

**COUNTY OF ALBEMARLE**  
**TRANSMITTAL TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

<b>AGENDA TITLE:</b> SP201600004 Albemarle High School Communications Facility - Tier III PWSF	<b>AGENDA DATE:</b> September 7, 2016
<b>SUBJECT/PROPOSAL/REQUEST:</b> To install a 125 foot tall steel monopole, three arrays of platform-mounted antennas, associated ground-equipment in a 3,610 sf fenced compound, and a small gravel parking area for the school.	<b>STAFF CONTACT(S):</b> Christopher Perez, David Benish, Bill Fritz, Sarah Baldwin
	<b>PRESENTER (S):</b> Christopher Perez

**BACKGROUND:**

At its meeting on August 9, 2016, the Planning Commission voted 3:2:2 (More, Keller nay) (Dotson, Riey absent) to recommend approval of the special exceptions to section 5.1.40(b)(2)(c) (antenna projection) and section 5.1.40(b)(11) (color) and to SP201600004 with modified conditions as outlined in the presentation and provided below:

1. The development of the site, and any modifications to the arrays, shall be in general accord with the plan titled *"Milestone Communications Site Name: Albemarle High School, New 3,610 SF fenced compound and new 125'- 0" monopole."* prepared by Andrew M. Miller, and dated 7/25/16 (hereafter "Conceptual Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, including but not limited to all concealment elements, concealment technique, and concealment elements of the eligible support structure, as shown and described on the Conceptual Plan and mentioned below:

- a. Color (*monopole - matt galvanized steel*) (*antennas non-reflective gray*)  
(*remote radio heads – white*) (*ground equipment – dark brown*)
- b. Location of ground equipment
- c. 200 foot tree preservation area
- d. Height (105 foot tall)

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

**DISCUSSION:**

The Planning Commission's August 9, 2016 staff report and action letter are attached (Attachments A and B). The County Attorney has prepared the attached Resolutions (Attachments C and D) reflecting the recommendation of the Planning Commission.

**RECOMMENDATIONS:**

Staff recommendation is unchanged from the staff report. Staff recommends denial of SP201600004 and the SE to Section 5.1.40(b)(2)(c) (antenna projection) based on the analysis provided herein. *Staff has no objections to the approval of the SE to section 5.1.40(b)(11) (color).*

*If the Board of Supervisors approves these applications, staff recommends that the Board adopt the resolutions included as Attachments C and D.*

**ATTACHMENTS:**

- A – August 9, 2016 Planning Commission action letter
- B – August 9, 2016 Planning Commission staff report
- C – Resolution to Approve SP2016-04 Albemarle High School (Jack Jouett) Tier III PWSF
- D – Resolution to Approve Special Exceptions for SP2016-04 Albemarle High School (Jack Jouett) Tier III PWSF
- E - Citizen letter in opposition received August 9, 2016