



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Planning Manager
Date: December 15, 2021
Re: SE202100038 Union Run Wireless Facility Special Exceptions
TMP: 07900-00-00-01000
Magisterial District: Scottsville
School Districts: Monticello HS, Walton MS, Cale ES
Zoning District: RA Rural Areas

Two special exception requests have been submitted by Crown Castle on behalf of AT&T, along with an associated building permit application, to replace an existing 50-foot monopole with a proposed 70-foot monopole:

1. Request to reduce the setback for the proposed monopole by modifying County Code § 18-5.1.40(b)(15).
2. Request to add a non-flush-mounted antenna array to the proposed replacement 70-foot-tall treetop monopole by modifying County Code § 18-5.1.40(b)(2)(c). The proposed antenna would project no more than five feet, eight inches from the facility.

Staff analysis of the requests is provided as Attachment A.

RECOMMENDATIONS:

Staff recommends:

- (A) Approval of the special exception request to reduce the required setbacks and fall zone for the replacement monopole, under the following conditions.
1. The height of the monopole must not exceed the lesser of (a) 70 feet or (b) 10 feet taller than the tallest tree within 25 feet of the monopole.
 2. The monopole must be located in accord with the plans titled "Crown Castle Site Name: Union Run," prepared by Christopher D. Morin, last revised October 19, 2021.
- (B) Denial of the request to allow the five-foot, eight-inch antenna projection.

ATTACHMENTS:

- A. Staff Analysis
- B. Applicant's Request
- C. Proposed Plans
- D. Tree Survey and Tree Conservation Plan
- E. Location Map
- F. Proposed Resolution to Approve Special Exception – Setbacks
- G. Proposed Resolution to Deny Special Exception – Antenna Projection