

FOR OFFICE USE ONLY SP # _____ SIGN # _____
Fee Amount \$ _____ Date Paid _____ By who? _____ Receipt # _____ Ck# _____ By: _____
ZONING ORDINANCE SECTION _____

Application for Special Use Permit



IMPORTANT: Your application will be considered **INCOMPLETE** until all of the required attachments listed on page 2 have been submitted. Also, please see the list on page 3 for the appropriate fee(s) related to your application. Staff will assist you with these items.

PROJECT NAME: (how should we refer to this application?) ECC Bucks Elbow Replacement Tower

PROPOSAL/REQUEST: Build 150 foot self-supporting tower within existing compound to replace 120' guyed tower.

ZONING ORDINANCE SECTION(S): 10.2.2 6. Energy and communications transmission facilities

EXISTING COMP PLAN LAND USE/DENSITY: Rural Area

LOCATION/ADDRESS OF PROPERTY FOR SPECIAL USE PERMIT:
7045 Bucks Elbow Mtn. Rd.

TAX MAP PARCEL(s): Tax Map 39, Parcel 1B1

ZONING DISTRICT: Rural Area 3 (White Hall Magisterial District)

OF ACRES TO BE COVERED BY SPECIAL USE PERMIT (if a portion, it must be delineated on a plat): _____

Is this an amendment to an existing Special Use Permit? If Yes provide that SP Number. SP- 03-21 ☒ YES ☐ NO

Are you submitting a preliminary site plan with this application? ☐ YES ☒ NO

Contact Person (Who should we call/write concerning this project?): Gabe Elias, ECC Systems Manager

Address 2306 Ivy Rd. City Charlottesville State VA Zip 22903

Daytime Phone () 434-971-3087 Fax # () 434-971-1767 E-mail interop@albemarle.org

Owner of Record County of Albemarle c/o Finance Administration (Rm 149)

Address 401 McIntire Rd. City Charlottesville State VA Zip 22902

Daytime Phone () 434-296-5855 Fax # () 434-872-4598 E-mail albemarlecountyfinance@albemarle.org

Applicant (Who is the Contact person representing?): County of Albemarle c/o Charlottesville - UVA - Albemarle Emrg. Comm. Ctr.

Address 2306 Ivy Rd. City Charlottesville State VA Zip 22903

Daytime Phone () 434-971-3087 Fax # () 434-971-1767 E-mail interop@albemarle.org

Does the owner of this property own (or have any ownership interest in) any abutting property? If yes, please list those tax map and parcel numbers:

No

FOR OFFICE USE ONLY

History:

☐ Special Use Permits: _____

Concurrent review of Site Development Plan? ☐ YES ☐ NO

County of Albemarle
Department of Community Development
401 McIntire Road Charlottesville, VA 22902 Voice: (434) 296-5832 Fax: (434) 972-4126

Special Use Permit Application Revised 11/02/2015 Page 1 of 3

REQUIRED ATTACHMENTS & OTHER INFORMATION TO BE PROVIDED for THE APPLICATION TO BE OFFICIALLY SUBMITTED

- ☐ **One (1) completed & signed copy of the** Checklist for a Special Use Permit.
- ☐ **One (1) copy of the Pre-application Comment Form received from county staff**
- ☐ **One (1) copy of any special studies or documentation as specified in the Pre-application Comment Form,**
- ☐ **Seventeen (17) folded copies** of a Conceptual Plan.
- ☐ **Seventeen (17) copies** of a written narrative with section **TITLES** as follows:

- **PROJECT PROPOSAL**

The project proposal, including

- its public need or benefit;
- how the special use will not be a substantial detriment to adjacent lots,
- how the character of the zoning district will not be changed by the proposed special use, and
- how the special use will be in harmony with the following;
 - the purpose and intent of the Zoning Ordinance,
 - the uses permitted by right in the zoning district,
 - the regulations provided in Section 5 of the Zoning Ordinance as applicable, and
 - the public health, safety and general welfare.

(be as descriptive as possible, including details such as but not limited to the number of persons involved in the use, operating hours, and any unique features of the use)

- **CONSISTENCY WITH COMPREHENSIVE PLAN**

The proposed project's consistency with the comprehensive plan, including the land use plan and the master plan for the applicable development area;

- **IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE**

The proposed project's impacts on public facilities and public infrastructure.

- **IMPACTS ON ENVIRONMENTAL FEATURES**

The proposed project's impacts on environmental features.

- ☐ **One (1) copy of the most recent recorded plat,** that shows the Deed Book/Page Number, of the parcel(s) composing the proposed project, or a boundary survey if a portion of one or more parcels compose the proposed project, both of which shall include a metes and bounds description of the boundaries.

- ☐ **One (1) copy of ownership information (if applicant is not also the owner).**

If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing below has the authority to do so.

If the applicant is a contract purchaser, a document acceptable to the County must be submitted containing the owner's written consent to the application. If the applicant is the agent of the owner, a document acceptable to the County must be submitted that is evidence of the existence and scope of the agency. Please attach the owner's written consent.

See **Attachment A in the Land Use Law Handbook** for more information.

- ☐ As the owner/agent I certify that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, which are owed to the County of Albemarle and have been properly assessed against the subject property, **have been paid.**

**PLEASE CONSULT THE LIST OF ITEMS WHICH WILL BE REVIEWED BY STAFF
FROM THE LINK BELOW:
STAFF ANALYSIS OF ZMA & SP REQUESTS**

Owner/Applicant Must Read and Sign

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.

Signature of Owner/Agent or Contract Purchaser

Date

Print Name

Daytime phone number of Signatory

Required FEES to be paid once the application is deemed complete:

An email will be sent to the application contact once the submittal is deemed complete.

What type of Special Use Permit are you applying for?

☐ New Special Use Permit	\$2,150
☐ Additional lots under section 10.5.2.1	\$1,075
☐ Public utilities	\$1,075
☐ Day care center	\$1,075
☐ Home Occupation Class B	\$1,075
☐ To amend existing special use permit	\$1,075
☐ To extend existing special use permit	\$1,075
☐ Farmer's markets without an existing commercial entrance approved by the VDOT or without existing and adequate parking	\$527
☐ Farmer's markets with an existing commercial entrance approved by the VDOT and with existing and adequate parking	\$118
☐ Signs under section 4.15.5 and 4.15.5A (filed for review by the Board of Zoning Appeals under the Variance Schedule)	\$538

To be paid after staff review for public notice:

Most applications for a Special Use Permit require at least one public hearing by the Planning Commission and one public hearing by the Board of Supervisors. Virginia State Code requires that notice for public hearings be made by publishing a legal advertisement in the newspaper and by mailing letters to adjacent property owners. Therefore, at least two fees for public notice are required before a Special Use Permit may be heard by the Board of Supervisors. Applications reviewed by the Board of Zoning Appeals, however, only require one public hearing and therefore require just one fee for public notice.

The total fee for public notice will be provided to the applicant after the final cost is determined and must be paid before the application is heard by a public body. Staff estimates the total cost of legal advertisement and adjacent owner notification to be between \$400 and \$450 per hearing. This estimate reflects the average cost of public notice fees for Special Use Permit applications, but the cost of certain applications may be higher.

➤ Preparing and mailing or delivering up to fifty (50) notices	\$215 + actual cost of first-class postage
➤ Preparing and mailing or delivering each notice after fifty (50)	\$1.08 for each additional notice + actual cost of first-class postage
➤ Legal advertisement (published twice in the newspaper for each public hearing)	Actual cost (averages between \$150 and \$250)
➤ Special Exception – provide written justification with application - \$457	

Other FEES that may apply:

➤ Deferral of scheduled public hearing at applicant's request	\$194
Resubmittal fees for original Special Use Permit fee of \$2,150	
➤ First resubmission	FREE
➤ Each additional resubmission (TO BE PAID WHEN THE RESUBMISSION IS MADE TO INTAKE STAFF)	\$1,075
Resubmittal fees for original Special Use Permit fee of \$1,075	
➤ First resubmission	FREE
➤ Each additional resubmission (TO BE PAID WHEN THE RESUBMISSION IS MADE TO INTAKE STAFF)	\$538

The full list of fees can be found in **Section 35 of the Albemarle County Zoning Ordinance.**

PROJECT PROPOSAL *The project proposal, including*

Owned by the County of Albemarle, the Bucks Elbow radio repeater site is managed by the Charlottesville – UVA – Albemarle County Emergency Communications Center (ECC,) for which Albemarle County is the fiscal agent. The site provides critical public safety and public service radio communications for the City of Charlottesville, County of Albemarle, University of Virginia, US Department of Justice, Rivanna Water and Sewer Authority, Civil Air Patrol, and the County of Nelson. The tower also provides leased space for US Cellular, providing cellular and broadband communications. This project replaces the aging guyed tower, which no longer supports current or future needs. The existing 120 foot guyed tower will be replaced by a 150 foot self-supporting tower within the existing fenced compound. A temporary deed of easement with the surrounding landowner, negotiated in June of 2017 by the County, expires in November 2018.

The area on the mountaintop contains numerous other towers and equipment buildings. Several residences are also located on the mountain's sides and top. The National Park and Skyline Drive are visible from the west side of the mountain. As this is a replacement of an existing tower, no additional impacts to the surrounding area are anticipated.

○ *its public need or benefit;*

The Bucks Elbow site is critical to the comprehensive, County-wide public safety radio coverage and has provided substantial service to the County, City, and University for over twenty years. The replacement tower will be more robust and safer, while the existing tower, inherited by the County decades ago, lacks sufficient structural documentation history to be reliably sustained. The new structure will provide increased space for required additional equipment, necessary for the current regional radio infrastructure upgrade project. It will also provide additional space for Albemarle County Public Schools' wireless broadband system, which cannot be hosted on the existing structure.

○ *how the special use will not be a substantial detriment to adjacent lots,*

The County, on behalf of the ECC, negotiated in 2017 a temporary deed of easement with the surrounding landowner. The replacement structure will not affect adjacent properties except during construction, which disruptions are handled in the deed, executed June 21, 2017 and approved by the Board of Supervisors.

○ *how the character of the zoning district will not be changed by the proposed special use, and*

The existing tower has very limited visibility from surrounding properties and rights-of-way. The replacement tower will not change the character of the district.

○ *how the special use will be in harmony with the following;*

▪ *the purpose and intent of the Zoning Ordinance,*

The site is zoned Rural Area. The use would be consistent with the purpose and intent of the Ordinance. The proposed use would not conflict with the existing uses in the area or be in conflict with the Rural Area district.

▪ *the uses permitted by right in the zoning district,*

The proposed structure replaces an existing one within the same fenced compound and would have no impact on by right uses in the district.

▪ *the regulations provided in Section 5 of the Zoning Ordinance as applicable, and*

Section 5.1.12, which applies to public utility transmission facilities, limits impairment or detriment to neighboring properties or development of same and this project does neither.

▪ *the public health, safety and general welfare.*

This project's sole purpose is to enhance the public health, safety, and general welfare by allowing the regional radio project to improve public safety and public service communications systems.

- **CONSISTENCY WITH COMPREHENSIVE PLAN** *The proposed project's consistency with the comprehensive plan, including the land use plan and the master plan for the applicable development area;*



COUNTY OF ALBEMARLE

Department of Planning & Community Development
401 McIntire Road, Room 218
Charlottesville, Virginia 22902-4596
(434) 296 - 5823
Fax (434) 972 - 4012

April 23, 2003

Wayne Campagna
E911 Coordinator
2306 Ivy Road
Charlottesville, VA 22903

RE: SP-03-21 Bucks Elbow Mountain/County of Albemarle; Tax Map 39, Parcel 1B1

Dear Mr. Campagna:

The Albemarle County Board of Supervisors, at its meeting on April 16, 2003, by a vote of 6:0, approved the above-noted request. Please note that this approval is subject to the following conditions:

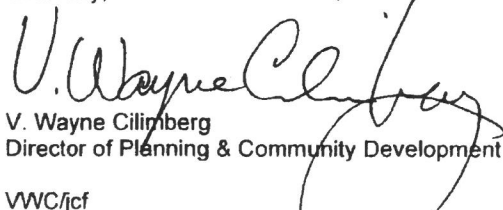
1. The site development shall be in substantial compliance with the plans titled "Bucks Elbow Mountain Site Plan and Elevations", prepared by Rivanna Engineering, dated 1-23-01; and,
2. Prior to beginning construction or installation of the pole or the equipment cabinets, or installation of access for vehicle or utilities, a tree conservation plan, developed by a certified arborist, specifying tree protection methods and procedures and identifying any existing trees to be removed on the site both inside and outside the access easement and lease area shall be submitted to the Director of Planning and Community Development for approval. All construction or installation associated with the pole and equipment building, including necessary access for construction or installation, shall be in accordance with this tree conservation plan. Except for the tree removal expressly authorized by the Director of Planning and Community Development, the permittee shall not remove existing trees within two hundred (200) feet of the pole and equipment building. A special use permit amendment shall be required for any future tree removal within the two hundred (200) foot buffer, after the installation of the subject facility.

In the event that the use, structure or activity for which this special use permit is issued shall not be commenced within twenty-four (24) months after the issuance of such permit, the same shall be deemed abandoned and the authority granted thereunder shall thereupon terminate. For purposes of this section, the term "commenced" shall be construed to include the commencement of construction of any structure necessary to the use of such permit within two (2) years from the date of the issuance.

Before beginning this use, you must obtain a zoning clearance from the Zoning Department. Before the Zoning Department will issue a clearance, you must comply with the conditions in this letter. For further information, please call Jan Sprinkle at 296-5832.

If you should have any questions or comments regarding the above-noted action, please do not hesitate to contact me.

Sincerely,


V. Wayne Cilinberg
Director of Planning & Community Development
VWC/jcf

Cc: Amelia McCulley
Tex Weaver
Matt Grimes, VDOT

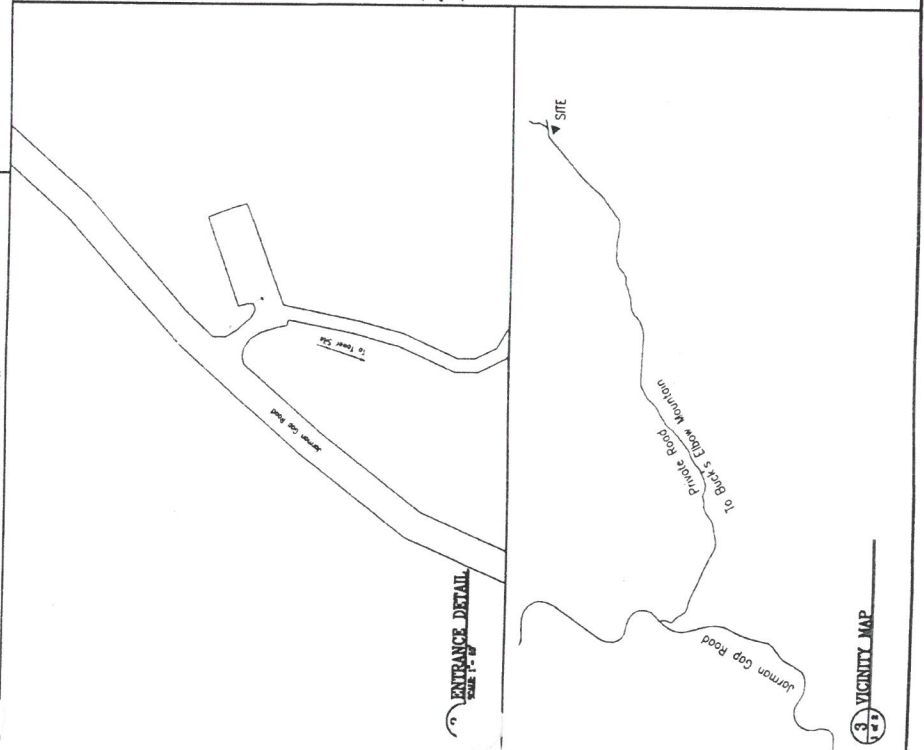
Jack Kelsey
Steve Allshouse

14-3003-21

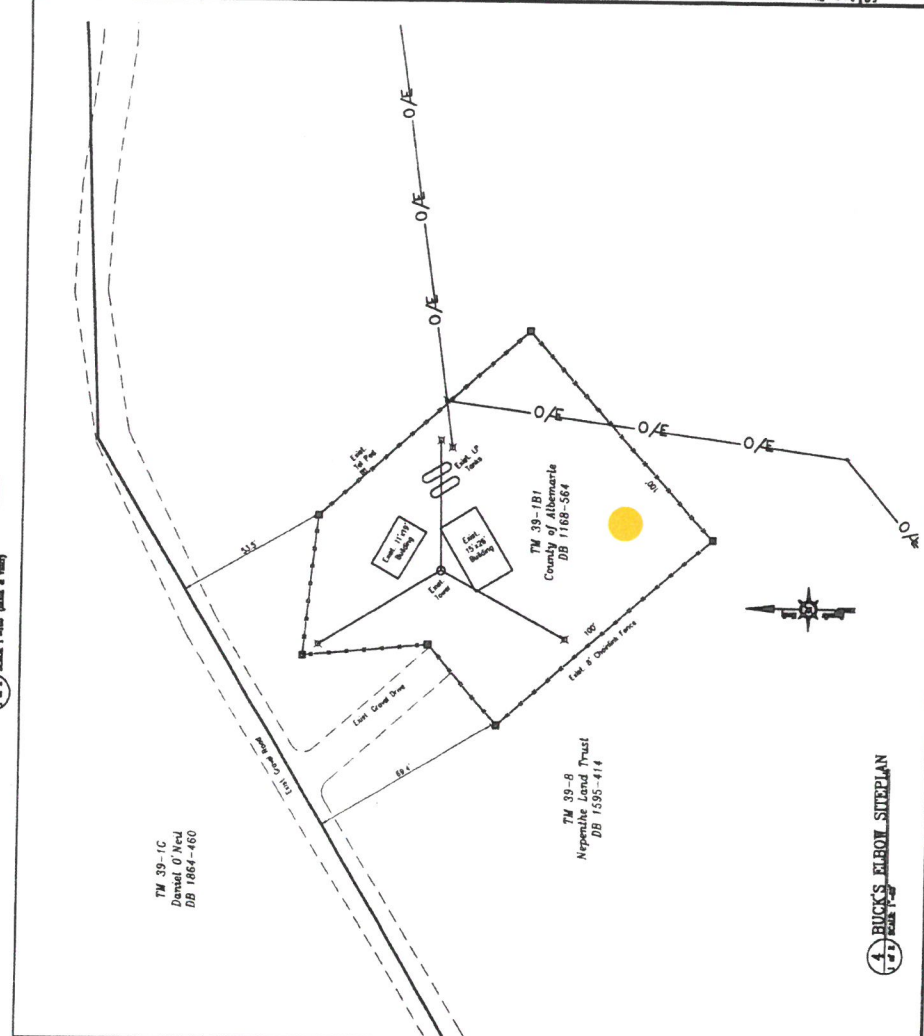
15. The proposed tower site is located on the 38 Parcel 1B, Owner: County of Buchanan, Albemarle County, Virginia. The tower site is located on the 38 Parcel 1B, Owner: County of Buchanan, Albemarle County, Virginia. The tower site is located on the 38 Parcel 1B, Owner: County of Buchanan, Albemarle County, Virginia.

BUCKS ELBOW MOUNTAIN - TOWER SCHEDULE			
Tower	Height	Frequency	Power
1	100'	100.0 MHz	100 W
2	100'	100.0 MHz	100 W
3	100'	100.0 MHz	100 W
4	100'	100.0 MHz	100 W
5	100'	100.0 MHz	100 W
6	100'	100.0 MHz	100 W
7	100'	100.0 MHz	100 W
8	100'	100.0 MHz	100 W
9	100'	100.0 MHz	100 W
10	100'	100.0 MHz	100 W
11	100'	100.0 MHz	100 W
12	100'	100.0 MHz	100 W
13	100'	100.0 MHz	100 W
14	100'	100.0 MHz	100 W
15	100'	100.0 MHz	100 W
16	100'	100.0 MHz	100 W
17	100'	100.0 MHz	100 W
18	100'	100.0 MHz	100 W
19	100'	100.0 MHz	100 W
20	100'	100.0 MHz	100 W
21	100'	100.0 MHz	100 W
22	100'	100.0 MHz	100 W
23	100'	100.0 MHz	100 W
24	100'	100.0 MHz	100 W
25	100'	100.0 MHz	100 W
26	100'	100.0 MHz	100 W
27	100'	100.0 MHz	100 W
28	100'	100.0 MHz	100 W
29	100'	100.0 MHz	100 W
30	100'	100.0 MHz	100 W
31	100'	100.0 MHz	100 W
32	100'	100.0 MHz	100 W
33	100'	100.0 MHz	100 W
34	100'	100.0 MHz	100 W
35	100'	100.0 MHz	100 W
36	100'	100.0 MHz	100 W
37	100'	100.0 MHz	100 W
38	100'	100.0 MHz	100 W
39	100'	100.0 MHz	100 W
40	100'	100.0 MHz	100 W
41	100'	100.0 MHz	100 W
42	100'	100.0 MHz	100 W
43	100'	100.0 MHz	100 W
44	100'	100.0 MHz	100 W
45	100'	100.0 MHz	100 W
46	100'	100.0 MHz	100 W
47	100'	100.0 MHz	100 W
48	100'	100.0 MHz	100 W
49	100'	100.0 MHz	100 W
50	100'	100.0 MHz	100 W

NOTE: 1. Tower height is the top of tower. 2. Tower off to the side of the tower to the antenna.



3 VICINITY MAP



4 BUCKS ELBOW SITEPLAN

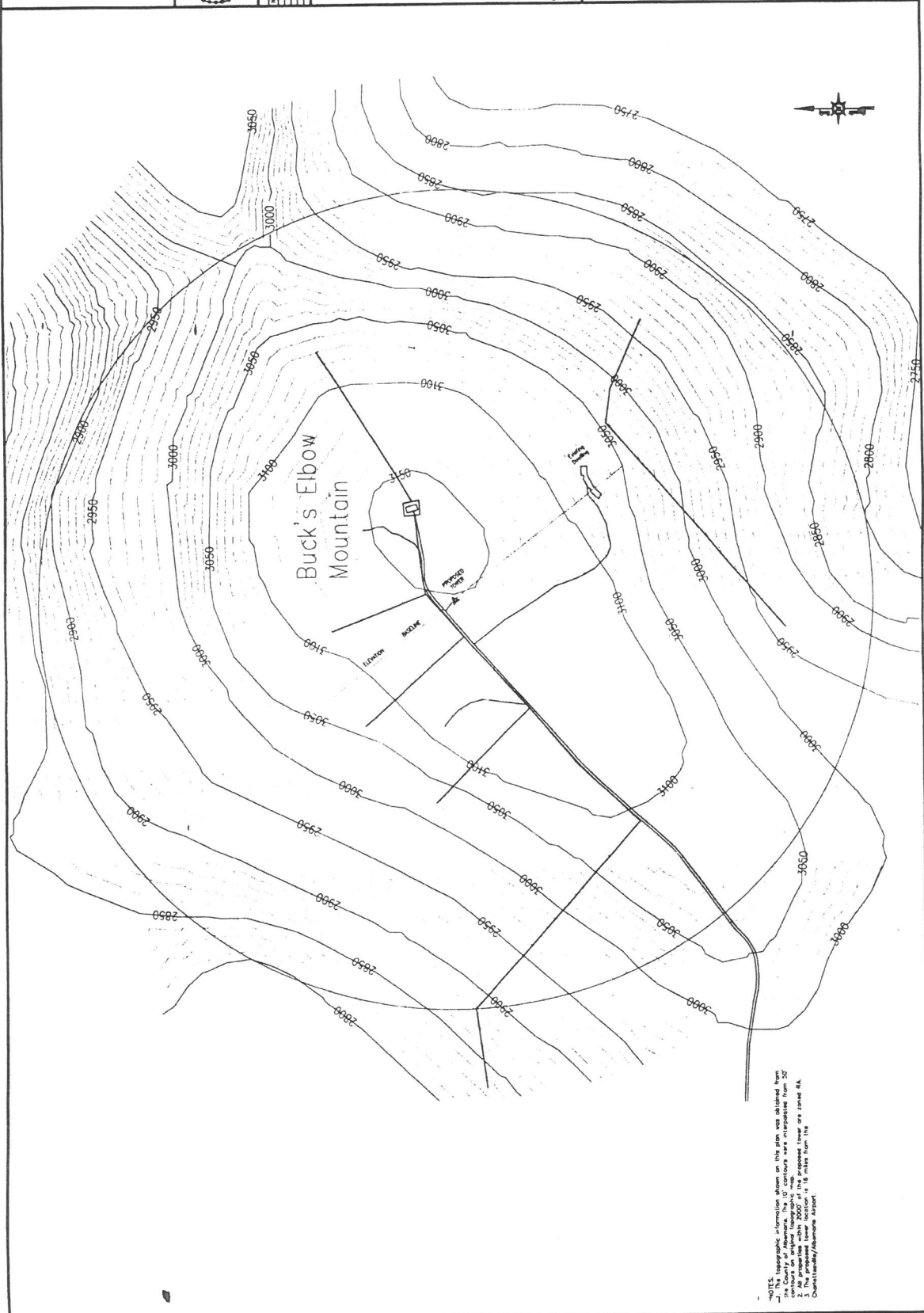
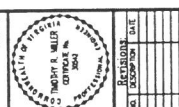
Drawing Title: BUCKS ELBOW SITEPLAN AND ELEVATIONS		Drawing No: 14-3003-21	
Drawing Scale: AS SHOWN		Drawing Date: 10/23/01	
Drawing By: T.M. & D.W.		Drawing No: 14-3003-21	
Project No: 14-3003-21		Project Name: BUCKS ELBOW MOUNTAIN	
Project Location: ALBEMARLE COUNTY, VIRGINIA			
Project Owner: RIVANNA ENGINEERING & SURVEYING, INC.			
Project Address: 14-3003-21			
Project Phone: (804) 544-0414			
Project Fax: (804) 544-0414			
Project Email: info@rivanna.com			
Project Website: www.rivanna.com			
Project Notes: 1. Tower height is the top of tower. 2. Tower off to the side of the tower to the antenna.			

Sheet No:

BUCKS ELBOW TOPOGRAPHY
 Drawing Title
 Drawing Scale: 1"=200'
 Drawn By: TAYLOR & CLARK
 Project No.: 1983

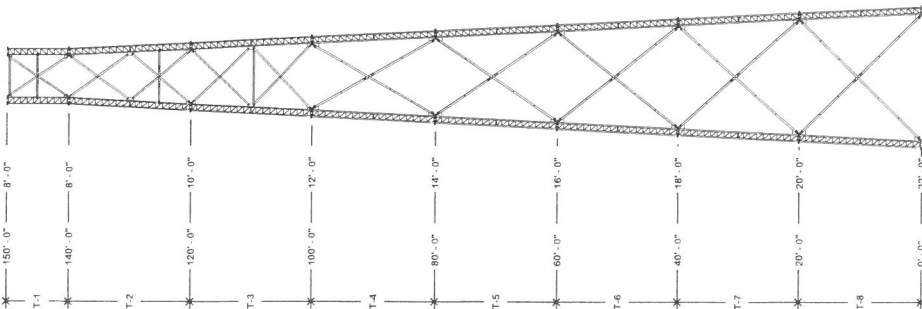
SITEPLAN FOR
 PROPOSED RADIO TOWERS
 ALBEMARLE COUNTY, VIRGINIA

RIYANNA ENGINEERING &
 SURVEYING, INC.
 1-800-368-2222
 1000 N. 10TH ST.
 SUITE 100
 FARMERSVILLE, VA 22939-0104



NOTES:
 1. Topographic information shown on this map was obtained from the Albemarle County Office of Planning and Development, Albemarle County, Virginia. The contours were interpolated from 50' contour data and are not to be used for any other purpose.
 2. The proposed tower location is 18 miles from the Charlottesville-Albemarle border.

SEE PAGE 2 FOR
APPURTENANCES

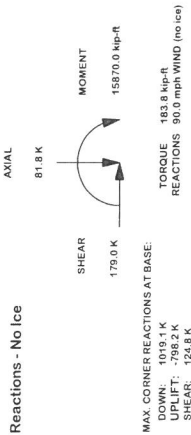


BUILDING CODE(S): 2012 Virginia Building Code
Design Standard: TIA-222-G
TOWER DESIGN CRITERIA
Basic Wind Speed: 90 mph (no ice)
80 mph (deflection only)
Structure Class: III
Exposure: C
Topographic Category: 4
Tower Height: 256.25 ft.
TOWER AND FOUNDATION CONFORM TO THE SEISMIC
SPECIFICATIONS OF THE 2012 VIRGINIA BUILDING CODE

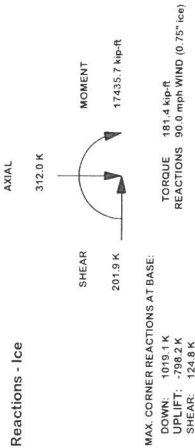
MATERIAL SPECIFICATIONS
(rod dia. <3/4")
Solid Rod: A572 Gr 50
(3/4" thru 1" dia.)
Pipe: A572 Gr 58
(1" thru 12" dia.)
A500 Gr B/C
(lower legs min. 1/2" 50 ksi)
Angle: A36 Gr 36
Plate: A572 Gr 50
Bolts: A-325/A-449 (leg & angle)
Anchor Bolts: F1554 grade 105 or A087
Finish: Tower & Hardware are cold galvanized

1. ALL STRUCTURAL HARDWARE IS GALVANIZED IN ACCORDANCE WITH ASTM A-153 (HDG). TOWER SECTIONS & ASSOCIATED STRUCTURAL COMPONENTS ARE GALVANIZED IN ACCORDANCE WITH ASTM A-123 (HDG).
2. ALL BOLTS & NUTS MUST BE IN PLACE BEFORE ADJOINING SECTIONS ARE INSTALLED.
3. ALL STRUCTURAL BOLTS ARE TO BE TIGHTENED TO A SNUG TIGHT CONDITION AS DEFINED BY AISC & RCSC SPECIFICATION ON STRUCTURAL JOINTS UNLESS NOTED OTHERWISE.
4. ALL WELDING TO CONFORM TO AWS D1.1 SPECIFICATION. 5/16" MINIMUM WELD SIZE UNLESS NOTED OTHERWISE.
5. MATERIAL LABELED AS ASTM A 572 GR. 58 OR 58 KSI YIELD STRENGTH ALSO CONFORMS TO ASTM A 572 GR. 50.
6. ANALYSIS PERFORMED USING STEEL GRADES LISTED UNDER MATERIALS STRENGTHS SHOWN ON THIS PAGE.
7. THIS DRAWING DOES NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, SEQUENCES AND PROCEDURES.

Reactions - No Ice



Reactions - Ice



APPROVED

2/26/17
10-26-17



OCT 11 2017

William R. Heiden III, VA P.E. #037325



1-877-467-4763 Plymouth, IN
1-800-547-2151 Salem, OR

ENG. FILE NO.

348947

276670T

DWG. NO.

DESCRIPTION

Tower View Page 1

SITE

BUCKS ELBOW, WHITE HALL, VA
ALBEMARLE COUNTY
U 22 X 150"

PROPRIETARY NOTE:
THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT
STRUCTURES. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF
VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

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CDP BY DATE

DESCRIPTION OF REVISIONS
REVISION HISTORY

STRUCTURE APPROVAL
SKK

10/10/2017

FOUNDATION APPROVAL

DWG. NO.

348947

276670T

ENG. FILE NO.

PAGE
1 OF 10



Existing Tower Compound + $\triangle$ new tower location

