

## ATTACHMENT A-STAFF ANALYSIS

**STAFF PERSON:** Rebecca Ragsdale, Principal Planner  
**BOARD OF SUPERVISORS:** February 5, 2020  
**PROJECT:** Building Permit 2019-02953-ATWR Special Exception  
**PROPERTY OWNER:** Patricia W. Patterson  
**APPLICANT:** Verizon Wireless c/o Nathan Holland, GDN sites  
**LOCATION:** 207 Patterson Mill Lane, adjacent to I-64 east bound  
**TAX MAP/PARCEL:** 07100-00-00-037J0

### **PROPOSAL:**

This is a request is to replace six antennas at an existing personal wireless service facility with antennas that will not meet the zoning ordinance requirements for antenna projection. County Code § 18-5.1.40(b)(2)(c) requires:

(c) *Projection* . No antenna shall project from the facility, structure or building beyond the minimum required by the mounting equipment, and in no case shall the closest point of the back of the antenna be more than 12 inches from the facility, structure, or building, and in no case shall the farthest point of the back of the antenna be more than 18 inches from the facility, structure, or building; and

The special exception request is to increase the distance of the closest point of the back of the antennas to 18 inches from the facility. The proposed antennas will still comply with all other ordinance requirements, including the size limit of 1400 square inches.

### **CHARACTER OF THE AREA:**

This property is zoned RA Rural Areas. The majority of the 13.38 property is wooded with two residences located near Patterson Mill Lane. The tower site is located approximately 20 feet south of the I -64 right -of -way within a wooded area that runs parallel with I-64. Neighboring properties are also mostly wooded, some with residences. A VDOT facility is located nearby. (Attachment B-Location Map)

### **PLANNING AND ZONING HISTORY:**

SP2000 -27- A special use permit was approved September 13, 2000 for a 90-foot treetop monopole no more than 10 feet taller than the height of the tallest tree within 25 feet of the tower.

SP2012-06- A special use permit was approved June 6, 2012 to allow an increase in the number of antenna arrays.

### **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. The policy encourages use of existing structures where possible, specifically identifying electric transmission towers as opportunity sites. However, the policy also discourages the usage of platform mounting techniques due to their visibility, stating that they do not comply with design guidelines.

### **ANALYSIS OF THE SPECIAL EXCEPTION REQUEST:**

Requests for modifications must be reviewed under the criteria established in County Code § 18-33.49(B), taking into consideration the factors, standards, criteria and findings for each request; however no specific finding is required in support of a decision.

The County's wireless service facilities policy encourages facilities with limited visibility, facilities with adequate wooded backdrop, and facilities that do not adversely impact Avoidance Areas (including Entrance Corridors and historic resources). The existing wireless facility is a monopole treetop facility that is visible briefly on I-64 and from Patterson Mill Lane. Also, the distance the facility is setback from adjoining roadways and properties mitigates visibility. Given the location of this wireless site, the increase of six inches in the antenna projection from the tower is not expected to increase visibility of the tower.

**RECOMMENDATION:** Staff recommends approval of the special exception request based upon the analysis provided herein and the following condition:

1. No antenna authorized by this special exception shall project more than eighteen inches (18') from the face of the monopole to the back of the antenna.