APPROVED DEVELOPMENT CONDITIONS

FDPA 78-C-118-18

July 15, 2009

If it is the intent of the Board of Supervisors to approve FDPA 78-C-118-18, located at Tax Map 35-1 ((4)) (19) C2, for a church and telecommunications facility (monopole), to permit an expansion of a previously approved telecommunications facility, staff recommends that such approval be subject to the following conditions. These conditions supersede those approved with FDPA 78-C-118-13, and all previous cases pertinent to this site; conditions carried over from previous approvals are marked with an asterix (*).

*1. Development of the application property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan Amendment (FDPA), FDPA 78-C-118-18, consisting of thirteen (13) sheets, prepared by Entrex Communication Services, Inc., dated November 12, 2008, as revised through July 6, 2009, and these conditions. With the exception of Development Condition 2 below, this FDPA shall be applicable to the proposed telecommunications facility (treepole) and shall not be deemed to add new restrictions or limitations on the existing church and related facilities.

*2. In order to ensure that the visual impacts of the proposed treepole are minimized, there shall be no disturbance to the existing tree cover on the site except for the 2,500 square foot leased area shown on the FDPA Plat.

3. The telecommunications facility shall be limited as follows

   *a. The treepole shall not exceed 120 feet in height.

   b. Equipment cabinets shall be permitted within the enclosed equipment compound shown on the FDPA Plat. No shelters or other structures, located outside of the equipment compound are permitted in conjunction with the telecommunications facility. Equipment shelters/cabinets located in the enclosed compound shall have a maximum height of twelve (12) feet.

   c. The equipment compound at the base of the treepole shall be completely enclosed by an eight foot high, solid wood fence.

*4. This facility shall be operated as an unstaffed facility 24 hours a day with the exception of periodic monthly maintenance inspections by each of the companies with installations on the treepole. Access to the site shall be restricted to routine maintenance visits and emergency situations. Care shall be exercised to ensure that the privacy of adjacent residential units is preserved and that access to the facility does not become a nuisance to adjacent residential development.

*5. Access to the monopole shall be via the existing 16 foot wide AT&T easement as shown on the FDPA Plat to the extent feasible without necessitating the removal of any trees. In the

event that staying strictly within the AT&T easement would require the removal of trees or tree limbs, best efforts shall be made to utilize the adjoining FCWA easement, while remaining within the AT&T easement as much as possible, rather than remove trees on the church property. The easements used for construction access to the treepole shall be restored to their original condition upon the completion of construction, or after any action by the applicant which causes damage to the easements.

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

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.