



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596
Phone (434) 296-5832

To: Board of Supervisors
From: Rebecca Ragsdale, Principal Planner
Date: July 21, 2021
Re: SE202100011 Communications Tower (1940 Carters Mountain)
Critical Slopes Waiver
Tax Map Parcel(s): 09100-00-00-018A0
Owner: Hunter W. Wood Revocable Trust
Applicant: VPM Media Corporation c/o Network Building + Consulting, LLC
Magisterial District: Scottsville
School Districts: Monticello H.S.; Walton M.S.; Mountain View E.S.
Zoning District: RA Rural Areas

Summary of Request for Special Exception:

The applicant is requesting a special exception to allow the disturbance of 8,550 square feet (0.2 acres) of critical slopes (slopes greater than 25%) in association with replacement of an existing communications tower. The entire parcel size is 1,466,230 square feet (33.66 acres) and the entire area in critical slopes on the parcel is 1,296,230 square feet (29.76 acres). (Attachment A- Location Map) The existing communications tower was approved with a special use permit (SP198800014) and constructed in 1988. The critical slopes to be disturbed for a replacement tower were previously graded with the initial installation of the guyed tower and access. The applicant's request and proposed plans are provided in Attachments B and C.

County Code § 18-4.2.3(b) and § 18-4.2.5(a) allow for disturbance of critical slopes, provided the findings in § 18-4.2.5(a)(3) are made. Please see Attachment D for Engineering staff's full analysis. Based on the findings therein, staff recommends approval of the applicant's request to disturb critical slopes with the following conditions:

1. The area of land disturbance on critical slopes must not exceed the disturbed critical slopes shown on Sheet C-2 Proposed Compound Plan of the plans titled "Site Name: Carters Mountain," prepared by NB+C Engineering Services LLC and last revised May 12, 2021.
2. The erosion and sediment control measures shown on the plans titled "Site Name: Carters Mountain," prepared by NB+C Engineering Services LLC and last revised May 12, 2021 must be installed prior to commencing land disturbing activities.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve the special exception request.

Attachments:

- A. Location Map
- B. Critical Slopes Waiver Request
- C. Proposed Plans
- D. Engineering Staff Analysis of Critical Slopes Impact
- E. Resolution