

APPROVED DEVELOPMENT CONDITIONS

SE 2005-SP-033

April 19, 2006

If it is the intent of the Board of Supervisors to approve SE 2005-SP-033 located a Tax Map 89-4 ((5)) A to permit a land-based telecommunications facility (monopole designed as a light pole and related shelter/cabinets) pursuant to Section 3-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE Plat) approved with the application, as qualified by these development conditions. The owner or designee may apply for a Special Exception Amendment (SEA) without applying for a Special Permit Application (SPA) provided that the SEA is not deemed to impact the SPA.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved SE Plat entitled, "Cingular Wireless Springdale/Village #1486 West Community Pool" prepared by Clark-Nexsen, consisting of eight (8) sheets, dated August 5, 2004 as revised through March 10, 2006. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Section 9-004 of the Zoning Ordinance.
4. The monopole shall be designed to resemble a light pole in substantial conformance with the elevation depicted on Sheets C02 and C04 of the Special Exception Plat and may be referenced to as a "telecom light pole."
5. The monopole (telecom light pole) shall be limited to a maximum height of one hundred and twenty (120) feet. The number of antennae shall be limited to a maximum of forty-eight (48). In addition, the compound may include equipment shelters, cabinets, electrical panels, telephone panels and other improvements necessary for the operation of the telecommunications facility. Equipment shelters/cabinets shall have a maximum height of ten (10) feet and shall be located within a 2,250 square-foot telecommunications compound as shown on the SE Plat. The monopole (telecom light pole) and all associated equipment shelters/cabinets shall be enclosed by an eight (8) foot tall wood fence as shown on the SE Plat.

6. The monopole (telecom light pole) shall not be lighted or illuminated unless required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County. A steady marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for the flight safety of police and emergency helicopters.
7. In order to ensure conformance with applicable safety standards, the Fairfax County Department of Information Technology (DIT) shall have the option to conduct monitoring of radiation emissions as deemed necessary. In the event that the monitoring indicates that the radiation levels exceed the amounts deemed appropriate by the applicable standards, any and all necessary actions determined necessary and approved by DIT shall be taken immediately to comply with accepted standards and agreements and to reduce radiation emissions to the applicable standards.
8. The monopole (telecom light pole) and accessory facility shall be subject to periodic inspections by DPWES. If any additions, changes or modifications are to be made to the monopole or its related facilities, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change or modification conforms to all structural and all other requirements of the Virginia Uniform Statewide Building Code. In the event that the results of any monitoring indicate alterations or damage exists to the approved equipment or structures in excess of the extent deemed acceptable by applicable codes and standards, immediate action shall be taken as deemed necessary and as approved by DPWES and DIT, to comply with the applicable codes and agreements.
9. Available space on the monopole (telecom light pole) and for equipment structures shall be made available for lease for telecommunications purposes to other telecommunications operators, including but not limited to Fairfax County, subject to reasonable industry-standard lease terms and fair market rent.
10. The monopole (telecom light pole) and related equipment structures shall be dismantled upon the discontinuation of the telecommunications facility on the subject property.
11. There shall be no outdoor storage of materials, equipment, or vehicles within the telecommunications facility compound.
12. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.

13. Should the need arise to alter the monopole from that shown on the SE Plat, prior to making alterations, the applicant shall submit engineering and structural data to DPWES affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
14. Any component(s) of the telecommunications facility shall be removed within one hundred and twenty (120) days after such component(s) are no longer in use.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required nonresidential use permit (non-RUP) through established procedures, and this special exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, the special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless at least one of the uses has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.