



# County of Fairfax, Virginia

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November 22, 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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**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*

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**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

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

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

**Re: SE 2016-HM-017/2232-H16-236 – MILESTONE TOWER LIMITED  
PARTNERSHIP, III & VERIZON WIRELESS  
Hunter Mill District**

Dear Mr. Stearns:

At its November 16, 2016 meeting, the Planning Commission voted 9-0 (Commissioners Flanagan, Keys-Gamarra, and Lawrence were absent from the meeting.) to **DEFER INDEFINITELY THE DECISION ONLY** of the above-referenced applications. A copy of the verbatim transcript is attached.

Sincerely,



John W. Cooper, Clerk  
Fairfax County Planning Commission

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District  
Frank de la Fe, Planning Commissioner, Hunter Mill District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of  
Supervisors, County Executive Office  
Joseph Gorney, Staff Coordinator, ZED, DPZ  
Natalie Knight, Staff Coordinator, PD, DPZ  
Robert Harrison, ZED, DPZ  
November 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.



**County of Fairfax, Virginia  
Planning Commission Meeting  
November 16, 2016  
Verbatim Excerpt**

*SE 2016-HM-017 – MILESTONE TOWER LIMITED PARTNERSHIP III – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a telecommunications facility (monopine). Located at 2791 Fox Mill Rd., Herndon, 20171, on approx. 14.20 ac. of land zoned R-2 (Cluster). Tax Map 36-1 ((10)) G. (Concurrent with 2232-H16-236.) (Hunter Mill District)*

*2232-H16-23 – MILESTONE TOWER LIMITED PARTNERSHIP III – Appl. under Sect(s).15.2-2204 and 15.2-2232 of the Code of Virginia to permit a telecommunications facility. Located at 2791 Fox Mill Rd., Herndon, 20171, on approx. 14.20 ac. of land zoned R-2 (Cluster). Tax Map 36-1 ((10)) G. (Concurrent with SE 2016-HM-017.) (Hunter Mill District)*

Decision Only During Commission Matters  
(Public Hearing held on September 15, 2016)

Commissioner de la Fe: Thank you, Mr. Chairman. Mr. Chairman, tonight we were supposed to have a decision on the Milestone Tower Limited Partnership at Crossfield and, based upon a request by the applicant to explore their intent – alternative location, I MOVE THAT THE PLANNING COMMISSION INDEFINITELY DEFER 2232-H16-23 AND SE 2016-HM-017.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to defer SE 2016-HM-017 and 2232-H16-03 [sic] – did you give a date?

Commissioner de la Fe: Indefinitely.

Chairman Murphy: Indefinitely. All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman?

Chairman Murphy: Yes.

Commissioner de la Fe: Mr. Chairman, WE WOULD ALSO REQUEST THAT THE BOARD OF SUPERVISORS DEFER ITS PUBLIC HEARING ON THESE CASES UNTIL AFTER THE PLANNING COMMISSION HAS MADE A RECOMMENDATION.

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Each motion carried by a vote of 9-0. Commissioners Flanagan, Keys-Gamarra, and Lawrence were absent from the meeting.)

JLC



# County of Fairfax, Virginia

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October 25, 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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*Clerk to the Commission*

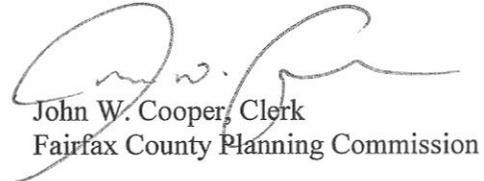
Frank Stearns  
Donohue & Stearns, PLC  
201 Liberty Street SW  
Leesburg, VA 20175

**Re: SE 2016-HM-017/2232-H16-23 – MILESTONE TOWER LIMITED  
PARTNERSHIP, III & VERIZON WIRELESS  
Hunter Mill District**

Dear Mr. Stearns:

At its October 19, 2016 meeting, the Planning Commission voted 8-0 (Commissioners Flanagan, Hedetniemi, Lawrence and Sargeant were absent from the meeting.) to **DEFER THE DECISION ONLY** on the above referenced application to a date certain of November 16, 2016. A copy of the verbatim transcript is attached.

Sincerely,



John W. Cooper, Clerk  
Fairfax County Planning Commission

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District  
Frank de la Fe, Planning Commissioner, Hunter Mill District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Joseph Gorney, Staff Coordinator, ZED, DPZ  
Natalie Knight, Staff Coordinator, ZED, DPZ  
✓ Robert Harrison, ZED, DPZ  
October 19, 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.

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**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](http://www.fairfaxcounty.gov/planning)



Planning Commission Meeting  
October 19, 2016  
Verbatim Excerpt

SE 2016-HM-017/2232-H16-23 – MILESTONE TOWER LIMITED PARTNERSHIP, III & VERIZON WIRELESS

Decision Only During Commission Matters  
(Public Hearing held on September 28, 2016)

Commissioner de la Fe: Thank you, Mr. Chairman. Mr. Chairman, tonight we were supposed to make a decision on SE 2016-HM-017/2232-H16-20 – 236 – according to what that says – Milestone Tower Limited Partnerships, III and Verizon Wireless, for a tower at Crossfield Elementary. I deferred the - the decision to tonight to give a chance for the land use committee to make the recommendation so that I would have that as part of what I would take into consideration. They met last night, unfortunately, our community room was being used for voting so we had to meet at a school where they kicked us out at 10 and they did not reach a decision. So, I – and they requested that I continue the deferral. So, Mr. Chairman, I MOVE THAT WE CONTINUE THE DEFERRAL ON THESE CASES TO A DATE CERTAIN OF NOVEMBER 16<sup>TH</sup>.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to defer decision only on SE 2016-HM-017 and 2232-H16-236, Milestone Tower Limited Partnership to a date certain of November 16<sup>th</sup>, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman?

Chairman Murphy: Mr. de la Fe, yeah?

Commissioner de la Fe: And I - I WOULD REQUEST THAT THE BOARD OF SUPERVISORS BE ASKED TO DEFER THEIR PUBLIC HEARING ON THIS CASE UNTIL AFTER THE PLANNING COMMISSION MAKES A RECOMMENDATION.

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried by a vote of 8-0. Commissioners Flanagan, Hedetniemi, Lawrence and Sargeant were absent from the meeting.)

TMW



# County of Fairfax, Virginia

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September 29, 2016

RECEIVED  
Department of Planning & Zoning

SEP 30 2016

Zoning Evaluation Division

**2016 Planning  
Commission**

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

**Frank de la Fe**  
Vice Chairman  
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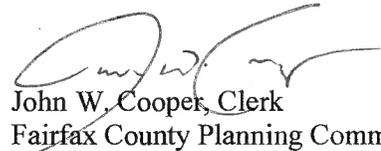
Frank Stearns  
Donohue & Stearns, PLC  
201 Liberty Street SW  
Leesburg, VA 20175

**Re: SE 2016-HM-017/2232-H16-236 – MILESTONE TOWER LIMITED  
PARTNERSHIP, III & VERIZON WIRELESS  
Hunter Mill District**

Dear Mr. Stearns:

At its September 28, 2016 meeting, the Planning Commission voted 8-0 (Commissioners Flanagan, Hart, Hedetniemi and Lawrence were absent from the meeting.) to **DEFER THE DECISION ONLY** on the above referenced application to a date certain of October 19, 2016. A copy of the verbatim transcript is attached.

Sincerely,

  
John W. Cooper, Clerk  
Fairfax County Planning Commission

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District  
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September 28, 2016 date file

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Planning Commission Meeting  
September 28, 2016  
Verbatim Excerpt

SE 2016-HM-017/2232-H16-236 – MILESTONE TOWER LIMITED PARTNERSHIP, III  
AND VERIZON WIRELESS

After close of the public hearing.

Chairman Murphy: Public hearing is closed. Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. It's – we – we have heard a lot tonight. Much – many of the questions that were raised here and that were raised by the Commission were also raised by the land use committee. And the land use committee asked that with – as I have done in other cases, hold the public hearing but defer decision until they are able to get answers to their questions. They will meet on October 18<sup>th</sup>. There and at that point they, you know, hopefully will make a recommendation. So, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR 2232-H16-23 (sic) AND SE 2016-HM-017, TO A DATE CERTAIN OF OCTOBER 19<sup>TH</sup>, 2016.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to defer these applications for decision only to a date certain of October 19<sup>th</sup>, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: And Mr. Chairman, I ALSO ASK THAT WE REQUEST THE BOARD OF SUPERVISORS TO DEFER THEIR PUBLIC HEARING UNTIL AFTER WE MAKE A RECOMMENDATION.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motions carried by a vote of 8-0. Commissioners Flanagan, Hart, Hedetniemi and Lawrence were absent from the meeting.)

TMW