



STAFF REPORT

Planning Commission Meeting Date:	November 28, 2023
Agenda Title:	ZOTA-23-1 Zoning Ordinance Text Amendment to Reduce the Setback Requirement for Telecommunication Towers in the PSP (Public Semi Public) Zoning District
Requested Action:	Hold a Work Session
Department / Agency Lead:	Community Development
Staff Lead:	Heather Jenkins, Zoning Administrator

EXECUTIVE SUMMARY

Article 9, Section 9-18 *Telecommunications Facilities*, regulates the height, location and appearance of telecommunication towers within Town boundaries. Section 9-18.10 *Setbacks*, requires that all towers be set back a distance of at least one hundred (100) percent of the height of the tower from the boundaries of the property on which the tower is located.

Mr. James Downey, on behalf of his client Arcola Towers, LLC (the Applicant), is requesting that Ordinance Section 9-18.10 *Setbacks* be revised so that the setback requirement is reduced for telecommunication towers located in the Public-Semi-Public (PSP) District, so as to require less than 100 percent of the height of the tower to the property boundary. The specific site where Arcola Towers, LLC would like to establish a telecommunication tower is located within the dedicated right-of-way area at the intersection of the Eastern Bypass, US 17 Spur, East Lee Highway and Lee Highway. However, should a text amendment to Section 9-18.10 *Setbacks* be adopted by Town Council, the setback reduction would apply to all properties located within the PSP District.

BACKGROUND

The Applicant is proposing to construct a 150-foot tall telecommunication tower on a parcel of land leased from the Virginia Department of Transportation (VDOT), within the Eastern Bypass U.S. Route 17 Spur. The proposed location for the tower, adjacent to an existing stormwater management facility that is maintained by VDOT, will not meet the required 100-percent setback requirement that is equal to the height of the 150-foot tower. A copy of the application documents have been included with this staff report as [Attachment A](#).

Telecommunication towers are allowed in all Zoning Districts as a Permissible Use that requires the approval of a Special Use Permit by Town Council following a public hearing before both the Planning Commission and Town Council. Zoning Ordinance Section 9-18 *Telecommunications Facilities* regulates towers that are constructed within the Town boundaries, and includes both minimum standards that all towers must meet, as well as factors that must be considered as a part of all Special Use Permits for towers. A copy of Section 9-18 of the Ordinance has been included with this staff report as [Attachment B](#).

Zoning Ordinance Section 9-18.10 *Setbacks* requires that a tower be located no closer to any property line than the full height of the tower. This fall zone ensures that a tower collapse will be completely contained within the property boundaries. The fall zone setback required by Section 9-18.10 cannot currently be waived or modified by Town Council as a part of the Special Use Permit process.

Local jurisdictions in the area differ in setback requirements for telecommunications facilities, as shown in the table below. Generally speaking, about half of local jurisdictions require a setback equal to the full height of the tower without the ability to reduce the setback; about half of jurisdictions surveyed allow for a setback that is less than the full height of the tower, most often with engineering certification provided to demonstrate the actual fall zone radius. The applicant has provided a copy of a fall zone certification letter prepared by an engineer as an example of the engineering certification that could be provided as a part of an application to justify a fall zone that is less than 100% of the tower height, included with this staff report as Attachment C.

Telecommunications Facilities – Setback Requirements <i>Setback reduction allowed to less than the full height of the tower.</i>		
Jurisdiction	Setback Reduction Allowed	Setback Requirements
Fairfax City	Yes	Minimum setback equal to 110% of the tower height, except for monopoles certified by an engineer where the setback is reduced to the minimum setback for the district.
Fauquier County	Yes	Towers must be set back a distance equal to the height of the tower, except where the setback is reduced to no less than the fall zone as determined by an engineering design as a part of the legislative approval process.
Culpeper County	No	Towers must be designed to collapse within the lot lines.
Town of Culpeper	No	Towers must be set back at least the minimum setback for the district, and must be designed to fall within the boundaries of the property, except where a permanent easement is obtained from an adjoining property owner. No habitable structure shall be located within the fall zone.
Prince William County	No	Setback of twice the tower height for all property lines that abut residential or agricultural properties; minimum setback of 200 feet from all public streets, with an additional setback equal to the tower height for all towers over 200 feet in height. The tower must be designed to collapse within the property boundaries.
Rappahannock County	No	For any tower over 50 feet in height, a minimum setback equal to 110% of the tower height is required, and must be contained entirely within the subject property. Within the setback, the property owner may erect structures at their own risk.
Spotsylvania County	Yes	Towers must be set back from property lines at least the minimum setback for the district. A certified engineering statement must be provided to specify the tower design, including breakpoints.
Loudoun County	Yes	Public towers must be set back equal to the height of the tower. Commercial monopoles and towers must be set back 1 foot for every 5 feet of tower height.

The Applicant has requested that the proposed text amendment apply solely to those properties that are located within the Public-Semi-Public Institutional District. The Ordinance describes the intent of this district in Section 3-4.9.1 *Legislative Intent* as:

This district is intended to provide for major public, semi-public, and institutional uses, to facilitate future growth of such uses within the district in accordance with the objectives, policies and proposals of the Comprehensive Plan, including the encouragement of convenient and safe nearby residential neighborhoods, and to provide evidence on the Zoning Map of the nature of land use planned for this district.

Ordinance Section 3-4.9 includes a list of *Permitted Uses* (by-right) and *Permissible Uses* (by special use permit upon approval of the Town Council) that are allowable in the PSP district. The listed uses include child care centers, community buildings, nursing homes, parks, governmental buildings, hospitals, schools and treatment plants; a full list of Permitted and Permissible uses is included as [Attachment D](#).

The Comprehensive Plan, Plan Warrenton 2020, includes both Public/Semi-Public Non-Intensive and Public/Semi-Public Intensive as designations on the Future Land Use Map. The Comprehensive Plan describes Public/Semi-Public Uses as land and facilities owned by Town Council, The Fauquier County Board of Supervisors, the Fauquier County School Board, the Commonwealth of Virginia or the Fauquier Hospital, and generally planned for school, library, government, recreation, and health facility uses and expansions, to include municipal parking lots, court buildings, public parks and the cemetery.

The Town currently contains 499.24 acres of land zoned to the PSP district; of this total area, there are 86 parcels consisting of 405.13 acres of tax parcel land. The majority of parcels currently zoned to the PSP district are developed with structures or uses, with some limited area for future expansion. A map showing the location of tax parcels zoned to the PSP district has been included with this staff report as [Attachment E](#). Given that the text amendment proposed by the Applicant will apply to all PSP-zoned land within the Town, a setback reduction to less than the total height of the tower has the potential to affect all PSP-zoned parcels and land, as well as the improvements located therein.

AGENCY REVIEW

The specific location where the Applicant desires to construct a telecommunications tower is located on dedicated right-of-way associated with the U.S. Route 17 Spur, owned by VDOT. VDOT has reviewed the proposed tower, and approved a location adjacent to an existing stormwater management facility. The location as approved by VDOT will not allow the proposed 150-foot tall telecommunications tower to meet the setback as required by Ordinance Section 9-18.10 – *Setbacks*. A map showing the tower location approved by VDOT overlain on aerial imagery data is included as [Attachment F](#).

The requested text amendment as well as the drawings depicting the specific location where the Applicant desires to construct a telecommunications facility was provided for review to both the Town of Warrenton Public Works Department and to the VDOT Warrenton Residency Office. Responses as provided from both agencies have been included with this staff report as [Attachment G](#).

Responses provided the local VDOT office and the Town Public Works Department are advisory in nature, and will apply to future approvals should this text amendment be adopted by Town Council. Should the text amendment be adopted, the telecommunications facility will be required to obtain the approval of a Special Use Permit from Town Council per Ordinance Section 3-4.9.3 *Permissible Uses* and the standards found in Section 9-18 *Telecommunications Facilities*, followed by approval of a Site Development Plan per Ordinance Article 10 *Site Development Plans*, and Building, Zoning and Land Disturbing Permits.

STAFF RECOMMENDATION

Staff is requesting that the Commission hold a work session to discuss the proposed text amendment and the information provided by the Applicant. Per Section 11-3.9.7 *Planning Commission Review*, the planning commission must make a recommendation to Town Council within 100 days following the first work session, which falls on Thursday, March 7, 2024.

Service Level / Policy Impact

None

Fiscal Impact

A fiscal impact analysis has not been conducted.

Legal Impact

Any amendment to the setback requirement found in Section 9-18.10 will apply to all properties within the Town, unless specifically restricted to the PSP District as a part of the amended ordinance language.

A reduction in the required setback to property boundaries to less than 100-percent of the tower height may impact neighboring properties and roadways that are located within the 100-percent setback area.

ATTACHMENTS

1. Attachment A: Application Documents
2. Attachment B: Zoning Ordinance Section 9-18 Telecommunications Facilities
3. Attachment C: Example Fall Zone Certification Letter
4. Attachment D: Ordinance Section 3-4.9 - Permitted and Permissible Uses
5. Attachment E: Location Map - PSP-Zoned Tax Parcels
6. Attachment F: Plan Showing Tower Location Overlain on GIS Aerial Imagery
7. Attachment G: Agency Review Comments - VDOT & Public Works