

DEVELOPMENT CONDITIONS

SEA 91-D-025-03

August 26, 2009

If it is the intent of the Board of Supervisors to approve SEA 91-D-025-03 located at 12-1 ((1)) 36pt, previously approved for a telecommunications facility, to permit site modifications pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede those approved with SEA 91-D-025-02, and all previous cases pertinent to this site; conditions carried over from previous approvals are marked with an asterisk (*).

- *1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
- *2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
- *3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "CNS Microwave", prepared by KCI Technologies and dated July 30, 2009, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The tower structure shall be limited to a maximum height of 190 feet, as shown on Sheet SE2 of the SEA Plat.
5. There shall be no outdoor storage of materials, equipment, or vehicles within the equipment compound for the telecommunications facility.
6. The equipment compound at the base of the tower shall be completely enclosed by an eight foot high, chain link fence.
7. Equipment cabinets shall be permitted within the enclosed equipment compound shown on the SEA 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 fourteen feet one inches (14'1").
8. The transitional screening yard located along the northern boundary is to be maintained in good condition and replaced as necessary to maintain screening consistent with Transitional Screening 1, as determined by Urban Forestry Management (UFM).
9. The telecommunications 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 tower. Access to telecommunications facility shall be restricted to routine maintenance visits and emergency visits.

10. No signals or lights or illumination shall be permitted on the tower unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), or Fairfax County.
11. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility. No commercial advertising or signs shall be allowed on antennas, antenna support structures or related equipment cabinets or structures.
12. Any component(s) of the telecommunication 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 that 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 Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use 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.