



CITY OF RICHMOND

PLANNING COMMISSION

March 16, 2015

MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION

TO AMEND SECTIONS 114-692.4 AND 114.1030.1 OF THE CITY CODE, TO PERMIT SMALL SCALE TELECOMMUNICATION FACILITIES ON ALTERNATIVE SUPPORT STRUCTURES THROUGHOUT THE CITY AND EXEMPT THEM FROM THE REQUIREMENT TO OBTAIN A PLAN OF DEVELOPMENT (POD).

WHEREAS, Section 15.2-2286 of the Code of Virginia (1950), as amended, provides that a zoning ordinance may include, among other things, reasonable regulations and provisions for the amendment of regulations from time to time; and

WHEREAS, in accordance with section 15.2-2286 of the Code of Virginia an amendment to the zoning regulations or district maps may be initiated by motion of the City of Richmond Planning Commission provided any such motion of the Commission proposing an amendment to the regulations or district maps shall state the public purposes therefore; and

WHEREAS, good zoning practice dictates that the comprehensive zoning plan be amended as required to reflect current conditions and trends in land use; and

WHEREAS, the purposes of zoning cited in the Code of Virginia include facilitating the creation of a convenient, attractive harmonious community, encouraging economic development and enlarging the tax base, providing for public safety and preventing congestion in the streets; and

WHEREAS, the City has adopted a Master Plan which, among other things, suggests the appropriate land use for all of the neighborhoods of the City; and

WHEREAS, technology has developed in the telecommunication industry to include small cell/data node facilities that work with the existing macro (Tower) sites as the umbrella coverage in order to provide better cell and data coverage; and

WHEREAS, small cell facilities have a low profile (usually less than 24" tall); are generally mounted on a building/roof/pole between 20-35' high; and have a very low power output (5 watts); and

WHEREAS, this small cell system is being rolled out by multiple carriers in a large number of sites within the City and the proposed amendment would allow them to be installed with little visual effect in more locations in order to provide better coverage and streamline the permitting process; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY PLANNING COMMISSION:

That in accordance with §15.2-2286 of the Code of Virginia, the City Planning Commission hereby declares that the public necessity, convenience, general welfare and good zoning practices of the City require that an amendment to the zoning ordinance should be drafted for the purpose of permitting small scale telecommunication facilities on alternative support structures throughout the city and exempt them from the requirement to obtain a plan of development.

Handwritten signature of Rodney Poole in blue ink.

Rodney Poole
Chair, City Planning Commission

Handwritten signature of Lory Markham in blue ink.

Lory Markham
Secretary, City Planning Commission