



Dinwiddie County Planning and Zoning Office

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MEMORANDUM

TO: Board of Supervisors
W. Kevin Massengill, County Administrator

FROM: Mark Bassett, Planning Director

DATE: March 12, 2020

SUBJECT: Proposed Zoning Ordinance amendments to add a \$100.00 fee for administrative review-eligible projects; to consolidate the Article's definitions into one Section and to add new telecommunication facilities definitions; and to provide for procedures and requirements for administrative review projects and standard review projects

Proposed Zoning Ordinance Amendments

The proposed amendments to the Dinwiddie County Zoning Ordinance include amending Section 22-8 and Sections 22-268, 22-270, 22-271, 22-274, Section 22-274.1. Section 22-8 – Administrative fees is amended to include a \$100.00 fee for administrative review-eligible projects. Section 22-268 is amended to consolidate the Article's definitions into one Section to define an "Administrative review-eligible project", "Antenna", "Base station", "Co-locate", "Existing structure or facility", "Micro-wireless facility", "Small cell facility", "Standard process project", "Utility pole", "Water tower", "Wireless broadband support structure", "Wireless facility", "Wireless infrastructure provider", "Wireless services", "Wireless service provider," and "Wireless support structure". Section 22-270 is amended providing that all standard process project wireless telecommunication facilities require a conditional use permit, and Sec. 22-270 (e) provides that a wireless broadband support structure 60 feet or less AGL is not subject to the requirements of Article IX. Sec. 22-271 is amended to provide for a review process for a standard process review project and Sec. 22-274 (a) is amended to include general standards for standard review process projects. Section 22-274 (b) is included to provide for general standards for standard review process projects and administrative review-eligible projects. Section 22-274.1 is amended to remove the definitions from this Section and include them in Sec. 22-268 Definitions, and Section 22-274.1 is further amended to include regulations for reviewing administrative review-eligible projects which regulations are included in Section 22-274.1 (c). Section 22-274.1 (d) includes regulations for reviewing the replacement or modification of an existing antenna support structure under the administrative review process, and Section 22-274.1 (e) includes provisions for a co-location of antenna by a telecommunications service provider on an existing antenna support structure to be considered an administrative review-eligible project.

After the public hearing, changes may be made to the ordinance, as appropriate.

Staff Recommendation

Staff recommends approval of the Zoning Ordinance amendments as submitted.

Planning Commission Action

WHEREAS, in accordance with Va. Code §§ 15.2-2285 and 15.2-2286(A)(7), the Dinwiddie County Planning Commission is of the opinion that the public necessity, convenience, general welfare, or good zoning practice warrant the consideration of the following Zoning Ordinance amendments:

NOW, THEREFORE, BE IT RESOLVED that the Dinwiddie County Planning Commission does hereby recommend (approval or disapproval) of the Zoning Ordinance amendments as presented to the Board of Supervisors.