

STAFF PERSON: Andrew Knuppel, Planner
BOARD OF SUPERVISORS: August 21, 2019
PROJECT: SDP201900038 Verizon – Shadwell (Easton Property) - Tier II PWSF - Special Exception
PROPERTY OWNER: Alice S. Easton
APPLICANT: Stephen Waller, AICP
LOCATION: Between 3646 Richmond Road and Interstate 64
TAX MAP/PARCEL: 079A1000C00300 and 079A1000C01600

PROPOSAL:

The applicant has requested to modify the antenna projection requirements in County Code § 18-5.1.40(b)(2)(c) to permit the installation of antennas with the distance from the monopole to the closest point of the back of the antenna being greater than the permitted maximum of twelve (12) inches. The antennas will be located on a proposed 100.5' tall monopole.

CHARACTER OF THE AREA:

The properties are located on the north side of Richmond Road (Route 250 East) and are zoned Rural Areas (RA). The facility site (079A1000C00300) is vacant and wooded. An existing driveway serving a dwelling on Tax Map/Parcel 079A1000C01600 provides access to the site from Richmond Road. The Interstate 64 right-of-way borders the facility site to the north, including a vegetated buffer containing screening trees. Surrounding properties include Easton's Furniture to the southeast and residential properties on all other sides.

PLANNING AND ZONING HISTORY:

SDP201700055/ARB201700097, applications for a 114.6' tall Tier II personal wireless facility to be located on the same site, were submitted in September 2017 and deemed withdrawn due to inactivity on September 4, 2018. Review of that application identified potential visibility impacts due to the facility's proposed height. The current application utilizes updated survey information and the facility's proposed height has been reduced accordingly.

PERSONAL WIRELESS SERVICE FACILITIES 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.

ANALYSIS OF THE SPECIAL EXCEPTION REQUEST:

Requests for modifications must be reviewed under the criteria established in County Code § 18-33.9(a) taking into consideration the factors, standards, criteria and findings for each request; however no specific finding is required in support of a decision.

- 1) County Code § 18-5.1.40(b)(2)(c) projection of closest point on back of antenna beyond 12" from tower structure** - This proposal includes a special exception request to modify the requirements of Section 5.1.40(b)(2)(c), which limits the standoff distance to 12" from the tower structure to the closest point on the back of the antenna. This request is necessary to utilize a mount type that will allow Remote Electrical Tilt antennas to be used and all six antennas to be mounted in a single array. Although the distance to the closest point of the back of the antenna would be increased, the distance to the farthest point of the back of the antenna would still comply with this section. The proposed site provides adequate screening and minimizes visibility from adjacent parcels and streets, including the Interstate 64 Entrance Corridor, as determined from a balloon test. No additional visual impact is anticipated.

RECOMMENDATION: Staff recommends approval of the special exception request based upon the analysis provided herein.