

FINAL ACTIONS Planning Commission Meeting of August 9, 2016	
August 10, 2016	
<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. Meeting called to order at 6:00 p.m., by Chair, Mr. Keller. Absent were Mr. Dotson and Ms. Riley. Also present were Bill Fritz, John Blair, David Benish, Elaine Echols, J.T. Newberry, Chris Perez and Sharon Taylor.	
2. Committee Reports. Agreed to skip.	
3. Other Matters Not on the Agenda from the Public. Barbara Cruickshank spoke in opposition to the placement of a cell tower at Albemarle High School.	
4. <u>Review of Board of Supervisors Meeting – August 3, 2016.</u> Mr. Benish provided an overview of the actions taken on above date. Mr. Benish introduced Frank Pohl, County Engineer.	<u>Staff:</u> No action required.
5. Consent Agenda. Approval of Minutes – March 8, 2016 and May 3, 2016. APPROVED , by a vote of 5:0:2 (Riley, Dotson absent).	<u>Clerk:</u> Finalize minutes for signature – 3-8-2016 and 5-3-2016.
6a. Public Hearings <u>SP-2016-00007 Chapman Grove Baptist Church</u> MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 06200000006700, 06200000006800 LOCATION: 2064 Stony Point Road PROPOSAL: Request to expand existing church by 1900 sq. ft.; request is associated with SDP201600021. PETITION: Amend special use permit SP200000061 to expand existing church under Section 10.2.2.35 of zoning ordinance. No dwelling units proposed. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential	<u>Clerk:</u> This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. <u>Staff:</u> Action Letter – Recommend Approval of SP-2016-00007 as noted in the actions.

density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: Yes SCENIC BYWAYS: Yes COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots in Rural Areas 2 of the Comprehensive Plan. (JT Newberry) • By a vote of 5:0:2 (Riley, Dotson absent), RECOMMEND APPROVAL of SP-2016-00007 as recommended by staff with the conditions outlined in the presentation and shown in attachment 1.	
6b. <u>SP-2016-00004 Albemarle High School Communication Facility - Tier III Personal Wireless Service Facility</u> MAGISTERIAL DISTRICT: Jack Jouett TAX MAP/PARCEL: 06000-00-00-078A0 LOCATION: 2775 Hydraulic Road, Charlottesville, VA 22901 PROPOSED: Installation of a one hundred and twenty five (125) foot tall steel monopole tower with 3 antenna arrays. Two special exceptions are requested: the 1st to allow the color of the monopole to remain grey galvanized steel, and the 2nd to allow mounting equipment a standoff distance greater than 18” from the monopole. Associated with the proposal is ground equipment which will be located within a 3,610 square feet fenced compound area, access road and parking area. PETITION: 10.2.2.48 Special Use Permit, which allows for Tier III personal wireless facilities in the RA Zoning District (reference Section 5.1.40) ZONING CATEGORY/GENERAL USAGE: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); Entrance Corridor: Yes. Airport Impact Area Overlay District – overlay to	<u>Clerk</u>: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. <u>Staff</u>: Action Letter – Recommended Approval of SP-2016-00004 and special exceptions as noted in the actions.

minimize adverse impacts to both the airport and the surrounding land. COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Area 1 - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots) (Chris Perez) • By a vote of 3:2:2 (More, Keller nay) (Dotson, Riley absent), RECOMMEND GRANTING the Special Exceptions to section 5.1.40(b) (11) & section 5.1.40(b) (2) (c). • By a vote of 3:2:2 (More, Keller nay) (Dotson, Riley absent), RECOMMEND APPROVAL of SP-2016-00004 with the modified condition as outlined in the presentation and shown in attachment 2.	
7. Other Public Comments. <u>Sue Stoke</u> suggested another site be considered for the proposed cell tower at Albemarle High School. <u>Charles Stoke</u> noted the width of the tower was not discussed that could be another 20'.	
8. Committee Reports. <u>Jennie More:</u> Reported the Crozet CAC met with the main topic of beginning the process for revision of the Crozet Master Plan community outreach. <u>Mac Lafferty:</u> Reported PACTECH met and discussed several issues.	
9. Old Business. • There was none.	
10. New Business. <u>Tim Keller:</u> • Reported meeting with School Board administration. He suggested setting up a meeting of both bodies to provide better advice collectively to the Supervisors in the future. The Commission agreed with Mr. Keller's suggestion to set up the first meeting.	<u>Staff:</u> Schedule

• Updated Meeting Schedule	
11. Adjourn to Tuesday, August 16, 2016, 6:00 p.m., Lane Auditorium. • The meeting was adjourned at 7:44 p.m.	

/sct

Attachment 1 - SP-2016-00007 Chestnut Grove Baptist Church

Attachment 2 - SP-2016-00004 Albemarle High School Communication Facility - Tier III
Personal Wireless Service Facility

ATTACHMENT 1

SP-2016-00007 Chestnut Grove Baptist Church Recommended Conditions of Approval

1. Use of site shall be in general accord with the concept plan "Church Addition in Two Phases Amending SDP2000-129" last revised on 6/20/2016, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with this plan, development and use of the site shall reflect the general size, arrangement and location of the existing church facility and proposed additions. Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance;
2. Day care and private school uses shall be prohibited unless approved through an amendment to this permit; and
3. The area of assembly shall be limited to a maximum 127-seat sanctuary; and
4. No building permit shall be approved without approval from the Virginia Department of Health.

ATTACHMENT 2

SP-2016-00004 Albemarle High School Communication Facility - Tier III Personal Wireless Service Facility

1. The development of the site, and any modifications to the arrays, shall be in general accord with the plan titled *"Milestone Communications Site Name: Albemarle High School, New 3,610 SF fenced compound and new 125'- 0" monopole."* prepared by Andrew M. Miller, and dated 7/25/16 (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, concealment technique, and concealment elements of the eligible support structure, as shown and described on the Conceptual Plan and mentioned below:

- a. Color (*monopole - matt galvanized steel*) (*antennas non-reflective gray*)
(*remote radio heads – white*) (*ground equipment – dark brown*).
- b. Location of ground equipment
- c. 200 foot tree preservation area
- d. Height (105 foot tall)

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