

will find an application  
ing Clearance. Only fill out  
highlighted portions of the  
application and I will fill out the rest.  
~~Please send a check in the amount of~~  
~~\$25.00 payable to the County of~~  
~~Albemarle and attach a sketch of~~  
~~your floor plan showing square~~  
~~footage.~~ A zoning clearance  
application takes, at a minimum, five  
working days to go through the  
system before it's approved. Once the  
clearance is approved, I will mail the  
clearance back to you so that you may  
obtain your business license. If you  
have any questions, please call  
Sharon(s) Bridges or Taylor at 804-  
296-5832. Thank you.



## COUNTY OF ALBEMARLE

Department of Planning & Community Development  
401 McIntire Road, Room 218  
Charlottesville, Virginia 22902-4596  
(434) 296 - 5823  
Fax (434) 972 - 4012

RE: SP-2001-048 Regional Public Safety Radio Project (Peters Mountain)  
Tax Map 50, Parcel 1D

Dear Mr. Campagna:

The Albemarle County Board of Supervisors, at its meeting on January 9, 2002, unanimously approved the above-noted request. Please note that this approval is subject to the following conditions:

1. Findings by the Virginia Department of Historic Resources shall be submitted to the County before this special use permit is exercised. Should the facility be determined to have adverse effects on historic properties, based on findings of the Virginia Department of Historic Resources' (DHR) cell pole review, the Emergency Communications Center shall seek methods of mitigating those effects, subject to the approval of the Director of Planning and Community Development. When making this determination the Planning Director may consult with the DHR for further assistance in achieving acceptable means of mitigation.
2. Antennas, dishes and all equipment installed at this facility shall be limited to those that are necessary for establishing the public service radio system. This facility shall not be used for the provision of personal wireless communications services.
3. The top of the pole shall never exceed one hundred five (105) feet above the ground level, or one thousand, seven hundred ninety-nine (1,799) feet tall as measured Above Sea Level (ASL).
4. Only the two (2) proposed whip antennas and required grounding rods shall be allowed to extend above the top of the pole. In no cases shall those attachments extend more than twenty (20) feet above the top of the pole.
5. The facility shall be designed, constructed and maintained as follows:
  - a. The pole, antennas, microwave dishes and all other equipment attached to it shall be painted a non-reflective, dull brown color that reduces its contrast with the sky;
  - b. Guy wires shall not be permitted;
  - c. All ground equipment, utility building, concrete pads, and pole shall be dark brown in color and shall be no larger than the specifications set forth in the attached plan Peter's Mountain Site Plan and Elevation (on file); and
  - d. The mounting structure shall be a monopole of the minimum diameter necessary to perform it's function and no greater than thirty-six (36) inches at the base and eighteen (18) inches at the top.

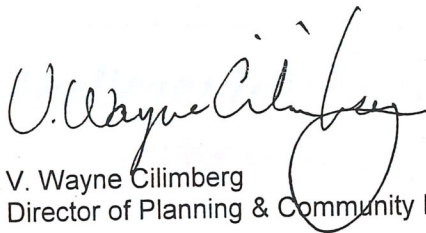
6. No lighting shall be permitted on the site or on the pole, except as provided here in:
  - a. Outdoor lighting shall be limited to periods of maintenance only;
  - b. Each outdoor luminaire shall be fully shielded such that all light emitted is projected below a horizontal plane running through the lowest part of the shield or shielding part of the luminaire; and
  - c. For the purposes of this condition, a luminaire is a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply. In the event that any agency requires that the tower must be lighted for any reason, then this special use permit shall be resubmitted to the Planning Commission and Board of Supervisors for reapplication or modification as required by the Zoning Ordinance.
7. Prior to beginning construction or installation of the pole or the equipment cabinets, or installation of access for vehicles or utilities, a tree conservation plan, developed by a certified arborist, specifying tree protection methods and procedures, and identifying any existing trees to be removed on the site both inside and outside the access easement and lease area shall be submitted to the Director of Planning and Community Development for approval. All construction or installation associated with the pole and equipment pad, including necessary access for construction or installation, shall be in accordance with this tree conservation plan. Except for the tree removal expressly authorized by the Director of Planning and Community Development, the permittee shall not remove existing trees within two hundred (200) feet of the pole and equipment pad. A special use permit amendment shall be required for any future tree removal within the two hundred (200) foot buffer, after the installation of the subject facility.
8. The applicant shall submit a revised set of site drawings to the Department of Planning and Community Development. Prior to the issuance of a building permit for construction of the facility, the Director of Planning with assistance from Planning staff shall review the revised plans to ensure that all appropriate conditions of the special use permit have been addressed in the final revisions of the construction plans.
9. A tree planting plan containing native species, which could include white pine, short leaf southern pine, and others, shall be developed within the two hundred (200) foot buffer. The purpose of these plantings shall be to abate the visibility of the tower by surrounding it with screening vegetation. It is expected that these plantings will accomplish the screening effect as soon as possible by selection of rapid growth species consistent with their also being a native species, and shall also be subject to approved by the Director of Planning and Community Development.
10. The facility shall be disassembled and removed from the site within ninety (90) days of the date its use for wireless telecommunications purposes is discontinued. If the Zoning Administrator determines at any time that surety is required to guarantee that the facility will be removed as required, the permittee shall furnish to the Zoning Administrator a certified check, a bond with surety satisfactory to the County, or a letter of credit satisfactory to the County, in an amount sufficient for, and conditioned upon, the removal of the facility. The type of surety guarantee shall be to the satisfaction of the Zoning Administrator and the County Attorney.

In the event that the use, structure or activity for which this special use permit is issued shall not be commenced within eighteen (18) months after the issuance of such permit, the same shall be deemed abandoned and the authority granted thereunder shall thereupon terminate. For purposes of this section, the term "commenced" shall be construed to include the commencement of construction of any structure necessary to the use of such permit within two (2) years from the date of the issuance thereof which is thereafter completed within one (1) year.

Before beginning this use, you must obtain a zoning clearance from the Zoning Department. Before the Zoning Department will issue a clearance, you must comply with the conditions in this letter. For further information, please call Jan Sprinkle at 296-5875.

If you should have any questions or comments regarding the above-noted action, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "V. Wayne Cilimberg". The signature is fluid and cursive, with a large loop at the end.

V. Wayne Cilimberg  
Director of Planning & Community Development

VWC/jcf

Cc: Amelia McCulley  
Jack Kelsey  
Tex Weaver  
Steve Allshouse

OFFICE USE ONLY

File # \_\_\_\_\_ TMP 05000.000.00100

Mag. Dist. \_\_\_\_\_

Date \_\_\_\_\_

Fee amount: \$25.00Check # WaiveReceipt # N/A

Staff: \_\_\_\_\_

# Application for Zoning Clearance

## ① Project Name

How should we refer to this application?

Regional Public Safety Radio

\*Existing Zoning \_\_\_\_\_

(\*staff will assist you with this item)

Number of acres (if a portion it must be delineated on plat) \_\_\_\_\_

## ② Applicant Information

Who should we call/write concerning this project? \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Daytime Phone (\_\_\_\_) \_\_\_\_\_

Fax # \_\_\_\_\_

E-mail \_\_\_\_\_

Evening Phone (\_\_\_\_) \_\_\_\_\_

## ③ Project Information

Tax map and parcel \_\_\_\_\_

Business Name/Type

Public Safety Radio/Telecommunication Facility

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Previous Business on this site \_\_\_\_\_

Does the proposed use require new construction or renovation? YES \_\_\_\_\_ NO \_\_\_\_\_

Building Permit # \_\_\_\_\_

Is property subject to an approved Site Plan, Special Permit, ZMA, Proffer, or Variance? YES \_\_\_\_\_ NO \_\_\_\_\_

Please list \_\_\_\_\_

SP-2001-048

Proposed use and projected start date:

Telecommunication Facility

This Clearance will only be valid on the parcel for which it is approved. If you change, intensify or move the use to a new location, a new Zoning Compliance Clearance will be required.

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided is true and accurate to the best of my knowledge.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Date \_\_\_\_\_

OFFICE USE ONLY

( ) Approved as proposed

( ) Approved with conditions \_\_\_\_\_

Building Official \_\_\_\_\_

Date \_\_\_\_\_

Zoning Administrator \_\_\_\_\_

Date \_\_\_\_\_