

**Lunenburg Planning Office**  
**Application for Conditional Use Permit for Solar Facilities**

Case Number: \_\_\_\_\_ (Office Use Only)

**Section 1**

Applicant Name: Crown Castle, Inc.

Owner Name: Crown Castle, Inc.

Owner Signature: 

Contact Name for Application: William Bostic

Physical and Mailing Address: 8020 Katy Freeway, Houston, TX 77024

Phone Number: 713-292-4046

Email Address: William.Bostic@crowncastle.com

Fax Number (if applicable): \_\_\_\_\_

Power of Attorney Name: William Bostic

Power of Attorney Signature: 

As owner or authorized agent of this property, I certify that this application is complete and accurate to the best of my knowledge, and I authorize the Lunenburg County representative(s) entry on the property for purposes of reviewing this application.

**Section 2**  
**Property Information**

Parcel Number(s): 048-0A-0-124 PRN: 7421

Area (ac./sq. ft.): 47 Acres

Magisterial District: BROWNS STORE

Address: 199 Jansch Farm Road, Kenbridge, VA 23944

Existing Zoning: R1: RESIDENTIAL - LOW DENSITY

Requested Use: Tower - Public Service

Does this property have a historical designation? If yes, describe: No

Parcel number(s), acreage, magisterial district and existing zoning can be located at:  
<https://lunenburggis.timmons.com/#/mwl>. The address can be typed into the "By Parcel Address" search bar followed by selecting search. This will pull up the information pertaining to the parcel.

The application deadline is the 1<sup>st</sup> of the month proceeding the month in which the public hearing by the Planning Commission is to be held. The Planning Commission meeting is held on the 1<sup>st</sup> Thursday of the month at 7:00 p.m. Applications must be submitted in completed form a minimum of forty-five (45) days prior to scheduling a public hearing by the Planning Commission. Notice of incomplete applications will be sent to the applicant at the listed address in Section 1.

The site plan must be submitted as described in the site plan requirements at the time of the application.

**Application fee is \$2,500.00**, which must be paid at the time of application submission. The applicant will be invoiced for any costs incurred, including but not limited to advertising, postage, legal fees, third-party consulting fees, etc.

**\*\*Incomplete applications will be returned to the applicant and not docketed for a public hearing\*\***

### Section 3

#### Certification of Adjoining Property Owners, Board of Supervisors, and Planning Commissioners

##### Applicants Certification:

I certify that I have notified all adjacent property owners, to the property which is the subject of this application request, that this application is being filed. Notifications were sent via first class mail.

Adjacent property includes all property touching the project parcel, across roadways, watercourses, railroads, and/or municipal boundaries.

I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Lunenburg County.

Applicant's Signature: \_\_\_\_\_

State of: \_\_\_\_\_

County of: \_\_\_\_\_

Before me, Omolola Areajo, on this 16 day of

August, 2023, William Bostic, personally appeared, and

provided verification to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16 day of August, 2023.

O. Areajo  
Notary Public's Signature

State of Texas  
Location of Commission

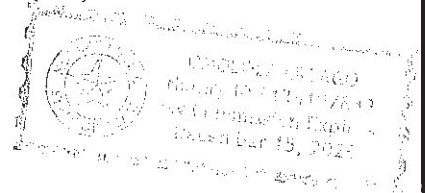
Registration #: 134107839

Commission Expiration: December 15, 2026

##### Verification of Identity

- ☒ Driver's License or Govt./State Identification Card:  
State: TX Number: 05952053
- ☐ U. S. Passport: Number: \_\_\_\_\_
- ☐ U. S. Military ID Card
- ☐ Social Security Card
- ☐ Birth Certificate
- ☐ Other: \_\_\_\_\_

(Seal)



## Notification of Application Submittal to Adjacent Property Owners

**To:** Adjacent Property Owner of Parcel(s) \_\_\_\_\_

**From:** William Bostic - Urban Planner - Crown Castle Inc. \_\_\_\_\_

**Date:** 8/16/23

The following application will be submitted for review to the Lunenburg County Planning Office:

☐ Rezoning

☒ Conditional Use Permit

☐ Special Exception

Requested Use or Exception:

Request for a Special Use Permit for a continued use of Communication Tower on 199 Jansch Farm RD

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The application will be available for viewing at the Lunenburg County Planning Office. The Planning Office shall notify all adjacent property owner(s) of the time, day, and location of the public hearing(s) to be held on this application. Should you have questions and/or comments, please contact the Planning Office at 434.696.2142 or [taylor@lunenburgva.gov](mailto:taylor@lunenburgva.gov).

[illegible]

\*If there are additional adjacent property owners, please include them on a separate sheet. Also, the letter that follows can be completed and mailed to adjacent property owners.

**Section 4**  
**Applicant's Report**  
**Section 8.3(b) of Lunenburg Zoning Ordinance**

*Every application for a Conditional Use Permit shall be accompanied by a report from the applicant describing the proposed Conditional Use and explaining the manner which it complies with the requirements and standards of this article.*

The following questions address the basic issues. The Planning Commission and/or Board of Supervisors may request additional information.

- 1.) What type of use is being requested?  
Continued use of a communication tower on 199 Jansch Farm Rd  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 2.) Describe how you plan to develop the property for the proposed use and any associated uses.  
No major modifications. Tower was already in place and requesting a CUP to bring the site into compliance.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 3.) Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity?  
The site is inspected annually to ensure that the structure is safe structuarally.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Also, address the following:

- a. Details of Operations: Communication Facility
  - b. Hours of Operation: 24 / 7
  - c. Traffic: N/A
  - d. Noise: N/A
  - e. Dust/Smoke: N/A
  - f. Runoff: N/A
  - g. Intensity of Use: N/A
  - h. Hazardous Materials: N/A
  - i. Outside Storage: N/A
- 4.) Is the use location on a floodplain, wetland area, or dam break inundation zone? No
  - 5.) Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. No



- 6.) Has a survey of the parcel(s) been conducted to include project parcel, property boundaries, existing roadways and structures, and adjoining parcels, as well as, the parcel owner? If so, is it included in the application packet? Yes
- 7.) Has a site plan been included to note the information required on the survey, but also any new construction, parking, clearing, planting, etc.? Yes
- 8.) Has a business plan been established? If so, please provide it with application submittal. No
- 9.) Describe how the proposed project complies or refutes the goals and objectives noted in the Kenbridge-Victoria-Lunenburg Comprehensive Plan. This can be located the Lunenburg County, Virginia website.  
This site is a vital component of our network and we would like to make this site compliant.

Requirements for telecom site plans can be found in Section 22 Article III, items 22-81 thru 22-112 of the Lunenburg County Code.

### **Section 5 Construction Traffic Management Plan (CTMP)**

VDOT and the County have identified that the construction phase of solar energy projects have an increased impact on VDOT's secondary road network. These impacts occur as VDOT's secondary road system was not designed to accommodate large numbers of truck traffic that results from the transport of the needed materials for the solar project to the construction sites. The increase in number of employees, also, impacts the roadways. To assist VDOT and the County in mitigating the increased maintenance costs associated with the increased traffic, the County requires the submission and approval of a CTMP. The outline below includes the needed elements for the required CTMP.

#### **Construction Traffic Haul Routes**

- Identify the routes to be used to transport supplies to the construction site. The plan shall begin at a VDOT maintained primary route and include all secondary routes to be used to access the site.
- The plan shall, also, include any truck routes that may be used to dispose of excess materials, clearing and grubbing debris, timber harvesting, or other activities that generate truck traffic leaving the site.

#### Roadway Condition Survey

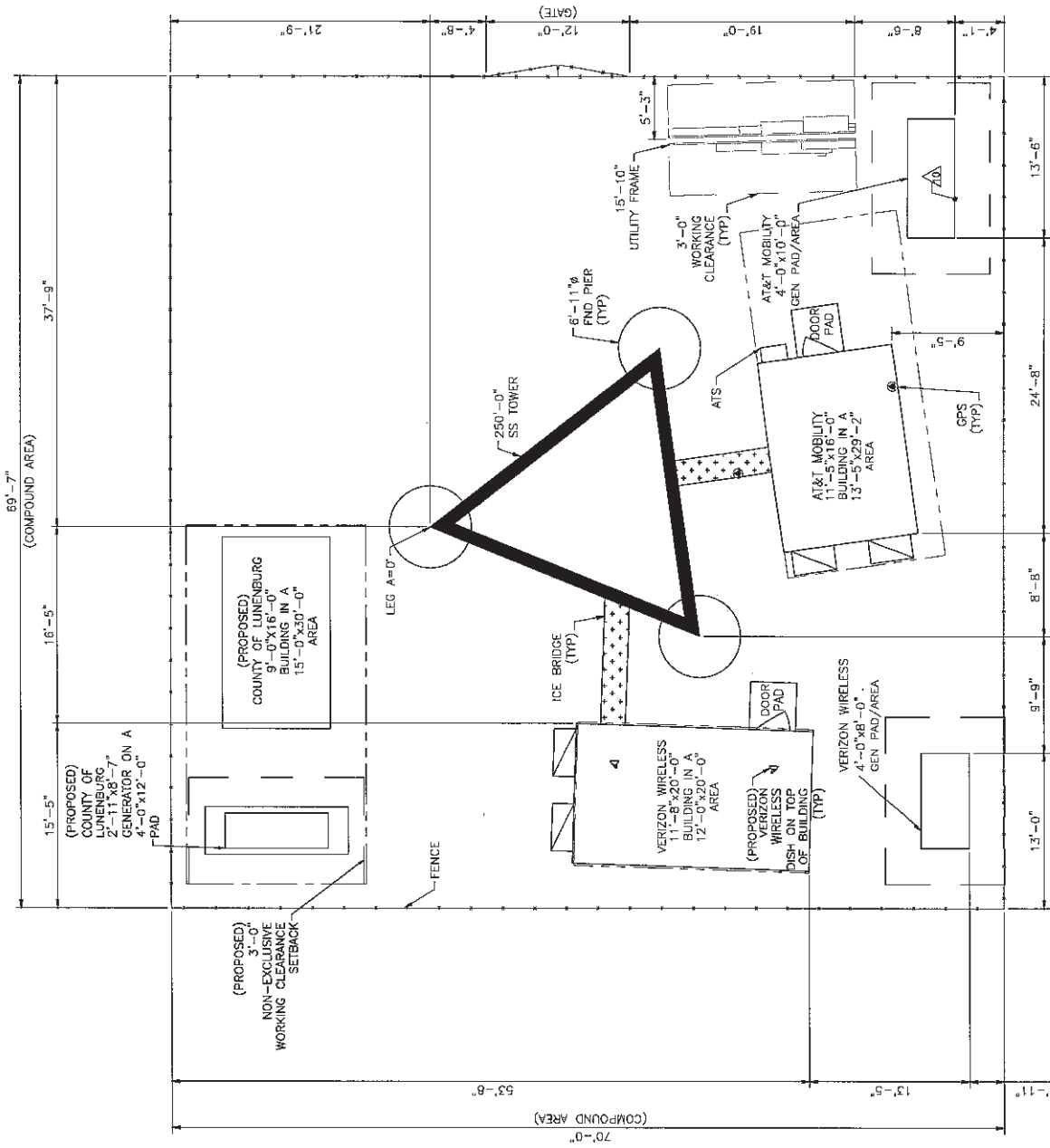
- The applicant shall document by either photos, videos, or other method acceptable to VDOT and the County, the condition of the secondary roadways identified as haul routes. This condition survey will be utilized to identify areas damaged by the construction traffic that will be required to be repaired to the pre-existing conditions or better.

#### On-Site Storage, Unloading, and Turn-Around Areas

- The applicant shall demonstrate that they have adequate areas available on-site to unload trucks, store the materials on-site, and provide an area where trucks can turn around on-site prior to entering the VDOT roadway.

#### On-Site Parking Areas for Construction Employees

- The applicant shall provide an estimated number of employees to be on-site during construction and demonstrate that adequate on-site parking areas are available for the anticipated employees. Employees will not be allowed to park along roadways or within VDOT Right-of-Way (ROW) adjacent to the construction areas.



NOT EMBEL  
AT&T FLEXIBLE  
100% S. COUNTY SEWER  
100% S. AND SUTTER

