



# County of Fairfax, Virginia

March 27, 2015

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Department of Planning & Zoning

MAR 31 2015

Zoning Evaluation Division

2015 Planning  
Commission

**Peter F. Murphy**  
Chairman  
Springfield District

**Frank de la Fe**  
Vice Chairman  
Hunter Mill District

**James R. Hart**  
Secretary  
At-Large

**Timothy J. Sargeant**  
Parliamentarian  
At-Large

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**John Ulfelder**  
Dranesville District

**Earl L. Flanagan**  
Mount Vernon District

**Janyce N. Hedetniemi**  
At-Large

**Ellen J. "Nell" Hurley**  
Braddock District

**John L. Litzenger**  
Sully District

**Kenneth A. Lawrence**  
Providence District

**James Migliaccio**  
Lee District

**Julie Strandlie**  
Mason District

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**Jill G. Cooper**  
Executive Director

**Kimberly A. Bassarab**  
Assistant Director

**John W. Cooper**  
Clerk to the Commission

Benjamin Pelletier  
Agent for Applicant/Lessee  
Cellco Partnership d/b/a Verizon Wireless  
9000 Junction Drive  
Annapolis Junction, Maryland 20701

**Re: SEA 01-M-038-02 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS;  
BROYHILL CREST RECREATION CLUB INC.  
FS-M14-35 – VERIZON WIRELESS  
Mason District**

Dear Mr. Pelletier:

At its March 15, 2015 meeting, the Planning Commission voted 10-0 (Commissioners de la Fe and Sargeant were absent from the meeting) to **RECOMMEND APPROVAL** of SEA 01-M-038-02 to the Board of Supervisors.

Concurrently, the Planning Commission voted 10-0 (Commissioners de la Fe and Sargeant were absent from the meeting) to **CONCUR WITH STAFF'S RECOMMENDATION FOR APPLICATION FS-M14-35, THAT NEW ANCILLARY EQUIPMENT, INCLUDING NEW PANELS AND A GENERATOR, PROPOSED BY VERIZON WIRELESS, AND TO BE LOCATED AT THE EXISTING TELECOMMUNICATIONS FACILITIES INSTALLATION WITHIN BROYHILL CREST RECREATION CLUB AT 7212 EARLY STREET, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS AMENDED.** A copy of the verbatim transcripts are attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to the final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits.

Sincerely,

Jill G. Cooper, AICP  
Executive Director

cc: Penelope Gross, Supervisor, Mason District  
Julie Strandlie, Planning Commissioner, Mason District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Sharon Williams, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
March 25, 2015 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting  
March 25, 2015  
Verbatim Excerpt

SEA 01-M-038-02 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS; BROYHILL  
CREST RECREATION CLUB INC.

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Ms. Strandlie.

Commissioner Strandlie: Thank you, Mr. Chairman. I MOVE THAT PLANNING COMMISSION APPROVE [*sic*] SEA 01-M-038-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 20<sup>TH</sup>, 2015.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there any discussion of the motion? All those in favor of the motion to recommend that the Board of Supervisors that approve SEA 01-M-038-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 10-0. Commissioners de la Fe and Sargeant were absent from the meeting.)

JN

Planning Commission Meeting  
March 25, 2015  
Verbatim Excerpt

FS-M14-35 – VERIZON WIRELESS, 7212 Early Street

During Commission Matters

Commissioner Strandlie: I MOVE THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S RECOMMENDATION FOR APPLICATION FS-M14-35, THAT NEW ANCILLARY EQUIPMENT, INCLUDING NEW PANELS AND A GENERATOR, PROPOSED BY CELLCO PARTNERSHIP, DOING BUSINESS AS VERIZON WIRELESS [*sic*], AND TO BE LOCATED AT THE EXISTING TELECOMMUNICATIONS FACILITIES INSTALLATION WITHIN BROYHILL CREST RECREATION CLUB AT 7212 EARLY STREET, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to concur with the "feature shown" determination in FS-M14-35, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 10-0. Commissioners de la Fe and Sargeant were absent from the meeting.)

JN



# County of Fairfax, Virginia

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March 16, 2015

RECEIVED  
Department of Planning & Zoning

MAR 18 2015

Zoning Evaluation Division

**2015 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**James R. Hart**  
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**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Benjamin Pelletier  
Agent for Cellco Partnership  
d/b/a Verizon Wireless, Lessee to  
Broyhill Crest & Crown Castle Int'l.  
9000 Junction Drive  
Annapolis Junction, Maryland 20701

Re: **SEA 01-M-038-02 – CELLCO PARTNERSHIP d/b/a VERIZON  
WIRELESS; BROYHILL CREST RECREATION CLUB INC.  
Mason District**

Dear Mr. Pelletier:

At its March 12, 2015 meeting, the Planning Commission voted 11-0 (Commissioner Sargeant was absent from the meeting) to **DEFER THE PUBLIC HEARING** on the above referenced application to a date certain of March 25, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP  
Executive Director

Attachments (a/s)

cc: Penelope Gross, Supervisor, Mason District  
Julie Strandlie, Planning Commissioner, Mason District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of  
Supervisors, County Executive Office  
Brent Krasner, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
March 12, 2015 date file

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Planning Commission Meeting  
March 12, 2015  
Verbatim Excerpt

SEA 01-M-038-02 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS; BROYHILL  
CREST RECREATION CLUB INC.

During Commission Matters

Commissioner Strandlie: I'D LIKE TO DEFER SEA 01-M-038-02, CELLCO PARTERSHIP, DOING BUSINESS AS VERIZON WIRELESS; BROYHILL CREST RECREATION CLUB INC., TO MARCH 25<sup>TH</sup>, 2015.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there any discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.)

JN