FINAL ACTIONS Planning Commission Meeting of February 20, 2018	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order**. • Meeting was called to order at 6:00 p.m. by the Chair Keller. • PC members present were Mr. Dotson, Ms. Firehock, Chair Keller, Mr. Bivins, Ms. Spain, Ms. More, Vice-Chair Riley, and Mr. Palmer (UVA Rep). • Staff members present were Bill Fritz, Andrew Gast-Bray, Mark Graham, Sharon Taylor and John Blair.	
2. **Other Matters Not on the Agenda from the Public** None	Clerk: No action required
3a. **Public Hearing** **SP-2017-00027 Keswick-Tier III Personal Wireless Service Facility (Sign #73)** MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 09400000003900 LOCATION: Southwest corner of I-64, Black Cat Road (Route 616) interchange PROPOSAL: Construct of a one hundred and fifty (150) foot tall steel monopole with five (5) antenna arrays. Special exceptions have been requested to allow more than three (3) arrays, to allow mounting equipment to exceed the maximum standoff distance, and to allow disturbance of the buffer between C1, Commercial and RA, Rural Areas zoning. The tower is proposed on the rear portion of the site which is zoned RA, Rural Areas. The front portion of the property is zoned C1, Commercial. PETITION: Section 10.2.2(48) of the zoning ordinance which allows for Tier III personal wireless service facilities in the RA, Rural Areas district. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) and C1, Commercial which allows retail sales and service; residential by special use permit (15	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. Staff: Action Letter – Recommendation as noted in the actions.

	units/ acre) OVERLAY DISTRICT: EC-Entrance Corridor PROFFERS: No COMPREHENSIVE PLAN: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/residential density 0.5 unit/acre in development lots. (Bill Fritz) **RECOMMEND,** by a vote of (7:0), **DENIAL** of the Special Exceptions to Sections 5.1.40(b)(2)(a) (number of arrays) and section 5.1.40(b)(2)(c) (projection) and **APPROVAL** of the Special Exception to section 21.7 (buffer) for the reasons outlined in the staff report as unfavorable factors. **RECOMMEND,** by a vote of (7:0), **DENIAL** of SP-2017-00027 for the reasons in the staff report identified as the unfavorable factors to the request as shown in Attachment 1.	
3b.	~~**ZTA201800001 and ZMA201800001 Entrance Corridor Overlay District**. The Planning Commission will hold a public hearing on February 20, 2018 at 6:00 p.m. at the County Office Building, 401 McIntire Road, Charlottesville, Virginia, to receive comments on its intent to recommend adoption of the following ordinance changes to the Albemarle County Code Section18-30.6.2, and to amend the Zoning Map accordingly: Clarify that the entrance corridor overlay district applies to that portion of U.S. Route 250 East (Richmond Road) between the Charlottesville City limits and Virginia Route 22 (Louisa Road); Amend the entrance corridor overlay district boundaries for Virginia Route 631 (5th Street and Old Lynchburg Road) to reflect that the entrance corridor overlay district applies between the Charlottesville City limits and Virginia Route 781 (Sunset Avenue Extended) and to remove the segment on Virginia Route 631 located between Virginia Route 781 (Sunset Avenue Extended) and Virginia Route 708 (Red Hill Road)~~	Clerk: • REMOVED FROM AGENDA. • ITEM TO BE RESCHEDULED AT A DATE TO BE DETERMINED

	~~from the entrance corridor overlay district; Remove Virginia Route 6 (Irish Road), Virginia Route 53 (Thomas Jefferson Parkway), Virginia Route 654 (Barracks Road), and Virginia Route 742 (Avon Street) from the entrance corridor overlay district; Clarify that the entrance corridor overlay district applies to that portion of U.S. Route 20 North (Stony Point Road) between U.S. Route 250 East (Richmond Road) and Virginia Route 649 (Proffit Road); Clarify that the entrance corridor overlay district applies to that portion of U.S. Route 22 (Louisa Road) between U.S. Route 250 East (Richmond Road) and Virginia Route 231 (Gordonsville Road); Provide technical non-substantive clarifications to the description of the entrance corridor overlay district for Virginia Route 743 (Hydraulic Road and Earlysville Road), Virginia Route 649 (Airport Road), and Virginia Route 631 (Rio Road). A copy of the full text of the proposed ordinance amendments is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia.~~ ***THIS ITEM HAS BEEN REMOVED FROM THIS AGENDA AND WILL BE RESCHEDULED AT A LATER DATE TO BE DETERMINED.***	
4.	**Old Business** None.	<u>Secretary:</u> • None
5.	**New Business** **a. Request** approved, by a vote of 7:0, that staff prepare a Resolution of Intent to evaluate whether the designated uses in the Comprehensive Plan for the Boar's Head sports complex and surrounding area should be updated to reflect current and likely best uses of the area going forward. **b. <u>CDD Work program.</u>** (Mark Graham) **HELD PRESENTATION**.	<u>Staff:</u> • Prepare Resolution of Intent as shown in action. (a). • Staff request to initiate a fast-track process for Entrance Corridor extension on Rio Road as shown in the action c.

	c. By a vote of 7:0, the Planning Commission requests the county initiate a fast-track zoning map amendment (ZMA) and if it requires a zoning text amendment (ZTA) at the same time that as well for extending the Entrance Corridor designation from the railroad tracks down to and include the John Warner Parkway. **Mr. Keller announced**: • Monthly meeting to be held with Mr. Gast-Bray, Vice-Chair Riley and himself to go over upcoming topics. • No meeting on February 27, 2018. • The next meeting will be on Tuesday, March 6, 2018 at 6:00 p.m. in the auditorium.	
6.	**Items for follow-up** <u>Worksession topic discussion</u> <u>(</u>Andrew Gast-Bray) DISCUSSION HELD - WITH INPUT AND COMMENTS	<u>Staff:</u> • Send email of worksession topic list to Commission.
13.	Adjourn to March 6, 2018 Albemarle County Planning Commission meeting, 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. • The meeting adjourned at 8:42 p.m.	

ATTACHMENT 1 - **<u>SP-2017-00027 Keswick-Tier III Personal Wireless Service Facility</u>**

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Factors unfavorable to this request include:

1. The location, height and design of the monopole, and the method of antenna attachment, does not minimize visibility and defeats concealment techniques/elements established and relied upon by the County in siting PWSFs as provided for in section 5.1.40(b) of the zoning ordinance and the PWSF Policy/Comprehensive Plan.
2. The proposal fails to meet section 5.1.40(b)(6) of the ordinance because the facility is not adequately screened and sited to minimize its visibility from the entrance corridor and adjacent parcels.
3. The tower fails to meet section 5.1.40(b)6 because the facility would be visible from a resource identified in an open space easement.
4. The proposal fails to meet section 5.1.40(b)(2) of the ordinance because the facility does not meet the flush mount provisions of the ordinance.
5. The tower fails to meet section 5.1.40(b)2 because the facility proposes five arrays instead of a maximum of three.
6. The facility is inconsistent with the Comprehensive Plan.
7. Under FCC regulations if approved the monopole would be permitted to increase in height by 20 feet and install antenna extending up to 20 feet from the monopole, which would further increase the visibility of the facility.