

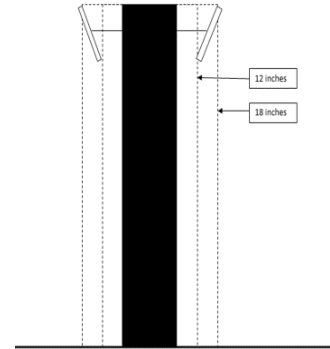
## ATTACHMENT B – STAFF ANALYSIS

**STAFF PERSON:** Rebecca Ragsdale, Planning Manager  
**BOARD OF SUPERVISORS:** June 6, 2023  
**PROJECT:** SE202300006 347 Greenbrier Drive PWSF Special Exception  
T-Mobile Transcontinental Gascorp  
**PARCEL ID:** 061W0-03-00-00700

### **PROPOSAL**

The applicant has requested a special exception from the antenna standoff requirements on a proposed personal wireless service facility. 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 back of the proposed antenna from 12 inches to 37.5 inches from the facility for replacement antenna proposed at 85' on an existing 100' tall lattice tower.

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

The property measures 0.65 acres and is zoned C1 Commercial at 345/347 Greenbrier Drive, at the corner of Greenbrier and Peyton Drive. It contains a 1 story office building, a storage shed, a small storage building and is mostly paved. The parcel is surrounded by commercial or industrial properties. The tower is located 390+ feet from any nearby residents along Commonwealth Drive. (Attachment C - Location Map).

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

SP201100028- A special use permit was approved for a Tier III wireless facility on January 11, 2012 to allow collocation of wireless panel antenna and ground equipment on an existing 100' self-supporting lattice tower. Those wireless antenna were approved as flush mounted antenna meeting the projection requirements of Section 5.1.40.

### **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:**

The Board of Supervisors may approve a special exception pursuant to County Code § 18-33. The following criteria for reviewing this special exception are found in County Code § 18-5.1 and § 18-33.9:

**Sec. 5.1 - Supplementary regulations.** The following supplementary regulations apply to referenced uses in all districts whether or not such uses are permitted by right or by special use permit. These supplementary regulations are in addition to all other requirements of this chapter, the Code, and all other applicable laws. Unless a waiver or modification is expressly prohibited, any requirement of

section 5 may be modified or waived in an individual case, as provided herein:

- a. The Board of Supervisors may modify or waive any such requirement upon a finding that such requirement would not forward the purposes of this chapter or otherwise serve the public health, safety, or welfare or that a modified regulation would satisfy the purposes of this chapter to at least an equivalent degree as the specified requirement; and upon making any finding expressly required for the modification or waiver of a specific requirement; except that, in no case, shall such action constitute a modification or waiver of any applicable general regulation set forth in [section 4](#) or any district regulation. In granting a modification or waiver, the commission may impose conditions as it deems necessary to protect the public health, safety, or welfare.

### **Sec. 33.9 - Special Exceptions; Relevant Factors to be Considered; Conditions; Revocation.**

Special exceptions are subject to the following provisions:

- A. *Factors to be considered when acting.* In acting upon a special exception, the Board of Supervisors will consider the factors, standards, criteria, and findings, however denominated, in the applicable sections of this chapter. The Board is not required to make specific findings in support of its decision.
- B. *Conditions.* In approving a special exception, the Board of Supervisors may impose reasonable conditions to address any possible impacts of the special exception. Except as the Board may specify in a particular case, any condition imposed on a special exception will be deemed essential and non-severable from the special exception itself, and the invalidation of any condition will invalidate the entire special exception.
- C. The Board of Supervisors may revoke a special exception if the Board determines, after a public hearing, that the permittee or any successor has not complied with any conditions of the special exception. Notice of the public hearing will be provided pursuant to section 33.10.

The proposed increase in the standoff projection of 25.5 inches is not expected to increase negative visual impacts. The tower is an existing lattice tower surrounded by commercial and industrial properties. It is not visible from residential areas along Commonwealth Drive. The proposed antenna would comply with all other concealment elements, including antenna size.

The proposal is for an existing facility and will not increase visual impacts to adjacent properties.

The proposed antennae would be collocated on an existing structure, which is encouraged by the policy. Although the projection exceeds the wireless ordinance design guidelines, the increase in stand-off is not expected to increase negative visual impacts and the projection would be similar to the existing microwave dish on the tower.

**RECOMMENDATION:** Staff recommends approval of the special exception proposal based upon the analysis provided herein, provided that the back of no antenna may project more than 37.5 inches from the subject facility, structure, or building.