

This letter of justification is submitted in support of the proposed ordinance amendment submitted herewith on behalf of Arcola Towers, LLC, for reduction of the setback requirement for telecommunications towers in the PSP zoning district.

This proposed amendment arises from a proposal for construction of a 150-foot telecommunications tower on a parcel of land leased from the Virginia Department of Transportation boundary shown on the enclosed plat and diagram. This site is within the cloverleaf of highways known as the Bypass on the Northeast side of Town, in an area that will allow for expanded cellular coverage.

The existing setback rules would require setbacks of 150' from the property boundary. A setback requirement of 100% of the height of the tower is unduly restrictive and would prevent construction of the tower on the subject parcel. The site is not large enough to accommodate such a depth of setback. Construction and design technology that will be applied to the construction of this tower will ensure that in the rare instance of the tower falling, the certified fall zone would be sufficient protection against any segment of the tower falling outside the property boundary lines.

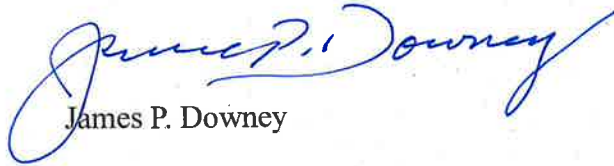
Engineering and construction standards and experience demonstrate that it is not necessary to have a setback of 150' for a tower of that height. A sample of the kind of letter that can be supplied, to demonstrate a certified fall zone as the satisfactory setback, is attached.

Reduction of the setback to coincide with the actual fall zone radius would be consistent with the public health, safety and welfare and would be reasonably related to the valid objective of protecting the public from the hazards of a fall of the telecommunications tower in this location.

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Page Two

The proposed text amendment would allow construction of the telecommunications tower in the PSP zone to a height to conform with the certified fall zone distance.

Very truly yours,



James P. Downey

Enclosures
JPD/cmh



VICINITY MAP
SCALE 1"=1000'

CONCEPT PLAN NOTES

- 1) SITE NAME: ARCOLA TOWERS SITE, VDOT WARRENTON RT 17 NORTH RAMP
- 2) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3) THE SUBJECT PARCEL INFORMATION:
OWNER: COMMONWEALTH OF VIRGINIA
PROPERTY ADDRESS: RT 17 NORTH RAMP WARRENTON, VA 20187
JURISDICTION: TOWN OF WARRENTON
PAR: N/A
ZONING: PSP
- 4) THE LOCATION OF THE PROPOSED MONOPOLE IS AS FOLLOWS. THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: 39° 38' 43.81" (GEOIDAL EARTH)
LONGITUDE: 126° 37' 46.1337" (GEOIDAL EARTH)
ELEVATION: 4446' AT BASE (GEOIDAL EARTH)

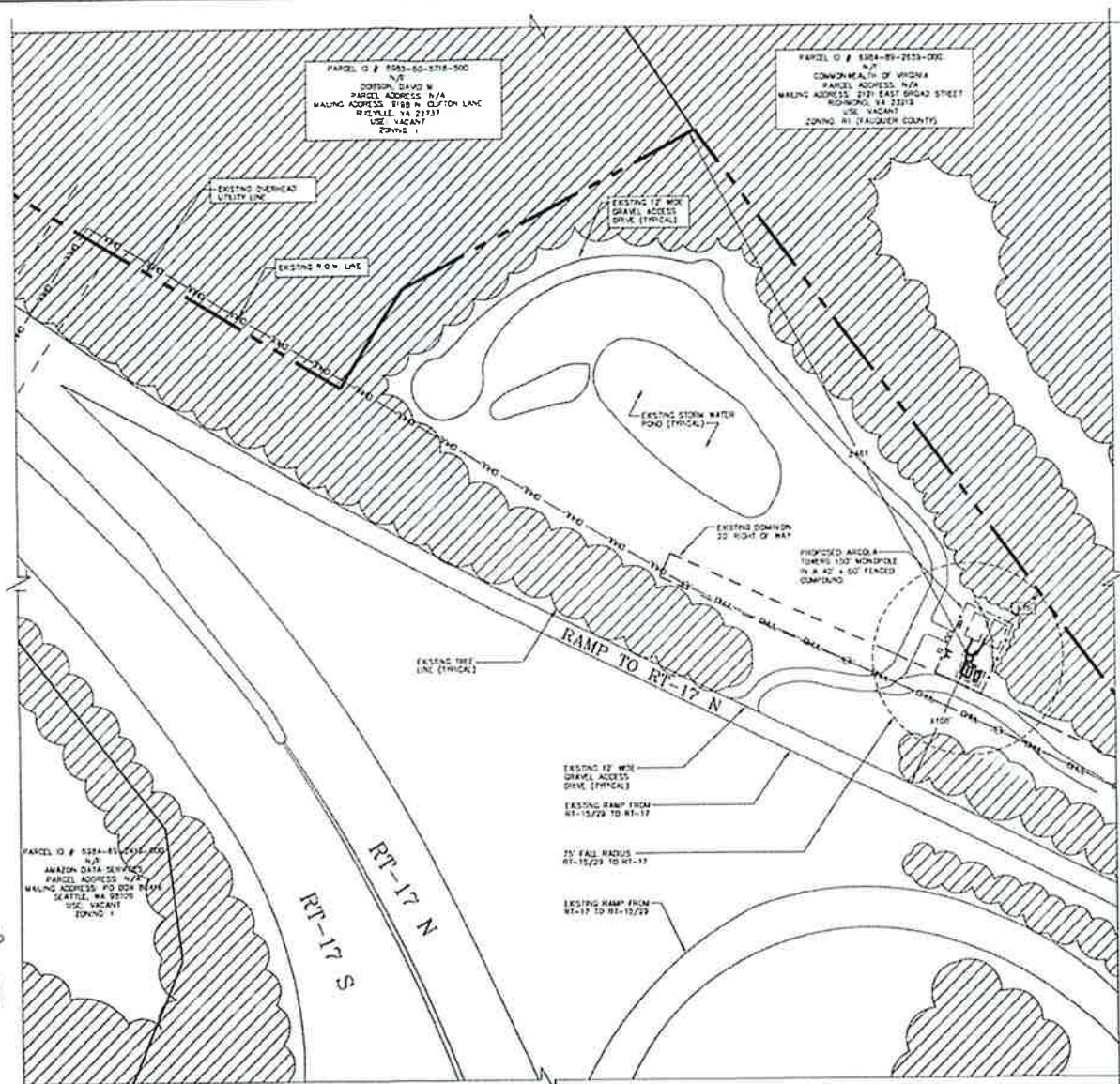
LEGEND

- FOUND PROPERTY CORNER
- △ BENCH MARKS
- ⊕ UTILITY POLE
- SIGN
- LIGHT POLE
- TELEPHONE PEDestal
- PERMANENT TREE - DECIDUOUS

LINE TYPES

- PROPERTY LINE
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE LINE - CHAIN
- TREE OR VEGETATION LINE

MONOPOLE BE TOWER	HEIGHT	ANCHORED
MONOPOLE (NORTH/EAST)	74'	N/A
BEAM TOWER (NORTH/EAST)	N/A	Y/N
BEAM TOWER (SOUTH/EAST)	N/A	N/A
BEAM TOWER (SOUTH/WEST)	N/A	Y/N
GLASS TOWER	N/A	Y/N
GLASS TOWER	N/A	Y/N



SITE PLAN
SCALE 1"=10'



SUBMITTALS		
DATE	DESCRIPTION	REV
28-01-22	CONCEPT PLAN REVIEW	
28-08-22	CONCEPT PLAN REVIEW	
10-25-22	CONCEPT PLAN REVIEW	
10-25-22	ARCOLA TOWERS COMMENTS	



PROJECT NO.	1164-014
DESIGNER	M.A.
ENGINEER	M.M.

SCALE: SCALE AS NOTED

ARCOLA TOWERS SITE
VDOT WARRENTON
RT 17 NORTH RAMP
WARRENTON, VA 20187

TITLE: SITE PLAN

SHEET NUMBER: L-1

entrex
 COMMUNICATION SERVICES, INC.
 6100 BLOOMINGDALE AVE. SUITE 410
 FORT WORTH, TEXAS 76116
 PHONE (817) 352-0080

SUBMITTALS

NO.	DESCRIPTION	DATE
1	CONTRACT FIRM REVIEW	04-28-11
2	CONTRACT FIRM REVIEW	05-25-11
3	CONTRACT FIRM REVIEW	07-20-11



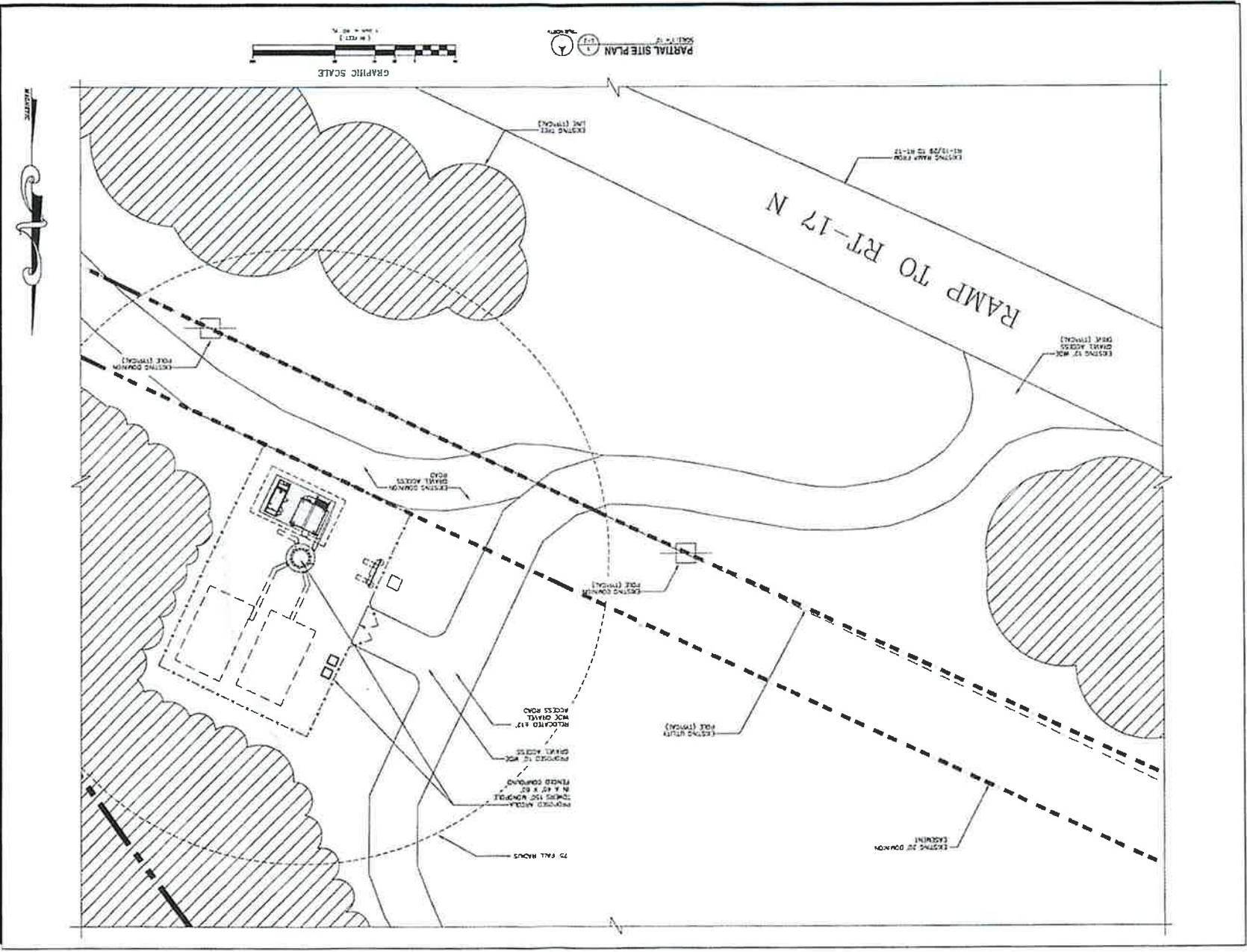
PROJECT NO. 11E-014
 CLIENT: V.A.
 CONTRACTOR: M.M.

SCALE: AS NOTED

**ARCOLA TOWERS SITE
 VDOT WARRENTON
 RT 17 NORTH RAMP
 WARRENTON, VA 20187**

PARTIAL SITE PLAN

SHEET NUMBER **L-2**



SUBMITTALS

DATE	REVISION	BY
12-22-01	CONCEPT PLAN REVIEW	
12-22-01	CONCEPT PLAN REVIEW	
12-22-01	CONCEPT PLAN REVIEW	
12-22-01	CONCEPT PLAN REVIEW	
12-22-01	CONCEPT PLAN REVIEW	
12-22-01	CONCEPT PLAN REVIEW	
12-22-01	CONCEPT PLAN REVIEW	

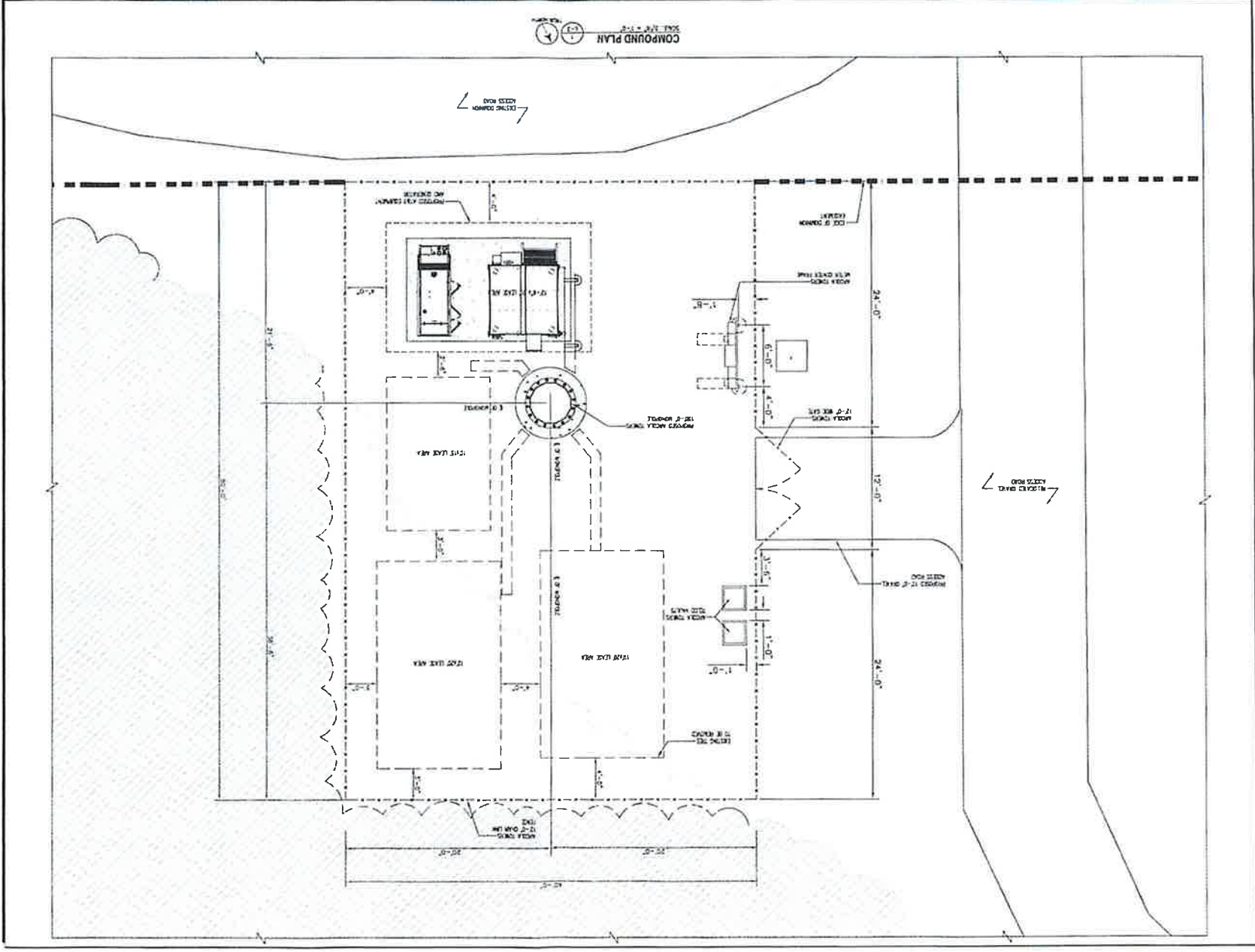


PROJECT NO: 1164-014
 DESIGNED: C.S.
 DRAWN: V.M.
 SCALE: AS NOTED

ARCOLO TOWERS SITE
 VDOT WARRENTON
 RT 17 NORTH RAMP
 WARRENTON, VA 20187

PARTIAL SITE PLAN

SHEET NUMBER
L-3



**PROPOSED TEXT AMENDMENT TO
9-18 TELECOMMUNICATIONS FACILITY**

EXISTING LANGUAGE

9-18.10 Setbacks

Towers shall be set back a distance of at least one hundred (100) percent of the height of the tower from the boundaries of the property on which the tower is located.

PROPOSED LANGUAGE

9-18.10 Setbacks

Towers shall be set back a distance of at least one hundred (100) percent of the height of the tower from the boundaries of the property on which the tower is located. On properties located in a PSP District (Public-Semi-Public Institutional District), towers shall only be required to be setback a distance of at least one hundred (100) percent of the certified fall zone, as certified by a Virginia Professional Engineer in a letter which includes the Professional Engineer's signature and seal.