

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2019-156 Verizon-Wild Turkey (Cross Property) PWSF Tier 2
Review Type	Advisory Review
Parcel Identification	05700-00-00-041L0
Location	426 Wild Turkey Lane (Figure 1)
Zoned	Rural Areas (RA)/Entrance Corridor (EC)
Owner/Applicant	Jeanne K. & Robert L Cross/ GDN Sites (Nathan Holland) on behalf of Cellco Partnership with Verizon
Magisterial District	White Hall
Proposal	To establish a telecommunications facility consisting of a 116.7' monopole and associated equipment on a six-acre parcel.
Context	The subject parcel lies on the south side of Rockfish Gap Turnpike with Wild Turkey Lane nearby on the west (Figure 1).
Visibility	See page 3.
ARB Meeting Date	February 3, 2020
Staff Contact	Khristopher Taggart

HISTORY and PROJECT DETAILS

January 16, 2020: A balloon test was conducted. The balloon was flown at 116.7' above ground level.

December 12, 2007: A Certificate of Appropriateness was approved for ARB-2007-33, a proposal for a steel monopole, equipment pad, and associated equipment in a 25'x30' lease area. Conditions of approval were related to a reduction of the pole height to 98' maximum and color of the pole. The monopole has been installed.

May 3, 1999: A Certificate of Appropriateness was approved for ARB-1999-13, a proposal for a wood monopole. Conditions of approval were related to the material/color of the pole and equipment, and a requirement for no fencing. The monopole has been installed.

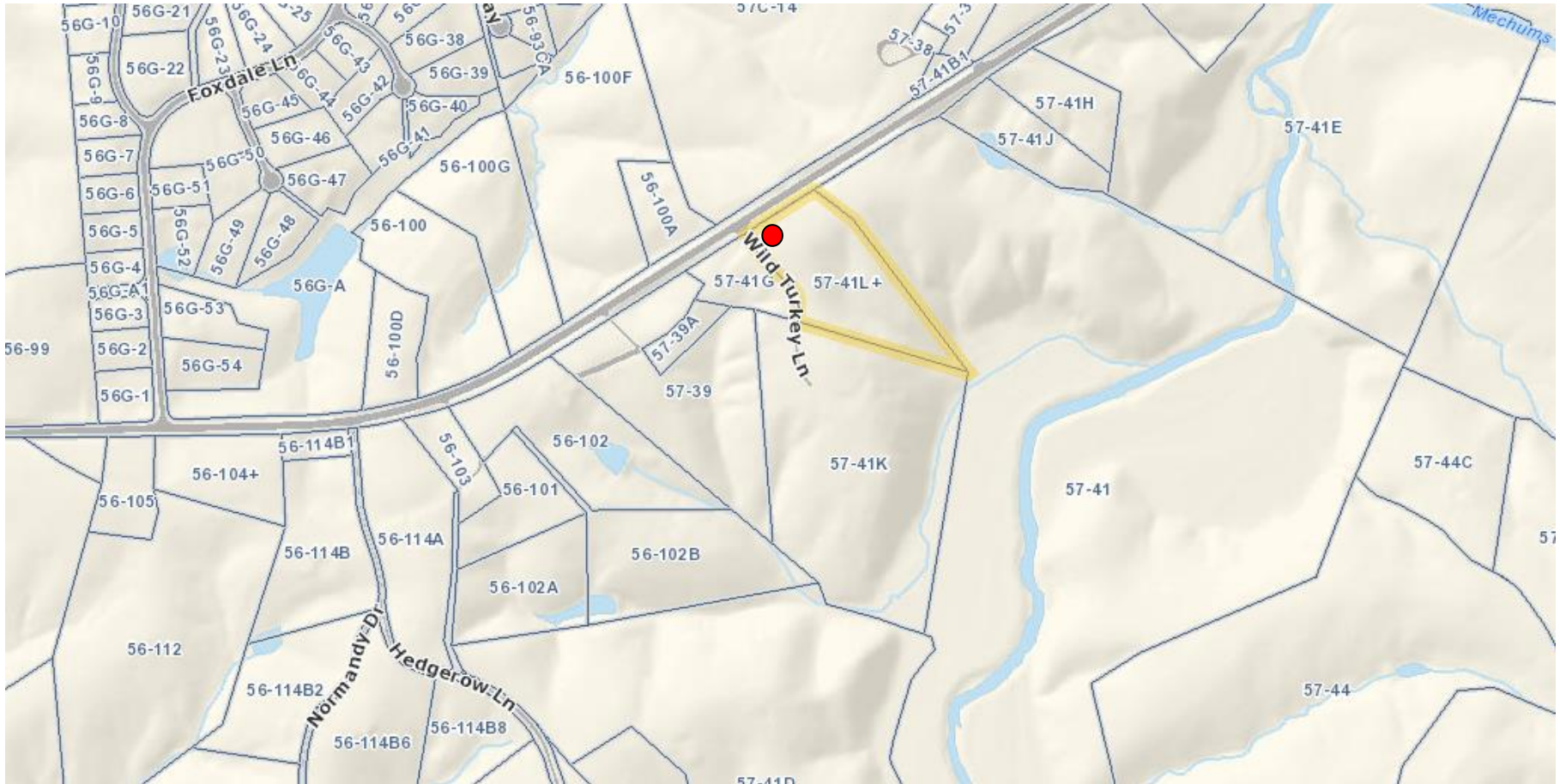


Figure 1: Proposed site location along Rockfish Gap Turnpike.

The monopole is proposed to be located 28.5' south of the property line along Route 250 West, approximately 46' northwest and 72' southwest of the existing monopoles on site, approximately 114' east of Wild Turkey Lane, and approximately 130' northwest of the existing residence. A number of deciduous trees are located in the yard, with the proposed pole location approximately 36' from a large White Oak. A substantial vegetated area exists along the right-of-way between the property and the Entrance Corridor.

A 900-square-foot rectangular proposed lease area contains a 25-foot by 30-foot (750 square foot) compound area that is enwalled by a board-on-board fence. A proposed radio transmitter cabinet atop a concrete pad, a 10-foot-wide utility H-frame stand for power and communications components atop a steel grated platform, an emergency generator atop a second concrete pad, and an ice guard will lie within the enclosed area. The proposed wooden fence is 8 feet in height from grade; any base station equipment that may extend above the screening fence will be painted Sherwin Williams "Java Brown" (SW#6090). No guy wires are proposed, and a single LED floodlight mounted to the utility H-frame will only be used as needed.

Access will be provided through a 12-foot-wide gate on the southern elevation of the fence. An existing gravel driveway located on the parcel will be extended approximately 60 feet northwestward, creating a 12-foot wide access road to the proposed facility. It appears that only two extant trees over six inches in caliper are to be removed from within the lease area. However, tree removal information in the drawings is inconsistent. The tree inventory table marks trees 155 and 167 with an asterisk for removal, but the notes at the end list 155 and 242 as to be removed. Proposed work is centered over trees 155 and 167.

The monopole, measuring 30 inches in diameter at its base and tapering to 18 inches in diameter at its top, is made of galvanized steel, the base of the pole is at 667.3' AMSL while the top of the pole is 784' AMSL (786' AMSL including the lightning rod). The monopole and antennas will be painted Sherwin Williams #6090 "Java Brown," a matte enamel color which has been previously approved on similar "treetop" PWSF monopoles in Albemarle County. A mounting collar and frames will allow for six antennas in a single array within three horizontally separated sectors with centerline at 113 feet AGL. The average antenna dimensions are 96.0" H x 11.9" W x 7.1" D = 1142.4 square inches. They will project 18" from the face of the monopole, and because of such, will require a Special Exception as outlined in the following table.

Standard Requirement	Special Exception Requested	Applicant's Reasoning	Staff Comment
5.1.40.b(2)(c) Projection shall be no greater than 12" from facility to closest point of back of antenna and no greater than 18" to furthest point of back of antenna.	Request to allow the closest point of the backs of the mounted antennas to be approximately 18" from the face of the monopole.	The applicant states that the requested mounting components allow the proposed Commscope NHH-65C-R2B antennas to be in compliance with the 18" limitation on the farthest projection point from the monopole while accommodating any necessary down-tilt. The applicant states this will allow all six antennas to be mounted at the same height, clear of the tree tops, and that this will not greatly increase any perceived visual impacts as the antennas will still adhere to the maximum projection limits.	Staff agrees that the additional 6" of projection is not expected to be noticeable from the vantage points where the balloon was seen.

VISIBILITY

The 900-square-foot, rectangular lease area lies within 28.5 feet from the southern edge of Route 250 West, an Entrance Corridor. Visibility of the monopole is fleeting and mitigated by mature trees on Route 250 West looking east. Looking west, the monopole is not expected to be visible. [Figure 2, Figure 3, and Figure 4].



Figure 2: balloon visibility through extant landscaping, Route 250 West eastbound lane, south shoulder, facing south. Photo taken by K. Taggart January 16, 2020.



Figure 3: balloon visibility through extant landscaping, Route 250 West eastbound lane, south shoulder, facing south. Photo taken by K. Taggart January 16, 2020.



Figure 4: balloon visibility through extant landscaping, Route 250 West eastbound lane, south shoulder, facing east. Photo taken by K. Taggart January 16, 2020.



Figure 5: balloon visibility through extant landscaping, Route 250 West westbound lane, north shoulder, facing west. Photo taken by K. Taggart January 16, 2020.

ANALYSIS REGARDING THE GROUND EQUIPMENT

A Certificate of Appropriateness from the ARB is required for the base equipment portion of this proposed telecommunications facility in the Entrance Corridor. The ARB may impose conditions on the Certificate of Appropriateness, based on the EC Guidelines, and consistent with Section 5.1.40 of the Zoning Ordinance.

Ref	Guideline	Issues	Recommendations
	Accessory structures and equipment		
17	The following should be screened to eliminate visibility from the Entrance Corridor street: e) Mechanical equipment	The ground equipment is not expected to be visible from the Route 250 West Entrance Corridor due to topography and existing trees. However, a portion of the proposed 8'-tall, 25-foot by 30-foot board-on-board fence is expected to be visible from the Entrance Corridor. This fencing is not consistent with the 3-board fencing located around the existing tower compounds and along the EC. Maintaining a consistent fence design would provide a compatible appearance.	Revise the proposed fence design to a 3-board fence.

ANALYSIS REGARDING VISIBILITY OF THE FACILITY

The ARB may act in an advisory capacity to the Agent as to whether the facility is being sited to minimize its visibility.

Ref	Guideline	Issues	Recommendations
	Development pattern		
33	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: f. The placement of structures on the site should respect existing views and vistas on and around the site.	A balloon test was conducted on January 16, 2020 for this proposal. Rockfish Gap Turnpike, Foxdale Lane, Westhall Drive, and Fairhill Mountain View were traveled to determine visibility. The balloon was not visible from the westbound lanes of Route 250 but was minimally visible through extant trees from the eastbound lanes of Route 250. When viewed, the balloon was not skylit and the degree of visibility did not constitute a negative impact.	Given the degree of visibility displayed at the balloon test, the proposed location of the facility is expected to sufficiently minimize the visibility of the monopole from the Route 250; therefore, little to no negative impact on the Entrance Corridor is anticipated.

SUMMARY OF RECOMMENDATIONS

Regarding the Certificate of Appropriateness for the ground equipment and base station:

Staff recommends approval of the Certificate of Appropriateness with the following condition:

1. Revise the proposed fence design to a 3-board fence.

Regarding visibility of the monopole:

Staff recommends that the ARB forward the following recommendation to the Agent:

1. The ARB finds that the proposed location will sufficiently minimize the visibility of the monopole from the Entrance Corridor.

Regarding recommendations on the plan:

1. Correct and coordinate information on tree removal.
2. Correct discrepancies with the Drawing Index.

TABLE A This report is based on the following submittal items:

Sheet #	Drawing Name	Latest Drawing Date
T-1	Title Sheet	12/04/19
EE-1	Easement Exhibit	Not Included
EE-2	Easement Exhibit	Not Included
C-1	Site Plan	12/04/19
C-2	Enlarged Site Plan	12/04/19
C-3	Compound Plan	12/04/19
C-4	Tree Inventory	12/04/19
C-5	Tower Elevation, Details & Notes	12/04/19
C-6	Mount Details	12/04/19
C-7	Construction Details	12/04/19
ES-1	Erosion & Sediment Control & Grading Plan	12/04/19
ES-2	Erosion & Sediment Control Notes (on Drawing Index)	N/A
ES-2 (on Sheet Title)	Access Road Profile	12/04/19
ES-3	Erosion & Sediment Control Notes	12/04/19
ES-4	Erosion & Sediment Control Details I	12/04/19
ES-5	Erosion & Sediment Control Details II	12/04/19