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Loudoun County Board of Supervisors, Public Hearing, Wednesday, May 14, 2025

Date Wednesday, May 14, 2025
Place Board Room, First Floor, Government Center, 1 Harrison Street SE, Leesburg, Virginia
Length 2h 46m (video)

- Official meeting video (county, Granicus): <https://loudoun.granicus.com/player/clip/7948>
- Meeting page: <https://loudoun.granicus.com/player/clip/7948>

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[00:09:57] we're good good evening supervisors good evening staff good evening loud and this is a full room tonight for a public hearing my gosh look at that I'm going to call the order of the May 14th 2025 loud and county supervisors public hearing this room has a hearing loop if you need hearing assistance please switch your hearing aid to the telecom mode if you need a headset we have those available as well please see the clerk to request one and with everybody please join me in the pledge of allegiance pledge allegiance to the flag of the united states of

[00:10:34] america and to the republic for which it stands one nation under god indivisible with liberty and justice for all all of us every one of us all of us okay um as a reminder to all members of the public um before you address this board this evening you may only register to speak on matters that are on the docket for this evening's public hearing.

[00:11:04] Due to the broadcast delay, any member of the public who are not in the boardroom wishing to address the boards on items 1, 2, 3, and 4, which are on our consolidated hearing agenda, please call the number that is scrolling across your screen at this time. If you have registered to speak, you will be allotted two and a half minutes.

[00:11:24] If you are in the boardroom, we ask when your name is called, please come to the podium and state your name for the record. If you'd like to state the district you live in, you may do that as well. The

timer on the podium will indicate your remaining time. When your time has expired, please yield the podium to the next speaker.

[00:11:41] If you're providing any comments via phone, I'm going to ask you to time yourself because while you're speaking, I don't want to stop you because it disturbs your flow, but when you hit your two-and-a-half minutes, I will stop you at that point, so please time yourself. When taking public comments, I will first ask for people in the room, and then I will go to the phone.

[00:12:02] Our moderator today is Alicia Terry. Alicia, I'm going to ask you, do you have anybody on the phone to speak right now? No, I do not, Madam Chair. No, you do not. Okay, thank you, ma'am. When taking public input for items, I will, I've already done that already.

[00:12:18] Please note that there's a slight delay between the broadcast and the boardroom. I did get a message from Supervisor Turner. He will be running late this evening. I'm sure he'll be here as soon as possible. I have not heard from Supervisor Sayings this evening, so he usually is trying to get back from his job in D.C. as fast as possible, so hopefully he will be here soon.

[00:12:42] All right, the board will first hear the following items as a consolidated hearing. As a reminder, these items have been consolidated because there are no outstanding issues. Staff has recommended approval. The applicant has waived their presentation time and no public speakers have registered in advance.

[00:13:00] The consolidated items this evening are as follows. Item one, the proposed conveyance of county property, conveyance of easement within Trailside Park to Dominion Energy. That is in the Ashburn District. Since Mr. Turner is not here, I will make that motion. But please remember, since Mr. Turner is not here, if he wants to bring that back or do something else with it later on, he's allowed to do that.

[00:13:23] Item two, proposed conveyance of county property, conveyance of Eastman's within Philip A. Bowling Memorial Park to Loudoun County Sanitation Authority, that is, I'm sorry, DBA, Loudoun Water, that is in the Leesburg District. Item three, a member to chapter 2209, the codified ordinance of Loudoun County, that's a voting precincts and polling places, it's a countywide item, thus I will make that motion.

[00:13:47] Item four, ordinance to establish a new chapter of the codified ordinance of Loudoun County, The new chapter is 694, the containment of running bamboo. That is a county-wide item as well. I will make that motion as well. Is there anybody in the boardroom who'd like to speak on any of these items?

[00:14:08] Nope. Ms. Terry, is there anybody online who'd like to speak on any of these items? Yes, Madam Chair. There is? Item number, where are you? Item number what? Item number five, Milestone.

[00:14:24] Oh, no, I meant one, two, three, or four right now, the consolidated agenda. no madam chair wonderful thank you so much well you're about to blow my blow my whole agenda tonight with that answer it's like what what okay so i'm going to close the public hearing and board members i'm going to ask you to go to your uh to your motion sheet i will read motion number one again that's the ashburn district i move the board of supervisors approve motion 2b for the approval of the proposed conveyance of easement as provided in the may 14th 2025 public hearing item number one staff report is there a second second to that motion discussion

[00:15:04] on the motion i don't have any discussion except to remind you that this is the aspirin district and so mr turner they want to do something different with that later on anybody else all in favor please say aye any opposed that motion will pass 702 with mr turner and mr sayings being off the dais item number two is in the leesburg district um miss umstock thank you Thank you, Madam Chair. This is the proposed conveyance of county property, conveyance of easements within Phillip A. Boland Memorial Park to Loudoun County Sanitation Authority doing business as Loudoun Water.

[00:15:40] I move that the Board of Supervisors approve motion 2B for the approval of the proposed conveyance of easements as provided in the May 14, 2025 public hearing item number 2, staff report. Motion made, sir. Second. Seconded by Supervisor Glass. Is that who did that? Discussion on the motion, Supervisor Armstead?

[00:16:05] No discussion. Anybody else? Okay. All in favor, please say aye. Aye. Any opposed? That motion will pass 702. Item number three, I move the Board of Supervisors to approve motion 2B for the approval of the amendment to Chapter 209 of the codified ordinance of Loudoun County as provided in the May 14th, 2025, public hearing.

[00:16:25] Number three, staff report. I'm sorry, just to let you know, that is an amendment 209 of the codified ordinance about voting precincts and polling places. Is there a second to that motion? Motion is made and seconded by Supervisor Brixman. Discussion on the motion. Supervisor Brixman. Thank you, Madam Chair. My colleagues and the public may recall that we had approved opening two new early voting locations for the November election, one at the Ashburn Rec Center and one near GW in Algonquian District.

[00:16:59] Unfortunately, through no fault of staff, the site in Algonquian District at GW fell through, and we haven't been able to find a suitable location and probably won't be able to do that in time for the November election.

[00:17:16] So I was excited we were going to have two new polling places. We will have one new early voting place this year, and we will continue to work on additional sites in the districts that don't have early voting as of now.

[00:17:32] Thank you, Madam Chair. Thank you. Anybody else? Ms. Umstead. I'm sorry. Ms. Glass. Thank you, Madam Chair. I'm thrilled that the Ashburn Rec Center is going to be an early voting location beginning this fall. This location will be convenient for so many voters in both the 20147 and 20148 areas.

[00:17:55] I want to thank staff and the board for supporting this expansion, expanding access to the ballot box in our county. Thank you, Madam Chair. Thank you. And all I would say is I am thrilled, always happy when people have more access to voting, more times, more locations. But I will also say voting is a privilege and a right that we have.

[00:18:14] And people in other places walk miles and miles so they can vote. And so no matter where the voting location is, go vote. All right. All in favor, say aye. Any opposed? That motion will pass 702. Although the next item is a countywide item, I do believe, Ms. Bricksman, didn't you bring the running bamboo item?

[00:18:34] Wasn't that your item? Did one of you want to make that motion? Sylvester Glass, do you want to make this motion? Yes, Madam Chair. Okay, then go for it. Let me pull out the motions. It wasn't, I wasn't ready for this one.

[00:18:50] I know. Thank you. Number four. Number four, thank you. I move that the Board of Supervisors approve motion 2B for the approval of the ordinance to establish the new chapter, a new chapter 694 of the codified ordinances of Loudoun County as provided in the May 14th, 2025 public hearing item number four, staff report.

[00:19:21] Ms. Briggs, please like to second that? - Discussion on the motion, Ms. Glass? - Thank you, Madam Chair. I want to thank Mike Littman and the Loudon Invasive Removal Alliance, more commonly referred to as LERA, for their efforts in helping us understand the damage invasive species due to our environment and to the damage and of the damage to the Loudon County economy.

[00:19:47] Also want to thank county staff for all their work on this ordinance and my colleagues for your support. Thank you, Madam Chair. Thank you. Ms. Brixman, anything? Okay. All I would say is yes, thank you Mike Lippman, thank you Talera. Right now we are in the season where some of the invasive bugs that come from invasive plants are starting to hatch, including the spotted lanternfly nymph, that's what it's called, it's a little black bug with little white spots. We understand that there are times when HOAs plant shrubs

[00:20:24] or flowers or whatever because they think they look good and because they're less expensive, but they are very damaging to our ecosystem and our environment. Loudoun County has asked that at the General Assembly level that all invasive plants are not allowed, and we are asking HOAs to stop planting invasive species plants because they are so damaging, and we know that That was never the intent that we couldn't have known many years ago when we started planting those, what they were going to be.

[00:20:58] But we know now, and we're working really hard to handle this issue. The spotted lanternfly, for instance, is really, really damaging our wine industry. They are just tearing through vineyards. And so planting these trees and shrubs and plants is damaging in many, many ways.

[00:21:20] And I will also say, if you see the spotted lanternfly nymph or the spotted lanternfly, kill them on sight. Do not free them. Do not take them away. Do not be gentle with them. Kill them. That is, just kill them. That's it.

[00:21:36] I normally am like, yeah, we love the environment. Kill those things. And let's all just be aware that what we're doing is damaging to our environment, to our ecosystem, and to our economy, especially our rural economy.

[00:21:52] So HOAs and everybody else, thank you for helping us, and especially Mike Littman and Lyra, thank you for helping us. Supervisors Bricksman, Supervisors Glass, the running bamboo, we should say it's not the same bamboo that the pandas eat. It's a different bamboo.

[00:22:08] We know that. and so thanks for bringing that, we appreciate it. All right, all in favor say aye, any opposed? That motion will pass, 702. All right, we're going to go, let's see, let's do the Arcola Grove.

[00:22:28] I know it may not take as long, but I think Mr., I'm trying to give Mr. Turner a little bit of time to get here for item number five, the millstone interchange because i think he wanted to be here so let's go in and do the

[00:22:45] alcola grove item right now good evening everyone how you doing just give me a second because my

[00:23:13] computer did stuff my computer does oh my gracious well it's not it keeps like rebooting itself there it goes okay i got my my you guys is everybody up you're good with the item okay we think we are

[00:23:38] ready we're ready for the presentation my god i'm freezing okay good evening my name is darby

[00:24:27] metcalf with the department of planning and zoning i'm here tonight to present the application for arcola grove rezoning the subject property is 30.49 acres located west of arcola boulevard south of azalea lane east of stone springs boulevard in the doles election district this property is zoned rural commercial and industrial park under the loudon county zoning ordinance, the properties in the suburban policy area, and the suburban employment place type.

[00:24:56] The application requests a zoning map amendment to rezone approximately 6.98 acres from RC, Rural Commercial, to Plan Development Industrial Park, a special exception to permit a transmission substation, and additionally a zoning modification to increase the maximum building height from 60 to 100 feet, increasing permitted data center square footage from 614,000 to 786,000 square feet. Present on screen is an annotated excerpt of the concept development plan. Data center buildings are indicated in brown in the center of the image and the substation is indicated

[00:25:35] in gold on the right hand side. Tonight's application is subject to the previously approved Arcola Grove commercial which permitted all PDIP uses and reduced setbacks. There are outstanding issues with tonight's application to include building height, the utility substation use and landscape buffers. The 2019 general plan envisions heights of two to eight stories and to

[00:26:10] provide transitions adjacent to less intense residential uses. The application proposes a maximum building height of 100 feet without transitions adjacent to the approved residential uses. Staff cannot support of support of the modification without transitions and recommend reduced building heights and or step downs in height for the data center buildings. 2019 general plan recognizes uses adjacent to residential may be incompatible and anticipates transition or transitional uses to be located between more intensive uses and residential. The application

[00:26:47] proposes to construct a transmission substation with enhanced buffering and masonry screening wall adjacent to residential uses. Staff cannot support the use cited adjacent to residential without transitional uses being provided. Present on screen is an annotated excerpt of the substation use, again indicated in gold. The zoning ordinance anticipates landscape buffers along Arcola Boulevard and Azalea Lane. The application provides buffers along both roadways. Additionally,

[00:27:22] as proposed, proffers allow plant units to be substituted as deemed necessary by Dominion Energy. As proposed, staff cannot determine if zoning ordinance requirements will be met and recommend the substitution language be removed from proffers. The zoning ordinance additionally allows for a maximum of 50% evergreen tree plant units to be provided in landscape buffers. Azalea lane buffering exceeds the 50% maximum envisioned in the zoning ordinance. Staff recommend the evergreen

[00:27:58] plant unit percentages be reduced. Present on screen are buffers that allow for plant unit substitutions indicated in green and the landscape buffer exceeding the maximum evergreen plant units indicated in the dash green with Arcola Boulevard on the bottom of the screen and azalea lane in the middle. Based on the identified outstanding issues, staff cannot support approval of the applications. DTCl

staff are available online for transportation questions, and staff are available for questions. Thank you. Thank you. Thank you. I'm sorry, tell me your name one more

[00:28:37] time. It's Darby Metcalf. Metcalf, this your first time in front of us? I believe it's the fifth or sixth. Is it really? It is. I'm sorry. It happens. It's been a couple months. You did a great job. thank you that was really helpful and we probably have lots of questions and i'll start with mr letourneau because it's his district thank you um so kind of cut to the chase a little bit because i do think this is a little little confusing to understand there's an existing approval on this site for 614 000 square feet of data center correct that's correct so we did get some input

[00:29:16] from the public asking us not to approve this because it's 700 something square feet well it's It's already 614, so it's an increase over what's existing by 100 and something square feet, right? Correct. It's 614,400 square feet under the prior ZMAP 2020, and this is seeking the increase in height will be at 786,369 square feet.

[00:29:41] Okay. The other thing that's happening here is the application for the substation. At the time this was heard by the Planning Commission, it was an air-cooled substation, which is a traditional open substation that's very unattractive. Under the revised application, it's now a gas-insulated substation, GIS, which means that it's indoors, right?

[00:30:04] There is an indoor facility, yes, that's correct. Okay. Do we have other indoor substations in Loudoun? There are other GIS substations within Loudoun County. Yes. Not many, though, right? It's not typical. That's correct. Yeah.

[00:30:20] And it's also a lot more expensive. So one concern I have with the application is the proposed building height for the data center now goes up to 96 feet. You probably don't have this on hand immediately, but could you get to us what the existing heights are of the buildings at Glasscock, which is directly south of this site, as well as what the proposed building height is for Arcola Town Center.

[00:30:53] There's townhomes, there's an affordable housing building, and multifamily housing that's around. And the applicant may have this information, I don't know. But if not, staff, can you provide that to us subsequently? Yeah, so Arcola Town Center residential was approved for the transit center fringe up to a height of residential of 60 feet.

[00:31:16] 60 feet. Yeah, so that application has not come in for a site plan, so specifics related to those single-family attached units, as well as the affordable housing unit that's east of the substation use, I can scroll back so we can talk about the same thing, is not provided.

[00:31:33] second here and in terms of glasscock it's approximately 45 feet in height for those single-family attached units right 45 feet that's correct okay there was a staff comment about plantings on was it azalea lane i didn't quite understand so in terms of landscape buffers along azalea lane there is the northern section is which is on the southern extent of the substation currently the language in the proffers allows for substitutions of plant units we're asking for that language to be removed as drafted. That language would allow plant units to be substituted

[00:32:12] as deemed necessary by Dominion, but does not detail the scope of substitutions. So in terms of what plant units will be provided is not able to be determined. And then on the southern extent of Azalea Lane, the dash section, it has the same substitution language as well as exceeding the maximum evergreen tree planting requirements. Mr. Laterno, is Glasscock Field, is that residences?

[00:32:41] Yes, that's correct. Yes. Okay, thank you. Ms. Brixman? Thank you, Madam Chair. Staff identified building height, utility substation, and landscape buffers as compatibility issues. Are there any other compatibility issues that staff is concerned about? Not at this time. Okay, and why is a substation a compatibility issue? The general plan for the suburban employment place type envisions transition uses to be located for between more intensive substation uses and

[00:33:18] more sensitive residential uses and it can be less intense than the substation but to locate them between the residential use. So it's compatibility with residential uses basically is the issue okay and and just to be clear the old arcola school renovation and attainable housing is basically right next to where the substation would be correct adjacent to the site for old arcola residential there is a cricket field beyond that cricket field is the school and the affordable

[00:33:53] housing right and if the um well first of all let me back up for a second do you recall the name of application when the 600 000 square feet was approved it's our cola grove commercial it was our cola grove commercial okay okay um it's it's probably linked in here i can go look at it um so i guess and also the building height is a compatibility issue probably if i'm thinking about this correctly having three stories of a of a data center would not be compatible in this area

[00:34:33] especially if there's residential nearby is that correct correct so the the general plan envisions a lower height approximate to residential uses and or step backs in height in the directions towards residential uses okay okay um oh and was this do you know in the previous application was a substation envisioned not at that time not at that time so this application was approved when whenever it was approved without the knowledge that there would have to be a substation

[00:35:07] nearby I guess would defer to the applicant related to that but it was not it was not a component of that application right it was not a component of the application so ostensibly the board could have approved it without knowing that a substation would eventually be needed that's okay I'll look it up thanks that might be too much of an opinion question okay thank you

[00:35:32] Thank you very much. Mr. Crony. Thank you, Chair Randall. Thank you, staff. So the GIS substation is a smaller footprint. I understand that's the benefit of it, but it doesn't, it's not fully enclosed, right? There's still the H structures that are not enclosed, right? That's correct. And how high will they be? I would defer to the applicant room. I think they're 75 feet.

[00:36:00] And also, is the full data center or the full GIS substation enclosed? Because I think there are eight structures and I think there's other structures that aren't enclosed as well, right? The ground-mounted equipment is within the GIS structure beyond the ground equipment.

[00:36:21] I would defer to the applicant related to what would be a component of that facility, that enclosure. But I think the applicant mentioned that the berm is 16 feet around, and then some portions are 12 feet because of Dominion having to bring in the transmission lines to the substation.

[00:36:39] I think it's actually, they have to lower some of the berm for that. Do you know if the 30% open space that's required in the suburban employment place type has been sited on the site plan yet? Because I saw that that was something that... The application is providing the 30% open space.

[00:36:57] okay so that's in the site plan now where where it is because i didn't see it the legislative application okay no but i mean or in the cdp it should be cited somewhere i didn't see it at all yes that's correct it is within the cdp okay um so um with the replacement of this proffer statement with the original

proffer statement of zmap 2020 0010 did staff conduct an audit to make sure all commitments were carried forward like the lighting the lighting component is a

[00:37:31] current zoning ordinance requirement that would be required at site plan if this application were to be approved okay but you're going to do an audit to make sure because i think now this proper statement would replace the one from 2020 i just want to make sure all the commitments were carried over that were made back in 2021 that's correct okay thank you it's glass thank you madam chair uh question what is the miss let's bring your microphone down a little bit okay what is the

[00:38:08] because i'm short pull it closer to you what is the standard height of a of the equipment that's in a of a regular substation. It is approximately 75 feet in height. It's also 75 feet. Okay. Thank you. Do we know if Glasscock Field at Stonebridge, Stonebridge was, is that a by right community? Do we know? No, it's not. I can get back to you on that. Mr. Letourne, you're saying, okay. Do we know the

[00:38:42] distance, the, how many, how many, what is the distance between with Glasscock, Glasscock Field and this site? Approximately 750 feet to the data center structures. Approximately 750. And this road, well, I can't tell. I need to go out. I would do a visit out there. This road that is between Glasscock Field and the site, what is that? Currently, there is not. That's just like a dirt road kind of right there? What is that? That is a component of the eventual extension of

[00:39:17] Dulles West Boulevard. Timing related to that, I would defer to DTCL, who is available on call. Okay. All right. One more thing. I thought you said, and if I did not get this right, please correct me. I thought you said something about this site is supposed to have less intense residential uses. Is that the word you used? Less intensive transitional uses. Transitional uses.

[00:39:43] To be located between intensive uses, such as a data center or substation. Can you give me an example of what that might be? So the general plan has a number of uses that could be placed within the suburban employment place type to enumerate something in the effect of an office complex or a civic use. There's a number of directions that the application could proceed related to that specifically. Okay, okay. And then the site right above Medical Drive, that piece of property there, Do we have any idea what that is zoned for, what that could be?

[00:40:18] I can get my site right. We can check the previous rezoning and get back to you. Okay. All right.

[00:40:38] If you could, those questions would be really helpful. Thank you so much. Good evening. How are you? Good evening. You have 10 minutes, and we're well, thank you. You have 10 minutes to present. You can stay seated. I will, but I need the password to log into this computer.

[00:40:55] we can help you do that. I say we meaning not me. Can we help you do that?

[00:42:08] Apparently the clicker is not working, so I'm just going to keep saying next slide.

[00:42:20] When you are. We're going to just keep saying next slide. It's the best we're going to be able to do. All right. Thank you. Good evening, Madam Chair, members of the board. I'm Brian Winterhalter with DLA Piper. I am joined by Elizabeth Nicholson of American Real Estate Partners. We're here on behalf of the applicant. We're really glad to be here tonight. As you've heard, there were a number of items that were identified at the Planning Commission public hearing, we've taken a step back, paused, and came back to you quite a number of months after the Planning Commission

[00:42:59] hearing with a substantially improved application, which we'll go through in detail, but what we're really here to offer is being a leader in data center development, moving forward data center design for the county, and frankly, we hope to be raising the bar for data center development in the county just across the board generally.

[00:43:17] AREP is a group that has done a number of high-quality data center projects, including a design award at Bowmead. They've also revitalized the Quantum Park campus and have been a good corporate citizen of Loudoun County. With this site, we are offering enhanced architecture on all sides of the building at an extremely high level.

[00:43:35] We are proffering a first-of-its-kind GIS substation that you've heard about, and we'll go through in a bit more detail. We have a significant right-of-way dedication commitment in our proffers as well, and we We are doing all this, and we are able to achieve all of this with an additional floor on the data center buildings from what are already approved data center developments.

[00:43:55] We went over the overview of the site already, so I will move on, but just to note that there are other data center campuses in this location. The red circles are all substations serving data centers. There is certainly a mix of different land uses in this vicinity, and we're trying very hard with the revisions to our application to be compatible and to minimize any impacts on adjacent uses.

[00:44:17] We've heard already that the site is zoned PDIP under an existing zoning approval that allowed 614,000 square feet of data center development. That project is also subject to an approved site plan for two data center buildings. The new commitments that we are making as part of our rezoning application, and these are new just since the Planning Commission public hearing, we've further enhanced the architectural design of the building.

[00:44:41] We're really striving for an extremely high quality of the architectural design to evoke a real institutional character with the design. We've shrunk the substation by 40 percent with the GIS substation. We've lowered the building height to 96 feet. We've incorporated additional tree buffers, shrubs, and pollinator plantings in response to the request from staff.

[00:45:00] We have committed to achieve LEED certification for the data center buildings, and we have committed to dedicate right-of-way from an off-site parcel that we are under contract to acquire and to dedicate right-of-way and grant easements to facilitate the construction of Dulles West Boulevard.

[00:45:15] Here you see the data center architecture. This is, again, a very high quality of architectural design. We're intending to evoke a performing arts center at a real institutional quality level of architectural design here. The screening between the two data center buildings is going to be in our proffers as well for the generator yards which are intentionally interior between the two buildings.

[00:45:35] This is the other data center building just to show you that both buildings have the same high quality architectural design. The left is the image that we presented at the Planning Commission and we've really upped our game to enhance the design with the architecture that we're presenting on the right-hand side of the screen. The GIS substation is the one on the right.

[00:45:52] The typical air-insulated substation is what we're all used to, which is the image on the left. In our plan, that would have been four acres in the plan that we presented at the Planning Commission. The GIS substation allows us to shrink the footprint significantly down to two and a quarter acres. It's much more compact.

[00:46:08] Most of the equipment is indoors. There is still outdoor equipment as well, which we'll show you. This allows us to achieve a more compact enclosed design for much of the substation facilities. The image on the left is what we had presented at the Planning Commission, the image on the right is what we're proposing now, which is a significantly reduced substation footprint at two and a quarter acres.

[00:46:28] You can see the buildings there, those are the enclosures. The transformers, there are four in this image, those are not enclosed, although they are lower than the 16-foot screen wall. The H-frame structures, obviously we can't have the H-frame structures below the screen wall because they're much taller, that's inherent in data center development and inherent in the substation.

[00:46:47] Nevertheless, we have rotated them to try to minimize the view on adjacent uses. It's important to note that this is a 50 to 70 million dollar upgrade, which is all borne by the applicant. We worked hard with Dominion and extensive coordination with them to get them to allow us to implement this substation on the site.

[00:47:05] This is not something that they would typically do otherwise, so it's a real benefit of this application that through the vehicle of this project and this applicant we are able to achieve a GIS substation that if left to its own devices Dominion probably or may not would provide otherwise. This shows you the view across the substation to the data center buildings the present the information presented at the Planning Commission is on the left our new proposal is on the right you can see how we've rotated the H frame structures there's significantly more screening and tree buffering we've committed to additional plantings that we'll show you in a few slides. We've added fast growing shrubs to be around the base of the wall

[00:47:45] where there will be a new berm and wall up to 16 feet in height. The only area where that will not be 16 feet in height is where the transmission lines are coming directly into the substation area and we'll show you where that is. That may need to be reduced to 12 feet. It may be able to be 16 feet but the remainder of the wall all the way around would be 16 feet and that's a commitment that we put in our proffers this is a view from the Arcola town center again just similar views additional landscaping high quality of architectural design and we have glass on all three of the

[00:48:21] exterior sides of the building so there's a lot of fenestration on this building it's much improved from the previous design that we presented at the planning commission this slide shows you the setbacks from the substation to the residential units this is to the closest units in Westbrook's Arcola town center plan the closest unit is 263 feet they range from 263 to 293 350 361 370 and then the old Arcola school building is 544 feet away you can see across from the cricket field and the soccer field with respect to the data center buildings themselves these are the setbacks

[00:48:54] here the closest residential unit is 468 feet and these range from 571 729 798 883 812 to the old Arcola school development and then uh Chair Randall as you had asked it's 760 feet to the residential that's on the south side of the development this just shows you in cross section there is some grade it's actually helpful for the view sheds because the Westbrook Arcola town center development is at a lower grade so that will help the tree buffer appear to be higher between the data center and the substation and the adjacent residential units this is that view from the ground

[00:49:33] level and this is that same view from the upper level of a residential unit. Again you can see the building at the top but there's also quite a bit of class and very nice architectural treatment. This is from the Arcola Town Center. This is the closest area. Again you see the grade that helps and there's additional

tree buffer. This is the view from the ground level. This is the view from the top of the residential unit or from the top window we should say of the residential unit.

[00:49:59] And this is from the old Arcola school development and that's what it looks like across the cricket field and across the soccer field this is the residential south at glasscock that's 760 feet from the face of the residential unit to the data center building that's this view at ground level this also includes the removal of trees that are existing for the construction of Dulles West Boulevard we're committing to planting a 75 foot tree buffer this is the view from the upper level of those residential units you see that green here that's where the tree buffer is this is our

[00:50:38] our commitment to dedicate right-of-way, so we are under contract to acquire this adjacent parcel. We have a commitment in our proffer to dedicate the right-of-way and grant storm drain and temporary construction easements as needed for the construction of Dulles West Boulevard. And it's also important to note that in addition to the tree planting on this parcel is a new commitment that we've made in response to feedback from additional discussion with staff and additional discussion with supervisors.

[00:51:06] And we wanted to note that we have submitted to staff writing a number of additional commitments that we are making so we have a slide in our appendix to show you that if you're interested in that detail but there are a number of commitments that we've offered to make that we have put in writing to the staff that we are intending to incorporate into our development plan and proffers and this is just a slide that summarizes all of the benefits of the application and gives you an overview of what we're really offering with this project which is enhanced architectural design a lot of glass on the on the data center buildings, the GIS substation, additional tree buffering.

[00:51:42] We've pulled it back quite a bit. We're giving the offsite right of way. We're achieving LEED certification, which I believe is the second data center development to proffer LEED certification. And again, we are also making a commitment to lower the building height slightly to 96 feet to cap the square footage at 760,000 square feet, which is a bit below the .6 FAR.

[00:52:04] And with that, I'll turn it over to Liz, will describe some of the overview from the applicant's perspective. You've got one minute, Liz. Thank you. I'm going to be very, very brief. Good evening, Chair Randall, members of the board. We're very happy to be here this evening with an application that we feel is greatly improved since our Planning Commission hearing. After the Planning Commission hearing in September, we really did take those concerns to heart. We essentially went back to the drawing board working with Dominion for a number of months to get them to agree to let us do a GIS substation here which is

[00:52:42] substantially smaller. From a bigger planning perspective we also further refined the architecture and we re-evaluated all of the transitions to our adjacent properties. We truly do want to be good neighbors in this project. We feel and we hope you agree that it's a significant benefit to bring the gis substation as part of this proffered application i'll note very briefly uh our company has gone ahead with two of these gis substations elsewhere in the county they are currently under construction but this is the first one that is a officially proffered commitment

[00:53:19] list yes thank you your time is up can i make one more sentence you cannot okay I'm sorry. I let you go over a little bit already. So, so Mr. I would say Mr. Dulles, Mr. Materno.

[00:53:45] So the circumstances obviously here have changed and I don't know if the board remembers the original Arcola Grove, but at the time Arcola Grove was approved, all of this was in the LDN-65, so the Arcola Center residential was not possible at that point. The board approved this data center complex without thinking there could ever be residential around it because it was LDN-65, at least to the north. There's no question that the GIS, the gas insulated substation is much

[00:54:19] better so i really thank you um i was very clear i think to you that i would not even consider the previous application given the circumstances with the housing around so i'm glad that we're here that said i do have to ask is it possible to do that without the entire building height increase that you've requested on both on both buildings um we would be more than happy to dig back into the deal with the tenant and evaluate if there's a way to fit this into a two-story building we can absolutely make that commitment and follow up before the business meeting

[00:55:00] okay some additional dialogue i appreciate that um so i think the the primary concerns at this juncture are going to be the height of the building and then noise can we also work on a commitment i bet you mr sands might bring this up that there aren't going to be gas turbine fans at any point in the process here that are would create noise on the site uh that would not be part of the proposal certainly good thank you um are there any well are there any other steps that could be taken to mitigate noise from cooling or generation that you're aware of at this

[00:55:39] point so uh supervisor letourna we're certainly happy to look into that and see if there are any additional things that we could offer i think the most important thing that we've done from a noise perspective with the design of this site is to have the generators facing inward and have large screen walls, you know, very nicely architecturally treated screen walls, so that will certainly help.

[00:56:02] And second, the sound profile of the GIS substation is better because it's more of the equipment isn't closed. So, beyond those things which are sort of self-evident I suppose, we don't have like detailed numbers yet, but we're happy to get you some of that before the -- And then maybe last question is, if the board were to deny this application, obviously would lose everything on the right.

[00:56:25] From a power standpoint, what happens? How does power get to this site? Obviously, it has to be a substation somewhere. How does that work? Sure. So, as we noted, we've been coordinating extensively with Dominion on this substation to get their support to allow us to do this GIS substation.

[00:56:44] However, it is important to note that Dominion has been seeking a substation in and around this immediate area regardless of this development. So whether this development happens in a two-story format or a three-story format, a substation is coming regardless of this site.

[00:57:00] We are not using the full amount of the capacity from the substation, even including the GIS substation that we're proposing with this application. So for a 300 megawatt substation, our proposed data center developments at three-story buildings would be about 160, 170 megawatts.

[00:57:18] So the remaining is going elsewhere. And a substation is needed anyway. And so there are transmission lines in the area. And essentially, we don't have another plan, but Dominion would presumably need to have a plan to have a substation somewhere if this application were not moving forward.

[00:57:38] All right. Thank you. Thank you. Mr. Croning. Thank you, Chair Randall. And I want to thank you.

[00:57:55] I think you added the 785-foot buffer to the right-of-way property. Yes, indeed. Which will help Glasscock, right? It'll help that residential to the south, right? So is that entire property that you're getting, that you're acquiring, will it now be either buffer or right-of-way at this point? It will be right-of-way or buffer or easement locations where we can't plant the tree buffer.

[00:58:13] Okay, but you're planning... So the 75 feet is the area that's unencumbered by the easement that we know we can plant the tree buffer in. Okay, but you added that, so I thank you for doing that. That's right. Yeah, thank you for doing that. And in fact, we added that when we realized that the road itself would be removing some of the existing trees in that area.

[00:58:29] And so we didn't want to leave it without a tree buffer. Okay, thank you. So, would you be willing to proffer Tier 4 generators or Tier 2 generators with selective catalytic reduction systems for your generators?

[00:58:45] We can confirm that with the applicant, but I do believe either of those two options could be workable. Okay. I would prefer it in the proper statement. Yes. Thank you. And then also, would you be willing to proffer low water usage or liquid cooling systems to reduce cooling water usage to my knowledge that's not something that we've evaluated we certainly would be willing to look at it okay yeah compare that in the lead certification process because we're going to go through that which is commissioned in a very detailed way after

[00:59:23] construction we can check among those standards and see where that fits in I have a feeling that it may be kind of um held within the various lead criteria but okay yeah it's just to make sure you're not um using a lot of water um that it's liquid cooled instead of um using water um so i did go down azalea lane um that little road that ends in a cul-de-sac and i know you're making improvements to the cul-de-sac the road is not in good condition so i do um have concerns about emergency vehicles and truck traffic coming to maintain the substation would

[01:00:02] you be willing since since arcola boulevard's already done i checked that out too so there's already turn lanes for your entrance on arcola boulevard and there's already a 10-foot wide trail would you be willing to make azalea boulevard azalea lane vdot to vdot standards it's not even a mile but i went down and it's not in good condition yeah yes understood so we we are we i believe we've already committed in our proffers and if we haven't we can certainly um add that and reconfirm it but we are making the improvements to azalea lane within the boundaries of our site up to vdot

[01:00:41] standards okay well i'm just wondering if you could do the whole if right and i guess if the question is could we do the rest of azalea lane right um i think if we we could look at what that would take to do we're certainly open to like looking at that okay we would obviously we would need the permission of the other owners um to be able to do that but oh i think they'd probably be fine with that it's in bad condition that's what i was about to say i suspect they would give it to us but that's something we would want to just look into all right thank you very much mr sains thank you madam chair all right so we approved this back in what 2021 or so um you didn't ask

[01:01:16] for a substation then so what changed from then to now um so there would always have been a need for a substation at the time of the additional or the original approval um the unit acts for one no i know right and because at the time of the original approval there was an assumption that dominion would be able to provide a substation somewhere around the property and incorporating the substation into our application and doing it in this format in a way that we think works best with the surrounding uses will

enable us to move forward with the substation right so say if you don't get the substation how will you power this we would have to wait for dominion to provide

[01:01:55] a substation somewhere in this immediate area and do you know that the time frame did they give you any time frame for that i don't have a specific time frame but we would we would have to wait for dominion can you get that answer for us sure i can yeah do my best are you proffering to cover the backup generators i don't not in our properties no but we can look at that we're we are i think they are going i think we're planning to they're enclosed they're enclosed are they so they're closed so there's the top sides everything we can verify on the top closure but all the other sides are already enclosed that i they would need to be covered on the top as well

[01:02:34] um how far is the closest home to your generators uh i don't have that number but we can certainly get that to you the the generators are farther from the residential than the closest building and the closest corner of the building is 263 feet so they're in the generators are supposed to be in the back in the kind of alleyway in between the two buildings that's right correct so all right how close is the closest home to your building 263 feet all right so say i'm sorry sorry let me back up because we got it here i'm i'm citing the substation not

[01:03:13] the buildings it's actually farther here we go uh four sorry 468 feet to the building so the generators would be i i don't want to estimate incorrectly but it would be farther than 468 feet okay so reason why i bring that up and mr eternal made mention of this i have a data center my district that we're having some difficulties with now there's a there's homes

[01:03:47] that are a proper number here 1 650 feet away when those backup generators run they hear them clear as day when the turbines are running again can hear them as clear as day homes that are 350 feet away can clear hear them clear as day so you're going to have the exact same issue here at this site if we were to prove this thank you mr sainz your time is up mr bricksman thank you

[01:04:20] thank you for the presentation um just to be clear the um the third floor is what gives you the extra the additional square footage correct the third floor yes okay and um if if the third floor doesn't happen what happens to the enclosed substation so the the question is if the third floor doesn't happen we would need to figure out if the project works with the tenant and the group that we've been talking to about leasing these data center buildings i guess it was my understanding

[01:04:57] that the increased square footage was helping to pay for the right that's correct okay okay and the um well my colleagues covered the sound of the generators um and it sounds like we covered the sound of the substation um i guess i'm a little bit confused why why are you building the substation and not dominion sometimes dominion comes in to build substations and get the permit and sometimes the developers building the sub substation and so that's one question and then

[01:05:33] the second question is is dominion going to reimburse you for the cost of the substation don't they own it eventually so i don't think that they would reimburse for the cost of the substation even partial cost of the substation because they're going to own it eventually right They would own it eventually, most likely, but most substations, when Dominion constructs them, even when Dominion constructs them on their own, they're using funds that are provided by the data center developers to construct the substations.

[01:06:03] So there's multiple ways that that happens. There are contributions made, or it's recouped in the fees that the data centers pay for the power. They are, say that again, they are looped in with the fees

that the data centers pay for the power.

[01:06:21] Yeah, part of the cost. So then why are we hearing that residence fees are going to have to go up for power if the data centers are already paying more for power? So I believe, but do not know for sure, but I believe most of that is for the transmission infrastructure improvements.

[01:06:37] Transmission infrastructure, okay, okay. It's typical for the developers to make significant contributions toward the substations. Okay, okay, great. And on slide 17, what you're showing there are trees after they are completely mature. because those trees aren't there right now correct make sure those are trees that you guys will plant uh yes that's correct okay and and it takes about 20 sometimes 30 years for trees to get that big correct so so the design team told us that this is about 10 years 10 years we asked the architect

[01:07:12] to please render it um between a five and ten year window um we did not want it to be so sorry so are those native yeah that's a commitment in our okay okay thank you i'm out of time thank you so can you go back to page 14 again so the closest no that may not be the one the closest home from the bill from a building um is how so far that is that is the closest home for 468 feet

[01:07:47] 404 are you aware that we just completed the process that said um the closest home to a building to a data center building should be 500 feet uh yes i'm aware of that okay so i mean like we just did that and so so we're asking for 468 right now can you go to slide 20 please okay so that is and again if i if i misunderstood you please correct me is that from from the someone's

[01:08:21] from a residence um window in at on the top of their and the top floor of their home yes correct so a resident looking out of their home would look at would that that would be their view yes okay okay that's all i have thank you thank you um we have one speaker um it is jim bingle if you could come forward good evening miss bingle evening chair randall and board members my name

[01:08:56] is jim bingle representing the piedmont environmental council we don't support the proposed rezoning with a special exception for substation the proposed building height increase or expansion of the data center square footage over and above what's permitted by the already approved application for the site it doesn't really conform to the comprehensive plan or what you've been working on to protect residents from data centers the staff has considered the categories of consideration outlined in the zoning ordinance and we agree

[01:09:31] with their outstanding issues and compatibility issues in particular the existing development pattern in the arcola area is very fragmented the requests for additional square footage and height on this site on the edge of the suburban employment place type adds to the challenging pattern because it doesn't provide a reasonable transition to the adjacent residential neighborhoods the industrial nature of the substation and data center are incongruent and incompatible with nearby residential with inadequate screening even despite the additions and just increases

[01:10:07] the conflict between uses that we've already witnessed in the arcola area with the additional increase in height even if it's a little less than 100 feet is problematic next to residential that's much shorter given the reduction in the size of the substation i don't i don't know and maybe dominion has already confirmed that um i heard some reference to there being adequate capacity for more than this data center would actually require but we have seen how

[01:10:41] the increased efficiency of data center equipment has created more demand on the power sources that we currently don't even have so obviously the impact of data centers on residents has been central to the board's concern in all of your recent actions and and we appreciate that the already approved z map development offers the potential for warehouse uses that are needed in loudon and can conform with the building envelopes and vehicle trip generations it permits besides the data center opportunity there are clearly reasonable uses that can be developed per the

[01:11:20] approved application we would encourage the applicant to develop accordingly thank you thank you so much mr leturna would you like to make a motion please madam chair i move the board of supervisors forward legy 2023 0071 arcola grove rezoning zmap 2023 0005 special exception 2023 0015 and zmop 2023 0031 i'm going to go to the july 15 2025 board of supervisors business meaning for action. Motion's made and seconded by Supervisor LeTernal. Discussion on the motion, Mr. LeTernal. I'm going to give us some extra time there and also working around some availability

[01:11:57] for board members. So this is a very unusual and in different circumstance for a couple reasons. Unlike most of the applications that we see, the data center actually was here first before the residential was. So that, and I want to say this to Madam Chair in particular, because that is a difference like we we approve data center first before the residential in this case usually we're dealing with residential and a data center comes in so that's issue number one issue number two is we have an approved rezoning for data centers that actually correct me if i'm wrong from the applicant

[01:12:34] can go closer than the 468 square feet as an existing approval so although they have an approved site plan, I think is similar, their actual approval allows them to go closer than what this application is. So if we deny the application, they can build data centers closer to residential than what this application is, which is why, with dear respect to Ms. Bingall from BEC, her comments don't make much sense, because this is an existing 600,000 square foot data center.

[01:13:05] So it's incumbent on us, I think, to make the best of this situation, given the fact we chose to approve residential around it it previously was in the ldn65 it's not anymore and that's why we did that and now we have the ability to potentially get a better project ultimately that said i'm not 100 convinced that it is because of the height increase and i've i think been candid with you about that so i want to continue to work with you on it i think that you have brought forward really probably one of the best proposals we've ever seen in terms of

[01:13:38] additionality to a project, you know, the architectural design, and then the GIS substation is really significant because although there are a few like it, this is really the only one of its kind that we've had, and this is a potential standard that we can hold future applicants to for this type of situation that we have not come close to before.

[01:14:02] There is no question that this is a much better substation than what we would see normally, And I think Mr. Sane's understanding his comments about the top on the generation. We can work on that. I agree. But we have the potential to do something very different here that sort of sets the standard.

[01:14:17] So I'm not willing to just walk away from it and say absolutely not because it's extra and so on. I think we need to continue to talk and see what we can come up with on the specifics of the building height. But given the existing approval here, it changes the dynamic for me in evaluating this.

[01:14:34] If we were to see this today as a brand-new application for data center, sorry, no way, absolutely not. But that's not the scenario that we're in. So I'm going to try to do what I can, and I think we've already made a lot of progress to get this into the best position it can be.

[01:14:49] Thank you. Ms. Umstead. Thank you, Madam Chair. I agree with everything Supervisor Letourneau has said. I wonder if it might be useful for the applicant to provide board members with an indication of how much noise reduction placing the generators between the buildings results in because traditionally that isn't done and you've got generators closer to residential I'm also interested in seeing if you want to try to address

[01:15:26] staff's concerns about the kind of plantings I'm favorably impressed with the plantings that you've chosen but I think the staff reported decated they wanted a more of a mix rather than evergreens as many evergreens as you propose but I think supervisor Letourneau is absolutely right either we'll get a substation that is not enclosed and rather rather unappealing to look to look at or we go with what you have proposed which is a much better

[01:16:05] solution thank you mr crony thank you chair Randall so the height is concerning the 96 feet you know next to residential especially since there's not a transitional use between the residential and the industrial so if there's any opportunity to do a transitional use, that would be helpful. I do think the GIS substation will help us as we move into phase two of the data center process, looking at

[01:16:43] architectural design and what we should be looking at in the future. So this does provide a nice model for future data centers as far as enclosing them and making them a smaller footprint. Right now they're spread out all over the place and the noise is concerning I was asking whether tier 4 makes the noise but my colleague supervisor Sane said that tier 4 does but I think the tier 4 is the least pollutant of the generators and I think it is the new standard to your tier 4 so I would

[01:17:19] request that you look into proffering that and also limiting the water usage thank you Mr. Brooksmen thank you madam chair so if I might ask staff a question in my time sure do you know how close any home could be to the data center or generators if this is not approved right if the old application stands how close would the data centers be to homes the footprint of the approved site plan is approximate to the footprint of the current

[01:17:57] legislative application oh okay we would staff would have to go back and and provide additional analysis to get an actual but it's it's roughly the same you're saying that's correct okay and then if we were to deny this application um in order for any substation to come in we would have to approve it correct correct it would require a spec and there would be compatibility issues with any specs for any substation here correct that's correct okay so we are not required to approve a substation here by any stretch of the imagination and right now they don't have power

[01:18:34] so i i can't my gut and my conscience cannot vote yes to put the substation and a larger data center next to residential it's not compatible with what we envision in the area so it would it's probably not going to get my support but thank you i appreciate all the work and i really wish that um previous applicant applicants cared as much as you did about the right kind of substation in the

[01:19:12] area thank you mr kirschner thank you madam chair first of all i want to thank the applicant for all the hard work that they've done this is clearly um a balancing test as a as a lawyer oftentimes judges will look at especially appellate judges will go through a balancing act i think that's really what we as a

board have to do in this case it's like do we do we kind of accept what's currently there or or have you done enough to um improve the application that it's a better application at the end of the day than what can currently be put there under the the current profits etc and i think a lot of it boils down from what i've heard and and i think for me too

[01:19:52] is um how is this going to impact the residents around i mean there's a lot of great things that you've done um i think they're very attractive but i think bottom line is this a better application for the residents who are currently living i understand you guys when i and as supervisor letourneau pointed out that data was kind of planned here first um so that that kind of goes into my thinking a little bit but what's with the residents that are already there and i think that's really weighing on everybody's mind is this a better one or will will the current um zoning and proffers be better uh i'm i'm i'm undecided at this point i'm going to weigh a lot i think on

[01:20:31] supervisor letourneau's um thought process since this is in his district one thing i would say i think it would be a slam dunk if you were able to lower the height but i understand why you're including the height and that really is a user issue i understand that um if you were able to reduce the height back down to the 60 feet or whatever makes a little more sense i think this would be a slam dunk i understand we've got the substation there and whatnot but i think the I think the buffering is far better.

[01:20:56] You're farther away from any of the houses than the current application. You've brought a lot of bells and whistles to the game here. And so really, if you can, if the height goes away, I think that probably satisfies, from my perspective, how this is going to impact any residents 'cause the noise is obviously better in the new application, the buffering's better, the distances are better, everything is better.

[01:21:20] But I think that's kind of the balancing act. And obviously, the applicant is putting forward what, an additional 50 to 70 million in this, and so it's like, well, we need a little more height to justify it, so I understand the balancing act that we're going through here. So those are just my thoughts on the application. I'm not sure where I turn, but like I said, obviously you're working with a district supervisor that's going to weigh heavily on how I view this, and if you can satisfy him, you're probably going to satisfy me.

[01:21:46] Thanks. So as far as data centers go, this is one of the nicer data centers that I've seen, and I want to say that. In fact, I liked the building on the left better than the building on the right, to be quite honest. And I have been a stickler, maybe I'm going to say a leading voice about data center materials, environmental impacts, all those things. And so this is a, you've done a great job with that. You just have. I've said this many times And this is no one's fault.

[01:22:24] This area is the continued result of boards not doing the comprehensive plan for many, many years. And then when we got the comprehensive plan in 2016, we had like 90 days to do the entire county after having not had anything done in, I think it was like 16 years.

[01:22:45] And so there is no doubt that this area is a bit of a hodgepodge because we just did not have time. at that in 2019 to go through each parcel to the degree that it needed after having not having it seen for many years that's just the the facts there were just some things that we i i've said before we missed i i i think we just we we would have needed a good deal more time um to to to to do what needed to be done i am i am not comfortable whenever i have these discussions i always ask

[01:23:19] myself this question if this were my home what would I want that that that's that's how I sometimes I come down with these decisions um Mr. Letourneau just about had me there with his discussion and then what Ms. Bricksman said made a difference as well um we're not required to put a substation there now what will happen next I don't know but we're not required to put a substation there so I think we need to be really careful about saying that because we're not this is this is very close to homes, too close in my opinion. It's higher than it needs to be. We're going to take a long

[01:23:57] time to grow these trees up and I am not comfortable with quite a bit of what I'm looking at right now. The only reason I'm going to vote yes to move this on is to give the district supervisor a chance to see what he can do with it, but this is a 51-49 vote for me to move this on. If this were a final vote, there would be no way I would support this. And it's not because it's not a beautiful building and you all haven't done work and the generator and all types of things you have. It is just that, again, if this is my home, then this is very close to my home and

[01:24:37] I wouldn't support it. So I'm going to say yes to move it on because Mr. Letourneau has asked to want to do more work. And there is something that I really do believe in professional courtesy so i'm going to offer my colleague the professional courtesy of yes on this vote but you are nowhere near going to get a yes for me and the final vote if this does not change so thank you though mr letourne yeah by way of closing so the interesting thing is it actually isn't anybody's home yet because none of the homes have been built that are in question because we just recently approved homes here right so i do wonder if there's some well yeah but i wonder if there's something i mean what what we really don't want is residents getting surprised by this kind

[01:25:16] kind of situation. In this case, there's actually the opportunity to get ahead of that and everybody moving in to know that this is, because even if this application is denied, there's going to be a data center that's substantial, 600,000 square feet, that is in close proximity to these residential units. So one way or the other, we've got to get the message out on that. Let me ask a question on the site plan. So staff answered Supervisor Bristman's question saying that the previous site plan was roughly the same distance. However, my understanding is previous site plan

[01:25:56] actually didn't go to the extent that the previous approval was in terms of the build-out capacity. So I guess my question for the applicant is you could file a new site plan under the previous approval that would bring the buildings closer to the existing residential is that right in theory yes that is correct yes i hope you wouldn't do that yeah that's why i said in theory we don't intend to do that i hope you don't intend to do that but it is nevertheless the fact that the previous so i don't know if you know and you didn't i don't think in our conversations i ever heard a number of what that approval was but i would be interested in knowing what that approval

[01:26:36] was from the previous application yeah i can certainly get the number for you okay all right all right with that said thank you um obviously we have more work work to do on this um as i said before i think it's it's worth continuing this because the ultimate question for the board is are we better off with the existing approved data center which doesn't have a substation or the new data centers here that does have this indoor substation that's that's what the comparison this. And I'm not honestly trying to convince anybody of anything right now, because I haven't made that decision myself. I do think we need to see both better. We need to see what that existing

[01:27:15] one looked like. They had a chart in here which sort of shows the differences, but I think visually it would be helpful to see what the other option looks like. And I think I've seen a little bit of it, but it wasn't in this presentation. So because that's ultimately what the decision is for the board. And then if we can work on the height issue, I think it becomes perhaps a more compelling case. So, all right. Thank you. The motion was made by Supervisor LeTerno and seconded by Supervisor Umstead, I do believe. All in favor, please say aye. Aye. Opposed? That motion will

[01:27:52] pass 7-1-1 with Ms. Vixman voting no and Mr. Turner being off the desk. Thank you very much. Thank you all very much. I'm sorry. There was a, you did say a date certain on this one, right? I'm sorry, say it one more time.

[01:28:09] July 15th. July 15th. Okay, thank you. Mr. Turner has sent me a text. He actually won't be able to get here. That is unfortunate. But we are going to go on with item number five. One, two, three, four, five.

[01:28:34] Okay.

[01:28:47] These are new. Good evening. Just give me a second. Let me grab it on my computer. We do. We have a five. We're not voting yet, but yeah.

[01:29:03] You know what? I'm going to go on and just take five because we had two people just leave the dais and we barely have a quorum. We do have a quorum, but I didn't say we didn't have a quorum. I said we barely have a quorum, but I'll just give them time to take five and give them time to come back.

[01:29:21] Thanks.

[01:34:15] No, but I want two to one seat.

[01:34:50] No, let me finish.

[01:34:52] Okay.

[01:37:39] Hello, hello. We are back and we are ready when you are. Good evening. My name is Christian Maldonado with the Department of Planning and Zoning.

[01:37:55] here to present the application for Milestone Belmont Interchange. The subject property is located in the southeast corner of the Lansdowne Boulevard, Claiborne Parkway, and Route 7 Cloverleaf Interchange in the Broad Run Election District.

[01:38:12] The applicant is proposing a commission permit and special exception to construct a 150-foot telecommunications facility within a Virginia Department of Transportation right-of-way along Route 7. The proposed telecommunications facility will consist of a monopole centered within the antenna hub site in between the travel lanes and on and off ramps of Route 7.

[01:38:43] The monopole will be co-located to support up to four carriers at varying heights, mounted with a two-foot-tall lightning rod and adjacent to the Aspen-to-Golden transmission lines. The antenna hub site will be surrounded with an enhanced 20-foot wide landscape buffer and screened with a 10-foot tall chain link fence with 95% opaque green privacy slats.

[01:39:13] County policies support the location of the proposed four-carrier monopole to support continued growth in the suburban policy area. Staff recommend conditions related to design, including material and color, to blend in with the natural environment and landscaping to ensure the telecommunications facility is appropriately screened from nearby land uses.

[01:39:38] Staff support board ratification of the commission permit and a recommendation of approval for the special exception subject to the conditions of approval as it was found to be consistent with county policies. Staff is happy to answer any questions. Well, this one's real close to my house.

[01:39:56] i can exactly i do live here all right um this is in the this is in the broad run district and it's literally right across the street from the aspirin district so but um broad run district mr miss glass thank you madam chair and thank you staff for the uh presentation i have a couple of questions for you uh do any of our public safety departments believe we need this tower for FirstNet for emergency response coverage?

[01:40:30] Staff communicated with Loudon Fire and Rescue and found no immediate need. No? No immediate need. Okay, thank you. So how close is the cell tower to the future Dominion power lines that are going down Route 7? Between the proposed easement, approximately two feet, and I will defer to the applicant to that specific measurement between where they're proposed to go, the center line to the proposed use.

[01:40:57] Okay, thank you. That's all I have, Madam Chair. Thank you. Mr. Sayings. Thank you, Madam Chair. Do we have anything similar to what's being proposed now along Route 7? There are several transmission towers along Route 7 that are co-located with antennas.

[01:41:21] However, there is another monopole as well that's located, I believe, at the intersection of Route 28 and Route 7 on the southeast corner of that interchange. I am not aware of it being along a transmission row. but it is adjacent to residentially zoned properties. So that one, Route 720, would probably be the most similar to this that was being proposed?

[01:41:40] In the context of zoning districts, yes. Okay. And following up to Supervisor Glass's question regarding the power lines that Dominion recently, well, last year was approved through the SEC. When do we know of those going up by any chance?

[01:41:56] I believe the Dominion has a projected timeline on their website. They have a website that's publicly available. I believe it was 2026, but I'll defer to the applicant for a more specific date. And if I may, the approximate measurement between the proposed tower with the transmission line and the monopole is approximately 50 feet.

[01:42:18] That is in the elevations located in the plan set as an attachment here to the staff report. Thank you. Mr. Crony. Thank you, Chair Randall. So, will the monopole be the tallest visible structure in the area, or will those power lines be higher?

[01:42:39] The power lines are proposed to be up to 195 feet. So, if the monopole was constructed prior to, it would be within a half-mile radius, I believe. The next adjacent highest use is the hospital, located across Route 7. Okay.

[01:42:55] Did you look to see how close the residential is to the monopole, or was that how far away? Between the structure that is immediately southeast of the monopole, it is approximately 350 feet. From a residential home? From the building itself. Excuse me, it's actually 380 feet from the building itself to the boundary line in the proposed view.

[01:43:15] It's 350 feet. Okay, and that's a home? It is the Ashburn Chase Apartments in Regency of Belmont. Okay, Ashburn Chase. Okay. What other sites were considered? I will defer to the applicant. They

are required in our checklist requirements before a legislative application is accepted to demonstrate that ask.

[01:43:37] So I will defer to that. Okay, thank you. Thank you. Okay, good evening. Good evening, Madam Chair. You guys have 10 minutes. You can stay seated or you can stand at the podium.

[01:43:53] Either one's fine with us. Thank you, Madam Chair, members of the board. My name is Aaron Frank. I'm a planner with Cooley, and I'm here with Milestone to present to you an application for a monopole at the intersection of Clayborne Parkway and Route 7. And the first question that we ask and want to answer when we get here is how did we get here and why are we here in this location?

[01:44:15] We are here at this intersection because of the increased demand for cell service, just like roads, sewer, water, utility with increased growth, whether that's commercial growth, residential growth, the vehicular traffic along Route 7, we have an increased demand for cell service in this area.

[01:44:33] And this is an infill area, you know, which makes it tough to find where should we provide this improved service. So we looked both not just from our anecdotal experiences of all of us, you know, maybe have dropped calls or be unable to make a call in Whole Foods or in the parking lot, But we had our RF engineer actually take a look at specific data and provide a propagation map as well, which is on the screen before you.

[01:45:02] The image on the left shows, and I will use my pointer here, sorry, this hole in the donut is Claiborne and Route 7, for reference. And the colors on the screen, green represents excellent service, blue represents good service.

[01:45:22] And whether it is an absence of color, those are values below both of those. On the right side of the screen, this would show the service improvement when a monopole is added to the surrounding area. So understanding that the service need is in the area surrounding Belmont Chase and this intersection south of Route 7, we look to the comprehensive plan to understand, well, where would an appropriate place for a monopole be?

[01:45:51] We looked to adopted policies and ordinance guidance because, as we know, these can often be contentious applications. We looked at VDOT right-of-way, which is zoned OP and has OP-zoned property immediately to the south of us.

[01:46:08] We have auto repair to the east. And then to the north, we have Leesburg Pike, which is six lanes currently and planned for eight lanes with Inova and Lansdowne further to the north. We do have our closest residents further to the south beyond the OP zoned property, as some of the supervisors mentioned earlier.

[01:46:31] And when we look at the comprehensive plan, the telecommunications plan provides guidance about preferred locations for these monopoles and recommend public sites such as rights of way. We don't want to put a pole close to residential development.

[01:46:47] Of course, we need to provide the service to the residents that live in the area. So it's a balancing act. So we looked further north in this service area, which is in the cloverleaf area. We also looked at comprehensive plan language that has to do with transmission lines. And the comprehensive plan recommends that monopoles be provided where existing tall towers exist.

[01:47:17] In this case, you know, there is actually an ordinance within the county zoning ordinance that reflects the adopted policies and intent for tall structures to be located such that monopoles would actually be by right if they were within the easement of an existing tall structure for transmission easement. Of course, the Dominion lines are proposed. They are not existing.

[01:47:35] But this is to speak that we are two feet south of the easement, reflecting the intent more broadly to locate tall structures near one another. Here's a look, as some of the supervisors asked earlier, about other examples. Route 7 and Route 28, we have a monopole that is 150 feet tall.

[01:47:55] What is being proposed this evening is also 150 feet tall. Along the Greenway, those are taller at 190 feet. So taking a closer look at the site itself, the monopole is shown in the center of the screen just below that dashed line.

[01:48:12] So we are just two feet south of that proposed easement. We would be providing a 10-foot privacy slat, as well as we have expanded the buffer area to 20 feet to provide additional landscaping adjacent to the proposed monopole.

[01:48:28] And it would be accessed by the Route 7 on-ramp. So here's a closer look. know christian already went over some of this we would be approximately 52 feet from the center of that easement in dominion's preliminary plans they don't show that a pole would be immediately adjacent to the monopole so it would actually be a further distance from any of the actual transmission towers themselves but we did coordinate with dominion such that this project would not interfere with dominion's project and dominion's project would not interfere with this

[01:49:05] similarly we have been in touch with FAA as part of the application process to ensure that there wouldn't be any interference with aviation. Throughout this process we have received different questions that we have evaluated and the applicant has extended the shot clock so to speak by when the county has to act on the application as there are unique framework for telecommunication facilities, but it's been a good opportunity to be able to explore and have thoughtful dialogue

[01:49:39] and really reinforce the need and how we got here when looking at different options. Some of those questions asked us about whether the height of the pole could be reduced. So we looked at whether the height could be reduced to 120 feet. That would reduce the service area by about two square miles. So it would be a significant reduction in service while still having some visual impact.

[01:50:03] We also looked at whether we could locate on rooftop facilities, you know, as questioned earlier, you know, where else did we look? We looked at rooftops all in this area, and we spent several months working with one property owner in particular. The rooftops in this area are much lower than the 150 feet being proposed.

[01:50:24] The 150 feet being proposed is necessary in order to provide that broader coverage area. if it were to be located on a rooftop then you know we would still need a tower essentially because it would cover such a smaller service area we also looked at whether the pole could be located at a different location at the intersection of ashburn village and that comparison is what is on the screen before you on the left current proposed location that shows the excellent and good service levels that are being provided on the right hand side of the screen the poll was provided ashburn village and that service gap still exists where uh where it is

[01:51:01] needed so this this wouldn't achieve the project objective last year uh we were before you uh for the trailside park uh application and um you know this isn't too far from there but we wanted to share this image to show the service areas for each of these polls um they do cover distinctly different service areas there's a small overlap but the trailside park monopole unfortunately did not negate the need for this monopole so we do provide simulations to understand how the monopole

[01:51:37] would appear from nearby locations and particularly those that are residential so here's a view from the ashburn chase community to the south of us here's another view further south and here's a view along Route 7. And similar to the analysis of the comprehensive plan in terms of how different sites are prioritized, we look at what would this look like without the Dominion power lines, and then what would this look like with the power lines if they were to

[01:52:12] be constructed. And here's a look at the subject site on the off-ramp going on to Route 7 and from the south. So throughout the process, we have had a website up as well as hosted a town hall and offered to meet or discuss the application with others, and we hold a community balloon fly to be able to demonstrate the visual impact. So in total... I'm sorry, I'm going to stop your time

[01:52:48] while you explain what a community balloon fly is. Absolutely. Good question. I'll try to do so quickly. No, your time stopped. Okay, thank you. This is an opportunity for the applicant to basically float a balloon to the proposed height of the monopole, and it's a large balloon. This is no, you know, five-year-old birthday party balloon, so that it can be seen from a distance very far away, and we invite members of the community who would be interested in looking at it so they can see it, but also this is how we base the simulations that provide a visual perspective uh based on the location of that balloon thank you all right starters time again

[01:53:24] that that's fine and and you know that that really concludes my presentation this evening that we're pleased that staff recommends support uh the planning commission has uh approved the commission permit and we ask for for your support this evening as uh we know that uh these cannot be easy decisions all the time but we have found this site um after careful uh review of the surrounding area different alternative technologies and alternative locations and ultimately are doing something that in accordance with the county's framework for for telecommunications facilities so we're glad to take any questions thank you yeah sometimes i i knew what it was i asked that

[01:54:01] question for the benefit of yeah mr saints um miss glass is that light's not on miss glass okay i'm sorry i thought my light was on thank you thank you for the presentation um the board recently approved another saddle tower that you had spoken about the trail side park which is also in ashburn so why do you believe there's still a coverage gap and are there any other gaps that you think would need to be filled nearby yeah i'm going to ask um our rf engineer paul dukan to be able to respond about the coverage gap uh that that exists in this area

[01:54:41] it's good evening paul dukan i'm an independent radio frequency consulting engineer with the firm Millennium Engineering PC. There are other gaps in the county, but this site is well suited, particularly suited, to provide a lot of new coverage in this Belmont Chase section of Ashford, Virginia. If I could just read this short summary of the objectives, it'll improve wireless coverage and capacity in this section of Ashford in Virginia. The main objective is to

[01:55:17] enhanced coverage along Route 7 and Clayborne Parkway and increased capacity to support the Belmont Chase 1 and 2 developments. In addition, the site will help offload existing Verizon sites in the

area, which will in turn improve in-building coverage for residents and businesses in the area. Verizon is committed to providing state-of-the-art wireless services that benefit your community. I drove around, I drove through the area and canvassed the area. I didn't see any other existing structures that were suitable for co-location. I also did signal level checks

[01:55:52] and data throughput speed tests to validate the level of coverage. At the Whole Foods, I couldn't even do a speed test. Sir, closer to the mic, please. I'm going to ask you, like, just turn your mic a little closer to you.

[01:56:08] Oh, sorry. You're speaking to the mic. Thank you. So it is my opinion that this site is very particularly suited from a radiofrequency standpoint it's at the junction of two major roads um and it fills in this fills in a large section of this area very nicely supervisor i'll just add we're about two miles away from trailside park which is beyond the reach of a singular tower okay thank you mr crony uh thank you chair randall so can you go back to that picture with the circles that showed the

[01:56:43] rooftop and antennas too and trail side going back it was like two circles there um so i see a lot of existing rooftop existing towers so i'm just trying to understand um the need you know with trail side being um two two miles away can you maybe explain kind of with the because i i see you have seven building buildings have rooftop antennas that's right so i'll start and i'll ask

[01:57:20] matt to fill in here but the towers do provide by virtue of height a broader area that can be covered so where we see rooftops for example there is one closer to the site to the north that isn't able to provide the same area of coverage but to the south yes those circles would have their own distinct radii that also provide coverages but given that we are a couple miles away they do not reach quite as far as that would be beyond you know the typical reach for a monopole in this type of environment did you look at um the existing rooftop that pink one making that you know

[01:57:59] modernizing that and making it serve the area i'm pretty confident verizon's actually on that one and we might be able to pivot back to the propagation maps and you can actually see their existing on-air sites so you can see where the propagation is coming from to the north that's the existing rooftop that was shown on that graphic there is another rooftop to the southwest of our site and that was the one we mentioned verizon had been engaged with and trying to enter into agreement with to co-locate on the

[01:58:39] the rooftop, but weren't able to come to terms. And that was started even before we presented this project from the outset back in 2022. Oh, so you tried to work with Verizon? So ultimately, I mean, we would be out of the equation. Milestone Towers, if they're able to, Verizon's able to come to terms with the landowner and co-locate on a rooftop, then there's no need for us. Interesting. So we had Verizon as well as a third-party leasing consultants uh intervening those conversations okay thank you mr sayings thank you madam chair so did we

[01:59:16] reach out to the hospital see if we can use their rooftop that was one of the challenges of and because of the service and the location of that rooftop uh north of seven that was one of the parameters verizon gave to us was whatever location was selected would have to be south of seven given the location and potential for too much overlap north of seven because that's where their existing rooftop site is okay because it's just right across the route seven it really doesn't seem that far away but i guess when you're looking at it this way maybe so but just a thought and

[01:59:53] then i don't know if you have have this information so if you don't just please say so so the the monopole that's just down route seven at route seven and 28 which has been there for i don't know how long now how far is that from the homes and then how far potentially is this one from the homes yeah I don't have that and if you don't have the data I don't have the answer to route 728 but I do have the answer that I think the pole is approximately 400 or so feet from homes and this application the two applications that were before the board in the past year or so were at or less than that so that has been a customary distance that does exceed ordinance requirements that's

[02:00:31] before this board before the closest one is the ashburn chase apartments and then the townhomes that are just uh next or right behind behind it would be the next closest is that that's correct all right um and then again in your opinion do you feel the one on route 7 and 28 is very would be similar to what you're proposing here or would it be different nearly identical i would say we're probably doing more screening um you know the the ordinance calls for only a single row and we're going 20 feet wide on every side of the fence and doing a slightly higher

[02:01:10] taller fence would you mind getting that information how close the homes are to the one on route 7 and 28 for us please that'd be greatly appreciated and then oh i know what it is now why not wait if dominion is going to be working to put the power lines up along route 7 and i think somebody said 2026 so next year why not just wait and see if they can put it on that one again if you can say that another great question and um at the outset that was one of

[02:01:45] the first conversations we had was getting together dominion to see if we even needed this application so they said because of the uh power of that line it's a 500 kilovolt line um they don't allow co-location they just have a flat rule out of co-location on 500 kilovolt lines um i know they they co-lacate in the ones that are just further down heading towards they're leaving you know at this intersection heading towards leesburg there there are some on on those power lines i guess those the 230 lines that's what i would guess and this is actually consistent with other applications

[02:02:22] that we have in prince william and stafford and fairfax is that's one of the common my understanding is it's due to the outage and the effort that's required to allow an outage for any work on one those lines. It's something they strongly discourage and avoid. Thank you. Ms.

[02:02:43] Brixman. Thanks. I apologize if I missed this in your presentation but it sounds like you're already working with Verizon. Are there going to be any other carriers? So right now it's just starting as Verizon and we've reached out we always market to other carriers so right now no interest from any other carriers but that's not to say you know for the opportunity will be there sure it'll be built for for up to four wireless carriers so okay that's all i got thank you yep so educate me some here

[02:03:17] so because i live in this area and you know i'm driving down route seven uh to come here there is a spot that you that you hit right past the hospital that you that your phone goes dead i don't usually drop but it goes but it goes dead beyond that though i'm in this area all the time I'm in the Whole Foods over there, and we have fantastic coverage.

[02:03:39] So is the issue that you need more intense coverage because there are more people who are using 4G and 5G and hot spotting their cell phones and watching things over their cell phones, or is the issue coverage area?

[02:03:56] What problem are you trying to solve? Because we have three different carriers in my home. We get great coverage. And even, you know, up and down Loudoun County Parkway, which turns into Claiborne Parkway, and I'm over there by the church. I am in those places all the time, and no coverage issues, as far as my calls dropping and things like that.

[02:04:19] I can pull up the internet, I can do all those things. So is it that more people are hotspotting and using 5G and 4G, or are you trying to have coverage to do more in a concentrated area or a larger area?

[02:04:35] What are you trying to fix? And really, I'm not kidding when I say educate me at this point. I'll start and say that before Paul goes that it is a combination of different issues, both the number of users and the intensity of devices, but there's also a capacity element to it in addition to coverage.

[02:04:57] And I kind of want Paul to be able to piggyback on that. Sure. The objective is to have sufficient signal strength to serve these devices. And that area does not currently have sufficient signal strength. And also, there's a very high volume of users.

[02:05:15] Some users are using multiple devices, and it needs more capacity offloading to that area that it's intended to serve. Okay. What's your last name, sir? What's your last name?

[02:05:32] Dugan. Okay, Mr. Dugan, I'm going to ask you to say that stuff to me again like I'm five years old, because words like capacity offloading, for me, I don't know what that means. I'm sorry. So try again and help me out there. Capacity is the ability to serve, you know, thousands of these in a given area at the same time.

[02:05:53] So is it they're trying to serve them and that they're, I mean, like, so you're not just trying to, like, to text or get online or that, but it's because people are using them to hotspot more and that type of thing? All of the above. All of the above. Are you all getting, are we getting complaints in this area that they're not getting, that people are not being able to use their cell phones in this area?

[02:06:16] Are complaints coming from this area? Verizon does field customer complaints, yes. And that drives their decision-making process of where they need to add new sites. Okay. Well, we have a lot of speakers.

[02:06:32] Well, not a lot, but a good deal of speakers on this item. So I'm going to call you. I will call you three people in advance. you have two and a half minutes when you come up if you say your name and if you don't mind saying the district you live in that would be great too our first speaker is laura ownhart followed by mary badger followed by brian turner good evening ma'am evening my name is laura oyanart i'm from the broad run district and i'm here tonight to ask you to oppose the placement of the milestone cell tower in the proposed right away at route 7 and claiborne parkway my husband and i live in

[02:07:10] regency at belmont neighborhood a 55 plus community whose property values and views will be negatively impacted by the proposed 152 foot tower this is only a need for verizon coverage so why do we need to give them this privilege of placing this tower next to residential properties when there are other better options evidenced by the lack of research done by milestone before the first public hearing this was just the easiest and cheapest location for both milestone and verizon not the best location or the least detrimental for the community so it was not surprising that when asked to go back and research other locations and options only this original spot was deemed

[02:07:49] suitable again meaning cheapest and easiest during the first public comment section opponents suggested a number of other options that milestone had not researched including placement on local office buildings or at the intersection of ashburn village and route 7 or in the vdot right-of-way near Whole Foods, neither of which have established residential. There is no evidence that Milestone looked into the location of the right-of-way near Whole Foods, even though their own informational materials and that of the ex-Verizon engineers evaluation indicate that the coverage for future Belmont 1 and 2 developments is a priority. If that's a goal, then the site nearest Whole Foods

[02:08:27] makes the most sense. Why should unbuilt developments and buyers get special treatment when current residents have already invested in established properties. To quote from the staff notes on page 8, this telecommunications facility will be the tallest visible structure in the area and above the tree line on the horizon from adjoining properties and roadways.

[02:08:46] No amount of screening will hide it, and nobody cares about ground equipment surrounded by designer bushes when their view will be forever of an ugly eyesore. Failed financial negotiations by Verizon to place the tower atop nearby buildings should not be considered a viable reason to punish the people who already live nearby.

[02:09:05] Neither should the excuse that Dominion will be putting transmission lines there. We had no control over those power lines, although we did try hard to stop them. The lowest cost alternative for Milestone and Verizon does not equal the best outcome for our community. As Supervisor Randall posed tonight, if this was your home, is this what you would want?

[02:09:24] Please exercise the good judgment to say no to this proposal. Thank you for your time. Thank you. Mary Badger followed by Brian Turner followed by and cook good evening ma'am Good evening chair Randall and supervisors. We're here tonight to ask you to deny the milestone cell tower application First if the cell tower is constructed at this location it would be constructed for one carrier only There's no reason to believe other carriers would seek to place an antenna at this location This was demonstrated when EMS and fire and rescue stated they do not show a need or void at this location

[02:10:02] Only Verizon claims a need for coverage and their coverage deficit increases the further east you go, which could explain why the applicant initially explored one loud in approximately one mile east and further highlighting that Verizon and Milestone are very aware the need is greater the further east you travel.

[02:10:20] Second, if constructed at this location, it will create more redundancy for Verizon to the north of Route 7. Third, please consider that there are better locations for this tower that will not impact residents so directly while still providing effective coverage. We have suggested one option at the Ashburn Village Boulevard interchange a short half mile to the east, which is primarily empty fields and commercial space.

[02:10:45] This location could also preclude the need for additional towers heading east. Next, Verizon has explored the option of placing the antenna on only one existing building. At the Planning Commission work session, Verizon stated that they could not come to terms financially with the building owner.

[02:11:01] Financial terms for the carrier are not a consideration for this board, and indeed, I believe Commissioner Meyer stated that. Consistent with the county's telecommunications plan, the first

hierarchy calls for the use of existing buildings or structures. This application unnecessarily fails that requirement.

[02:11:20] And so it's not hard to imagine, if you were to deny the application, that Verizon would find a way to come to terms with the owner. Finally, the county's telecommunication plan calls for the mitigation of visual impacts. This tower fails to blend in with the natural and built environment as required.

[02:11:40] In fact, it will be highly visible in all directions, with no topography or tree line to offer camouflaging or buffering of the tower. That is particularly concerning when you consider the height of this tower. The board should not put the applicants needs in place of residents needs concerning visual impacts. We have to live 600 feet away. Supervisors we believe approving this application would be irresponsible. And so we ask that you vote to deny the application and to quote the late great Maya Angelou when you know better do better. Thank you. And if I could just actually ma'am, I'm sorry your time is up. Thank you though.

[02:12:19] Brian Turner, but you quoted Maya Angelou, so that's that's points right there, right? Brian Turner followed by Ann Cook followed by Guy Frankenfield. Good evening. Good evening, Madam Chair and members of the Board of Supervisors.

[02:12:35] I'm Brian Turner, a resident of the Little River District, and I'm represent the Lansdowne Conservancy as their general counsel. Lansdowne is opposed to this application for two major reasons. First, the proposed site is located in one of the county's gateways to our community and is designated so in its comprehensive plan the proposed site is also in proximity of the belmont viewshed easement and the lansdowne scenic easement and two the conservancy and the county have worked collaboratively to prevent this sensitive area from becoming industrialized and denial of the 150-foot cell tower will be in conformity with

[02:13:10] this effort the county and lansdowne put forth an undergrounding proposal to bury transmission lines before the sec for their consideration the sec's decision is now on appeal to the virginia supreme court the undergrounding proposal along this route is where the application is cited approving this application would likely make the underground proposal much more difficult because the applicant is suggesting putting this tower in the dominions easement i've provided the clerk with copies of the applicant's site location and the proposed underground mount map for your reference for

[02:13:45] For these reasons, the Lansdowne Conservancy respectfully requests the board's denial of this application, or at the very least, deferral of the application until the Supreme Court appeal has been heard and decided. Thank you. Thank you, Mr. Turner. Ann Cook, followed by Guy Frankenfield, followed by Marisol Curry.

[02:14:04] Good evening. Good evening, Chair Randall and supervisors. My name is Ann Cook, and I have been a homeowner at Regency at Belmont for three years. I am speaking tonight to ask you to not approve the Milestone proposal to build a cell tower at the Claiborne Route 7 interchange.

[02:14:22] A 150-foot cell tower at this location is too close to multifamily homes and townhomes, and it is not compatible with the neighboring properties. Quite frankly, it will be an eyesore for almost anyone and will definitely be an eyesore for our neighborhood. Milestone has stated they will build a 10-foot chain-link fence with screening, but that will not mask the remaining 140 feet that were a tower above us.

[02:14:44] adding a cell tower at this location is an unwarranted environmental clutter in an already congested location where high voltage transmission lines are to be built please vote no and ask the applicant to come up with another solution that is not as harmful to our community thank you for your time thank you um guy frankenfield followed by marisol curry followed by karen muscat musk muskato good evening madam chair supervisors thank you for your time i'm a resident of the

[02:15:17] regency of belmont 55 and older townhome community which is located only a few hundred feet from the proposed milestone cell tower project i have read the 223 page report i have 10 attended several other meetings so i'm familiar with this project i respectfully request that you deny their application at this point and please ask them to answer three questions for me. There are no cell towers visible from our current townhomes today, even from the rooftop terraces that we have in

[02:15:57] our homes. The nearest cell tower must be more than a mile away. I do not have Verizon cell service, but I have great phone service. I have another carrier that I'm using, so I have great service. I think we established earlier that it wasn't required to have fire and safety service for this cell tower. So my question is, how is it that our current cell service is so good that I

[02:16:26] have that we need to have a 150-foot cell tower in our backyard? If Milestone, also in the 223-page report, we saw renderings of the cell tower. We didn't see any renderings from the upper story of the apartment complex that's only 300 feet away. We didn't see any renderings from our rooftop terraces, and we're only a few hundred feet away. We saw renderings from ground level, which can

[02:17:02] give you a distorted view of what that 150-foot cell tower might look like. So I ask you, please ask for revised renderings from the upper floors of these nearby residents. And if the cell tower is built at the Claiborne interchange will it have a positive or negative effect on the residential properties nearby think of that think of all just of our little community 105 townhomes if if our properties go down in value we've essentially taken that value and given it to

[02:17:39] horizon is that really fair thank you for your consideration thank you sir um marisol curry followed by Karen Mosquito, followed by Richard Allen. Good evening. Good evening.

[02:17:54] I'm a homeowner at the Regency at Belmont, and prior to living at Regency at Belmont, I lived in Lansdowne for 10 years, so I'm very familiar with the coverage. I'm also a longtime Verizon customer. I'm here to ask you to deny the application for the following reasons. First, there is no crisis of coverage in our area.

[02:18:14] To the northwest of the proposed location, first responders fire and rescue have stated they have no issues with coverage to the north inova hospital has stated they prefer the cell tower be built somewhere else to the south where we live my husband and i have verizon for our cellular internet and streaming and our landline services our coverage is more than sufficient inside our home around our neighborhood and at the belmont chase shopping center which is to the southwest and yes i can use my verizon cell phone

[02:18:46] like you inside the whole foods and around the community um so second it has been said that there is a need for more coverage however there are other providers in the area that provide excellent coverage if anyone is unhappy with verizon they can simply go to them t-mobile offers 5g with ultra capacity and at&t offers 5g plus 5g and 4g lte third cell towers like other electrical infrastructure are susceptible to fires caused by short circuits, overheating, or other electrical

[02:19:24] faults. The proposed location is simply too close to high-density population, including the apartment building that would be literally across the street. As examples of such incidents, in Utah, a monopole fire was caused when a maintenance crew was performing work on it. In Canada, several cell tower fires were due to electrical faults, and at least one occurred when a crew was welding on the structure. In Newport News, Virginia, a coaxial cable caught on fire as maintenance workers were working on the monopole. So in summary, I would just like to say there's no need for this cell

[02:20:01] tower and please deny this application. Thank you. Thank you. Thank you very much. Karen Moscato followed by Richard Allen and then we have on the phone Bill Brindley. Good evening. Good evening.

[02:20:18] I'm Karen Moscato, and I also live at Regency Belmont, but I'm also a Verizon retiree. And I was on the project planning committees and employees for all of Verizon's deployment of Internet services since 1995. So if we've had such bad service in this area for so many years, why now?

[02:20:38] Why hasn't Verizon fixed this issue like T-Mobile has, like other providers have? So the reason is that they want to deploy their new home internet product over the 5G network. So currently we have 5G, I mean Fios products deployed in our area, in our homes, which require all underground fiber connections into the homes, and Verizon's new home internet product works over the 5G network.

[02:21:07] So if you know all of the Pulte homes that have just been built behind Whole Foods, Verizon has not built out their Fios product there. There is no underground infrastructure for fiber there. So they are relying on these 5G networks to provide home intranet to these new homes.

[02:21:24] So it's much more of an issue of their continuing revenue for home intranet and products. They're bundling that home intranet with over-the-top broadcast, as many people are getting, YouTube video or Hulu TV.

[02:21:42] And there aren't many people, except for us, that have elevators that have a landline anymore. So this is a much more streamlined revenue product for them and really encourages the deployment of the 5G network. Also, when you look at, I'm not an engineer, but I was married to an RF engineer for over 30 years.

[02:22:01] When you look at the 5G network, it has a compressed area versus a 4G network. So when you're asking questions about the other tower versus the proximity to this tower, 5G does not have a great reach.

[02:22:21] 4G has a very big reach. And most cellular traffic, even though it says 5G, is actually going over a 4G network. And I watched the Planning Commission's review of this issue today, and this map is only Verizon coverage.

[02:22:36] This doesn't cover cellular coverage in our area. This is only Verizon. So I don't think that's a fair representation of the representation in our community. Thank you. Richard Allen, and then on the phone would be Bill Brintley.

[02:22:56] Good evening, Mr. Allen. Good evening, Madam Chair and members of the board. Thank you very much. I'll be very brief. My name is Richard Allen, and with my wife, Rosemary, who's here, we're residents of the Regency at Belmont community impacted by this proposed tower.

[02:23:14] And we join in our neighbors in having a deep concern about this proposed location. We moved here three and a half years ago. We liked the open-air feel of the community. This included the tree-lined, unobstructed northern horizon look of this to the north.

[02:23:33] Now we have this proposal to inject a 152-foot tower right next to our community in that northern horizon, well, well above the tree line. A tower here would be very intrusive and very disappointing. It would negatively change the look and feel of our residential community.

[02:23:52] Unlike the earlier data center matter before you, this is existing housing being affected by a new intrusion. So I think it really needs to have a very careful look. We expect that you personally wouldn't like this if it were going to happen to you or your family.

[02:24:10] So we urge you to pause this location, table it, and to have the applicant work out a solution that does not negatively impact existing residential communities such as ours. Thank you, sir. And then we have one speaker on the phone. Can we pull him up, please? Mr. Brindley? Mr. Brindley, are you there?

[02:24:33] Yes, I am. We're ready when you are, sir. Yes, hi. My name is Bill Brindley, and my wife and I moved in to this Belmont Chase community from Reston in January. I want to thank you for your time and consideration tonight.

[02:24:50] As newcomers to this wonderful 55-plus community, we've quickly grown to love the area's unique charm and the character and the community of people who live here. On this matter, specifically, because we're newcomers, we defer to our new neighbors who have expressed detailed, informed concerns tonight and previously.

[02:25:18] We do ask that the supervisors deny this application and encourage the applicants to explore other alternatives that we perceive as newcomers who love this area likely will be less intrusive and more aesthetically acceptable.

[02:25:36] Thank you so much for considering our input. Thank you, sir. I appreciate it. All right, to the district supervisor, would you like to make a motion? Thank you, Madam Chair. Yes, I would. I move that the Board of Supervisors Forward-Legy-2023-0093 Milestone-Belmont-Interchange-CMPT-2023-0011 and Spex-2023-0028 to the June 3rd, 2025 Board of Supervisors Business Meeting for Action.

[02:26:12] Okay. Motion has been made and seconded by Ms. Briggsman. i'm going to deny it anyway so yeah miss miss um miss glass thank you i've moved to send this application to the june 3rd meeting for action however i do not plan to support the application at that meeting there are going to be many changes to um in this area with the upcoming dominion at aspen to golden power lines and i cannot accurately anticipate how this tower would look nor interact with the surroundings those power lines will dramatically affect the view shed and

[02:26:51] adding to the visual clutter is not best for the community which includes an attainable housing complex with no visual barriers to the proposed tower i do want to thank the broad run residents that reached out to me to share their thoughts and for the residents that came up to speak on this application with me and my office i want to thank staff for their work on this application i I also want to thank the applicant for their interest in improving cellular service to the Broad Run District.

[02:27:20] Thank you, Madam Chair. Senator, let's have a point of inquiry. Why would you not consider just making a motion to deny tonight? I would just like for it to go to the process.

[02:27:37] Go to the... Okay. Okay. Ms. Bricksman. Thank you, Madam Chair. May I ask the applicant a question, please? Sure. Yes. Is this tower, indeed, going to be for your 5G services for Internet?

[02:28:02] It would cover cellular, and I'm sure they would use it for the fixed wireless home Internet service as well, because they're rolling that out throughout the county. Okay, okay. They would want to bring that on. But isn't it fairly common for other providers to co-locate on these towers?

[02:28:21] Yes. Okay. Yes. All right. Okay. I just, I'm fine with it. I think that, you know, I disagree that this would be impactful, really, to Lansdowne residents, honestly, because, yeah, you would see it before you get off your exit, but the hospital and all those other medical buildings are between the residents of Lansdowne and Route 7, and this tower is south of Route 7.

[02:28:52] I would support the application. Unfortunately, I'm not going to be here at the June 3rd meeting, but I would support the application, absolutely. And I do want to remind my colleagues that our schools recently decided against co-locating any towers on school property anymore.

[02:29:11] So that has eliminated a lot of opportunity for organizations like this to place cell towers in the county. Unfortunately, two cell tower projects in my district were basically killed because of the LCPS choice not to co-locate cell towers on the school properties.

[02:29:32] So with the number of folks moving in, with the growth previously in our county, with the obvious lack of coverage in the white area, I think that we need it.

[02:29:47] we don't need it immediately we're going to need it fairly soon um uh the cell tower at route 7 and 28 you know i drive past it all the time it's it's fine um so i i i am not concerned about home values um going down because of a cell tower in fact i have constituents who are worried that their home values are going down because they don't have cell coverage and when someone comes to see the home they can't they're like oh you still have a landline and they're like yeah i have to because i don't have enough cell coverage so um i i would be supporting the application i'm happy

[02:30:27] to support supervisor glass's motion to move it forward thank you thank you mr leterna thank you i'm a big fan of the habit burger up at belmont chase my kids are too we go there and the only negative to going there is we all have verizon and our cell phones don't work inside that habit burger i have personally experienced more than once so i don't know what's going on with everybody's individual experiences there um the map that's here is showing when you say it's showing cell coverage are we just talking about what we would consider cell coverage and not necessarily

[02:31:06] they're all kind of the same thing but are we looking at the type of coverage that a phone user would need to make voice calls or other texts and so on versus some the enhanced coverage that would be needed to stream or something like that what are we looking at exactly basically yes an excellent question I asked before the proposed site would improve improve voice quality and data throughput speed yeah that's what I'm asking what's the hole here though what is that what is that a whole of exactly like if I stood right now in that kind of open area with

[02:31:44] my Verizon phone, am I going to have one bar like I do in here, by the way? What's there in that gap area? Yeah, like, if I'm a Verizon customer, so if I went to that gap right now and stood there, would I have one bar? Is that what that's telling me?

[02:32:00] I don't know. I'm not, like, being argumentative. I just literally don't know what that's trying to – In the white areas, I couldn't identify what's there unless I looked at a street at this map, but the white areas are varying levels of unreliable service. So I could have one bar, or you have a capacity problem in that white area.

[02:32:20] Yes. For traditional cell service. So one of the issues is, I understand residents could have different products and things like that, but Route 7 goes through here. And so we have literally thousands of residents going through every day on Route 7, some of whom are going to have Verizon.

[02:32:39] I mean, I believe they're still probably the market leader. And so, obviously, if calls are getting dropped and so on in this area, that's a problem. And I'm trying to sort of discern if that's really what you're saying. Or if this is, you know, we can, I'm almost out of time.

[02:32:58] We'll have further conversation before now in the, I'm generally supportive of cell towers. There hasn't been one I think we've ever had that we haven't had residents come in and oppose. I understand it, and I don't blame folks. But at the same time, there's no place to put these where we don't have opposition.

[02:33:17] And when we don't put them then it's worse. So I think it would be helpful to further delve into the the problem that you're trying to solve here and whether this is needed to fix it. Final point in my last four seconds is you are putting these where we tell you to put them in our comprehensive plan. That's why they went to that location. It's what the county was.

[02:33:37] Thank you, Chair Randall. I want to thank all the residents who came out tonight. I heard you. And one question I have is the VDOT right-of-way at Whole Foods near the unbuilt residential development. Did you look at that location? Because it sounds like that's where Supervisor Laterno is saying he has dropped calls, is over by that Whole Foods.

[02:34:01] Yes, so the target area is the south side of the Route 7 intersection. Of course, there's a west side of the intersection of which you're referring to right now and then east side where we're proposing it. The west side is heavily constrained because it has not only both the dominion easement that encumbers most of that area but it's used for stormwater management and there's hydrology all through there. So it makes it you know there is no location to put the cell tower in that southwest corner. Furthermore that would be much closer to the residential that's currently under construction. So both from a physical constraint as well as the practical constraint of how the

[02:34:36] plan tells us to do it that's why the east has been selected okay and whole foods you don't think would allow you to do something on top of their i don't think i mean i'm just you know i hear i hear what the residents are saying it's very intrusive in the location that you're proposing right now right and and just to also clarify too because that was one of the comments was rooftops and looking at rooftops and that's one of the parts of our application is we have a rule out document that looks at all applicable rooftops um in a one mile radius and we had to provide

[02:35:12] rule out reasons for 15 of those existing rooftops so and that's i believe the the minimum height is 40 feet for us to look at a rooftop so anything that was 40 feet or taller we looked at um and i'm trying to see here if if whole foods was even met that standard i don't think it was 40 feet um so okay well i hear what the residents are saying they don't have think there's a crisis of coverage and i understand it's really close to the residents you know 300 350 feet

[02:35:51] that is close to existing residents it sounds like you have a wonderful community so i'll be listening to the district supervisor as far as her opinion she represents the residents i'm glad you all came out tonight um but i do think um you know looking at alternatives are less intrusive is definitely a better idea and i know it's just for verizon um you mentioned that verizon has other facilities i really don't understand why we can't work together to improve

[02:36:26] their coverage using their facilities so thank you very much mr kirschner just briefly thank you for the residents for coming out um appreciate what you had to say i kind of my comments are largely along the lines of what supervisor letourneau has said and that is i'm generally in favor of the application as a rule we we deal with these applications a lot in western loudon i don't like them at all i'm going to be really honest with you because they are an eyesore you want to preserve your view shed and and and whatnot but um so there's kind of again like i mentioned before in the last there's this balancing process i mean we just approved one on the on route seven

[02:37:06] and route nine not all there and a number of the residents came out they don't want to see it i'm like yeah every and it's right next to my house so if i end up voting for this application i very similar to what i voted i didn't didn't like it but i voted for it because i i knew the importance of it um i will also just note that i agree with supervisor brisbane that this in no way although we feel that way. We read things on the internet. Loudoun County, these are not going to impact your home values in any manner. It's just not going to happen. The demand is too great. And that's not really what some people actually buy because they have good cell service in an area. So you have, someone may not buy it, but there's plenty of other buyers out there for homes. But I understand,

[02:37:44] I really do understand the visual impacts and the concerns that come there. And so I will continue to look at the application a little more closely. But generally, I am in favor of it. I think it's really important we kind of live in the modern age and people need good and it's interesting what supervisor laterno had to say and this map itself i think is very telling um do you the only other question i had for the applicant madam chair if you don't mind me asking is do you have other planned sites to cover the remaining kind of white areas or is that in the works not that it really has to do with this this app but i mean is there a kind of a master plan that verizon is looking at or is it kind of a case-by-case basis as needed in in areas that

[02:38:24] that require more demand can you answer that at all yeah i can give you my perspective on it as being what i would consider we probably have the largest market share in northern virginia in terms of working on sites for the carriers yeah um so right now i don't we don't have anything else planned or verizon doesn't have anything else planned in the media area trailside and belmont would really i think help provide that widespread coverage that they're looking to add in this area So basically, they're not willy-nilly going and putting up a number.

[02:38:58] This is very, very strategic, this process, I'm guessing. Yeah, for sure. And there's a very limited number of sites since they have a priority list of which ones get funded each year. And, you know, there's – talking with somebody else, I mean, we know there's lots of coverage gaps in Loudoun County, but the ones that get funded are – they have to have a strong business case for and a need for it.

[02:39:23] Great. Thank you. So I need to, Ms. Briggsman, your light's not on. It was on. Sorry, Ms. Briggsman, let me turn it off. I'm sorry. Sorry. Why? Mr. Sainz. Thank you.

[02:39:39] Thank you. All right, if I can ask the questions to the applicant. You can. Can you clarify again for us? So you're saying this is for Verizon, but as of right now, it's only going to be for Verizon because I know some of the other monopolies that you guys have done in the past have been co-located with Verizon, T-Mobile, and AT&T, and others.

[02:39:55] So can you clarify again for us on the record, is this only for Verizon or are you still working to negotiate and possibly have other carriers on this thing? The latter. So it's starting with Verizon. Every project we do, we have to have a committed carrier to it, and then we build it with enough capacity for future co-location.

[02:40:15] So to give a concrete example, for instance, Trailside, which was approved earlier this year or last year um started with just AT&T and we have since been in negotiations with Verizon to co-locate on it as well so it'll have both AT&T and we're in talks now with Verizon to co-locate them on it as well and that was within a year of of it being approved so that would be our expectation and generally what our track record is in the county and Loudoun counties we see that strong co-location within the first two to three years of the towers going up so are you in

[02:40:52] negotiations or talks with them now possibly right now or no uh with any other carrier for this site no um but we are we are marketing it to other carriers in our monthly meetings to see if the funding priorities shift because it's as for them when the tower goes up it becomes more real and it becomes a co-locatable asset and easier for them, you know, speed to market.

[02:41:18] Before my time runs out, because I already asked you earlier if you can give me the numbers for how close the Route 28 and Route 7 pool is to the homes there. Can you also do a report to show, say, for example, you said Trailside and the other one that Mr. Kushner mentioned earlier that was approved a few months back.

[02:41:41] Can you show, okay, we started with Verizon on this one, but now after a period of time once the poll went up, then it went to being co-lady. Can you show us some data to show how many of those situations have happened with the other polls? Absolutely. Thank you. Okay, so Ms. Bricksman, with respect, there was one person, and that was Mr. Turner that spoke, and who was from Lansdowne, representing Lansdowne.

[02:42:05] Nobody else over there was from Lansdowne. They're all, Lansdowne is Mr. Turner, well, you said this won't impact Lansdowne. They didn't say it would. Mr. Turner represents Lansdowne. Ms. Glass represents Belmont. And so when you said this is not going to impact Lansdowne, they never said it was going to impact them.

[02:42:22] They're not from Lansdowne. That's the first thing. The second thing is this. You know, listen, I've said many times that, you know, at my home, I bought my home, and we had an amazing view. And then a couple of years later, someone built a house.

[02:42:39] It was their house. We lost our view. So I'm not somebody who always goes like, oh my god, the viewshed if it's if there's a reason for people to lose their viewshed a valid reason then they lose their viewshed and i feel bad about that this is not a valid reason to me it's just it's just not there there listen there is not a crisis of coverage over there there it's just not now i can't speak for everyone who has verizon but we have a family member who has verizon we'll go through that area and we have we're we're in

this area over there all the time and there's nothing dropping at all ever so i'm not sure what's going on the hospital is

[02:43:16] not saying that there's a there's a fire station right there i mean like literally right there there's no issues i do have a question is it true that this is just a verizon map and this is not a map of other coverage because with due respect yes i think you all should have said that i think it's just a little disingenuous to show us a map of one carrier and then say we don't have coverage because I don't know what the other carrier's maps might look like.

[02:43:47] And so that's just Verizon. So to say there's no coverage -- well, there's no coverage for Verizon. I don't know what T-Mobile's doing. I don't know what AT&T is doing. So I think that's just -- I think being a little clearer would have been helpful for me if you were a little clearer on that type of thing.

[02:44:03] Point taken. Okay. Thank you. Mr. Sains's question was a great question. Are you in talks of any carriers right now? answer was a great answer. I think you're right that it makes sense that maybe you wouldn't be now, but you might be later on when they, when they come to bear. But as of right now, and it's not just a viewshed, it is other things. As of right now, I just don't see the reason. I don't see the reason. I don't see the rationale. I certainly do not see a crisis. And if I don't have to impact anyone's viewshed, I don't need to. Mr. Kirsten's right. This does not impact

[02:44:39] property value it wouldn't do that i don't believe it would do that but i just don't i don't see i don't understand the the reason i will vote for this to be moved on because miss miss glass is asking us to move it on so i'll vote for that but i am telling you right now i am a no vote and and i'm telling you so you don't call me because i am a no vote i'm not voting for this when it comes up so that's where i'm at miss miss madam chair may i have a point of clarification is there a point clarification i believe it is yes yes um i believe mr turner said that he represents the lansdown

[02:45:15] conservancy which is representing a large portion and and the first of all that's not a coin of clarification secondly i actually said that i said with the exception of mr turner right but you didn't say that he represent that he said he represents lansdowne conservancy first of all you're you that's not a point for clarification secondly this is on videotape go back and watch it Ms. Glass, would you like a closing?

[02:45:38] I'd just like to thank the community for coming out and speaking tonight and giving me your opinion and having your voice known to the supervisors. And I ask for my colleagues to support this motion.

[02:45:59] Thank you, Madam Chair. Thank you much. The motion was made by Supervisor Glass to move it to the what meeting is this? June 3rd meeting? to the June 3rd meeting, seconded by Ms. Brooksman. We won't be at the June 3rd meeting, will you?

[02:46:14] All in favor, please say aye. Any opposed? That motion will pass 801 with Mr. Turner not being here today. I think that is all, thank you very much. - Thank you for your time. - I think that is all. Point of personal privilege, supervisors.

[02:46:31] And anybody else, tomorrow's my state of the county. Mr. Crony, get well. I'll see you all tomorrow. We are adjourned.



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