



NORTHUMBERLAND COUNTY LAND USE APPLICATION

Answer all questions. Refer to Appendix A for the checklist to make sure that you have all required information. Please type or print all information in blue or black ink.

1. Owner/Applicant Information:

Owners Name: Kathy S. Bray		Address: 31 Fountain Gate RD Heathsville, VA 22473
Telephone (H): 804-580-0656	Telephone (W):	Email: kritkorner2@gmail.com

Applicants Name: Jonathan L. Yates for Arcola Towers		Address: 105 Broad Street, Third Floor Charleston, SC 29401
Telephone (H): 843-414-9754	Telephone (W):	Email: jly@hellmanyates.com

Plan Preparer/Authorized Agent: Jonathan Yates		Address: 105 Broad Street, Third Floor Charleston, SC 29401
Telephone (H): 843-414-9754	Telephone (W):	Email: jly@hellmanyates.com

2. Property Information:

Tax Parcel # : 18 - 1 - 6		Parcel Physical Address (If applicable): <small>No address/vacant land- Newmans Neck Road, Heathsville, VA 22473</small>	
Current Zoning: <input type="checkbox"/> C-1 <input checked="" type="checkbox"/> A-1 <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> B-1 <input type="checkbox"/> M-1	Acreage: 2	Magisterial District: Text	Date Property Purchased: Gift Deed - 09/25/1998
Are there any structures on the property? <input type="checkbox"/> Yes (If yes, please describe) <input checked="" type="checkbox"/> No:		Deed Book Page # : DB 438 / Pg 283	
Board of Supervisor Representative: Richard F. Haynie		What is the road name or route number on which your property is located? Newmans Neck Road	
Directions to Property: <small>72 Monument PI Heathsville, VA 22473 Head east on Monument PI toward US-360 E 117ft, Turn Right onto US-360 E 2.5 mi, Slight left onto State Rte 636 0.3 mi, Turn left to stay on State Rte 636 3.2 mi, State Rte 636, Heathsville, VA 22473</small>			

Office Use Only:		Application #: <u>23 - CU - 016</u>	
DATE RECEIVED: 8/22/23	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date <u>10-10-23</u>	PAID STAMP: APR 22 2023 ELLEN B KIRBY, TREAS	TYPE OF APPLICATION / FEE: <input type="checkbox"/> Appeal Decision of Zoning Administrator <input checked="" type="checkbox"/> Conditional Use- \$150 <input type="checkbox"/> Conditional Use Boathouse- \$150 <input type="checkbox"/> Exception to the Bay Act- \$300 <input type="checkbox"/> Subdivision Variance- \$300 <input type="checkbox"/> Zoning Variance- \$300

3. Description of Request:

Type of Request (check one): <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Exception to the Bay Act <input type="checkbox"/> Subdivision Variance <input type="checkbox"/> Zoning Variance
What is the current use? (Use another sheet of paper if more space is needed): Currently the property is just an open field with some grass and some small trees and brush.
Describe the proposed use/project (Use another sheet of paper if more space is needed): A 197 ft. monopole style wireless communications facility for Verizon Wireless and at least three (3) additional broadband carriers.
Have you discussed this request with any State and/or Federal agencies that may require a permit? (Health Department, Virginia Department of Transportation, etc.) <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No
Have you previously applied to or obtained a permit from Northumberland County for any portion of this request or relating to this request? <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No
Has any portion of this request for which you are seeking a permit been completed or commenced? <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No

ADJACENT PROPERTY OWNERS

Michael or Cindy Dittfield
3411 Newmans Neck RD
Heathsville, VA 22473

John Leslie Luttrell etals
P. O. Box 52
Reedville, VA 22539

Wilson L. Bray EST or
Florance S. Bray
28 Fountain Gate RD
Heathsville, VA 22473

J. Steve Thomas, Sr. and
Phyllis R. Thomas Trustees
917 Coan Harbor Drive
Lottsburg, VA 22511

George E. Kranda & etal Co-Trustees
April H. Kranda & etal Co-Trustees
P. O. Box 456
Heathsville, VA 22473

5. Signature Page:

This application is submitted true and correct. Applicant agrees that when the permit herein applied for is issued, that all work will be completed as stated and as required by all Northumberland County Ordinances, Virginia State laws, and any other applicable regulations. Failure to comply with any part or terms of this application shall be sufficient cause to revoke any permit issued. This application allows duly authorized representatives of the County to enter upon the premises of the project site at reasonable times for the purpose of inspection.

Signature of Owner(s) Katherine Bray Date 7-23-2023

Printed Name(s) Katherine I. Bray

Signature of Applicant(s) J. Yates, for ARCOLA TOWNS Date 08-16-23

Printed Name(s) JONATHAN L. YATES, FOR ARCOLA TOWNS

Signature of Agent J. Yates Date 08-16-23

Printed Name JONATHAN L. YATES

APPENDIX B Conditional Use Additional Information

Please submit this appendix with your application.

1. Please provide the following setbacks for all proposed structures:

Primary Structure:	
Road/Right-of-way <u>135 ft.</u>	Rear Yard <u>155 ft.</u>
Left Side Line <u>60 ft.</u>	Right Side Line <u>230 ft.</u>
Height of Structure <u>197 ft.</u>	
Secondary Structure:	
Road/Right-of-way <u>95 ft.</u>	Rear Yard <u>135 ft.</u>
Left Side Line <u>35 ft.</u>	Right Side Line <u>210 ft.</u>
Height of Structure <u>8 ft.</u>	

2. Additional Information

<p>Will there be parking on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate the number of spaces being provided. <u>1</u></p>
<p>Will there be any fencing or landscaping? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please explain. The 50ft by 50ft compound will be secured by an eight foot fence topped with three strands of barbed wire. We will plant 13 leyland cypress trees along the fence line.</p>
<p>Will there be any lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please indicate the type and number of lights being used.</p>
<p>Will there be any signs associated with the request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate the size and number of signs. Please see sheet Z-5 of the site plan & drawings by Virginia Professional Engineer Hillary G. Siegall</p> <p>All permits will need to be obtained from the Office of Building & Zoning for signage.</p>

<p>Office Use Only: Part of application #: <u>23-CU-016</u> Date Received: <u>8/22/23</u></p>
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ARCOLA TOWERS
112 W. WASHINGTON ST. #201
MIDDLEBURG, VA 20117



PRESLEY CREEK

ZONING DRAWINGS

0 08/14/23 FOR ZONING



Dewberry Engineers Inc.
2000 Lakeside Blvd., Suite 200
Blacksburg, VA 24060
Tel: 540-320-0000
Fax: 540-320-0001
www.dewberry.com

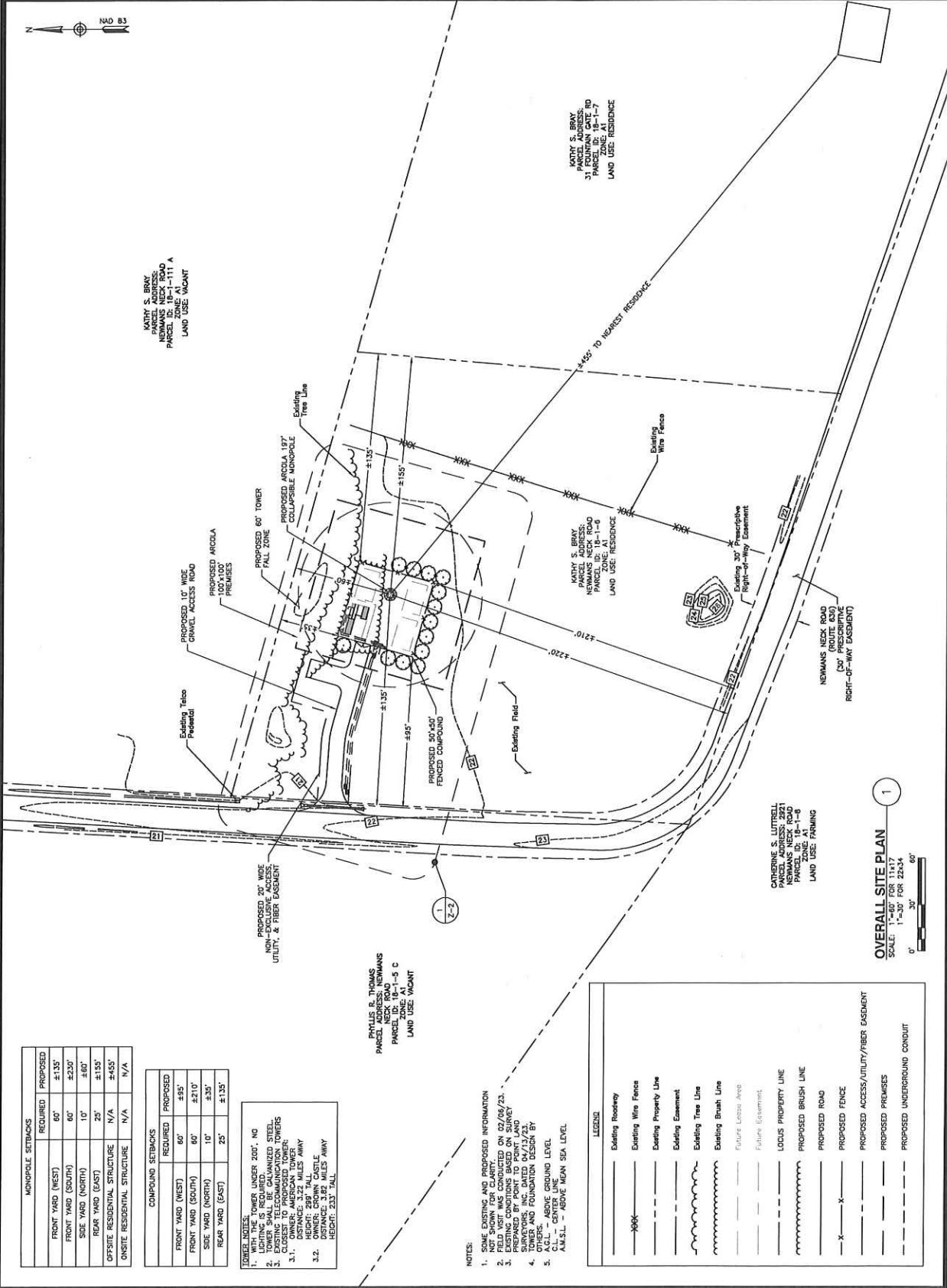


DRAWN BY: JEC
REVIEWED BY: MKW
CHECKED BY: HGS
PROJECT NUMBER: 50164773
SITE ADDRESS: 0 NEWMANS NECK ROAD
HEATHSVILLE, VA 22473

OVERALL SITE PLAN

SHEET NUMBER

Z-1



MONOPOLE SETBACKS	
REQUIRED	PROPOSED
FRONT YARD (WEST)	60' ±135'
FRONT YARD (SOUTH)	60' ±230'
SIDE YARD (NORTH)	10' ±60'
REAR YARD (EAST)	25' ±155'
OFFSIDE RESIDENTIAL STRUCTURE	N/A ±455'
ONSITE RESIDENTIAL STRUCTURE	N/A N/A

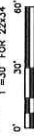
COMPOUND SETBACKS	
REQUIRED	PROPOSED
FRONT YARD (WEST)	60' ±95'
FRONT YARD (SOUTH)	60' ±210'
SIDE YARD (NORTH)	10' ±35'
REAR YARD (EAST)	25' ±135'

TOWER NOTES:
1. WITH THE TOWER UNDER 200', NO LIGHTING IS REQUIRED.
2. LIGHTING SHALL BE UNDIMMED STEEL LIGHTING FIXTURES.
3. EXISTING TELECOMMUNICATION TOWERS SHALL BE MAINTAINED.
4. OWNER: AMERICAN TOWER.
5. DISTANCE: 3.22 MILES AWAY FROM NEWMANS NECK CASTLE.
6. OWNER: CROWN CASTLE.
7. DISTANCE: 3.82 MILES AWAY FROM NEWMANS NECK CASTLE.
8. HEIGHT: 235' TALL.

- NOTES:**
- SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - FIELD VISIT WAS CONDUCTED ON 02/08/23.
 - EXISTING CONDITIONS BASED ON SURVEY DATA FROM 2018 AND SURVEYORS, INC. DATED 04/13/23.
 - TOWER AND FOUNDATION DESIGN BY ARCHITECTURAL DESIGN GROUP.
 - A.C.L. = ABOVE GROUND LEVEL.
 - C.L. = CENTER LINE.
 - M.A.S.L. = ABOVE MEAN SEA LEVEL.

LEGEND	
	Existing Roadway
	Existing Wire Fence
	Existing Property Line
	Existing Easement
	Existing Tree Line
	Existing Brush Line
	Future Locust Ave
	Future Easement
	LOCUST PROPERTY LINE
	PROPOSED BRUSH LINE
	PROPOSED ROAD
	PROPOSED FENCE
	PROPOSED ACCESS/UTILITY/FIBER EASEMENT
	PROPOSED PREMISES
	PROPOSED UNDERGROUND CONDUIT

OVERALL SITE PLAN
SCALE: 1"=30' FOR 22.434



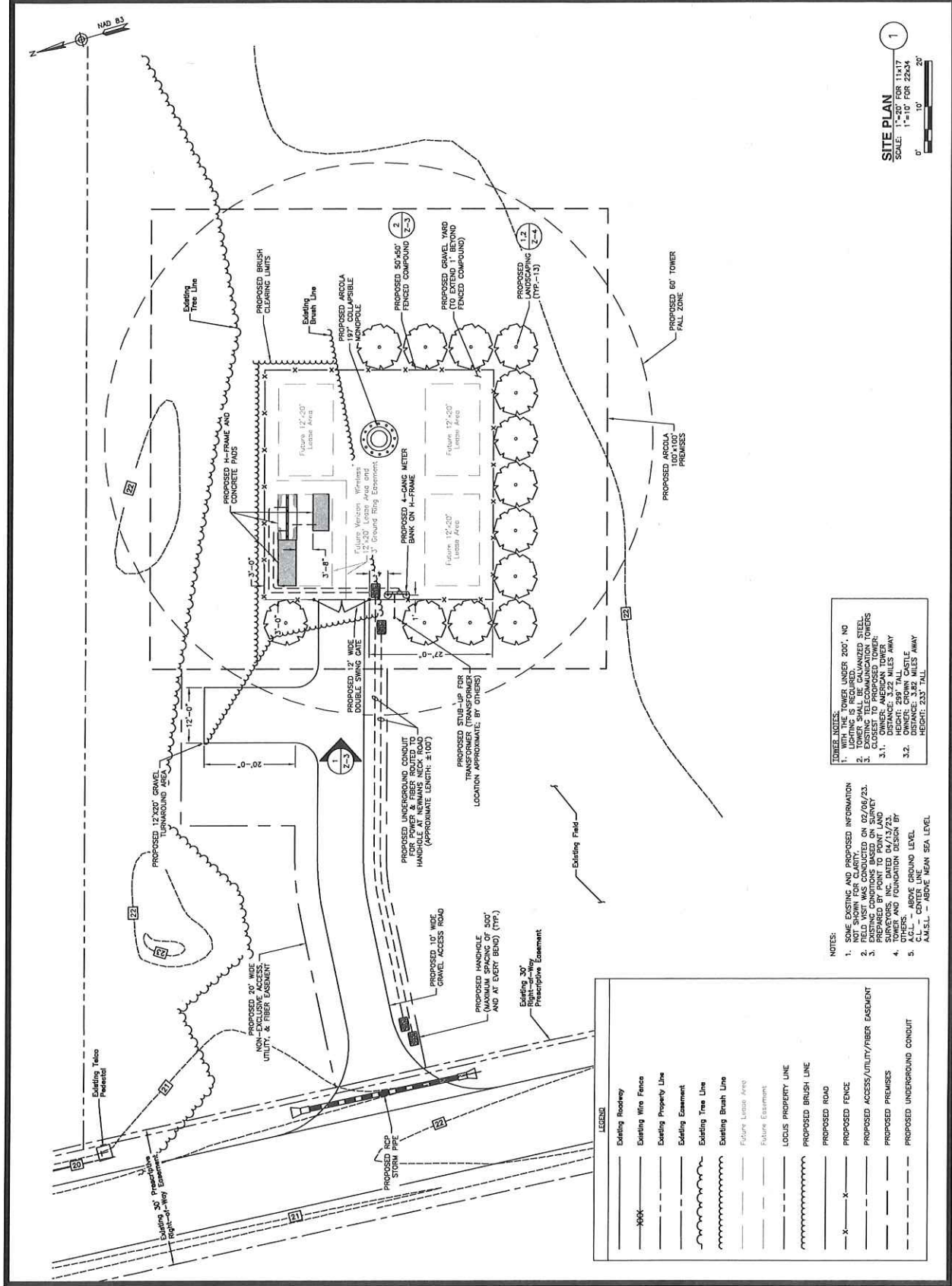
ZONING DRAWINGS

0	08/14/23	FOR ZONING
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DRAWN BY: JEC
 REVIEWED BY: MKW
 CHECKED BY: HGS
 PROJECT NUMBER: 50164773
 SITE ADDRESS: 0 NEWMANS NECK ROAD
 HEATHSVILLE, VA 22473

SHEET TITLE: SITE PLAN
 SHEET NUMBER: 1
 SCALE: 1" = 10' FOR 2024
 0' 10' 20'



TOWER NOTES:
 1. WITH THE TOWER UNDER 200', NO LIGHTING IS REQUIRED.
 2. FIELD VISIT WAS CONDUCTED ON 02/06/23.
 3. EXISTING TELECOMMUNICATION TOWERS ARE LOCATED APPROXIMATELY 3.22 MILES AWAY.
 3.1. OWNER: AMERICAN TOWER
 3.2. DISTANCE: 3.22 MILES AWAY
 3.3. OWNER: CROWN CASTLE
 3.4. DISTANCE: 3.89 MILES AWAY
 3.5. HEIGHT: 233' TALL

NOTES:
 1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. FIELD VISIT WAS CONDUCTED ON 02/06/23.
 3. PREPARED BY POINT TO POINT LAND SURVEYS INC. DATED 04/13/23.
 4. ALL ARE FOUNDATION DESIGN BY OTHERS.
 5. ALL - EXISTING GROUND LEVEL.
 6. A.M.S.L. - ABOVE MEAN SEA LEVEL

LEGEND

Existing Roadway	---
Existing Wire Fences	---X---
Existing Property Line	---
Existing Easement	---
Existing Tree Line	~ ~ ~
Existing Brush Line	~ ~ ~
Future Lease Area	---
Future Easement	---
LOCUS PROPERTY LINE	---
PROPOSED BRUSH LINE	~ ~ ~
PROPOSED ROAD	---
PROPOSED FENCE	---X---
PROPOSED ACCESS/UTILITY/FIBER EASEMENT	---
PROPOSED PREMISES	---
PROPOSED UNDERGROUND CONDUIT	---

SITE PLAN
 SCALE: 1" = 10' FOR 2024
 0' 10' 20'



ARCOLA TOWERS
112, W. WASHINGTON ST. #201
MIDDLEBURG, VA 20117



PRESLEY CREEK

ZONING DRAWINGS

0	08/14/23	FOR ZONING
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Dewberry Engineers Inc.
1000 West 10th Street
Bismarck, ND 58502
701.223.4400
www.dewberry.com



DRAWN BY:	SEC
REVIEWED BY:	MKW
CHECKED BY:	HCS
PROJECT NUMBER:	50164773
SITE ADDRESS:	

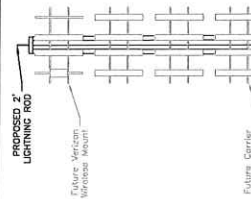
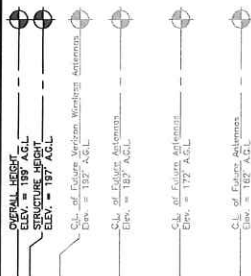
0 NEWMANS NECK ROAD
HEATHSVILLE, VA 22473

SHEET TITLE

ELEVATION

SHEET NUMBER

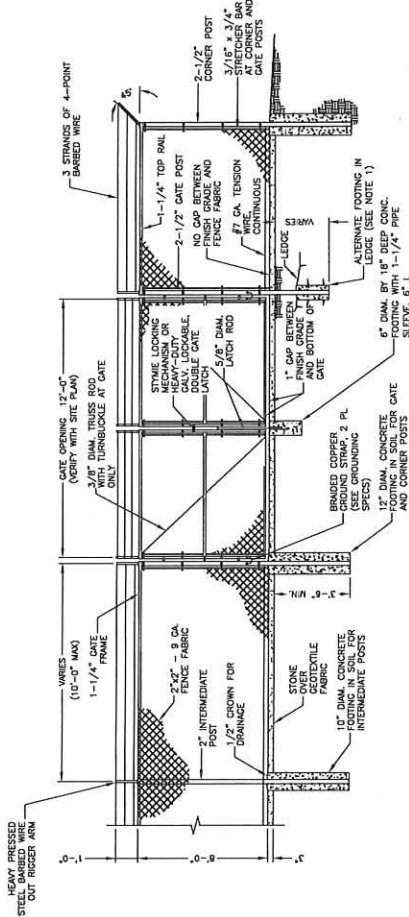
Z-3



LEGEND	
A.C.L.	- ABOVE GROUND LEVEL
C.L.	- CENTER LINE

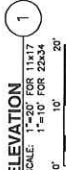
TOWER NOTES:
1. WITH THE TOWER UNDER 200', NO SPECIAL FOUNDATION IS REQUIRED.
2. TOWER SHALL BE GALVANIZED STEEL.
3. EXISTING CONDITIONS BASED ON SURVEY DATA FROM 06/13/23.
3.1. OWNER: AMERICAN TOWER CORPORATION
3.2. OWNER: CHINA CASTLE
3.3. OWNER: U.S. MARSHALS ARMY
HEIGHT: 282' TALLIES ARMY
HEIGHT: 233' TALL

NOTES:
1. SOME EXISTING AND PROPOSED INFORMATION IS BASED ON FIELD SURVEY CONDUCTED ON 02/06/23.
2. FIELD VISIT WAS CONDUCTED ON 02/06/23.
3. EXISTING CONDITIONS BASED ON SURVEY DATA FROM 06/13/23.
4. SURVEYORS: INC. DATED 04/13/23.
5. TOWER AND FOUNDATION DESIGN BY DEWBERRY ENGINEERS, INC.
A.C.L. - ABOVE GROUND LEVEL
A.G.L. - ABOVE MEAN SEA LEVEL



FENCE AND ACCESS GATE 2
SCALE: N.T.S.

- FENCE NOTES:**
- ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDES: IF LEDE IS ENCOUNTERED AT GRADE, OR AT A DEPTH OF 18" BELOW GRADE, THE POST SHALL BE SET INTO THE LEDE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDE IS BELOW FINISH GRADE, BACKFILL WITH WELL-DRAINING GRAVEL.
 - ATTACH EACH CATCH WITH 1-1/2" PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING PIN-TYPE HINGES. ASSEMBLES SHALL ALLOW FOR 180° OF GATE TRAVEL.





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PRESLEY CREEK

ZONING DRAWINGS

0 08/14/23 FOR ZONING



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Middleburg, VA 20117
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PROJECT NUMBER: 50164773
SITE ADDRESS:

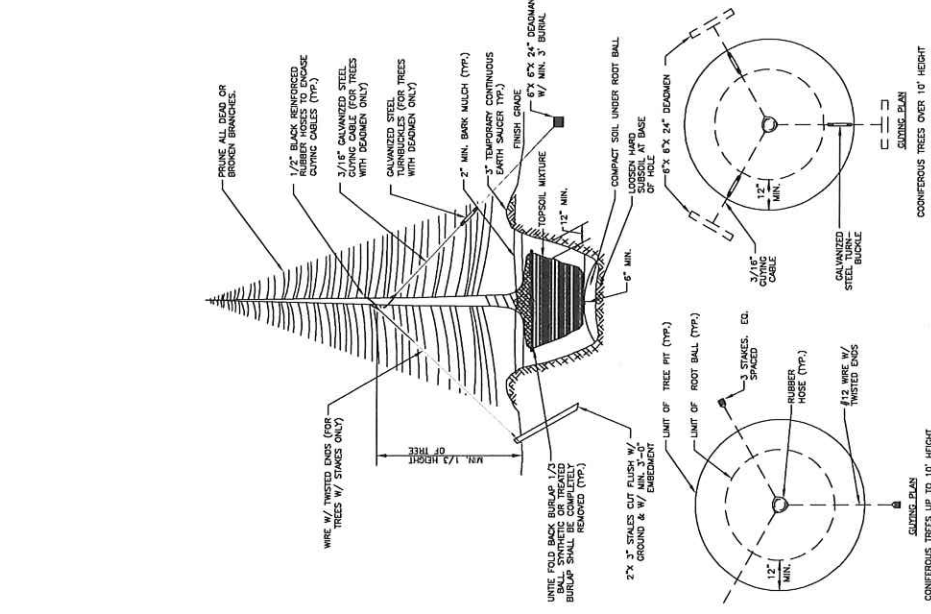
0 NEWMANS NECK ROAD
HEATHSVILLE, VA 22473

SHEET TITLE

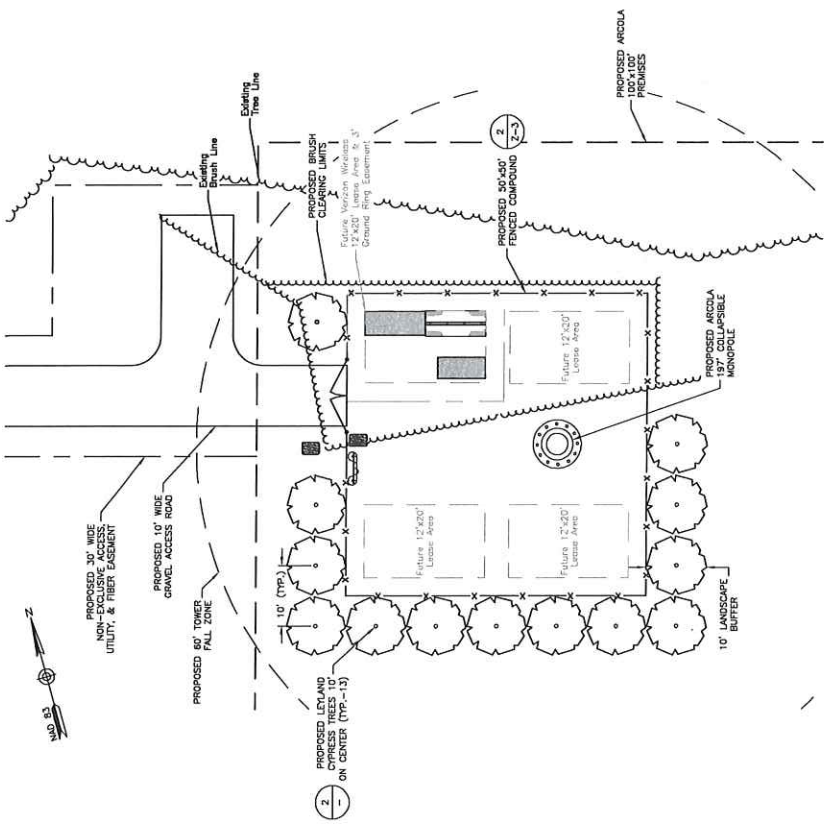
LANDSCAPING PLAN

SHEET NUMBER

Z-4



EVERGREEN PLANTING 2
SCALE: N.T.S.



LANDSCAPING PLAN 1
SCALE: 1\"/>

- NOTES:
- SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - FIELD VISIT WAS CONDUCTED ON 02/06/23.
 - EXISTING AND PROPOSED PLANTING IS TO BE SET.
 - PREPARED BY POINT TO POINT LANDSCAPE ARCHITECTURE, LLC.
 - THURMANS INC. DATED 04/13/23.
 - OTHERS: ALL PLANTING TO BE SET BY OTHERS.
 - C.L.L. - CENTER LINE
 - A.M.S.L. - ABOVE MEAN SEA LEVEL

LEGEND	
	Existing Access Road
	Existing Brush Line
	Existing Tree Line
	Future Lease Area
	Future Easement
	PROPOSED ROAD
	PROPOSED FENCE
	PROPOSED BRUSHLINE
	PROPOSED ACCESS/UTILITY/FIBER EASEMENT
	PROPOSED PREMISES

LANDSCAPING					
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
13	CL	CUPRESSOCYPRIS LEUCODI	LELAND CYPRESS	7' HT.	B&B

222

SANDY BEACH RD

346

332

336

279

FOUNTAIN GATERD

160

2920

28

31



NEWMANS
NECK RD

2921

