



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4176

March 2, 2018

Donohue, Edward L.117
Oronocco St
Alexandria Va 22314

RE: SP 201700027 Keswick-Tier III Personal Wireless Service Facility

Dear Mr. Donohue,

On February 20, 2018, the Albemarle County Planning Commission took the following actions and making the following recommendations to the Board of Supervisors:

RECOMMEND, by a vote of (7:0), **DENIAL** of the Special Exceptions to Sections 5.1.40(b)(2)(a) (number of arrays) and section 5.1.40(b)(2)(c) (projection) and **APPROVAL** of the Special Exception to section 21.7 (buffer) for the reasons outlined in the staff report as unfavorable factors.

RECOMMEND, by a vote of (7:0), **DENIAL** of SP-2017-00027 for the reasons in the staff report identified as the unfavorable factors to the request as follows:

1. The location, height and design of the monopole, and the method of antenna attachment, does not minimize visibility and defeats concealment techniques/elements established and relied upon by the County in siting PWSFs as provided for in section 5.1.40(b) of the zoning ordinance and the PWSF Policy/Comprehensive Plan.
2. The proposal fails to meet section 5.1.40(b)(6) of the ordinance because the facility is not adequately screened and sited to minimize its visibility from the entrance corridor and adjacent parcels.
3. The tower fails to meet section 5.1.40(b)6 because the facility would be visible from a resource identified in an open space easement.
4. The proposal fails to meet section 5.1.40(b)(2) of the ordinance because the facility does not meet the flush mount provisions of the ordinance.
5. The tower fails to meet section 5.1.40(b)2 because the facility proposes five arrays instead of a maximum of three.
6. The facility is inconsistent with the Comprehensive Plan.
7. Under FCC regulations if approved the monopole would be permitted to increase in height by 20 feet and install antenna extending up to 20 feet from the monopole, which would further increase the visibility of the facility.

Please be advised that the Albemarle County Board of Supervisors will review this petition and receive public comment at their meeting on ***April 4, 2018***. It is the Board of Supervisor's preference that a public hearing not be advertised until all of the final materials for a zoning application have been received by the County and are available for public review. Therefore any new or additional information regarding your application, including final proffers if applicable, must be submitted to our office at least twenty-three (23) days prior to your scheduled hearing date, which is ***March 12, 2018***.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

William D. Fritz
Development Process Manager/Ombudsman
Administration Division

CC: Virginia Oil Company Incorporated C/O Frayser White, South Creek Inv
1100 Harris Street
Charlottesville Va 22903