

ZTA Public Meeting
January 24, 2018 – 6:00

DPA2017-00024: Telecommunications and Small Cell Facilities

1. Assistant Planning Director Ben Ziskal welcomed those in attendance and gave an overview of the timeline of the proposed ZTAs.
2. Attendees gave self-introductions.
3. Mr. Ziskal gave an overview of the proposed changes to the zoning ordinance, which would incorporate legislative mandates from the General Assembly pertaining to public facilities reviews and small cell facilities. Mr. Ziskal also discussed the reorganization of the regulations for easier understanding by staff and members of the public. He stated that existing standards for height, setback, and landscaping for monopoles and towers would remain the same.
4. Mr. Nathan Campbell remarked that the proposed changes were aligned with similar efforts of other local governments to comply with federal and state laws.
5. Mr. Nick Rogers answered questions about height limits for monopoles and towers in residentially zoned districts. Mr. Rogers confirmed that monopoles and towers greater than 50 feet in height would require the Board of County Supervisors' approval of a Special Use Permit prior to installation.
6. Several attendees discussed whether new small cell facilities would be eligible for the expedited permitting allowed by state law if the existing structure upon which they would be installed was first replaced. Mr. Ziskal and Mr. Rogers stated that this would require review by the County Attorney's Office to determine an answer to the question.
7. Mr. Frank Stearns noted that the General Assembly is reviewing bills now that would require further changes to the County's telecommunications standards. Mr. Rogers stated that County staff would track these changes and adjust the draft text to accommodate any changes required by 2018 amendments to the Code of Virginia.
8. Several attendees discussed microwave outputs from telecommunications facilities, and whether the maximum microwave output was regulated by the proposed zoning changes. Mr. Ziskal said that the Federal Communications Commission enforces federal laws pertaining to microwave outputs, not Prince William County.
9. Ms. Kim Hosen asked why the reference to the Comprehensive Plan Map was removed in the draft text. Mr. Ziskal explained that the referenced Map was to be reviewed, and likely removed,

from the Comprehensive Plan when the Telecommunications Chapter was rewritten and expanded into a Technology and Connectivity Chapter

10. A discussion took place regarding the proposed language and potential revisions including the following:

- Ensuring that the County's telecommunications regulations continued to comply with state and federal laws pertaining to amateur radio operators.
- Updating the permitted dimensions for the various types of antennas listed in the Zoning Ordinance.
- Reviewing the current standards for height and other size requirements for monopoles and towers.
- Requiring the base station to be on the same property as the telecommunications facility it serves.
- Reviewing regulations on maximum height to assess whether transmission equipment installed on the roof of a building would be permitted to exceed the maximum height limit for that zoning district.
- Requiring landscaping that surrounds the base of a monopole and tower.
- Adding a definition for a monopole.
- Requiring removal of telecommunications facilities after their use is discontinued; the current ordinance mandates this be completed within 12 months, and the proposed ordinance would mandate 90 days, and different standards may be needed for amateur radio vs. telecommunications facilities serving wireless networks.