

## ATTACHMENT A-STAFF ANALYSIS

**STAFF PERSON:** Rebecca Ragsdale, Planning Manager  
**BOARD OF SUPERVISORS:** August 3, 2022  
**PROJECT:** SE202200026 Moore's Creek Wireless Facility Special Exception  
**PROPERTY OWNER:** John C. & Anita L. Canody  
**APPLICANT:** Verizon c/o Nathan Holland  
**LOCATION:** 1631 Monacan Trail  
**TAX MAP/PARCEL:** 08900-00-00-00400

### **PROPOSAL:**

This request is to replace antennae at an existing treetop personal wireless service facility. Because the proposed replacement antennae do not meet two ordinance standards, two special exceptions have been requested (Attachments B and C):

1. Modify County Code § 18-5.1.40(b)(2)(b)) to increase the maximum size of the panel antennae from 1,400 square inches to 1,881 square inches.

*(b) Size. Each antenna proposed under the pending application shall not exceed the size shown on the application, which size shall not exceed 1,400 square inches.*

2. Modify County Code § 18-5.1.40(b)(2)(c) to increase the distance of the closest point of the back of proposed antennae from 12 inches to 18 inches from the facility. At no point would the back of antennae project more than 18 inches.

*(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;*

### **CHARACTER OF THE AREA:**

This property is 6.36 acres in size and is zoned Rural Areas (RA). The property is mostly wooded with an existing residence and detached garage. Surrounding properties are also zoned RA and wooded, with a greenhouse/nursery business located across Monacan Trail. The wireless facility is located within a wooded area of the property approximately 35 feet from the edge of the Monacan Trail right-of-way. (Attachment D-Location Map)

### **PLANNING AND ZONING HISTORY:**

**SP200300066 Alltel**-On December 10, 2003, the County approved a special use permit to allow construction of a 90-foot treetop monopole no taller than four feet above the reference tree. The tower was constructed at 89 feet in height.

**SDP201100072 Verizon Wireless**-On January 24, 2012, the County approved an increase in height to allow a 7-foot extension of the monopole to allow up to a 96-foot tower.

**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. Under County Code § 18-5.1, the Board of Supervisors may modify or waive any supplementary zoning regulation upon a finding that (a) such requirement would not (i) forward the purposes of the Zoning Ordinance or (ii) otherwise serve the public health, safety, or welfare, or (b) that a modified regulation would satisfy the purposes of the Zoning Ordinance to at least an equivalent degree as the applicable requirement.

This is a well-situated wireless facility site with limited to no visual impacts. There are adequate wooded areas between the site and Monacan Trail and residential areas. The existing tower is 96 feet tall at 759 feet above mean sea level (AMSL), which is only about a foot above the elevation of the reference tree. Additional trees and topography minimize any visual impact from this facility.

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, the very minimal (six inch) increase in projection is not expected to have negative visual impacts. Given that the structure does not project above the tree line, staff does not believe there would be any negative visual impacts from the antenna size increase from 1,400 square inches to 1,881 square inches.

**RECOMMENDATION:** Staff recommends approval of the proposed special exceptions based upon the analysis provided herein, with the following conditions:

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.
2. No antenna authorized by this special exception may exceed 1,881 square inches.

**ATTACHMENTS:**

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