

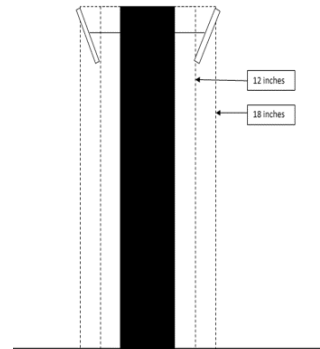
ATTACHMENT A-STAFF ANALYSIS

STAFF PERSON: Rebecca Ragsdale, Planning Manager
BOARD OF SUPERVISORS: June 15, 2022
PROJECT: SE202200032 Cedar Bluff Wireless Facility Special Exception
PROPERTY OWNER: Panorama Farms Incorporated
APPLICANT: Verizon c/o Nathan Holland
LOCATION: 299 Panorama Road
TAX MAP/PARCEL: 04500-00-00-00100

PROPOSAL:

This request is to replace antennae at an existing personal wireless service facility with antennae that will not meet the zoning ordinance requirements for antenna projection. County Code § 18-5.1.40(b)(2)(c) requires:

(c) *Projection* . No antenna shall project from the facility, structure or building beyond the minimum required by the mounting equipment, and in no case shall the closest point of the back of the antenna be more than 12 inches from the facility, structure, or building, and in no case shall the farthest point of the back of the antenna be more than 18 inches from the facility, structure, or building;



This special exception request is to increase the distance of the closest point of the back of proposed antenna from 12 inches to 18 inches from the facility. At no point would the back of the antenna project more than 18 inches. The proposed antennae would comply with all other ordinance requirements, including the size limit of 1400 square inches. (Attachments B and C)

CHARACTER OF THE AREA:

This property is zoned Rural Areas (RA), and is a large farm of 706.4 acres with farming uses, and additional uses described in the history section below. Surrounding properties are also zoned RA. Most, if not all, of those properties are developed as RA residences, also containing wooded and/or cleared/pastural land. The southern edge of the property is adjacent to the South Fork Rivanna Reservoir and the wireless facility is located within a heavily wooded area on this portion of the property. (Attachment D-Location Map)

PLANNING AND ZONING HISTORY:

SDP199700113 Panorama Farms Wayside Stand Permit-This application for a wayside stand to allow the composting operation was approved on September 12, 1997.

SP199700027 A.R.C. Natural History Day Camp/E.E.C. Day Camp-On August 20, 1997, the Board of Supervisors approved, with conditions, a special use permit allowing the operation of environmental-education day camps.

SP200000054 Albemarle High School Cross-Country-On April 18, 2001, the Board of Supervisors approved a special use permit to allow a cross-country running course.

SP200000073 Panorama Farms Bicycle Trails-On April 18, 2001, the Board of Supervisors also approved, with conditions, a special use permit to allow a commercial mountain bike trail.

SP201100027 Panorama Events-On June 6, 2012, the Board of Supervisors approved, with conditions, a special use permit to allow special events in an existing barn located off Reas Ford Lane.

SP202100009 Natural Burial Ground-On September 15, 2021, a special use permit to allow a cemetery was approved and is located near the events barn.

SDP201100016 Verizon Wireless-On September 23, 2011, the County approved a site plan for a personal wireless service facility that included a treetop personal wireless service facility with two 110-foot monopoles (10 feet above the height of two reference trees) and ground equipment, within a 3,998 square foot lease area. The facility is located on the opposite side of the farm from the special use permit uses and other activities and is accessed by off of Panorama Road.

PERSONAL WIRELESS FACILITY POLICY:

The wireless policy encourages the construction of facilities that have limited visual impact on the community. Visibility is the primary focus in the review of personal wireless service facilities, and facilities with limited visibility are encouraged. The policy encourages the use of existing structures where possible. The County's wireless service facilities policy encourages facilities with adequate wooded backdrop and facilities that do not adversely impact Avoidance Areas (including Entrance Corridors and historic resources).

ANALYSIS OF THE SPECIAL EXCEPTION REQUEST:

Requests for special exceptions must be reviewed under the criteria established in County Code § 18-33.9(A), taking into consideration the factors, standards, criteria, and findings for each request; however, no specific finding is required in support of a decision.

This is a well-situated wireless facility site with no visual impacts. There are substantial wooded areas between the site and the South Fork Rivanna River Reservoir and residential areas, along with substantial distance, to ensure the site is not visible from nearby properties or roads.

The proposed antennae would be collocated on an existing structure, which is encouraged by the policy. Although the facility's design is inconsistent with the wireless ordinance design guidelines, it is a very minimal (six inches) increase in projection and is not expected to have negative visual impacts.

RECOMMENDATION: Staff recommends approval of the proposed special exception based upon the analysis provided herein, with the following condition:

1. No antenna authorized by this special exception may project more than 18 inches from the face of the monopole to the farthest point of the back of the antenna.

ATTACHMENTS:

- A. Staff Analysis
- B. Applicant Request
- C. Proposed Plans
- D. Location Map
- E. Resolution