



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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STAFF MEMO

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**To:** Albemarle County Board of Supervisors  
**From:** Rebecca Ragsdale, Planning Manager  
**Date:** June 12, 2024  
**Re:** SE202300034 Nix Way Tier II Wireless  
**Parcel ID:** 09200-00-00-056B3  
**Magisterial District:** Scottsville  
**School Districts:** Mountain View E.S.; Walton M.S.; Monticello H.S.  
**Zoning:** RA Rural Area

**Summary of Request for Special Exception:**

The applicant has requested a special exception to modify County Code § 18-5.1.40(b)(2)(b), which requires that wireless antenna size not exceed 1,400 square inches. This special exception would increase the antenna size from 1,400 square inches to 1,882 square inches for a proposed antenna array at an existing wireless facility at 1863 Thomas Jefferson Parkway. The applicant's special exception request (Attachment A) and staff's analysis (Attachment B) are attached.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve the proposed special exception, provided that no antenna exceed 1,882 square inches in size.

**Attachments:**

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