



County of Fairfax, Virginia

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Department of Planning & Zoning
JUN 27 2016
Zoning Evaluation Division

June 23, 2016

**2016 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

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

James Migliaccio
Lee District

Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

Karen Keys-Gamarra
Sully District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Benjamin Pelletier
Network Building & Consulting, LLC
6095 Marshalee Drive, Ste. 300
Elkridge, MD 21075

**Re: SE 2015-SP-023/2232-S15-5 – Cellco Partnership d/b/a Verizon Wireless;
Little League Inc., Fairfax
Springfield District**

Dear Mr. Pelletier:

At its June 16, 2016 meeting, the Planning Commission voted 10-0 (Commissioners Hedetniemi and Lawrence were absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced applications to the Board of Supervisors.

Concurrently, the Planning Commission voted 10-0 (Commissioners Hedetniemi and Lawrence were absent from the meeting) to **APPROVE** 2232-S15-5, pursuant to Section 15.2-2232 of the *Code of Virginia*, as amended. A copy of the verbatim transcript is 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,


John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

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
Laura Arseneau, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
June 16, 2016 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.





SE 2015-SP-023/2232-S15-5 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS:
LITTLE LEAGUE, INC., FAIRFAX

During Commission Matters

Commissioner Murphy: I have a decision only on an application Cellco Partnership d/b/a Verizon Wireless: Little League, Inc. of Fairfax County and it is SE 2015-SP-023 and 2232-S15-5. If you recall, we had a public hearing on this several months ago and there was a lot of citizen input and we appreciated that. It's to locate a 164-foot monopole on a parcel of land on Braddock Road in close proximity to a homeowners association and some single family detached homes. Since that time – and we deferred the public hearing a couple of times – we have met with the citizens and with the applicant, Supervisor Herrity got involved, I got involved, our Land Use Committee got involved. And since that time, as a result of the input from the citizens, we have relocated the proposed a 164-tall monopole to approximately 500 feet back from the Braddock Road entrance, instead of 240 feet back. This would help reduce the visibility of the monopole for the homeowners association, especially for residences along the southernmost portion of Ashley Road, which have reverse frontage lots on Braddock Road across from the subject site. There was reconfiguring of the driveway at the proposed site from the straight-in driveway to a dog-leg design to better camouflage the facility from the Braddock Road entrance. The monopole was redesigned as a monopine to better blend in with the trees on the lot. These are all at the request of the citizens. And we resolved the issue as to whether a red marker light is required on top of the monopole, which it is not. We conducted at least two more balloon flying tests – and – at the point where the monopole would be located if approved. And one of the other points, which was probably the most sticky point that was raised by the citizens, and that was to take a look at the alternate sites that were suggested in the 2232 which is required by state law. And the state law requires that in the 2232 application the applicant address some alternate sites to see if there is a better site for the facility to be located. The applicant, in my opinion and in staff's opinion, did due diligence and examined each of the sites that was recommended, they looked at it, and I think some of the other sites that weren't in the staff report but that were brought up by the citizens in the many meetings that we had. As I explained to the citizens, the applicant feels that their site best addresses their needs and the alternate sites do not. I am required by law to make a motion on the application that was filed, and that is the application that we're hearing – we heard at the public hearing - and that we will hear again – we will vote again tonight. I concur with the staff and they've had this opinion, and I believe we have an addendum to the original staff report. And I concur with the staff that this is in fact in conformance with the Comprehensive Plan and I – and in conclusion – by Cellco Partnership that it satisfies the criteria, as established in the 2232 of character location extent, as specified in Virginia Code Section 15.2-2232 as amended. Therefore, Mr. Chairman, with that I MOVE THAT THE PLANNING COMMISSION FIND THE SUBJECT APPLICATION 2232-S15-5 SUBSTANTIALLY IN ACCORD WITH THE REVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Flanagan and Hart: Second.

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

SE 2015-SP-023/2232-S15-5 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS:
LITTLE LEAGUE, INC., FAIRFAX

Commissioners: Aye.

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

Commissioner Murphy: Mr. Chairman, before we do the special exception, I'd like to call the applicant up please, and ask you to please identify yourself for the record and reaffirm that you have read the development conditions, that you understand the development conditions, and that you pledge to obey the development conditions.

Benjamin Pelletier, Agent for the Applicant, Network Building & Consulting, LLC: Good evening. My name is Ben Pelletier. On behalf of Verizon Wireless, I do reaffirm the affidavit that was submitted, and I have read through the development conditions, I understand them, and Verizon will adhere to those conditions.

Chairman Murphy: Thank you very much. Ok, I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE 2015-SP-023, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 1, 2016.

Commissioner Hart: Second.

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.

Chairman de la Fe: Opposed? The motion carries.

Chairman Murphy: I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING REQUIREMENTS TO PERMIT THE LANDSCAPING AS SHOWN ON THE SPECIAL EXCEPTION PLAT, AND ALSO TO DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO WAIVE THE DUSTLESS SERVICE REQUIREMENT OF SECTION 11-102 (11) OF THE ZONING ORDINANCE FOR THE GRAVEL DRIVEWAY TO ACCESS THE TELECOMMUNICATIONS COMPOUND AS DEPICTED ON THE SPECIAL EXCEPTION.

Commissioner Hart: Second.

Chairman de la Fe: Seconded by Commissioner Hart. Any discussion? All those in favor, please signify by saying aye.

Commissioners: Aye.

Chairman de la Fe: Opposed? The motion carries.

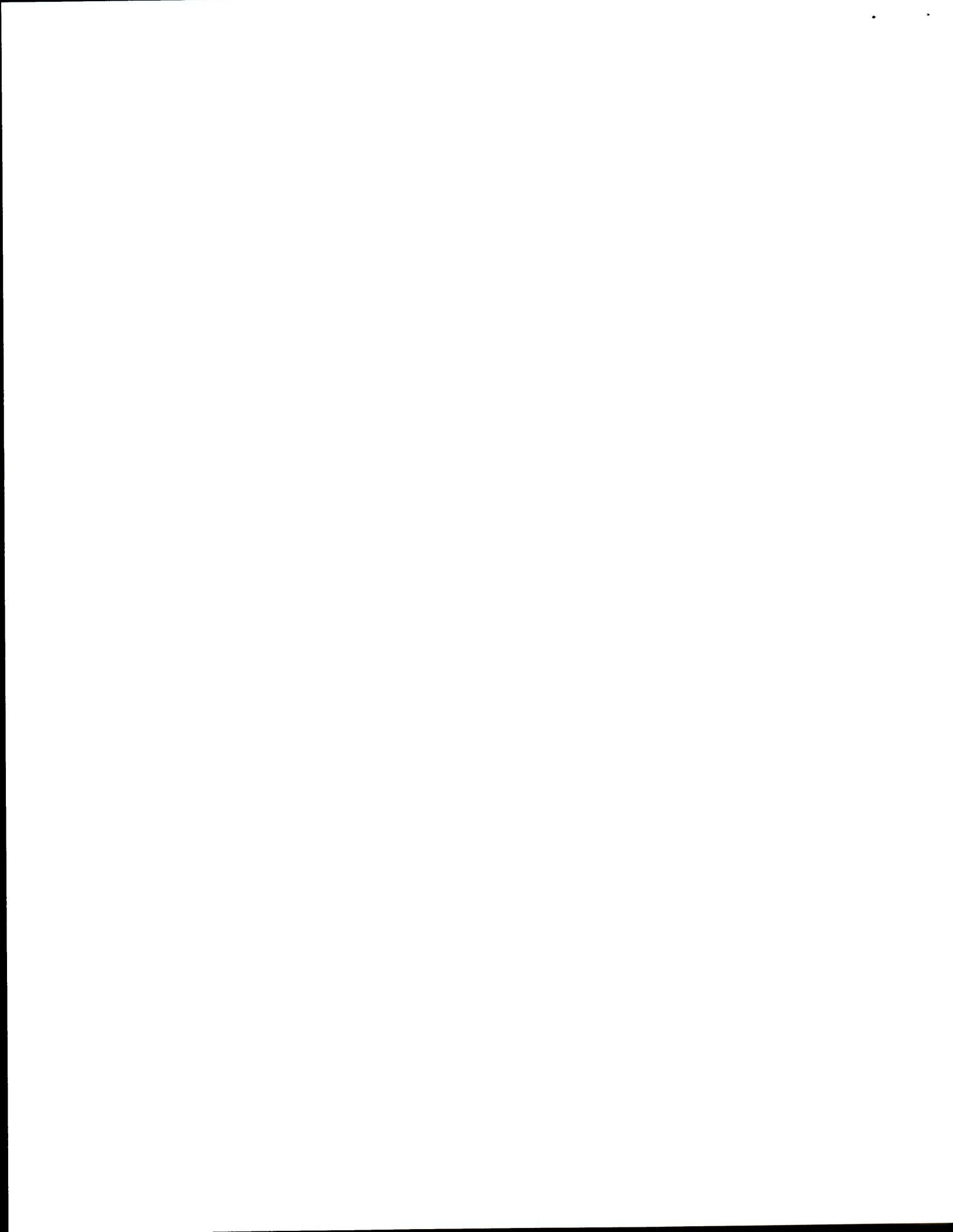
June 16, 2016

SE 2015-SP-023/2232-S15-5 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS:
LITTLE LEAGUE, INC., FAIRFAX

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

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PROPOSED DEVELOPMENT CONDITIONS**SE 2015-SP-023****June 1, 2016**

If it is the intent of the Board of Supervisors to approve Special Exception SE 2015-SP-023, located at 12601 Braddock Road, Tax Map 66-2 ((3)) 2, to permit a telecommunications facility pursuant to Sect. 3-C04 and 9-104 of the Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in the application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled, "Verizon Wireless, Cobbs Corner, Special Exception Plat," submitted by Morris & Ritchie Associates, Inc., containing seven sheets dated March 5, 2015, and revised through April 25, 2016, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the Special Exception conditions shall be posted in a conspicuous place along with the Non-Residential Use Permit of the use(s) and shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted use(s).
5. The telecommunications tower shall be designed as a monopole in substantial conformance with the approved SE Plat. The maximum height of the tower shall not exceed 164 feet inclusive of all antennas and other appurtenances. The maximum width of each antenna platform shall be 15 feet measured from one end of the platform to the other end of the same face of the platform. *6409?
6. The equipment compound for the telecommunications facility shall be enclosed with a locked, 8-foot tall solid board-on-board wooden fence as shown on the SE Plat. The area of the compound shall not exceed 2,500 square feet as shown on the SE Plat.

7. A Dustless Surface Waiver shall be obtained from DPWES through the established procedures prior to any site plan approval. The site entrance and the first 12 feet of the driveway shall be paved.
8. All antennas and supporting hardware mounted on the telecommunications monopine shall be camouflaged to match the monopine structure.
9. No signals, lights or illumination of the tower shall be permitted unless required by the FAA, Federal Communications Commission or the County.
10. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.
11. No signs shall be permitted for the advertisement of the users of the telecommunications facility.
12. Any proposed additions, changes or modifications to the tower shall require proof, through the submission of engineering and structural data to the Director of DPWES, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
13. There shall be no outdoor storage of materials, equipment, or vehicles.
14. A site plan addressing water quality controls and stormwater detention for the telecommunications facility shall be submitted to DPWES and approved prior to issuance of a Non-Residential Use Permit (Non-RUP).
15. A Phase I archaeological study shall be conducted at least 30 days prior to any land disturbing activities on the subject property for the areas of the property that are to undergo ground disturbing activities and previously were unsurveyed. If significant sites are found, a Phase II study shall be undertaken to determine eligibility for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or a Phase III data recovery shall be undertaken. The Applicants are is requested to provide a hard copy and a digital copy of any cultural resource studies done to the Park Authority's Cultural Resource Management and Protection Branch for review and approval in concurrence within 30 days of the completion of the study.
16. Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the SE Plat.
17. Supplemental evergreen plantings shall be provided adjacent to the telecommunication compound to further screen the facility from adjacent

residential lots in the location and number as determined by the Urban Forest Management Division (UFMD).

18. The Applicants shall contract with a certified arborist or registered consulting arborist (the "Project Arborist") to prepare a tree preservation plan to be submitted as part of the first and all subsequent site plan submissions. The tree preservation plan shall be reviewed and approved by the Urban Forest Management Division. The tree preservation plan shall provide a tree inventory which includes the location, species, size, crown spread and condition rating percent of all trees 8 inches or greater in diameter, measured 4.5 feet from the ground and located within twenty-five feet of the proposed limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching and fertilization.
19. The Applicants shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Project Arborist shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
20. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four foot high, 14 gauge welded wire attached to six foot steel posts driven 18 inches into the ground and placed no farther than ten feet apart or super silt fence, to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be placed at the limits of clearing and grading as shown on the erosion and sediment control sheets in all areas. The tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to the performance of any clearing and grading activities on the site. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three days prior to the commencement of any clearing or grading activities, but subsequent to the installation of the tree protection

devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all devices have been correctly installed. If it is determined that the fencing has not been correctly installed, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

21. The Applicants shall root prune as needed to comply with the tree preservation requirements of these conditions. Areas that will be root pruned shall be clearly identified on the Tree Preservation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the grading plan submission. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

All root pruning shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches, or as specified by UFMD at the pre-construction meeting.
 - Root pruning shall take place prior to any clearing and grading.
 - Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
 - Root pruning shall be conducted with the on-site supervision of the Project Arborist.
 - Tree protection fencing shall be installed immediately after root pruning.
 - UFMD shall be informed in writing (email is acceptable) when all root pruning and tree protection fence installation is complete.
22. During the installation of tree protection fencing, performance of root pruning and during any clearing or removal of trees, vegetation, or structures, the Project Arborist shall be present to effectively monitor the process and ensure that the activities are conducted in accordance with these conditions and as approved by the UFMD. The Project Arborist shall be a certified arborist or landscape architect retained by the applicant and shall monitor all construction, demolition, landscape installation and tree preservation efforts to ensure conformance with the conditions and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan and shall be reviewed and approved in writing by UFMD.

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 applicants from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permits through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 30 months after the date of approval unless the uses have been established by obtaining the required Non-Residential Use Permits noted above.



County of Fairfax, Virginia

March 1, 2016

**2016 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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Assistant Director

John W. Cooper
Clerk to the Commission

Benjamin Pelletier, Agent
Network Building & Consulting, LLC
6095 Marshalee Drive, Ste 300
Elkridge, MD 21075

**Re: SE 2015-SP-023/2232-S15-5 – CELLCO PARTNERSHIP D/B/A VERIZON
WIRELESS; LITTLE LEAGUE INC. FAIRFAX
Springfield District**

Dear Mr. Pelletier:

At its February 25, 2016 meeting, the Planning Commission voted 12-0 to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of June 16, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Pat Herrity, Supervisor, Springfield District
Peter F. Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Laura Arseneau, Staff Coordinator, ZED, DPZ
Doug Hansen, Staff Coordinator, ZED, DPZ
✓ Robert Harrison, ZED, DPZ
Diane Johnson-Quinn, Chief, Zoning Permit Branch, ZAD, DPA
February 25, 2016 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
February 25, 2016
Verbatim Excerpt

SE 2015-SP-023/2232-S15-5 – CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS:
LITTLE LEAGUE INC. FAIRFAX

Decision Only During Commission Matters
(Public Hearing Held on January 21, 2016)

Chairman Murphy: And in line with that, I have a decision only tonight that I am going to defer again. It's the Cellco Partnership application, Verizon Wireless Little League Incorporated. We had the public hearing on the, the 21st of January and we need to have some more time to discuss some of the issues with the citizens. So I WOULD MOVE WE CONTINUE THE DEFERRAL (sic) ONLY ON SE 2015-SP-023/2232-S15-5, TO A DATE CERTAIN OF JUNE 16TH, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hart and Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence and Mr., Mr. Hart say aye. All those in favor of the motion say aye.

Commissioners: Opposed? Motion carries, thank you very much.

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(The motion carried by a vote of 12-0.)

TMW



County of Fairfax, Virginia

February 4, 2016

**2016 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 W. Cooper
Clerk to the Commission

Benjamin Pelletier, Agent
Network Building & Consulting, LLC
6095 Marshalee Drive, Suite 300
Elkridge, MD 21075

**Re: SE 2015-SP-023/2232-S15-5 – CELLCO PARTNERSHIP d/b/a
VERIZON WIRELESS; LITTLE LEAGUE INC. FAIRFAX
Springfield District**

Dear Mr. Pelletier:

At its February 3, 2016 meeting, the Planning Commission voted 10-0 (Commissioners Flanagan and Sargeant were absent from the meeting) to **DEFER THE DECISION ONLY** of the above referenced applications to a date certain of February 25, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

cc: Pat Herrity, Supervisor, Springfield District
Peter F. Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Megan Duca, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
Diane Johnson-Quinn, Chief, Zoning Permit Branch, ZAD, DPZ
February 3, 2016 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
February 3, 2016
Verbatim Excerpt

SE 2015-SP-023/2232-S15-5 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS:
LITTLE LEAGUE, INC., FAIRFAX

Decision Only During Commission Matters
(Public Hearing Held on January 21, 2016)

Chairman Murphy: Also, I have a decision only that I'm going to continue the deferral. We had a public hearing on these two applications. I deferred decision only until tonight. I'm going to further defer decision on the Cellco Partnership d/b/a Verizon Wireless: Little League, Incorporated, locations on Braddock Road. And I MOVE WE DEFER SE 2015-SP-023/2232-S15-5 TO A DATE CERTAIN OF FEBRUARY 25TH WITH THE RECORD REMAINING OPEN FOR COMMENT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

JLC



County of Fairfax, Virginia

RECEIVED
Department of Planning & Zoning

FEB 02 2016

Zoning Evaluation Division

January 29, 2016

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
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At-Large

Timothy J. Sargeant
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**Re: SE 2015-SP-023/2232-S15-5 – CELLCO PARTNERSHIP D/B/A VERIZON
WIRELESS; LITTLE LEAGUE INC. FAIRFAX
Springfield District**

Dear Mr. Pelletier:

At its January 21, 2016 meeting, the Planning Commission voted 12-0 to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of February 3, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Pat Herrity, Supervisor, Springfield District
Peter F. Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Megan Duca, Staff Coordinator, ZED, DPZ
✓ Robert Harrison, ZED, DPZ
Diane Johnson-Quinn, Chief, Zoning Permit Branch, ZAD, DPA
January 21, 2016 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.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning



Planning Commission Meeting
January 21, 2016
Verbatim Excerpt

SE 2015-SP-023 – CELLO PARTNERSHIP D/B/A VERIZON WIRELESS; LITTLE LEAGUE INC. FAIRFAX
2232-S15-5 – CELLO PARTNERSHIP D/B/A VERIZON WIRELESS; LITTLE LEAGUE INC. FAIRFAX

After Close of the Public Hearing

Vice Chairman de la Fe: Public hearing is closed.

Commissioner Murphy: Mr. Chairman, before we-we go over the decision.

Vice Chairman de la Fe: Oh, okay.

Commissioner Murphy: Yes, thank you very much. Do we have any time constraints? Is it still, like, about a couple weeks? Are we okay?

Doug Hansen, Zoning Evaluation Division, Department of Planning and Zoning: We are running up against a time deadline but, I think, in light of tonight's conversations the applicant would be more than willing to extend the deadline. It's - it's a negotiation now, we're - we're past the - the state-mandated deadlines, past that point negotiated and I'm sure the applicant would be willing to negotiate a later deadline.

Commissioner Murphy: Can I have an affirmation of that from the applicant?

Benjamin Pelletier, Applicant's Agent, Network Building & Consulting, LLC: Yes, so on behalf of Verizon Wireless we will agree to extend that deadline in order to resolve these issues in - in, you know, in due time.

Commissioner Murphy: Okay, I intend to defer this for a couple of weeks initially, and let's just see where we go with this, okay? So, that's about - I'm thinking of February 3rd.

Benjamin Pelletier, Applicant's Agent, Network Building & Consulting, LLC: Okay.

Commissioner Murphy: And just to clarify that point for the folks tonight, there are state mandates on the 2232 application; it has to be heard within a certain period of time or it's automatically approved. To preclude that from happening the applicant, very agreeably, will allow us to extend that date so we can take a look at some of the issues that were discussed here this evening. Okay, thank you very much.

Mr. Pelletier: Thank you.

Commissioner Murphy: Before we - before I make the motion, as I say I'm not calling balls and strikes here, but let me just - the capacity and what Mr. Lawrence brought up for the band width is a serious problem in Fairfax County because, believe it or not, there is economic development that's involved with monopolies right now. And believe it or not, one of the questions people who are going to come here with a business, and have concerns in - they ask about how good are

the schools and they ask do you have a network. And all of us who have cellphones, who have iPads, who have iPods in our homes; our children carry them to school; we are all – we all share in the responsibility of capacity and bandwidth. Every time you punch that app, every time you make a phone call, it affects the capacity of one of these poles at one of these sites in one of these neighborhoods. And there are plenty of monopoles in Fairfax County in neighborhoods. So, we all contribute to the capacity problem and we all contribute to the lack of capacity. And saying well we'll transfer it to another location does not really solve the problem, okay. And that's we have to sort out. We have to look at the three criteria established by the state for the 2232 – the character, location, and extent – and we have to look at the special exception and the standards in the special exception to see if they have been meet and we have to look at the Comprehensive Plan. As I mentioned, this is not a rezoning application, so the – the - the R-C zoning designation for the sites along Braddock Road will never change with this application, but the use is permitted through the special exception and 2232 process. It's a land use issue and that's what we have to decide. I want to thank you all for coming this evening. Please drive carefully, we're going to give this some consideration over the next two weeks. And so Mr. Chairman, I MOVE THAT WE DEFER DECISION ON SE 2015-SP-023 AND 2232-S15-5 TO A DATE CERTAIN OF FEBRUARY 3RD, WITH THE RECORD REMAINING OPEN FOR COMMENT.

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.

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(The motion carried by a vote of 12-0.)

TMW