



County of Fairfax, Virginia

June 18, 2015

**2015 Planning
Commission**

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Assistant Director

John W. Cooper
Clerk to the Commission

Frank Stearns, Esquire
Donohue & Stearns, PLC
201 Liberty Street
Leesburg, VA 20175

**Re: SEA 91-S-031 AND 2232-S14-9 – MILESTONE TOWER LIMITED
PARTNERSHIP III, CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS
AND VIRGINIA ELECTRIC & POWER COMPANY d/b/a DOMINION
VIRGINIA POWER
Springfield District**

Dear Mr. Stearns:

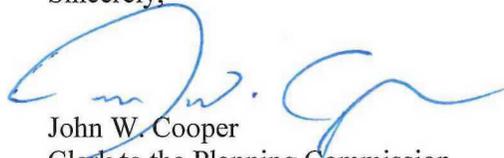
At its June 17, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Sargeant were absent from the meeting) to **RECOMMEND APPROVAL** of SEA 91-S-031 to the Board of Supervisors.

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.

Concurrently, the Planning Commission voted 10-0 (Commissioners Lawrence and Sargeant were absent from the meeting) to **APPROVE** 2232-S14-9, pursuant to Section 15.2-2232 of the *Code of Virginia*, as amended. A copy of the verbatim transcript is attached.

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,



John W. Cooper
Clerk to the Planning Commission

cc: Pat Herrity, Supervisor, Springfield District
Peter Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Mary Ann Tsai, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
June 17, 2015 date file

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Planning Commission Meeting
June 17, 2015
Verbatim Excerpt

SEA 91-S-031/2232-S14-9 – MILESTONE COMMUNICATIONS AND CELLCO
PARTNERSHIP d/b/a VERIZON WIRELESS, VA

After Close of the Public Hearing

Vice Chairman de la Fe: The public hearing is closed. Mr. Murphy.

Commissioner Murphy: Thank you, Mr. Chairman. The application is in the very lengthy staff report and the reason is because it needed a thorough analysis – where this monopole is scheduled to be built. It is on a Dominion easement close to the town of Clifton and near Clifton Creek Drive. During the process, we had a land use committee meeting and the applications were presented to the land use committee – the Springfield Land Use Committee – and the committee unanimously voted to support the application and its recommendation for approval. One of the things that came up was the type of monopole the citizens would like to have in this location, which – as I said – in the middle of an easement where there aren't Dominion power lines. And after much consideration, the Clifton Town Council took a position and said that the Town Council voted unanimously to approve a 140-foot flat top tree pole, as opposed to a regular monopole. And that pole is now 130 feet high. When they made that recommendation, the applicant went back and provided information for the staff to do a quick analysis of this particular monopole at – in a designed – designed like a tree monopole and they are still recommending approval of the application. So I have two letters for the record. One is a letter from the Clifton Town Council and the second is a letter from Deborah Johnson, who is with Dominion Power. During our land use committee meeting, there were several citizens who asked about Dominion Power's procedures on the right-of-way and the Clifton substation regarding the lights and scheduling of maintenance. And the response to those questions and concerns are in this very short letter, which addresses them. So we did have two balloon tests. I believe one was winded out, if that's the correct pronunciation. The wind was so high that day the balloon was going all over the place so we couldn't tell exactly the height of the pole, as it's reflected in the height of the balloon. We had a second balloon test. People came out to see both of them. And from there, we went to the hearing with the land use committee. I want to thank Mary Ann Tsai, who did an excellent job shepherding this application through the process, as she always does. And I would like now to have the applicant come forward and confirm for the record the agreement of the proposed development conditions dated June 11th, 2015.

Frank Stearns, Esquire, Applicant's Agent, Donohue & Stearns, PLC: I do, Commissioner Murphy. And let me just say we also thank Mary Ann Tsai and Harvey Clark. This was not an easy project and they spent a lot of time on it and we do thank them.

Commissioner Murphy: Thank you very much.

Vice Chairman de la Fe: Thank you.

Commissioner Murphy: Mr. Chairman, I concur with the staff's conclusion that the proposed monopole by Milestone Tower Limited Partnership III, Cellco Partnership d/b/a Verizon Wireless and Virginia Power and Electric Company construct a 130-foot tall tree pole telecommunications facility at 12895 Clifton Creek Drive in Clifton, satisfies the criteria of character, location, and extent, as specified in *Virginia Code* Section 15.2-2232, as amended. Therefore, Mr. Chairman, I MOVE THE PLANNING COMMISSION FIND THE SUBJECT APPLICATION, 2232-S14-9, SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND I MOVE TO APPROVE THE 2232.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Is there any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries unanimously. Thank you very much.

Commissioner Murphy: Mr. Chairman, I ALSO MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE 2014-SP-060 [sic], SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 11TH, 2015.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Thank you very much.

Commissioner Murphy: Yes, and I have a couple others that I will put together. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS' APPROVAL OF:

- THE MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING REQUIREMENT, IN FAVOR OF THE EXISTING VEGETATION ON THE SITE, THE LANDSCAPE PLANTINGS SHOWN ON THE SE exception – SPECIAL EXCEPTION AMENDMENT PLAT, AND THE DEVELOPMENT CONDITIONS; AND
- APPROVAL OF A WAIVER OF SECTION 13-304 OF THE ZONING ORDINANCE FOR THE BARRIER REQUIREMENT ALONG ALL THE PROPERTY LINES.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Is there any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Thank you.

Commissioner Murphy: Okay. Thank you, Mr. Stearns, and all the folks with your company. And – appreciate, again, Mary Ann. Thank you for an excellent job.

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(Each motion carried by a vote of 10-0. Commissioners Lawrence and Sargeant were absent from the meeting.)

JLC