

August 6, 2022

Mr. Bill Fritz [bfritz@albemarle.org](mailto:bfritz@albemarle.org)  
Development Process Manager  
Albemarle County  
Department of Community Development  
401 McIntire Road  
Charlottesville, VA 22902

Dear Mr. Fritz, members of the Albemarle County Planning Commission, and Board of Supervisors:

This letter is to convey my support for the Greenwood monopole cell tower proposed at Stony Run Farm in Greenwood near I-64 and route 690.

We believe that our community needs this cell tower for the following important reasons –

- Cellular communication is the only emergency communication system that allows motorists on I-64 and residents throughout the area to summon emergency services. Cellular service is poor and worsening in many areas and additional towers are clearly needed.
- Broadband internet is not available in rural areas even though it has been promised for years. Cellular networks are one of the few sources of internet service available to numerous rural residents.

On a personal level, I have worked from home since 1996 and collaborated using the internet. When I started, I used a dial-up modem over a land line. Now, the wired land line network is not functional. My wife and I had to abandon our land line some years ago because it was tied up with incoming telemarketer, phishing and other malicious calls that we were unable to stop. Most people that still have a land line have turned the ringer off.

Currently the best available internet in our location is a wired cellular based service called Unlimitedville. It doesn't meet specs for broadband, but it is the best we have been able to find with unlimited data, which I require for my home office. The service we have costs around \$200 per month. During rush hour traffic times on I-64 and route 250 west in this area or if there is anything causing disruption of local cell towers, this internet becomes slower than the original dial-up that I had 26 year ago. Now, peak tourism days at the local wineries also seem to create this type of issue. It is really disconcerting to be on an important video conference from my home office and have the internet cut out, then switch to calling in audio only using my cellular phone and have that be unreliable as well.

In the last several years I have spent numerous days in Waynesboro or Charlottesville to have reliable cellular and internet service to have important meetings or to handle tasks requiring the transfer of large amounts of data. Commuting to have reliable internet is not a sustainable practice.

I implore the County Planning Commission, the Board of Supervisors, and the residents in the development areas and the few people in the rural area that have managed to work with telecommunications companies to be sympathetic to those of us who have tried, but don't have fiber based high speed internet. It is important to remember that cellular service on modern phones by

default automatically uses whatever Wi-Fi is available to do voice over IP to reduce traffic on the cellular communications. People who have high speed fiber internet in their homes perceive they don't need any cell towers because their phones are using their Wi-Fi.

We appreciate your consideration of this. Please support and approve the proposed Greenwood Cell Tower.

Best Regards,

A handwritten signature in black ink, appearing to read "Timothy M. Scruby". The signature is fluid and cursive, with a large initial 'T' and 'S'.

Tim Scruby  
8153 Dick Woods Road  
Afton, Virginia 22

**From:** Fern Campbell <[fgcret@gmail.com](mailto:fgcret@gmail.com)>

**Sent:** Monday, August 8, 2022 8:21 AM

**To:** Planning Commission <[PlanningCommission@albemarle.org](mailto:PlanningCommission@albemarle.org)>

**Subject:** Greenwood cell tower

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Dear Planning Commission,

I want to voice my support for the proposed Verizon cell tower location along I-64 for the Greenwood area.

The need for the tower is undeniable and growing.

The location of the tower is in keeping with towers all over the country.

The carefully considered design is appropriate and unobtrusive to the Greenwood community.

It is time to consider the rural community needs as a whole and not be swayed by the fact that two area wealthy estate owners have continued to fight this with lawyers.....despite the cell relocation to the I-64 site.

Thanks

Fern Campbell

Crozet

**From:** Meg West <MegWest@earthlink.net>  
**Sent:** Monday, August 8, 2022 1:33 PM  
**To:** Bill Fritz <BFRTIZ@albemarle.org>  
**Subject:** Greenwood Monopole Cell Tower

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Mr. Bill Fritz  
[bfritz@albemarle.org](mailto:bfritz@albemarle.org)  
Development Process Manager  
Albemarle County  
Department of Community Development  
401 McIntire Road  
Charlottesville, VA 22902

Dear Mr Fritz, Board of Supervisors and the Albemarle Planning Commission,

I want to express my strong support for the Greenwood monopole cell tower proposed at Stony Run Farm, near I-64 and route 690.

This is extremely important to myself and family, as well as every rural family in this area. Plus, many local home based employed families and school age children. Broadband internet service is NOT AVAILABLE in our rural area, even though it has been promised for many years. The need is great, and you can vote to make a huge change to the community that you are representing in a very positive way, by voting YES to the Greenwood cell tower.

Thank you for your consideration to this matter,

Meg & David West  
6592 Jarmans Gap Rd, Crozet, VA 22932

Dear Mr. Fritz, members of the Albemarle County Planning Commission, and Board of Supervisors:

This letter is to convey my support for the Greenwood monopole cell tower proposed at Stony Run Farm in Greenwood near I-64 and route 690.

We believe that our community needs this cell tower for the following important reasons –

- Cellular communication is the only emergency communication system that allows motorists on I-64 and residents throughout the area to summon emergency services. Cellular service is poor and worsening in many areas and additional towers are clearly needed.
- Broadband internet is not available in rural areas even though it has been promised for years. Cellular networks are one of the few sources of internet service available to numerous rural residents.

**From:** Luke Scruby <luke Scruby@gmail.com>  
**Sent:** Tuesday, August 9, 2022 6:48 AM  
**To:** Bill Fritz <BFRTZ@albemarle.org>  
**Subject:** Support for Greenwood Cell Tower

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Mr. Fritz,

I am writing to express my support for the proposed cell tower in Greenwood near the Greenwood Station Rd over-pass above I-64.

The landowner, Brian Scruby, is my Uncle. As a child I helped him to farm that parcel, and I have continued to hunt the parcel as an adult; I am intimately familiar with the land.

I understand that his neighbors on Mirador farm and Septenary Winery/Seven Oaks Farm objected to the originally proposed location on the basis that a cell tower would detract from their viewscapes.

I believe that the currently proposed location addresses the concerns of adjacent landowners effectively. This new location places the tower behind a small rise (20 feet or so) and more importantly places it behind a woodlot of mature trees which is about 200 yards wide in the direction of the Septenary winery and equally thick on a bearing towards Mirador manor. This cover along the lines of view will obscure the view of the tower for my Uncle's close neighbors.

More importantly, the tower will bring long needed connectivity to Greenwood and the surrounding area. I know that Verizon will not release a coverage map because they consider that information proprietary, but general propagation ranges for 4G and 5G cellular service are common knowledge. 5G coverage generally extends less than a mile from the tower, whereas 4G service propagates about 10 miles, depending on topography. Only interstate travellers and a few adjacent landowners will benefit from 5G service. The main benefit to the community will be the 4G service that this tower would bring, not only to Greenwood but to residents in Crozet, Yancey Mill, Newtown, and Afton.

I will attend the planning commission meeting tonight to voice my support directly, but please feel free to share my email with anyone on the planning commission or board of supervisors.

Thank you for your assistance.

Very Respectfully,  
LCDR Lucas Scruby, USN

**From:** egscruby@gmail.com <egscruby@gmail.com>  
**Sent:** Tuesday, August 9, 2022 9:53 AM  
**To:** Bill Fritz <BFRTIZ@albemarle.org>  
**Subject:** Support for Greenwood Cell Tower

**CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.**

Dear Mr. Fritz,

I am writing to you this morning to express my support for the proposed cell tower in Greenwood.

I am a Climate Program Specialist for Charlottesville City, and though I currently live in the city, I grew up in Greenwood and my family still lives in Western Albemarle in areas that would be served by the proposed tower.

I know that Albemarle County is in the early stages of its AC44 comprehensive planning update and am so glad to see that this round of planning will take climate change and community resiliency into account. Approving the Greenwood tower supports Albemarle County's climate goals in two important ways:

- Widespread and reliable cellular service increases community resiliency. According to the county's own vulnerability and risk assessment, the two biggest climate risks Albemarle faces are increased heat and changing precipitation patterns, including increased intense rainfall events. One of the best things municipalities can do in these events to keep people safe is to use emergency notification systems to alert residents to imminent risks. This tower will serve areas of the county where cellular coverage is currently not reliable, thus strengthening the county's emergency preparedness and resilience.
- Albemarle County is a largely agricultural county and will need to partner with its farm community in order to meet its climate goals. The climate-friendly, regenerative farming practices of the future are going to involve smart technologies that rely on good internet access in rural and agricultural areas. The County's own planning documents explicitly say they want to support agriculture and farming in rural areas; approving this tower would do just that.

Approving this tower costs the County nothing and takes advantage of a private capital investment to make Albemarle a safer, more resilient, and more forward-looking place to live. I encourage you, and the Board of Supervisors, to do everything you can to move this project forward.

Very sincerely yours,  
Emily S. Irvine

**From:** bruce wagner <[wagway@yahoo.com](mailto:wagway@yahoo.com)>

**Sent:** Monday, August 8, 2022 5:28 PM

**To:** Carolyn Shaffer <[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)>

**Subject:** SP202000012 Scruby Property – Verizon Wireless Tier III PWSF

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As a nearby resident I support the proposed cell tower in Greenwood. Cell towers are now essential infrastructure. The county would not have denied permission to install electric or telephone poles in the 1940's just because some elites thought phone poles were ugly.

Bruce R Wagner, 7071 Jarmans Gap RD Crozet Va.



**From:** Tilak Pyle <tilakpyle@gmail.com>  
**Sent:** Tuesday, August 9, 2022 8:07 PM  
**To:** Bill Fritz <BFRTIZ@albemarle.org>  
**Subject:** Greenwood cell tower

**CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.**

Hello Mr. Fritz. I am writing to voice my opinion on the potential cell tower in Greenwood. I have no problem with it. I've seen the site and think that 99% of people will drive by, whether on 64, 250, or Greenwood Station, and not even know it's there ... Probably because they're too busy talking on the phones they love so much but don't give enough thought to the infrastructure that's required.

Again, I have no problem with the site. It's centrally located and just as good of a spot as any.

Sincerely,

Tilak Pyle

8150 Dick Woods Rd

**From:** Luke Scruby <lukecruby@gmail.com>

**Sent:** Thursday, August 11, 2022 9:46 AM

**To:** Bill Fritz <BFRTIZ@albemarle.org>

**Subject:** Support for Greenwood Cell Tower Proposal / Implicit Bias in Staff Report Summary

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Mr. Fritz,

I read the Staff Report Summary

(<https://www.albemarle.org/home/showdocument?id=14436&t=637951163660513892> )

for the proposed Greenwood cell tower.

I feel that the report is implicitly biased against the proposal and that minimally it needs a second staff member to review its content for inclusion of staff opinions or additional data that would support the planning commission and board of supervisors in making their determination.

The general bias that I see is that the report over-values the visual impact and under-values the provision of cellular service and wireless internet to the community.

Two examples of bias that stand out to me just in the initial summary of factors favorable and unfavorable:

1 - In factors favorable, the very first factor - improved wireless service - is qualified as 'likely'. I cannot understand where the doubt arises that a cell tower would improve wireless service, both in range and bandwidth for the Greenwood community. None of the factors unfavorable are similarly qualified.

2- In the factors un-favorable, point number three is both factually wrong (some of the screening wood line is on the Scruby property) and neglects to mention that the woodlots which are off of the property but which screen the view from both Mirador and Seven Oaks/Septenary are owned by Mirador and Seven Oaks respectively. My Uncle's neighbors would be in full control of the wood-lots which screen their view, not subject to some third party decision that would negatively impact their views.

I understand that Verizon will not provide an estimate of the coverage ranges of the proposed tower, but the same methodology that was used to generate the viewshed map can similarly be used for the county to create their own estimate of the 5G and 4G coverage ranges of the proposed tower. I expect that the county could also overlay census data with that to estimate the number of households that would likely benefit from the tower.

Perhaps the ABBA is the right body to provide better commentary on the increased wireless coverage since their mission is to extend affordable broadband internet service access to every customer in Albemarle County.

In conclusion, I recognize that this decision boils down to a subjective valuation of the public good of improved wireless service vs the impact to the viewshed, but the report seems to spend the vast majority of it's length detailing the viewshed impacts while making no effort to estimate or quantify the improved wireless access.

Please share this email with the planning commission and board of supervisors for their consideration and thank you for your assistance.

Very Respectfully,  
LCDR Lucas Scruby, USN

**From:** Alice Scruby <ascruby@gmail.com>  
**Sent:** Monday, August 15, 2022 3:02 PM  
**To:** Bill Fritz <BFRTZ@albemarle.org>  
**Subject:** Support for Greenwood Wireless Facility

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Mr. Bill Fritz  
Development Process Manager  
Albemarle County  
Department of Community Development  
401 McIntire Road  
Charlottesville, VA 22902

RE: Proposal: SP202200011 and SE202200030

I am writing to express my support of the proposed Greenwood wireless facility on the Scruby property.

The need for improved cellular and wireless service is undeniable. Many residents of Albemarle find themselves in mid-2022 with poor or no option for reliable (let alone fast or affordable) internet service. The only viable internet service for my Greenwood household costs \$200/month, is slow, unreliable and does not meet the stated criteria of the Albemarle Broadband Authority's (ABBA) criteria. This tower would very likely offer much better cellular and wireless service in many rural households, including ours, and depends upon your approval.

In 2018, the Board of Supervisors adopted a FY 20-22 strategic plan which (in part) includes the goal to: "Expand Broadband: Establish & implement a strategic direction to expand broadband affordable access to underserved, rural communities."

The Albemarle Broadband Authority has a simply stated specific goal "To extend affordable broadband internet service access to every customer in Albemarle County."

Considering the County's stated goals and the extreme need for connectivity for many rural residents, I find it incredulous that the County Planning Staff Report Summary is recommending denial of the special permit for the Greenwood wireless facility based entirely on visual impact.

I am deeply troubled by the findings and recommendations of the report, for the following reasons.

This report grossly undervalues the extreme need and importance of cellular and internet service- a fundamental service in the modern world. It glosses over the significant improvement in cellular and wireless service this tower will provide to the community and countless I-64 motorists. The report fails to acknowledge that the significant benefits to the community comes at ZERO cost to the County.

Nearly the entire report dwells on the negative visual impact for passing motorists and a few local residents whose voices have been amplified to a roar while drowning out the voices of those of us who are struggling for connectivity- struggling to do our homework or perform our jobs or even rely on our cell phones.

Contrary to statements in the report, the proposed site has hundreds of mature trees that help to shield visibility of the tower. There is considerable existing vegetation on the nearby historic farms which shields the towers visibility. As stated in the report, the Applicant does not control the vegetation that provides screening. The adjoining and adjacent landowners maintain dominion over the trees and vegetation on their properties and can protect their view sheds by simply preserving their existing forests.

The report dwells on the fact that the tower is visible to passing motorists on I-64. I would suggest that the benefits of strong reliable cell service far outweighs the brief visual impact. Furthermore, visibility for the interstate could easily be mitigated by planting vegetation along the interstate.

A cell tower is simply one more piece of infrastructure to support rural life. It is no more obtrusive to residents or those traveling on the interstate than the numerous existing utility poles and transmission towers that criss-cross all over historic Greenwood.

Rural areas have long been characterized by an intermingling of residential, infrastructural, agricultural and industrial uses.

Thus, my family believes the proposed tower is in harmony with the existing character of the area.

Improved connectivity has broad, positive, material benefits to the majority of our community which far outweighs the detrimental visual impacts.

I urge the Planning Commissioners and the Board of Supervisors to approve and support this proposed wireless facility.

Respectfully submitted,

Alice E. Rowe Scruby

Sent from my iPad

My name is Brian Scruby, and I am the owner of the farm on which Verizon would like to locate this proposed cell tower. It was almost six years ago when representatives of Verizon informed me of the need for a cell tower in our area and asked me to consider whether I would be willing to allow them to locate one on our farm. It did not totally surprise me at the time because our land borders interstate 64 and at least some of our land is on a hilltop.

The reason it made sense to me to tell Verizon that I would give their request careful consideration is because I greatly value the service they provide. I am 65 years old, and I can vividly recall what it was like running a farm in the days prior to cell phones. When we were harvesting hay during the summers, I had to drive all over trying to track down the guy with a round baler to let him know that I had all our hay raked up and ready to go. That sometimes took up hours of precious time. The farmers in our neighborhood help each other, and since cell phones arrived on the scene, it has greatly improved the efficiency in our ability to communicate with one another since much of the time we spend working outside and nowhere near a line phone. Many days at our farm I am working by myself in remote areas doing projects like cutting trees that have fallen across the interstate fence or bush hogging pastures. There is much comfort in knowing that I have a cell phone in my pocket and can call for help if I have some sort of accident.

Additionally, I have had considerable responsibility over the years in caring for aging relatives of mine who live in the area. It has been reassuring to them to have a way to reach me if they need help. Cell phones and cell towers have made that possible.

Verizon's representatives have been very patient with me while I looked at their request from every angle that I could think of. Here are some of the reasons why I decided that the benefits to our community greatly outweigh the negatives:

- 1.) Many people in the outlying areas have either poor or no cell service. Hopefully this tower will extend service to many others who are currently underserved.

- 2.) This tower should also improve the reliability of service in areas which have been experiencing a decline in access due to increased demand placed on existing towers.

3.) I believe that the interests of the travelling public on Interstate 64 and US 250 need to be taken into consideration. I strongly believe it is in their best interest to have reliable cell service. Traffic jams on Afton Mountain on both 64 and 250 are becoming an increasingly common occurrence. These travelers who are experiencing long delays waiting for traffic to move again need to be able to communicate their situation.

What if your child was driving back to college and their vehicle broke down on Afton Mountain? Wouldn't you want them to have a reliable cellular network so they could call for help?

4.) It's my understanding that at times when children in our school system were unable to attend classes in person due to the pandemic, that some children were able to keep up at home using their computers that received communication signals from cell towers.

5.) Cell towers make it possible for many people to work from home rather than commuting long distances. Working from home rather than commuting is of tremendous benefit in reducing greenhouse gas emissions from vehicles and helping to address the issue of climate change.

Page 8 of the Staff Report contains a section dealing "with the public health, safety and general welfare (including equity)." Quoting the report directly: "the County's participation in the VATI2022 program with the Thomas Jefferson Planning District Commission will bring universal broadband (fiber) to this area within 5 years." I must point out that fiber broadband is not the same service that is provided by cell towers. If I am by myself and injured in a farming accident where I need to call for help on my cell phone, fiber broadband is not going to be of use. However, Verizon's cell tower could be a potential life saver. The staff report goes on to say: "the proposed facility is not in harmony with the public health safety and general welfare (including equity)." I completely disagree with the report on that point for the reasons I just stated.

Finally, I would like to thank Verizon and their representatives for their patience, understanding, kindness, and professionalism in their efforts to provide a very important service to our community.

**From:** [bfrazier@wintergreenrealestate.com](mailto:bfrazier@wintergreenrealestate.com) <[bfrazier@wintergreenrealestate.com](mailto:bfrazier@wintergreenrealestate.com)>  
**Sent:** Tuesday, August 23, 2022 1:01 PM  
**To:** Alberic Karina-Plun <[akplun@albemarle.org](mailto:akplun@albemarle.org)>  
**Subject:** VERIZON CELL TOWER

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Hello,

My husband and I live at 8639 Dick Woods Afton in Afton and we very much support the proposed cell tower in Greenwood. I'm sending this e-mail from work because our internet service at home is pretty much non-existent and I'm afraid we will not be able to get on the computer to do the zoom meeting. Between Blue Mountain Brewery and Hazy Mountain Vineyard, their clientele is using up all of the bandwidth. If I want to get on, it has to be before they open or after they close. We use a mobile hot spot that until recently was sufficient for what we need and fits within our budget.

Mr. Scruby, the land owner that is requesting the approval for the tower, has moved the location to accommodate the neighbors that were opposed because they were concerned about the visibility of the tower. It's not right that a few residents can stop this tower when there are so many people in the area that need this service! Many people are working from home and there are school students that are homeschooled or still doing online classes because of Covid.

Thank you,  
Barbara Frazier  
8639 Dick Woods Rd.  
Afton, VA 22920



**From:** dakota moser <[dakotamoser913@yahoo.com](mailto:dakotamoser913@yahoo.com)>

**Sent:** Monday, August 22, 2022 10:34 PM

**To:** Alberic Karina-Plun <[akplun@albemarle.org](mailto:akplun@albemarle.org)>

**Subject:** (Proposal: SP202200011 and SE202200030 Verizon – Scruby Property Tier III PWSF)

Hello my name is Dakota Moser. I am the manager of Greenwood Farm. Which is down the road on 250 from Mirador Farm and directly across from Seven Oaks Farm (Septenary Winery). I wanted to send this message today to voice my approval of the cell phone tower that is being proposed for the Greenwood location. I think it would be very beneficial to the community. With how the pandemic has affected this country the last few years. Causing people to work from home and children to do online classes. I think a cell phone tower in Greenwood is a great idea. I believe anytime we have the opportunity to make life easier in our community, we need to take advantage of it. I know personally there are several places on Greenwood farm where we lack cell service. I think a cell phone tower would greatly help this problem. Thank you for your time and consideration.

**From:** Rebecca Taylor <taylor.rebecca@gmail.com>  
**Sent:** Monday, August 22, 2022 5:34 PM  
**To:** Bill Fritz <BFRTIZ@albemarle.org>  
**Cc:** Mowbray Brown <mobybrown@gmail.com>  
**Subject:** Greenwood Cell Tower Comment Submission

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Good evening, Mr. Fritz,

Please write back to confirm receipt of our comment below on the proposed Greenwood Cell Tower.

My husband Moby Brown and I are writing to share our thoughts with you, the county, and our Greenwood area community on the proposed cell tower in advance of the rescheduled meeting, which we are unable to attend.

Moby & I grew up in Albemarle County and have lived, studied, and worked in the Greenwood area for many years. We support the cell tower on the Scruby family property, which will be a service to residents living, working, and caring for their families here. We do not have reliable cell service in Greenwood, and this poses significant challenges for residents. Reliable cell service is a necessity for the health and safety of residents and has become a necessary utility in this day and age. Cell service grants residents the ability to gain employment, conduct small businesses, and to prosper. Furthermore, for many residents cell service may be the only financially feasible mode of connecting to email and internet, both of which are essential for business owners, workers, and children receiving their education in the county. We understand a couple owners of prestigious estates are opposed to the cell tower because it will be visible from a relatively small portion of their expansive properties. We respectfully ask these individuals in opposition to consider ceding this very small fraction of their privileged view to support their greater community and their neighbors' right to thrive. We express our gratitude to the Scruby family for their ongoing efforts, which will significantly improve the quality of life for area residents. We thank the county for their thoughtful consideration.

Rebecca Taylor & Moby Brown  
PO Box 11  
Greenwood, VA 22943

**From:** Ivan Herndon <eaglescout1984@gmail.com>  
**Sent:** Monday, August 22, 2022 4:30 PM  
**To:** Bill Fritz <BFRTIZ@albemarle.org>  
**Subject:** Greenwood cell tower should be built

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Mr. Fritz,

I have noticed there are signs around the Greenwood area opposing a cell phone tower with your email address. So, I feel a little apprehensive to email you because I'm sure you've gotten plenty of them so far. But, I felt it was important to let you know there are those of us who think it would be a good thing to build one in that area.

I live closer to Afton (still within Albemarle County) and we rely on our cell phones for broadband internet access, as there are no other options available to us. Usually, this works for us. However, there are times when there is an incident on interstate 64 going up the incline, which causes the interstate to back up. When that happens, we lose our connection to the internet because the cell phone tower becomes jammed from the users stuck in traffic. An additional tower near the interstate would provide some relief for the other tower(s) being overwhelmed during those times.

Thank you for taking the time to read my comments!

Ivan Herndon



*Protecting and promoting the natural resources, rural economy,  
history and beauty of the Virginia Piedmont since 1972*

**VIA EMAIL ONLY [PlanningCommission@albemarle.org](mailto:PlanningCommission@albemarle.org)**

August 8, 2022

Albemarle County Planning Commission  
401 McIntire Road  
Charlottesville VA 22902

**Re: SP202200011 and SE202200030, Verizon Scrubby Property Tier III Personal Wireless Service Facility**

Dear members of the Planning Commission,

The Piedmont Environmental Council (PEC) respectfully submits this letter regarding the Special Use Permit application and the Special Exception application for the construction of a 142-foot-tall monopole tower and a lease area for the ground equipment located 750 feet east of where Route 690 (Greenwood Station Road) crosses I-64 on the south side of I-64 in the White Hall Magisterial District.

In general, PEC is supportive of carefully planned land use projects that serve to protect and improve the health, safety, and quality of life of the residents of the Virginia Piedmont. We recognize that in certain circumstances, the construction of new wireless communication towers can play an important role in providing for those aforementioned public benefits. However, we do not believe that to be the case with this Special Use Permit application.

PEC has concerns about the adverse impacts that this 142-foot-tall tower would have on the historic and scenic viewsheds in this area of the County. As noted in the County staff's review of this application, the proposed tower is located within the Greenwood – Afton Rural Historic District, would be proximate Seven Oaks and Mirador, both significant historic properties, and the tower would be within the Entrance Overlay District. Several of the balloon test images submitted by the applicant show that this tower would be clearly visible from numerous vantage points in this area of the County.

PEC asks that the Planning Commission not recommend approval of the SUP application owing to the following:

- Though the proposed facility would be substantially screened from Seven Oaks Farm and Mirador, vegetation providing the screening is not controlled by the applicant and if removed these resources would be impacted by the proposed facility.
- The facility would be visible to the traveling public within the historic district, particularly those on I-64.

410 East Water Street, Suite 700 Charlottesville, VA 22902  
[www.pecva.org](http://www.pecva.org)

- This proposal does not:
  - Minimize visibility;
  - Limit size and design in keeping with the character of the area;
  - Provide an adequate backdrop so that it is not skylined; and
  - Limit adverse impacts on historic and scenic resources.
  
- The Comprehensive Plan designates this area as Rural Area. This designation includes preservation and protection of agricultural, forestal, and open space, and natural, historic, and scenic resources. The siting and design of the proposed facility do not conserve or preserve the area's natural/scenic views and vistas.

In the event that this Special Use Permit application moves forward, PEC recommends the following:

- Easements be secured on Mirador and Seven Oaks to maintain wooded areas and trees that provide screening of views from historic resources; and
- Reducing height of the tower and antenna to qualify as a treetop tower.

PEC recognizes the importance of reliable wireless communications capabilities to help provide for public safety and general welfare, but we do not believe that achieving progress on this front and maintaining the integrity of the County's scenic and historic resources need be mutually exclusive. With regard to this proposed tower, we would encourage the County to carefully consider the adverse visual impacts and the existence of other potentially viable locations.

Thank you for the opportunity to provide these comments. Should County staff or any member of the Planning Commission wish to discuss these comments further, please do not hesitate to contact me at (434) 962-9110 or [rmcginnis@pecva.org](mailto:rmcginnis@pecva.org).

Sincerely,



Rob McGinnis PLA FASLA  
Senior Land Use Field Representative – Albemarle County