

**COUNTY OF ALBEMARLE  
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

**SUMMARY OF PLANNING COMMISSION ACTION**

<p><b>AGENDA TITLE:</b> SP202000004 – Wild Turkey (Cross Property) - Tier III Personal Wireless Service Facility</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Request for approval of a 116.7' monopole Tier III personal wireless service facility located within an avoidance area. Request for a Special Exception to modify Section 5.1.40 (b)(2)(c) of the zoning ordinance to allow the closest point of the back of antenna to be more than 12 inches from the monopole.</p> <p><b>SCHOOL DISTRICTS:</b> Brownsville ES, Henley MS, Western Albemarle HS</p>	<p><b>AGENDA DATE:</b> August 5, 2020</p> <p><b>STAFF CONTACTS:</b> Filardo, Rapp, Fritz, Knuppel</p> <p><b>PRESENTER:</b> Andrew Knuppel</p>
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**BACKGROUND:**

At its meeting on June 16, 2020, the Planning Commission conducted a public hearing and voted 7:0 to recommend approval of SP202000004 with staff's recommended conditions. The Commission also voted 7:0 to recommend approval of the special exception to modify the antenna standoff distance. Attachments A, B, and C are the staff report, action memo, and minutes from the Planning Commission meeting.

**DISCUSSION:**

The Planning Commission's recommendations were consistent with the staff recommendation.

The primary discussion topic was the applicable review standard for screening and siting to minimize visibility from the Scenic Byway Avoidance Area as well as from adjacent properties and conservation easements. Although the Special Use Permit process provides for legislative review of Tier III facilities, in this case due to the proposed facility's location within 200' of a Virginia Scenic Byway, the facility is subject to the same standard in the zoning ordinance for screening and siting to minimize visibility as a Tier II facility (Section 5.1.40(b)(6)). The proposed facility would not be visible from the structure specifically identified for protection in the deed for an adjacent open-space easement. Members of the Commission also discussed the proposed facility's siting and height relative to existing tree cover, and application history for two existing personal wireless service facilities on the site.

Two members of the public spoke during the public hearing: a representative of two property owners on Broad Axe Road spoke in opposition, and an adjoining property owner across Route 250 spoke in support.

After the staff report was published, the applicant submitted revised plans to correct a discrepancy in height shown in the original plans (Attachment D). The recommended conditions of approval have been revised in the attached resolutions.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached resolutions to approve SP202000004 (Attachment E) and the special exception request (Attachment F).

**ATTACHMENTS:**

- A - Staff report for June 16, 2020 Planning Commission Public Hearing
  - A1 – Location Map
  - A2 – Application Materials: Project Narrative
  - A3 – Application Materials: Conceptual Plan (dated April 20, 2020)
  - A4 - Special Exception Request (dated February 6, 2020)
  - A5 – Architectural Review Board Action Letter (dated February 4, 2020)
  - A6 – Balloon Test Photographs & Photosimulations
  - A7 – Viewshed Analysis Map
  - A8 – Memo Discussing FCC Rules Related to Eligible Support Structures
- B - Planning Commission action letter
- C - Planning Commission minutes
- D - Revised Conceptual Plan (dated June 10, 2020)
- E - Resolution to approve SP202000004
- F - Resolution to approve Special Exception to modify Section 5.1.40 (b)(2)(c)