



Petition for Conditional Use Permit

**Proposal to Construct a 300' Wireless Communications Tower
"Virilia Road" Site**

Presented to

**Madison County Department of Planning and Zoning
Office Complex Building / 125 West North Street
Canton, Mississippi 39046
601-855-5501**

On Behalf of:

**Jackson Cellular Telephone Co., Inc. d/b/a Verizon Wireless
1000 Williams Boulevard
Kenner, LA 70062**

**Prepared By:
CMI Acquisitions
David McGehee
624 Ridgewood Road
Ridgeland, MS 39157
(601) 209-4708**

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Madison County Department of Planning and Zoning **Zoning Package for Proposed Wireless Communications Tower**

“Virililia Road” Site
2497-Z Virililia Road, Canton, Mississippi 39046

- 1) Zoning Action Application, Statement of Intent, and property legal description**
- 2) Vicinity maps, tower distance map, and tax map with adjacent parcel tax cards**
- 3) Land Lease Agreement and property ownership deed**
- 4) Site coverage maps and RF Engineering proof-of-need letter, FCC non-interference letter, FAA determination, and FEMA flood plain map**
- 5) Site Plan with Tower View drawing and tower go-by picture**

APPLICATION FOR SPECIAL EXCEPTION

[Type of Application] Request Conditional Use Approval to construct a self-supporting cellular telephone tower 300' in height on A-1 (Agricultural) zoned property

Name and Address of Applicant:
David McGehee, CMI Acquisitions
624 Ridgewood Road, Ridgeland, MS 39157
authorized Agent for Jackson Cellular Telephone
Co., Inc., d/b/a Verizon Wireless, Applicant

Street Address of Property (if different address):
2497-Z Virilia Road
Canton, Mississippi 39046

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
11/25/2013	A-1 Agricultural	See (Exhibit A)	061F-13-002/00.00	Zone "X" outside the 0.2% annual chance floodplain	See (Exhibit B)

Other Comments: As per Article 2605 of the Madison County Zoning Ordinance.

[Comments] Also as per Section 402 (b) and 502 A

Respectfully Submitted

David McGehee, CMI Acquisitions

Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

STATEMENT OF INTENT

Jackson Cellular Telephone Co. Inc., d/b/a and referred to herein as **Verizon Wireless**, whose principal office is located in Basking Ridge, New Jersey, and with a regional office in Harahan, Louisiana, is one of the Nation's top wireless providers, and one that has a substantial customer base throughout Mississippi. They pride themselves with extraordinary and reliable service. At the present time, Verizon has limited and weak signal coverage along Virililia Road Northeast of Flora in Madison County. From Highway 49 East along Livingston Vernon Road and then on Virililia Road over halfway to I-55, there is little to spotty coverage. This site will provide much needed in-car and in-building wireless service coverage along this route and for the homes in and around the area as well, and will address numerous coverage issue complaints. There are no existing towers or tall structures available on which to co-locate antennas (the nearest tower is 3.53 miles away to the East); therefore, in order to provide continuous voice and data coverage, it is necessary to construct a tower site. Please see letter from Verizon Wireless Principal RF Engineer Erin Peschlow for further details and evidence of Verizon Wireless' proof of need for coverage.

It is for this reason that we now submit our application to Madison County to allow for a Conditional Use for the construction of a new Wireless Communications Facility (tower) 300' in height on the subject property location. Verizon Wireless has obtained a Lease agreement with the owner of the subject tract, which is 296 acres in size and located in the Southwest $\frac{1}{4}$ of Section 1, Township 9 North, Range 1 West, Madison County, Mississippi and specifically located at 2497-Z Virililia Road, Canton, Mississippi 39046. This property is zoned **Agricultural**, and will be located in an open area located 0.63 miles off of the Virililia Road right-of-way, with no clearing required for the tower and its fenced compound, which will be contained within an 80'x80' square lease area.

The proposed wireless tower facility will be secured within a 39'x49' fenced compound connected by a 12' wide all weather access road for vehicular and utility access off of Virililia Road. This facility will be unmanned. Necessary Utilities will be electric power and telephone. The construction of this facility will be in compliance with all local, state, and federal codes and regulatory compliance, including FAA, FCC, and all other applicable governing agencies. This tower is designed to accommodate a future wireless antenna array (see construction drawings provided as part of this application package). Note that there are no guy wires used to support this tower.

Verizon Wirelesses' business practices and those of its agents and contractors are in strict compliance with all city and state laws. Proof of all licenses and bonds necessary to demonstrate Verizon's activities will be presented for the County's approval upon submittal to the County's Building Official when application for permit is made.

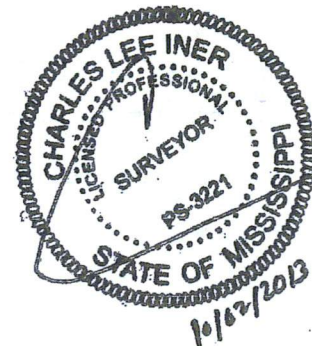
PROPOSED LEASE AREA

VERIZON WIRELESS
"VIRLILIA ROAD"

All that tract or parcel of land lying and being in Section 13, Township 9 North, Range 1 West, Madison County, Mississippi, being more particularly described as follows;

To find the point of beginning, COMMENCE at the intersection of the centerline of Parkinson Road and Virililia Road, said point having a Mississippi West (NAD83) state plane coordinate value of Northing: 1135525.65 and Easting: 2317423.49; thence leaving said centerline intersection and running along said centerline of Virililia Road, North 69°00'44" East, 382.73 feet to a point; thence leaving said centerline of Virililia Road and running, South 20°48'34" East, 51.40 feet to a point; thence, 151.42 feet along the arc of a curve to the left having a radius of 243.25 feet and being scribed by a chord bearing South 32°48'56" East, 148.99 feet to a point; thence, South 48°47'20" East, 93.61 feet to a point; thence, South 53°19'34" East, 182.73 feet to a point; thence, South 60°43'11" East, 91.31 feet to a point; thence, South 63°56'16" East, 95.65 feet to a point; thence, South 70°10'44" East, 469.10 feet to a point; thence, South 72°28'09" East, 135.84 feet to a point; thence, South 77°33'24" East, 89.17 feet to a point; thence, South 86°16'20" East, 446.81 feet to a point; thence, South 88°13'13" East, 586.31 feet to a point; thence, South 68°47'45" East, 636.09 feet to a point; thence, South 88°34'10" East, 238.31 feet to a point; thence, North 13°31'21" East, 50.00 feet to a point; thence, South 76°28'39" East, 15.00 feet to a point; thence, North 13°31'21" East, 15.00 feet to a point and the true POINT OF BEGINNING; Thence running, South 76°28'39" East, 80.00 feet to a point; Thence, South 13°31'21" West, 80.00 feet to a point; Thence, North 76°28'39" West, 80.00 feet to a point; Thence, North 13°31'21" East, 80.00 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1469 ACRES (6400 square feet), more or less, as shown in a survey prepared for Verizon Wireless by POINT TO POINT LAND SURVEYORS, INC. dated May 21, 2013 and last revised October 2, 2013.



PROPOSED 30' INGRESS-EGRESS & UTILITY EASEMENT #1
VERIZON WIRELESS
"VIRLILIA ROAD"

Together with a proposed 30-foot wide ingress-egress and utility easement lying and being in in Section 13, Township 9 North, Range 1 West, Madison County, Mississippi, being described by the following centerline data:

To find the point of beginning, COMMENCE at the intersection of the centerline of Parkinson Road and Virlilia Road, said point having a Mississippi West (NAD83) state plane coordinate value of Northing: 1135525.65 and Easting: 2317423.49; thence leaving said centerline intersection and running along said centerline of Virlilia Road, North 69°00'44" East, 382.73 feet to a point and the true POINT OF BEGINNING; Thence leaving said centerline of Virlilia Road and running, South 20°48'34" East, 51.40 feet to a point; Thence, 151.42 feet along the arc of a curve to the left having a radius of 243.25 feet and being scribed by a chord bearing South 32°48'56" East, 148.99 feet to a point; Thence, South 48°47'20" East, 93.61 feet to a point; Thence, South 53°19'34" East, 182.73 feet to a point; Thence, South 60°43'11" East, 91.31 feet to a point; Thence, South 63°56'16" East, 95.65 feet to a point; Thence, South 70°10'44" East, 469.10 feet to the ENDING at a point.

As shown in a survey prepared for Verizon Wireless by POINT TO POINT LAND SURVEYORS, INC. dated May 21, 2013 and last revised October 2, 2013.



PROPOSED 30' INGRESS-EGRESS & UTILITY EASEMENT #2
VERIZON WIRELESS
"VIRLILIA ROAD"

Together with a proposed 20-foot wide guy easement lying and being in Section 13, Township 9 North, Range 1 West, Madison County, Mississippi being described by the following centerline data:

To find the point of beginning, COMMENCE at the intersection of the centerline of Parkinson Road and Virllilia Road, said point having a Mississippi West (NAD83) state plane coordinate value of Northing: 1135525.65 and Easting: 2317423.49; thence leaving said centerline intersection and running along said centerline of Virllilia Road, North 69°00'44" East, 382.73 feet to a point; thence leaving said centerline of Virllilia Road and running, South 20°48'34" East, 51.40 feet to a point; thence, 151.42 feet along the arc of a curve to the left having a radius of 243.25 feet and being scribed by a chord bearing South 32°48'56" East, 148.99 feet to a point; thence, South 48°47'20" East, 93.61 feet to a point; thence, South 53°19'34" East, 182.73 feet to a point; thence, South 60°43'11" East, 91.31 feet to a point; thence, South 63°56'16" East, 95.65 feet to a point; thence, South 70°10'44" East, 469.10 feet to a point and the true POINT OF BEGINNING; Thence running, South 72°28'09" East, 135.84 feet to a point; Thence, South 77°33'24" East, 89.17 feet to a point; Thence, South 86°16'20" East, 446.81 feet to a point; Thence, South 88°13'13" East, 586.31 feet to a point; Thence, South 68°47'45" East, 636.09 feet to a point; Thence, South 88°34'10" East, 238.31 feet to a point; Thence, North 13°31'21" East, 50.00 feet to a point; Thence, South 76°28'39" East, 15.00 feet to the ENDING at a point.

As shown in a survey prepared for Verizon Wireless by POINT TO POINT LAND SURVEYORS, INC. dated May 21, 2013 and last revised October 2, 2013.

