



# Albemarle County

## Legislation Text

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**File #:** 23-325, **Version:** 1

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**AGENDA DATE:** 7/19/2023

**TITLE:**

Proposed Lease of a Portion of Walnut Creek Park to Verizon Wireless

**SUBJECT/PROPOSAL/REQUEST:** Authorization to schedule a public hearing for a proposed lease to Verizon Wireless of a portion of Walnut Creek Park

**ITEM TYPE:** Consent Action Item

**STAFF CONTACT(S):** Richardson, Henry, Rosenberg, Herrick, Culp

**PRESENTER (S):** N/A

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** Verizon Wireless, through GDN Holdings, is requesting that the County lease ground space to Verizon Wireless for a possible monopole wireless services tower at Walnut Creek Park, in the location shown on Attachment A. Because the County owns that property, Virginia Code § 15.2-1800 requires an advertised public hearing prior to the approval of a proposed lease.

**STRATEGIC PLAN:** Infrastructure Investment - Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.

**DISCUSSION:** Concurrent with (but separate from) Community Development's review of Verizon Wireless's special use permit application, staff has negotiated the terms of a proposed land lease (Attachment B) of the tower site on County-owned property. It would provide for the lease of the proposed site for 5-25 years (at the tenant's option) at a rental rate of \$12,000 per year. As presently drafted, the lease does not limit the height of a proposed facility, but simply leases the underlying land. The current item is limited to the proposed lease of County property. If the lease were approved, a proposed facility would still require separate land use approval (s). If the special use permit application were not approved, Verizon would have the right to cancel the lease.

**BUDGET IMPACT:** If the special use permit and lease were approved, the County would realize a one-time signing bonus of \$2,000, followed by \$12,000 in rental revenue for 5-25 years.

**RECOMMENDATION:**

Staff recommends that the Board authorize the scheduling of a public hearing on a proposed land lease to Verizon Wireless of a portion of Walnut Creek Park.

**ATTACHMENTS:**

Att. A - Lease Area Map

Att. B - Proposed Lease Agreement