



MCPB
Item#4
10/11/01

MEMORANDUM

DATE: October 5, 2001
TO: Montgomery County Planning Board
VIA: John A. Carter, Chief, Community-Based Planning *JAC*
FROM: Bill Landfair, AICP, for the Department of Park and Planning *WRL*

REVIEW TYPE: Special Exception
APPLYING FOR: Telecommunication Facility
APPLICANT: American Tower Corporation and AT&T Wireless Services
CASE NUMBER: S-2479

ZONE: Rural Cluster
LOCATION: 11604 Piedmont Road, Clarksburg
MASTER PLAN: Clarksburg Master Plan & Hyattstown Special Study Area

FILING DATE: April 23, 2001
PLANNING BOARD: October 11, 2001
PUBLIC HEARING: October 16, 2001

STAFF RECOMMENDATION: APPROVAL with the following conditions:

1. The applicant is bound to comply with all submitted statements and plans.
2. The applicant must comply with the Montgomery County Department of Permitting Services requirements for sediment and erosion control and stormwater management.
3. The monopole must be removed at the cost of the applicant when the telecommunication facility is no longer in use by any telecommunication carrier.

PROPOSAL DESCRIPTION

The applicant, American Tower Corporation and AT&T Wireless Services, has requested a special exception to permit the construction of a telecommunication facility, which includes a 140-foot monopole with 9 panel antennas and an equipment shelter, on land located at 11604 Piedmont Road, Clarksburg, in the Rural Cluster Zone.

Surrounding Neighborhood – The surrounding neighborhood includes the Agricultural Reserve (RDT Zone) and farmland in the Rural Cluster Zone, single-family homes in the Rural Cluster, RE-1 and R-200 Zones, the Cedar Grove Elementary School, and Ovid Hazen Wells Park. The residences are scattered primarily along Ridge Road (MD 27), Hawkes Road, and Piedmont Road. There are also several historic resources, notably the Salem United Methodist Church and the Cedar Grove Historic District consisting of a general store, the Upper Seneca Baptist Church, and four residences. Adjoining and confronting the subject property to the north and west is a retail nursery (Meadows Farms), farmland, and single-family homes. Adjoining to the south is the 294-acre Ovid Hazen Wells Park. Confronting to the east is the Methodist Church, a small retail store in the C-1 Zone (Browns Pool & Spa), and single-family homes.

Subject Property - The subject property contains 63.29 acres and has frontage on Ridge Road, Hawkes Road, and Piedmont Road. The property is known as the Mullinex Farm and is identified as Parcel 440 on Tax Map FW122. The property is farmland except for a forested area surrounding a tributary of the Seneca Creek in the eastern half of the property. The site of the proposed telecommunication facility is proposed along the edge of this forested area such that it will not impact crops or the stream tributary (approximately 175 feet away). There is no setback less than 174 feet from any property line, and the proposed site is approximately 600 feet from the nearest residence. The closest homes are approximately 1,200 feet to the north, 1,700 feet to the northwest, 800 feet to the southeast, and 600 feet to the east.

Elements of Proposal – American Tower Corporation and AT&T Wireless (collectively the applicant) request approval of a special exception to permit the establishment of a telecommunications facility on the subject property. The stated purpose of the facility is to enable AT&T Wireless to provide more complete coverage of its Personal Communications Services (PCS) network, as required by its Federal Communications Commission (FCC) license. The facility will provide coverage along Ridge Road, Hawkes Road, Norwood Road, and Piedmont Road.

The facility will consist of a 140-foot monopole with 9 panel antennas and an equipment shelter measuring 12 by 28 feet. The monopole will taper from approximately four feet at its base to approximately two feet at the top. The antennas will be located at the top of the pole. These panel type antennas

measure approximately 51" long, 6" wide, and 2" deep. There will be three groups of three antennas (for a total of nine antennas) aligned in a triangular configuration. The structural integrity of the monopole and the arrangement of the antennas will allow for co-location of two other carriers.

The equipment shelter measures approximately 28 feet in length, 12 in width and 11 feet in height and will be located near the base of the monopole. Coaxial antenna cables will run from the shelter through the inside of the monopole to the antennas. The monopole, antennas, and all the equipment of the facility will be enclosed within a 50' x 50' compound area secured by an eight-foot high chain link fence. Landscaping will be installed around the compound to mitigate its view. Proposed setbacks from surrounding properties are 513 feet to the north, 635 feet to the east, 660 feet to the south, and 174 feet to the west.

Access to the site from Hawkes Road will be via a 10-foot wide gravel driveway. In the ordinary operation of the facility, there will be periodic visits of one to two times per month to check or repair the equipment. The only utilities required would be electricity and land telephone lines, which already exist on the property. The facility will operate 24 hours a day, seven days a week.

ANALYSIS

Tower Committee Recommendation – In reviewing this application, the Tower Committee asked the applicant to consider several co-location alternatives, in lieu of erecting a new monopole. The first was the use of the Cedar Heights WSSC water tank with antennas located at approximately 50' AGL (above ground level) supplemented by a single microcell attached to one of the Allegheny Power poles along Ridge Road. The response from the applicant in which it provided RF (radio frequency) maps showed that the antennas at the water tank would still leave significant gaps and areas of reduced reception in the service area regardless of the use of a microcell. Allegheny Power indicated that the nearest pole that may be used was three-quarters of a mile away at the intersection of Springhill and Hawkes Road. The Tower Committee believes that would be too far away from the proposed coverage area to be of value. A drive test conducted later collaborated the earlier findings that there would be an unacceptable drop in signal level.

A second alternative was the use of the steeple of Salem United Methodist Church. The Tower Committee suggested that antennas could be installed at 55' AGL (if the height of the church steeple was increased). RF propagation results and a drive test confirmed that, even if the steeple could be used, the desired RF coverage could not be attained. The applicant added that other problems related to the use of the steeple included the fact that the church is a historical site, and that modification of the steeple would be problematic. The church pastor later confirmed that they would not consider extending the height of the steeple and did not want the structure disturbed.

The Tower Committee concurs with the applicant's conclusion that there are gaps in service coverage in the proposed service area based on a review of RF propagation maps. They also agree that there are no viable co-location options in lieu of erecting a new monopole. Therefore, the Committee recommends approval of the proposed facility.

The Planning Board has clarified its policy regarding "necessity" for telecommunication facilities, particularly when there is opposition from area residents. The Planning Board has stated that "full coverage may not be necessary, and may be better for the common good to have more limited coverage in the interest of less visual intrusion in a community".

In particular, to minimize community impact, the Planning Board stated in its communication to the Tower Committee and the Board of Appeals that it "strongly believes that if alternate, less visually intrusive technology is feasible that it should be used, and the burden of proof is on the applicant to demonstrate to the Tower Committee and to the Planning Board why it cannot be used".

The staff finds that the applicant has demonstrated that the proposed facility is necessary to serve the subject area. The Tower Committee has found, based on RF propagation maps, drive tests, and other analysis, that alternatives to the proposed facility will "leave significant gaps and areas of reduced reception in the areas of desired service", are "too far away from the proposed coverage area to be of value", or are not available for use by the applicant. In addition, there is no opposition from area residents to this case. We believe the applicant has met the heightened burden of proof expected by the Planning Board.

Master Plan - The use will be consistent with the 1994 Clarksburg Master Plan & Hyattstown Special Study Area. The Master Plan supports the existing Rural Cluster Zone for the subject property and telecommunication facilities are allowed by special exception in that zone. While the Plan is silent with respect to special exception uses for the property it recommends low-density residential development for the area. Until such time as the property is developed, it will continue to be farmed. The proposed use will not inhibit that activity. The only impact on the surrounding neighborhood will be the visibility of the monopole given its height (an inherent physical characteristic of the use).

Transportation - There are no significant transportation issues related to this type of use since there are no on-site personnel and only periodic visits to check or repair equipment. Access to the site from Hawkes Road will be via a gravel driveway approximately 1,500 feet in length running parallel to the adjacent retail nursery property. The length of the road is necessary to minimize environmental impact by avoiding trees and disturbance to the Seneca Creek tributary.

The proposed facility is expected to generate approximately two trips per month for routine maintenance or emergency repair. Under the Local Area Transportation Review Guidelines such use is considered de minimis and no traffic impacts are anticipated. Therefore, no traffic study is required.

Environment

Forest Conservation

The special exception has received an exemption from the Montgomery County Forest Conservation Law (No. 4-01306E).

Stormwater Management

The subject property is located within the Upper Little Seneca Creek tributary of the Little Seneca Creek watershed, a Use IV watershed. The *Countywide Stream Protection Strategy (CSPS)* assesses Upper Little Seneca Creek tributary as having excellent stream conditions and excellent habitat conditions, labeling it as a Watershed Protection Area. The applicant must submit a stormwater management concept plan to the Department of Permitting Services, as land disturbance shall exceed 5,000 square feet. Since construction of the facility occurs within a Use IV watershed, both water quality and quantity control shall be anticipated.

Inherent/Non-inherent Adverse Effects

Section 59-G-1.2.1 of the Zoning Ordinance (standard for evaluation) provides that:

"A special exception must not be granted absent the findings required by this Article. In making these findings, the Board of Appeals, Hearing Examiner, or District Council, as the case may be, must consider the inherent and non-inherent adverse effects of the use on nearby properties and the general neighborhood at the proposed location, irrespective of adverse effects the use might have if established elsewhere in the zone. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects alone are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are physical and operational characteristics not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with inherent adverse effects, are a sufficient basis to deny a special exception."

The only significant inherent effect for this type of use is that the support structures for the required antennas are by necessity tall and thus very visible. Related equipment is generally located within cabinets or small structures for protection from the elements. Fenced compounds that can be screened by vegetation enclose both the support structures and equipment. Physical activity is minimal since the facilities are unmanned and there are only periodic visits for maintenance. The facilities must have vehicular access. Given the inherent intrusive nature of the support structure, the object in finding an appropriate site for these facilities is to find the location which best balances the need to provide service with a site that offers the least visual intrusion upon the surrounding neighborhood.

The staff does not believe that there is any significant non-inherent effects for this use because the level of use anticipated will not impact the rural residential character of the area other than the unavoidable visual impact. The size of the subject property, proposed setbacks, and existing topography indicate that there will be little potential for non-inherent effects or impacts.

Community Concerns – As of the date of this report, the staff has not received any comment from the surrounding neighborhood regarding the request. Nor have any concerned parties contacted the Office of Zoning and Administrative Hearings, which will conduct a public hearing and prepare a report and recommendation to the Board of Appeals.

Compliance with Special Exception Provisions – The staff has reviewed the petition for compliance with the applicable special exception provisions. As noted in the attachment, all of the general and specific requirements for the use found in Sections 59-G-1.21 and 59-G-2.43 of the Zoning Ordinance will be satisfied.

Conclusion – The staff finds that the special exception satisfies all of the applicable special exception provisions for the use found in the Zoning Ordinance. In addition, the Tower Committee has determined that the proposed telecommunication service is necessary for public convenience and service. Therefore, we recommend approval with the conditions found at the beginning of this report.

Attachments

MONTGOMERY COUNTY ZONING ORDINANCE

59-G-1.21. General conditions for the granting of special exceptions.

(a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

(1) Is a permissible special exception in the zone.

The use is so allowed under Section 59-C-9.3 of the Zoning Ordinance.

(2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

The use will be in compliance with the standards and requirements for telecommunication facilities set forth in Section 59-G-2.43 of the Zoning Ordinance as noted below.

(3) Will be consistent with the general plan for the physical development of the District, including any master plan adopted by the commission. Any decision to grant or deny special exception must be consistent with any recommendation in an approved and adopted master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

The use will be consistent with the 1994 Clarksburg Master Plan & Hyattstown Special Study Area. The Master Plan supports the existing Rural Cluster Zone for the subject property and telecommunication facilities are allowed by special exception in that zone. While the Plan is silent with respect to special exception uses for the property it recommends low-density residential development for the area. The only impact on the surrounding neighborhood will be the visibility of the monopole given its height (an inherent physical characteristic of the use).

- (4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.

The use will be in harmony with the general character of the neighborhood, which is rural with a low population density. The only impact on the neighborhood will be the visibility of the monopole given its height, but this is an inherent characteristic mitigated by the proposed setbacks and the existing topography. The facility will be unmanned and will produce minimal traffic.

- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The use will be visible from surrounding properties and the neighborhood. However, this visibility will not be detrimental given the size of the subject property, the proposed setbacks, and the topography. The closest property to the site of the facility is a retail nursery whose operations should not be affected in any way. The closest residence is over 600 feet away, at the intersection of Ridge Road and Hawkes Road.

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

There will be little physical activity at the site. The antennas and transmission cables are silent and other equipment will be enclosed within a structure. No illumination is proposed at this time.

- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.

The use will not increase the number, intensity or scope of special exception uses sufficiently to alter the rural residential character of the area.

- (8) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The use will meet all safety guidelines required by the FCC as well as local code requirements to ensure that it will not have such adverse affect on residents, visitors or workers of the area.

- (9) Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.

The use will be unmanned and requires little in the way of public services and facilities.

- (i) If the special exception use requires approval of a preliminary plan of subdivision the adequacy of public facilities must be determined by the Planning Board at the time of subdivision review. In that case, subdivision approval must be included as a condition of the special exception.

Telecommunication facilities are exempt from platting requirements under Section 50-9 of the Subdivision Ordinance.

- (ii) With regard to findings relating to public roads, the Board, the Hearing Examiner, or the District Council, as the case may be, must further determine that the proposal will have no detrimental effect on the safety of vehicular or pedestrian traffic.

Vehicular traffic will be minimal and pedestrian traffic nonexistent. Site access from Hawkes Road will be safe.

59-G-2.43. Specific Requirements for public utility buildings, public utility structures and telecommunication facilities.

- (a) A public utility building or public utility structure, not otherwise permitted, may be allowed by special exception. For other buildings or structures regulated by this section, the Board must make the following findings:

- (1) The proposed building or structure at the location selected is necessary for public convenience and service.

The telecommunication facility at the location selected is necessary for public convenience and service.

- (2) The proposed building or structure at the location selected will not endanger the health and safety of workers and residents in the community and will not substantially impair or prove detrimental to neighboring properties.

The use will have a visual impact but this will be mitigated such that it will not prove detrimental to neighboring properties. Safety guidelines required by the FCC as well as local code requirements will ensure that the use will not substantially impair or prove detrimental to neighboring properties.

- (b) Public utility buildings in any permitted residential zone, shall, whenever practicable, have the exterior appearance of residential buildings and shall have suitable landscaping, screen planting and fencing, wherever deemed necessary by the Board.

The use will not be located in a residential zone. Nevertheless, the base of the facility, including the equipment shelter, will be well screened by proposed landscaping and existing topography.

- (c) Reserved.

- (d) Any proposed broadcasting tower shall have a setback of one foot from all property lines for every foot of height of the tower; provided, that any broadcasting tower lawfully existing on September 1, 1970, shall be exempt from the setback limitations imposed by this subsection, and may be continued, structurally altered, reconstructed or enlarged; provided further, that no structural change, repair, addition, alteration or reconstruction shall result in increasing the height of such tower above the then existing structurally designed height.

The proposed monopole will be 140 feet in height, and will be setback approximately 175 feet from the closest property line (shared with the adjacent retail nursery). Setbacks from other property lines are substantially greater.

- (e) Examples of public utility buildings and structures for which special exceptions are required under this section are buildings and structures for the occupancy, use, support or housing of switching equipment, regulators, stationary transformers and other such

devices for supplying electric service; telephone offices;...radio or television transmitter towers and stations; telecommunication facilities; above ground pipelines.

The proposed use is a telecommunications facility.

- (f) The provisions of Section 59-G-1.21(a) shall not apply to this subsection. In any residential zone, overhead electrical power and energy transmission and distribution lines carrying in excess of 69,000 volts.

Not applicable for this use.

- (g) In addition to the authority granted by Section 59-G-1.22, the Board may attach to any grant of a special exception under this section other conditions that it may deem necessary to protect the public health, safety or general welfare.

Recommended conditions are given.

- (h) Petitions for special exception under this section may be filed on project basis.

Not applicable.

- (i) A petitioner under this section shall be considered an interested person for purposes of filing a request for a special exception if he states in writing under oath that he has made a bona fide effort to obtain a contractual interest in the subject property for a valid consideration without success, and that he intends to continue negotiations to obtain the required interest or in the alternative to file condemnation proceedings should the special exception be granted.

Not applicable.

- (j) Any telecommunication facility must satisfy the following standards:
 - (1) The minimum parcel or lot area must be sufficient to accommodate the location requirements for the support structure under paragraph (2), excluding the antenna(s), but not less than the lot area required in the zone. The location requirement is measured from the base of the support structure to the property line. The Board of Appeals may reduce the location requirement to not less than the building setback of the applicable zone if the applicant requests a

reduction and evidence indicates that a support structure can be located on the property in a less visually unobtrusive location after considering the height of the structure, topography, existing vegetation, adjoining and nearby residential properties, if any and visibility from the street.

The proposed monopole is located in the Rural Cluster Zone, which requires a minimum parcel area of five acres. At approximately 63 acres, the subject property is more than sufficient in size to accommodate the location requirements for the monopole.

- (2) A support structure must be located as follows:
- a. In agricultural and residential zones, a distance of one foot from property line for every foot of height of the support structure.

The proposed monopole will be a 140 feet in height, and will be setback approximately 175 from the closest property line (to the north). Other setbacks are 513 feet from the eastern property line, 635 feet from the southern property line, and 660 feet from the western property line.

- b. In commercial and industrial zones, a distance of one-half foot from property line for every foot of height of the support structure from a property line separating the subject site from commercial or industrial zoned properties, and one foot for every foot of height of the support structure from residential or agricultural zoned properties.

Not applicable.

- (3) A freestanding support structure must be constructed to hold no less than 3 telecommunication carriers.

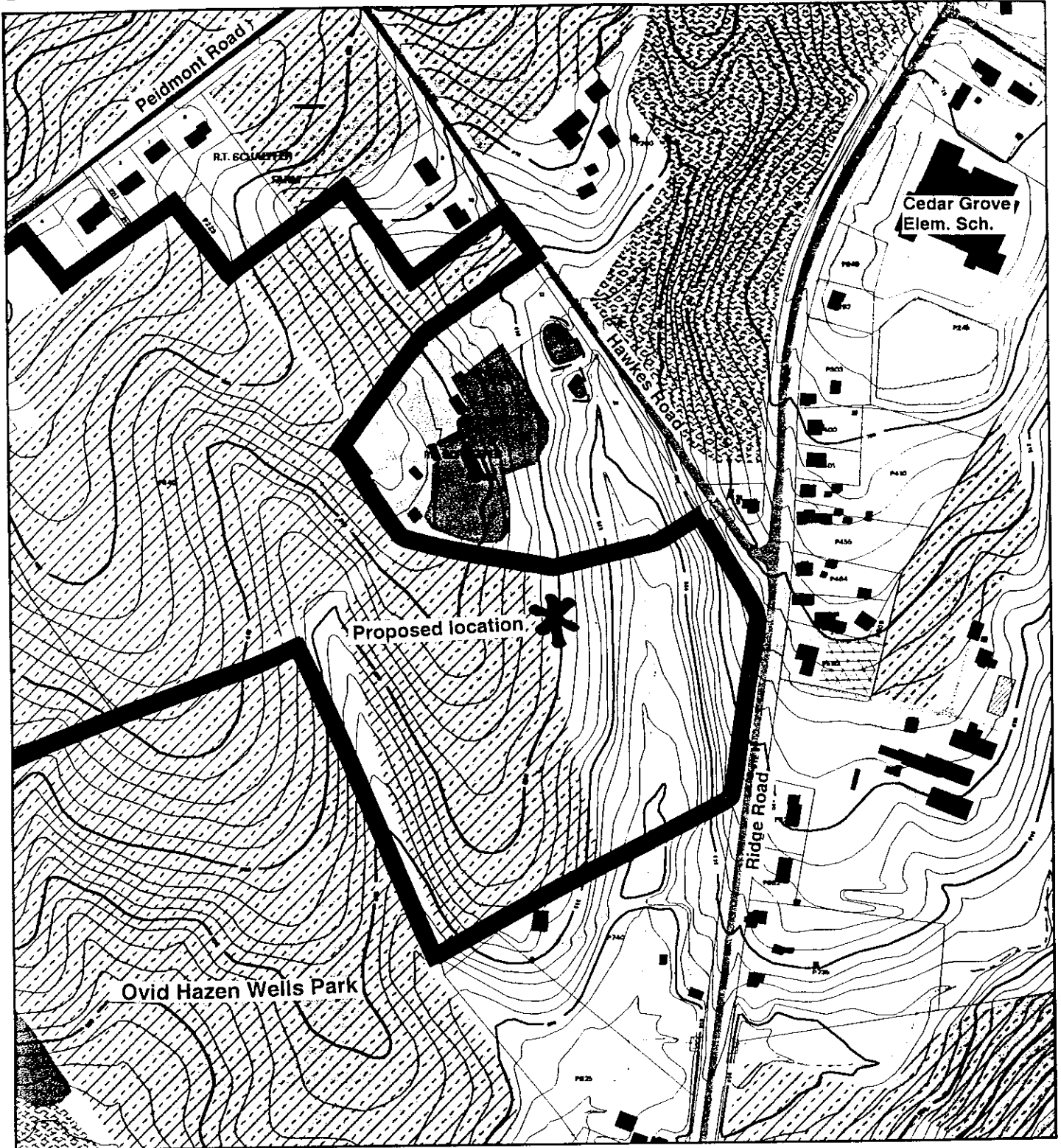
The proposed monopole will be constructed to hold three carriers.

- (4) No signs or illumination are permitted on the antennas or support structure unless required by the Federal Communications Commission, the Federal Aviation Administration, or the County.

Generally, illumination is only required by the Federal Aviation Administration if the monopole is in close proximity to an airport or is more than 200 feet in height. Neither is the case in this instance.

- (5) Every freestanding support structure must be removed at the cost of the applicant when the telecommunication facility is no longer in use by any telecommunication carrier.

This is a condition of approval.



Map compiled on October 04, 2001 at 11:07 AM | Site located on base sheet no. - 233NW11

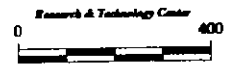
NOTICE

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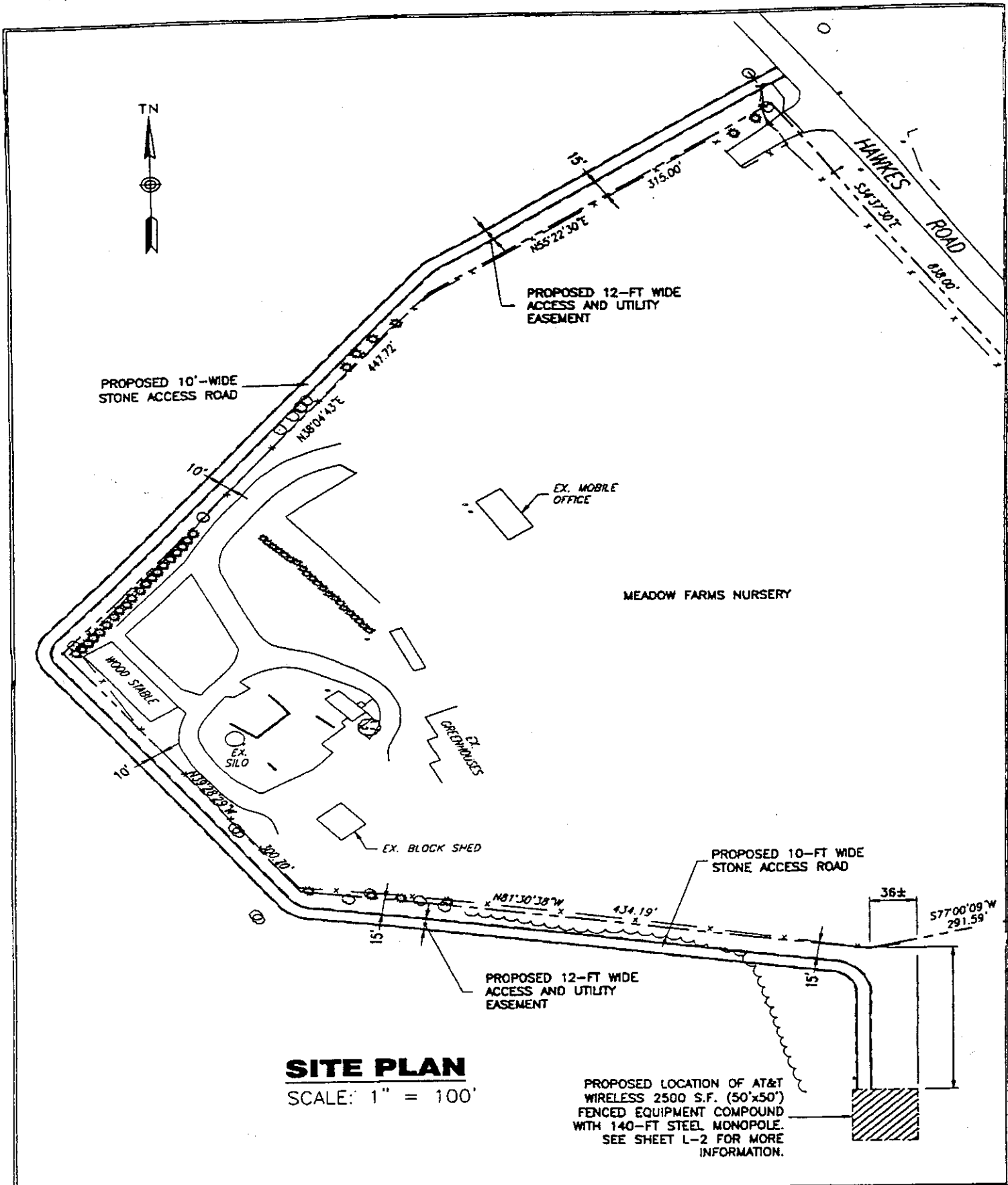
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of the map other than for general planning purposes is not recommended. - Copyright 1998

Key Map



1 : 4800



SITE PLAN
SCALE: 1" = 100'



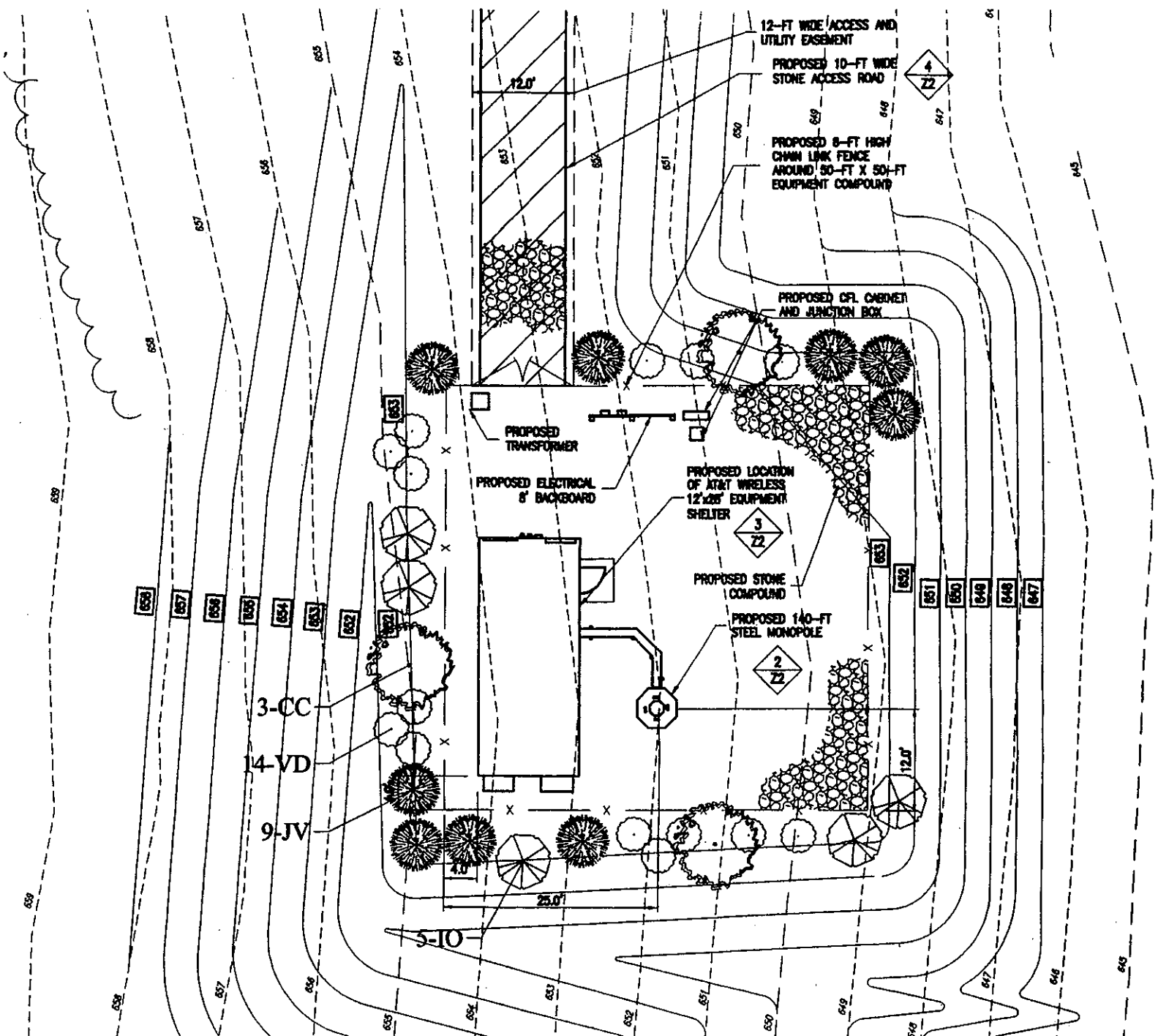
Dewberry & Davis, LLC
2120 Trumbull Lane
Baltimore, Maryland 21244
(410) 544-3444 FAX: (410) 544-3476
Architects/Engineers/Planners/Interior Designers

DRAWING TITLE:
LEASE EXHIBIT

PROJECT:
MULLINIX FARM
AT&T PROJ. #WS65.2
11604 PIEDMONT ROAD
CLARKSVILLE, MD 20871

PROPERTY OWNER:
CAROLE MULLINIX
11604 PIEDMONT ROAD
CLARKSVILLE, MD 20871

FIRST ISSUE: 02/28/00	DRAWING NO.
DRAWN BY: APW	LE-1
CHECKED BY: REC	SHEET NO. 1 OF 2
SCALE: AS NOTED	PRINT DATE: 03/28/00
PROJECT NO. 99268H - MULLINIX FARM	



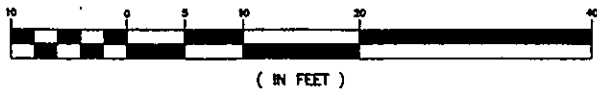
DETAILED SITE PLAN

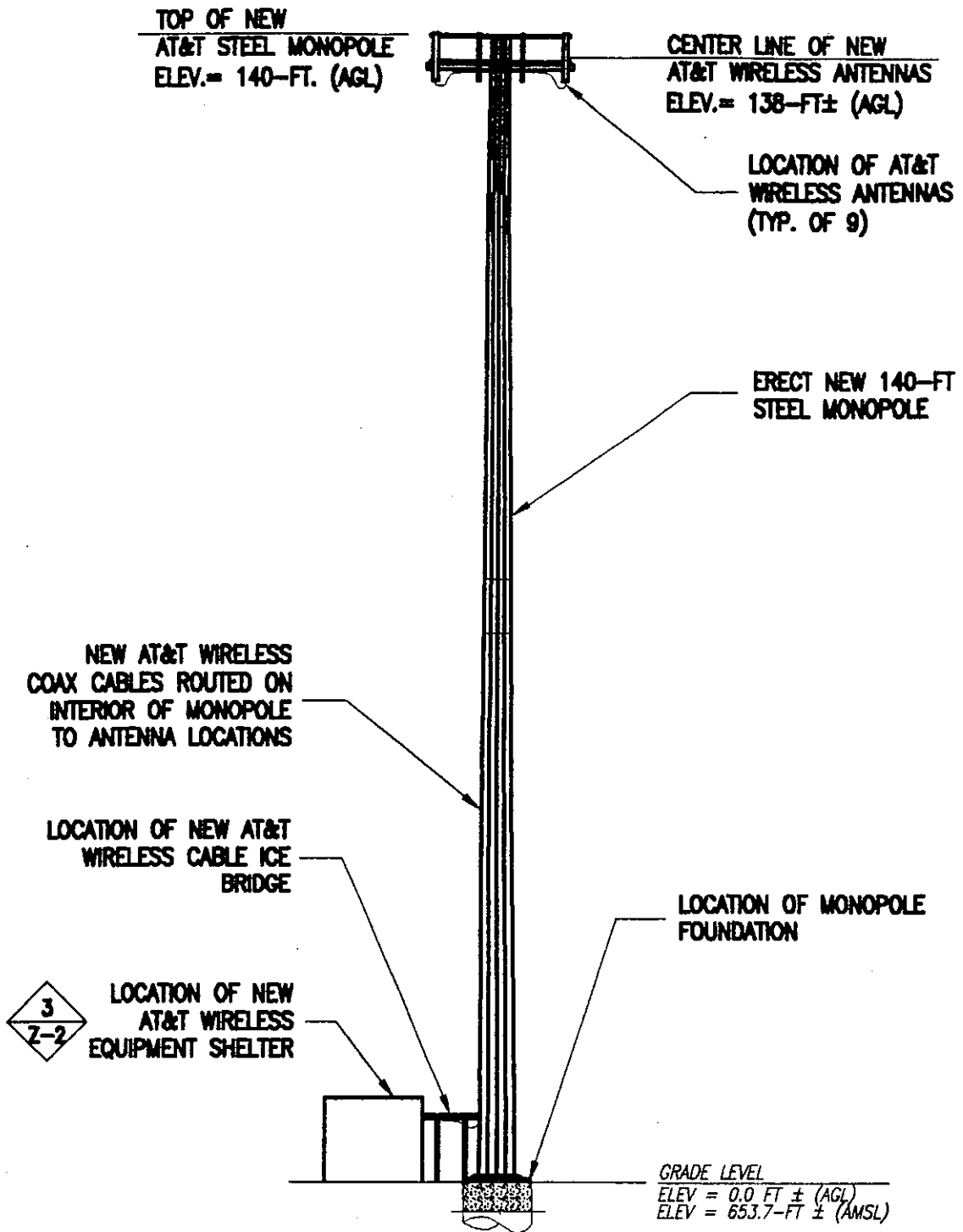
SCALE: 1" = 10'

LEGEND

- 650 --- EXISTING CONTOUR
- 650 --- PROPOSED CONTOUR

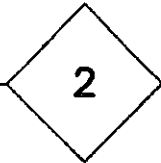
GRAPHIC SCALE





ELEVATION PLAN

SCALE: 1" = 20'





MONTGOMERY COUNTY, MARYLAND
TOWER COORDINATOR
RECOMMENDATION

APPLICATION NUMBER: 200105-02

DATE: 03 July 2001

Application Information:		
Applicant:	AT&T Wireless	
Description:	Construct a new 140' monopole.	
Site Location:	Mullinix Farm 11604 Piedmont Road, Clarksburg	
Property Owner:	Carol Mullinix	
Classification in accordance with Zoning Ordinance: RC		
Private Property:	<input checked="" type="checkbox"/>	By right: <input type="checkbox"/>
Public Property:	<input type="checkbox"/>	By right: <input type="checkbox"/>
		Special Exception: <input checked="" type="checkbox"/>
		Special Exception: <input type="checkbox"/>
		Mandatory Referral: <input type="checkbox"/>
Impact on land-owning agency: N/A		
Existing or future public safety telecommunications facilities and plans: None		
<p>Co-location options: In reviewing this application, we conducted a site visit, and on May 9 we asked AT&T to consider several alternatives discussed below, in lieu of erecting a new monopole.</p> <p>On May 9, we asked AT&T to consider the use of the Cedar Heights WSSC water tank with antennas located at approximately 50' AGL and, if necessary, a single microcell to be attached to one of the Allegheny Power poles along Ridge Road in order to address any gaps in coverage which may remain using the water tank alone.</p> <p>On June 18, we received a response from AT&T in which it provided additional RF maps which showed the antennas at the water tank location would still leave significant gaps and areas of reduced reception in the desired service areas, regardless of the use of a microcell. AT&T replied that it was uncertain of the predicted coverage from a microcell in this case, and that "AT&T has a network policy that does not consider an exterior microcell as an adequate alternative or supplement to a macrocell facility". Regardless, in response to questions regarding this option, Allegheny Power replied that the nearest pole which may be used was three-quarters of a mile away at the intersection of Springhill and Hawks Road. We believe that would be too far away from the proposed coverage area to be of value.</p> <p>We also asked AT&T to consider the Salem United Methodist Church located at 23725 Ridge Road, and to provide RF propagation maps from that site as well. In response to questions regarding use of the steeple, AT&T added that the 55' AGL we suggested for the antennas at that location was very optimistic, and that something more like 30' AGL would be more realistic. AT&T added that the RF propagation software does not take into account the trees along Rt. 27 that are also at the 55' level,</p>		

which adds to the difficulty of using the church site. AT&T provided photographs showing the proximity of the trees along the road to the church documenting the tree height being a problem. We suggested that AT&T conduct a drive test from an appropriate elevation alongside the church steeple to confirm the RF propagation results.

On August 29, we were advised that AT&T would conduct a drive test. After the drive test, they provided us with the results of the test, which showed that there were gaps in coverage to the south along Route 27, and because of that, even if they could use the steeple, the desired RF coverage could not be attained. AT&T added that other issues related to the use of the steeple included the fact that the church is an historical site, and that modification to the steeple to accommodate the antennas would be problematic. We concur with AT&T's conclusion drawn from the RF maps submitted.

On September 4, we received a letter from AT&T stating the church pastor would not consider extending the height of the bell tower and did not want the structure disturbed, and believed that the supporting framework would have to be structurally enhanced to carry the additional weight of the antennas, cables, and hardware.

In follow-up, we asked for further drive test information to document the extent to which the antennas provided the desired coverage from the Brink Road water tank. On September 7, we received the drive test results from the Brink water tank, which showed that there was an unacceptable drop in signal level in the same area where transmission was difficult from the church steeple site. We concur with that conclusion.

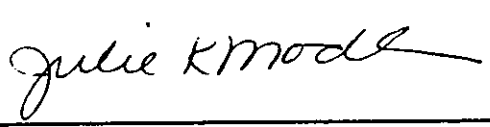
On September 4, we received a letter regarding the impact of the proposed monopole on the nearby historic properties, a copy of which is attached for the TTF CG's information.

Implications to surrounding area: This monopole would be plainly visible from north and southbound traffic along Route 27 in the vicinity of the proposed site as well as from many residents in the vicinity of the monopole.

Attachments: Application, Special Exception Request #SE-2479

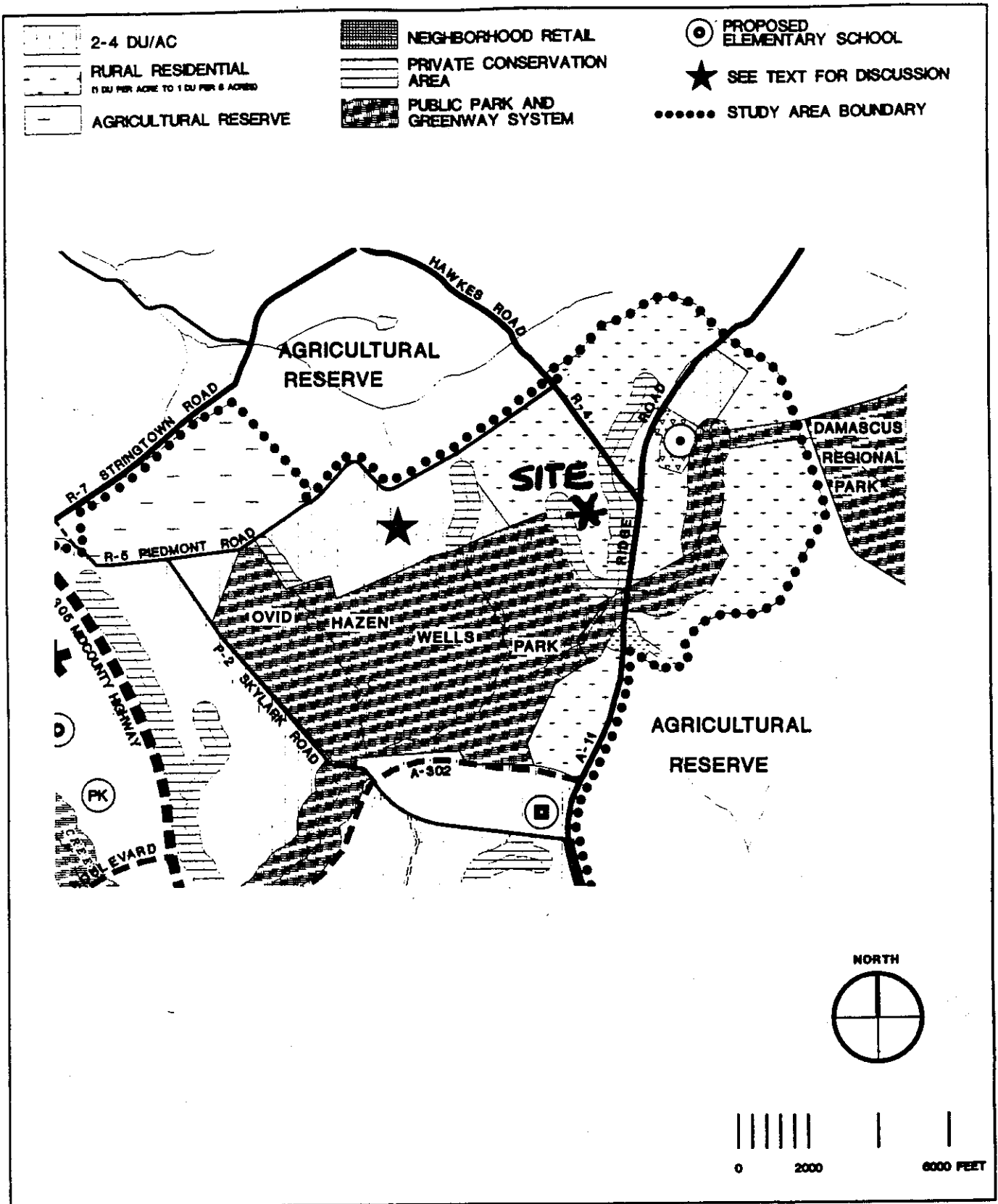
Comments: In this application, AT&T, along with American Tower, proposes to construct a new monopole to provide AT&T service coverage along Ridge Road, Hawks Road, Norwood Road, and Piedmont Road. AT&T provided RF propagation maps which showed that there were gaps in service coverage in the proposed service area. We concur with AT&T's conclusion drawn from review of those maps. On June 18, we received a response from AT&T's representative in which he provided the RF maps to document that antennas at this location and elevation would leave significant gaps and areas of reduced reception in the desired service area.

Tower Coordinator Recommendation: Recommended:
Not recommended:

	9/12/01
Signature	Date

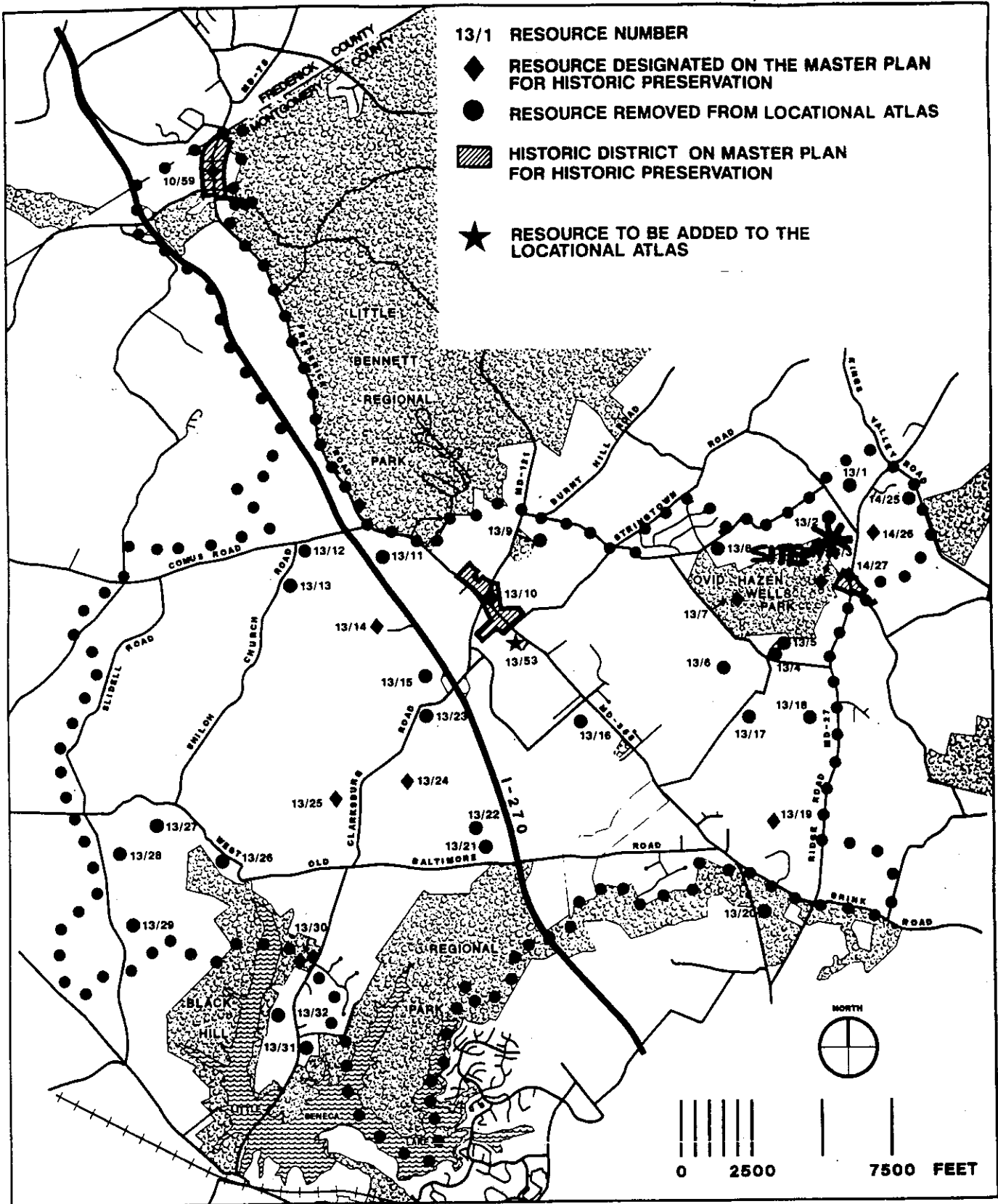
Ridge Road Transition Area

Figure 28



Historic Resources

Figure 50

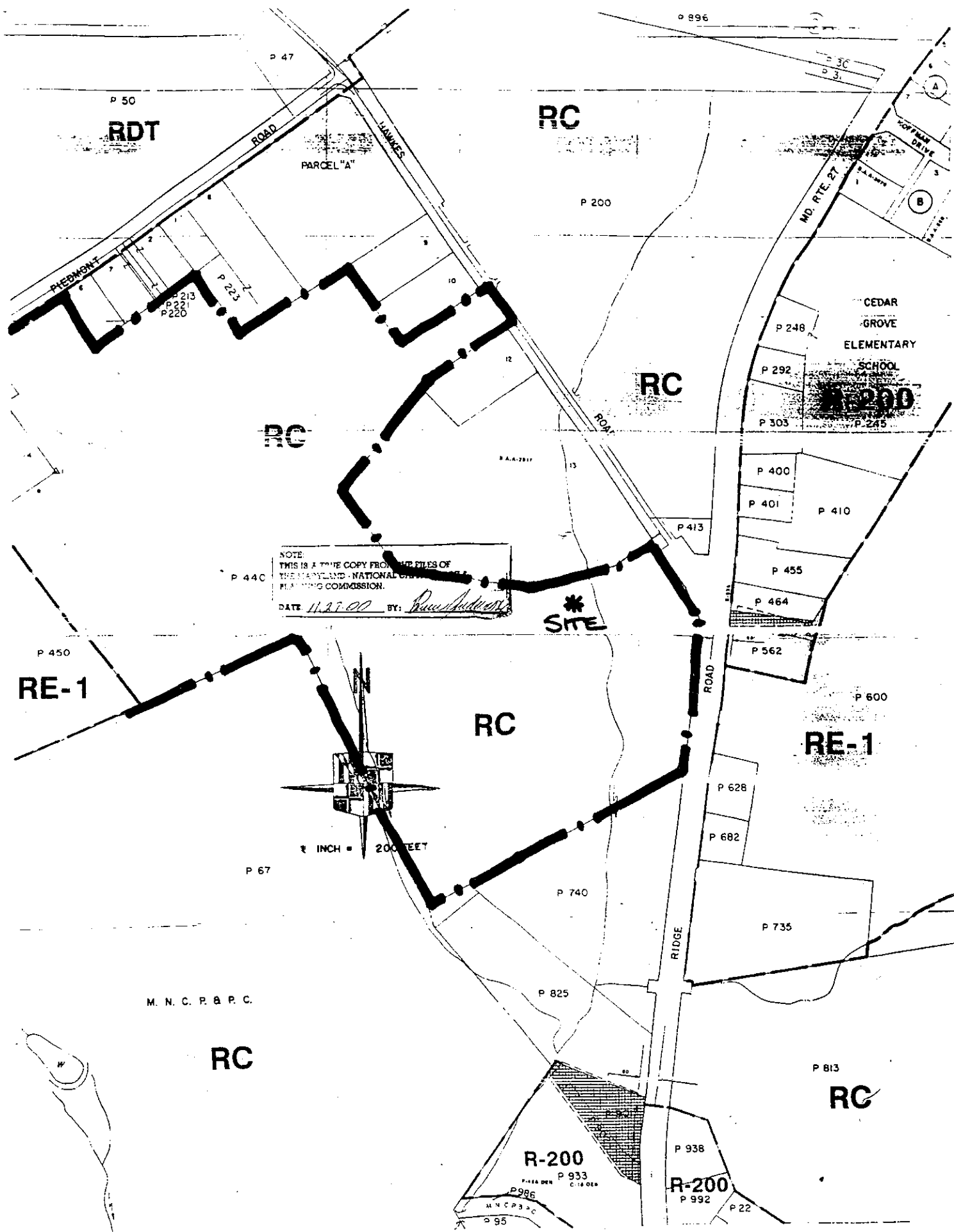


Clarksburg Master Plan Study Area Historic Resources (cont.)

Table 17

Resource #	Resource Name/Address	Comments	HPC Recommends	Plan Recommends
14/26	Salem Methodist Church 23725 Ridge Road	Vernacular Gothic Revival frame church, 1907; corner bell tower, lancet windows	Positive	Positive
14/27	Cedar Grove District Ridge Road and Davis Mill Road	General Store; Upper Seneca Baptist Church, and four houses dating from circa 1870 - 1912	Included on <i>Master Plan for Historic Preservation</i>	

Zoning Map



RDT

RC

RC

RC

RE-1

RC

RE-1

RC

RC

R-200

R-200

NOTE:
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DATE 11.27.00 BY: *[Signature]*

1/4 INCH = 200 FEET

M. N. C. P. & P. C.

P 933
C-19 024

P 938

P 992

P 813

P 600

P 562

P 455
P 464

P 400
P 401
P 410

P 303
P 245

P 292
R-200

P 248
CEDAR GROVE
ELEMENTARY SCHOOL

P 200

P 47

P 50

P 896

P 30
P 31

P 213
P 221
P 220

P 440

P 413

P 450

P 67

P 740

P 825

P 95

P 22

A

B

PHEMONT ROAD

ROAD

JAWAKES

ROAD

ROAD

RIDGE

MD. RTE. 27

HORTON DRIVE

SALMON

300 YARDS

PARCEL "A"

B.A.A. 2817

*
SITE

