

DEVELOPMENT CONDITIONS

SEA 80-S-103-03

May 26, 2010

If it is the intent of the Board of Supervisors to approve SEA 80-S-103-03 located at Tax Map 77-3 ((1)) 1A, previously approved for a telecommunications facility and related equipment, to permit the relocation of two (2) satellite dishes from an existing guyed tower to a ground compound pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance. Staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede those approved with SEA 80-S-103-02, 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 amendment 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 amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Fairfax Station WA-007," prepared by CMX and dated January 6, 2009, as revised through December 3, 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. A copy of this Special Exception Amendment SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.*
5. The maximum height of the tower structure shall be 415 feet: the maximum height including all antennae shall be 495 feet.*
6. A 24 hour security monitoring system shall be implemented and maintained, including but not restricted to closed circuit monitoring of guy wire anchors.*
7. Subject to FAA approval, the approved tower shall be gray in color and have a non-reflective finish. Lighting of the tower shall be with FAA approved blinking lights. Nighttime strobe lights shall not be permitted on the approved tower.*
8. No signs shall be permitted for the advertisement of the users of the application property.*

9. To minimize the visual impact of the security fence on the adjacent residences, the security fence located around the tower guy wire anchors shall be of green vinyl coated chain link on all sides and shall be screened with vegetation on all sides except the side immediately facing the tower.*
10. The equipment compound housing ground mounted satellite dishes shall be enclosed by an eight foot high, board on board fence. The equipment compound located at the base of the guyed tower shall remain enclosed by an eight foot high, chain link fence. There shall be no outdoor storage of materials, equipment, or vehicles within the subject compounds.
11. All existing vegetation on the property is to be maintained in healthy condition and replaced as necessary, as determined by Urban Forest Management (UFM).
12. The telecommunication 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.
13. 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.
14. Prior to the issuance of a Non-Residential Use Permit (Non-Rup), all existing debris including unused equipment related to the telecommunications facility shall be removed from the application property.

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 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.