



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

Phone (434) 296-5832

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April 22, 2016

Kristen Stelzer
Milestone Communications
12110 Sunset Hills Road, Ste. 100
Reston, VA 20190

RE: ARB-2016-18: Albemarle High School PWSF Telecommunications Facility

Dear Ms. Stelzer,

The Albemarle County Architectural Review Board, at its meeting on April 18, 2016, completed a preliminary review of the above-noted request. The Board took the following actions.

Regarding the visibility of the monopole: the Board, by a vote of 3:0, forwarded the following recommendation to the Agent:

The ARB does not support the requests for special exceptions and finds that:

1. The location of the facility does not serve to minimize visibility of the facility.
2. The height of the facility and the method of antenna attachment do not serve to minimize visibility.
3. The addition of the facility, as designed, does not respect existing views and vistas.
4. Telecommunications facilities to be constructed on County property should meet the County's established design standards and the Personal Wireless Service Facilities Policy, which is a component of the Comprehensive Plan.

Regarding the Certificate of Appropriateness for the ground equipment and base station: The ARB took no action on this item based on the previous action.

If you have any questions concerning any of the above, please feel free to call me.

Sincerely,

Margaret Maliszewski
Principal Planner

cc: Lori Schweller, LeClair Ryan, 123 East Main Street, 8th Floor, Charlottesville, VA 22902



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
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May 9, 2016

Kristen Stelzer
Milestone Communications
12110 Sunset Hills Road, Ste. 100
Reston, VA 20190

RE: ARB-2016-18: Albemarle High School Telecommunications Facility

Dear Mrs. Stelzer,

The Albemarle County Architectural Review Board, at its meeting on May 2, 2016, considered the proposal for ground equipment associated with the above-noted request for a 125'-tall steel monopole. The Board, by a vote of 3:1, approved a Certificate of Appropriateness for only the ground equipment and base station.

This approval is predicated on the fact that the design and materials, as proposed and exhibited for review, will be used. The acceptance of approval implies that the applicant has agreed to execute the design as indicated on the site plan, attachments, materials, samples, and other submittal items presented. Any change in the approved design or materials will require an amendment to the plan and must be reviewed and approved by the Architectural Review Board.

Please note the following:

1. This application is approved with the condition that mechanical equipment shall not be visible from the Entrance Corridor.
2. Certificates of Appropriateness are valid for the same period that the corresponding site plan is valid. If there is no site plan required for the proposed work, the Certificate of Appropriateness is valid for 3 years. Applicants requesting an extension of the period of validity must do so in writing. The letter must be received by the Director of Planning prior to the expiration date.

If you have any questions concerning any of the above, please feel free to call me.

Sincerely,

Margaret Maliszewski
Principal Planner

cc: County of Albemarle School Board Albemarle High School Etal
401 McIntire Road
Charlottesville VA 22901

Lori H. Schweller, Le Clair Ryan
123 East Main Street, Eighth Floor
Charlottesville, Virginia 22902

File

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2015-18: Albemarle High School Telecommunications Facility
Review Type	Special Use Permit for a Personal Wireless Service Facility
Parcel Identification	060000000078A0
Location	190 Lambs Lane, on the west side of Hydraulic Road, south of Lambs Road, east of the baseball field and south of the football field, approximately 1200' from the EC
Zoned	Rural Areas (RA)/Entrance Corridor (EC)
Owner/Applicant	County of Albemarle School Board/Milestone Communications (Kristen Stelzer)
Magisterial District	Jack Jouett
Proposal	To install a 125'-tall steel monopole, three arrays of platform-mounted antennas, and associated ground-equipment in a 2600 sf compound.
Context	A mix of institutional, residential and commercial uses is found along Hydraulic Road. Residential developments surround the school property. A view of the mountains is available from the Entrance Corridor beyond the school.
Visibility	The proposed pole and antennas would be visible along Hydraulic Road from approximately 200' north of the Lambs Road intersection (at the Connect Church) to the intersection with Georgetown Road. From the Hydraulic Road entrance to the school north, open views are available. From the entrance south, trees on- and off-site reduce views.
ARB Meeting Date	April 18, 2016
Staff Contact	Margaret Maliszewski

SITE HISTORY

The ARB has previously completed reviews of additions, renovations, and parking lot changes at Albemarle High School. A balloon test for the current proposal was held on March 16, 2016.

PROJECT DETAILS

- Install a 125' tall galvanized steel monopole.
- Establish a 2600 sf fenced compound approximately 1200' from the EC accessed from Lamb's Road.
- Install three antenna arrays with centers at 125', 115' and 105'. The top array would rise an additional 2' above the top of the pole.
- The top antenna array is intended for county schools wireless services. It includes 4 antennas in each of 3 sectors, plus 2 distribution boxes and 2 surge suppressors. Each leg of the antenna frame measures 13' long. The tri-sector arrangement allows for future upgrades.
- The second antenna array is intended for AT&T. It includes 4 antennas in each of 3 sectors. Antenna sizes for this array are shown as 72.9" x 11.9" x 7.1".
- The illustrations show a third array for future use.
- The height of the pole would allow for three antenna arrays in addition to those just described.
- Initial ground equipment would include an equipment cabinet, an equipment shelter, generator, cabinet, and utility stand.
- One tree would be removed and one utility pole would be relocated to accommodate the facility.
- Virginia Pines would be planted around the compound.
- 9 parking spaces would be established northeast of the facility for school use.
- Special Exceptions are requested as outlined below.

OTHER RELEVANT INFORMATION

FCC regulations would apply to a tower constructed as proposed in this application. The regulations would limit the County's ability to review additional uses and modifications to the facility once constructed. The County may only deny changes to the facility if:

- The tower is increased in height by more than 20'; or
- Antenna or other equipment would protrude more than 20' from the tower; or
- More than 4 ground-based cabinets are added; or
- Excavation occurs outside the lease area; or
- The change would defeat concealment elements.

Please see Attachment A for additional information on this issue.

SPECIAL EXCEPTION REQUESTS			
Standard Requirement	Special Exception Requested	Applicant's Reasoning	Staff Comment
5.1.40.b(2)(c) Projection shall be no greater than 12" from facility to closest point of back of antenna and no greater than 18" to furthest point of back of antenna.	Permit arrays that will stand off from the monopole greater than 18".	This increases the level of coverage, maximizes network capacity, and provides for future upgrades. This configuration will look like the existing ball field light poles.	The proposed facility would only look like the existing ball field pole lights if the pole height matches the height of the ball field poles and if the array standoff distance matches that of the ball field attachments, which it doesn't. The special exception should be denied.
5.1.40.b.2(d) Color. Each antenna and associated equipment shall be a color that matches the facility, structure or building.	Permit monopole to retain its gray galvanized steel surface and color	The gray galvanized steel blends with existing ball field light poles. The gray color is consistent with the color of existing ball field and parking lot pole lights.	If the facility is approved at the height and location proposed, there is no objection to the galvanized steel color. However, the facility should maintain consistency with county policy by maintaining minimal visibility, which this proposal does not.

ANALYSIS REGARDING THE GROUND EQUIPMENT

A Certificate of Appropriateness from the ARB is required for the base equipment portion of a proposed telecommunications facility in the Entrance Corridors. The ARB may impose conditions on the Certificate of Appropriateness, based on the EC Guidelines, and consistent with Section 5.1.40 of the Zoning Ordinance.

Ref	Guideline	Issues	Recommendations
	Accessory structures and equipment		
17	The following should be screened to eliminate visibility from the Entrance Corridor street: e) Mechanical equipment	The ground equipment is not expected to be visible from the Hydraulic Road Entrance Corridor due to the topography of the site and the location of existing buildings and vegetation.	Because it is not expected to be visible from the Entrance Corridor, staff recommends approval of a Certificate of Appropriateness for the ground equipment.

ANALYSIS REGARDING VISIBILITY OF THE FACILITY

The ARB may act in an advisory capacity to the Agent as to whether the facility is being sited to minimize its visibility.

Ref	Guideline	Issues	Recommendations
	Development pattern		
33	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: f. The placement of structures on the site should respect existing views and vistas on and around the site.	Traveling south to north on the corridor, drivers and pedestrians emerge from a stretch of road with close-placed trees and buildings to an expansive view that opens to the west, with Hydraulic Road above the high school site, and a vista opening across the school buildings and parking lot to a clear mountain backdrop. This mountain view is relatively short but vastly important. The facility location, pole height, method of antenna attachment, and lack of tree cover, individually and combined, would establish a facility with clear visibility that diminishes this important vista. The pole and antennas would be extremely visible for approximately 800' along the EC, from the entrance to the school north. The pole and antennas would be intermittently visible approximately 1200' south of the entrance to the school. The proposed tower height in the proposed location results in an extremely visible facility. The balloon test showed that approximately the upper half of the facility would be visible from Hydraulic Road. There is no wooded backdrop available for the upper half of the facility. The lower half of the facility would have backdrop or would be obstructed by other development. The antenna arrays would be clearly visible from the EC. As confirmed by the photo-simulations, the number and width of the arrays serve to distinguish the facility from existing parking lot and ball field light poles. Flush mounted antennas have less visibility than antennas mounted on tripartite frames whose legs are 13' long. The method of antenna attachment increases visibility and incompatibility of the facility with the surroundings. In the review of several previous applications at other sites, the ARB has supported the addition of antenna arrays of the type proposed in this application to previously existing telecommunications facilities. The rationale for these recommendations was the fact that the facility pre-dated the establishment of the Entrance Corridor and the appearance was already so negative that an additional array could not increase the negative impact on the EC. That rationale clearly indicates a need for redesign of the current proposal as a treetop facility with concealment elements that result in an appropriate appearance for the Entrance Corridor.	The location of the facility does not serve to minimize visibility of the facility. The height of the facility and the method of antenna attachment do not serve to minimize visibility. The addition of the facility, as designed, does not respect existing views and vistas. Telecommunications facilities to be constructed on County property should meet the County's established design standards and the Personal Wireless Service Facilities Policy, which is a component of the Comprehensive Plan.

SUMMARY OF RECOMMENDATIONS

Regarding the Certificate of Appropriateness for the ground equipment and base station:

Because the ground equipment is not expected to be visible from the Entrance Corridor, staff recommends approval of the Certificate of Appropriateness, as proposed, for the ground equipment and base station.

Regarding visibility of the monopole:

Staff recommends that the ARB forward the following recommendations to the Agent:

The ARB does not support the requests for special exceptions and finds that:

1. The location of the facility does not serve to minimize visibility of the facility.
2. The height of the facility and the method of antenna attachment do not serve to minimize visibility.
3. The addition of the facility, as designed, does not respect existing views and vistas.
4. Telecommunications facilities to be constructed on County property should meet the County's established design standards and the Personal Wireless Service Facilities Policy, which is a component of the Comprehensive Plan.

TABLE A This report is based on the following submittal items:

Sheet #	Drawing Name	Revision Date
T1	Title Sheet	3/14/16
Z1	Site Plan	3/14/16
Z2	Enlarged Site Plan	3/14/16
Z3	2000' radius, 10' contour map	3/14/16
C1	Compound Plan	3/14/16
C2	Landscape Plan	3/14/16
C3	Elevation	3/14/16
C4	Construction Details	3/14/16
A1	Antenna Layout and Schedule	3/14/16
A2	Antenna Layout and Schedule	3/14/16
1-4	Site Photos	-
-	Photosimulations (2 sets provided; one based on applicant's information prior to submittal, second set based on photos of 3/16/2016 balloon test)	-
1-13	Project description and request for Special Exceptions	2/16/16



County of Albemarle
Department of Community Development

Memorandum

To: Christopher Perez
From: Bill Fritz, AICP
Date: March 21, 2016
Subject: SP 2016-04 Albemarle High School Communication Facility

If this application is approved it will be impacted by the FCC's action published January 8, 2015 which includes provisions addressing State and Local Review of Applications for Wireless Service Facility Modification. The FCC rule, in part, limits the ability of the County to review additional uses and modifications to wireless facilities. The County's ability to deny additional antenna, modification of antenna and increases in the tower height is limited. The County may only deny changes to the facility if:

- The tower is increased in height by more than 20 feet; or
- Antenna or other equipment would protrude more than twenty feet from the tower; or
- More than four ground based cabinets are added; or
- Excavation occurs outside the lease area; or
- The change would defeat concealment elements.

The Zoning Ordinance defines "concealment elements of the eligible support structure" (this tower if approved would be an eligible support structure):

"Concealment elements of the eligible support structure: Any condition of approval, including any applicable requirement of section 5.1.40 in effect at the time of approval, established and imposed on the personal wireless service facility as a concealment technique and which includes conditions or regulations pertaining to antenna size, color of the structure and all equipment, antenna mounting techniques, including the requirement that antennas be flush mounted, maximum tower diameters at the base and top, limitations on tower height relative to a reference tree, screening by trees including the restrictions on removing trees that are screening the tower, siting towers so that they are not skylighted, requirements as to how cables should be located on a tower, and the size, location, design, and screening for ground based equipment."

It is recommended that staff identify for the Board what if any features of the facility may be considered "concealment elements of the eligible support structure". If the Board of Supervisors approves this request it is recommended that they identify what, if any, conditions of approval should be considered "concealment elements of the eligible support structure". Without citing any "concealment elements of the eligible support structure" the County will be required to approve any requested changes that do not violate limitations cited above.

If you would like something to be prepared as an attachment for the staff report please let me know and I will prepare something.