

**MONTGOMERY COUNTY PLANNING COMMISSION**  
**August 12, 2020 7:00PM**  
**Board Room, Government Center**  
**755 Roanoke Street, Christiansburg, VA**

**I. CALL TO ORDER**

**II. DETERMINATION OF A QUORUM**

**III. APPROVAL OF AGENDA**

**IV. APPROVAL OF CONSENT AGENDA**

- a. July 15, 2020 Meeting Minutes

**V. PUBLIC ADDRESS**

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

**WORK SESSION –**

- a. ZA-2020-04: Draft Text Amendment to the Zoning Ordinance to Address Updates on Telecommunication Facilities
- b. Long Range Planning Update-
  - i. Village Land Use Designations
  - ii. Prices Fork Village Planning (no attachments)

**VIII. LIAISON REPORTS**

- Board of Supervisors – Sara Bohn
- Public Service Authority – Sara Bohn
- Blacksburg Planning Commission – Coy Allen
- Christiansburg Planning Commission – Trey Wolz or Bryan Rice
- Radford Planning Commission – Bob Miller
- Tourism Council – Bryan Katz
- Parks and Recreation – Adam Workman
- Planning Director’s Report – Emily Gibson

**IX. ADJOURN/Continue**

**UPCOMING MEETING DATES:**

August 19, 2020	Meeting ( <i>tentative</i> )	7:00 PM
September 16, 2020	Meeting/Public Hearing	7:00 PM

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JULY 15, 2020 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER**

Chair Foster called the meeting to order at 7:00.

**DETERMINATION OF A QUORUM**

Mr. Workman called the roll to determine a quorum.

Present: Bill Foster, Chair  
Trey Wolz, Vice-Chair  
Adam Workman, Secretary  
Bryan Katz  
Scott Kroll  
Robert Miller  
Bryan Rice

Absent: Coy Allen  
Will Bulloss  
Sara Bohn, Board of Supervisors Liaison

Staff: Emily Gibson, Director of Planning & GIS Services  
Brea Hopkins, Development Planner  
Justin Sanders, Development Planner

**APPROVAL OF AGENDA**

On a motion by Mr. Kroll, and seconded by Mr. Rice, the Planning Commission unanimously approved the agenda as presented.

**APPROVAL OF CONSENT AGENDA**

June 17, 2020 Planning Commission Meeting Minutes

On a motion by Mr. Kroll, and seconded by Mr. Katz, the Planning Commission unanimously approved the consent agenda as presented.

**PUBLIC HEARINGS**

- a. A request by **Jerry L. and Vickie L. Akers** (Agent: Brushy Mountain Engineering) to rezone a total of 1.317 acres from Agricultural (A1) to Manufacturing Light (ML) to allow a Flex Industrial Use (Machine Shop) with proffered conditions. The property is located **10001 Roanoke Road, Elliston**; identified as Tax Map 060-A-9 (Parcel ID: 007525) in the Shawsville Magisterial District. The property currently lies in an area designated as Village Expansion in the 2025 Montgomery County Comprehensive Plan and further designated as Mixed Use in the Elliston-Lafayette Village Plan.

Ms. Hopkins presented the application and indicated that Mr. Kidd, the contract purchaser, was present to answer any questions the Commission may have after staff’s presentation.

Ms. Hopkins provided an overview of the application, which proposes rezoning of 1.317 acres to Manufacturing Light (ML) to allow for a flex industrial use, further defined as a machine shop by the applicant.

Ms. Hopkins provided the Commission with background information on the subject parcel, which formerly housed the Green Hill Meat Packaging Plant. She shared that the plant had existed and operated as a non-conforming use in the Agricultural (A-1) zoning district. Ms. Hopkins shared that the property was rezoned in 1996 to General Business (GB), which allowed commercial redevelopment of the site with no proffered conditions. Ms. Hopkins shared that Mr. Kidd seeks to relocate his existing machine shop from Salem to Montgomery County if the rezoning is approved.

Ms. Hopkins then shared several photographs of the site, highlighting the existing building, entrance, existing access easement, and other features.

Ms. Hopkins provided an overview of the proposed concept plan, detailing the applicants' plan to renovate and utilize the existing structure for the proposed use. She also noted areas where pavement would be removed to add additional landscaping. Ms. Hopkins shared that the existing shared driveway would remain, in addition to the current loading dock. She pointed out parking and other features of the concept plan.

Ms. Hopkins reviewed VDOT comments which indicated that no entrance upgrades would be required and that no negative impacts were foreseen on existing traffic patterns and volume. Ms. Hopkins noted that VDOT may require further review should a change in use or conditions arise.

Ms. Hopkins noted that a small portion of the property does lie within a FEMA designated flood zone, but that no proposed construction or improvements were planned in that area of the site. Ms. Hopkins also referenced the Concept Plan depicted removal of some impervious surface to allow for additional landscaping. A full review of erosion and sediment control measures and stormwater requirements would be provided at site plan submission.

Ms. Hopkins shared that the Elliston Lafayette Wastewater System requires septic. She noted that the existing septic on site would not be utilized and a new septic system would be installed. Ms. Hopkins shared that the connection to public water is not required, as the main water line is located across Route 11/460. The Public Service Authority could not require the connection under these circumstances. Ms. Hopkins shared that the connection would be cost prohibitive due to the minimal water usage that is proposed on site. She continued to state that the existing on-site well will be utilized to provide water for the property and that the applicant had voluntarily tested the existing well and plans some upgrades. Ms. Hopkins also shared that the Virginia Department of Health does not require testing for existing wells. Lastly, she stated that the applicant had included a proffered condition that PSA review would be required for a change in use or a significant increase in water demand.

The Comprehensive Plan designates the site as Mixed Use in the Elliston-Lafayette Village Plan and further denotes it as Planned Light Industrial in the Route 11/460 Corridor Plan. The Comprehensive Plan designation does accommodate small scale industrial and employment uses within villages that are located adjacent to similar uses. Ms. Hopkins stated that the proposed rezoning appears consistent with the Comprehensive Plan and qualified for consideration for rezoning.

Ms. Hopkins stated that staff recommended the approval of the rezoning request with the following proffered conditions:

- 1) Conceptual Layout – The Property shall be developed in general conformance with the Concept Plan prepared by Brushy Mountain Engineering, dated April 28, 2020, last revised on May 29, 2020.
- 2) Zoning Use Limitations – The following by-right uses in Manufacturing – Light shall not be permitted upon rezoning:
  - a. Business or trade school
  - b. Civic club
  - c. Conference or training center
  - d. Crematorium
  - e. Day care center
  - f. Financial services
  - g. Fire, police, rescue facility
  - h. Homeless shelter
  - i. Hotel, motel
  - j. Park and ride lot
  - k. Telecommunications tower, attached
- 3) Utilities – At this time the buildings will be served by Montgomery County Public Service Authority (PSA) sanitary sewer and an existing onsite well. The Applicant/Owner shall review with the PSA any change in use or significant increase in water demand to determine if connection to PSA water supply will be required.

Ms. Hopkins stated that staff had not received any public comments on the proposed rezoning request.

Chair Foster then asked the Commission if there were any questions for staff.

Mr. Rice asked Ms. Hopkins for clarification on the third proffered condition, specifically if a certain amount of water consumption would trigger a review by the PSA. Ms. Hopkins responded that a change in use would likely be the factor which would result in a review. She mentioned that the PSA can calculate the gallons per day usage of a particular use type. The PSA would have discretion on requiring connection based on this information.

Mr. Kidd, the prospective property owner, came forward and provided background on the proposed project. Mr. Kidd stated that he had opened a machine shop in Salem two years ago and was looking to expand his operations. He expressed his excitement about the project site, and cited his family history in Montgomery County as a factor in wanting to relocate. He stated that he had one full time employee and two part-time employees currently working at the current machine shop. He stated that he hopes to continue to grow in the new location, pending the approval of the rezoning request. The existing machine shop contains a variety of mills and lathes. Mr. Kidd noted that as he continues to expand his operations, he would be adding larger pieces of equipment to the shop.

Chair Foster then asked the Commission if there were any questions for the applicant.

Mr. Kroll asked Mr. Kidd about the volume of truck traffic that would be generated through the delivery of raw materials or processed items. Mr. Kidd responded that majority of the shop's existing materials were delivered and/or shipped via pickup trucks and attached trailers. He stated that as the machine shop continues to grow, that he expects no more than two trucks a day coming to the site.

Seeing no additional questions for Mr. Kidd, Chair Foster opened the public hearing at 7:23 pm.

Chair Foster noted that no individuals had signed up to speak during the public hearing.

Seeing no additional speakers, Chair Foster closed the public hearing at 7:24 pm.

Mr. Katz questioned the proffer concerning water consumption and increased demand. He expressed that he would like to remove the component citing "significant increase of demand."

Mr. Rice noted that the voluntary proffers could not be amended by the Planning Commission as they were not conditions. He stated that he felt the significant point of the proffer was the change in use and felt that it would be the main rationale for any future PSA connection.

On a motion made by Mr. Kroll, seconded by Mr. Miller and carried unanimously, the Planning Commission (7-0 with two absent) recommended approval of the proposed rezoning request to rezone a total of 1.317 acres from Agricultural (A1) to Manufacturing Light (ML) to allow a Flex Industrial Use (Machine Shop) with proffered conditions.

## 2<sup>nd</sup> PUBLIC HEARING

- b. A request by **Jason and Indra McGrady** (Agent: Balzer and Associates, Inc) to rezone a 3.358 acre portion of a 5.295 acre parcel from Agricultural (A1) to Community Business (CB) to allow for the construction of a contractor service establishment. The property is located at **421 Jennelle Road, Blacksburg**; identified as Tax Map 067-10-2 (Parcel ID: 025143) in the Shawsville Magisterial District. The property currently lies in an area designated as Urban Expansion in the Montgomery County 2025 Comprehensive Plan.

AND

A request by **Jason and Indra McGrady** (Agent: Balzer and Associates, Inc) for a Special Use Permit to allow the construction of a contractor service establishment on the same parcel.

Mr. Sanders came forward to present the application. He outlined adjacent property uses and provided background information on the site location and existing structures.

Mr. Sanders presented several photographs of the site and outlined features including the gravel access road, gravel parking area, and existing metal building which would be utilized as part of the proposed contractor services establishment.

Mr. Sanders then presented the concept plan submitted by the applicants' agent. He highlighted the change made to the previously submitted concept plan which would pave the entrance area from the edge of the pavement of Jennelle Road to the right-of-way. Mr. Sanders also pointed out the proposed landscape buffers around the property and the location of the proposed structure. Mr. Sanders commented that the topography and existing tree cover on the site, which would be utilized as part of the required landscape buffer, aided in mitigating any visual impacts of the proposed project on surrounding properties. He also presented a rendering of the proposed office building.

Mr. Sanders outlined the potential transportation impacts of the project. He noted that VDOT had reviewed the proposed entrance and determined it to be a low-volume commercial entrance. Upon review, VDOT had determined that no turn lanes were needed for the project.

Mr. Sanders then shared that a certification letter had been received from the Virginia Department of Health outlining the suitability of the property for private water and septic systems. Mr. Sanders

explained that no public water or sewer service was available on the subject parcel and no service was planned by the PSA. He also shared that the Community Business zoning designation does allow for private water and septic systems with the approval of VDH.

Mr. Sanders then shared that no portion of the property was located within a FEMA floodplain and that erosion and sediment control standards and stormwater requirements would be determined during the site plan review process.

Mr. Sanders noted that the site lies within an area designated as Urban Expansion by the Comprehensive Plan. Mr. Sanders outlined the various Comprehensive Plan sections for consideration and shared how the proposed project aligned with those policy sections. Mr. Sanders then outlined the Community Business zoning designation objectives. Mr. Sanders stated that the rezoning application appeared to be in compliance with the Comprehensive Plan and qualified for consideration for rezoning.

Mr. Sanders stated that staff recommended the approval of the rezoning request with the following proffered conditions:

1. Conceptual Layout – The Property shall be developed in general conformance with the master plan submitted by Balzer and Associates, Inc depicted on Sheet Z2, dated May 26, 2020 and revised June 25, 2020.
2. The proposed office building shall be constructed in general conformance with the rendering provided within the application dated May 26, 2020 and revised June 25, 2020.

Mr. Sanders also shared that staff recommended the approval of the special use permit for the construction of a contractor services establishment with the following conditions:

- 1) Normal hours of operation shall be limited to 7:00 AM through 7:00 PM
- 2) Exterior lighting installed on the property shall be designed to prevent glare onto adjacent properties and comply with "Dark Sky Friendly" standards.

Seeing no questions for staff, Mr. Sanders informed the Commission that the applicants, Jason and Indra McGrady, and their agent, Steve Semones from Balzer and Associates, were present to answer any questions.

Mr. Steve Semones provided a brief overview of his involvement with the project and detailed considerations made in the design of the concept plan. He also provided an overview on the changes made to the concept plan since the previous work session.

Chair Foster then asked the Commission if there were any questions for the applicant. No questions were raised by members of the Commission.

Chair Foster then opened the public hearing at 7:41 pm. Seeing no speakers, the public hearing was closed.

Mr. Katz shared that he believed that the project would be a major asset to the county and expressed his appreciation at the thought that was put into the design and site configuration.

On a motion made by Mr. Katz, seconded by Mr. Workman and carried unanimously (7-0 with two absent), the Planning Commission recommended approval of the proposed rezoning request to rezone a total of 3.358 acres from Agricultural (A1) to Community Business (CB) with proffered conditions:

1. Conceptual Layout – The Property shall be developed in general conformance with the master plan submitted by Balzer and Associates, Inc depicted on Sheet Z2, dated May 26, 2020 and revised June 25, 2020.
2. The proposed office building shall be constructed in general conformance with the rendering provided within the application dated May 26, 2020 and revised June 25, 2020.

On a motion made by Mr. Miller, seconded by Mr. Wolz and carried unanimously, the Planning Commission recommended approval of the special use permit to construct a contractor services establishment with the conditions recommended by staff:

- 1) Normal hours of operation shall be limited to 7:00 AM through 7:00 PM
- 2) Exterior lighting installed on the property shall be designed to prevent glare onto adjacent properties and comply with "Dark Sky Friendly" standards.

## **PUBLIC ADDRESS**

Chair Foster opened this portion of the meeting at 7:44 PM. Having no speakers, the public address session was closed.

**OLD BUSINESS:** None.

## **NEW BUSINESS:**

### **a. Comprehensive Plan Preparation**

Ms. Gibson provided an overview of the Comprehensive Planning process, including requirements in the Code of Virginia for items that must be included in the document. Ms. Gibson also detailed items that could be included in the plan, that are often tailored to specific needs of communities. She also provided members of the Commission with information on the current Montgomery County 2025 Comprehensive Plan and ongoing efforts to update the Village plans by staff. Ms. Gibson asked members of the Commission for their feedback on future Comprehensive Planning efforts so that staff could provide requested data and other resources throughout the process.

Mr. Katz asked for clarification regarding the level of specificity of the Comprehensive Plan on issues relating to broadband access. Ms. Gibson stated that the Comprehensive Plan language would be broad in scope, allowing the Commission flexibility on implementation. She noted that the broadband study commissioned by the County and the work of the Economic Development department would guide future projects concerning broadband access.

Mr. Krill expressed a desire for more consistency throughout the Comprehensive Plan. He noted that various components of the plan often had different color coding, shading, and nomenclature denoting the same items. He noted that these inconsistencies can make the plan confusing and difficult to interpret. Mr. Kroll also stated that the Comprehensive Plan often referenced other plans or studies which were not integrated into the document, leading to further confusion.

Ms. Gibson noted that staff understands that inconsistency exists in the plan and works to ensure continuity between different Comprehensive Plan sections when making updates. She noted that current revisions of the Village Plans will contain more integration of other plan elements into the body of the document. Ms. Gibson also noted that adoption of one plan does not mean that other studies or

plans are replaced. She noted that incorporating these other plans by reference is important to ensuring clarity.

Mr. Katz shared his desire for the Comprehensive Plan to provide better guidance on transportation planning and how transportation and development patterns were related. He stated that he would like to see a map of the rezonings approved since the adoption of the Comprehensive Plan to have a better understanding of growth patterns and the impact on transportation. Mr. Katz also stated that it would be beneficial to establish priorities for transportation projects due to the ever-changing nature of state funding for these projects.

Ms. Gibson noted that specificity is also important when discussing transportation in the Comprehensive Plan. She stated that increase focus on the capacity of road sections and attention to intersections would be important in future transportation planning.

Chair Foster asked for clarification on what was meant by public services in the context of Comprehensive Planning. Ms. Gibson noted that public services could mean a wide range of services that benefit the public, including infrastructure, recreation, and other services.

Chair Foster inquired about water and sewer connections in the Prices Fork and Riner areas, where development pressure seems concentrated. Ms. Gibson noted that future expansion of these systems is currently underway or in the planning stages. She noted that data from the Public Service Authority could be utilized in drafting components of the plan related to infrastructure improvements.

Chair Foster expressed his interest in the assumptions that factor into the Comprehensive Plan concerning the universities and their impact on growth rates and services. He noted that the uncertainty surrounding COVID-19 may impact those assumptions in the future.

Mr. Kroll asked how the school system was integrated into the Comprehensive Plan. Ms. Gibson replied that the schools input is sought in future planning efforts. She noted that schools are at the heart of many of the villages in the county. Ms. Gibson shared that the capital project discussions help to ensure that the County and the school system are communicating these needs and issues.

Several Commissioners returned to concerns about transportation, with Mr. Katz expressing interest in further training on transportation issues. Ms. Gibson noted that staff had continued to adapt its approach to transportation projects, as the funding of projects continues to be changed by VDOT.

Ms. Gibson closed by encouraging Commissioners to share their questions and feedback with staff to continue to guide the Comprehensive Planning process.

## **LIAISON REPORTS**

Board of Supervisors – Ms. Gibson provided an update on behalf of Supervisor Bohn. She noted that the Oak Forest Rezoning application was approved by the Board at their last meeting. Ms. Gibson also shared that the Board had received an update on revenue collection, which has remained at projected levels and is on par for previous years' collection rate. She also shared that the Board had adopted paperwork for a Community Development Block Grant to assist the Millstone Kitchen and the Neighbors in Need program with CARES Act funding. Lastly, Ms. Gibson shared an update regarding a new change to dog licensing fees that was presented to the Board.

Public Service Authority – Ms. Gibson shared that the PSA had recently held their Public Hearing on a proposed 5.5% rate increase. The increase was approved.

Blacksburg Planning Commission – Ms. Gibson shared that the Planning Commission had recently met to consider two Conditional Use Permits. The CUP concerned a medical clinic locating in the town. The second CUP was submitted in regard to a height increase for the new parking structure and mixed use development at the Old Middle School site. Both applications were approved.

Christiansburg Planning Commission – Mr. Rice stated that the Planning Commission had recently met to consider an application from MCPS regarding the Old Christiansburg Middle School site. He shared that action was tabled and the Commission held a site visit on Monday, July 13.

Radford Planning Commission – No report.

Tourism Council – No Report.

Parks and Recreation – No report.

Planning Director's Report – Ms. Gibson shared that staff continues to provide contactless and electronic submission options for applicants. She noted that the new MyGIS OneView system continues to perform well and allows staff much greater flexibility to make changes and respond to citizen needs. She shared that permitting, plat review, and other services remain on par with previous years' volumes. Ms. Gibson then asked the Commission for their preference on an August meeting date. The Commission determined that it would meet on August 12, holding the August 19 date if the need arose to discuss additional items.

## **ADJOURNMENT**

With no additional business, Chair Foster adjourned the meeting at 8:37 p.m.

## MEMORANDUM

TO: Planning Commission

FROM: Planning and GIS Services Staff

CC: Mary M. McMahon, County Attorney

DATE: August 8, 2020 for August 12, 2020 Planning Commission Meeting

SUBJECT: Zoning Text Amendments

At your August 12 meeting, staff will share with the full Commission a series of text amendments concerning telecommunications facilities. The proposed amendments were reviewed by the Development Subcommittee during their meeting on Wednesday, July 29. At that time, members of the subcommittee received background information on the proposed amendments, reviewed the proposed verbiage proposed by staff, and provided feedback. Staff is prepared to provide an overview to the full Commission on these items.

### Background

Wireless and telecommunications companies continue to develop new technologies to deliver cellular and data services throughout the country. Micro-wireless and small cell facilities are two of the newest advances in the telecommunications industry and requests by companies to install these new facilities continue to increase. These facilities are aimed at increasing cellular and wireless data capacity in high use areas and are often installed on existing towers or other infrastructure.

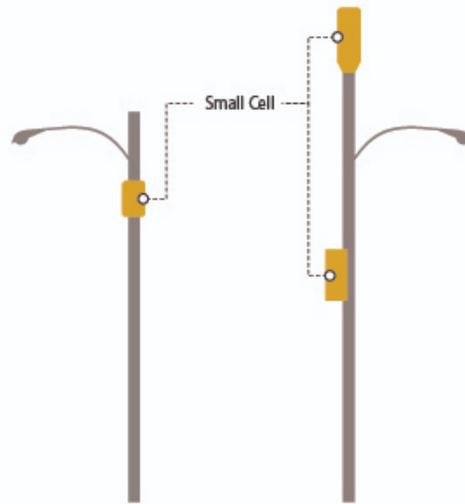
The increased demand for these facilities was underscored by legislation passed by the General Assembly in 2017 and 2018. Through this legislation, the General Assembly mandated that localities modify their zoning ordinances to allow for the timely implementation of these technologies throughout Virginia. The General Assembly action requires that localities remove requirements for Special Use Permits for the location of micro-wireless and small cell facilities on existing towers and that localities streamline administrative review processes.

Staff has reviewed the zoning ordinance and suggests a number of amendments to ensure compliance of Montgomery County's ordinance with the legislation passed by the General Assembly. The attached information sheet fully detail the proposed changes and relevant Code sections. The proposed changes would:

- define terms not currently addressed in the zoning ordinance - "co-location," "small cell," and "micro-wireless"
- revise existing definitions to include co-located "small cell" and "micro-wireless" facilities as permitted by right in zoning districts where attached towers are permitted by right
- add free standing "small cell" and "micro-wireless" facilities as uses permitted by SUP in zoning districts which currently allow freestanding towers by SUP
- outline additional use regulations for these facilities

Upon review and comment by the Planning Commission, the proposed text amendments would advance forward for a public hearing at the September Planning Commission meeting.

1 **Small Cell and Micro Wireless Telecommunication Facilities**



9 **Current Regulation of Telecommunications Facilities and Towers**

10 **Definitions Related to Telecommunications Structures**

11 *Telecommunications facilities:* Any land area, structure, and/or equipment affixed to land  
12 or structures (singly or in any combination), used in telephone, telegraph, radio,  
13 television, or other operations involving the transmitting, receiving or exchange of  
14 information over wires, cables, fibers, light beams or by electromagnetic energy through  
15 the atmosphere.

16 *Telecommunications tower, attached:* A telecommunications antenna which is placed on an  
17 existing building, existing telecommunication tower, or other existing non-  
18 telecommunications structure including but not limited to a billboard sign, public utility  
19 structures, silos, and church steeples. Private flag poles and/or private utility poles shall  
20 not be utilized for telecommunications antenna. The top of any antenna array shall not  
21 extend more than twenty (20) feet above the existing facility.

22 *Telecommunications tower, freestanding:* An independent structure of skeletal framework or  
23 a pole, guyed or self-supporting, used to support antennas. Guy wire, framework and  
24 other stabilizing devices are considered part of the structure of the tower.

25

1 Current Classification of Telecommunications Facilities as Permitted Use/ Use Requiring  
2 Special Use Permit

3 Montgomery County Code currently permits Attached Telecommunications Towers by  
4 right and Freestanding Telecommunication Towers by Special Use Permit in the  
5 following Zoning Districts:

- 6 ● A-1 Agricultural
- 7 ● C-1 Conservation
- 8 ● R-R Rural Residential
- 9 ● GB General Business
- 10 ● CB Community Business
- 11 ● M-1 Manufacturing
- 12 ● M-L Manufacturing Light

13 Freestanding Telecommunications Towers are not permitted in any other Zoning District.  
14 Attached Telecommunications Towers are permitted by right in the following Zoning  
15 Districts:

- 16 ● R-1 Residential
- 17 ● R-2 Residential
- 18 ● R-3 Residential
- 19 ● RM-1 Residential

20 **Reason for Proposed Amendments**

21 Telecommunications technology continues to evolve rapidly. The implementation of the  
22 5G cellular network and increased demand for wireless data service have caused  
23 dramatic shifts in the telecommunications industry. The rollout of “small cell” and  
24 micro-wireless” equipment and facilities coincides with the increased demand for  
25 coverage from cellular companies. This equipment is more compact than previous  
26 wireless facilities and is often co-located on existing telecommunications towers,  
27 buildings, or utility poles.

28 In 2017 and 2018, the General Assembly addressed small cell and micro wireless facilities  
29 in State Code, and established administrative requirements for localities in the approval  
30 of these facilities. The General Assembly also directed localities to remove requirements  
31 for Special Use Permits for the co-location of small cell and micro wireless, permit the

1 construction of new facilities in rights-of-way owned by localities by right, and establish  
2 a procedure for the construction of micro wireless and small cell facilities.

3 The proposed amendments to the Montgomery County Code align provisions regarding  
4 small cell and micro wireless facilities with the Code of Virginia. Staff will also be  
5 amending administrative procedures regarding review and approval of these facilities.

6

### 7 **Proposed Definitions to be added/amended in Zoning Ordinance Section 10-61**

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- 9 ● Modify definition of Telecommunications tower, attached:

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11 *Telecommunications tower, attached:* A telecommunications antenna which is placed on  
12 an existing building, existing telecommunication tower, or other existing non-  
13 telecommunications structure including but not limited to a billboard sign, public  
14 utility structures, silos, and church steeples. **Includes co-location of micro wireless**  
15 **(see Telecommunications facility, micro wireless) and small cell (see**  
16 **Telecommunications facility, small cell) facilities.** Private flag poles and/or private  
17 utility poles shall not be utilized for telecommunications antenna. The top of any  
18 antenna array shall not extend more than twenty (20) feet above the existing facility.

- 19 ● Add new definition for co-locate:

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21 *Co-locate:* to install, mount, maintain, modify, operate, or replace a wireless facility on,  
22 under, within, or adjacent to a base station, building, existing structure, utility pole,  
23 or wireless support structure.

- 24 ● Add new definition for Telecommunications facility, micro wireless:

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26 *Telecommunications facility, micro wireless:* a wireless facility which meets all criteria of  
27 a small cell facility (see Telecommunications facility, small cell) and is not larger in  
28 dimension than 24 inches in length, 15 inches in width, and 12 inches in height and  
29 that has an exterior antenna, if any, not longer than 11 inches.

- 30 ● Add new definition for Telecommunications facility, small cell:

31

1        *Telecommunications facility, small cell:* a wireless facility that meets both of the  
2 following qualifications: (i) each antenna is located inside an enclosure of no more  
3 than six cubic feet in volume, or, in the case of an antenna that has exposed elements,  
4 the antenna and all of its exposed elements could fit within an imaginary enclosure of  
5 no more than six cubic feet and (ii) all other wireless equipment associated with the  
6 facility has a cumulative volume of no more than 28 cubic feet, or such higher limit as  
7 is established by the Federal Communications Commission. The following types of  
8 associated equipment are not included in the calculation of equipment volume:  
9 electric meter, concealment, telecommunications demarcation boxes, back-up power  
10 systems, grounding equipment, power transfer switches, cut-off switches, and  
11 vertical cable runs for the connection of power and other services.

12

### 13    **Proposed Amendments to Zoning Districts Regulations**

14        Section 10-21 (4) Agricultural (A-1)- Uses permitted by Special Use Permit

- 15            ○ Add Telecommunications facility, micro wireless
- 16            ○ Add Telecommunications facility, small cell

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18        Section 10-22 (4) Conservation (C-1)- Uses permitted by Special Use Permit

- 19            ○ Add Telecommunications facility, micro wireless
- 20            ○ Add Telecommunications facility, small cell

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22        Section 10-23 (4) Rural Residential (R-R)- Uses permitted by Special Use Permit

- 23            ○ Add Telecommunications facility, micro wireless
- 24            ○ Add Telecommunications facility, small cell

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26        Section 10-28 (4) General Business (GB) - Uses permitted by Special Use Permit

- 27            ○ Add Telecommunications facility, micro wireless
- 28            ○ Add Telecommunications facility, small cell

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30        Section 10-29 (4) Community Business (CB) - Uses permitted by Special Use Permit

- 31            ○ Add Telecommunications facility, micro wireless

- 1           ○ Add Telecommunications facility, small cell

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3           Section 10-30 (4) Manufacturing (M-1) - Uses permitted by Special Use Permit

- 4           ○ Add Telecommunications facility, micro wireless
- 5           ○ Add Telecommunications facility, small cell

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7           Section 10-31 (4) Manufacturing Light (M-L) - Uses permitted by Special Use Permit

- 8           ○ Add Telecommunications facility, micro wireless
- 9           ○ Add Telecommunications facility, small cell

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11       **Additional Amendments**

12           Section 10-41 (7a) - Permitted structures in required yards

- 13           ○ Add Telecommunications facility, micro wireless
- 14           ○ Add Telecommunications facility, small cell

15

16           Section 10-48 Additional Regulations for Special Uses

- 17           ○ Add Telecommunications facility, micro wireless and Telecommunications
- 18           facility, small cell:

19           ○ Except for antennas completely enclosed within a structure, all antennas

20           and their supporting mounts must be designed to match or blend with

21           the structure on which it is mounted or provide other means of visual

22           mitigation.

23           ○ Commercial advertising or signs are not allowed on any monopole,

24           tower, antenna, antenna support structure, or related equipment cabinet

25           or structure.

26           ○ If any additions, changes or modifications are to be made to these

27           facilities, the Zoning Administrator has the authority to require proof,

28           through the submission of engineering and structural data, that the

29           addition, change, or modifications conforms to structural wind load and

30           all other requirements of the Virginia Uniform Statewide Building Code.

31           ○ Signals, lights or illumination are not permitted unless required by

32           federal, state, or local law.

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- All antennas and related equipment cabinets or structures must be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.
- Any antennas, equipment, and associated support structures that are clearly depicted on the Special Use Permit application may be approved as part of the wireless facility and would not be subject to separate permit approval that would otherwise be required for such installations.

8



# VILLAGE LAND USE DESIGNATIONS

Land use classifications are intended to guide development within a community, in order to achieve and maintain quality, livability, and attractiveness. All properties within Montgomery County are designated with a specific land use category. Land use designations recognize existing uses, accommodate orderly growth, protect the natural environment, and identify suitability of development. Future Land Use Maps display the geographical distribution of the different land use designations, as developed through a local planning process and reviewed by existing landowners.



## LOW DENSITY RESIDENTIAL

Single family living and community services with up to two (2) dwelling units per acre. Lots with and without public water and sewer.



## MEDIUM DENSITY RESIDENTIAL

Single family living and community services with three (3) to five (5) dwelling units per acre. Lots with public water and sewer.



## HIGH DENSITY RESIDENTIAL

Residential neighborhoods with more than five (5) dwelling units per acre, includes single and multi-family living.



## MIXED RESIDENTIAL

Primarily residential neighborhoods with single and multi-family living, neighborhood commercial, small scale retail/services, and live-work units. Up to eight (8) dwelling units per acre.



## MIXED USE

Neighborhoods with a mix of residential, light industrial, and commercial and professional services. Up to eight (8) dwelling units per acre.

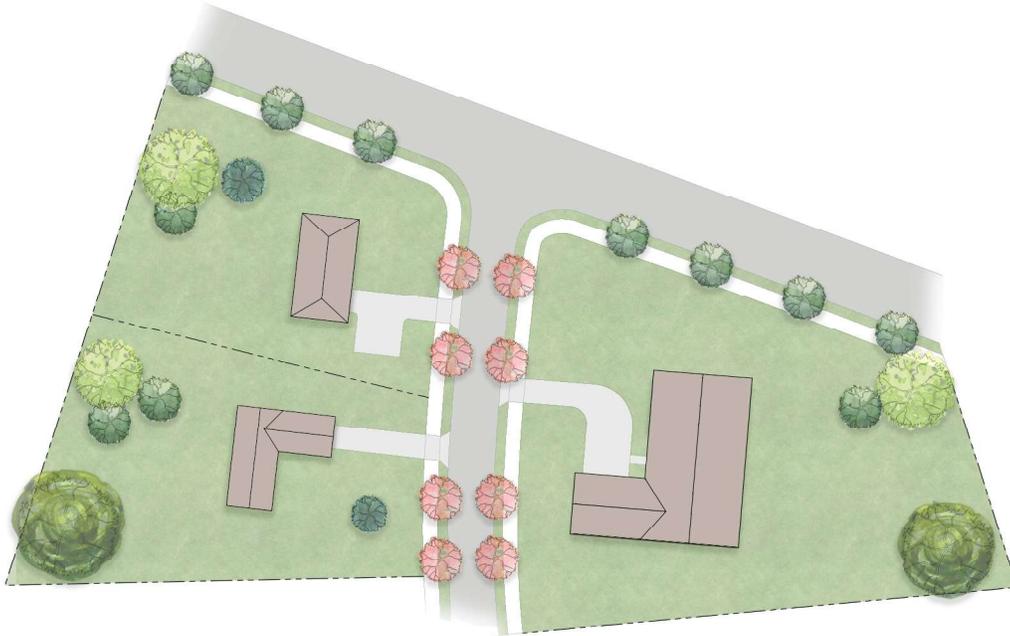


## VILLAGE SCALE

Small-scale commercial development that supports community: including light industrial uses, and commercial, professional and civic services.



# LOW DENSITY RESIDENTIAL



## DESIGN GUIDELINES

### Building Heights



### Building Types



### Density



### Landuse Type

- Residential
- Commercial Services
- Professional Services
- Light Industrial
- Community Services
- Public Use
- Recreational Amenities
- Multi-use Trails



# MEDIUM DENSITY RESIDENTIAL



## DESIGN GUIDELINES

### Building Heights



1 to 3 stories

### Building Types

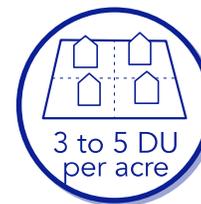


detached housing



attached housing

### Density



3 to 5 DU per acre

### Landuse Type

- Residential
- Commercial Services
- Professional Services
- Light Industrial
- Community Services
- Public Use
- Recreational Amenities
- Multi-use Trails



# HIGH DENSITY RESIDENTIAL



## DESIGN GUIDELINES

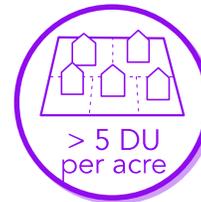
### Building Heights



### Building Types



### Density



### Landuse Type

- Residential
- Commercial Services
- Professional Services
- Light Industrial
- Community Services
- Public Use
- Recreational Amenities
- Multi-use Trails



# MIXED RESIDENTIAL



-  Single Family
-  Duplex
-  Townhomes
-  Apartment Complex
-  Live/Work
-  Neighborhood Commercial

## DESIGN GUIDELINES

### Building Heights



### Building Types



### Density



### Landuse Type

- Residential
- Commercial Services
- Professional Services
- Light Industrial
- Community Services
- Public Use
- Recreational Amenities
- Multi-use Trails



# MIXED USE



## DESIGN GUIDELINES

### Building Heights



### Building Types



### Density

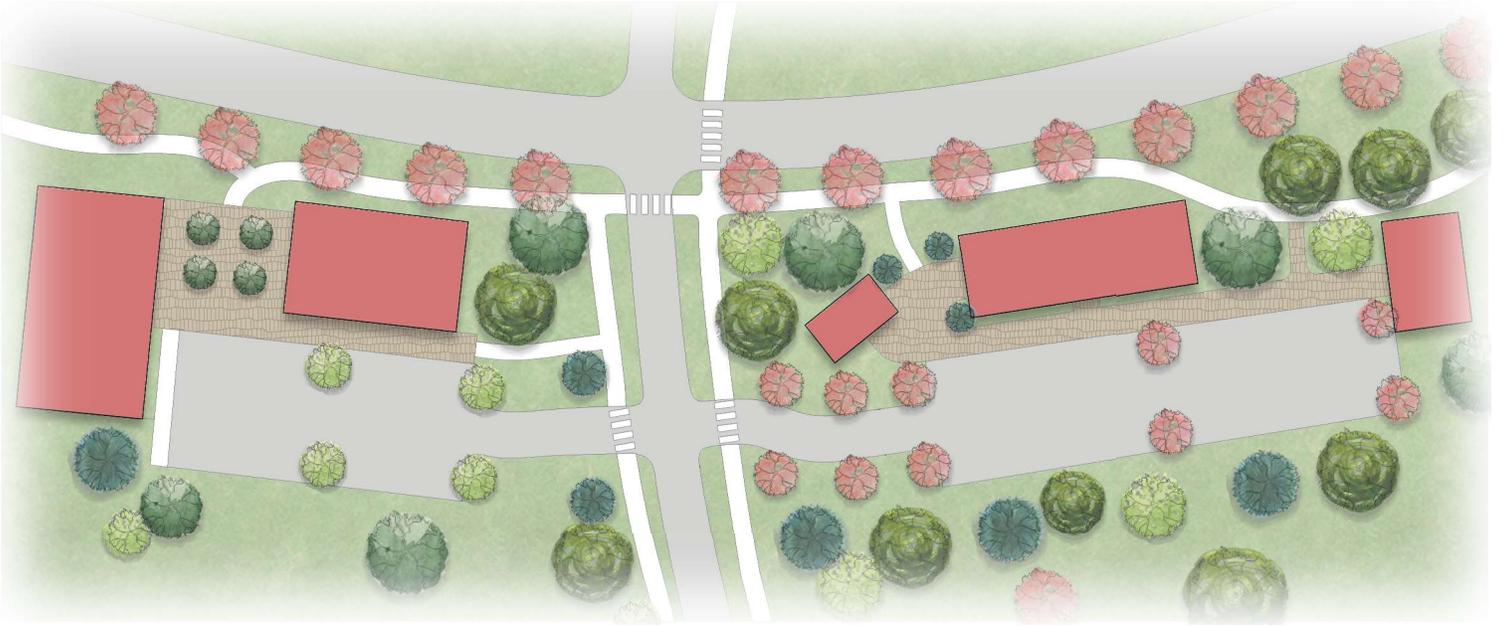


### Landuse Type

- Residential
- Commercial Services
- Professional Services
- Light Industrial
- Community Services
- Public Use
- Recreational Amenities
- Multi-use Trails



# VILLAGE SCALE



## DESIGN GUIDELINES

### Building Heights



### Building Types



### Density



### Landuse Type

- Residential
- Commercial Services
- Professional Services
- Light Industrial
- Community Services
- Public Use
- Recreational Amenities
- Multi-use Trails