

STAFF PERSON: Andrew Knuppel, Planner
BOARD OF SUPERVISORS: September 5, 2018
PROJECT: SDP201800027 Verizon – Frys Spring Tier II - Special Exception
PROPERTY OWNER: 5th Street Station Ventures LLC
APPLICANT: Verizon Wireless c/o Stephen Waller, AICP
LOCATION: 5th Street Station Shopping Center, between 120/130
Wegmans Way and Interstate 64
TAX MAP/PARCEL: 076M1-00-00-00200

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 103' tall monopole.

CHARACTER OF THE AREA:

This property contains the 5th Street Station shopping center and is zoned Planned Development – Shopping Centers (PD-SC). The property is largely cleared, with most land area devoted to commercial/retail structures and surface parking. The Interstate 64 right-of-way borders the property to the south, including the nearly 100' wide vegetated buffer containing screening trees. Surrounding properties include commercial properties within the City of Charlottesville to the northwest, and the Willoughby neighborhood to the northeast. (Attachment B - Location Map)

PLANNING AND ZONING HISTORY:

The most recent rezoning for the 5th Street Station project (ZMA200900001) was approved in 2012. The site development plan application was initially denied by the agent on June 21, 2018, citing concerns regarding the ability of the proposed site to provide adequate opportunities for screening. On appeal, the Board of Supervisors voted 3-2 at its August 1, 2018 meeting to reverse the decision of the agent and approved SDP201800027.

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 County Code § 18-5.1.40(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 modification 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 beyond 12", the distance to the farthest point of the back of the antenna would still comply with County Code § 18-5.1.40(b)(2)(c), which prohibits the farthest point of the back of the antenna being more than 18" from the monopole. 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, photo simulations provided by the applicant, and the Board's approval of SDP201800027 on August 1. No additional visual impact is anticipated.

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