

**Albemarle County Planning Commission
May 10, 2016**

The Albemarle County Planning Commission held a regular meeting on Tuesday, May 10, 2016, at 6:00 p.m., at the County Office Building, Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Karen Firehock, Vice Chair; Mac Lafferty, Jennie More, Daphne Spain, Pam Riley, Bruce Dotson and Tim Keller, Chair. Bill Palmer, UVA representative, was present.

Other officials present were Megan Yaniglos, Principal Planner; Rebecca Ragsdale, Senior Planner; Elaine Echols, Acting Chief of Planning; Bill Fritz, Manager of Special Projects; David Benish, Acting Director of Planning; Sharon Taylor, Clerk to Planning Commission, Mark Graham, Director of Community Development and Greg Kamptner, Deputy County Attorney.

Joel DeNunzio, Charlottesville Residency Administrator with the Virginia Department of Transportation (VDOT), was present.

Call to Order and Establish Quorum:

Mr. Keller, Chair, called the meeting to order at 6:00 p.m. and established a quorum.

Deferred Items

SP-2016-00005 Verizon Wireless “Southland”/River’s Edge, LLC.

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL: 078B0010010100

LOCATION: Winding River Lane, approximately 700 feet from the intersection of Route 250 and Route 20

PROPOSAL: Construction of PWSF on an existing high tension power transmission to include a monopole extension with antenna placed at 135’ and associated ground equipment within a 450 square foot lease area

PETITION: Tier III PWSF under section 22.2.2(14) of the Zoning Ordinance

ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)

OVERLAY DISTRICT: EC Entrance Corridor; FH Flood Hazard; Steep Slopes Overlay - Preserved Slopes; SC Scenic Byways

COMPREHENSIVE PLAN: Neighborhood 3-Pantops; River Corridor – parks, golf courses, greenways, natural features and supporting commercial and recreational uses
(Rebecca Ragsdale)

DEFERRED FROM THE APRIL 26, 2016 PLANNING COMMISSION MEETING.

Ms. Ragsdale summarized the staff report in a PowerPoint presentation on SP-2016-5 Verizon Wireless “Southland/River’s Edge, LLC.

This is a request for a special use permit for a Tier III wireless facility to be constructed within an existing lattice electric power line structure in Pantops. The photo simulation was shown in the slide. There are also two special exceptions associated with the special use permit request.

It is located in Pantops along Route 20 within the Rivers Edge Office Park near commercial uses such as the McDonald’s and some of the gas stations. Nearby is the Riverside Village

Development that is getting underway. Avemore and Wilton Farm are the closest residential developments. It is also near the Free Bridge Lane and Rivanna River Corridor.

This request is for a facility that we already have an example of in Pantops at the Clean Machine Car Wash at the corner of Riverbend Drive and Route 20.

It is a brown lattice structure. It is a grassy area within the office park that has the power line structure. So the proposal would be for the monopole to be constructed within that and some of the existing ground equipment can be accommodated in the area. There are no trees on the site that would provide screening or need to be preserved with a tree conservation plan.

The plan view of the plan is to construct the monopole within the lattice structure that will extend above it. There will be a platform array. The Commission saw one of these requests a few months ago; but, it was a different type of power line structure. There are the same issues with constructing a facility within the power line structure at this site as there were at the other one. The platform is necessary and required by Dominion Power if you are constructing a facility on one of their power lines. In this particular one they need to construct the new pole within the lattice structure so that is why it a Tier III facility. As mentioned, it is the same as the Clean Machine Car Wash that is nearby. The antenna would not meet the flush mounting requirements of the ordinance so that is the other special exception that is before the Commission this evening.

Staff has looked at the photo simulations provided by the applicant and the ARB also reviewed this request. We had concluded that there would not be any additional visual impacts with constructing the monopole on the platform and attaching the antenna to them. The ARB was also looking at screening the ground equipment from the Entrance Corridor, which was one of their conditions of approval. The ARB reviewed the landscape plan. There will be fencing and additional landscaping in that grassy area to screen some of that from the Entrance Corridor.

The two special exceptions are for the tree conservation plan and the antenna stand-off distance that would be beyond the 18" from the tower structure because of the 14 ½' platform that would be needed to mount the antennas on.

Based on the findings in the report and the factors favorable that this is making use of an existing structure and it will be a color that closely matches it and not provide any additional negative impacts, staff has found favorable factors and no unfavorable factor.

Factors favorable to this request include:

- This proposal is on an existing facility and the new monopole and antenna addition will not increase or cause any new impacts to adjacent properties or important resources.
- Due to the height and scale of the existing structure the size difference will not have a significant impact to the structure.
- The Architectural Review Board has recommended approval with conditions.

Factors unfavorable to this request include:

- No unfavorable factors have been identified.

RECOMMENDATION: Staff recommends approval of SP-2016-00005 Verizon Wireless" Southland"/River's Edge III, LLC with the following conditions as outlined in the staff report and

the two requested special exceptions one condition addressing the stand-off distance that the platform be no more than 14 1/2 ' in width based on the analysis provided in the staff report.

1. The monopole, platform, antennas, and all equipment shall be installed as depicted on the site plan referred to as "Verizon Wireless Site Name: Southland", prepared by Trent T. Snarr, P.E last revised November 5, 2015. (Attachment B)

Mr. Keller invited questions for staff.

Mr. Lafferty noted that he could not locate where the ground equipment was located relative to the powerline structure, and Ms. Ragsdale pointed out the ground equipment would be within the footprint of the lattice tower.

Mr. Lafferty asked if that was underneath the tower, and Ms. Ragsdale replied yes.

Mr. Keller opened the public hearing for applicant and public comment, and invited the applicant to address the Planning Commission.

Lori Schweller, an attorney with McClair Ryan representing Verizon Wireless, presented a PowerPoint presentation. As Ms. Ragsdale explained this proposed facility is in the River's Edge commercial condominium complex. It is proposed to be on a Dominion Power tower, which is just one tower over from an existing Dominion Power tower that has a very similar facility on it now. That gives you a good idea of what we are proposing. In the slides she pointed out the existing Dominion Power tower in front of the commercial condominium building and the other facility in front of the Clean Machine. She pointed out the next one in line was not a Verizon Wireless facility and so was not part of the same network.

Ms. Schweller said our request for the special use permit and associated special exceptions are referred to as the "Southland" site. She explained the Existing Network Map noting the black dots on the map showed existing Verizon Wireless sites. There is acceptable coverage in the area of this proposed facility. The Radio Frequency Engineer (RF Engineer) explained to me that this site is primarily for capacity. Some of the neighboring sites, especially the Carlton site on Carlton Avenue, are at capacity. Verizon Wireless has technology that monitors the data traffic and voice traffic use by each of its sites and knows when they are reaching capacity or at capacity. Carlton cannot accept any additional users without a significant drop in the quality of calls and the speed of data transmission. So this is not just for good coverage, it is also for capacity.

In the presentation slides that included coverage maps Ms. Schweller pointed out the following:

- Neighboring Sites: BP on Pantops - Stealth Cupolas (33') with Relatively narrow footprint
- Pantops Mountain site can still use some coverage in the west.
- Collocation on Carlton Road – directly across from Beer Run that is heavily used
- Need for Additional Capacity in Area – The proposed site provides site to address the need for additional coverage.
- Proposed coverages– with Southland @ 130' (That is the coverage if the facility is built.) Additional development north of site will benefit from enhanced network.

Additionally when technicians let our RF Engineers know about new developments that are on

the way those help to design the network as well. In this case Ms. Ragsdale mentioned Riverside Village which is being constructed now. That is directly north on Route 20; and, of course other developments on the east side of Route 20. Driving there to check on the visibility, as you probably know, just to the south of the homes at Riverside Village is an 8.27 acre park that has been dedicated by the developer to the county and along with the conservation of that area is a 50' tree buffer between the park and the residences. There is a lot of great screening. She was not able to see the Dominion Power tower except just as she entered the development. As you move farther north and west into the development she did not think this facility will be seen from that distance, especially given all of the trees in the area. Photo simulations were done from Elk Drive and Free Bridge Lane (View from the North) as well as views from the east and the west.

There was a question about other site on the Clean Machine. The difference is that our antennas are above the static line, which is required by Dominion Power now. That is the primary visual difference you will see. Otherwise, you can see the monopole at the center and the full array. Because we are needing to insert a monopole to provide extra strength this is a new facility, which is why it is requiring a special use permit and just a special exceptions for a collocation. Using the words of the Architectural Review the "Robust" Landscaping plan that was recommended by the ARB to add additional screening from Route 20.

So we are requesting your recommendation of approval of this special use permit for this new Tier III personal wireless service facility. But, also for the two special exceptions to permit us to move forward without a tree conservation plan as there are not any trees in the area and for the antenna standoff. We are at 130' and for the full array it will be 4' 8" from the face of the pole to the plane even with the back of the antenna so it is greater than what is permitted under the current wireless regulations.

Just to revisit what we talked about for the Seminole Square power tower collocation in order to comply with Dominion Power's current guidelines we do need to be above the static line and we need to have that platform for safety reasons so that the technicians for Dominion Power can install the antennas in a safe environment. She pointed out some of the flush mounts that are favored in the county; but, are not favored by Dominion Power. She pointed out an example of a standard Dominion Power endorsed type full array.

Once again we make the suggestion that we hope the county will consider Dominion power towers not just opportunity sites but as opportunity sites for a more robust technology provided by full arrays. As we did last time we would like to suggest possible change in the policy as to power towers and possible change in the zoning ordinance as to standoff for power towers as was done in Chesterfield County. She would also suggest that it might be useful for the Commission and the Board if replacement or strengthening of existing power towers either by physically strengthening the existing tower or by placing the monopole in the center if that could be considered a by right modification as opposed to a brand new facility. It is just something to think about in the future as we move forward with additional zoning text amendments. That is my message to the Commission today and she would be happy to take any questions.

Mr. Keller invited questions for the applicant.

Ms. Firehock thanked Ms. Schweller for presenting and noted she had a question. In the staff report they have two motions whether we want to suggest approval or denial. For the recommended approval potential motion it includes a clause that the platform shall not exceed

14 ½' in width. Does that comport with what you are requesting or is that in conflict with what you just said.

Ms. Schweller replied that it does comport with what we are requesting since the 14' is the actual total distance of one side of that triangle. She did not mention that because it does not actually relate to the regulations which talk about the face of the monopole to the back of the antenna; but, it does and our drawings are consistent with that.

Mr. Kamptner pointed out the last wireless facility that went on to the board that condition was worded in the way Ms. Schweller described. So we can revise that condition to be parallel to the ordinance language.

Ms. Firehock agreed noting she was having trouble making sense of that.

Mr. Keller invited further public comment. The being none, Mr. Keller invited the applicant for rebuttal.

Ms. Schweller thanked the Commission for your questions. She was not suggesting you should change your recommendation. It is fine the way it is for us; but, it is just how the Commission would like to phrase it.

Mr. Kamptner noted the way the condition is worded right now it is implied that 14' 6" sided triangle will be centered on the pole. But, it does not expressly require that; although, that is how it is shown on the drawings. The Board has accepted conditions worded either way.

Ms. Schweller said another option would be to restrict stand off to the distance as shown on the site plans.

Mr. Keller thanked Ms. Schweller. He closed the public hearing to bring the matter back to the Planning Commission for discussion and action. He invited further discussion.

Ms. Spain noted this was discussed at the Pantops Citizens Advisory Committee meeting and there were no objections from the members of that committee.

Ms. Firehock pointed out she liked the fact that they are using existing structures to try to avoid additional impacts and would like to make a motion.

Motion: Ms. Firehock moved and Mr. Lafferty seconded to recommend granting the Special Exceptions for the reasons outlined in the staff report and with the following condition for the modification to § 18-5.1.40(b)(2)(c) projection of antennas beyond 18 inches from the tower structure with the clause that they restrict standoff to the distance as shown in the applicant's site plan.

1. No antenna shall project more than seven feet ten inches (7' 10") feet from the monopole structure to the back of the antenna.

Mr. Keller invited discussion. There being no further discussion he asked for a roll call.

The motion carried by a vote of 7:0.

Mr. Keller asked for a motion on the special use permit request.

Motion: Mr. Firehock moved and Mr. Lafferty seconded to recommend approval of the Tier III Personal Wireless Service Facility SP-2016-00005 Verizon Wireless" Southland"/River's Edge III,LLC with the conditions outlined in the staff report.

1. The monopole, platform, antennas, and all equipment shall be installed as depicted on the site plan referred to as "Verizon Wireless Site Name: Southland", prepared by Trent T. Snarr, P.E last revised November 5, 2015. (Attachment B)

The motion carried by a vote of 7:0.

Mr. Keller noted that the recommendations will be forwarded to the Board of Supervisors to a date to be determined.

(Recorded and transcribed by Sharon Taylor, Clerk to Planning Commission)