



CUMBERLAND COUNTY BOARD OF SUPERVISORS

Regular Monthly Meeting Cumberland County Circuit Courtroom A Cumberland, VA

Agenda for:
November 13, 2012

Regular Meeting – 7:00 p.m.

1. Invocation and Pledge of Allegiance
2. Approval of Agenda Motion
3. Public Hearing
 - a) CUP 12-02 National Communication Towers, LLC (pg. 1 - 60) Motion
 - b) CA 12-02 Childcare Centers and Auctions (pg. 61 - 69) Motion
 - c) Northfield Ministries Tax Request (pg. 70 - 85) Motion
4. Public Comments
5. State and Local Departments/Agencies –
 - a) VDOT Information
 - b) Dr. Amy Griffin, Superintendent of Cumberland County Public Schools Information
 - c) Mr. Will Rogers, Executive Director of Crossroads Community Services Information
6. County Attorney/County Administrator Report
 - a) Consent agenda Motion
 - 1) Approval of minutes
 - 2) Approval of bills
 - 3) Monthly Budget Report (pg. 87 - 98)
 - b) Appropriation of \$50 for Animal Control (pg. 99 - 100) Motion
 - c) Appropriation of \$4,705 for Recreation Department (pg. 101) Motion
7. Planning Director's Report –
 - a) Update on Planning Commission activities Information
 - b) Set Public Hearing date for CUP 12-03 (pg. 102 - 119) Motion

8. Community Development Director's Report
a) Update on projects (pg. 120 - 121)

Information

9. Public Comments (Part two)

10. Board Members Comments

11. Additional Information – (pg.122 - 137)

a) Treasurer's Report

b) DMV Report

c) Recycling Report

12. Adjourn – Scheduled meeting: December 11, 2012



STAFF REPORT
CUP 12-02
Conditional Use Permit
Cumberland County, Virginia
Board of Supervisors Public Hearing
November 13, 2012

General Information:

Processing schedule: A public hearing with the Board of Supervisors for CUP 12-02 is scheduled for **Tuesday November 13th, 2012 at 7:00 p.m. in the Circuit Court Room**. The applicant or authorized representative is required to attend both of the meetings.

Application Information:

Applicant: National Communication Towers, LLC
Owner(s): Douglas L. Martin Jr. and Priscilla Ann Curran
Agent: Mr. Al Doss
Requested action: Conditional Use Permit to allow a telecommunication tower.
Location: TAX PARCEL 29-A-100A: located at the intersection of Cumberland Road (Route 45) and Jenkins Ridge Road (Route 697).
Voting District: 1
Zoning: A-2
Comprehensive Planning Area: Rural Area
Size: 0.3587 acres (125' x 125') lease area on a 14.783 acre parcel
Existing uses on the site: Lease area is forest, the parcel also includes the two houses owned by the property owner.

Attachments:

- A) Application – includes preliminary site plan
- B) CUP # 12-02 proposed resolution

Surrounding Area Information:

	<u>Adjacent existing uses</u>	<u>Adjacent zoning</u>	<u>Adjacent Comprehensive Plan Planning Area</u>
North	Forest/residential	A-2	Rural Area
South	Forest/agricultural/residential	A-2	Rural Area
East	Residential	A-2	Rural Area
West	Forest	A-2	Rural Area

Summary of Request and Background Information:

The applicant proposes to construct and maintain a telecommunication tower approximately 195 feet tall on a 125 wide by 125 wide (15,625 square feet) portion of property proposed to be leased from the property owners. Structures on the proposed lease area would include the tower, unmanned support buildings and equipment pads, which would all be surrounded by a six (6) foot tall security fence.

The proposed tower location within A-2, Agricultural zoning. The proposed location is not within a growth area as defined by the Comprehensive Plan.

Access to the proposed lease area would be from a proposed 30' access easement that would begin at an existing unnamed private drive north of Jenkins Ridge Road (Route 697).

The supplemental zoning regulations for telecommunication towers indicate a preference for those 199 feet in height (a tower under 200 feet tall does not require lighting by the Federal Aviation Administration). To limit the visual impact a monopole style tower was chosen. The applicant conducted a balloon test to illustrate the proposed tower's minimal visual impact. According to the applicant's simulations the tower was visible along sections of Cumberland Road (Route 45) and Jenkins Ridge Road (Route 697). Images showing the possible visibility of the proposed tower are included in the attachment.

Staff has reviewed the CUP application finds that it addresses the requirements of the zoning ordinance for telecommunication towers as cited below.

The applicant addresses the general conditional use permit standards, the general guidelines and requirements, building code requirements, information required, factors considered in granting a CUP, availability of other towers, security fencing, landscaping, government access, removal and yearly reports. A site plan has been included in the application.

During the initial permit review at the Planning Commission's September 17, 2012 meeting the question was raised as to how much tax revenue a tower can add to the County. Staff spoke with the Commission of Revenue's office and found that a comparable tower may pay approximately \$1,500 a year in taxes.

Consistency with the Comprehensive Plan:

The policy of Section IV, Section F, Objective 3 of the Comprehensive Plan is to “Provide appropriate infrastructure (water, sewer, **telecommunications**, and electrical power) to support basic industry in the Cumberland Courthouse area and other areas where infrastructure can be feasibly extended...”

Consistency with the Zoning Ordinance:

Section 74-732 of the Zoning Ordinance states the intent of guidelines concerning communication towers and antennas is to encourage the location of towers in nonresidential areas and minimize the total number of towers and tower sites throughout the county; encourage strongly the joint use of new and existing tower sites and use of existing utility transmission rights-of-way; encourage towers to be located in areas where the adverse impact on the county is minimal; encourage users of towers and antennas to locate, design and configure them in a way that minimizes the adverse visual impact of the towers and antennas and makes them compatible with surrounding land uses to the extent possible; provide adequate sites for the provision of wireless communication services with minimal negative impact on the resources of the county; encourage the locating of towers along St. Routes 13, 45, and 60 corridors; encourage public/private partnerships, where possible, that promote the communications needs of the county, especially fire and emergency rescue services; and strongly encourage the use of monopoles and camouflaging for towers located in or near residential areas and to comply with all federal and state regulations.

Public Notification:

All required application materials have been received. All required public notices have been made for legal advertisements and adjacent property owner notifications. Legal notices ran in the Farmville Herald on September 28 and October 5, 2012 and adjacent property owner notices were mailed on October 1, 2012. Notice of the meeting was included on the Planning Department’s website, Facebook and notice was posted in the Planning Department as well as the County Administration bulletin board. On September 17, 2012 staff called all adjacent property owners with numbers listed in the White Pages and left messages with those that did not answer.

Public Input:

Staff spoke with several neighboring property owners by phone on September 17, 2012. None had concerns about the tower but several noted the poor cell phone and internet service currently in the area. At the Planning Commission’s public hearing on October 15th staff spoke with an owner of two undeveloped lots adjacent to the tower property

who had concerns about the visibility of the tower from their properties as well as the effect it could have on their ability to market their properties.

Conclusion:

Staff believes the requested action is consistent with the recommendations of the Comprehensive Plan and the Zoning Ordinance. Staff believes the relatively low height (195') and the limited visibility of a monopole style tower limit the structure's impacts on adjacent properties.

Planning Commission Recommendation:

After conducting a public hearing on September 15th, 2012, the Planning Commission unanimously recommended the Board of Supervisors **approve** CUP 12-02 with the following conditions (and also reflected in the attached resolution):

1. This conditional use permit shall allow for construction work commenced on or before **(3) years from the effective date of the conditional use** permit, and any such expansion activities commenced thereafter shall require a new conditional use permit. This condition is different in previous towers which allowed (1) year for work to commence after permit approval. This change was made at staff's recommendation to permit the applicant additional time to start construction without having to restart the permit approval process were there to be any delays.
2. All operations on the Property shall comply with all applicable health and environmental laws, rules and regulations, and with all County, State and Federal Laws which govern construction and operation of the tower.
3. All representations of National Communication Tower, LLC's conditional use permit application #12-02 for a 195 foot Telecommunication Tower and associated equipment, including all attached documentation, filed on September 5, 2012, are included herein as conditions.
4. This permit shall not become effective until a removal bond in the amount of \$25,000 pursuant to Section 74-745 of the Zoning Ordinance has been approved by the County Attorney executed, and filed with the County Administrator.
5. The radius width shall be limited to three (3) feet for any antennae or dish placed on the tower.

Suggested Motion:

Mr. Chairman, because this request meets the intent and spirit of the and Zoning Ordinance, I move that the Planning Commission adopt the attached resolution (B) recommending the Board of Supervisors grant CUP 12-02 , a conditional use permit request in accordance with Sec. 74-143 of the Cumberland County Zoning Ordinance to allow for a "telecommunications tower and related facilities."

Submitted by: Bret Schardein

A handwritten signature in cursive script that reads "Bret Schardein". The signature is written in black ink and is contained within a thin black rectangular border.

Bret Schardein
Planning Director

Attachments: A - Application
B - Balloon test and photo simulation
C - Draft resolution



COMMONWEALTH OF VIRGINIA
COUNTY OF CUMBERLAND

Internal Use Only	
CUP # _____	STAFF _____
RECEIVED _____	
COMPLETED _____	
FEE/CK. # _____	
RECEIPT # _____	

Application for Conditional Use Permit

Last revised 7/13/09

Form must be completed in ink, Pencil will not be accepted.

IMPORTANT NOTE: FOR CERTAIN LARGE-SCALE DEVELOPMENTS, STATE LAW NOW REQUIRES A TRAFFIC IMPACT ANALYSIS (T.I.A.) be completed and submitted with a rezoning application **before** the County can deem the application complete.

***Please see the attached T.I.A. info sheet and checklist to determine if such a study shall be required as part of the application. Please contact the zoning administrator for any questions.*

Project Name (how should we refer to this application?): North Whiteville Tower

Proposal: 195' Self Support Communications Tower and support facility

Location: 37 Jenkins Ridge Road, Cartersville, VA 23027

Tax Map Parcel(s): 029-A-100A

Zoning: A2 Comprehensive Plan Area: _____

Election District: 1

of Acres to be Covered by Conditional Use Permit (if a portion of a parcel or parcels it must be delineated on a plat): 0.3587 Acres (15,625 S.F.)

Is this an amendment to an existing conditional use permit? If Yes, provide CUP # or approval date: _____ YES NO

A Preliminary Site Plan is Required with Application for a CUP. Have you submitted a preliminary site plan? YES NO

Is this a proposal for a shopping center or telecommunication tower? If so, additional information is required additional conditions/use restrictions apply. Please see the Planning & Zoning Dept. for more info. YES NO

Contact Person (who should we call/write concerning this project?): Al Doss

Address: 5413 Patterson Ave., Suite 101 City: Richmond State: VA Zip: 23226

Daytime Phone: (804) 366-1165 Fax #: (804) 673-4242 Email: adoss@nationaltowers.com

Owner of Record (who currently owns the property?): Douglas L. Martin, Jr. and Priscilla Ann Curran

Address: 37 Jenkins Ridge Road City: Cartersville State: VA Zip: 23027

Daytime Phone: (804) 690-8213 Fax #: () _____ Email: _____

Applicant (who is the contact person representing?): National Communication Towers, LLC

Address: 5413 Patterson Ave. City: Richmond State: Va Zip: 23226

Daytime Phone: (804) 366-1165 Fax #: (804) 673-4242 Email: adoss@nationaltowers.com

Does the owner of this property own (or have any ownership interest) in any abutting property? If yes, please list those tax map parcel numbers. _____

Section 74-702 of the Cumberland County Zoning Ordinance provides guidelines for conditional use permit applications.

Please address the following standards which will be reviewed by the staff in analysis of your request. If you need assistance filling out these items, staff is available.

Provide a written statement demonstrating that:

1. The establishment, maintenance or operation of the CUP will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
2. The CUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. The establishment of the CUP will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
5. Adequate utilities, access roads, drainage or necessary facilities have been or are being provided;

6. Ingress and egress to property and structures on the property with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access of fire or catastrophe are adequately provided for;
7. Off-street parking and loading areas where required with particular attention to the items in # 1. above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district are adequately provided for;
8. Refuse and service areas, with particular reference to the items in #s 1. and 2. above are adequately provided for;
9. Appropriate screening and buffering with reference to type, dimensions and character of the use are adequately provided for;
10. Any signs and exterior lighting are compatible and in harmony with properties in the district with reference to aesthetics, glare, traffic safety and economic effect;
11. Required building setbacks and other open spaces are adequately provided for;
12. The proposed use is compatible with adjacent properties and other property in the zoning district;
13. An adequate supply of light and air to adjacent property is adequately provided for; and
14. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Board of Supervisors.

Describe your request in detail and include all pertinent information such as the number of persons involved in the use, operating hours, and any unique features of the proposed use: This request is for the construction and operation of a communications facility, including a 195' Monopole Tower. The facility will be unmanned and in operation 24 hours a day. No offices or habitable buildings will be on site, therefore water and sewer will not be required. The site is approximately 1/3 of an acre in size within a 14.78 acre parcel and the compound will be enclosed by an eight foot tall security fence.

Describe briefly the improvements proposed. State whether new buildings or structures are to be constructed, existing buildings or structures are to be used or additions made to existing buildings or structures. Give dimensions of the buildings that are to be constructed and the dimensions of any existing buildings on the property (attach any necessary information). The site dimensions are 125' X 125' and will be graded for a positive drainage slope of 2%. A 195' tall tower will be erected within a 80' X 90' fenced compound enclosed by an 8' tall security fence. Small self contained equipment buildings and/or equipment pads will also be located within the compound.

Attachments Required – provide two (2) copies of each

1. *Recorded plat or boundary survey of the property requested for the permit.* If there is no recorded plat or boundary survey, please provide legal description of the property and the Deed Book and page number or Plat Book and page number.

Note: If you are requesting a permit for a portion of the property, it needs to be described or delineation on a copy of the plat or surveyed drawing.

2. *Ownership information* – If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing below has the authority to do so.

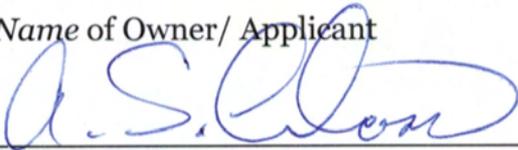
If the applicant is a contract purchaser or an agent of the owner, an owner/agent agreement must be attached (ask staff for form if needed).

Owner/ Applicant Must Read and Sign

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge.

A. S. Doss, VP of Development

Print Name of Owner/ Applicant



Signature of Owner/ Applicant

9/5/2012

Date

804-366-1165

Daytime Phone # of Signatory

Traffic Impact Analysis Information Sheet:

How do I know if a T.I.A. is required to be submitted with my application?

If the proposed development will increase the number of vehicle trips during peak hours on roads maintained by VDOT by 250 trips for a commercial development or 100 trips for a residential development you likely will need to submit a T.I.A.

How do I know if my proposal will increase the traffic to the amount that would require a TIA?

Below is a listing of some general guidelines as provided by VDOT's T.I.A. administrative guidelines:

For a **residential** development, a TIA may be required if the development proposes:

- ③ 100 or more single family dwelling units;
- ③ 150 or more apartment units; or
- ③ 190 or more condo/townhomes

For a **commercial** development, a TIA may be required if the development proposes a(n):

- ③ light industrial building of 260,000sf or more;
- ③ hotel containing 300 rooms or more;
- ③ elementary school of 600 students or more or a high school of 550 students or more;
- ③ hospital of 110 beds or more;
- ③ general office building 150,000 sq. ft. or larger;
- ③ business park 170,000 sq. ft. or larger;
- ③ shopping center 20,000 sq. ft. or larger;
- ③ home improvement store 60,000 sq. ft. or larger;
- ③ drive thru bank containing 5 bays or more;
- ③ fast food restaurant with a drive thru window of 4,000 sq. ft. or larger; or
- ③ gas station with convenience store containing 16 hoses or more.

What are the fees associated with VDOT's T.I.A.?

This fee is collected directly by VDOT and is separate and in addition to the County's application fee. Both are required before an application is deemed complete.

- ③ \$250.00 for a low-volume road;
- ③ \$500.00 for less than 100 vehicles per peak hour; or
- ③ \$1,000.00 for more than 100 vehicles per peak hour.

What is the background and purpose for the TIA requirements and where can I find additional information?

Chapter 527 of the 2006 Acts of Assembly added § 15.2-2222.1 to the Code of Virginia. The amendment establishes procedures by which localities submit proposals that will affect the state-controlled transportation network to VDOT for review and comment. The chapter also directs VDOT to develop regulations to carry out the provisions of the statute.

The regulation VDOT prepared is titled, Traffic Impact Analysis Regulations (24 VAC 30-155), sets forth procedures and requirements governing VDOT's review of and submission of comments regarding comprehensive plans and amendments to comprehensive plans, rezoning proposals, and subdivision plats, site plans and plans of development and the accompanying traffic impact analyses. The regulation also identifies when those documents must be submitted, and the documents and information that must be submitted to VDOT to facilitate the required review and submission of comments. The regulation also establishes the scope and nature of the review and a schedule of fees to be paid upon submission of a proposal to VDOT for review.

The regulation includes standards for when traffic impact analyses must be submitted to VDOT for different types of development proposals as well as what must be contained in the analyses (Information provided by VDOT). VDOT has prepared the following website on the Chapter 527 requirements:

<http://www.virginiadot.org/projects/chapter527/default.asp>

Section 74-702 (1-14)

COUNTY OF CUMBERLAND Application for Conditional Use Permit National Communication Towers, LLC

Provide a written statement demonstrating that:

1. The proposed communication facility will enhance the quality of life and the safety of the residents and the general public within the projected service area of the communications facility by providing wireless services along the Rt. 45 corridor. The facility will also provide the infrastructure needed to support the equipment of Cumberland County's Sheriff's Department and Emergency Services should it be needed by these agencies.
2. The proposed facility will not emit noise or other types of pollution into the environment. Since it will be unmanned it will not require County Services such as water and sewer. Road use impact is minable and once constructed the facility will generate from 6 to 8 light vehicular trips into the site a month. Also, there has been no documented evidence of diminished property values due to communication facilities or other types of utilities such as power substations, transmission lines, telephone poles and water tanks.
3. The proposed facility is located on a 14.78 acre parcel of land owned by Douglas L. Martin, Jr. and Priscilla Ann Curran. The proposed communications facility will be located within the A2 Zoning District. No variance to the Zoning Ordinances is being requested for this facility. The surrounding properties vary in size and the facility should not have an adverse impact on them for future use. The compound of the facility will be screened from the view of Rt. 45 and adjoining parcels by the existing trees.
4. The Compound area of the proposed facility will be screened from the view of Rt. 45 and adjacent parcels by the existing trees growing on the parcel. The buildings and the equipment in the compound will be of a neutral color and the Self Support Tower will have a non-glossy galvanized finish. The proposed Monopole Tower will not be lit, also

- no signage or advertisement placed on the tower. There is no verifiable evidence of Communication Towers, Substations, Transmission Lines and Towers, Telephone Poles and Water Tanks contributing to the devaluation of properties these structures are located on or adjacent to.
5. Power and Telco exist along Jenkins Ridge Road and will most likely be installed to the site along the proposed access road. Utilities will tie into the existing lines and will be buried underground to the site. The site and the access road will be designed by a Certified Engineer licensed to do business in the State of Virginia and will comply with all Local, State and Federal regulations and building codes.
 6. The ingress/egress of the site will enter from Jenkins Ridge Road. The entrance will comply with the most current VDOT standards. Once the site is constructed an estimated 6 to 8 trips a month by light duty vehicles is anticipated into the site.
 7. Adequate parking and turn-around space will be provided at the proposed facility. There will be no odor, noise, glare or economic deprivation associated with the facility or imposed on adjoining properties.
 8. The proposed facility will not generate any refuse; nor will any refuse or toxic substances be introduced into the site.
 9. The compound, fence and support structures of the proposed facility will be buffered from the view of existing roadways and by existing vegetation and tree growth on the parcel.
 10. No signs or advertising will be placed on the tower; however an 18" X 24" site identification sign will be placed on the compound fence. The tower will be lit and no security type lighting will be installed at the site.
 11. All setback requirements will be met or exceeded and the tower will be designed to collapse within the lot lines of the parcel. The proposed facility consists of a Leased Area of 125' X 125' with a 30' Ingress/Egress, Utility Easement.

12. Section 74-143 of the Cumberland County Zoning Ordinances permits towers and communication facilities in A2 districts by a Conditional Use Permit. Also, the lack of Cellular Communications in the area further solidifies the need for the proposed facility and its compatibility with adjacent and other properties within the zoning district.
13. The site is located within the lot lines of a 14.87 acre parcel of land zoned A-2. The facility will be constructed 680' north west of the intersection of Jenkins Ridge Road and Rt. 45.
14. National Communication Towers, LLC will comply with all applicable regulations of the zoning district and any Conditions of Approval imposed by the Board of Supervisors of Cumberland County.

NATIONAL COMMUNICATION TOWERS, LLC

5413 Patterson Avenue, Suite 101
Richmond, Virginia 23226
Telephone: 804-673-8800
Facsimile: 804-673-4242

June 6, 2012

North Whiteville
Cumberland County, VA
37-37-10.8N
-78-09-12.4W

National Communication Towers (NCT) is requesting a quote for a monopole tower with the following specifications:

Height: 195' Monopole plus 4' lightning rod

Loading:

Rad Ctr	Panel Antenna	Qty	Coax	Qty	Mounts
195	72"x12"x8"	15	1-5/8"	18	Low Profile
185	72"x12"x8"	15	1-5/8"	18	Low Profile
175	72"x12"x8"	12	1-5/8"	15	Low Profile
165	72"x12"x8"	12	1-5/8"	15	Low Profile
155	72"x12"x8"	12	1-5/8"	12	Low Profile
145	72"x12"x8"	12	1-5/8"	12	Low Profile

Safety Climb

Step Bolts

Designed to collapse within 125' X 125' lease area

Revision G for structural analysis, Cumberland County, VA

Certified foundation design, tower drawings and engineer's letter to be provided

Delivery to: 37 Jenkins Ridge Road, Cartersville, Virginia 23027

Should you have any questions please call feel free to contact me.

Regards,



Al Doss

Vice President of Development
National Communications Towers, LLC
Office: 804-673-8800 Ext. 303
Cell: 804-366-1165
Fax: 804-673-4242
adoss@nationaltowers.com



Rt. 697

NCT North Whiteville

125' X 125' Lease Area
& Ingress/Egress Easement

29-A-100-A



Rt. 45

ADJACENT PROPERTY OWNERS
North Whiteville Tower, Cumberland County

- 022-A-6 B Leslie M. & Robert T. Jackson
68 Jenkins Ridge Road
Cartersville, VA 23027
- 029-A-99 Bryan P. Hamlett
Nora Shaban
4808 Fort McHenry Parkway
Glen Allen, VA 23060-9215
- 030-A-1 Terry Cable
1444 Cartersville Road
Cartersville, VA 23027
- 030-A-9 Christopher L. Willis
1387 Cartersville Road
Cartersville, VA 23027
- 030-A-11 William Austin
3451 Park Avenue
St. Louis, MO 63104-1354
- 030-A-14 Betty Reed Miller
C/O Renita Johnson
13537 Willowcrest Lane
Chesterfield, VA 23832-2705
- 030-A-15 Orlander Chester Woodson ET
3717 Garland Avenue
Richmond, VA23222-1911

NCT North Whiteville Lot Line Overlay

29-A-99

22-A-6-B

29-A-100-A

30-A-9

30-A-15

30-A-11

30-A-14



Section 74-736
GENERAL GUIDELINES AND REQUIREMENTS
Application for Conditional Use Permit
National Communication Towers, LLC

(b) NCT Sites within 5 miles of Cumberland County.

Cumb/Buck County Line	37-29-37.7N 78-20-40.8W
Hillcrest	37-28-55N 78-16-52.7W
Cumberland Court House 20 Range Road Cumberland, VA 23040	37-28-55.09N 778-16-52.69W 215' RC Available
Maxey Mill 633 Anderson Hwy. Cumberland, VA 23040	37-31-36.70N 78-10-04.50W Zoned 250' RC Available
Columbia 2705 Marle Road Columbia, VA 23098	37-45-31.32N 78-09-06.06W 185' RC Available

(c-1) The tower will maintain a galvanized finish and the attachments shall be neutral in color with no visible logos. Since the tower will be lit the FAA does not require the tower to be painted red and white for daylight visibility.

(c-2) The buildings and equipment cabinets shall be neutral in color in order to blend in with the compound and its surroundings. Existing trees will screen the facility from the view of RT 45 and adjoining parcels.

(c-3) All antennas and equipment installed at the facility shall be neutral in color.

(c-4) Under the current guidelines the FAA will not require tower to be lit.

- (c-5) No advertising or other signage will be permitted at the facility other than the RF signs required by the FCC and the site identification sign. NCT will also post an 18" X 24" site with the owner's name, address, telephone number and address of the site.
- (c-6) The tower will be designed to a height of 199' AGL with a design loading capable of carrying the equipment of 6 collocations. Please see the attached RFQ Design Request dated 6/06/2012
- (c-7) The tower will be designed using "break-point technology". Should a catastrophic event occur the top section of the tower will be designed to fold over onto the bottom section. Should the upper section separate from the base section it will most likely fall within the 125' X 125' lease area. Please see the attached RFQ Design Request dated 8/02/2011.
- (c-8) The tower will be designed to structurally accommodate the equipment loading of 6 collocations. Space in the fenced compound will be available for 6 or more equipment shelters or equipment pads. Please see the attached RFQ Design Request dated June 6, 2012.

Section 74-737
FEDERAL REQUIREMENTS

The tower will be designed to meet or exceed all current standards and regulations set forth by all Local, State and Federal agencies including the FAA and FCC. The emissions will not exceed the allowable standards set by the FCC.

Section 74-738
Building Codes

The tower will be designed and maintained in compliance with all Local, State, and Federal regulations and building codes. The tower is designed for a 90 mph basic wind in accordance with the TIA/EIA-222-G standard and is also designed for a 30 mph basic wind with 0.75 in. ice. Deflections are based upon a 60 mph wind. The tower is designed for Exposure C to the TIA-222-G standard. The tower structure is designed according to Structure Class II, Topographic Category 1 and a crest height of 0' per the TIA-222-G Standard. All construction practices will be in compliance with the current OSHA Handbook.

Section 74-739. Information Required
Application for Conditional Use Permit
National Communication Towers, LLC

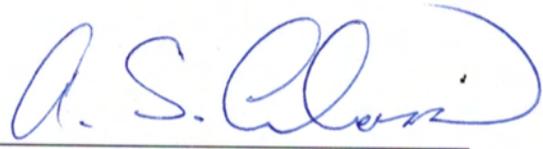
- (1) Please see the attached **SITE PLAN**.
- (2) Please see the attached **STATEMENT OF JUSTIFICATION**.
- (3) Please see the **NIER LETTER** signed by Mark Taylor, RF Engineer.
- (4) Please see the attached **STATEMENT OF COLLOCATABLE STRUCTERS**.
- (5) Please see the attached **STATEMENT OF WILLINGNESS TO ALLOW COLLOCATION**.
- (6) Please see the attached **VISUAL IMPACT STATEMENT**.
- (7) Please see the attached **PROPOSED CONSTRUCTION SCHEDULE**.
- (8) Please see the attached **SIGNAL PROPAGATION STUDIES** statement.
- (9) Please see the attached **PHOTO SIMULATIONS** and visibility maps of the proposed tower.
- (10) Please see the attached **COLLOCATION AFFIDAVIT**.
- (11) Please see the attached **ADDITIONAL INFORMATION STATEMENT**.

Section 74-739, Paragraph (1)

SITE PLAN

Please see the attached Survey by Shadrack & Associates.

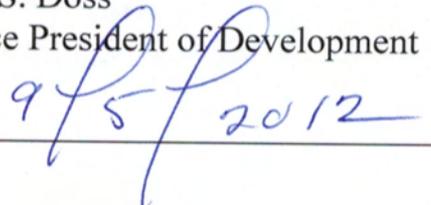
Signed: _____

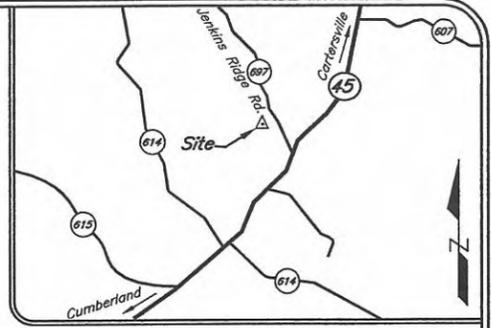
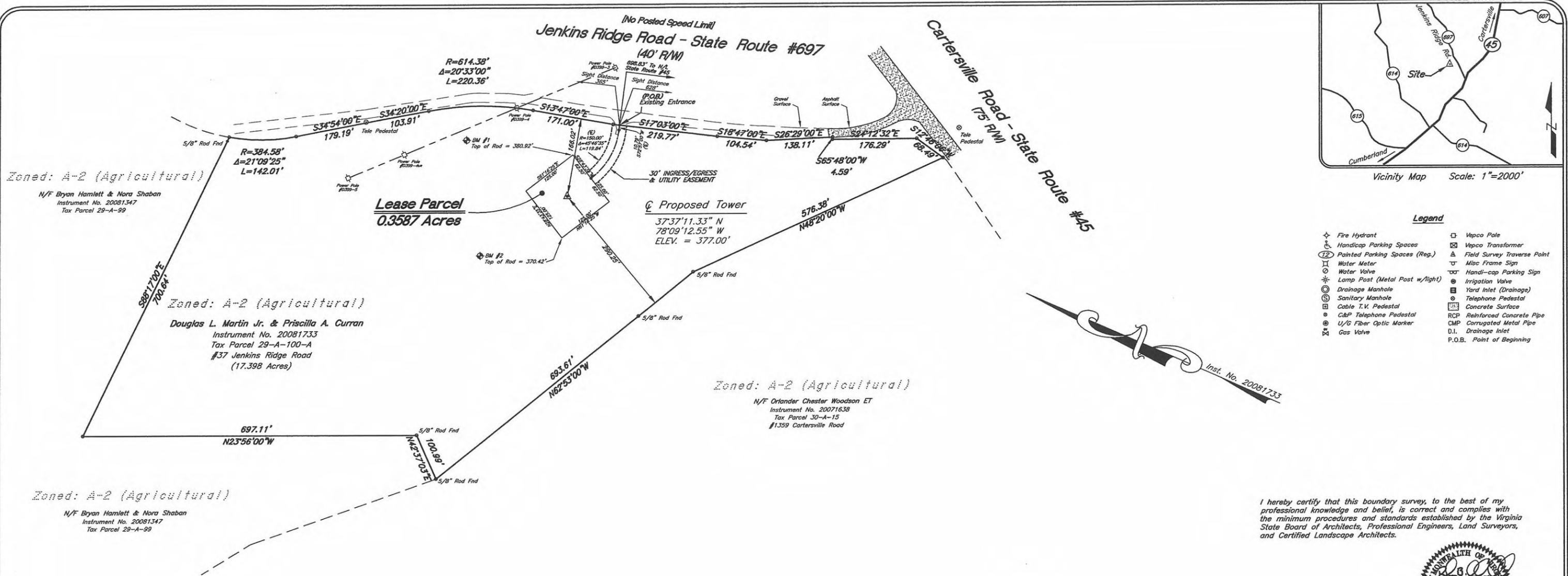


A. S. Doss

Vice President of Development

Date: _____





Vicinity Map Scale: 1"=2000'

Legend

◆ Fire Hydrant	□ Vepco Pole
♿ Handicap Parking Spaces	⊠ Vepco Transformer
Ⓜ Painted Parking Spaces (Reg.)	△ Field Survey Traverse Point
Ⓜ Water Meter	⊕ Misc Frame Sign
⊕ Water Valve	⊕ Handicap Parking Sign
⊕ Lamp Post (Metal Post w/light)	⊕ Irrigation Valve
⊕ Drainage Manhole	⊕ Yard Inlet (Drainage)
⊕ Sanitary Manhole	⊕ Telephone Pedestal
⊕ Cable T.V. Pedestal	⊕ Concrete Surface
⊕ C&P Telephone Pedestal	⊕ RCP Reinforced Concrete Pipe
⊕ U/G Fiber Optic Marker	⊕ CMP Corrugated Metal Pipe
⊕ Gas Valve	⊕ D.I. Drainage Inlet
	⊕ P.O.B. Point of Beginning

Zoned: A-2 (Agricultural)
 N/F Bryan Hamlett & Nora Shaban
 Instrument No. 20081347
 Tax Parcel 29-A-99

Zoned: A-2 (Agricultural)
 Douglas L. Martin Jr. & Priscilla A. Curran
 Instrument No. 20081733
 Tax Parcel 29-A-100-A
 #37 Jenkins Ridge Road
 (17.398 Acres)

Zoned: A-2 (Agricultural)
 N/F Orlander Chester Woodson ET
 Instrument No. 20071638
 Tax Parcel 30-A-15
 #1359 Cartersville Road

Zoned: A-2 (Agricultural)
 N/F Bryan Hamlett & Nora Shaban
 Instrument No. 20081347
 Tax Parcel 29-A-99

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



LEGAL DESCRIPTION - Lease Parcel

BEGINNING at a point on the western boundary of the right of way line of State Route No. 697 (Jenkins Ridge Road), said point being 698.83' north of the intersection of the northern boundary of the right of way line of State Route No. 45 and the western boundary of the right of way line of State Route No. 697, thence leaving the western boundary of the right of way line of State Route No. 697 in a southwesterly direction along the centerline of said 30' Ingress/Egress and Utility Easement the following two (2) courses and distances:

- 1) S 72°57'00" W 10.79 feet to a point;
- 2) Thence along a curve to the right having a radius of 150.00 feet, a delta angle of 45°46'35" and an arc length of 119.84 feet to a point, said point being the terminus of the centerline of the 30' Ingress/Egress and Utility Easement and the Actual Point and Place of Beginning of the Lease Parcel;

Thence proceeding in a southwesterly direction the following five (5) Courses and distances:

- 1) S 28°43'35" W 62.50 feet to a point;
- 2) Thence N 61°16'25" W 125.00 feet to a point;
- 3) Thence N 28°43'35" E 125.00 feet to a point;
- 4) Thence S 61°16'25" E 125.00 feet to a point;
- 5) Thence S 28°43'35" W 62.50 feet to a point, said point being the Point and Place of Beginning for the Lease Parcel, containing 0.3587 Acres, more or less.

LEGAL DESCRIPTION - 30' Ingress/Egress and Utility Easement

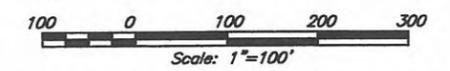
BEGINNING at a point on the western boundary of the right of way line of State Route No. 697 (Jenkins Ridge Road), said point being 698.83' north of the intersection of the northern boundary of the right of way line of State Route No. 45 and the western boundary of the right of way line of State Route No. 697, thence leaving the western boundary of the right of way line of State Route No. 697 in a southwesterly direction along the centerline of said 30' Ingress/Egress and Utility Easement the following two (2) courses and distances:

- 1) S 72°57'00" W 10.79 feet to a point;
- 2) Thence along a curve to the right having a radius of 150.00 feet, a delta angle of 45°46'35" and an arc length of 119.84 feet to a point, said point being the terminus of the centerline of the 30' Ingress/Egress and Utility Easement.

NOTES:

1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510043-0125-B, effective date: June 16, 2009 (Zone X).
2. This survey plat represents a current field transit survey. Date of last physical survey: July 9, 2012
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property and are not reflected hereon.
4. There will be no grading done on the site except for the initial land disturbance.
5. Lease Parcel Site drains in a westerly direction.

SURVEY PLAT SHOWING
 A 30' INGRESS/EGRESS & UTILITY EASEMENT
 AND A 0.3587 ACRE LEASE PARCEL ON
 THE WESTERN LINE OF STATE ROUTE NO. 697
 HAMILTON DISTRICT, CUMBERLAND COUNTY, VIRGINIA
 DATE: JULY 13, 2012



Shadrach & Associates, LLC
 LAND SURVEYING
 430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
 Phone: (804)379-9300 • Fax: (804)379-9301

Section 74-739, Paragraph (2)

Statement of Justification and Impact Conditional Use Permit Application National Communication Towers, LLC North Whiteville Tower, Cumberland, Virginia

National Communication Towers L.C. ("National") as lessee, hereby applies for a Conditional Use Permit to allow a telecommunications facility and accessory structures on leased land. The leased land is located on property known by Tax Map Parcel 029-A-100A. The parcel is located on the west side of Rt. 45 approximately 680 feet north west of the intersection of Jenkins Ridge Road and Rt. 45. According to the tax records of Cumberland County it is owned by Douglas L. Martin, Jr and Priscilla Ann Curran.

National is requesting a Conditional Use Permit to allow a self support Monopole Tower, measuring approximately 195' in height with a 4' lightning rod, to be located on a leased area, measuring 125' x 125'. The facility will be designed to allow multiple collocations on the tower and within a secure fenced compound area. The exact number and types of future users is difficult to predict, however the tower will be designed to accommodate a mix of carrier types. The design mix will include: 6 or more users of panel antennas (typically 15 panels, 12" wide x 72" high, per user). Likewise, the compound area is designed to accommodate a mix of shelter types and sizes as denoted on the drawings submitted with this application.

The 14.78 acre parcel is zoned A2. According to the Cumberland County zoning ordinance, telecommunication facilities are permitted on A2 zoned properties, with Conditional Use Permits. Proper setback distances have been observed and are denoted on the enclosed plans.

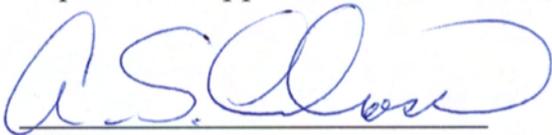
National develops telecommunication facilities for collocations by cellular, PCS, paging and other wireless services which rely upon a network of elevated platforms in areas where the carriers have gaps in signal coverage, or "holes." Such a hole exists along the Route 45 corridor. Supported by propagation studies, National believes communications facility located on the subject parcel will enable carriers to fill this gap, while minimizing the effect on surrounding property owners.

The FCC has authorized several carriers to provide wireless services in this part of Cumberland County. Those carriers include: Sprint, AT&T, Nextel, Verizon Wireless U.S. Cellular and Ntelos.

The facility will be in continuous operation but will produce no interference with other types of communications including: radio, television, cable TV, garage door openers or other consumer electronic equipment. No offices will be constructed on the site, so neither sewer nor water facilities will be required. The facility will produce no refuse, noise, vibration, dust, glare, odors or fumes. Neither National nor any of the tower users will introduce hazardous or toxic substances to the site. After completion of construction, the only traffic associated with the site will be short visits by technicians on a monthly basis to test or replace equipment components. In most instances towers below 200' are not required by the FAA to be lit.

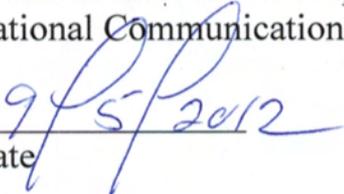
The facility will provide a vital public safety service to this part of the County in two important ways. First, the County may incorporate the tower into its communication network utilized by law enforcement and fire and rescue personnel. Second, this new facility will enable wireless services to be extended to this part of the County, enabling the public at large to utilize those services for important medical or life-safety calls.

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and conditions. National is not seeking any wavier or variance for the proposed use at this time. National respectfully requests the approval of this Conditional Use Permit application.



Al Doss
Vice President of Development
National Communication Towers, L.L.C.

Date



Section 74-739, Paragraph (3)

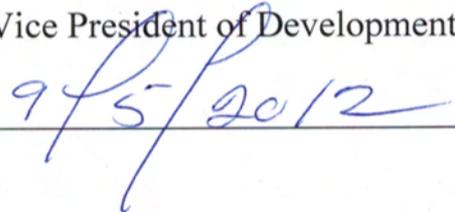
NIER LETTER

Please see the attached NIER Letter from Edge Wireless.

Signed: 

A. S. Doss

Vice President of Development

Date: 

June 11, 2012

Mr. Al Doss
Vice President of Operations
National Communication Towers, LLC
5413 Patterson Ave., Suite 101
Richmond, VA. 23226

RE: Radiation Statement for the Proposed Telecommunications Structure, NCT North Whitesville Site, Location 37-37-10.8N, 78-09-12.4W, Cumberland County, VA.

Dear Mr. Doss:

This letter is provided per the request of National Communications Towers, L.L.C., and addresses the basic concepts of interference and exposure for a commercial tower operating on FCC licensed frequencies.

Maximum Permissible Exposure

I certify that I am a licensed professional engineer with my primary experience in the design and operation of communication towers and antennas. I further certify at the time of application that the NIER (non-ionizing electromagnetic radiation) expected to be emitted from the facility will not result in a level of exposure at any point below the tower or beyond the property line of the facility which exceeds the lowest applicable exposure standards established by any regulatory agency of the Federal Government or by the American National Standards Institute (ANSI).

The amount of power radiated from a typical grouping of antennas on a co-located site fall well below the Maximum-Permissible-Exposure (MPE) set forth in the Federal Communications Commission (FCC) rules (47 CFR §1.1310) as adopted from the National Council on Radiation Protection (NCRP) and Institute of Electrical and Electronic Engineers (IEEE), standard IEEE C-95.1-1992. In all cases of actual measurements I have found only isolated occurrences of the signal level exceeding standards. Generally, these conditions are only found with a heavily used rooftop site where direct antenna access is possible, typically within five (5) feet in front of the direction of transmission. Conversely, with the proposed tower the lowest antenna will be well over eighty (80) feet above ground level and is classified as a "controlled environment", i.e., the general population will not have access. With the busiest co-location (multi-carrier) tower sites I have not found an MPE exceeding or approaching the standard at ground level which is considered an "uncontrolled environment" or where the general population does have access.

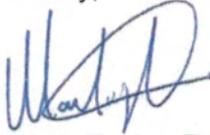
For the proposed site it is estimated that as many as six (6) carriers may use the location. This number of simultaneous users on a single tower has previously been measured many times without breach of the standard. The current service providers of Cellular, PCS, Broadband, and ESMR typically use relatively low power to balance the link with the low powered hand-held phone and as such do not approach the MPE standard at ground level.

Interference

Since all carriers that would likely be mounted on the tower are specifically licensed by the FCC to operate in the cellular or ESMR (collectively 800 MHz band), PCS (1900 MHz band), AWS (1700/2100 MHz band), or the 2.6 GHz WIMAX/BRS data service band there is commonly a wide frequency separation with public safety, radio, television and local government services. These consumer and public safety communications generally operate in the lower frequency range of 100 MHz to 800 MHz. Typical public safety and E-911 facilities are sufficiently far in frequency from most operators and can easily be protected from interference. Due to this large frequency separation and the low radiated power typical of "cellular" or "PCS" type services, these operators are unlikely to cause interference to the County or the County inhabitant's communications. All power level and antenna pattern specifications are determined and provided by the individual carriers. Worst case, i.e., full power and full frequency band usage assumptions are considered in determining interference issues. Actual frequency usage is provided by the carriers and is generally a small portion of their total FCC license spectral allocation.

Should you have any questions please contact me via the information listed below.

Cordially,



Mark A. Taylor, P.E.
Edge Wireless, L.L.C.
marktaylor03@comcast.net



Section 74-739, Paragraph (4)

STATEMENT OF COLLOCATABLE STRUCTURES

National Communication Towers, LLC has verified there are no other suitable structures within the service area capable of meeting the coverage objectives. The closest tower is the AT&T Land Line Tower approximately 9/10ths of a mile to the northeast and is unsuitable for collocation. Also it will not bridge the coverage gap of 4.8 miles to the south to the existing Crown Castle/Verizon Tower at Whiteville.

Signed: 

A. S. Doss

Vice President of Development

Date: 9/5/2012

Section 74-739, Paragraph (5)

STATEMENT OF WILLINGNESS TO ALLOW COLLOCATION

National Communication Towers, LLC is a developer of communication facilities and is licensed to do business in the state of Virginia. An extensive amount of research is dedicated to each location to determine if there is a need for a communications facility in a given area. Once a need is established and a site is identified, NCT will start the design process for the facility. The facility will be designed for the maximum potential of collocations including both phone and data transmissions and will accommodate a minimum of six collocations. NCT will actively market and solicit collocations within the facility to all users that are licensed to broadcast cellular phone and data transmissions and unlicensed data transmissions. Should an additional tower be needed the site will be designed to accommodate the construction of an additional structure.

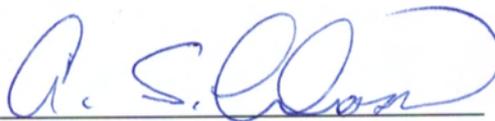
Signed: 
A. S. Doss
Vice President of Development

Date: 9/5/2012

Section 74-739, Paragraph (6)

VISUAL IMPACT STATEMENT

The proposed tower will be located within a 14.78 acre parcel of land owned by Douglas L. Martin, Jr and Priscilla Ann Curran; the parcel is zoned A2. The tower compound will be screened from Rt. 45 by the existing tree cover. Since the tower will be located approximately 680' west of Rt. 45 we are proposing to construct a 195' Monopole tower to help mitigate any negative visual impact the tower may have upon the area.

Signed: 

A. S. Doss

Vice President of Development

Date: 9/5/2012

Section 74-739, Paragraph (7)

PROPOSED CONSTRUCTION SCHEDULE

Pending Approval by the B.O.S.

Assuming a 12 Month Expiration Date

Months 1-3: Complete tenant lease

Months 4-7: Site Plan Approval and Building Permit

**Months 8- 10: Grade site, dig foundation, install ground ring,
pour mud matt, Lay out tower centroid, place rebar,
tie foundation steel, set anchor bolts, Install grounding,
verify steel and anchor bolts, Pour Foundation, Backfill
foundation, finish grade site, complete grounding,
install compound stone and set H-frame**

Month 11: Stack tower, install Security Fence

Month 12: Tennant to start collocation

Signed: 

A. S. Doss

Vice President of Development

Date: 9/5/2012

Section 74-739, Paragraph (8)

SIGNAL PROPAGATION STUDIES

See the attached signal propagation studies.

Signed: A.S. Doss

A. S. Doss

Vice President of Development

Date: 9/5/2012

NCT North Whiteville Handoff Map

- Existing Tower
- Existing Tower, Not Useable
- Proposed Tower

Verizon Cartersville 300'

A T Cartersville 281'

NCT North Whiteville 195'

Verizon Whiteville 295'

SBA

Rt. 60 West

Section 74-739, Paragraph (9)

PHOTO SIMULATIONS

Photo Simulations and visibility maps will be submitted after the balloon flight.

Signed: 
A. S. Doss
Vice President of Development

Date: 9/5/2012

Section 74-739, Paragraph (10)

COLLOCATION AFFIDAVIT

This Affidavit is to confirm the Ground Lease executed by and between National Communication Towers, LLC and Douglas L. Martin, Jr. and Priscilla Ann Curran does not in any way prohibit or impede the collocation of users on the tower provided their equipment is within the design parameters of the tower.

Signed: 
A. S. Doss
Vice President of Development

Date: 9/5/2012

Section 74-739, Paragraph (11)

ADDITIONAL INFORMATION STATEMENT

In order to ensure compliance with all Cumberland County Zoning Regulations, National Communication Towers, LLC will provide any other information or documentation requested by Cumberland County Officials with regards to this Conditional Use Request.

Signed: 
A. S. Doss
Vice President of Development

Date: 9/5/2012

Section 74-740

FACTORS CONSIDERED IN GRANTING A CUP

- (1) The 195' height of the tower above ground level (AGL) is needed to effectively meet the coverage objective of the area.
- (2) The tower will be located approximately 680' northwest of Rt. 45 within the A-2 zoning district. The 14.78 acre parcel is mostly forested, trees will help screen the facility from view of Rt. 45. A 195' Monopole tower is being proposed to help mitigate any negative visual impact the facility may have upon the area.
- (3) All of the adjoining parcels are zoned A-2. Also, there has been no documented evidence of diminished property values due to communication facilities or other types of utilities such as power substations, transmission lines, transmission towers, telephone poles and water tanks.
- (4) The surrounding topography is rolling and the site drains to the west. The Rt. 45 corridor itself maintains a steady elevation but the topography within the service area has elevation changes of 100+.
- (5) The proposed Communications Facility is located approximately 680' northwest of Rt. 45. Areas adjacent to the compound have trees that will screen the facility from the view of Rt. 45.
- (6) The tower will be designed using "break-point technology". Should a catastrophic event occur the top portion of the tower will fold over onto the base section of the tower. In the event the top section separates from the base section it will most likely fall within the lease area.
- (7) The ingress/egress to the site will be from Jenkins Ridge Road and the drive will be exclusively located on the parcel. Once the site is constructed an estimated 6 to 8 trips a month by light duty vehicles is anticipated into the site.
- (8) National Communication Towers, LLC provides the infrastructure and

the platform for both licensed and unlicensed wireless providers to attach their equipment to. The facility will be designed to accommodate the equipment loads of 6 collocations. NCT evaluates and designs each site to maximize its collocation potential and will make every effort possible to assure the site will fit into the design parameters of all possible users.

- (9) It is our belief the proposed CUP falls within the scope of Cumberland County's Comprehensive Plan and the facility will serve to enhance the County's communications needs and will provide wireless services to its citizens.
- (10) There are no other structures within the service area that meet the criteria and coverage objectives of the proposed Communication Facility. The closest tower is 9/10 of a mile to the northeast of the proposed facility and will not bridge the coverage gap of 4.8 miles to the existing Crown Castle/Verizon Tower to the south a Whiteville.
- (11) The closest airport registered with the FAA is 27 miles to the southwest. The tower is registered with FCC and is recorded on the FAA flight database. The tower will comply with all FAA marking requirements and regulations.
- (12) In order to mitigate the potential visual impact of the proposed Communications Facility we are proposing to build a 195' Monopole Tower. Existing trees on the parcel will mitigate the view of the compound from Rt. 45.
- (13) Space on the tower will be proffered, rent free, for Cumberland County's E911 and police equipment. The Facility will serve to enhance the County's communications needs and will provide wireless services to its citizens.

Section 74-741

AVAILABILITY OF OTHER STRUCTURES

- (1) No other structures within a 1 mile radius of the proposed facility meet the coverage objective of the proposed facility.

Section 74-741
SECURITY FENCING

The compound will be secured by a 6' chain-link fence with a 2' anti-climbing device on top. Only authorized personnel may enter the facility through locked gates.

Section 74-743
LANDSCAPING

- (1) The proposed Communications Facility is located approximately 680' northwest of Rt. 45. It is our belief the existing tree coverage of the parcel is sufficient to screen the facility from Rt. 45.

Section 74-744
LOCAL GOVERNMENT ACCESS

One Radiation Center space on the tower will be available, rent free, for Cumberland County's E-911 and police equipment.

Section 74-745
REMOVAL OF ABANDONED TOWERS

National Communication Towers, LLC will post applicable bonds for the removal of the tower and equipment also, tower removal is addressed within the Ground Lease.

Section 74-746
REQUIRED YEARLY REPORT

National Communication Towers, LLC will submit to Cumberland County a yearly report of the status of the facility by July 1. The report shall include the current users of the tower and any additional towers NCT plans for the next year countywide.

NATIONAL COMMUNICATION TOWERS, LLC

5413 Patterson Avenue, Suite 101
Richmond, Virginia 23226
Telephone: 804-673-8800
Facsimile: 804-673-4242

North Whiteville Tower Balloon Flight Certification Statement September 20, 2012

General weather conditions: clear, average visibility was 7+ miles, light winds averaging 0 to 4 MPH from 8:00 AM to 9:26 AM and mostly calm throughout the morning.

8:00 AM: Balloon launched, winds calm at 0-4 MPH; clear

9:26 AM: Balloon flight ended

Comments:

- 1) At 8:35 AM Brett Schardein arrived onsite to view the tower location. He then accompanied me, and Al Doss to assess the visibility of the balloon from different vantage points along various roadways. Once particular areas of interest were agreed upon photos were taken to produce a tower simulation from those locations.

Date: 9/24/2012



Stephen B. Gallagher

Vice President of Construction

5413 Patterson Avenue

Suite 101

Richmond, VA 23226

804.673.8800

Monopole Tower Simulation

September 20, 2012

NCT



NCT North Whiteville Balloon Observation Map

Road Visibility 

Tower Lease Area 

Photo #1

Photo #2

Photo #3

Photo #4

Photo #5



PHOTO 1: BALLOON FLIGHT

BALLOON

Enlarged View of Balloon

VIEW FROM THE NORTHWEST (LOOKING TO THE SOUTHEAST ~2,365')

LOCATION: JENKINS RIDGE ROAD

NCT

PHOTO 1: TOWER SIMULATION

TOWER

Enlarged View of Tower

VIEW FROM THE NORTHWEST (LOOKING TO THE SOUTHEAST ~2,365')

LOCATION: JENKINS RIDGE ROAD

NCT

BALLOON



VIEW FROM THE NORTHWEST (LOOKING TO THE SOUTHEAST ~1,370')

LOCATION: BOX 68 JENKINS RIDGE ROAD

NCT

PHOTO 2: TOWER SIMULATION

TOWER



VIEW FROM THE NORTHWEST (LOOKING TO THE SOUTHEAST ~1,370')

LOCATION: BOX 68 JENKINS RIDGE ROAD

NCT

PHOTO 3: BALLOON FLIGHT

BALLOON

Enlarged View of Balloon

VIEW FROM THE NORTHEAST (LOOKING TO THE SOUTHWEST ~2,690')

LOCATION: 1462 CARTERSVILLE ROAD (RT 45)

NCT

PHOTO 3: TOWER SIMULATION

TOWER

Enlarged View of Tower

VIEW FROM THE NORTHEAST (LOOKING TO THE SOUTHWEST ~2,690')

LOCATION: 1462 CARTERSVILLE ROAD (RT 45)

NCT



VIEW FROM THE SOUTHEAST (LOOKING TO THE NORTHWEST ~775')
LOCATION: INTERSECTION OF CARTERSVILLE RD (RT 45) & JENKINS RIDGE ROAD



VIEW FROM THE SOUTHEAST (LOOKING TO THE NORTHWEST ~775')

LOCATION: INTERSECTION OF CARTERSVILLE RD (RT 45) & JENKINS RIDGE ROAD

PHOTO 5: BALLOON FLIGHT

BALLOON



Enlarged View of Balloon

VIEW FROM THE SOUTH (LOOKING TO THE NORTH ~1,750')
LOCATION: 1324 CARTERSVILLE ROAD (RT 45)

NCT

TOWER



VIEW FROM THE SOUTH (LOOKING TO THE NORTH ~1,750')
LOCATION: 1324 CARTERSVILLE ROAD (RT 45)

BOARD OF SUPERVISORS
OF THE
COUNTY OF CUMBERLAND, VIRGINIA
RESOLUTION
GRANTING
CONDITIONAL USE PERMIT
APPLICATION #12-02
FOR TAX MAP PARCEL 29-A-100A
REQUESTED BY
NATIONAL COMMUNICATION TOWERS, LLC

November 13, 2012

At a meeting of the Board of Supervisors of Cumberland County, Virginia, in the Cumberland County Courthouse, Cumberland, Virginia 23040 commencing at 7:00 p.m., November 13, 2012, the following action was taken following a duly held public hearing during which time the Planning Director provided a review of the conditional use permit request, the applicant provided a review of the proposal and members of the public offered comment:

On a motion made by _____, it was moved that the Board of Supervisors of Cumberland County grant the Conditional Use Permit in accordance with the following Recitals and Resolutions;

Following a reading of the Recitals and Resolutions, the Board of Supervisors adopted and approved the Recitals and Resolutions according to the votes stated below:

Present:

Vote:

David Meinhard, Chairman

Lloyd Banks, Jr., Vice-Chairman

William F. Osl, Jr.

Kevin Ingle

Parker Wheeler

Dated: _____

Attested: _____
Vivian Seay Giles, Clerk to the Board of Supervisors

WHEREAS, National Communication Towers, LLC (the “Applicant”) filed a conditional use permit application and supporting materials (the “CUP Application, CUP #12-02”) seeking a conditional use permit for the property described below in accordance with Section 74-143 of Chapter 74 of the Cumberland County Code of Ordinances (the “Zoning Ordinance”); specifically, the Applicant has requested a conditional use permit to allow for the construction and operation of a 195 foot tall telecommunications tower and related facilities; and

WHEREAS, the subject property is located at the intersection of Cumberland Road (Route 45) and Jenkins Ridge Road (Route 697) and is proposed to be accessed from a proposed 30 foot private access easement entering onto Jenkins Ridge Road (Route 697). The affected property is currently zoned A-2, Agricultural. The proposed tower would be on an approximately 125 feet by 125 foot leased area on the portion of the property. The parcel is not located in a growth area as designated by the Comprehensive Plan. The affected property is located in Election District 1 and more particularly described as Tax Map Parcel 29-A-100A (the “Property”), with respect to approximately 14.783 acres, as shown on the Site Plan attached to the CUP Application; and

WHEREAS, the Board of Supervisors duly referred the CUP Application to the County Planning Commission for its recommendation on September 11, 2012; and

WHEREAS, the Planning Commission directed staff to make the CUP Application available for public review on September 17, 2012; and

WHEREAS, the Planning Commission duly advertised and held a public hearing on October 15, 2012; and

WHEREAS, after the Planning Commission duly considered the testimony and evidence presented at the public hearings and workshops in support or opposition to the proposed CUP Application and gave reasonable consideration to numerous factors, including but not limited to the County’s Comprehensive Plan and the suitability of the Property for various uses, the Planning Commission recommended approval of the conditional use permit; and

WHEREAS, the Board of Supervisors duly advertised and held a public hearing on November 13, 2012; and

WHEREAS, the Board of Supervisors carefully considered the Planning Commission’s recommendation and the testimony and evidence presented at the public hearing on October 15, 2012, in support or opposition to the proposed CUP Application and gave reasonable consideration to numerous factors, including but not limited to the following: the existing use and character of the Property, the County’s Comprehensive Plan, the suitability of the Property for the proposed use, the trends of growth or change, and the current and future requirements of the County as to land for various purposes as determined by population and economic studies,

the conditional use permit standards more fully described in Section 74-702 of the Zoning Ordinance and the supplemental standards for communications antennas and towers more fully described in Section 74-731 through 747 of the Zoning Ordinance; and

WHEREAS, in its review of the CUP Application, the Board of Supervisors further finds that the proposed telecommunication tower and its related facilities provide a reasonable signal coverage that cannot be accommodated on an existing tower; and

WHEREAS, the Board expressly approves the use of a communication tower on the property subject to the conditions included in the CUP application; and

WHEREAS, in its review of the CUP Application, the Board of Supervisors gave reasonable consideration to numerous factors, including but not limited to the following: the existing use and character of the Property, the County's Comprehensive Plan, the suitability of the Property for various uses, the trends of growth or change, and the current and future requirements of the County as to land for various purposes as determined by population and economic studies; and

WHEREAS, after discussion, staff presentation and due deliberation with respect to such documentation, information and data, including information and materials presented at this public hearing, the Board of Supervisors desires to affirm its findings and take action with respect to the CUP Application;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, as follows:

- a. The foregoing recitals are hereby incorporated by this reference.
- b. Upon consideration of the foregoing and the conditions set forth in the Zoning Ordinance, including Section 74-702 and the supplemental standards for communications antennas and towers more fully described in Section 74-731 through 747 of the Zoning Ordinance, the Board of Supervisors finds it appropriate to grant Conditional Use Permit #12-02 in accordance with the CUP Application.
- c. The Board of Supervisors further finds that the request made in the CUP Application is in substantial accordance with the County's Comprehensive Plan.
- d. The Board of Supervisors has also determined that the request made in the CUP Application furthers the general purpose and objectives of the Zoning Ordinance and such use would be beneficial and appropriate taking into consideration public health, safety, necessity, convenience, general welfare and good zoning practice; and

The Board of Supervisors hereby grants the CUP Application to the Applicant to allow the use of a 195 foot tall telecommunications tower and related facilities on the Property subject to the following terms and conditions:

1. This conditional use permit shall allow for construction work commenced on or before **three (3) years from the effective date of the conditional use permit**, and

any such expansion activities commenced thereafter shall require a new conditional use permit.

2. All operations on the Property shall comply with all applicable health and environmental laws, rules and regulations, and with all County, State and Federal Laws which govern construction and operation of the tower.
 3. All representations of National Communication Tower, LLC's conditional use permit application #12-02 for a 195 foot Telecommunication Tower and associated equipment, including all attached documentation, filed on September 5, 2012, are included herein as conditions.
 4. As a condition for the permit, NCT shall provide on a reserved basis and at no cost or expense to the County or its political subdivisions (collectively, the "County") space on the tower to the County of not less than 10 feet in radial direction and at a height of at least 80 feet above ground level for the installation by the County, at the County's sole cost and expense, for communications equipment and antennas. NCT shall also make space available for ground equipment supporting such County tower use. NCT shall be able to install its own or third-party antennas and/or equipment located on the same height and/or platform, pass through the County space, perform construction to increase the height of the tower and/or take any other action as may be necessary or incidental to NCT's ownership or operation of the tower. Such County use shall be consistent with Federal Communications Commission ("FCC") licenses for wireless telecommunications service and be operated in a lawful and proper manner, in accordance with good engineering practices and be compliant with all applicable laws, ordinances, rules and regulations, relating to such operation and use.
 5. This permit shall not become effective until a removal bond in the amount of \$25,000 pursuant to Section 74-745 of the Zoning Ordinance has been approved by the County Attorney executed, and filed with the County Administrator.
 6. The radius width shall be limited to three (3) feet for any antennae or dish placed on the tower.
- e. This Resolution is effective immediately.



STAFF REPORT
CA 12-02
Code Text Amendment
Cumberland County, Virginia
Board of Supervisors Public Hearing
November 13, 2012

General Information:

Processing schedule: A public hearing with the Board of Supervisors for CA 12-02 is scheduled for **Tuesday, November 13, 2012 at 7:00 PM in the Circuit Courtroom of the Cumberland County Courthouse.**

Application Information:

Applicant: Cumberland County Planning Commission
Requested Action: To amend the Zoning Ordinance to allow childcare centers as a by-right use in B-2 and B-3 Business zoning and to allow auctions as a by-right use in B-1, B-2 and B-3 zoning districts.

Summary of Request and Background Information:

Staff recommended that childcare centers be added as a by-right use in B-2 and B-3 Business zoning districts. Currently childcare centers are only permitted as a by-right use in B-1 Business and R-2 Rural Residential, but require a conditional use permit in B-2 and B-3 Business. Being a by-right use would mean a childcare center interested in opening in the County would not need to go through a public hearing process if locating on Business zoned property. This change will reduce barriers to businesses that may locate in the county in the future and it would make the ordinance more consistent in its treatment of this use.

Staff also recommends that auctions be added as a by-right use to all three business zoning districts. This change was precipitated by a proposal from an individual who is planning on opening a computer store and indoor weekend farmers market in the B-3 zoning district. This individual is also interested in holding periodic auctions on the site. Currently the code is silent on auctions in the business zoning districts.

Consistency with the Comprehensive Plan:

This proposed amendment would help achieve the following goals of the Comprehensive Plan: Section D, Objective 2, “Through effective zoning, define appropriate areas; in size, shape and location, to accommodate anticipated future development needs within Cumberland County.” Section F, Objectives 1 “To encourage the development of service and retail businesses to meet the needs of the current and future population of Cumberland County”, Objective 3 “To encourage the development of essential employment opportunities within Cumberland County for the resident workforce” and Objective 4 “Encourage the overall strengthening and diversification of the economic base of Cumberland County to provide a sound tax base to support the provision of needed public services.”

Consistency with the Zoning Ordinance:

The proposed amendment is compatible with the purpose of the Zoning Ordinance as described in Cumberland Code Section 74-1. Having local access to childcare would provide a much needed service for many families in the county. Furthermore, adding additional business use in the form of auctions would make the community more convenient and attractive.

*(b) For the purpose of **promoting the health, safety or general welfare of the public** and of further accomplishing the objectives of Code of Virginia § 15.2-2200, this chapter is adopted as the zoning ordinance of the county, together with the map accompanying the ordinance from which this chapter derives. This chapter has been designed to:*

*(3) **Facilitate the creation of a convenient, attractive and harmonious community***

Public Input:

As of the writing of this report staff has not received any input from the public regarding this code amendment.

Conclusion:

The requested action is consistent with the Comprehensive Plan and the Zoning Ordinance and is supportive of the county’s desire to promote business and attract a childcare center and other businesses to the County.

Staff Recommendation:

Staff recommends approval of the proposed zoning text amendment CA 12-02.

Planning Commission recommendation:

At their September regular meeting, the Planning Commission unanimously recommended the Board approve this code amendment.

Suggested Motion(s):

To recommend approval:

Mr. Chairman, because this request meets the intent of the Comprehensive Plan and Zoning Ordinance and in accordance with the attached resolution, I move to recommend adopting Code Amendment application number 12-02.

Respectfully submitted by:

Bret Schardein
Deputy County Administrator &
Director of Planning

Attachments:

- A – Proposed Resolution
- B – Text of Ordinance Amendment

BOARD OF SUPERVISORS
OF
COUNTY OF CUMBERLAND, VIRGINIA
RESOLUTION ADOPTING
PROPOSED AMENDMENT TO THE
CODE OF CUMBERLAND COUNTY:
CODE AMENDMENT 12-02:

“AN ORDINANCE AMENDING CHAPTER 74 ZONING OF
THE CUMBERLAND COUNTY CODE AMENDING SECTION
74-421 B-1 BUSINESS DISTRICT PERMITTED USES,
SECTION 74-462 B-2 BUSINESS DISTRICT PERMITTED
USES, AND SECTION 74-502 B-3 BUSINESS DISTRICT
PERMITTED USES.”

November 13, 2012

At a meeting of the Board of Supervisors of Cumberland County, Virginia, in the Cumberland County Courthouse Courtroom A, Cumberland, Virginia 23040 commencing at 7:00 p.m., November 13, 2012, the following action was taken following a duly held public hearing during which time the Planning Director provided a review of the code amendment request and the text of the ordinance and members of the public offered comment:

On a motion made by Supervisor _____, it was moved that the Board of Supervisors of Cumberland County approve, in accordance with the following Resolution, an ordinance amending an ordinance amending Chapter 74 relating to permitting childcare centers in B-2 and B-3 zoning and auctions in B-1, B-2, and B-3 zoning;

Following a reading of the Recitals and Resolution, the Board of Supervisors adopted and approved the Recitals and Resolution according to the votes stated below:

Present:

Vote:

David Meinhard, Chairman

Lloyd Banks, Jr., Vice-Chairman

William F. Osl

Kevin Ingle

Parker Wheeler

Absent:

Dated: _____

Attested: _____

Vivian Giles, Clerk to the Board of Supervisors

WHEREAS, at a meeting held on October 15, 2012, the Planning Commission discussed the proposed amendment to the Code of Cumberland County, which said amendment address “B-1 BUSINESS DISTRICT PERMITTED USES, SECTION 74-462 B-2 BUSINESS DISTRICT PERMITTED USES, AND SECTION 74-502 B-3 BUSINESS DISTRICT PERMITTED USES.” (as shown in the attached ordinance); and

WHEREAS, the Planning Commission directed staff to prepare the Code Amendment for public review on September 17, 2012; and

WHEREAS, the Planning Commission duly advertised and held a public hearing on October 15, 2012; and

WHEREAS, the Planning Commission carefully considered the testimony and evidence presented at the public hearing in support or opposition to the proposed Code Amendment; and

WHEREAS, in its review of the Code Amendment, the Planning Commission gave reasonable consideration to furthering the goals of the County’s Comprehensive Plan and Zoning Ordinance by addressing permitting childcare centers in B-2 and B-3 and auctions in all business zoning districts; and

WHEREAS, after conducting a public hearing and considering the comments of County staff, landowners, residents, and the general public, the Planning Commission found that the Code Amendment furthers the goals of the Comprehensive Plan and Zoning Ordinance by promoting small business growth, convenience and health; and

WHEREAS, after discussion, staff presentation and due deliberation with respect to such information, including information and materials presented at this public hearing, the Planning Commission desired to affirm its findings and make its unanimous recommendation to the Board of Supervisors for approval with respect to the Code Amendment;

WHEREAS, the Board of Supervisors duly advertised and held a public hearing on November 13, 2012; and

WHEREAS, the Board of Supervisors carefully considered the testimony and evidence presented at the public hearing in support or opposition to the proposed Code Amendment and the recommendation from the Planning Commission; and

WHEREAS, in its review of the Code Amendment, the Board of Supervisors gave reasonable consideration to furthering the goals of the County’s Comprehensive Plan and Zoning Ordinance;

WHEREAS, after discussion, staff presentation and due deliberation with respect to such information, including information and materials presented at this public hearing, and the comments in support or opposition to the proposed Code Amendment, the Board of Supervisors desires to affirm its findings and to take action with respect to the Code Amendment;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, as follows:

- a. The foregoing recitals are hereby incorporated by this reference.
- b. The Board of Supervisors further finds that the Code Amendment is in substantial accordance with the County's Comprehensive Plan and Zoning Ordinance.
- c. Upon consideration of the proposed Code Amendment, testimony, staff remarks, and public comment, the Board of Supervisors adopts and approves the Code Amendment numbered 12-02 to amend the County Code of Cumberland, Virginia with the specific text and provisions of such ordinance as attached to and incorporated in this Resolution.
- d. This Resolution is effective immediately.

**CA 12-02 Childcare centers and auctions:
Text of code ordinance amendment**

B-1 Business Zoning District

Sec. 74-421. – Use regulations.

Use regulations in a B-1 district are as follows:

- (1) Antique shops.
- (2) Auctions.
- (3) Auto/truck sales.
- (4) Bakeries.
- (5) Banks.
- (6) Barbershops and beauty shops, massage therapy.
- (7) Business offices.
- (8) Cabinet-making furniture and upholstery shops.
- (9) Car dealerships.
- (10) Carwashes.
- (11) Childcare centers.
- (12) Clubs and lodges.
- (13) Drugstores.
- (14) Dry cleaners/laundries.
- (15) Farm supply stores, equipment and machinery sales and service.
- (16) Financial services.
- (17) Florists.
- (18) Funeral homes.
- (19) Gift shops.
- (20) Government offices/post offices.
- (21) Health clinic.
- (22) Home appliance/hardware store.
- (23) Hospitals, general.
- (24) Hotels, motels, restaurants.
- (25) Kennels, commercial (no outdoor confinement).
- (26) Laundromats.
- (27) Liquor store.
- (28) Lumber and building supply (storage under cover).
- (29) Machinery sales and service.
- (30) Medical facilities.
- (31) Newspaper offices.
- (32) Off-street parking (as required by this chapter).
- (33) Office buildings.
- (34) Plumbing/electrical supply (storage under cover).
- (35) Printing presses.
- (36) Professional offices.
- (37) Recreation centers.
- (38) Repair shops: bicycle, shoes, locks, guns, etc.
- (39) Restaurants and drive-in restaurants.

- (40) Retail food store or supermarket.
- (41) Retail stores, shops and building supply store.
- (42) Service stations (major repair under cover).
- (43) Taverns.
- (44) Theatres and assembly halls.
- (45) Vehicle painting, upholstering, repairing, rebuilding and reconditioning.
- (45) Veterinary hospital (no outdoor confinement).
- (46) Wearing apparel stores.
- (47) Wholesale businesses.

B-2 Business Zoning District

Sec. 74-462. - Permitted uses.

Permitted uses in a B-2 district are as follows:

- (1) Auctions.
- (2) Bakeries.
- (3) Babershops and beauty shops, massage therapy.
- (4) Cabinet-making furniture and upholstery shops.
- (5) Car washes.
- (6) Childcare centers.
- (6) Churches, libraries.
- (7) Drugstores.
- (8) Dry cleaners/laundries.
- (9) Exercise facility.
- (10) Financial services.
- (11) Fire and rescue stations.
- (12) Gift shops.
- (13) Government offices/post offices.
- (14) Home appliance/hardware store.
- (15) Kennels, commercial (no outdoor confinement).
- (16) Laundromats.
- (17) Liquor store.
- (18) Lumber and building supply (storage under cover).
- (19) Office buildings.
- (20) Plumbing/electrical supply (storage under cover).
- (21) Recreation centers.
- (22) Retail farm and garden centers.
- (23) Retail food store or supermarkets.
- (24) Retail stores.
- (25) Tanning salons.
- (26) Truck, automobile, trailer, and equipment rental as an accessory to an existing establishment.
- (27) Vehicle painting, upholstering, repairing, rebuilding and reconditioning.
- (28) Veterinary hospital (no outdoor confinement).
- (29) Wearing apparel stores.

B-3 Business Zoning District

Sec. 74-502. - Permitted uses.

Permitted uses in a B-3 district are as follows:

- (1) Adult care facilities.
- (2) Auctions.
- (3) Barbershops and beauty shops, massage therapy.
- (4) Churches, libraries.
- (5) Childcare centers.
- (6) Drugstores.
- (7) Dry cleaners/laundries.
- (8) Financial services.
- (9) Fire and rescue stations.
- (10) Funeral homes.
- (11) Gift shops.
- (12) Government offices/post offices.
- (13) Greenhouses and nurseries.
- (14) Kennel, commercial (no outdoor confinement).
- (15) Laundromats.
- (16) Mini-storage warehouse.
- (17) Professional offices.
- (18) Retail farm and garden center.
- (19) Retail food stores.
- (20) Storage warehouse.
- (21) Truck, automobile, trailer, and equipment rental as an accessory to an existing establishment.
- (22) Veterinary hospital (no outdoor confinement).

SUMMARY OF PROJECTED IMPACT TO CUMBERLAND County

Organization Funding & Tax History

Northfield Ministries (aka Northfield Foundation for Eating Disorders, Inc.) is requesting a reduction in its property tax rate. As a non-profit (501 c 3 public charity), Northfield Ministries is funded primarily by donations from churches, civic groups, and individuals. We seek to be the best stewards of these donated dollars. We do not seek to withhold from the county what we owe; however, the rate at which we are taxed based on the acreage, sets us back every time it is due. We have paid more than \$43,000 over the last 5.5 years.

The mortgage is held by an LLC (Tamworth Properties, LLC) and Northfield Ministries. The mortgage is paid directly by Northfield to Bank of Virginia.

Potential Land Use:

Of the nearly 50 acres of Northfield's land, approximately 29 acres is open farm land. We have agreed to allow a Cumberland County resident to grow alternating crops on the land and they will pay us \$30 this year per acre and \$40 per acre next year. This will yield a small income of \$840 over the next two years.

Impact to Cumberland County

The projected impact to Cumberland County from Northfield Ministries is positive and would increase more as potential sellers of produce and grocery sales move into the county. As it stands, we have brought and will continue to bring a significant number of visitors to the county. Over the last 5 years, we have had over 30,000 volunteer hours committed to the project of renovating the Northfield Home and maintaining the property. This translates to approximately 3000 additional visitors/traffic to Cumberland over the last 5 years. The spreadsheets attached reflect projected numbers for daily activities going forward, totaling approximately \$20,000 for an estimated annual economic benefit to Cumberland County. These numbers will only increase as the home prospers and grows. The projection does not include festivals (annual walk/run) and any other fundraising events held by Northfield Ministries which bring a concentrated influx of guests to the county for each event, as well as related fees we pay to the county per event.

REQUEST

We are asking the Board of Supervisors to consider pro-rating our tax rate either to the portion of land which has the house and other improvements on it (approximately 20 acres – 40% of total) or on the open farm land (approximately 29 acres – 60% of total). We will be grateful for any tax break the county extends to Northfield.

Projected Economic Impact to Cumberland County

Number of People Coming to County Every

		ANNUAL TOTAL
Week	235	
Month	76	
Quarter		
Year	350	
TOTAL ANNUAL VISITORS		661

Total Retail Purchases in the County Every

Week	\$ 5,287.50	
Month	\$ 1,710.00	
Quarter	\$ -	
Year	\$ 7,875.00	
TOTALS		\$ 14,872.50

Total Hotel Purchases in the County Every

Year	16	
Total Annual Revenue		\$ 1,280.00

Total Speeding Ticket Revenue in the County Every

Year		\$ 3,900.00
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Total Annual Economic Benefit to Cumberland County \$ 20,052.50

CUMBERLAND COUNTY
OFFICE OF THE COMMISSIONER OF THE REVENUE

ANITA H. FRENCH
Master Commissioner

P.O. Box 77
Cumberland, VA 23040
(804) 492-4280
Fax (804) 492-3342



MEMO

Date: May 31, 2012
From: Anita H. French
RE: Application for Tax Exemption

Attached is a packet of information from Northfield Foundation. Included is the Application for Tax Exemption, along with all supporting documentation.

Also attached is a copy of the assessment card for this property. The total taxes for the property for 2012 is \$9,951.54

Anita H. French
Anita H. French

5-31-12
Date

JACK R. WILSON, III PLC
9401 COURTHOUSE ROAD, SUITE 204
CHESTERFIELD, VIRGINIA 23832
Tel: (804) 425-9474
Fax: (804) 425-9475
Email: jack@jackwilsonplc.com

May 29, 2012

VIA FIRST CLASS MAIL

Ms. Anita H. French
Cumberland Commissioner
of the Revenue Office
P.O. Box 77
Cumberland, VA 23040

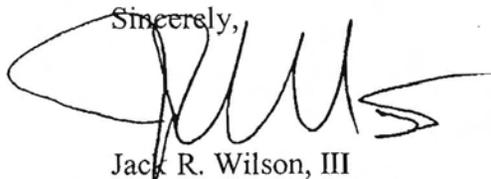
Re: Northfield Foundation for Eating Disorders, Inc.- Tax ID #- 058-A-1A

Dear Ms. French,

Enclosed is Application for Exemption from Real Estate and/or Personal Property Tax for the referenced property.

Please let me know if you have any questions. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'JRW', is written over the word 'Sincerely,'. The signature is stylized and cursive.

Jack R. Wilson, III

Enclosure

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COUNTY OF CUMBERLAND

Application for Exemption from Real and/or Personal Property Tax

Please complete this form in its entirety and submit it and all necessary attachments to the Cumberland Commissioner of the Revenue Office, PO Box 77, Cumberland, VA 23040. In any instance where additional space is needed to complete your answer to a question, please use a separate sheet of paper and attach it to this application. This application will be reviewed by the Commissioner of Revenue, who may request to inspect the property or to review any additional documents necessary to make a fair and equitable determination. The Commissioner of Revenue will review and submit to Cumberland County Board of Supervisors for a determination of exemption per Code of Virginia §58.1-3651.

Information about Applicant Organization:

Legal Name: Northfield Foundation for Eating Disorders Inc.

Other Name (if applicable): Northfield Ministries

Federal ID Number: 32-0159010 Phone #: 804-399-4634

Mailing Address: P.O. Box 1182 Midlothian, VA 23113-1182

Cumberland Location(s): 189 Old Buckingham Road, Cumberland, VA 23040

Website: www.northfieldfoundation.org

First application to the County of Cumberland? Yes No

Tax Year(s) for which exemption is requested: 2012

Contact for questions regarding this application:

Name: Jack R. Wilson, III

Address: 9401 Courthouse Road, Suite 204 Chesterfield, VA 23832

Phone: 804-425-9474 Email: jack@jackwilsonplc.com

Please answer the following questions about the Organization:

- 1) Is the applicant chartered or incorporated under the laws of the Commonwealth of Virginia? Yes No

- 2) For what purpose is the applicant chartered? (See also "Required Documents" on page 5.)

To provide a residential treatment facility for women struggling with eating disorders, self-harm, depression, and in some cases, unplanned pregnancy.

- 3) Identify any other organizations, exempt or otherwise, that are related to or affiliated with this applicant (i.e. through common ownership, etc.).

None.

- 4) Is the applicant exempt from taxation pursuant to Section 501(c) of the Internal Revenue Code of 1954? (See also "Required Documents" on page 5).

Yes No

- 5) Does the applicant/organization or any other related or affiliated entity have a current annual license to serve alcoholic beverages issued by the Virginia Alcoholic Control Board for use on such property? Yes No

- 6) Does any part of the earnings, exclusive of salaries, of such applicant inure to the benefit of any individual? If so, list what portion and to whom for each of the past three years.

No.

- 7) What portion of the service provided by such applicant is generated by funds received from donations, contributions, or local, state, or federal grants? Donations shall include the providing of personal services or the contribution of any in-kind or other material services.

Prior to opening the Home, 100% of funds are provided by donations and contributions from private citizens, businesses and churches. Once the home is open (will open as of 9/24/12), 80% of all income will be from operations, 20% will be from donations and contributions from private citizens, businesses and churches.

- 8) Does the applicant provide services for the common good of the public? If so, explain in detail, including in your explanation a listing of the services provided, the cost of the services to the recipient or method of determining the cost of the services to the recipient, and any other details you deem pertinent.

Eating disorder is a pervasive issue across Virginia and the United States. The 2011 Study of Eating Disorders in the Commonwealth by the General Assembly's Joint Health Commission

determined that eating disorders affect approximately 24 million people in the United States. Some estimates are as high as 20% of the entire US population will struggle with an eating disorder in their lifetimes. While treatment at the Northfield Cumberland Home will be tailored to the needs of each individual resident, in a sense the services provided by the Northfield Cumberland Home do serve the common good, because eating disorder is so pervasive in our culture.

- 9) What part, if any, of the activities of the applicant involves carrying on propaganda, or otherwise attempts to influence legislation?

To date, the only efforts Northfield Ministries has undertaken with respect to influencing policy or law-making is to obtain the support of Delegate Patrick Hope, D-Arlington, to become the co-patron with State Senator Toddy Puller, D-Fairfax, on legislation to conduct the 2011 Joint Health Commission Study of Eating Disorders in the Commonwealth.

- 10) Has the applicant ever participated in, contributed to, or intervened in any political campaign on behalf of any candidate for public office or on behalf of any issue that is the subject of any election? Yes No

If the answer is yes, please fully explain all such activities:

- 11) State the applicant's rule, regulation, policy, or practice concerning discrimination on the basis of religious conviction, race, color, sex or natural origin.

Northfield Ministries does not discriminate on the basis on race, color, sex, creed or national origin. We are a ministry that teaches Christian principles, and as such would not be a desirable work environment for a person who does not subscribe to such beliefs.

- 12) Has the applicant or any organizations with which the applicant is affiliated or related been audited by the Internal Revenue Service or any other federal, state or local government agency? Yes No

If yes, please provide the name of the agency that performed the audit, the date of the audit and a brief explanation of the outcome.

- 13) Has the applicant been considered exempt from taxation in any other Virginia locality? Yes No

If yes, please provide the name of each such locality, the date (if known) on which such exemption was granted, and a brief description of the exempted property. In addition, please provide a copy of the ordinance or other written documentation from the locality documenting the exemption.

14) Does the applicant participate in and/or sponsor any charitable gaming (ex: bingo or raffles)? Yes No

If yes, please provide:

- a. Evidence of current and valid license from Virginia's Charitable Gaming Commission, and
- b. Copies of all financial reports submitted to the Charitable Gaming Commission for current and two previous years (fiscal periods).

15) Describe, in detail, and specify the location of all real property for which exemption is sought. For each item, provide a description, date of purchase and total original cost.

Tax Map #: 058-A-1A. 49.463 acres located at 189 Old Buckingham Road. Purchased July 2006 for \$1,160,000.00

16) List the present tax assessment of each parcel of real property for which this exemption is sought (continue on separate sheet of paper, if necessary):

a. Tax Map # 058-A-1A Address 189 Old Buckingham Rd.

<u>Assessed Value:</u>	Land	\$ <u>211,620</u>
	Improvements	\$ <u>1,251,840</u>
	Total Value	\$ <u>1,463,460</u>

17) For each parcel identified in response to number 16, explain for what purpose the real property is currently being used. If there are several types of use for a single parcel, indicate all such usages by areas of the buildings and floor locations. In addition,

The property has been renovated and as of 9/24/12 will be used full-time as a transitional residential treatment facility for eating disorders.

- a. Does any other individual, association, corporation or other entity occupy or use any part of the premises of any property for which exemption is sought? If yes, give details and provide copies of leases and other such documents that relate to the right of such other individual,

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association or corporation as well as the manner in which they intend to use such property. No.

b. Is any income derived from the use of any portion of the real property by other individuals, groups or other entities, whether considered as rent or reimbursement for necessary expenses for services incurred? If yes, give details. No.

c. Provide any documentation available regarding the value of the property, including but not limited to, a recent appraisal, construction cost data, closing statements or other similar documents.

See Appraisal attached.

18) Describe in detail and specify the location of all personal property for which exemption is sought. For each item, provide a description, date of purchase and total original cost. If any such property is leased or owned by a party other than the applicant, give details and provide copies of leases and other such documents that relate to the right of such other individual, association or corporation as well as the manner in which they intend to use such property.

Not applicable to personal property. Tax exemption is sought solely for the real estate and improvements on 49.463 acres, Cumberland County Tax Map #058-A-1A.

19) List the present tax assessment, by tax bill, of personal property for which the exemption is sought.

Not applicable to personal property. Tax exemption is sought solely for the real estate and improvements on 49.463 acres, Cumberland County Tax Map #058-A-1A.

20) With regard to personal property, state the purpose for which the property is being used and whether income is derived from the use of any such property by individuals, groups or other entities. If so, give all details and provide copies of leases or other such documents that relate to the right of another to use the property.

Not applicable to personal property. Tax exemption is sought solely for the real estate and improvements on 49.463 acres, Cumberland County Tax Map #058-A-1A.

21) In addition to your responses to the aforementioned questions, please provide the following information:

- a. Applicant Bylaws, Charter, Articles of Incorporation, Application for Recognition of Exemption (IRS Form 1023 or other similar form submitted to the IRS to receive 501(c) tax exemption status) and any other documents outlining the applicant's structure and purpose. Please provide written explanation for any such documents not provided.

See Amended Bylaws and Amended Articles of Incorporation attached.

- b. Determination letter and any supplements or changes thereto, including any notices or determinations regarding revocation, received from the Internal Revenue Service regarding the applicant's federal exemption status.

See Determination Letter attached.

- c. A complete copy of the applicant's audited financial statements for the most current three years (fiscal periods) (i.e. balance sheet, income statement and statement of cash flows). If audited financial statements are not available:

- i. Provide a written statement explaining why no audit was conducted (or why the audited financials are not available), and
- ii. Provide unaudited financial statements for the most current three years (including, but not limited to, balance sheet, income statement and statement of cash flows).

Audit reports from 2006, 2007, 2008, 2009 and 2010 are attached.

- d. A complete copy of the applicant's three most recently filed federal form 990S (or 990-EZ, 990 PF or other similar form) and 990-TS (if applicable). Please include all supporting schedules including, but not limited to, detailed depreciation schedules. For any year for which such forms were not filed, please provide written explanation.

Form 990 for 2008, 2009 and 2010 are attached.

- e. A complete listing of the name, address and telephone number of all current officers and directors. Please indicate current salaries and/or other compensation paid to each. In addition, please specify as to the basis of the listed salary or compensation (i.e. annually, per meeting, hourly, commission, etc.).

See attached Board of Directors List

- f. List the salary ranges of each employee position classification and list the number of full-time and part-time employees in each such classification.

No salaries have been paid. Salaries are expected to be paid beginning in the Fall of 2012.

- g. Specify what percentage of gross income of the organization was required to pay real and personal property taxes for each of the last three years.

Values approximate:

2011	5.6% of total donations to ministry
2010	8.1% of total donations to ministry
2009	7.3% of total donations to ministry

- h. A copy of all fictitious name certificates, if any, filed by the applicant with either the State Corporation Commission or the Cumberland County Circuit Court or any other Circuit Court in the Commonwealth.

None.

- i. Explain, in detail, why the Board of Supervisors should exempt the applicant from real and/or personal taxation in the County of Cumberland, Virginia. Please include in your explanation a description of the services provided by the organization.

See attached Tax Exempt Statement.

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This application and attachments were prepared by Catherine S Boyle
whose title with the applicant is Chief Operating Officer

Catherine S Boyle
Signature

APPLICANT: Northfield Foundation For Eating Disorders Inc

By: Name Catherine S Boyle

Title Chief Operating Officer

Date 5/25/12

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF RICHMOND, to wit:

Catherine S Boyle Being duly sworn deposes and says:

Affiant is the Chief Operating Officer (title) of Northfield Foundation For Eating Disorders Inc
(legal name of applicant organization) named in this application. Affiant has read and reviewed the foregoing application and attachments and knows the contents. The matters stated in the application are true to Affiant's knowledge except as to the matters herein stated to be upon information and belief, and as to those matters Affiant believes them to be true. Affiant has the proper authority to sign this document on behalf of the applicant and that by doing so, consents to the disclosure of all items indicated in this application.

Catherine S Boyle
Affiant (Signature of Officer)

Chief Operating Officer
Title



Subscribed and sworn to before me this 25 day of MAY, 2012.

M Benjamin
Notary Public

My commission expires: AUG 31, 2015

Tax Exempt Statement

Northfield Ministries provides vital services to women struggling with eating disorders and related issues. No other organization exists in Virginia, and very few across the United States, that address not only the physical and mental needs of eating disordered women, but also addresses their spiritual needs and the needs of their loved ones. Existing eating disorder treatment facilities are almost entirely for-profit and prohibitively expensive, making appropriate and necessary treatment for eating disorders unattainable for most. Northfield's Cumberland Home is one of the very few non-profit organizations of its kind within the United States. As a result, many individuals have and are currently inquiring about the program that will soon be offered at the Northfield Cumberland Home.

The original financing was structured so that the owners of the Northfield property (Gwen and Sigmund Seiler) could purchase the property to begin the ministry to women with eating disorders. The ministry had no assets and no history, therefore the Seilers were compelled to purchase the property under their own names.

In early 2012, the original mortgage loan was refinanced. Northfield Foundation for Eating Disorders, Inc. (the official business name of Northfield Ministries) is now a guarantor on the refinanced mortgage loan.

During the past six years since the property was purchased, the ministry has renovated and furnished the main home on the Northfield property to become a residential treatment facility for eating disorders. As a registered 501(c)3, Northfield Ministries has fully used its tax-exempt status to stretch every dollar given to this ministry to the fullest extent.

Northfield has received donations sufficient to allow the home to open full-time during the 3rd quarter of 2012.

In the process of renovating the Cumberland Home, Northfield has worked diligently to send business to Cumberland County merchants. When open, Northfield will continue to spend significant money within Cumberland. Our employees will bring additional business to Cumberland as (at a minimum) regular travelers through Cumberland, or possibly as residents of the County. We anticipate an initial staff of 7 individuals.

The large number of individuals who contact Northfield Ministries for help with eating disorders also assures that a steady stream of individuals and families from across Virginia and across the United States will be regular visitors to the County.

The reduction in revenue to the County from granting Northfield Ministries tax-exempt status is anticipated to be offset by the increase in other tax revenues associated with the ministry being located in the County.

BOARD OF SUPERVISORS OF THE
COUNTY OF CUMBERLAND, VIRGINIA
RESOLUTION ADOPTING AN ORDINANCE TO EXEMPT FROM REAL
PROPERTY TAXATION THE REAL PROPERTY OWNED BY
NORTHFIELD FOUNDATION FOR EATING DISORDERS, INC.

PURSUANT TO VA. CODE § 58.1-3651

AND

CUMBERLAND COUNTY CODE § 58-6

November 13, 2012

WHEREAS, an application has been filed by Northfield Foundation for Eating Disorders, Inc. for an Exemption from Real Property Taxation; and

WHEREAS, after due publication, a public hearing was held on the application, at which public hearing citizens had an opportunity to be heard, following which public hearing the Board of Supervisors considered all of the following factors, in addition to any and all other criteria, facts and circumstances that the Board of Supervisors deemed pertinent :

1. Whether Northfield Foundation for Eating Disorders, Inc. has any rule, regulation, policy or practice that unlawfully discriminates on the basis of religious conviction, race, color, sex, or national origin.
2. Whether Northfield Foundation for Eating Disorders, Inc. is exempt from taxation pursuant to § 501(c) of the Internal Revenue Code of 1954.
3. Whether a current annual alcoholic beverage license for serving alcoholic beverages has been issued by the Virginia Alcoholic Beverage Control Board to Northfield Foundation for Eating Disorders, Inc., for use on the subject property.
4. Whether any director, officer, or employee of the organization is paid compensation in excess of a reasonable allowance for salaries or other compensation for personal services which such director, officer, or employee actually renders.

5. Whether any part of the net earnings of Northfield Foundation for Eating Disorders, Inc. Northfield Foundation for Eating Disorders, Inc. inures to the benefit of any individual, and whether any significant portion of the service provided by such organization is generated by funds received from donations, contributions, or local, state or federal grants. As used in this subsection, donations shall include the providing of personal services or the contribution of in-kind or other material services.
6. Whether the organization provides services for the common good of the public.
7. Whether a substantial part of the activities of the organization involves carrying on propaganda, or otherwise attempting to influence legislation and whether the organization participates in, or intervenes in, any political campaign on behalf of any candidate for public office.
8. The revenue impact to the locality and its taxpayers of exempting the property.

WHEREAS, after discussion, presentation and due deliberation with respect to such information, including information and materials presented at the public hearing, and the comments in support or opposition to the proposed Ordinance, the Board of Supervisors desires to take action with respect to the application for exemption from real property taxation submitted by Northfield Foundation for Eating Disorders, Inc.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the Board of Supervisors, as follows:

- a. The foregoing recitals are hereby incorporated by this reference.
- b. Upon consideration of the foregoing, the Board considers it appropriate to by ordinance and this resolution exempt by designation the real property owned by Northfield Foundation for Eating Disorders, Inc. from real property taxation.
- c. Accordingly, the Board does hereby adopt the following Ordinance:

AN ORDINANCE

Exempting from real property taxation, by designation, the real property owned by Northfield Foundation for Eating Disorders, Inc., Tax Map Number 058-A-1A, pursuant to Virginia Code § 58.1-3651 and Cumberland County Code § 58-6. The specific use upon which the designation for exemption is based is the use of the subject real property for the charitable purpose of providing a residential treatment facility for women struggling with eating disorders, self-harm, depression, and in some cases, unplanned pregnancies. Continuance of the designation and resulting exemption from real property taxation granted herein shall be contingent on the continued use of the subject real property in accordance with the stated purpose.

- d. This Resolution and the Ordinance herein contained shall be effective on January 1, 2013.

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Meghan Allen

From: Vivian Giles
Sent: Thursday, October 18, 2012 2:50 PM
To: Meghan Allen
Subject: FW: Board Meeting

Please add Mr. Rogers to the November agenda.

Vivian

Vivian Seay Giles, J.D., LL.M.
Cumberland County Attorney | Cumberland County Administrator
1 Courthouse Circle | Post Office Box 110 | Cumberland, Virginia 23040
Telephone 804.492.3578 | Facsimile 804.492.9224 | Cellular 434.607.0717

From: Will Rogers [<mailto:wrogers@crossroadscsb.org>]
Sent: Thursday, October 18, 2012 1:16 PM
To: Vivian Giles
Subject: Board Meeting

Ms. Giles:

I would ask to be on the Cumberland Board of Supervisors agenda for their November 13th meeting. I have a 10 minute presentation on upcoming legislative issues.

Please advise.

Thanks.

Will Rogers

Executive Director

Crossroads Community Services
P.O. Drawer 248, 60 Bush River Drive
Farmville, VA 23901-0248
434.392.7049
434.392.9221 FAX
wrogers@crossroadscsb.org
www.crossroadscsb.org

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7/01/2012 - 11/02/2012

FUND #-100

ACCT#	DESCRIPTION	BUDGET AMOUNT	APPR. AMOUNT	CURRENT AMOUNT	Y-T-D AMOUNT	BALANCE UNCOLLECTED
1101	** Real Estate Taxes **	5,720,000.00	5,720,000.00	1,177,788.75	1,435,655.33	4,284,344.67
1102	* Real/Personal Public Service *	540,000.00	540,000.00	235,614.52	235,614.52	304,385.48
1103	* Personal Property Taxes *	1,831,500.00	1,831,500.00	273,272.85	554,202.69	1,277,297.31
1104	* Machinery & Tools *	90,000.00	90,000.00	2,778.25	14,194.53	75,805.47
1105	* Penalties & Interest *	233,000.00	233,000.00	13,049.13	86,688.50	146,311.50
1201	* Local Sales & Use Taxes *	775,000.00	775,000.00	.00	201,378.33	573,621.67
1202	* Consumer Utility Taxes *	175,000.00	175,000.00	17,570.93	60,808.14	114,191.86
1203	* Business License Taxes *	108,000.00	108,000.00	3,863.09	18,477.02	89,522.98
1204	* Franchise License Taxes *	16,000.00	16,000.00	.00	.00	16,000.00
1205	* Motor Vehicle License Tax *	230,000.00	230,000.00	34,235.54	68,812.45	161,187.55
1207	* Taxes On Recordation & Mills *	45,000.00	45,000.00	7,982.51	15,843.17	29,156.83
1301	* Animal Licenses *	8,800.00	8,800.00	24.00	722.00	8,078.00
1303	* Permits & Other Licenses *	64,300.00	64,300.00	6,328.71	16,262.96	48,037.04
1401	* Court Fines & Forfeitures *	145,000.00	145,000.00	11,786.32	58,875.53	86,124.47
1501	* Revenue From Use Of Money *	30,000.00	30,000.00	.00	4,829.75	25,170.25
1502	* Revenue From Use Of Property *	39,400.00	39,400.00	120.00	3,407.74	35,992.26
1601	* Court Costs *	54,760.00	54,760.00	4,304.26	18,100.14	36,659.86
1602	* Commonwealth's Attorney Fees *	700.00	700.00	504.79	680.93	19.07
1603	* Charges For Law Enforcement *	40,000.00	40,000.00	8,975.00	22,295.00	17,705.00
1606	* Charges For Other Protection *	200.00	200.00	.00	.00	200.00
1608	* Charges Sanitation & Removal *	500,500.00	500,500.00	.00	111.00	500,389.00
1612	MENS LEAGUE-SOFTBALL	3,640.00	3,640.00	.00	.00	3,640.00
1613	* Charges For Parks & Recreation *	39,400.00	39,400.00	5,701.32	24,162.62	15,237.38
1616	* Charges For Planning / Com Dev *	6,400.00	6,400.00	.00	710.00	5,690.00
1899	* Miscellaneous *	1,149,900.00	1,166,792.85	1,973.79	1,140,710.08	26,082.77
2101	* Service Charges *	56,600.00	56,600.00	.00	56,435.45	164.55
2201	**NON-CATEGORICAL AID**	928,235.00	928,235.00	5,058.72	57,094.97	871,140.03
2301	* Commonwealth Attorney *	73,394.00	73,394.00	.00	17,879.95	55,514.05
2302	* Sheriff *	545,655.00	545,655.00	.00	138,603.62	407,051.38
2303	* Commissioner Of Revenue *	77,437.00	77,437.00	.00	18,761.86	58,675.14
2304	* Treasurer *	91,930.00	91,930.00	.00	32,639.26	59,290.74
2305	* Medical Examiner *	180.00	180.00	.00	.00	180.00
2306	* Registrar/Electoral Boards *	35,495.00	35,495.00	.00	.00	35,495.00
2307	* Clerk Of The Circuit Court *	142,455.00	142,455.00	.00	22,284.96	120,170.04
2308	* DMV License Agent *	15,000.00	15,000.00	.00	4,301.71	11,498.29
2404	**GRANT FUNDS**	.00	.00	.00	10,516.77	10,516.77
4105	**TRANSFERS**	2,086.00	2,086.00	.00	.00	2,086.00
--FUND TOTAL--		13,814,967.00	13,832,659.85	1,810,932.48	4,340,588.96	9,492,070.89

FUND #-150

1501	INTEREST-STATE	.00	.00	.00	154.57	154.57
2402	ASSET FORFEITURE REVENUE (STATE)	.00	.00	.00	3,465.00	3,465.00
3301		30,000.00	30,000.00	.00	.00	30,000.00
--FUND TOTAL--		30,000.00	30,000.00	.00	3,619.57	26,380.43

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ACCT#	DESCRIPTION	BUDGET AMOUNT	APPR. AMOUNT	CURRENT AMOUNT	Y-T-D AMOUNT	BALANCE UNCOLLECTED
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FUND #-170

1902	HEALTH INSURANCE CONTRIBUTIONS	1,800,000.00	1,800,000.00	227,462.52	537,921.72	1,262,078.28
2000	DENTAL INSURANCE CONTRIBUTIONS	112,500.00	112,500.00	12,959.43	32,163.19	80,336.81
	-- FUND TOTAL--	1,912,500.00	1,912,500.00	240,421.95	570,084.91	1,342,415.09

FUND #-201

1899	* Miscellaneous Revenue *	.00	.00	91.68	397.52	397.52-
2401	* Welfare *	144,365.00	144,365.00	.00	89,680.94	54,684.06
3305	* Social Services *	901,421.00	901,421.00	.00	131,571.98	769,849.02
4105	* Fund Transfers *	310,531.00	310,723.60	.00	36,706.12	274,017.48
	-- FUND TOTAL--	1,356,317.00	1,356,509.60	91.68	258,356.56	1,098,153.04

FUND #-205

1803	* Expenditure Refunds *	219,492.00	219,492.00	27,150.77	96,014.97	123,477.03
1899	* Miscellaneous Revenue *	.00	.00	250.00	3,382.00	3,382.00-
2402	* State Education *	8,213,201.00	8,213,201.00	.00	1,793,129.18	6,420,071.82
2403	EPIFEN GRANTS	.00	.00	.00	295.41	295.41-
3302	* Education *	1,848,516.00	1,848,516.00	15,309.79	519,969.37	1,328,546.63
4105	* Fund Transfers *	3,924,419.00	3,940,999.25	.00	291,985.00	3,649,014.25
	-- FUND TOTAL--	14,205,628.00	14,222,208.25	42,710.56	2,704,775.93	11,517,432.32

FUND #-209

4106	**Balance Forward**	2,086.00	2,086.00	.00	.00	2,086.00
	-- FUND TOTAL--	2,086.00	2,086.00	.00	.00	2,086.00

FUND #-302

4104	* Proceeds from Indebtedness *	.00	.00	.00	584,060.95	584,060.95-
4105	* Fund Transfers *	56,820.00	67,620.00	.00	.00	67,620.00
	-- FUND TOTAL--	56,820.00	67,620.00	.00	584,060.95	516,440.95-

FUND #-401

1501	**INTEREST**	.00	.00	.00	19,541.19	19,541.19-
4104	Proceeds from VML/VACO Comm Paper	.00	.00	.00	213,453.35	213,453.35-
4105	** Transfers **	3,828,863.00	3,828,863.00	.00	1,488,501.50	2,340,361.50
	-- FUND TOTAL--	3,828,863.00	3,828,863.00	.00	1,721,496.04	2,107,366.96



ACCT#	DESCRIPTION	BUDGET AMOUNT	APPR. AMOUNT	CURRENT AMOUNT	Y-T-D AMOUNT	BALANCE UNCOLLECTED
FUND # -500						
2404	*REVENUE FROM STATE*	450,000.00	450,000.00	.00	53,329.80	396,670.20
4105	*TRANSFERS*	150,000.00	150,000.00	.00	854.51	149,145.49
	--FUND TOTAL--	600,000.00	600,000.00	.00	54,184.31	545,815.69
FUND # -501						
1501	**INTEREST REVENUE**	1,000.00	1,000.00	.00	98.37	901.63
1619	**CHARGES & FEES**	393,400.00	393,400.00	25,971.26	114,305.50	279,094.50
1620	SEWER LATE PAYMENT PENALTY	5,000.00	5,000.00	265.98	1,352.32	3,647.68
1630	**ADMIN FEES/CHARGES**	18,960.00	18,960.00	1,140.50	4,687.00	14,273.00
4106	BALANCE FORWARD	17,046.00	17,046.00	.00	.00	17,046.00
	--FUND TOTAL--	435,406.00	435,406.00	27,377.74	120,443.19	314,962.81
FUND # -515						
1501	INTEREST SEWER RESERVE - CD	.00	.00	.00	3,747.76	3,747.76
	--FUND TOTAL--	.00	.00	.00	3,747.76	3,747.76
FUND # -540						
1501	INTEREST WATER RESERVE - CD	.00	.00	.00	546.79	546.79
	--FUND TOTAL--	.00	.00	.00	546.79	546.79
FUND # -550						
1501	**INTEREST REVENUE**	.00	.00	.00	25.05	25.05
	--FUND TOTAL--	.00	.00	.00	25.05	25.05
FUND # -570						
1501	INTEREST REVENUE	.00	.00	.00	.87	.87
1901	PROGRAM INCOME	.00	.00	50.00	200.00	200.00
	--FUND TOTAL--	.00	.00	50.00	200.87	200.87
FUND # -580						
1501	INTEREST REVENUE	.00	.00	.00	23.17	23.17
1901	PROGRAM INCOME	.00	.00	75.00	225.00	225.00
	--FUND TOTAL--	.00	.00	75.00	248.17	248.17

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REVENUE SUMMARY
7/01/2012 - 11/02/2012

9:05

TIME

BALANCE UNCOLLECTED

Y-T-D AMOUNT

CURRENT AMOUNT

APPR. AMOUNT

BUDGET AMOUNT

ACCT# DESCRIPTION

FUND #-715

1501	Interest - Green Front Loan	67,525.00	67,525.00	11,133.90	22,267.80	45,257.20	67.02
1899	Rent of General Property	53,060.00	53,060.00	5,400.00	16,000.00	37,060.00	69.84
4106	**BALANCE FORWARD**	257,270.00	257,270.00	.00	.00	257,270.00	100.00
	--FUND TOTAL--	377,855.00	377,855.00	16,533.90	38,267.80	339,587.20	89.87

FUND #-733

1899	* Miscellaneous Revenue *	30,000.00	30,000.00	1,184.35	2,563.53	27,436.47	91.45
	--FUND TOTAL--	30,000.00	30,000.00	1,184.35	2,563.53	27,436.47	91.45

	--FINAL TOTAL--	36,650,442.00	36,695,707.70	2,139,377.66	10,403,210.39	26,292,497.31	71.65
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ACCT#	DESCRIPTION	BUDGET AMOUNT	APPR. AMOUNT	CURRENT AMOUNT	Y-T-D AMOUNT	ENCUMBRANCE AMOUNT	TIME	UNENCUMBERED BALANCE	REMAINING
11010	* Board of Supervisors *	49,777.00	49,777.00	3,846.33	20,849.51	.00	.00	28,927.49	58.11
12100	* County Administrator *	220,716.00	220,716.00	18,729.82	74,466.11	.00	.00	146,249.89	66.26
12240	* Independent Auditor *	33,500.00	33,500.00	.00	.00	.00	.00	33,500.00	100.00
12310	* Commissioner of Revenue *	232,802.00	232,802.00	18,878.79	74,225.75	.00	.00	158,576.25	68.11
12320	* Assessor *	54,000.00	54,000.00	508.67	634.26	.00	.00	53,365.74	98.82
12340	* License Bureau *	.00	.00	2,755.00	2,755.00	.00	.00	2,755.00	100.00
12410	* Treasurer *	268,053.00	268,053.00	23,158.97	88,979.01	.00	.00	179,073.99	66.80
12430	* Accounting *	170,674.00	170,674.00	13,340.26	56,991.22	.00	.00	113,682.78	66.60
12510	* Data Processing *	182,962.00	182,962.00	12,127.23	68,998.89	.00	.00	113,963.11	62.28
13100	* Electoral Board *	25,165.00	25,165.00	582.88	2,290.36	.00	.00	22,874.64	90.89
13200	* Registrar *	72,992.00	72,992.00	6,735.74	25,968.77	.00	.00	47,023.23	64.42
21100	* Circuit Court *	14,310.00	14,310.00	382.88	826.01	.00	.00	13,483.99	94.22
21200	* General District Court *	11,945.00	11,945.00	57.20	1,363.35	.00	.00	10,581.65	88.58
21300	* Magistrate *	2,310.00	2,310.00	47.86	550.11	.00	.00	1,759.89	76.18
21600	* Clerk of Circuit Court *	232,736.00	232,736.00	18,161.49	71,225.39	.00	.00	161,510.61	69.39
21800	* Law Library *	1,000.00	1,000.00	359.67	539.17	.00	.00	460.83	46.08
22100	* Commonwealth's Attorney *	114,555.00	114,555.00	9,877.62	36,736.48	.00	.00	77,818.52	67.93
31200	* Sheriff *	1,458,129.00	1,458,129.00	122,626.28	525,857.38	.00	.00	932,271.62	63.93
31250	* School Resource Officer *	63,900.00	63,900.00	5,575.20	22,215.88	.00	.00	41,684.12	65.23
31400	* E911 *	46,380.00	46,380.00	781.20	4,393.60	.00	.00	41,986.40	90.52
32221	*Cumberland Vol. FIRE DEPT*	39,500.00	39,500.00	.00	19,750.00	.00	.00	19,750.00	50.00
32222	*Cartersville Volun.*	26,075.00	26,075.00	.00	13,037.50	.00	.00	13,037.50	50.00
32301	*Cumberland Vol. Rescue Squad*	25,875.00	25,875.00	.00	12,937.50	.00	.00	12,937.50	50.00
32302	*Prince Edward Vol. Rescue Squad*	8,000.00	8,000.00	.00	4,000.00	.00	.00	4,000.00	50.00
32303	*Randolph Fire Dept.*	41,000.00	41,000.00	.00	20,500.00	.00	.00	20,500.00	50.00
32304	*Cartersville Vol. Rescue Squad*	37,320.00	37,320.00	.00	18,660.00	.00	.00	18,660.00	50.00
32305	* ODEMSA *	1,012.00	1,012.00	.00	1,012.00	.00	.00	.00	.00
32400	* Forestry Service *	8,763.00	8,763.00	.00	8,763.21	.00	.00	.21	.00
32500	* Emergency Services *	3,000.00	3,000.00	.00	.00	.00	.00	3,000.00	100.00
33300	* Probation Office *	1,440.00	1,440.00	43.19	419.15	.00	.00	1,020.85	70.89
33400	* Correction & Detention *	15,000.00	15,000.00	1,030.00	3,896.00	.00	.00	11,104.00	74.02
34100	* Building Inspections *	117,106.00	117,106.00	9,393.31	38,129.90	.00	.00	78,976.10	67.43
35100	* Animal Control *	126,105.00	126,225.00	10,239.43	39,904.51	.00	.00	86,320.49	68.38
35300	* Medical Examiner *	.00	.00	.00	20.00	.00	.00	20.00	100.00
42400	* Refuse Disposal *	642,780.00	642,780.00	46,140.85	180,062.66	.00	.00	462,717.34	71.98
42700	* Recycling *	.00	.00	902.12	2,750.50	.00	.00	2,750.50	100.00
43200	* General Properties *	651,503.00	651,503.00	52,982.94	231,412.79	.00	.00	420,090.21	64.48
51200	* Supplement of Local Health Dept *	110,173.00	110,173.00	.00	.00	.00	.00	110,173.00	100.00
51405	* Piedmont Senior Resources *	787.00	787.00	.00	787.00	.00	.00	.00	.00
52500	* Chapter 10 Board - Crossroads *	34,000.00	34,000.00	.00	17,000.00	.00	.00	17,000.00	50.00
61230	* CSA Management *	33,747.00	33,747.00	2,601.75	11,294.37	.00	.00	22,452.63	66.53
68000	* Community Colleges *	2,873.00	2,873.00	.00	1,436.50	.00	.00	1,436.50	50.00
71311	*Special Olympics*	200.00	200.00	.00	200.00	.00	.00	.00	.00
71500	* Recreation *	76,596.00	76,596.00	13,339.82	40,156.36	.00	.00	36,439.64	47.57
73100	* Local Library *	115,450.00	115,450.00	.00	57,725.00	.00	.00	57,725.00	50.00
73200	* Tri-County Life Learners (Liter)*	500.00	500.00	.00	500.00	.00	.00	.00	.00
81100	* Planning Commission *	14,200.00	14,200.00	1,371.91	1,646.91	.00	.00	12,553.09	88.40

FUND #100

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ACCT#	DESCRIPTION	BUDGET AMOUNT	APPR. AMOUNT	CURRENT AMOUNT	Y-T-D AMOUNT	ENCUMBRANCE AMOUNT	UNENCUMBERED BALANCE	REMAINING
8110	* Planning/Zoning Dept. *	120,761.00	120,761.00	9,618.25	37,454.33	.00	83,306.67	68.98
8120	* Community & Economic Developmnt *	143,509.00	143,509.00	11,796.51	46,406.06	.00	97,102.94	67.66
8140	* Board of Zoning Appeals *	1,850.00	1,850.00	98.00	308.00	.00	1,542.00	83.35
8152	*Historic Society*	250.00	250.00	.00	250.00	.00	.00	.00
8153	*Clothes Closet*	600.00	600.00	.00	153.95	.00	446.05	74.34
8154	*STEPS, Inc.*	7,400.00	7,400.00	.00	3,700.00	.00	3,700.00	50.00
8157	*Resource Conservation & Devel.*	905.00	905.00	.00	905.00	.00	.00	.00
8158	*Prince Edward Cannery*	500.00	500.00	.00	500.00	.00	.00	.00
8159	*CPAC / HOPE*	2,500.00	2,500.00	.00	1,250.00	.00	1,250.00	50.00
81520	*Piedmont Area Transit (PAT) *	10,000.00	10,000.00	5,000.00	5,000.00	.00	5,000.00	50.00
81522	* Meals On Wheels *	15,600.00	15,600.00	.00	7,653.95	.00	7,946.05	50.93
81535	* Farmville Area Chamber of Commerc	1,500.00	1,500.00	.00	1,500.00	.00	.00	.00
81541	* Longwood Small Bus. Dev. Ctr. *	3,000.00	3,000.00	.00	1,500.00	.00	1,500.00	50.00
81542	* Southside Violence Prevention *	5,000.00	5,000.00	.00	2,500.00	.00	2,500.00	50.00
82401	*Peter Francisco SMD*	6,695.00	6,695.00	.00	3,347.50	.00	3,347.50	50.00
83500	* Extension Agents *	44,492.00	44,492.00	266.38	1,240.49	.00	43,251.51	97.21
89000	** LOCAL AID TO THE COMMONWEALTH **	70,717.00	70,717.00	.00	.00	.00	70,717.00	100.00
90000	* NONDEPARTMENTAL *	20,000.00	.00	1,082.74	1,594.78	.00	1,594.78	100.00
93100	**TRANSFERS**	7,980,777.00	8,008,349.85	.00	1,818,047.13	.00	6,190,302.72	77.29
	--FUND TOTAL--	13,814,967.00	13,832,659.85	424,440.29	3,739,179.30	.00	10,093,480.55	72.96

FUND #-150

22100 COMMONWEALTH'S ATTORNEY
31200 SHERIFF

--FUND TOTAL--

FUND #-170

62100 HEALTH INSURANCE
63100 DENTAL INSURANCE

--FUND TOTAL--

FUND #-201

53100 * Administration *

--FUND TOTAL--

FUND #-205

61100

--FUND TOTAL--

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ACCT#	DESCRIPTION	BUDGET AMOUNT	APPR. AMOUNT	CURRENT AMOUNT	Y-T-D AMOUNT	ENCUMBRANCE AMOUNT	UNENCUMBERED BALANCE	% REMAINING
FUND # -209								
93100	TRANSFERS TO GENERAL FUND	2,086.00	2,086.00	.00	.00	.00	2,086.00	100.00
-- FUND TOTAL--		2,086.00	2,086.00	.00	.00	.00	2,086.00	100.00
FUND # -302								
94114	* COMPUTER UPGRADE *	45,000.00	45,000.00	9,442.71	20,919.83	.00	24,080.17	53.51
94125	* GIS MAPPING *	.00	.00	136.85	410.55	.00	410.55	100.00
94135	* UTILITIES - WATER *	.00	.00	138,804.95	686,909.69	.00	686,909.69	100.00
94251	* CARTERSVILLE RESCUE SQUAD *	.00	10,800.00	10,800.00	10,800.00	.00	.00	.00
94380	*Randolph Community Center*	11,820.00	11,820.00	.00	.00	.00	11,820.00	100.00
-- FUND TOTAL--		56,820.00	67,620.00	159,184.51	719,040.07	.00	651,420.07	963.35
FUND # -401								
67200	* Elementary School - Lit Loan *	241,667.00	241,667.00	.00	.00	.00	241,667.00	100.00
67400	* COPS97 Loan *	374,896.00	374,896.00	.00	324,055.62	.00	50,840.38	13.56
67500	* High/Middle School - VPSA Loan *	932,501.00	932,501.00	.00	749,590.96	.00	182,910.04	19.61
67600	* VACO/VML Direct Loan - HS/MS *	1,448,598.00	1,448,598.00	.00	78,625.11	.00	1,369,972.89	94.57
67700	* PUBLIC FACILITY NOTE 2009	390,862.00	390,862.00	.00	56,601.99	.00	334,260.01	85.51
67800	* AMERESCO *	130,446.00	130,446.00	.00	130,446.00	.00	.00	.00
95300	* CHC Lease *	291,758.00	291,758.00	.00	243,021.25	.00	48,736.75	16.70
95500	* LeSueur Property *	18,135.00	18,135.00	1,511.25	6,045.00	.00	12,090.00	66.66
95600	* SunTrust Loan-HS/MS *	.00	.00	2,758.48	67,009.96	.00	67,009.96	100.00
95700	* SunTrust Loan - Courthouse *	.00	.00	25,350.00	25,350.00	.00	25,350.00	100.00
-- FUND TOTAL--		3,828,863.00	3,828,863.00	29,619.73	1,680,745.89	.00	2,148,117.11	56.10
FUND # -500								
53900		600,000.00	600,000.00	.00	54,184.31	.00	545,815.69	90.96
-- FUND TOTAL--		600,000.00	600,000.00	.00	54,184.31	.00	545,815.69	90.96
FUND # -501								
93100	** TRANSFERS **	26,036.00	26,036.00	.00	.00	.00	26,036.00	100.00
94900	* SEWER FUND - Enterprise Fund *	273,807.00	273,807.00	23,348.18	95,364.03	.00	178,442.97	65.17
95900	* WATER FUND - ENTERPRISE FUND *	135,563.00	135,563.00	8,849.61	36,415.97	.00	99,147.03	73.13
-- FUND TOTAL--		435,406.00	435,406.00	32,197.79	131,780.00	.00	303,626.00	69.73
FUND # -570								
53500	ADMIN EXPENSES	.00	.00	.00	479.09	.00	479.09	100.00
-- FUND TOTAL--		.00	.00	.00	479.09	.00	479.09	100.00

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ACCT#	DESCRIPTION	BUDGET AMOUNT	APPR. AMOUNT	CURRENT AMOUNT	Y-T-D AMOUNT	ENCUMBRANCE AMOUNT	UNENCUMBERED BALANCE	REMAINING
FUND # -715								
81610	COMMUNITY CENTER PURCHASE	114,035.00	114,035.00	50.00	30,778.50	.00	83,256.50	73.00
81620	MADISON INDUSTRIAL PARK	.00	.00	28,992.73	61,109.87	.00	61,109.87	100.00
93100	Transfer To Gen Fund (Shell Bidg)	263,820.00	263,820.00	.00	.00	.00	263,820.00	100.00
	--FUND TOTAL--	377,855.00	377,855.00	29,042.73	91,888.37	.00	285,966.63	75.68
FUND # -733								
53010		30,000.00	30,000.00	.00	2,710.81	.00	27,289.19	90.96
	--FUND TOTAL--	30,000.00	30,000.00	.00	2,710.81	.00	27,289.19	90.96
	--FINAL TOTAL--	36,650,442.00	36,695,707.70	687,074.02	9,895,237.11	.00	26,800,470.59	73.03

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CUMBERLAND CO
EXPENDITURE SUMMARY
7/01/2012 - 11/02/2012

ACCT#	DESCRIPTION	BUDGET AMOUNT	APPR. AMOUNT	CURRENT AMOUNT	Y-T-D AMOUNT	ENCUMBRANCE AMOUNT	UNENCUMBERED BALANCE	REMAINING
		.00	.00	.00	.00	.00	.00	.00
	--FINAL TOTAL--	.00	.00	.00	.00	.00	.00	.00

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** GENERAL FUND REVENUES**

Monthly Financial Report To Council For November 2012

	Estimated 2012/2013 Budget to Date -----	Actual 2012/2013 Budget to Date -----	(Over) or Under Budget to Date -----
Revenue			
Balance Forward			
Expected	36,695,707.70	10,403,210.39	26,292,497.31
Total Revenue	36,695,707.70	10,403,210.39	26,292,497.31
Expenditures			
* Board of Supervisors *	49,777.00	20,849.51	28,927.49
* County Administrator *	220,716.00	74,466.11	146,249.89
* Independent Auditor *	33,500.00		33,500.00
* Commissioner of Revenue *	232,802.00	74,225.75	158,576.25
* Assessor *	54,000.00	634.26	53,365.74
* License Bureau *		2,755.00	(2,755.00)
* Treasurer *	268,053.00	88,979.01	179,073.99
* Accounting *	170,674.00	56,991.22	113,682.78
* Data Processing *	182,962.00	68,998.89	113,963.11
* Electoral Board *	25,165.00	2,290.36	22,874.64
* Registrar *	72,992.00	25,968.77	47,023.23
* Circuit Court *	14,310.00	826.01	13,483.99
* General District Court *	11,945.00	1,363.35	10,581.65
* Magistrate *	2,310.00	550.11	1,759.89
* Clerk of Circuit Court *	232,736.00	71,225.39	161,510.61
* Law Library *	1,000.00	539.17	460.83
* Commonwealth's Attorney *	114,555.00	36,736.48	77,818.52
* Sheriff *	1,458,129.00	525,857.38	932,271.62
* School Resource Officer *	63,900.00	22,215.88	41,684.12
* E911 *	46,380.00	4,393.60	41,986.40
Cumberland Vol.FIRE DEPT	39,500.00	19,750.00	19,750.00
Cartersville Volun.	26,075.00	13,037.50	13,037.50
Cumberland Vol. Rescue Squad	25,875.00	12,937.50	12,937.50
Prince Edward Vol. Rescue Squad	8,000.00	4,000.00	4,000.00
Randolph Fire Dept.	41,000.00	20,500.00	20,500.00
Cartersville Vol. Rescue Squad	37,320.00	18,660.00	18,660.00
* ODEMSA *	1,012.00	1,012.00	
* Forestry Service *	8,763.00	8,763.21	(.21)
* Emergency Services *	3,000.00		3,000.00
* Probation Office *	1,440.00	419.15	1,020.85
* Correction & Detention *	15,000.00	3,896.00	11,104.00
* Building Inspections *	117,106.00	38,129.90	78,976.10
* Animal Control *	126,225.00	39,904.51	86,320.49
* Medical Examiner *		20.00	(20.00)
* Refuse Disposal *	642,780.00	180,062.66	462,717.34
* Recycling *		2,750.50	(2,750.50)
* General Properties *	651,503.00	231,412.79	420,090.21
* Supplement of Local Health Dept *	110,173.00		110,173.00
Piedmont Senior Resources	787.00	787.00	
* Chapter 10 Board - Crossroads *	34,000.00	17,000.00	17,000.00
* CSA Management *	33,747.00	11,294.37	22,452.63
* Community Colleges *	2,873.00	1,436.50	1,436.50

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** GENERAL FUND REVENUES**

Monthly Financial Report To Council For November 2012

	Estimated 2012/2013 Budget to Date -----	Actual 2012/2013 Budget to Date -----	(Over) or Under Budget to Date -----
Expenditures			
Special Olympics	200.00	200.00	
* Recreation *	76,596.00	40,156.36	36,439.64
* Local Library *	115,450.00	57,725.00	57,725.00
* Tri-County Life Learners (Liter)*	500.00	500.00	
* Planning Commission *	14,200.00	1,646.91	12,553.09
* Planning/Zoning Dept. *	120,761.00	37,454.33	83,306.67
* Community & Economic Developmnt *	143,509.00	46,406.06	97,102.94
* Board of Zoning Appeals *	1,850.00	308.00	1,542.00
Historic Society	250.00	250.00	
Clothes Closet	600.00	153.95	446.05
STEPS, Inc.	7,400.00	3,700.00	3,700.00
Resource Conservation & Devel.	905.00	905.00	
Prince Edward Cannery	500.00	500.00	
CPAC / HOPE	2,500.00	1,250.00	1,250.00
Piedmont Area Transit (PAT)	10,000.00	5,000.00	5,000.00
* Meals on Wheels *	15,600.00	7,653.95	7,946.05
* Farmville Area Chamber of Commerc	1,500.00	1,500.00	
* Longwood Small Bus. Dev. Ctr. *	3,000.00	1,500.00	1,500.00
* Southside Violence Prevention *	5,000.00	2,500.00	2,500.00
Peter Francisco SWD	6,695.00	3,347.50	3,347.50
* Extension Agents *	44,492.00	1,240.49	43,251.51
** LOCAL AID TO THE COMMONWEALTH **	70,717.00		70,717.00
* NONDEPARTMENTAL *		1,594.78	(1,594.78)
TRANSFERS	8,008,349.85	1,818,047.13	6,190,302.72
COMMONWEALTH'S ATTORNEY		894.87	(894.87)
SHERIFF	30,000.00	13,258.97	16,741.03
HEALTH INSURANCE	1,800,000.00	504,344.36	1,295,655.64
DENTAL INSURANCE	112,500.00	36,400.82	76,099.18
* Administration *	1,356,509.60	258,264.88	1,098,244.72
	14,222,208.25	2,662,065.37	11,560,142.88
	2,086.00		2,086.00
* COMPUTER UPGRADE *	45,000.00	20,919.83	24,080.17
* GIS MAPPING *		410.55	(410.55)
* UTILITIES - WATER *		686,909.69	(686,909.69)
* CARTERSVILLE RESCUE SQUAD *	10,800.00	10,800.00	
Randolph Community Center	11,820.00		11,820.00
* Elementary School - Lit Loan *	241,667.00		241,667.00
* COPS97 Loan *	374,896.00	324,055.62	50,840.38
* High/Middle School - VPSA Loan *	932,501.00	749,590.96	182,910.04
* VACO/VML Direct Loan - HS/MS *	1,448,598.00	78,625.11	1,369,972.89
PUBLIC FACILITY NOTE 2009	390,862.00	56,601.99	334,260.01
* AMERESCO *	130,446.00	130,446.00	
* CHC Lease *	291,758.00	243,021.25	48,736.75
* LeSueur Property *	18,135.00	6,045.00	12,090.00
* SunTrust Loan-HS/MS *		67,009.96	(67,009.96)
* Suntrust Loan - Courthouse *		25,350.00	(25,350.00)
	600,000.00	54,184.31	545,815.69
** TRANSFERS **	26,036.00		26,036.00

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** GENERAL FUND REVENUES**

Monthly Financial Report To Council For November 2012

	Estimated 2012/2013 Budget to Date -----	Actual 2012/2013 Budget to Date -----	(Over) or Under Budget to Date -----
Expenditures			
* SEWER FUND - Enterprise Fund *	273,807.00	95,364.03	178,442.97
* WATER FUND - ENTERPRISE FUND *	135,563.00	36,415.97	99,147.03
		479.09	(479.09)
COMMUNITY CENTER PURCHASE	114,035.00	30,778.50	83,256.50
MADISON INDUSTRIAL PARK		61,109.87	(61,109.87)
	263,820.00		263,820.00
	30,000.00	2,710.81	27,289.19
Total Expenditure	36,695,707.70	9,895,237.11	26,800,470.59
Total Revenues			
Less Total Expenditures		507,973.28	(507,973.28)



L. O. Pfeiffer, Jr.
TREASURER OF CUMBERLAND COUNTY
P. O. Box 28
Cumberland, VA 23040
(804) 492-4297
Fax 492-5365



October 29, 2012

Vivian Giles, County Administrator
1 Courthouse Circle
Cumberland, VA 23040

Dear Vivian:

This is to advise you that the County has received a donation in the amount of \$50.00. The donor requested that these funds be used by the Animal Control Department for operational expenses at the animal pound.

I have attached the request for this supplemental appropriation and ask that it be forwarded to the Board of Supervisors for their approval. Please let me know if you need any additional information.

Sincerely,

L.O. Pfeiffer, Jr.
Treasurer

Request For Appropriation

Department: Animal Control

Code: 35100

Appropriate from:

Code	Item	Amount
3-100-001899-0013	Misc Rev	\$50.00

Appropriate to:

Code	Item	Amount
4-100-035100-6002	Food Supplies	\$50.00

Reason for Request:

Donation

John L. Sullivan

Signature

Nov-1-12

Date

Approved:

Board of Supervisors

Date

100

Request For Appropriation

Department: Recreation
Code: 4-100-071500

Appropriate from:

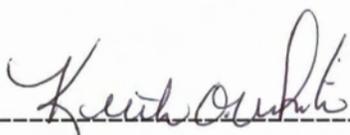
Code	Item	Amount
3-100-001613-0040	Youth League Fund Raisers	4,705.00

Appropriate to:

Code	Item	Amount
8094	Football	3,293.50
8097	Cheerleading	1,411.50

Reason for Request:

Funds were raised to pay for equipment and Uniforms



Signature



Date

Approved:

Board of Supervisors

Date



Memo

To: Vivian Seay Giles, County Administrator
From: Bret Schardein, Planning Director
Date: October 22, 2012

**Re: CUP # 12-03: National Communication Towers, LLC
Tax Map parcel 90-A-12B, 88 Thompson Road, Farmville
VA 23901**

Please find attached a conditional use permit application for a self-supporting monopole telecommunication tower proposed to be located on the above tax parcel owned by Herbert Jr. & Sandra Wilkerson. The proposed telecommunication tower would be 195 feet tall. The applicant is proposing a 125 ft. by 125 ft. lease area. Structures on the proposed lease area would include the tower and unmanned support buildings and equipment pads, which would all be surrounded by a security fence. The proposed location of the lease area is shown on the attached plat. The proposed location would be approximately 3,000 feet from Route 45 Cumberland Road. The proposed location is not within a growth area as defined by the Comprehensive Plan. Access to the proposed lease area would be from an existing gravel drive off of Lewis Road (Route 695) via a proposed 30 ft. access easement.

Staff requests that the Board of Supervisors refer this application to the Planning Commission so that the commission may review the request at their November 19th 2012 meeting. Staff would also request that the Board set a tentative date for their own public hearing on this application for February 12, 2013.

Attachment

Application (portion of submitted application)



COMMONWEALTH OF VIRGINIA
COUNTY OF CUMBERLAND

Internal Use Only
CUP # _____ STAFF _____
RECEIVED _____
COMPLETED _____
FEE/Ck. # _____
RECEIPT # _____

Application for Conditional Use Permit

Last revised 7/13/09

Form must be completed in ink, Pencil will not be accepted.

IMPORTANT NOTE: FOR CERTAIN LARGE-SCALE DEVELOPMENTS, STATE LAW NOW REQUIRES A TRAFFIC IMPACT ANALYSIS (T.I.A.) be completed and submitted with a rezoning application **before** the County can deem the application complete.

***Please see the attached T.I.A. info sheet and checklist to determine if such a study shall be required as part of the application. Please contact the zoning administrator for any questions.*

Project Name (how should we refer to this application?): Raines Tavern Communications Tower

Proposal: 195' Self Support Communications Tower and support facility

Location: 88 Thompson Road, Farmville, VA 23901

Tax Map Parcel(s): 090-A-12 B

Zoning: A2 Comprehensive Plan Area: _____

Election District: 4 (Randolph Magisterial District)

of Acres to be Covered by Conditional Use Permit (if a portion of a parcel or parcels it must be delineated on a plat): 0.3587 Acres (15,625 S.F.)

Is this an amendment to an existing conditional use permit? If Yes, provide CUP # or approval date: _____

YES NO

A Preliminary Site Plan is Required with Application for a CUP. Have you submitted a preliminary site plan?

YES NO

Is this a proposal for a shopping center or telecommunication tower? If so, additional information is required additional conditions/use restrictions apply. Please see the Planning & Zoning Dept. for more info.

YES NO

Contact Person (who should we call/write concerning this project?): Al Doss

Address: 5413 Patterson Ave., Suite 101 City: Richmond State: VA Zip: 23226

Daytime Phone: (804) 366-1165 Fax #: (804) 673-4242 Email: adoss@nationaltowers.com

Owner of Record (who currently owns the property?): Herbert & Sandra Wilkerson, Jr.

Address: 88 Thompson Road City: Farmville State: VA Zip: 23901

Daytime Phone: (434) 392-6983 Fax #: () Email: _____

Applicant (who is the contact person representing?): National Communication Towers, LLC

Address: 5413 Patterson Ave. City: Richmond State: Va Zip: 23226

Daytime Phone: (804) 366-1165 Fax #: (804) 673-4242 Email: adoss@nationaltowers.com

Does the owner of this property own (or have any ownership interest) in any abutting property? If yes, please list those tax map parcel numbers. 90-A-10 & 90-A-11

Section 74-702 of the Cumberland County Zoning Ordinance provides guidelines for conditional use permit applications.

Please address the following standards which will be reviewed by the staff in analysis of your request. If you need assistance filling out these items, staff is available.

Provide a written statement demonstrating that:

1. The establishment, maintenance or operation of the CUP will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
2. The CUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. The establishment of the CUP will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
5. Adequate utilities, access roads, drainage or necessary facilities have been or are being provided;

6. Ingress and egress to property and structures on the property with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access of fire or catastrophe are adequately provided for;
7. Off-street parking and loading areas where required with particular attention to the items in # 1. above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district are adequately provided for;
8. Refuse and service areas, with particular reference to the items in #s 1. and 2. above are adequately provided for;
9. Appropriate screening and buffering with reference to type, dimensions and character of the use are adequately provided for;
10. Any signs and exterior lighting are compatible and in harmony with properties in the district with reference to aesthetics, glare, traffic safety and economic effect;
11. Required building setbacks and other open spaces are adequately provided for;
12. The proposed use is compatible with adjacent properties and other property in the zoning district;
13. An adequate supply of light and air to adjacent property is adequately provided for; and
14. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Board of Supervisors.

Describe your request in detail and include all pertinent information such as the number of persons involved in the use, operating hours, and any unique features of the proposed use: This request is for the construction and operation of a communications facility, including a 195' Monopole Tower. The facility will be unmanned and in operation 24 hours a day. No offices or habitable buildings will be on site, therefore water and sewer will not be required. The site is approximately 1/3 of an acre in size within a 7.5 acre parcel and the compound will be enclosed by an eight foot tall security fence.

Describe briefly the improvements proposed. State whether new buildings or structures are to be constructed, existing buildings or structures are to be used or additions made to existing buildings or structures. Give dimensions of the buildings that are to be constructed and the dimensions of any existing buildings on the property (attach any necessary information). The site dimensions are 125' X 125' and will be graded for a positive drainage slope of 2%. A 195' tall tower will be erected within a 80' X 90' fenced compound enclosed by an 8' tall security fence. Small self contained equipment buildings and/or equipment pads will also be located within the compound.

Attachments Required – provide two (2) copies of each

1. *Recorded plat or boundary survey of the property requested for the permit.* If there is no recorded plat or boundary survey, please provide legal description of the property and the Deed Book and page number or Plat Book and page number.

Note: If you are requesting a permit for a portion of the property, it needs to be described or delineation on a copy of the plat or surveyed drawing.

2. *Ownership information* – If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing below has the authority to do so.

If the applicant is a contract purchaser or an agent of the owner, an owner/agent agreement must be attached (ask staff for form if needed).

Owner/ Applicant Must Read and Sign

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge.

A. S. Doss, VP of Development

Print Name of Owner/ Applicant

Date

Signature of Owner/ Applicant

Daytime Phone # of Signatory

Raines Tavern Adjacent Parcels Lot Line Overlay

Subject Parcel —

89-A-62
90-A-10 & 90-A-11
90-A-13
90-A-14
90-A-17B
89-A-61
90-A-12B
90-A-12A
90-A-12C
90-A-12D

ADJACENT PROPERTY OWNERS
NCT Raines Tavern Communications Tower
Cumberland County

089-A-61 Ronald L & Joyce G. Thompson
090-A-12 A 60 Thompson Road
Farmville, VA 23901

089-A-62 Christopher Floyd Hartley
P.O. Box 183
Farmville, VA 23901

090-A-112 C Gilbert & Betty Radun
69 Camelot Farm Lane
Farmville, VA 23901

090-A-12 D Ray Thompson
2860 Camp Hydaway Road
Lynchburg, VA 24501-7519

090-A-13 Christine J. Klink
98 Thompson Road
Farmville, VA 23901

090-A-14 Domenico Aldi
214 Allen Mills Road
Prospect, VA 23960

090-A-17 B Janet & Freeman C. Wallace
136 Thompson Road
Farmville, VA 23901

Section 74-702 (1-14)

COUNTY OF CUMBERLAND Application for Conditional Use Permit National Communication Towers, LLC

Provide a written statement demonstrating that:

1. The proposed communication facility will enhance the quality of life and the safety of the residents and the general public within the projected service area of the communications facility by providing wireless services along the Rt. 45 corridor. The facility will also provide the infrastructure needed to support the equipment of Cumberland County's Sheriff's Department and Emergency Services should it be needed by these agencies.
2. The proposed facility will not emit noise or other types of pollution into the environment. Since it will be unmanned it will not require County Services such as water and sewer. Road use impact is minable and once constructed the facility will generate from 6 to 8 light vehicular trips into the site a month. Also, there has been no documented evidence of diminished property values due to communication facilities or other types of utilities such as power substations, transmission lines, telephone poles and water tanks.
3. The proposed facility is located on a 7.5 acre parcel of land owned by Herbert and Sandra Wilkerson, Jr. The proposed communications facility will be located within the A2 Zoning District. No variance to the Zoning Ordinances is being requested for this facility. The surrounding properties vary in size and the facility should not have an adverse impact on them for future use. The compound of the facility will be screened from the view of Thompson Road, Rt. 45 and adjoining parcels by the existing trees.
4. The Compound area of the proposed facility will be screened from the view of Thompson Road, Rt. 45 and adjacent parcels by the existing trees growing on the parcel. The buildings and the equipment in the compound will be of a neutral color and the Self Support Tower will have a non-glossy galvanized finish. The proposed Monopole Tower

will not be lit, also no signage or advertisement placed on the tower. There is no verifiable evidence of Communication Towers, Substations, Transmission Lines and Towers, Telephone Poles and Water Tanks contributing to the devaluation of properties these structures are located on or adjacent to.

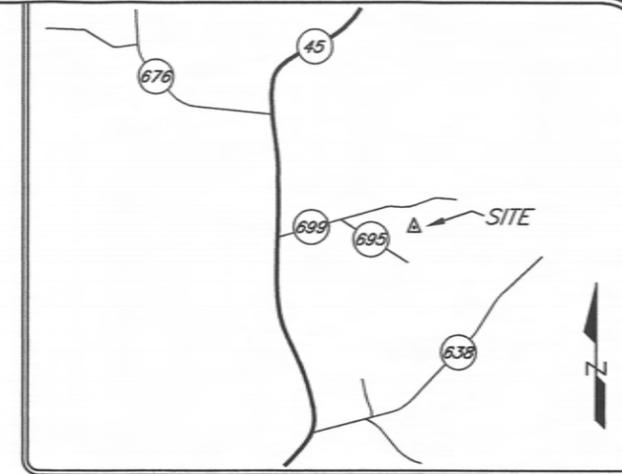
5. Power and Telco exist along Lewis Road will most likely be installed to the site along the proposed access road. Utilities will tie into the existing lines and will be buried underground to the site. The site and the access road will be designed by a Certified Engineer licensed to do business in the State of Virginia and will comply with all Local, State and Federal regulations and building codes.
6. The ingress/egress of the site will utilize a existing entrance into the parcel off of Lewis Road. The entrance will comply with the most current VDOT standards. Once the site is constructed an estimated 6 to 8 trips a month by light duty vehicles is anticipated into the site.
7. Adequate parking and turn-around space will be provided at the proposed facility. There will be no odor, noise, glare or economic depravation associated with the facility or imposed on adjoining properties.
8. The proposed facility will not generate any refuse; nor will any refuse or toxic substances be introduced into the site.
9. The compound, fence and support structures of the proposed facility will be buffered from the view of existing roadways and by existing vegetation and tree growth on the parcel.
10. No signs or advertising will be placed on the tower; however an 18" X 24" site identification sign will be placed on the compound fence. The tower will be lit and no security type lighting will be installed at the site.
11. All setback requirements will be met or exceeded and the tower will be designed to collapse within the lot lines of the parcel. The proposed facility consists of a Leased Area of 125' X 125' with a 30' Ingress/Egress, Utility Easement.

12. Section 74-143 of the Cumberland County Zoning Ordinances permits towers and communication facilities in A2 districts by a Conditional Use Permit. Also, the lack of Cellular Communications in the area further solidifies the need for the proposed facility and its compatibility with adjacent and other properties within the zoning district.
13. The site is located within the lot lines of a 7.5 acre parcel of land zoned A-2. The facility will be constructed 3100' east of Rt. 45.
14. National Communication Towers, LLC will comply with all applicable regulations of the zoning district and any Conditions of Approval imposed by the Board of Supervisors of Cumberland County.

Notes:

- The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510043-0200-B, effective date: June 16, 2009 (Zone X).
- This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: October 11, 2012.
- This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property and are not reflected hereon.

DR. 257, PG. 516



N/F Ronald L. & Joyce G. Thompson
Instrument #20040410
Tax Parcel: 89-A-61
Zoned: A2

N/F Herbert Wilkerson, Jr. & Sandra Wilkerson
Deed Book 171, Page 476
Tax Parcel: 90-A-10
Zoned: A2

Christine J. Klink
Instrument #20071087
Tax Parcel: 90-A-13
Zoned: A2

N/F June T. & Freeman C. Wallace
Deed Book 206, Page 273
Tax Parcel: 90-A-17B
Zoned: A2

LEGAL REFERENCE
Herbert Wilkerson, Jr. & Sandra Wilkerson
Deed Book 257, Page 521
Tax Parcel: 90-A-12B
Zoned: A2

C/L Proposed Tower
37°23'13.26" N
78°21'40.44" W
Ground Elev. = 461.00'

Lease Parcel
0.3587 Acres
(15,625 Sq. Ft.)

7.49 Acres

EXISTING 50' ACCESS & UTILITY EASEMENT
DB. 257, PG. 521

N/F Ronald L. & Joyce G. Thompson
Deed Book 257, Page 516
Tax Parcel: 90-A-12A
Zoned: A2

N/F Gilbert & Betty Radun
Deed Book 257, Page 529
Tax Parcel: 90-A-12C
Zoned: A2

N/F Ray Thompson
Deed Book 257, Page 525
Tax Parcel: 90-A-12D
Zoned: A2

Legend

- ⊕ Fire Hydrant
- ♿ Handicap Parking Spaces
- Ⓜ Paved Parking Spaces (Reg.)
- Ⓜ Water Meter
- Ⓜ Water Valve
- Ⓜ Lamp Post (Metal Post w/ Light)
- Ⓜ Drainage Manhole
- Ⓜ Sanitary Manhole
- Ⓜ Cable T.K. Pedestal
- Ⓜ Telephone Pedestal
- Ⓜ U/G Fiber Optic Marker
- Ⓜ Gas Valve
- Ⓜ Vepco Pole
- Ⓜ Vepco Transformer
- Ⓜ Field Survey Traverse Point
- Ⓜ Misc. Frame Sign
- Ⓜ Handicap Parking Sign
- Ⓜ Yard Inlet (Drainage)
- Ⓜ Concrete Surface
- Ⓜ RCP Reinforced Concrete Pipe
- Ⓜ CMP Corrugated Metal Pipe
- Ⓜ D.I. Drainage Inlet
- Ⓜ P.O.B. Point of Beginning

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



Legal Description - Lease Area

COMMENCING at a point on the northern boundary of the right of way line of State Route No. 695 (Lewis Road), said point being 0.21± miles east of the intersection of the eastern boundary of the right of way line of State Route No. 699 and the northern boundary of the right of way line of State Route No. 628 in a northwesterly direction along the western boundary of an existing 50' Access & Utility Easement N 42°59'24" E 511.91' to a point on the northern boundary of said easement; Thence continuing along the northern boundary of the existing 50' Access & Utility Easement in a southeasterly direction S 50°58'36" E 637.92 feet to a point, said point being the Actual Point and Place of Beginning;

Thence leaving the northern boundary of the existing 50' Access & Utility Easement in a northeasterly direction along the centerline of a 30' Ingress/Egress & Utility Easement N 36°39'58" E 102.58 feet to a point; Thence N 19°38'35" E 111.00 feet to a point, said point being the terminus of the centerline of the thirty (30) foot Ingress/Egress & Utility Easement and the Point and Place of Beginning for the Lease Parcel;

Thence continuing in a northwesterly direction the following five (5) courses and distances:

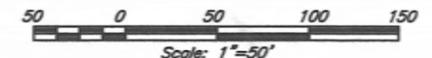
- 1) N 70°21'25" W 62.50 feet to a point;
- 2) Thence N 19°38'35" E 125.00 feet to a point;
- 3) Thence S 70°21'25" E 125.00 feet to a point;
- 4) Thence S 19°38'35" W 125.00 feet to a point;
- 5) Thence N 70°21'25" W 62.50 feet to a point, said point being the Point and Place of Beginning for the Lease Parcel, containing 0.3587 Acres, more or less.

Legal Description - 30' Ingress/Egress & Utility Easement

COMMENCING at a point on the northern boundary of the right of way line of State Route No. 695 (Lewis Road), said point being 0.21± miles east of the intersection of the eastern boundary of the right of way line of State Route No. 699 and the northern boundary of the right of way line of State Route No. 628 in a northwesterly direction along the western boundary of an existing 50' Access & Utility Easement N 42°59'24" E 511.91' to a point on the northern boundary of said easement; Thence continuing along the northern boundary of the existing 50' Access & Utility Easement in a southeasterly direction S 50°58'36" E 637.92 feet to a point, said point being the Actual Point and Place of Beginning;

Thence leaving the northern boundary of the existing 50' Access & Utility Easement in a northeasterly direction along the centerline of a 30' Ingress/Egress & Utility Easement N 36°39'58" E 102.58 feet to a point; Thence N 19°38'35" E 111.00 feet to a point, said point being the terminus of the centerline of the thirty (30) foot Ingress/Egress & Utility Easement.

SURVEY PLAT SHOWING
A 30' INGRESS/EGRESS & UTILITY EASEMENT
AND A 0.3587 ACRE LEASE PARCEL
SITUATED NORTH OF STATE ROUTE #695,
RANDOLPH DISTRICT, CUMBERLAND COUNTY, VIRGINIA
DATE: OCTOBER 15, 2012



Shadrach & Associates, LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23238
Phone: (804)379-8300 • Fax: (804)379-8301

Section 74-739, Paragraph (2)

Statement of Justification and Impact Conditional Use Permit Application National Communication Towers, LLC Raines Tavern Communications Tower, Cumberland, Virginia

National Communication Towers L.C. (“National”) as lessee, hereby applies for a Conditional Use Permit to allow a telecommunications facility and accessory structures on leased land. The leased land is located on property known by Tax Map Parcel 090-A-12B. The parcel is located on the south side of Thompson Road, approximately 3,100 feet east of Rt. 45. According to the tax records of Cumberland County it is owned by Herbert Wilkerson, Jr. and Sandra, husband and wife.

National is requesting a Conditional Use Permit to allow a self support Monopole Tower, measuring approximately 195’ in height with a 4’ lightning rod, to be located on a leased area, measuring 125’ x 125’. The facility will be designed to allow multiple collocations on the tower and within a secure fenced compound area. The exact number and types of future users is difficult to predict, however the tower will be designed to accommodate a mix of carrier types. The design mix will include: 6 or more users of panel antennas (typically 15 panels, 12” wide x 72” high, per user). Likewise, the compound area is designed to accommodate a mix of shelter types and sizes as denoted on the drawings submitted with this application.

The 7.5 acre parcel is zoned A2. According to the Cumberland County zoning ordinance, telecommunication facilities are permitted on A2 zoned properties, with Conditional Use Permits. Proper setback distances have been observed and are denoted on the enclosed plans.

National develops telecommunication facilities for collocations by cellular, PCS, paging and other wireless services which rely upon a network of elevated platforms in areas where the carriers have gaps in signal coverage, or “holes.” Such a hole exists along the Route 45 corridor. Supported by propagation studies, National believes communications facility located on the subject parcel will enable carriers to fill this gap, while minimizing the effect on surrounding property owners. Cumberland County Wireless Authority may also co-locate its broadcast equipment on the tower.

The FCC has authorized several carriers to provide wireless services in this part of Cumberland County. Those carriers include: Sprint, AT&T, Nextel, Verizon Wireless U.S. Cellular and Ntelos.

The facility will be in continuous operation but will produce no interference with other types of communications including: radio, television, cable TV, garage door openers or other consumer electronic equipment. No offices will be constructed on the site, so neither sewer nor water facilities will be required. The facility will produce no refuse, noise, vibration, dust, glare, odors or fumes. Neither National nor any of the tower users will introduce hazardous or toxic substances to the site. After completion of construction, the only traffic associated with the site will be short visits by technicians on a monthly basis to test or replace equipment components. In most instances towers below 200' are not required by the FAA to be lit.

The facility will provide a vital public safety service to this part of the County in two important ways. First, the County may incorporate the tower into its communication network utilized by law enforcement and fire and rescue personnel. Second, this new facility will enable wireless services to be extended to this part of the County, enabling the public at large to utilize those services for important medical or life-safety calls.

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and conditions. National is not seeking any wavier or variance for the proposed use at this time. National respectfully requests the approval of this Conditional Use Permit application.

Al Doss
Vice President of Development
National Communication Towers, L.L.C.

Date

NCT Raines Tavern Balloon Visibility Map



PHOTO 1: TOWER SIMULATION



VIEW FROM THE SOUTHWEST (LOOKING TO THE NORTHEAST ~950')
LOCATION: INTERSECTION OF PAULINE LANE AND LEWIS ROAD

NCT

PHOTO 2: TOWER SIMULATION

TOWER

A photograph showing a simulated tower location. A red box with the word "TOWER" and an arrow points to a spot in a wooded area. The scene includes a grassy field, a house, and a cloudy sky.

VIEW FROM THE NORTHEAST (LOOKING TO THE SOUTHWEST ~890')

LOCATION: CUL DE SAC ON LEWIS ROAD

NCT

PHOTO 3: TOWER SIMULATION

TOWER

Enlarged View of Tower

VIEW FROM THE WEST (LOOKING TO THE EAST ~2,700')

LOCATION: LEWIS ROAD ~440' EAST OF ITS INTERSECTION WITH ROUTE 45

NCT

PHOTO 4: TOWER SIMULATION



TOWER

Enlarged View of Tower

VIEW FROM THE WEST (LOOKING TO THE EAST ~3,125')

LOCATION: ROUTE 45 ~180' NORTH OF ITS INTERSECTION WITH LEWIS ROAD

NCT

DATE: November 6, 2012
TO: Cumberland County Board of Supervisors
FROM: Greg Baka 
Director of Community and Economic Development
RE: Summary of Economic Development Projects

Below is a summary of recent Economic Development activity in the county.

1. The County is pleased to welcome another business to the Rt. 60 business community. A restaurant aptly named "The East Coast Rib and BBQ Company" intends to occupy the former Kelly Jo's Restaurant (and more recently Echo Enterprises) and will open a BBQ Restaurant – with interior renovations coming soon and likely to open in early 2013.
2. The Farmers Market at Fitzgerald Baptist Church finished up their season of successful sales so that Cumberland residents could "Buy Fresh and Buy Local". Now, the "Plain and Simple Marketplace" has occupied the old True Value building at Rts. 60/13 and is open every Saturday for business (food/craft/vendor sales) from 10am - 4pm.
3. Rt. 60 Waterline Expansion – The Contractor, Lyttle Utilities, Inc., has made is expected to finish the waterline extension to the community Center on or before December 21st. Construction of the waterline along Fleming Rd will take place shortly after the engineered plans are designed/finished. The staff has been working to acquire User Agreements from property owners on Route 60 for the area east of the Courthouse area – from Carden's Nursery down to a point 300' feet past the intersection of Routes 13 & 60.
4. Poor House Road/Industrial Park – The contractor, Carr Contractors of Amelia, VA is now installing the road surface for construction of the extension of Poor House Rd to the entrance of the County's Industrial Park. This road project should be finished within a month. Next steps would be the work on the wetlands permitting for the industrial park and future road construction of Road A – the east/west access road into the Industrial Park.
5. Staff continues to pursue inquiries from prospective industrial uses, prospective lessees, and users of IDA-owned property.

6. Parker Oil, located on the east side of Rt. 45 north of the Appomattox River is in both Cumberland County and the Town of Farmville. They are in process of upgrading their gas station. Plans include a new gasoline pumps/tanks, convenience store, a Laundromat, and a possible small mini-storage. The Town is responsible for all zoning, permitting, inspection, and approvals. Since the property is in Cumberland County, the County receives tax revenues from this site.
7. Buggs Island Telephone (BIT) will be providing wireless broadband service to residential and business customers in 2013 in Cumberland County and throughout a 15-county region in Southside Virginia. BIT is working on optimizing their network. Interested citizens may contact BIT directly at their main number 434.689.6300 and inquire about their service to their home.
8. The ABC store is nearly complete with its construction adjacent to the Dixie Dream store on Route 60 and is anticipated to be open by December.
9. Cobbs Creek Reservoir – The Appraiser for the Henrico County Dept. of Public Utilities has finished appraisals for the landowners affected by the reservoir. Henrico County DPU and the County staff met with affected property owners a couple weeks ago at the Cartersville VRS to specifically discuss land acquisition issues. To date, Henrico has made only a few offers to acquire land necessary for the project and they will make the remaining offers after certain issues with VDOF are worked out.

Collection Rates - As of October 31, 2012

Real Estate:

	Current Collection %	Prior Year %	Change
Current Year - 2012 (First Half)	91.41%	91.05%	+ 0.36%
Year 2	95.25%	95.68%	- 0.43%

Personal Property:

	Current Collection %	Prior Year %	Change
Current Year - 2011	96.39%	96.33%	+ 0.06%
Year 2	98.02%	97.78%	+ 0.24%

Treasurer's Office

Outstanding Collections Report

October 2012

Real Estate

	<u>As of 9/30/12</u>	<u>As of 10/31/12</u>	<u>Change</u>	<u>% Collected</u>	<u>Abatements/ Exonerations</u>
2000-2002	\$ 4,478.15	\$ 4,478.15	\$ -		
2003	3,419.23	3,419.23	-		
2004	5,318.21	5,279.97	38.24	0.72%	
2005	7,860.29	7,699.07	161.22	2.05%	
2006	11,607.19	11,424.64	182.55	1.57%	
2007	20,173.27	19,806.07	367.20	1.82%	
2008	38,742.50	37,609.83	1,132.67	2.92%	
2009	66,464.80	65,003.29	1,461.51	2.20%	
2010	164,260.97	159,892.79	4,368.18	2.66%	
2011	282,487.19	275,541.03	6,946.16	2.46%	
2012 (First Half)	262,920.32	249,682.76	13,237.56	5.03%	\$ 453.73
Total	\$ 867,732.12	\$ 839,836.83	\$ 27,895.29		

Personal Property

	<u>As of 9/30/12</u>	<u>As of 10/31/12</u>	<u>Change</u>	<u>% Collected</u>	<u>Abatements/ Exonerations</u>
2007	\$ 32,944.67	\$ 31,089.76	\$ 669.90	2.03%	\$ 116.60
2008	54,008.65	50,841.03	2,803.34	5.19%	\$ 2,236.81
2009	44,803.74	40,478.38	2,728.12	6.08%	\$ 2,406.52
2010	58,058.17	55,221.12	2,632.12	4.53%	\$ 314.50
2011	112,796.61	100,722.96	12,073.65	10.70%	\$ 730.92
Total	\$ 302,611.84	\$ 278,353.25	\$ 20,907.13		

Cumberland County Investment Summary

The following represents total County Funds through September 30, 2012

Bank/Investment	Type	Fund	Interest	
			Rate	Balance 9/30/12
Central Virginia Bank	Checking	General	0.65%	\$ 283,245.08
Central Virginia Bank	Checking	DWRP	0.65%	\$ 150.87
Central Virginia Bank	Checking	IPR	0.65%	\$ 14,252.34
CVB	Money Market	General	0.50%	\$ 140,654.65
LGIP	Investment	General	0.19%	\$ 5,253.20
Central Virginia Bank	Savings	Asset Forfeiture - State	0.45%	\$ 85,976.74
Central Virginia Bank	Savings	IDA - DSR	0.40%	\$ 22,269.57
Central Virginia Bank	Savings	Asset Forfeiture - Federal	0.40%	\$ 46,719.72
New Horizon Bank	Money Market	General	0.50%	\$ 674,891.42
River Community Bank	Certificate of Deposit	General	0.65%	\$ 253,664.46
Essex Bank	Certificate of Deposit	General	1.00%	\$ 1,501,474.16
First Bank	Checking	General	1.00%	\$ 600,581.06
First Bank	Checking	Sewer Reserve	1.00%	\$ 122,480.23
First Bank	Checking	Water Reserve	1.00%	\$ 17,869.96

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October 2012

	# Transactions	Total \$	# Helped		# Transactions	Total \$	# Helped
1	52	\$3,082.05	14	17	23	\$883.63	4
2	40	\$1,200.11	7	18	31	\$773.41	7
3	37	\$1,295.50	11	19	42	\$3,085.10	9
4	24	\$1,276.80	9	20			
5	49	\$1,863.77	8	21			
6				22	28	\$2,110.13	4
7				23	18	\$378.59	5
8				24	18	\$656.50	4
9	29	\$906.00	7	25	34	\$1,657.76	3
10	38	\$1,407.25	6	26	34	\$1,133.08	2
11	31	\$1,694.92	7	27			
12	34	\$1,141.89	10	28			
13				29	11	\$413.75	6
14				30	46	\$2,156.83	6
15	32	\$903.64	10	31	57	\$5,703.64	8
16	20	\$420.50	5		728	\$34,144.85	152

MONTHLY RECYCLE TOTALS REPORT

October 2012

PICK UP DATE	COUNTY			SCHOOLS		
	ALUMINUM/ PLASTIC	Newspaper	PAPER	ALUMINUM/ PLASTIC	Newspaper	PAPER
10/2/2012	7 lb. ALUM. 5 lb. PLASTIC	45 Lbs	75 Lbs	3 lb. ALUM. 4 lb. PLASTIC	3 Lbs	60 Lbs.
10/9/2012	3 lbs. ALUM. 6 lb. PLASTIC	18 Lbs	47 Lbs	4 lb. ALUM. 12 lb. PLASTIC	12 Lbs	101 Lbs
10/16/2012	0 lb. ALUM. 0 lb. PLASTIC	14 Lbs	84 Lbs	2 lb. ALUM. 8 lb. PLASTIC	20 Lbs	48 Lbs
10/23/2012	3 lb. ALUM. 16 lb. PLASTIC	12 Lbs	24 Lbs	10 lb. ALUM. 32 lb. PLASTIC	14 Lbs	244 Lbs
10/31/2012	3 lb. ALUM. 8 lb. PLASTIC	10 Lbs	184 Lbs	1 lb. ALUM. 26 lb. PLASTIC	12 Lbs	218 Lbs
MONTHLY TOTALS	16 LBS. - ALUM. 35 LBS. PLASTIC	99 lbs.	414 LBS.	20 LBS. - ALUM. 82 LBS. PLASTIC	61 lbs.	671 LBS.

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At a meeting of the Cumberland County Board of Supervisors held at 7:00 p.m. on the 9th day of October, 2012, at the Cumberland County Circuit Court Room:

Present: William F. Osl, Jr., District 1
Lloyd Banks, Jr., District 2, Vice-Chairman
Kevin Ingle, District 3
David Meinhard, District 4, Chairman
Parker Wheeler, District 5
Vivian Giles, County Administrator / Attorney
Greg Baka, Director of Community Development
Meghan Allen, Deputy Clerk

Absent: Bret Schardein, Planning Director

The Chairman called the meeting to order and the County Administrator called the roll.

1. Invocation and Pledge of Allegiance

The Invocation and Pledge of Allegiance was led by Supervisor Banks.

2. Approval of Agenda

On a motion by Supervisor Wheeler and carried the Board approved the Agenda.

Vote: Mr. Osl – aye Mr. Banks – aye
Mr. Ingle – aye Mr. Meinhard – aye
Mr. Wheeler - aye

3. Public Comments

There was one (1) citizen signed up to speak. The comments for the Board included: Ms. Barbra Gamage wanted to invite the Board and everyone to attend this year's Christmas Parade on Sunday, December 9th at 2:00pm. She also suggested that background checks be done on people working and volunteering for the County.

4. State and Local Departments / Agencies

a) VDOT

Mr. Kevin Wright apologized for not attending last month's meeting, he had a scheduling conflict. He introduced Mr. Scot Shippee the new Assistant Residency Administrator for the Dillwyn Residency to the Board. He stated that he and Mr. Shippee will be working together so they can attend more meetings. Mr. Wright stated that they have completed work on route 624, the Rural Rustic Project, everything turned out good on that. He had not looked at the figures but knew they saved a substantial amount by having the State Forest do that over contract. He stated that they are getting ready to start to mow again and will be working on brush cutting. They are also getting ready for winter weather.

Supervisor Ingle asked about the Stony Point Bridge project, if any upgrades or improvements would be done to the access road on the Cumberland side of the bridge. He stated that there is a sharp curve with an incline.

Mr. Wright stated that he had not seen the plans but was sure that minimal work would be done to the road. The bridge work is being funded by the Bridge Funds and that if road improvements needed to be done that would have to be funded by Cumberland County's 6-

year plan. But he would check into and if something was different then he would let Supervisor Ingle know.

b) Dr. Amy Griffin, Superintendent of Cumberland County Public Schools

Dr. Amy Griffin advised the Board that Wednesday the Registrar's Office was coming to the High School to assist students who are eighteen (18) to register to vote and show them how to use the voting machine. The Recycle Bowl starts Wednesday at the Elementary School and Thursday at the Middle and High School. Walk for education was held on Friday, all three (3) schools walked. Cumberland Ruritan Club donated dictionaries to the third grade. Cartersville Garden Club is submitting a grant that would provide irrigation to the learning research gardens. Students are getting used to the new healthier lunches. Cumberland is coordinating the Region eight (8) Forum, all the divisions in region 8 will be coming to Longwood University on November 6th. High School Junior Mary Huddleston was selected to be featured on the television show "Real Wining Edge" the camera crews were at the school filming and the show is supposed to air sometime around the first week of December. Members of the NAACP came to the Community Lunch at the Elementary school; they had lunch and visited with the students. The next Community Lunch will be on October 31st and the Farm Bureau is invited. *(Copy of upcoming events in Official Board File)*

c) Mr. Bernie Becker, Cartersville Volunteer Rescue Squad

Mr. Bernie Becker advised the Board that he was requesting an appeal on the denial of CIP Budget request for \$10,800 for replacement doors for the Rescue Squad Building. He stated that there have been three (3) attempted break-ins in the last month and that the current doors are not ADA and BOCA approved. The building is used for numerous reasons such as: a polling place for elections,

community meetings, and an emergency shelter. He also stated that he got Mr. Fred Shumaker of Windows Direct of Central Virginia to come out and look at the doors. Mr. Shumaker later provided a written estimate of \$15,189.34 this did not include labor or transportation of obtain the hardware. Mr. Shumaker stated that he would donate that extra cost which would save the Rescue Squad about \$5,000. *(Copy of Mr. Becker's speech and invoices are in Official Board File)*

On a motion by Supervisor Banks and carried the Board approved the supplemental increase of \$10,800 for the Cartersville Volunteer Rescue Squad.

Vote: Mr. Osl – aye Mr. Banks – aye
Mr. Ingle – aye Mr. Meinhard – aye
Mr. Wheeler - aye

Supervisor Ingle questioned if there was another area these funds could be pulled from.

Ms. Vivian Giles advised that money could be pulled from the general funds or another area and be appropriated.

5. County Attorney / County Administrator Report

a) Consent Agenda

1) Approval of minutes

2) Approval of bills for September and October 2012.

Approved bills for September total \$85,927.94. Ratified bills for September warrants total \$551,753.17 with check numbers ranging from 6472764908. Direct Deposits total \$166,345.79.

3) Monthly Budget Report

Supervisor Wheeler requested that a section of the minutes be amended. He stated that a motion was made by Supervisor Osl about the Waterline extension and the motion should include at the end that the amount used to fund the extension to Route 13 should not exceed the funds were left over from the current project.

Mr. Osl stated that he believed he stated in the motion that the amount not exceed but requested that Ms. Meghan Allen, Deputy Clerk review the audio of the meeting and edit the minutes accordingly.

On a motion by Supervisor Wheeler and carried the Board approved the Consent agenda with the following amendment to the minutes: *On a motion by Supervisor Osl and carried the Board approved to authorized the County Administrator to approve the change order not to exceed the dollar amount that is left over from the project and to execute the letter that the county would be responsible if there were a shortfall.*

Vote: Mr. Osl – aye Mr. Banks – aye
Mr. Ingle – aye Mr. Meinhard – aye
Mr. Wheeler - aye

b) Appropriation of \$20 for Animal Control

On a motion by Supervisor Osl and carried the Board approved the appropriation of \$20 for Animal Control.

Vote: Mr. Osl – aye Mr. Banks – aye
Mr. Ingle – aye Mr. Meinhard – aye
Mr. Wheeler - aye

c) Piedmont Area Transit

Supervisor Meinhard advised the Board that he requested that this item be put back on the Agenda due to not receiving information he had requested on the ridership of the bus and if the County is getting their monies worth.

County Administrator Vivian Giles advised the Board that in the packet there are three (3) maps of possible routes for the bus. She also stated that if the Board would like staff to make a decision on which route they would or the Board could make a decision.

Supervisor Osl commented that as long as the people in District One (1) were being picked up and were satisfied with where they were being picked up he was fine.

Supervisor Wheeler questioned what the requirements for people to ride the bus.

County Administrator Vivian Giles stated that she didn't think there were any.

Supervisor Banks commented that he wanted to know who was riding the bus and where. And he also questioned if there were even people riding the bus.

On a motion by Supervisor Osl and passed the Board approved the stop for District 1 as shown on Alternative "C" in the Board Packet at the intersection of Deep Run Road and Boone Trail.

Vote:	Mr. Osl – aye	Mr. Banks – nay
	Mr. Ingle – aye	Mr. Meinhard – nay
	Mr. Wheeler - aye	

Supervisor Ingle suggested that staff ride the bus to gather the information that is being requested by the Board.

d) Northfield Ministries

County Administrator Vivian Giles advised the Board that she had reached out to Northfield and had not heard anything back until late this afternoon.

Supervisor Banks asked if a Public Hearing was required because they made a requested or is it optional.

Ms. Vivian Giles advised the Board that a Public Hearing is required but the advertising expense is to be paid for by Northfield.

Supervisor Wheeler suggested that this item wait until the next meeting.

Supervisor Osl suggested and the Board agreed that they go ahead and set a Public Hearing for the next monthly meeting.

e) Letter from Connie Brennan, Nelson County

County Administrator Vivian Giles advised the Board that a letter was sent to the Board about a vacancy on the VACO Board and the letter is in the Board packet.

f) Food Day Proclamation

County Administrator Vivian Giles advised the Board that the Southside moms have requested that October 24th be declared Food Day in Cumberland County. The proclamation and letter sent to the Board were in the packet.

The Board reviewed the proclamation and after some discussion the Board decided not to take action on this issue due to the fact that they were unsure about some of the wording used.

6. Planning Director's Report

a) Update on Planning Commission activities

County Administrator Vivian Giles advised the Board that Mr. Schardein was not able to attend the meeting.

b) CUP 12-02 National Communication Towers

On a motion by Supervisor Osl and carried the Board approved to set CUP 12-02 for Public Hearing at the November meeting.

Vote: Mr. Osl – aye Mr. Banks – aye
Mr. Ingle – aye Mr. Meinhard – aye
Mr. Wheeler - aye

c) CA 12-02 Childcare Centers and Auctions

On a motion by Supervisor Wheeler and carried the Board approved to set CA 12-02 for Public Hearing at the November meeting.

Vote: Mr. Osl – aye Mr. Banks – aye
Mr. Ingle – aye Mr. Meinhard – aye
Mr. Wheeler - aye

d) Upcoming Comp Plan Public Forums

Community Development Director Greg Baka advised the Board that Mr. Schardein wanted to let the Board and the Public know that there will be three (3) public forums and hands on workshops for the Comprehensive Plan. The dates and locations for the workshops are as follows: Thursday, October 11th at the Randolph Fire House, Monday, October 15th at the Cumberland Community Center, room C-8 and Thursday, October 18th at the Cartersville Rescue Squad Building. All of the workshops start at 6:30pm. Mr. Schardein requested that if you know you would like to attend to please call him and RSVP, they would like to provide some food and just want to get an idea of how much to get.

7. **Community Development Director's Report**

a) Update on Projects

Community Development Director Greg Baka went over the list of project updates that was in the Board packet. There were no questions from the Board.

County Administrator Vivian Giles advised the Board that she wanted to comment on the question Supervisor Wheeler had at last month's meeting about Cobb's Creek Reservoir and the memorandum of understanding. She stated she reviewed the memorandum.

Supervisor Wheeler asked what the effect would be on the County and the cost of everything in the end.

Ms. Giles stated that she had no way of knowing what the cost would be, but knew that the construction costs were being paid by Henrico County.

Supervisor Wheeler asked if all construction costs were going to be paid by Henrico and asked Ms. Giles

review the memorandum again to give her legal opinion to the Board on how this will affect the County that he was concerned about the effects.

8. Public Comments (Part 2)

There was one (1) citizen signed up to speak. Their comments for the Board included: Request for the Board to move on from the Piedmont Area Transit issue, he volunteered to ride the bus if needed to help the County.

9. Board Member Comments

Supervisor Osl commented on the citizen's request to run background checks on people who work for the County, he stated that background checks are done.

Supervisor Ingle commented that he appreciated Mr. Becker coming, and that they are there to work with them when they need. He also appreciated the offer from Mr. Seigal to ride the Piedmont Area Transit Bus. He stated that this week is Fire Prevention Week, and the Cumberland Fire Department is having open house from 6-9pm. He also commented that good things are to come from the Plain and Simple opening.

Supervisor Meinhard commented that he wanted to thank everyone who came and asked for more people to sign up to speak to voice their opinions. He also appreciated the offer to ride the bus

- 10. Additional Information**
- a) Treasurer's Report
 - b) Building Inspections Report
 - c) DMV Report
 - d) Recycling Report

- 11. Adjourn – Scheduled Monthly Meeting November 13, 2012**

David Meinhard, Chairman

Vivian Giles, County Administrator