

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: B201800883ATWR Country Green Special Exception	AGENDA DATE: July 11, 2018
SUBJECT/PROPOSAL/REQUEST: Alteration to an existing 100 foot power tower to add antenna on a platform for wireless communication, with three special exception requests.	STAFF CONTACT(S): Knuppel, Fritz, Ragsdale
	PRESENTER (S): Andrew Knuppel, Bill Fritz

BACKGROUND:

At its meeting on June 19, 2018 the Planning Commission conducted a public hearing and voted 4:1 to recommend approval of the three requested special exceptions associated with B201800883ATWR, a proposal to collocate a platform-mounted antenna array and 10' extension onto an existing 100' tall Dominion Virginia Power (Dominion) transmission tower for an overall height of 110'. The special exceptions requested included waiving showing all trees where the dripline is located within 50 feet of the facility, waiving the tree conservation plan, and modifying projection of antennas and mount type. Attachments A, B, and C are the staff report, action memo, and minutes from the June 19 meeting. Abutting property owners were provided notice of this request but there were no public comments made at the public hearing and staff has not received any questions or comments.

DISCUSSION:

The request to modify antenna projection to utilize a platform mount was necessitated by a change in Dominion's policy that prohibits flush mounts on their transmission towers. Staff has recommended approval of the request, but seeks direction from the Planning Commission and Board regarding interpretation of the Personal Wireless Service Facilities Policy, particularly the conflicting recommendations to utilize Dominion transmission towers as Opportunity Sites and to avoid utilizing platform mounts due to increased visual impacts.

The Commission agreed that the recommendation to utilize these towers as Opportunity Sites should take precedence. However, some members of the Commission stated concerns about the potential for future visual impacts caused by increases in height or the collocation of additional antennas as permitted by federal law. The Commission also requested a staff presentation at a future meeting regarding wireless issues, including legislative changes, and potential subjects for a future update of the Personal Wireless Services Facilities Policy.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution to approve special exceptions for B201800883ATWR (Attachment D).

ATTACHMENTS:

- A - Staff report for June 19, 2018 Planning Commission Public Hearing
 - A1 – Vicinity Map
 - A2 – Personal Wireless Service Facilities Policy (excerpts)
 - A3 – Applicant Justification for Special Exception Request
 - A4 – Staff Photographs from June 5, 2018 Site Visit
 - A5 – Applicant Photosimulations
 - A6 – Site Plan
- B - Planning Commission action letter
- C - Planning Commission minutes
- D – Resolution to approve special exceptions for B201800883ATWR