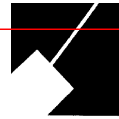


Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Comment [COMMENT1]: WHEN INSERTING
 INFORMATION AT THE @ SIGN
 REMEMBER TO USE INDENT FOR SECOND
 LINE - NOT TAB. ALSO, IT WILL LOOK
 LIKE THE TEXT IS GOING WACKO, BUT
 DON'T WORRY - IT IS FINE.

SPECIAL EXCEPTION APPLICATION 4434

Application	General Data
Project Name Sprint WA54XC764C-John Wesley Saw Mill Location East side of Aquasco Road approximately 200 feet south of Christ Church Road, known as 23550 Aquasco Road. Applicant APC Realty & Equipment LLC, t/a Sprint PCS One International Blvd, Suite 800 Mahwah, New Jersey 07495	Date Accepted 8/21/01
	Planning Board Action Limit N/A
	Tax Map & Grid 182 D-3
	Plan Acreage 28.67 Acres
	Zone O-S
	Dwelling Units N/A
	Square Footage N/A
	Planning Area 87B
	Council District 09
	Municipality N/A
	200-Scale Base Map 230SE14

Purpose of Application	Notice Dates
Monopole in accordance with Sections 27-317 and 27-416	Adjoining Property Owners (CB-15-1998) 8/22/01
	Previous Parties of Record (CB-13-1997) N/A
	Sign(s) Posted on Site N/A
	Variance(s): Adjoining Property Owners N/A
Staff Recommendation	Staff Reviewer
APPROVAL	Catherine H. Wallace
APPROVAL WITH CONDITIONS	
DISAPPROVAL	
DISCUSSION	

February 27, 2002

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Arie Stouten, Zoning Supervisor

FROM: Catherine H. Wallace, Planner Coordinator

SUBJECT: **Special Exception Application No. 4434**

REQUEST: **Telecommunications Monopole**

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

This application is on the agenda for the Planning Board to decide whether or not to schedule a public hearing. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and sent to the Office of the Zoning Hearing Examiner at the address indicated above. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS:

- A. Location and Field Inspection: The subject property is located 200 feet south of the intersection of Aquasco Road (MD 381) and Christ Church Road. The property is an irregularly shaped parcel about 28.7 acres in size. It is in the O-S Zone and includes a narrow strip of land which provides direct access to Aquasco Road; however, current access is provided via a dirt road on neighboring property also in the O-S Zone. The terrain is characterized by rolling hills and portions of the site have been farmed. There is also a borrow pit located in the general vicinity of the proposed tower location. The site is currently improved with a large equipment building and a single-family home. Numerous pieces of discarded farm equipment are strewn at various locations around the site. That portion of the site where the tower is proposed is wooded.
- B. History: The subject site was retained in the O-S Zone in the May 1994 *Sectional Map Amendment for Subregion VI*.
- C. Master Plan Recommendation: *The Subregion VI Study Area Master Plan* recommends low rural land uses at a maximum density of one dwelling unit per five acres.
- D. Request: The applicant's statement of justification proposes the following:

Sprint proposes to construct a monopole with attached antennas, as well as equipment cabinets located on the ground. The overall height of the proposed monopole, including the Sprint panel antennas, is 194 feet 6 inches. Sprint plans to mount its panel antennas at the top of the monopole at 192 feet 0 inches. The monopole is designed to accommodate at least three future carriers. In addition, Sprint has allocated adequate space at the base of the monopole for at least three equipment cabinet pads for the future carriers.

Security precautions are proposed to discourage unauthorized access onto this small, unmanned compound. Sprint plans to construct a six-foot-high, board-on-board wooden fence around the 3,600-square-foot compound. Locked wooden swing gates, five feet wide, will allow authorized access to the site. Sprint generally conducts periodic routine maintenance visits to its telecommunications sites, and it visits the sites when unscheduled maintenance is required.

- E. Neighborhood and Surrounding Uses: The neighborhood boundaries in this case are defined as :

North and East Neck Road

South Swanson Creek (and the Prince George's/Charles County line)

West Aquasco Road

The neighborhood is rural in character, with agricultural uses and scattered residences on large lots. Directly north of the subject site is a sawmill business in the O-S Zone.

F. Specific Special Exception Requirements:

Sec. 27-416. Tower, pole, monopole, or antenna.

- (a) A tower, pole, monopole, or antenna (electronic, radio, television, transmitting, or receiving) may be permitted, subject to the following:
- (1) In the Commercial and Industrial Zones, and for land in a Residential Zone owned by a public entity, the structure shall generally be set back from all property lines and dwelling units a distance equal to the height of the structure (measured from its base). The District Council may reduce the setback to no less than one-half (½) the height of the structure based on certification from a registered engineer that the structure will meet the applicable design standards for wind loads of the Electronic Industries Association (EIA) for Prince George's County. In the Residential Zones, on privately owned land, the structure shall be set back from all property lines and dwelling units a distance equal to the height of the structure (measured from its base);

The proposed use conforms to this requirement. The height of the proposed tower will be 194 feet 6 inches. The tower is proposed in a location which will be set back over 200 feet from all property lines and dwelling units.

- (2) The structure shall not be used to support lights or signs other than those required for aircraft warning or other safety purposes;

The site plan at Note 7 contains this information.

- (3) Any tower or monopole which was originally used, but is no longer used, for telecommunications purposes for a continuous period of one (1) year shall be removed by the tower or monopole owner at the owner's expense;

This information is contained in Note 10 on the proposed site plan.

- (4) Any related telecommunication equipment building shall be screened by means of landscaping or berming to one hundred percent (100%) opacity.

There is no equipment building proposed on the site. A six-foot-high, board-on-board fence is proposed to provide 100 percent opacity screening of any equipment cabinets that may be placed on the site. In addition, the proposed location of the tower is on a portion of the property which is wooded, providing additional screening for the base of the tower.

G. Parking Regulations: There are no parking requirements for an unmanned tower facility. The proposed site plan shows a driveway and truck turn-around area for occasional maintenance visits by authorized personnel. Since there are no parking requirements, there are also no design standards required for the access driveway or the truck turn-around area.

H. Landscape Manual Requirements: The proposed use is technically exempt from the requirements of the *Landscape Manual* since no square footage is proposed to be added to the site. However, the District Council may require additional landscaping if warranted to enhance compatibility of the

proposed use with surrounding properties. The proposed tower location is a small area within a larger 28-acre site. The area around the tower is currently wooded. Although some trees will be removed to permit construction of the tower, a number of trees will remain. In addition, the base of the tower and equipment cabinets will be screened by a six-foot-high, board-on-board fence. No additional landscaping is required to adequately screen the use.

- I. Zone Standards: The proposed site plan meets all of the requirements of the O-S Zone.
- J. Sign Regulations: No signs are proposed for the site.
- K. Other Issues: **Section 27-421.01 requires each lot to have frontage on and direct vehicular access to a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to the Subdivision Regulations.** According to the site plan, the subject property has frontage on Aquasco Road and proposed access ostensibly via a 60-foot-wide private road and easement that runs the length of the western property line. The applicant must provide documentation that the access road was established in accordance with the Subdivision Regulations. Otherwise, a variance must be obtained.

Additionally, from field observations it appears that access to the monopole site is currently provided indirectly from Aquasco Road via private roads on adjoining properties. However, these roads are outside of the proposed special exception boundary. If the applicant intends to continue using the current access, the site plan should be revised to include this area so that direct access can be provided from the special exception site to the public street.

- L. Required Findings:

Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:

- (1) The proposed use and site plan are in harmony with the purposes of this Subtitle.**

The purposes of the Zoning Ordinance listed in Section 27-102(a) are to promote the health, safety and welfare of county residents by providing for the orderly growth and development of the county and promoting the most beneficial relationship between the uses of land and buildings. The proposed use provides a service that is beneficial to the general public including emergency service personnel, business operation, and private individuals. The site is set back from Aquasco Road in a very rural area, with little surrounding development. Most of the surrounding uses are either in agricultural use or are wooded. The proposed tower will have little visual impact on the surrounding area and is, therefore, in harmony with the purposes of Subtitle 27.

- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**

The proposed use and site plan are in conformance with all applicable requirements of the Zoning Ordinance.

- (3) **The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.**

As noted by Wendy Irminger of the Community Planning Division, the proposed use will not impair the integrity of the *Subregion VI Master Plan*. The community surrounding this site is extremely rural in character and the proposed tower will be set back a significant distance from Aquaso Road. Its base will also be screened by trees. The impact of the proposed monopole on the rural landscape will therefore be minimal, and the Master Plan recommendations for low rural land uses will not be impaired.

- (4) **The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.**

The closest nearby use is a sawmill and the nearest residence is over 200 feet away from the proposed tower. The proposed use meets all regulations of the Zoning Ordinance and will not have a negative impact on the health, safety or welfare of nearby residents or workers in the area.

- (5) **The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**

The base of the proposed tower will be screened from the view of nearby properties. The closest nearby uses are of an agricultural nature, with the exception of the sawmill on the adjoining property. The rural nature of this area, the generous setback, and the screening of the base of the tower, ensure that the proposed use will not be detrimental to adjacent properties or the general neighborhood.

- (6) **The proposed site plan is in conformance with an approved Tree Conservation Plan.**

The applicant comments that the proposed special exception is exempt from the provisions of the Woodland Conservation Ordinance in that it will disturb less than 5,000 square feet of woodland area. While this is ordinarily true, this site is subject to a Tree Conservation Plan approved in 1990 (TCPII/162/90). Any revisions to this property will therefore require the approval of a revised TCP prior to final approval of this Special Exception.

CONCLUSION:

Based upon the above findings, staff recommends APPROVAL of the requested use, subject to the following conditions:

1. The applicant shall obtain approval of a revised tree conservation plan.
2. The applicant shall provide documentation that the private road/access easement was established in accordance with the Subdivision Regulations.