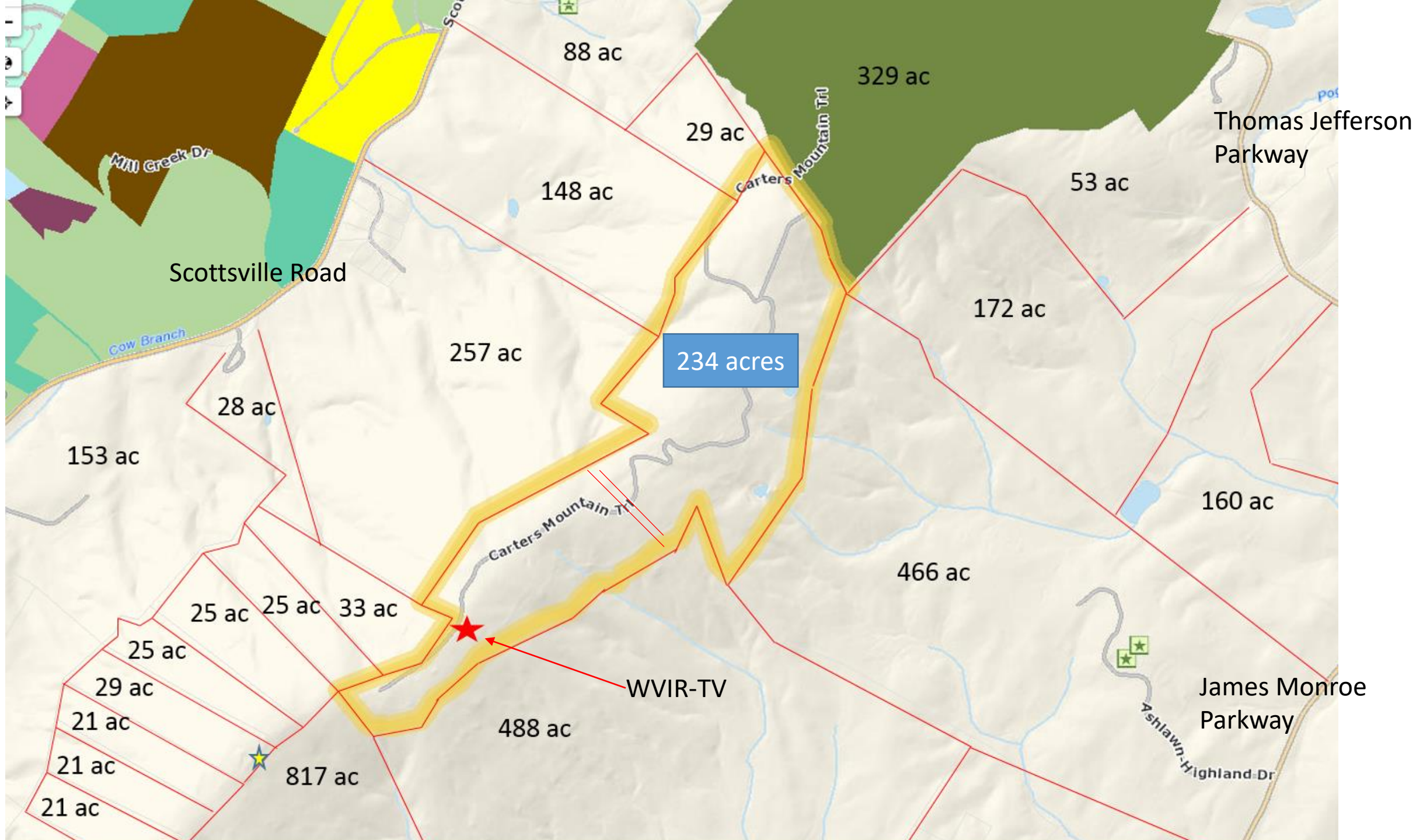


SP201800020 – WVIR-TV
Replacement of Existing Television Broadcasting Tower

Board of Supervisors
Public Hearing
May 1, 2019







Down the hill is
the public apple
picking area

Tower

Tower

Broadcasting Equipment

WVIR-TV Replacement Tower

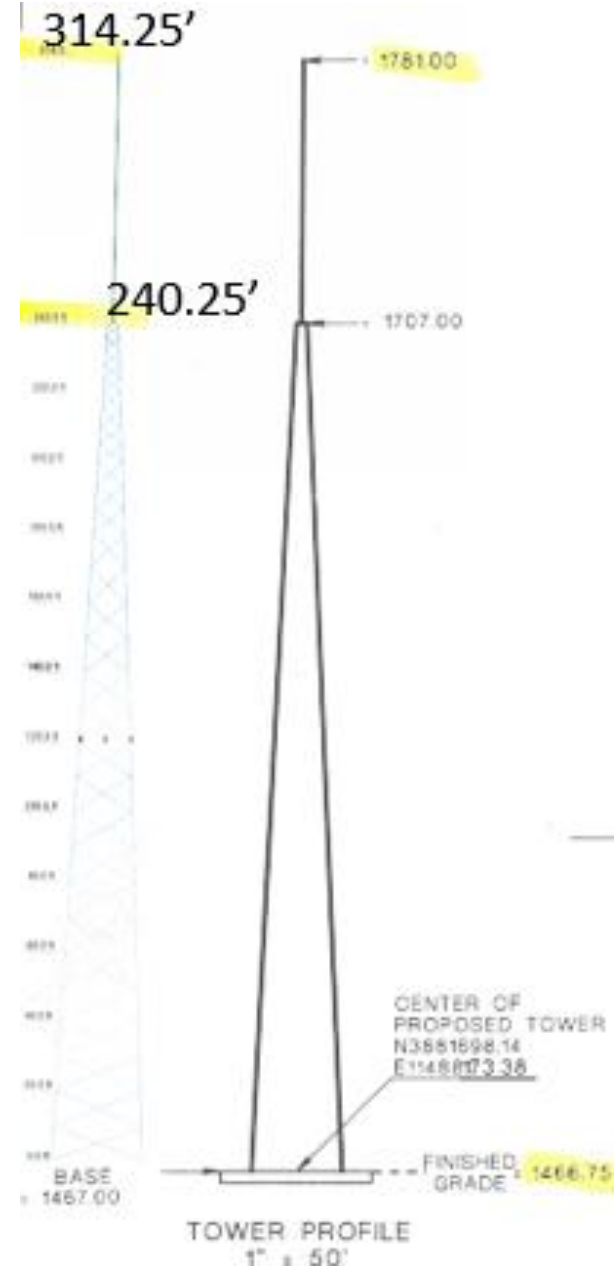
Tower

Tower

Tower

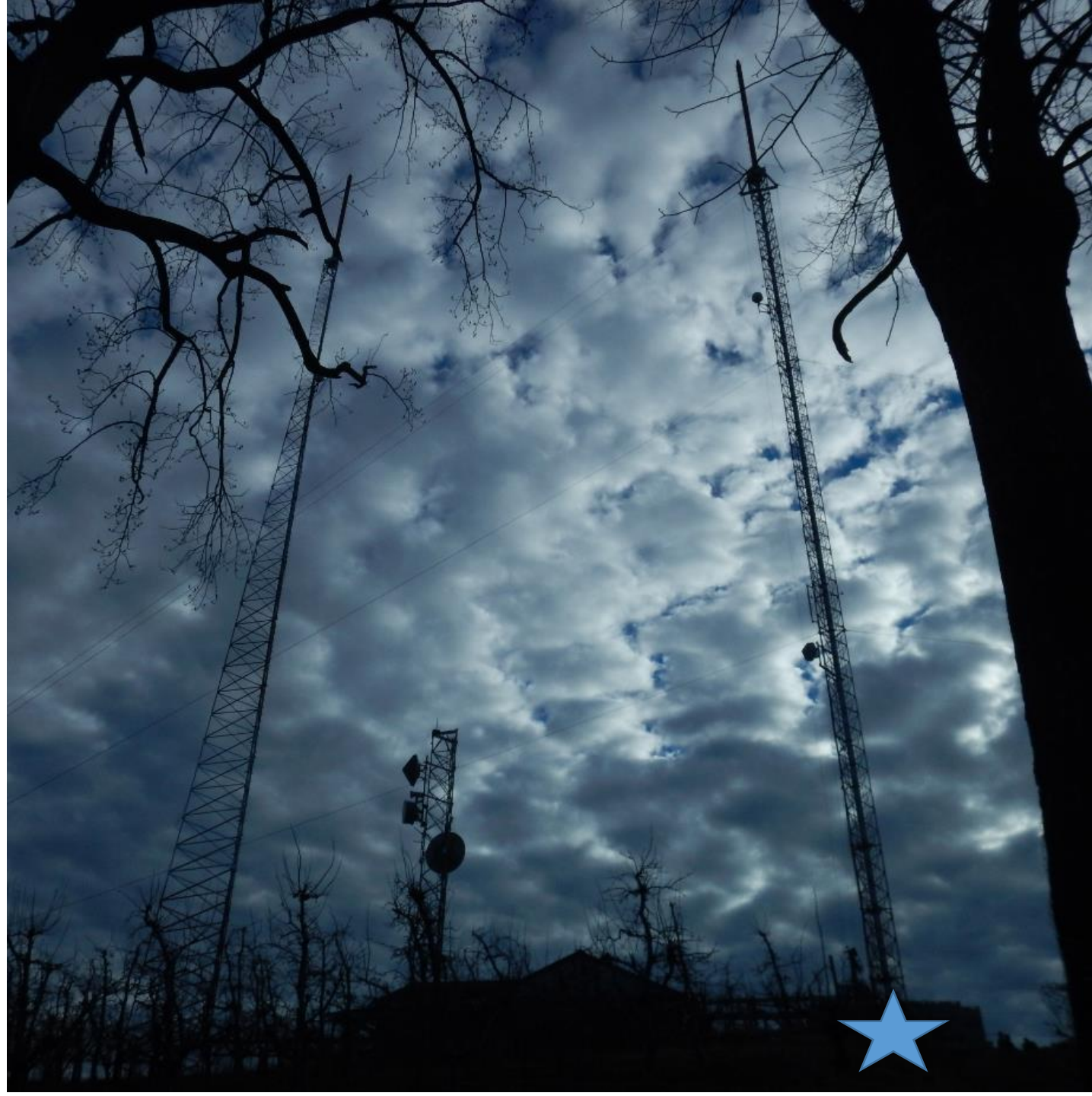
TMP 91-18A
Local public television station tower

Google









Summary and Recommendation

Factors favorable to this request include:

- No detrimental impacts to adjoining properties.
- Reduced visibility by discontinuing the use of the existing guy wires
- The proposal is a redevelopment project which does not involve tree clearing, grading, or increased impervious surface area.
- The proposed use generates economic activity and supports job opportunities.

Factors unfavorable to this request include:

- None identified

Recommended Conditions of Approval:

Recommended Condition of Approval for the SP:

1. The development of the site, and any modifications, shall be in general accord with the conceptual plan, provided in this staff report as Attachment B, consisting of (a) a survey by Thomas B. Lincoln, dated October 17, 2018, last revised October 31, 2018, titled *“Exhibit Showing WVIR-TV Self Supporting Replacement Tower Lease Area,”* (b) a preliminary antenna design by Alan Dick Jampro Antennas, Inc, and (c) an aerial locator map depicting the site location (collectively, hereafter “Conceptual Plan”), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, including but not limited to all concealment elements and concealment technique, as shown and described on the Conceptual Plan and mentioned below:
 - a. The height of the tower may not exceed 240.25 feet and the top of any antenna may not exceed 314.25 feet above ground level. No equipment, with the exception of any FAA required flight safety lighting, may extend more than 50 feet above the top of any antenna;
 - b. The width of each side of the tower may not exceed 26 feet at its base, and 3.5 feet at the top;
 - c. The colors of the tower shall be red and white.
 - d. Antennas that support services other than television broadcasting may not be attached to the facility.
 - e. Only those satellite and microwave dishes that are necessary to support the transmission of television signal(s) shall be permitted on the tower or the television antenna.
 - f. No guy wires shall be permitted;
 - g. Notwithstanding the above conditions, additional facilities, including equipment, antennas, and microwave dishes necessary for emergency communications system(s), may be placed on this tower if the applicant and lessee of the tower enter into an agreement with the County to do so.
2. Prior to the issuance of a building permit, the applicant shall submit, and Planning staff shall review, the final set of site drawings for construction of the facility to ensure compliance with all conditions of the special use permit;
3. The facility shall be disassembled and removed from the site within 90 days of the date its use for television transmission is discontinued. If the Zoning Administrator determines at any time that surety is required to guarantee that the facility will be removed as required, the permittee shall furnish to the Zoning Administrator a certified check, a bond with surety satisfactory to the County, or a letter of credit satisfactory to the County, in an amount sufficient for, and conditioned upon, the removal of the facility. The type of surety guarantee shall be to the satisfaction of the Zoning Administrator and the County Attorney;
4. The use, structure or activity for which this permit is issued shall commence no later than September 6, 2020. The term “Commence” shall mean commencement of the structure that is necessary for mounting the television antenna;

Recommended Condition of Approval for the SE:

1. The tower shall be located no closer than 30’ to the adjacent property line (TMP 91-18A).

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Albemarle County Zoning Ordinance.

Two Separate Motions:

Motion 1 for the Special Exception:

A. Should the Board of Supervisors choose to approve the requested special exception:

I move to approve the requested special exception to modify the required setback for the reasons outlined in the staff report and with the conditions provided in the resolution.

B. Should the Board of Supervisors choose to deny the requested special exception:

I move to deny the requested special exception to modify the required setback.

Motion 2 for the Special Use Permit:

A. Should the Board of Supervisors choose to approve SP2018-20:

I move to approve the requested special use permit for the reasons outlined in the staff report and with the conditions provided in the resolution.

B. Should the Board of Supervisors choose to deny SP2018-20:

I move to deny the requested special use permit.