

## Albemarle County Community Development

July 27, 2020

### **RE: SP202000012 (Scrubby Property) – Verizon Wireless Tier III Personal Wireless Service Facility**

Dear Neighbor,

We invite you to share comments and ask questions regarding a Special Use Permit (SUP) application (SP202000012) to construct a wireless facility consisting of a one hundred and eight foot (108') tall brown monopole with brown-painted antennas and related equipment. We have also received a request for a special exception to permit the antennas to extend eighteen inches (18") from the face of the monopole (SE202000006). This facility is proposed for Tax Map Parcel 54-72A, which is a 1.098 acre vacant parcel owned by Brian G. Scruby abutting Interstate 64 and State Route 690 (Greenwood Station Road). The subject parcel is immediately south of the I-64 corridor and north of Seven Oaks Farm. The nearest addressed residence has address 7418 Greenwood Station Road (north of I-64).

As part of the County's SUP application review process, Verizon Wireless has scheduled a balloon test at the proposed site. A 3'-4' diameter red balloon will be raised to the height of the proposed monopole and remain up during the hours of **9 a.m.-11:30 a.m. on Tuesday, July 28th**. In the event of rain or high wind, the test will be rescheduled for Wednesday, July 29th at the same time. During the balloon test, County staff and representatives of the applicant will drive around the area to take photographs and evaluate visibility to prepare photosimulations of the proposed monopole. Notices of the test were sent to 146 adjacent property owners within a 1 mile radius of the proposed facility.

We invite you to ask questions and share comments about the proposed project, County review procedures, and relevant regulations and policies of the County applicable to the proposed project at the web address provided below. If you would like to send your own photographs from the balloon test to County staff, please follow the instructions at the end of this letter.\*

Information about this project is available online at the County website: <https://tinyurl.com/yb5gbtf9>. A preliminary visibility analysis prepared by County staff using geographic analysis software is attached to help identify if the monopole could potentially be visible from surrounding properties. The map shows a 1 mile area where the top of the monopole potentially could be visible. The green area is the tree canopy and the red area is where the monopole could be visible. The balloon test will help evaluate the potential visual impact of the proposed monopole.

There are several ways that you can share your comments and ask questions about this proposal:

1. Fill out the online feedback form available at: <https://tinyurl.com/y7jo6bk9>, or
2. Contact the lead reviewer, Christopher Perez, directly with questions or comments at: [cperez@albemarle.org](mailto:cperez@albemarle.org), (434) 296-5832 ext. 3443 no later than 8-4-2020.  
*Please note: Online correspondence (through the above links or staff email) is the preferred and faster method of contact with County staff. If you're unable to participate online, feel free to reach out by telephone.*
3. Email the applicant at [LSchweller@williamsmullen.com](mailto:LSchweller@williamsmullen.com) or call her at 804-248-8700.

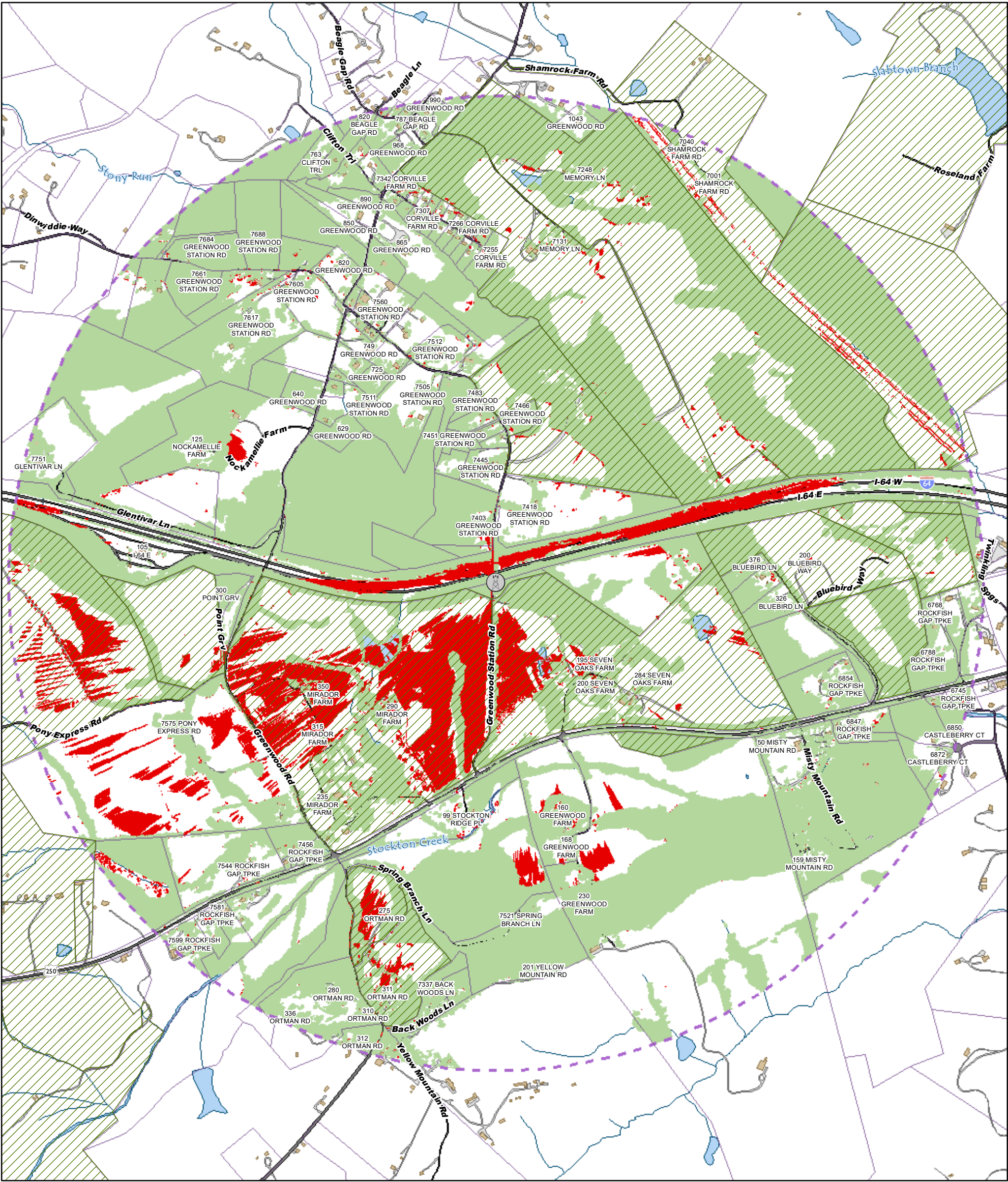
As this application continues to move through our SUP review process, there will be several additional public meetings. The application will be reviewed by the Architectural Review Board, the Agricultural Forestal District Committee, and there will be public hearings conducted by the Planning Commission as well as the Board of Supervisors. As these meetings are scheduled, additional information will be posted that provides access to agenda materials and instructions identifying ways to participate in each meeting.

We look forward to hearing from you.

Sincerely,

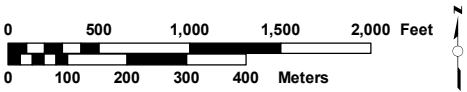
Christopher Perez, Senior Planner

*\*If you would like to provide photographs of the balloon test from your property or other locations, please email the lead reviewer, Christopher Perez, the photograph and a detailed description of where the photograph was taken. If possible, please include the address of the nearest structure or landmark and the direction faced in the photograph. (Example: Photograph taken from the Rt. 690 bridge over Interstate Rt. 64, facing southeast towards the proposed facility site.)*



Prepared by Albemarle County  
Map created by Elise Kiewra July 2020.  
Note: The map elements depicted are graphic representations  
and are not to be construed or used as a legal description.

Tower Visibility, Parcel 54-72A



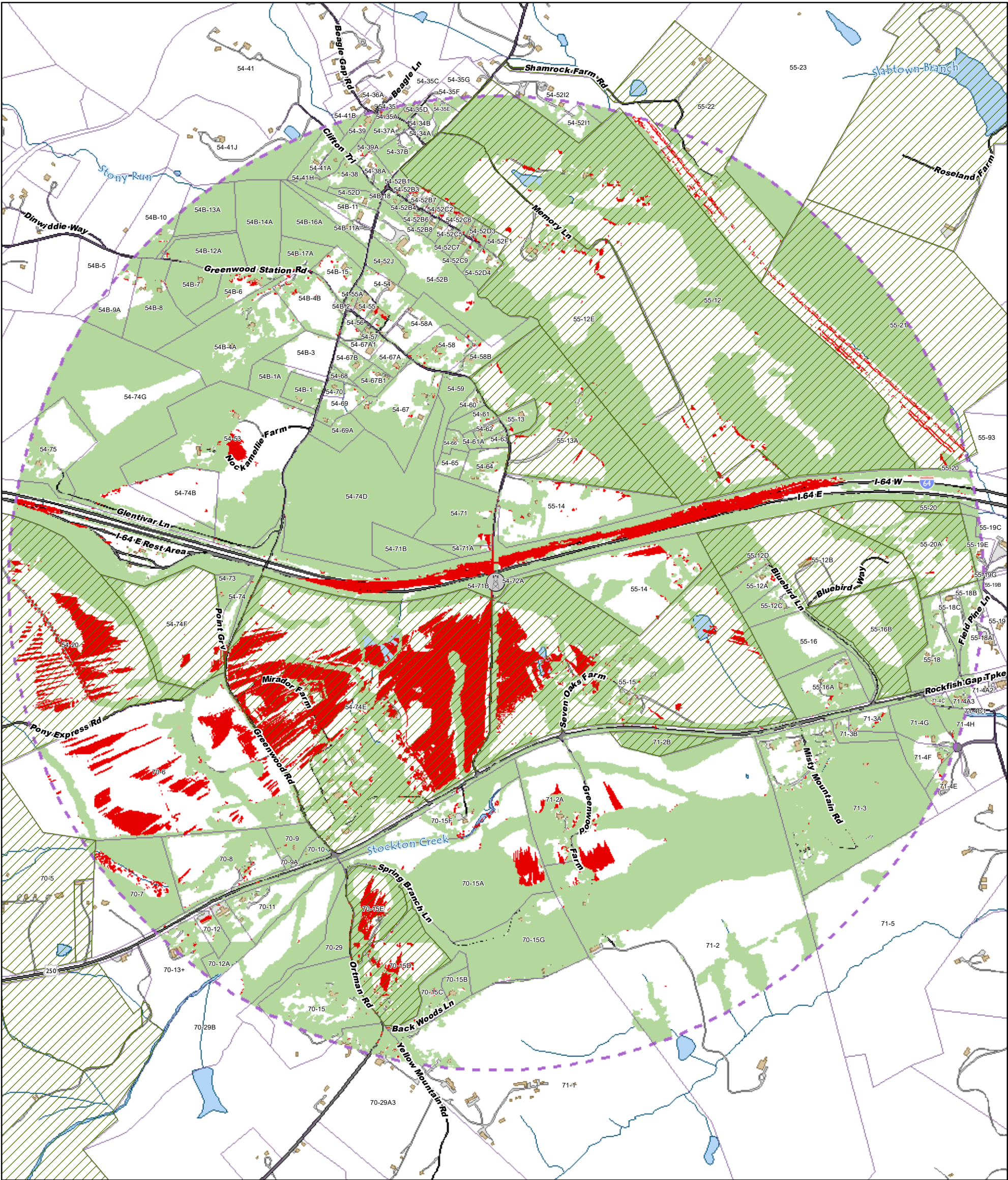
Notes on Data Sources:

The elevation surface used in the viewshed analysis was derived from LiDAR data flown in late 2015. This accounts for the height of buildings and vegetation at the date of acquisition.

The land cover data used to identify tree canopy is from the Virginia statewide land cover dataset created by Worldview and organized by VGIN. In Albemarle County, aerial photos from 2013 were used in the land cover classification.

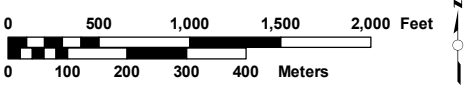
- Tower
- Tower Visible
- Tower Buffer (1 Mile)
- Albemarle Boundary
- Parcels
- Buildings
- Driveways
- Roads
- Streams
- Water Bodies
- Tree Canopy
- Conservation Easements





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