

Department of Planning and Zoning

LOB #69:

PUBLIC FACILITIES PLANNING

Purpose

The Public Facilities LOB exists to 1) develop and maintain a long-range program and plan for meeting the County's public facility needs, 2) coordinate the review and analysis of requested new and expanded public facility, telecommunications, and utility proposals, and 3) assist the public, appointed boards and commissions, and the Board of Supervisors in understanding the impacts of these proposals.

The Public Facilities Branch ensures that executed proposals are in conformance with the Comprehensive Plan as it pertains to location, character, and extent, as described in the Code of Virginia.

Description

Activities within this Line of Business include:

- Staff review of all public capital proposals, including those proposed by the wireless telecommunications industry, for general conformance with the Comprehensive Plan;
- Evaluations and recommendations related to proposed sites for new public and telecommunication facilities;
- Long-range facility planning, including alternative site and impact analyses, to promote the efficient use of capital funds;
- Staff review of special studies and Plan amendments to assess impacts and ensure the accommodation of public facilities;
- Evaluation of proposed expansions to the County's Approved Sewer Service Area (ASSA);
- Assistance with County agencies such as Fire and Rescue and Libraries in development of service area estimates and location standards;
- Evaluation and comments on the proposed Federal Capital Improvement Program (CIP);
- Assistance with the preparation of the County's five-year CIP; and
- Coordination and oversight of the Exceptional Design Award Program.

Benefits

Activities in this LOB support the strategic plan initiatives to Maintaining Safe and Caring Communities through major planning studies, revitalization, development review and public facility planning activities; Building Livable Spaces through support of mixed use development in the Comprehensive Plan; Connecting People and Places through transit oriented development policies and the Countywide Trails Program; Maintaining Healthy Economies through workforce housing policies and the CIP; and Practicing Environmental Stewardship through sustainable "green" building and stream protection policies.

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Mandates

The 2232 Review Process is codified in Virginia Code § 15.2-2232 and, indirectly, § 15.2-2223, Comprehensive Planning. All proposed public facilities and select telecommunication facilities are subject to the provisions of these sections.

The Middle Class Tax Relief and Job Creation Act of 2012 (6409(a) became law in February 2012, with final rulemaking issued in February 2015. Telecommunication facilities that wish to co-locate, remove, or replace transmission equipment are accorded review provisions under this act.

County staff maintains review procedures and protocols for adherence to these state and federal laws.

Trends and Challenges

The need for public services will continue to increase as populations increase and diversify, as facilities age or become obsolete, and as available open or undeveloped space becomes scarce. The need for increased telecommunication infrastructure will continue to expand with the rise in popularity of personal computing and communication devices category, reduced cost, and increased performance capacity.

Facility challenges include siting constraints – for schools, public safety buildings, and telecommunication infrastructure in particular – in areas of the County with shrinking land availability. Creative planning, co-location opportunities, and public-private partnerships must be a part of this LOB. Telecommunication challenges include the ability to stay abreast of changing telecommunication market demands and provide the necessary infrastructure for an array of private carriers. Additionally, proposals to construct, expand, or modify facilities require timely reviews and action – including some legally mandated timelines – in response to service needs, master planning efforts, and property transactions.

Resources

Category	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted
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FUNDING			
<u>Expenditures:</u>			
Compensation	\$610,070	\$593,638	\$659,711
Operating Expenses	57,323	46,353	46,217
Total Expenditures	\$667,393	\$639,991	\$705,928
General Fund Revenue	\$0	\$0	\$0
Net Cost/(Savings) to General Fund	\$667,393	\$639,991	\$705,928
POSITIONS			
Authorized Positions/Full-Time Equivalents (FTEs)			
<u>Positions:</u>			
Regular	9 / 9	9 / 9	9 / 9
Total Positions	9 / 9	9 / 9	9 / 9

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Metrics

Metric Indicator	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Estimate	FY 2017 Estimate
Number of 2232 Public Facility applications processed to conclusion	76	93	97	95	95
Percentage of 2232 Telecommunication applications approved within 90 days of acceptance.	92	88	85	85	85
Percentage of 6409 Telecommunication applications approved within 60 days of acceptance.	NA	NA	NA	100	100

- Number of 2232 Public Facility applications processed to conclusion.
- Percentage of 2232 Telecommunication applications approved within 90 days of acceptance.
- Percentage of 6409 Telecommunication applications approved within 60 days of acceptance.

The three metrics for Public Facilities planning group are based on responsiveness to state and federal statutes. Specifically, these statutes are Virginia Code § 15.2-2232 and, indirectly, § 15.2-2223 Comprehensive Planning. At the federal level, conformance to the Middle Class Tax Relief and Job Creation Act of 2012 (6409(a)). Telecommunication applications must conform to review and decision time parameters, often referred to as a “shot clock.”

The Public Facilities group also measures output for non-telecommunication facilities. These applications fall under less-stringent shot clock rules and primarily serve the County’s schools, police and fire stations, libraries, parks, and utilities.