

**COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: B201502132TWR Dominion Power Antenna Platform Co-location	AGENDA DATE: March 2, 2016
SUBJECT/PROPOSAL/REQUEST: Special Exception: Modify Section 5.1.40b(2)(c)-Projection of antenna beyond 18 inches from the tower structure for proposed antenna platform	STAFF CONTACT(S): Rebecca Ragsdale, Greg Kamptner
	PRESENTER (S): Rebecca Ragsdale

BACKGROUND:

At its meeting on February 2, 2016, the Planning Commission ("PC") voted 6:0 to recommend approval of a special exception associated with B201502132TWR, which is a proposal to alter an existing 110 foot electric transmission tower to add antenna mounted on a 10 foot wide platform for wireless communication at a new top height of 120 feet. The special exception is to modify Section 5.1.40b(2)(c) of the zoning ordinance to allow antenna to project beyond 18 inches from the tower structure for the proposed antenna platform. This request would normally require only a building permit; however, it does not meet the ordinance standards for antenna projection from the structure as described in the February 2, 2016 PC staff report (Attachment A). The February 2 PC action letter and minutes are also attached (Attachments B and C).

DISCUSSION:

Staff recommended denial of this special exception for reasons outlined in the PC staff report. The PC held a public hearing where only the applicant's representative spoke. The applicant provided service coverage maps at the meeting, provided as Attachment D. Following the public hearing, the Commission recommended approval based on the determination that the proposal will have minimum negative visual impacts.

RECOMMENDATIONS:

Should the Board wish to deny the special exception, staff recommends that the Board defer action to allow staff to prepare a resolution that satisfies the "written decision" requirements of the Telecommunications Act of 1996.

Should the Board wish to approve the special exception request, the Board would adopt the Resolution to approve the special exception (Attachment E).

ATTACHMENTS:

- A - Planning Commission staff report
- B - Planning Commission action letter
- C - Planning Commission minutes
- D – Maps of existing coverage and coverage with proposed facility received 2-2-16
- E – Resolution to approve the special exception request