



AREP/2232 Telecommunication Facility Applications

Wireless Infrastructure in Fairfax Today

- DPZ reviews four types of telecom applications.
- During the 2018 session, the Virginia
 Legislature passed a law creating the
 Administrative Review-Eligible Project (AREP)
 process.
- 4G wireless infrastructure deployed over last decade.
- Mobile carriers planning to implement 5G coverage in the area.
- AREP projects will be exceedingly common in 5G rollout.



5G Deployment

- Driven by rapidly increasing mobile data usage, and the proliferation of connected devices (IoT).
- Characteristics: increased bandwidth, lower latency, shorter signal range
- Shorter signal ranges requires denser networks of small cell antennas.

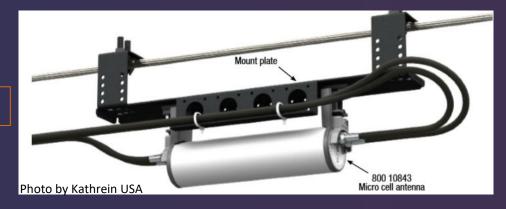


Hierarchy of Telecommunications Facilities

Macro-cell



Micro-cell



Small-cell



Telecom Facility Permitting in Fairfax County Today

- Standard Process/2232: A catch-all for telecom facilities that the reviews below do not apply to. Often used for construction of new monopoles. Typically requires a special exception.
- <u>6409</u>: For the modification, removal, and co-location of equipment that does not substantially change an existing telecom facility.
- Small Cell: Used for permitting installation of antennas less than 6 ft³ in volume and equipment cabinets less than 28 ft³ in volume.
- AREP/2232: Co-location of telecom facilities on existing structures and for new structures in the public ROW or within the line of existing utility poles

AREPs

- Joint 2232/AREP review
- Key differences between AREP and standard process
 - No SE required
 - Fee not to exceed \$500
 - 90- or 150-day shot clock.
- Two types:
 - Co-location: Co-location of equipment on existing structures not subject to 6409 review. **90-day review shot clock.**
 - Construction: New poles, designed for small-cell antennas, of less than 50' in height and located in the public ROW. **150-day review shot clock.**

Planning Commission Review of AREPs

- Joint 2232 application
- Commission to ensure location, character, and extent of proposals substantially conform with the comprehensive plan
- Staff recommends a monthly review of a single package of applications under a new consent agenda rule.

AREP Submission Package

DPZ will submit to the Planning Commission a package that includes the following:

- A map displaying AREP location, magisterial districts, and application type (co-location/construction)
- Photographs and photo-simulations of the project site
- Project plans
- An undated letter of approval addressed to the applicant

Consent Agenda Process

Consent Agenda

Way to address routine and noncontroversial agenda items in gross without debate or amendment.

How does it work?

- Consent Agenda is provided to Planning Commission in advance.
- Prior to vote on the Consent Agenda, any member may request that an item be removed from the agenda.
- Items removed from the Consent Agenda are placed in the regular agenda for separate discussion and vote.
- All items remaining on the Consent Agenda are approved with a single vote.

Proposed Resolution

RESOLUTION

At a regular meeting of the Planning Commission of Fairfax County, Virginia, held in the Board Auditorium in the Government Center Building, Fairfax, Virginia, on January __, 2019 at which meeting a quorum was present and the following resolution was adopted:

WHEREAS, the 2018 Virginia General Assembly amended the Virginia Code to identify and regulate Administrative Review-Eligible Projects (AREPs) as a new category of wireless telecommunications facilities; and

WHEREAS, the General Assembly prohibited localities from requiring any special exception, special use permit, or variance for the installation of AREPs, but it did not amend Virginia Code § 15.2-2232 to preclude planning commission approval; and

WHEREAS, a Consent Agenda is an administrative tool that allows bodies such as the Fairfax County Planning Commission to consider and approve routine or noncontroversial matters more efficiently; and

WHEREAS, the Commission regularly considers routine and noncontroversial administrative matters as part of its work; and

WHEREAS, the Commission anticipates that it will be considering a large number of routine and noncontroversial AREP applications pursuant to Virginia Code Section 15.2-2232, and

WHEREAS, a Consent Agenda will allow the Commission to approve AREPs in gross without debate and amendment; and

WHEREAS, a Consent Agenda will also allow the Commission to approve other routine and noncontroversial administrative matters without debate and amendment; and

WHEREAS, items on the Consent Agenda will be provided to members of the Commission in writing not less than ____days before the Commission meetings; and

WHEREAS, items on the Consent Agenda may be removed by objection from any member of this Commission for separate consideration and debate; and

WHEREAS, items not removed from the Consent Agenda may be adopted by general consent without debate; and

WHEREAS, the Consent Agenda will be considered at Commission meetings before regular Commission business;

WHEREAS, the Consent Agenda, as a practice, may be suspended by a vote of two-thirds of the members of the Commission present and voting;

NOW THEREFORE BE IT

RESOLVED, for the foregoing reasons, that the Commission will use a Consent Agenda to approve routine and noncontroversial administrative matters by general consent, without debate or amendment; and

RESOLVED, that the Commission will use a Consent Agenda to approve routine and noncontroversial AREP applications by general consent, without debate or amendment; and

RESOLVED, that any matter on the Consent Agenda that is objected to by a member of the Commission will be removed from the Consent Agenda and considered as part of the regular agenda; and

RESOLVED, that the Consent Agenda, as a practice, may be suspended by a vote of two-thirds of the members of the Commission present and voting.

A Copy Teste:





AREP Telecommunication Facility Applications