County of Fairfax, Virginia

June 15, 2021

STAFF REPORT

FDPA 81-S-058-08-01, SEA 2009-SU-002, and 2232-Y20-6

SULLY DISTRICT

APPLICANT: New Singular Wireless PCS, LLC (d/b/a AT&T Mobility), Trustees of the Centreville United Methodist Church and Centreville Day School.

STREET ADDRESS: 6400 Old Centreville Road, Centreville

TAX MAP REFERENCE: 65-1 ((5)) J1 (FDPA)
65-1 ((5)) J1, 65-1 ((1)) 14A & 14A1 (SEA)

SITE AREA: 6.35 acres (FDPA)
9.46 acres (SEA)

ZONING: PDH-12, WS (FDPA)
PDH-12, R-1, WS (SEA)

SE CATEGORY: Mobile and Land Based Telecommunication Facilities (Category 1; Sects. 3-104 and 6-105)

Church with private school of general education and child care (Category 3; Sects. 3-104 and 6-105)

PROPOSAL: The applicant requests review by the Planning Commission to determine whether the proposed 88-foot telecommunication facility and related ground structures satisfy the criteria of location, character, and extent pursuant to §15.2-2232 of the Code of Virginia, and requests approval of a concurrent Final Development Plan Amendment and Special Exception Amendment to construct the proposed telecommunication facility.

Yvonne Goh / Zach Fountain
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission find that the facility proposed under 2232-Y20-6 satisfies the criteria of location, character, and extent as specified in Section 15-2.2232 of the Code of Virginia, and therefore is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of FDPA 81-S-058-08-01, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of SEA 2009-SU-002, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of the modification of the transitional screening requirements pursuant to Section 13-303 of the Zoning Ordinance, in favor of the existing and proposed landscaping as conditioned.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions agreed to by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.
Final Development Plan Amendment
FDPA 81-S-058-08-01

Applicant: NEW CINGULAR WIRELESS PCS LLC (D/B/A AT&T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH AND CENTREVILLE DAY SCHOOL

Accepted: 11/06/2020
Proposed: CHURCH, CHILD CARE AND TELECOMMUNICATION FACILITY
Area: 6.35 AC; DISTRICT - SULLY
Zoning Dist Sect: EASE SIDE OF CENTREWOOD DRIVE AND SOUTHWEST CORNER OF NEW BRADDOCK ROAD AND CENTREVILLE ROAD
Located: PDH-12
Overlay Dist: WS
Map Ref Num: 065-1-05/ J1
Special Exception Amendment
SEA 2009-SU-002

Applicant: NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&T MOBILITY) TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH AND CENTREVILLE DAY SCHOOL

Accepted: 11/06/2020

Proposed: AMEND SE 2009-SU-002 PREVIOUSLY APPROVED FOR PLACE OF WORSHIP, CHILDCARE CENTER AND RELATED FACILITIES TO ADD MOBILE/LAND BASED TELECOMMUNICATIONS FACILITIES

Area: 9.46 AC; DISTRICT - SULLY
Zoning Dist Sect: 03-010403-010406-010506-0105
Located: 6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Zoning: R-1, PDH-12
Plan Area: 3.3
Overlay Dist: WS WS
Map Ref Num: 065-1-01 /0014A /01 /0014A1 /05 /11
PROPOSED AT&T 20'X18'-5" COMPUND (1,608 SF)
TREE AND SHRUB PLANTING GUIDELINES, PUBLICATION 430-295 (VIRGINIA COOPERATIVE EXTENSION)

Plant and Site Selection
Select trees and shrubs well-adapted to conditions of individual planting sites. Poorly-adapted plants are doomed from the start, no matter how carefully they're planted. Test soil drainage before planting. Dig a test hole at least as deep as your planting hole and fill with water. If water drains at a rate of less than one inch per hour, consider installing drainage to carry water away from the planting hole base, or moving or raising the planting site (stem amendment). Also consider using more water-tolerant species. For trees, try red maple, sycamore, bald cypress, willow oak, or river birch. For shrubs, try dogwood, redbud, pawpaw, and Vaccinium species, and other plants that don't like wet feet where drainage is poor. Examine soil for compaction before planting. If soils are compacted, consider replacement with a good lean soil, or incorporation of several inches of an organic material such as composted yard waste to a depth of at least 8 inches in the entire planting area. Do not incorporate small quantities of sand – compaction will increase and drainage decrease.

Site Preparation
Dig shallow planting holes two to three times as wide as the root ball. Wide, shallow holes encourage horizontal root growth that trees and shrubs naturally produce, in well-drained soil, dig holes as deep as the root ball. In poorly-drained heavy clay soil, dig holes one to two inches shallower than the root ball. Cover the exposed root ball top with mulch. Don't dig holes deeper than root ball or put loose soil beneath roots because loose soil will compact over time, leaving trees and shrubs planted too deep. Wide holes near the soil surface where most root growth occurs. Score walls of machine-dug (sager, backhoe) holes to prevent gapping. Backfill holes with existing amended soil. Do not incorporate organic material such as compost into backfill for individual planting holes. Differences in soil pore sizes will create excessing problems with water movement and root growth between the planting ball, planting hole, and surrounding soil. Backfill half the soil, then water thoroughly to settle out air pockets. Finish backfilling, then water again. Cover exposed root ball tops with mulch. Incorporate slow-release granular fertilizers into backfill soil to provide nutrients, or if a soil test indicates a need for phosphorus or potassium. Avoid using fast-release agronomic fertilizers that can leach tree roots. Use no more than 1 lb actual nitrogen per 1,000 ft of planting hole surface. (Example – 5 using 16-0-12 with a 5 diameter hole, incorporates 0.3 oz per planting hole.)

Tree and Shrub Preparation:
Closely inspect the wrapping around root balls of RAS (felled and burlapped) trees and shrubs. Growers use many synthetic materials, as well as burlap treated to resist degradation, to wrap root balls. Many of these materials will not degrade. To ensure root growth into surrounding soil, remove planting nails or rope tying, then cut away or drop the wrapping material to the bottom of the planting hole, backfilling over it.

Wooden stakes used to protect the root balls degrade very slowly underground. Remove the top 8–12 inches of wood to keep equipment from getting caught in wire loops, and surface roots from gapping. Remove all rope, whether jute or nylon, from trunks. Again, degradation in slow or nonexistent, and ropes can gape trunks and roots. Remove plastic containers from container-grown trees and shrubs. For plants in fiber pots, break away the pot to remove the pot entirely. Many fiber pots are coated to extend their shelf life, but this slows degradation below ground and retards root extension. If roots are circling around the root ball exterior, cut through the roots in a few places. Cutting helps prevent circling roots from eventually strangling the trunk. Select trees grown in containers with vertical ribs or a copper-treatment of the interior container wall. These container modifications and treatments minimize circling root formation. Tree Care After Planting:
Remove tags and labels from trees and shrubs to prevent gapping of branches and trunks. Good follow-up watering helps promote root growth.

Drainage systems and water reservoir systems can facilitate water and shrubs. Too to three inches of mulch is best – less if a fine material, more if coarser. Use either organic mulches (shredded or chipped pine bark, pine straw, composts) or inorganic mulches (volcanic and river rocks). Keep mulch from touching tree trunks and shrub stems. This prevents disease and rotter problems if using organic mulches, and look adverse if using inorganic mulches. Don’t use black plastic beneath mulch around trees and shrubs because it blocks air and water exchange. For added weed control, use landscape fabrics that resist weed root penetration. Apply only one to two inches of mulch atop fabrics to prevent weeds from growing in the mulch. Only apply mulch to areas where people may pass over. Sticks for a maximum of one year. Allow trees a slight amount of fine rather than holding them rigidly in place. Use guying or attaching material that won’t damage the bark. To prevent trunk gapping, remove all guying material after one year. Most trees should not have their trunks wrapped. Wrapping often increases insect, disease, and water damage to trunks.

Thin-barked trees planted in spring or summer into hot or paved areas may benefit from wrapping if a white wrap is used. To avoid trunk gapping, do not attach wraps with wire. Male rope, plastic ties, or electrical tape. If protection against animal or equipment damage, install guards to protect the trunk. Be sure the guards are loose-fitting and permit air circulation.
MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance Sections:

1. Plaft is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) N/A.
   If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

3. Provide:
   Facility Name
   Type & No. of Stormwater Management Facilities (e.g., pond, detention basin, bioretention, etc.)
   On-site area served (acres)
   Off-site area served (acres)
   Drainage area (acres)
   Footprint area (ft²)
   Storage volume (cf)
   If pond, dam height (ft.)
   N/A

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) N/A. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A.
   Type of maintenance access road surface noted on the plan is N/A:
   [Description of surface (e.g., gravel, asphalt, etc.)]
6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A.
7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) N/A.
8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) N/A if the outfall is to be improved off-site it should be specifically noted.
9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) N/A.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field runoff is provided on Sheet(s) N/A.
11. A submission waiver is required for N/A.
12. Stormwater management is not required because Minimal grading of topsoil and no stormwater facilities proposed

Revised: 8/4/2015

STORMWATER MANAGEMENT CHECKLIST

SWM1

STORMWATER MANAGEMENT CHECKLIST

1

STORMWATER MANAGEMENT CHECKLIST

SWM1

STORMWATER MANAGEMENT CHECKLIST

SWM1
PROPOSED AT&T ANTENNA ARRAY CONCEALED WITHIN TRANSPARENT CELL TOWER W/ (3) ANTENNAS (1 INSTALL, 2 FUTURE) (2) SLACK BOXES (1 INSTALL, 3 FUTURE) (2) DOME (2 INSTALL)
CENTREWOOD DR
SITE ID # 6603
FA # 14055200
6600 OLD CENTREVILLE ROAD
HANOVER, MD 21076
(410) 582-8043
FAX (443) 221-2962

COMPONENT AND UTILITY DETAILS

1. COMPOUND GRAVEL YARD DETAIL
   SCALE NOT TO SCALE

2. HEAVY DUTY ACCESS GATE DETAIL
   SCALE NOT TO SCALE
RF WARNING SIGN LAYOUT AND DETAILS

AT&T operates antennas at this site. Beyond this point you are entering an area where radio frequency (RF) fields may exceed the FCC Occupational Exposure Limits. Follow safety guidelines for working in an RF environment. Contact AT&T at 800-638-0232 and follow their instructions prior to performing any maintenance or repairs beyond this point.

RF CAUTION SIGN TYPE 2 (18"x18")
NOTES:

1. The bell tower will be constructed in accordance with SA-2220 and all applicable local, state, and federal standards.
3. The interior will be constructed of structural steel, attached to a steel plate.
4. The exterior will be covered in fiber-reinforced polyester (“FRP”) as well as four windows for decorative purposes. The fountain will be in panels 4’ x 12’ designed to look like a stone façade.
5. Subsamples and paint specifications will be obtained to achieve an exact color match with the existing church building.
DESCRIPTION OF THE REQUESTS

2232-Y20-6: The applicant has submitted a 2232 application for review by the Planning Commission to determine if the location, character, and extent of the proposed telecommunication facility with a stealth bell tower and related ground structures are substantially in accord with the adopted comprehensive plan.

FDPA 81-S-058-08-01 and SEA 2009-SU-002: The applicant requests approval of a Final Development Plan Amendment (FDPA) and a Special Exception Amendment (SEA) to permit telecommunication facility and related ground structures in addition to an existing place of worship with a nursery school/child care previously approved with FDP 81-S-058-08 and SE 2009-SU-002.

No changes to the approved number of seats (640) associated with the place of worship or the number of children (150) enrolled in the nursery school/child care. The overall floor area ratio on the final development would remain 0.22 on the Final Development Plan area.

WAIVERS AND MODIFICATIONS

The applicant requests a modification of the transitional screening requirements pursuant to Section 13-303 of the Zoning Ordinance, in favor of the existing and proposed landscaping as conditioned.

CHARACTER OF THE SITE AND SURROUNDING AREA

The application site, owned by the Trustees of the Centreville United Methodist Church, is located on the west side of Centreville Road (Route 28), and bounded by New Braddock Road to the north, Centrewood Drive to the west, and Old Centreville Road to the south. Parcel 65-1 ((5)) J1 containing 6.35 acres is subject to 2232 application and Final Development Plan amendment (FDPA). The parcel is currently developed with a place of worship with 640 seats, a nursery school/child care with up to 150 children, and a surface parking lot. In addition to the main church parcel, two parcels to the south, 65-1 ((5)) J1 and 65-1 ((1)) 14A & 14A1, containing 3.11 acres are also subject to Special Exception Amendment (SEA). These two parcels are currently designated as open space for the place of worship. The proposed facility is located on the main church parcel 65-1 ((5)) J1 as delineated in Figure 1 below.

Table 1 below summarizes the existing and planned land uses of the surrounding area. Properties to the west of the proposal site are zoned PDH-12 and developed with single family attached homes. To the north across New Braddock Road is zoned PDC and developed with Centre Ridge Market Place shopping center. A commuter park & ride lot is to the east, and single family attached homes zoned R-8 are further east across Route 28. Immediately to the south are properties zoned R-1 including a Montessori school, a single family detached home, and the two additional church properties. Properties to the southwest are zoned PDH-3 and are developed with single family detached homes.
Table 1: Surrounding Area Description

<table>
<thead>
<tr>
<th>Direction</th>
<th>Use</th>
<th>Zoning</th>
<th>Plan Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Centre Ridge Shopping Center</td>
<td>PDC</td>
<td>Retail and Other</td>
</tr>
<tr>
<td>South</td>
<td>Single-Family Attached and Detached Dwellings, Nursery School</td>
<td>R-1, PDH-3</td>
<td>Residential (1-2 du/ac)</td>
</tr>
<tr>
<td>East</td>
<td>Single-Family Attached Dwellings</td>
<td>R-1, R-8</td>
<td>Residential (5-8 du/ac)</td>
</tr>
<tr>
<td>West</td>
<td>Single-Family Attached and Detached Dwellings</td>
<td>PDH-3, PDH-12</td>
<td>Residential (1-2 du/ac)</td>
</tr>
</tbody>
</table>

ZONING BACKGROUND

The table below summarizes the zoning history of the site. The approvals in effect for the place of worship and nursery school/child care are FDPA 81-S-058-08 and SE 2009-SU-002. If the proposed FDPA and SEA applications are approved, those development conditions would be superseded by the FDPA and SEA conditions. If this application is denied, the place worship and nursery school/child care would continue to operate under the previous approval’s conditions.
Table 2: Zoning Background

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Approved</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>RZ/CDP 81-S-058</td>
<td>12/15/1986 (BOS)</td>
<td>The Board of Supervisors (BOS) approved Rezoning and Conceptual Development Plan RZ/CDP 81-S-058 to rezone 303 acres from the R-1 District to the PDH-2, PDH-12, PDH-20, and PDC Districts. Specifically, the subject property was rezoned from the R-1 to the PDH-12 District.</td>
</tr>
<tr>
<td>PCA/CDPA 81-S-058</td>
<td>2/13/1989 (BOS)</td>
<td>The BOS approved Proffer Condition Amendment/Conceptual Development Plan Amendment PCA/CDPA 81-S-058 to amend the designated land use from single-family detached dwelling units to institutional and quasi-public uses to permit a place of worship with a child care center. (A copy of the governing proffers is included in Appendix 10)</td>
</tr>
<tr>
<td>FDP 81-S-058-08</td>
<td>12/15/1988 (PC)</td>
<td>The Planning Commission approved Final Development Plan FDP 81-S-058-08 to permit a 65,000 square foot place of worship with a child care center. (A copy of the governing development conditions is included in Appendix 10)</td>
</tr>
<tr>
<td>SE 2009-SU-002</td>
<td>6/6/2009 (BOS)</td>
<td>The BOS approved Special Exception SE 2009-SU-002 to add land area to the existing place of worship with a child care center. (A copy of the governing development conditions is included in Appendix 10)</td>
</tr>
</tbody>
</table>

Hard copies of the staff report and approved proffers/development conditions are available at the Department of Planning and Development, Zoning Evaluation Division.

PROPOSAL

The telecommunication facility is proposed to be located on the east end of the property adjacent to the existing church building. This facility would include an 88’ tall tower structure designed to resemble a place of worship bell tower and a 1,608 square foot equipment compound area. The church bell tower design is proposed to serve as a disguise for the telecommunication antennas only with no functioning church bells or generated sound. An array of telecommunication antennas for AT&T would be attached to the 88-foot tall tower at 82 foot elevation with space below for two additional future carriers. The tower’s exterior would resemble a stucco façade in a color matching the existing building. Design of the bell tower includes decorative details at the top, faux windows and several architectural enhancements as shown on the Final Development Plan Amendment and Special Exception Amendment Plat (FDPA/SEA Plat).

The bell tower is also proposed to be located within an approximately 1,608 square foot equipment compound area enclosed by an 11’ screen wall connected to the existing building. Materials for the screen wall are proposed match the material and color of the existing building for visual connection and stealth effect. Telecommunication equipment cabinets for AT&T are shown on the FDPA/SEA Plat within the equipment compound area with space for additional equipment for two future carriers.
Proposed landscaping includes planting of 16 new evergreen trees to the east of the compound. Natural landscaping principles are also proposed and would follow the County recommended soil preparation steps.

Access to the facility is proposed from the existing cul-de-sac at Old Centreville Road. This access would lead directly to a screen wall gate. The applicant indicated that the facility would be visited for maintenance up to four times per year by a standard vehicle such as a car or an SUV.

A reduced copy of the FDPA/SEA plat and associated plans, titled “Centrewood Dr” is included in the front of the staff report. Copies of the proposed development conditions, FDPA, SEA, and 2232 applications, Statements of Justification, photographs, photosims, and the affidavit are contained in Appendices 1 through 14.

Figure 2: Proposed facility location on the site
The subject site is in the Area III, Bull Run Planning District and also within the Centreville Suburban Center in the Comprehensive Plan. The Comprehensive Plan Map identifies the property’s base recommendation use as 5-8 DU/AC.

An assessment of this proposal for substantial conformance with current land use recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations:

Area III, Bull Run Planning District, Amended through 10-16-2018, Centreville Area and Suburban Center, Page 32

“D-4 (177 Acres) Suburban Center
Land Unit D-4 is planned for a mix of residential densities and unit types as shown on the Comprehensive Land Use Plan Map. Density in this land unit should not exceed an average of 12 dwelling units per acre. Lower densities should be located near existing residential development and higher densities located near commercial areas. Extensive pedestrian connections between uses within this sub-unit should be provided.”

Policy Plan, Public Facilities, Amended through 6-9-2020, Wireless Telecommunication Services, Page 4
“Countywide Objectives and Policies

Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff, decreasing life-cycle maintenance requirements, increasing the habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses).”

Policy Plan, Public Facilities, Amended through 6-9-2020, Wireless Telecommunication Services, Page 40-42

“Objective 43: In order to provide a network of wireless telecommunication systems licensed by the Federal Communications Commission, and to achieve opportunities for the co-location of related facilities and the reduction or elimination of their visual impact, locate the network’s necessary support facilities which include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies.

Policy b. When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the wireless telecommunication facilities and minimize their visual impact on surrounding areas.

Policy d. Ensure that the use of public property by mobile and land-based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use and complies with adopted policies and plans to protect natural resources.

Policy e. Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.

Policy g. Design, site and/or landscape proposed telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

Policy h. Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as compared with alternate sites. Analyze the potential impacts from other vantage
points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.

Policy i. Locate proposed telecommunication facilities to ensure the protection of historically significant landscapes and cultural resources. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.

Objective 44: Design proposed wireless telecommunication facilities to mitigate visual impact and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area.

Policy a. Disguise or camouflage the appearance of proposed wireless telecommunication facilities to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed.

Policy b. Design proposed wireless telecommunication facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected.

Policy d. Mitigate the visual impact of proposed wireless telecommunication facilities and their equipment by using effective design options appropriate to the site such as:

• Design, site, and/or landscape the proposed facility to minimize impacts on the character of the area.”

ANALYSIS

Land Use/2232 Analysis

Section 15.2-2232 of the Code of Virginia requires the Planning Commission to determine that the general or approximate location, character, and extent of the proposed facility, are substantially in accord with the adopted Comprehensive Plan.

Location

Plan guidance encourages co-locating wireless telecommunication facilities and utilizing existing structures whenever feasible. The applicant indicates that they initially looked for co-location opportunities at existing structures. According to the applicant, the two closest existing poles at 14504 Mount Olive Road (Dominion Utility pole) and at 14541 Old Mill Road (Washington Gas pole) are both outside of the AT&T’s coverage goal area, and the buildings at Centre Ridge shopping center are not of sufficient height to provide viable rooftop location.
The applicant indicated they selected the proposed location at Centreville United Methodist Church due to its willing landlord, ability to serve the target coverage area, and the opportunity to design a stealth bell tower and screen wall that would conceal the wireless facility and blend with the existing place of worship building. Staff finds that the proposed location is in conformance with Plan guidance that recommends, when existing structures are not available for co-location, to locate new structures that provide the greatest opportunity to conceal the wireless telecommunication facilities and minimize their visual impact on surrounding areas.

Character

The proposed facility is designed to appear as a bell tower addition to the existing place of worship building. The exterior of the tower would resemble a stucco façade in a color matching the existing building. The tower design includes decorative details at the top and faux windows in the center. This design is proposed to serve as a disguise only and would not include any functioning bells or sound generated. Telecommunication antenna arrays would be inside the tower and entirely screened from view.

The tower is proposed to be located within an equipment compound area, which also includes spaces for equipment cabinets and pads. The compound area would be enclosed by an 11-foot screen wall connected to the existing building. The screen wall would match the material and color of the existing building for visual connection and stealth effect.

Staff finds that the proposed facility is in conformance with Plan guidance to design telecommunication facilities to mitigate visual impact and prominence, particularly in residential areas, by concealing their intended purpose to resemble other man-made structures that are typically found in a similar context and belong to the setting where placed, such as flagpoles, bell towers, and trees.

The applicant further proposes to mitigate the visual impact by planting 16 new evergreen trees along the east side of the compound area. The trees would be planted in a continuous mulched bed that is underplanted with understory species such as native shrubs and grasses. The applicant also committed to soil preparation and remediation measures as recommended in the proposed development conditions. Staff finds that the proposed layout design is in conformance with Plan guidance to design, site, or landscape telecommunication facilities to minimize impacts on the character of the property and surrounding areas, and to design sites in an environmentally sensitive manner, and apply low impact development (LID) practices and natural landscaping methods. Consistent with Plan guidance to site telecommunication facilities to avoid areas of environmental sensitivity, the subject property does not contain any floodplain, Resource Protection Areas (RPA) or Environmental Quality Corridors (EQC).

Staff also finds that the proposed facility is in conformance with Plan guidance to ensure that the use of public property by telecommunication facilities does not interfere with the existing or planned operational requirements of the public use. The facility is not proposed on a public property. However, the facility would be a FirstNet (First Responder Network Authority) site. FirstNet was established by the U.S Congress to
provide a dedicated reliable connection for public safety, health care and other first responder agencies. AT&T at this site through participating in FirstNet would support and enhance public operations rather than interfering with them.

**Extent**

The proposed height of the tower is 88 feet. The applicant indicated that this height was determined to be optimal for meeting the network coverage goal, providing space for future carriers, and for maintaining the character of the existing use and surrounding community. Staff finds the proposed tower height is in conformance with Plan guidance to ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the facility based on its service area requirements while still mitigating the visual impact of the facility.

Staff also finds the proposal is in conformance with Plan guidance to analyze the potential impacts from other vantage points in the surrounding residential areas and public way. The applicants conducted balloon tests on January 9, 2021, and March 13, 2021, and created photo simulations included in the application (Attachment 4) based on the tests. One of the sites checked for visibility at the staff’s request was Level Green, a Fairfax County Inventory of Historic Site, at 6275 Level Green Lane approximately 0.3 miles east of the proposed tower location. The applicants confirmed that the tower would not be visible from this site. Staff concludes that the proposed facility is in conformance with Plan guidance that telecommunication facilities should not negatively impact the views of and vistas from historically significant structures.

**Environmental and Urban Forest Management Analysis (Appendix 7 and 8)**

The Environmental and Development Review Branch reviewed the application and recommended to apply the soil preparation and remediation steps and natural landscaping practices. The applicant revised the application to address their comments and agreed to conditions 25 and 26.

UFM also reviewed the application and recommended modifications to the FDPA/SEA Plat to adequately show the transitional yard requirements for the uses on the site, ensure the interior parking lot landscaping is provided and maintained, and provide flexibility in the proposed landscaping plantings adjacent to the telecommunication facility. The applicant has revised the development plan and agreed to several recommended development conditions to address these concerns.

**Land Development Services Analysis (Appendix 9)**

The Site Development and Inspections Division (SDID) reviewed the application and commented that the proposed development would require a minor site plan and must comply with the Water Supply Protection District requirements, Stormwater Management Ordinance, and adequacy of outfall. There are no Resource Protection Areas or floodplain on the subject property. The applicant revised the application to
address the comments and agreed to the development conditions that ensure stormwater management is adequate.

**ZONING ORDINANCE PROVISIONS**

Except for the addition of the proposed telecommunication facility, no other site or building modifications are proposed for the place of worship and/or school uses. As set forth in Table 3, below, the place of worship and nursery school/child care center continue to satisfy the lot size requirements and bulk regulations of the PDH-12 District. In addition, no site or building modification are proposed on the parcels zoned to the R-1 District and used as open space. The proposed telecommunication facility is classified as a Category 1 use and in accordance with Sect. 9 104 (1) of the Zoning Ordinance, these uses are not required to comply with lot size requirements or bulk regulations.

<table>
<thead>
<tr>
<th>Standard</th>
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<th>Provided</th>
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<td>Minimum lot area</td>
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<td>Minimum lot width</td>
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<td>Max. FAR</td>
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<td>Parking spaces</td>
<td>182 Spaces (one space per four seats in the place of worship)</td>
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</table>

**Special Exception Requirements**

**Place of Worship and Nursery School/Child Care**

Sect. 9-314 of the Zoning Ordinance indicates that a place of worship with a child care center, nursery school or private school may be approved as a special exception or as a special permit use at the applicant’s discretion. In either event, the use is subject to the standards set forth in Sect. 9-309 (Additional Standards for Child Care Centers and Nursery Schools). The existing place of worship and nursery school/child care were previously approved and conditioned. No changes are proposed to those uses. To permit a telecommunication facility on the subject property, the applicants are seeking approval of FDPA and SEA applications. Any future modifications to the place of worship or nursery school/child care would require the approval of a FDPA and concurrent SEA. Applicable conditions from the governing FDP and SE approvals have been carried forward to the proposed development conditions in Appendix 1 and 2.

Since no changes are proposed to the existing place of worship or nursery school/child care uses, staff continues to find the existing uses satisfy the General Special Exception Standards (Sect. 9-006), the Category 3 Standards (Sect. 9-304), and the Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309) pursuant to previous approvals SE 2009-SU-002 and FDP 81-S-058-08. These standards continue
to be in harmony with the comprehensive plan, zoning district regulations, neighboring properties, and traffic, access, facilities, parking, signage, performance standards, outdoor recreation, drop-off and pick-up for the nursery school and compliance with state requirements for the child care center.

**General Special Exception Standards (Sect. 9-006)**

**Telecommunication Facility**

**General Standard 1** states that *the proposed use at the specified location shall be in harmony with the adopted comprehensive plan.*

As detailed in the Land Use/2232 Analysis, staff finds the proposal is in harmony with the Comprehensive Plan.

**General Standard 2** states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The PDH-12 District is intended to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other select secondary uses. Mobile and land-based telecommunication facilities are permitted in the Planned Development Housing districts with SE approval. The proposed telecommunications facility would be located on the eastern side of the existing place of worship use and screened with existing and proposed landscaping to minimize the visual impact on the surrounding neighborhoods. Further, the proposed facility is designed to resemble a bell tower to screen the antennas and panels. Staff finds that the proposed telecommunications facility is compatible with the Planned Development Housing District and the existing place of worship use.

**General Standard 3** requires that *the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

The proposed facility is sited away from the surrounding residential properties and close to a principal arterial roadway. The closest property, Parcel 8B, is developed with a Montessori Children’s Center. This center is approximately 288 feet south of the proposed tower. The equipment compound area is also approximately 136 feet from the center’s property line. Existing trees along the southern and eastern property boundaries combined with the proposed landscaping would minimize the impact of the proposal on this property. At staff’s request, the applicants have agreed to replace landscaping that has been removed and/or dead to further reduce the visibility of the proposed facility from this adjacent use.
The residential properties to the east are separated from the proposed facility by Centreville Road, a four-lane divided highway with overhead power lines; however, the residences on St. Timothy’s Lane would have a view of the tower. Additional landscaping is proposed between the facility and Centreville Road to further reduce the visual impact of the proposed facility. The residential properties to the west are separated by the place of worship building and Centrewood Drive and the proposed facility is not visible from the residences located on Sharps Drive. Property to the north of New Braddock Road is developed with a commercial shopping center. The proposed facility would be visible from this property.

As noted above under the Comprehensive Plan Provisions and the Land Use/2232 Analysis, a historic site is located near the property. Level Green which dates to 1740, is located approximately 1,700 feet to the east of the proposed telecommunication tower. In staff’s opinion, based on observations at the balloon-fly, existing trees on the Level Green property adequately screen the proposed tower.

To determine that the proposed tower will not adversely affect the use or development of neighboring properties, staff reviewed the design and height of the tower. The applicants revised the design of the tower to provide a break between the panels to reduce the overall mass. Staff finds that the use of a stealth bell tower that appears to be a normal addition to the existing church, with the design features as discussed, will adequately disguise the telecommunications facility. Therefore, staff also finds the proposed facility would not adversely affect the use or development of neighboring properties.

**General Standard 4** states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

Fairfax County Department of Transportation did not identify any issues. After construction, the telecommunication facility would generate minimal traffic as it would be unmanned and serviced by a technician only once or twice per month. In addition, the proposed use would not generate pedestrian traffic.

**General Standard 5** requires that *landscaping and screening be provided in accordance with the provisions of Article 13.*

As a light public utility use, a 50-foot-wide strip of landscape screening is required pursuant to Sect. 13-303 of the Zoning Ordinance. The applicants have requested a modification of this requirement in favor of the previously approved landscaping plan and proposed landscaping. Supplemental landscaping is proposed, and staff supports the requested modification, as further discussed below.

As shown on Sheet LS1 of the Plan, the proposed landscaping plan for surrounding the telecommunications compound depicts the planting of 16 new evergreen trees.
The property contains parking lot landscaping in accordance with the previous approvals. The applicants have agreed to a development condition requiring the parking lot landscaping requirement be reviewed at the time of site plan review.

**General Standard 6** requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

A minimum of 30 percent open space is required on Parcel J1, which is zoned to the PDH-12 District. The applicant has provided 51 percent open space on this parcel. Also, open space is not required on the parcels zoned to the R-1 District. Staff finds that this standard has been satisfied.

**General Standard 7** requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.*

Facilities are in place to serve the proposed use. The proposed telecommunications facility would result in approximately 1,608 square feet of impervious surface. It would be subject to minor site plan review which will address water quality control requirements.

As noted in the review by the Site Development and Inspections Division, the site does not contain any Resource Protection Areas or floodplains (Appendix 9).

**General Standard 8** requires that *signs be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.*

No commercial advertising or signs are allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure. No sign is proposed on the bell tower.

In staff’s opinion, with the acceptance of the proposed conditions, the application satisfies the General Special Exception standards.

**Standards for All Category 1 Uses (Sect. 9-104)**

**Standard 1** states that *Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.*

The proposed telecommunications use is not subject to bulk regulations. The lot meets the R-1 and PDH-12 District requirements.

**Standard 2** states that *no land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.*
A development condition is proposed to restrict the storage of materials, equipment, and vehicles and would meet this standard.

**Standard 3** states that *if the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.*

There are no properties zoned to the Commercial or Industrial District within 500 feet of the proposed location. According to the applicants, there are no existing tall structures suitable for mounting of antennas that would address their coverage and capacity objectives. The applicants have indicated that there are no other sites that meet their coverage objectives and where they are able to acquire a ground lease.

The applicant has indicated that they currently have weak coverage in this area of the county, and the proposed site will improve coverage, including in-building wireless coverage in the commercial and residential areas along Old Centreville Road, Multiplex Drive and Sharps Drive. The proposed facility will add and improve wireless services, including filling an existing coverage gap along Centreville Road, New Braddock Road, Centrewood Drive and other surrounding areas in the “Center Ridge” neighborhood. Ultimately, the proposed site will allow residents and commuters to experience better quality wireless and broadband services with diminished dropped calls.

In addition, the proposed site will enhance and expand the First Responder Network Authority (“FirstNet”) in Fairfax County. FirstNet is a nationwide high-speed broadband communications platform dedicated solely to America’s first responders and emergency personnel. The United States Congress established FirstNet to provide reliable public safety networks across the country and dedicated bandwidth for use by first responders. The goal was to prevent the pervasive communications failures. This standard has been met.

**Standard 4** requires that *all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.*

The proposed telecommunications use will be subject to site plan review.

Staff finds, with the acceptance of the proposed conditions, the application satisfies the General Standards for all Category 1 Uses.

**Additional Standards for Wireless Facilities (Sect. 9-105)**

**Additional Standard 1** requires that, *except for antennas completely enclosed within a structure, all antennas and their supporting mounts must be designed to match or blend with the structure on which it is mounted or provide other means of visual mitigation.*
The proposed bell tower would screen the antennas and supporting mounts for the telecommunication facility. In addition, the facility would be designed to blend with the place of worship building. This standard has been satisfied.

Additional Standard 2 states that, except for a flag mounted on a flagpole as permitted under the provisions of Article 12, commercial advertising or signs are not allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.

No advertising or signs are proposed. Staff finds that this standard has been satisfied.

Additional Standard 3 states that any additions, changes or modifications are to be made to monopoles or towers, the Director has the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

A development condition has been included that would require conformance with this standard should any modifications be made to the proposed facility. Therefore, with the acceptance of this development condition, staff finds that this standard has been satisfied.

Additional Standard 4 states that signals, lights or illumination are not permitted unless required by federal, state, or local law.

A development condition has been included prohibiting signals, lights or illumination of the tower unless required by the Federal Aviation Administration, Federal Communications Commission or the County. Therefore, with the implementation of this development condition, staff finds that this standard has been satisfied.

Additional Standard 5 states that all antennas and related equipment cabinets or structures must be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

A development condition requiring conformance with the standard has been included. Therefore, with the acceptance of this development condition, staff finds that this standard has been satisfied.

Additional Standard 6 states that any antennas, equipment, and associated support structures that are clearly depicted on the special exception plat may be approved as part of the wireless facility and would not be subject to separate permit approval that would otherwise be required for such installations.

Overall, staff finds that the proposed telecommunication facility is in conformance with all applicable Zoning Ordinance provisions.
Waiver and Modifications

The applicant requests a modification of the transitional screening requirements pursuant to Section 13-303 of the Zoning Ordinance, in favor of the existing and proposed landscaping as conditioned.

As a light public utility use, a 50-foot-wide strip of landscape screening is required pursuant to Sect. 13-303 of the Zoning Ordinance. The applicant has agreed to the development conditions to ensure that they will restore the site to the previously approved landscaping during minor site plan review. Staff does not object to carrying forward the modification.

CONCLUSION AND RECOMMENDATIONS

Staff recommends that the Planning Commission find the subject proposal, under 2232-Y20-6 by New Singular Wireless PCS, LLC (d/b/a AT&T Mobility) and the Trustees of the Centreville United Methodist Church, to install a telecommunication facility at 6400 Old Centreville Road, VA 20121, satisfies the criteria of location, character, and extent as specified in Code of Virginia Section 15.2-2232, as amended, and therefore is substantially in accord with the adopted Comprehensive Plan.

Staff recommends approval of FDPA 81-S-058-08-01 subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of SEA 2009-SU-002, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of the modification of Section 13-303 of the Zoning Ordinance for the transitional screening requirements in favor of the existing and proposed landscaping as conditioned.

It should be noted that it is not the intent of staff to recommend that the Board, or the Planning Commission, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission or the Board.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.
APPENDICES

1. Proposed Development Conditions: FDPA 81-S-058-08-01
3. FDPA/SEA Applications and Statements of Justification
4. 2232 Application and Statement of Justification
5. Photographs and Photosims
6. Affidavit
7. DPD Environment and Development Review Memo
8. DPWES Urban Forest Management Division Memo
9. LDS Site Development and Inspections Division Memo
10. PCA/CDPA 81-S-058 | FDP 81-S-058-08 | SE 2009-SU-002
11. Applicable Zoning Ordinance Standards
12. Applicable Policy Plan Guidelines
13. Code of Virginia Section15.2-2232
14. Glossary
PROPOSED DEVELOPMENT CONDITIONS

FDPA 81-S-058-08-01

June 15, 2021

If it is the intent of the Planning Commission to approve FDPA 81-S-058-08-01 located at Tax Map 065-1((5)) JI to permit a telecommunication facility and related ground structures in addition to a place of worship with a nursery school/child care, staff recommends that such approval be subject to the following conditions. The conditions carried forward from the previous approval are marked with an asterisk (*) These conditions supersede all previously approved conditions upon establishment of the use.

1. Development of the subject property must be in substantial conformance with the FDPA plat entitled “Centrewood Dr”, prepared by Infinigy, consisting of 22 sheets, dated May 12, 2017 as revised through March 24, 2021. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.

2. All ancillary easements necessary for the construction of the New Braddock Road/Route 28 interchange must be provided. *

3. In order to achieve a maximum interior noise level of 50 dBA Ldn in all structures located within that area impacted by highway noise having levels between 65 and 70 dBA Ldn, the proposed building must have the following acoustical attributes as determined by the Department of Environmental Management:

   Exterior walls shall have a laboratory sound transmission class (STC) of at least 39.

   Doors and windows shall have a laboratory sound transmission class (STC) of at least 28. If windows function as walls, then they should have the STC specified for the exterior walls.

   Adequate measures to seal and caulk between surfaces shall be provided.

In order to achieve a maximum exterior noise level of 65 dBA Ldn, noise attenuation measures such as acoustical fencing, walls, earthen berms or combinations thereof, shall be provided for those outdoor recreation areas including rear yards, unshielded by topography or built structures. If acoustical fencing or walls are used, they must be architecturally solid from the ground up, with no gaps or openings. The structure employed must be of sufficient height to adequately shield the impacted area from the source of the noise, as determined by the Department of Environmental Management. *

4. In order to minimize the negative impacts associated with interchange, the proposed nursery school play area shall be located in the western portion of the area as delineated on the FDPA. *
5. The proposed church sanctuary shall be limited to no more than 725 seats. *

6. A comprehensive landscape plan for the subject land bay shall be submitted, for the review and approval of the Urban Forest Management Division (UFMD) prior to minor site plan approval. This plan must provide effective screening along New Braddock Road and Centrewood Drive and the proposed play area. In addition to a complete planting schedule and legend, this plan must be sensitive to the limitations imposed by the Colonial Pipeline Company for planting within the pipeline easement. *

7. Transitional screening and barriers must be provided in accordance with the requirements of Article 13 of the Zoning Ordinance, as modified by the Final Development Plan Amendment and Special Exception Plat (FDPA/SEA Plat), with the exception of the eastern property line. Full screening and barriers shall be provided along the east property line (Route 28). The proposed fence surrounding the nursery school play area shall be architecturally solid board on board construction flush with the ground (Barrier F). A landscape plan must also be provided at time of minor site plan including size, number, and adequacy of existing and new plantings for review and approval by Urban Forest Management Division (UFMD). *

8. Interior parking lot landscaping must be installed in compliance with the Article 13 of the Zoning Ordinance. All required interior parking lot landscaping will be shown on the landscape plan provided for review and approval by UFMD at time of minor site plan.

9. The church nursery school shall be limited to a maximum of 150 children (75 per session, two sessions per day), and the hours of operation shall be limited to 9:00 am to 4:00 pm, Monday through Friday, and shall satisfy the requirements of Section 9-309 of the Zoning Ordinance.*
PROPOSED DEVELOPMENT CONDITIONS

SEA 2009-SU-002

June 15, 2021

If it is the intent of the Board of Supervisors to approve SEA 2009-SU-002 located at 65-1 ((5)) J1, 65-1 ((1)) 14A1 and 14A for an existing place of worship, nursery school/child care, and a telecommunication facility pursuant to Sects. 3-104 and 6-105 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. The conditions carried forward from the previous approval are marked with an asterisk. (*) These conditions supersede all previously approved conditions upon establishment of the use.

General

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, Land Development Services (LDS). Any plan submitted pursuant to this special exception amendment must be in substantial conformance with the approved Special Exception Amendment Plat entitled "Centrewood Dr", prepared by Infinigy and dated May 12, 2017, as revised through March 24, 2021, 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. All re-vegetation and supplemental plantings shall meet PFM standards, as determined by Urban Forestry Management Division (UFMD). All existing and proposed vegetation on the property must be maintained in good condition and replaced as necessary to maintain an effective vegetative screen consistent with that depicted on the SE Plat. *

5. Hours of operation for the proposed accessory recreational facilities must be limited to daylight hours; no lighting for the portion of the site south of Old Centreville Road will be permitted, except for security lighting for the covered picnic pavilion in accordance with Part 9,
Article 14 of the Zoning Ordinance. Access to the site shall be restricted by the existing security gate located along the south side of Old Centreville Road.*

6. Prior to the construction of the proposed covered picnic pavilion, the use of a temporary tent not to exceed 1,200 square feet in area shall be permitted for special events and shall be limited to a maximum duration of three days.*

7. A bike rack shall be installed within the general vicinity of the church building.*

Telecommunication Facility

8. The telecommunication facility must be designed to resemble a bell tower in conformance with the approved SEA plat. The maximum height of the tower will not exceed 88 feet inclusive of all antennas and other appurtenances. The maximum width of each side will be 13 feet.

9. The equipment compound area for the telecommunication facility must be enclosed with a locked, 11-foot-tall screen wall as shown on the SEA Plat. The material and color of the screen wall will match the color of the existing church building. The area of the compound will not exceed 1,608 square feet as shown on the SEA plat.

10. The bell tower will be non-functional, and no sounds or music will be generated.

11. Subject to Federal Aviation Administration (FAA) approval, the bell tower telecommunication facility must have a non-reflective finish and be in color to match the existing church building.

12. Signals, lights, or illumination of the bell tower are not permitted unless required by the FAA, Federal Communications Commission, or the County.

13. All antennas and related equipment cabinets or structures must be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

14. No signs will be permitted on the bell tower telecommunication facility or related structures.
15. Any proposed additions, changes, or modifications to the bell tower must require proof, through the submission of engineering and structural data to the Director of LDS, that the addition, change, or modification conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code. In addition, any modifications to an existing telecommunications facility must be filed on the requisite telecommunications application, and any associated permits must be obtained. In the event that the results of any monitoring indicate alterations or damage exists to the approved equipment or structures in excess of the extent deemed acceptable by applicable codes and standards, immediate action must be taken, as deemed necessary and approved by LDS and the Department of Information Technology (DIT), to comply with the applicable codes and agreements.

16. No land or building will be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the telecommunication facility.

17. A minor site plan addressing storm water quality and quantity control including requirements of the Water Supply Overlay Protection District must be submitted to Land Development Services (LDS) and approved prior to issuance of a Non-Residential Use Permit (Non-RUP).

18. **Transitional screening:** Transitional screening requirements must be provided in accordance with Article 13 of the Zoning Ordinance as modified by the Final Development Plan Amendment and Special Exception Plat (FDPA/SEA Plat) with the exception of the eastern property line. Full screening and barriers will be provided along the east property line (Route 28). The proposed fence surrounding the nursery school play area will be architecturally solid board on board construction flush with the ground (Barrier F). A landscape plan must also be provided at time of minor site plan including size, number, and adequacy of existing and new plantings for review and approval by Urban Forest Management Division (UFMD).

19. **Supplemental landscaping:** At time of minor site plan, the applicant will provide an additional 16 evergreen trees placed around the proposed telecommunication facility on the landscape plan. These trees will be in addition to the transitional screening required by the Zoning Ordinance. The new trees will be at least six feet in height at time of planting, be
planted in a continuous mulched bed that is underplanted with shrubs, grasses, and other understory species and consist of native species unless other site appropriate species as reviewed and approved by UFMD.

20. **Interior parking lot landscaping:** Interior parking lot landscaping must be installed in compliance with the Article 13 of the Zoning Ordinance. All required interior parking lot landscaping will be shown on the landscape plan provided for review and approval by UFMD at time of minor site plan.

21. **Soil Remediation.** Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, must be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant must provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by UFMD.

22. **Invasive Plant Species Management:** At time of minor site plan the applicant must provide an invasive plant species management plan for review and approval by UFMD specifying the common and scientific names of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.

23. **Landscape Planting Pre-Installation Meeting:** Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and approved by UFMD staff prior to planting. The installation of plants not approved by UFMD may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

24. Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception will automatically expire, without notice, 30 months after the date of approval unless, at a minimum, the telecommunication facility use has been established or construction has commenced and been diligently prosecuted. If this Special Exception expires, the previous
Special Exception will continue to govern. 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 explain why additional time is required, specify the amount of additional time requested, and explain the basis for the amount of time requested.

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, will not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant will be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment will not be valid until this has been accomplished.
Appendix 3

ZONING APPLICATION

APPLICATION TYPE(S): [ ] RZ [ ] PCA [ ] FDP [ ] CDPA [ ] FDPA [ ] DPA [ ] CP
[ ] CPA [ ] PRE [ ] PRCA [ ] CSP [ ] CSPA [ ] AA [ ] AF [ ] AR

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

[ ] (We) New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility), Trustees of the Centreville United Methodist Church and Centreville Day School

The applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the PDH-12 District to the PDH-12 District.

□ (PCA) This application proposes to amend the proffers approved pursuant to (case) in order to permit ____________________________

Is this a partial PCA? (Y/N) [ ] (Y) If Yes, please identify affected acreage: ____________________________

TAX MAP PARCEL(S):

65-1 ((5)) J1

TOTAL ACREAGE: 6.35 acres CURRENT ZONING DISTRICT: PDH-12

LEGAL DESCRIPTION: Deed Book: 7555 Page No.: 1534

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

6400 Centreville Road, Centreville, VA 20121

ADVERTISING DESCRIPTION: (Ex. North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

East side of Centreville Drive and Southwest corner of New Braddock Road and Centreville Road

EXISTING USE: Church with Child Care Center PROPOSED USE: Church, Child Care and Telecommunication Facility

MAGISTERIAL DISTRICT: [ ] Sully OVERLAY DISTRICT(S): [ ] WS

Waiver/Modification of Submission Requirements Requested: [ ]

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name: [ ] Jesse Bird, New Cingular Wireless PCS, LLC Agent Name: [ ] Douglas Sampson

Address: 7150 Standard Drive Address: 500 E. Pratt Street, 8th Floor
Phone Number: (W): 410-712-4147 Phone Number: (W): 410-332-8661
E-mail: [ ] Douglas.Sampson@saul.com

Signature: [ ] Date: 2/12/21

DO NOT WRITE IN THIS SPACE

Date Application Accepted: ____________________ Application Fee Paid: $ ____________________
**APPLICATION FOR A SPECIAL EXCEPTION**

**PLEASE TYPE or PRINT IN BLACK INK**

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<td>MAGISTERIAL DISTRICT</td>
<td>Sully</td>
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<td>SPECIAL EXCEPTION REQUEST INFORMATION</td>
<td>ZONING ORDINANCE SECTION</td>
<td>3-104, 6-105, 9-105, 9-314</td>
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<td>PROPOSED USE</td>
<td>Amend SE previously approved for Church and Child Care Center to add Telecommunication Facility</td>
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<tr>
<td>AGENT/CONTACT INFORMATION</td>
<td>NAME</td>
<td>Douglas Sampson</td>
</tr>
<tr>
<td></td>
<td>MAILING ADDRESS</td>
<td>500 E. Pratt Street, 8th Floor, Baltimore, MD 21202</td>
</tr>
<tr>
<td></td>
<td>PHONE NUMBER</td>
<td>HOME: 410-332-8661, WORK: 410-332-8661</td>
</tr>
<tr>
<td></td>
<td>PHONE NUMBER</td>
<td>MOBILE: 410-353-2325</td>
</tr>
<tr>
<td>MAILING</td>
<td>Send all correspondence to (check one):</td>
<td>Applicant -or- Agent/Contact</td>
</tr>
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</table>

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

Douglas Sampson

**DATE**

DOB: 2/16/1954

**SIGNATURE OF APPLICANT/AGENT**

DO NOT WRITE IN THIS SPACE

Date application accepted: Application Fee Paid: 5
ATTACHMENT TO FAIRFAX COUNTY APPLICATION
FOR AMENDMENT OF EXISTING SPECIAL EXCEPTION

Statement of Compliance and Justification for
AT&T’s Proposed 88’ Stealth Bell Tower Telecommunication Facility
at
6400 Old Centreville Road, Centreville, Virginia 20121

Applicants: New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility)
7150 Standard Drive
Hanover, MD 21076

Centreville United Methodist Church
6400 Old Centreville Road
Centreville, Virginia 20121

Centreville Day School
6400 Old Centreville Road
Centreville, Virginia 20121

Application Nos.: FDPA 81-S-058-08-01; SEA 2019-0162; 2232-Y20-6

Representatives: Gregory E. Rapisarda and Douglas A. Sampson
Saul Ewing Arnstein & Lehr, LLP
500 East Pratt Street, Suite 900
Baltimore, MD 21202-3171
(410) 332-8661
Greg.Rapisarda@saul.com
Douglas.Sampson@saul.com

Property Owner: The Trustees of the Centreville United Methodist Church
Tax Map/Parcels: 0651-05-J1; 0651-01-14A; 0651-01-14A1
Deed Book/Page: 07555/1534
Property Address: 6400 Old Centreville Road, Centreville, Virginia 20121
Zoning Designation: PDH-12 (Planned Development Housing), R-1 (Residential)
Overlay District: WS (Water Supply Protection)
Jurisdiction: Fairfax County, Virginia
Magisterial District: Sully
Acreage: 9.46 acres
Previous Special Exception to be Amended: SE 2009-SU-002

Pursuant to Section 15.2-2232 of the Code of Virginia and Section 9 of the Fairfax County Zoning Ordinance (“Zoning Code”), New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility (“AT&T”), the Centreville United Methodist Church, and Centreville Day School (collectively, “Applicants”), by and through their agent/counsel, Saul Ewing Arnstein & Lehr, LLP, hereby submit this application and statement of justification to amend an existing Special
Exception at 6400 Old Centreville Road, Centreville, Virginia 20121 (the “Property”) to allow the addition of an 88’ stealth bell tower telecommunications facility. The Applicants respectfully submit this Application to Amend Special Exception SE 2009-SU-002 (“Application”) and request a determination that the proposed wireless telecommunication facility is in substantial compliance with the Fairfax County Comprehensive Plan and the Zoning Code and is, therefore, authorized for an amendment to the existing Special Exception. AT&T concurrently submitted a Section 2232 Review Application for the property. We appreciate your time and consideration of this application.

I. INTRODUCTION

AT&T is licensed by the Federal Communications Commission (“FCC”) to provide wireless telecommunications services in Fairfax County, Virginia. AT&T needs additional antennas in order to add and improve the wireless and emergency services offered in Fairfax County and to improve the delivery of these services to residents and commuters in the area.

AT&T’s lack of adequate wireless services on the network has resulted in customer complaints and dropped calls in parts of Fairfax County. AT&T subscribers currently have weak coverage in this area, and the proposed site will improve coverage, including in-building wireless coverage in the commercial and residential areas along Old Centreville Road, Multiplex Drive and Sharps Drive. AT&T’s proposed facility will add and improve wireless services, including filling an existing coverage gap along Centreville Road, New Braddock Road, Centrewood Drive and other surrounding areas in the “Center Ridge” neighborhood. Ultimately, the proposed site will allow residents and commuters to experience better quality wireless and broadband services with diminished dropped calls.

The necessity of accessible and reliable wireless broadband services has never been more clear. According to the FCC, more than half of the families in the United States have only cellular phones, with no “landline” in their home. More than 80% of 9-1-1 calls are made from mobile phones. During the COVID-19 crisis, wireless and broadband services became essential for millions of Americans who were forced to stay home. Adequate coverage allowed people to telework, participate in teleconferences, attend virtual school lessons, visit remotely with a doctor or therapist, attend online worship services, and keep in touch with family members and friends.

Over the course of the COVID-19 crisis, AT&T has seen a significant increase in voice calling, instant messaging, text messages, and video services. The use of audio-conferencing solutions and large-scale webcast events each tripled, as business and schools adapted to the need for remote communications. The usage of audio, web, and video conferencing tools increased by five times. Having sufficient and reliable wireless broadband coverage has never been more important.

II. FIRST RESPONDER NETWORK AUTHORITY (“FIRSTNET”)

The proposed site will enhance and expand the First Responder Network Authority (“FirstNet”) in Fairfax County. FirstNet is a nationwide high-speed broadband communications
platform dedicated solely to America’s first responders and emergency personnel. Following the recommendation of the 9/11 Commission, the United States Congress established FirstNet to provide reliable public safety networks across the country and dedicated bandwidth for use by first responders. The goal was to prevent the pervasive communications failures that occurred during the 9/11 terrorist attacks. The federal government entered into an exclusive contract with AT&T to provide FirstNet services, and FirstNet is only available where AT&T has sufficient wireless coverage. On July 11, 2017, the Commonwealth of Virginia became the first state to opt into the FirstNet National Safety Broadband Network. Every U.S. state and territory has since opted in.

The full importance and efficacy of FirstNet has been revealed by the recent COVID-19 crisis. During the nationwide emergency, FirstNet is ensuring that first responders have adequate communications free of commercial congestion. More than 11,000 agencies, including FEMA and the U.S. Coast Guard are using more than 1.2 million FirstNet connections during the COVID-19 crisis. FirstNet offers dedicated deployable assets to FirstNet subscribers to boost coverage where it is needed, such as in remote areas or at field hospitals.

III. THE PROPERTY

The Property is located at 6400 Old Centreville Road, Centreville, Virginia 20121 along Route 28 in the “Centre Ridge” neighborhood of Fairfax County. The Property is made up of three parcels (Tax Map 0651-05-J1, 0651-01-14A, and 0651-01-14A1), comprising 9.46 acres of land and is zoned R-1, PDH-12, and WS. The Property is owned by the Trustees of the Centreville United Methodist Church. The Trustees have entered into a lease agreement with AT&T and have authorized AT&T and its agents to submit this application for a special exception. The proposed Facility would be located on Tax Map parcel 0651-05-J1, which is approximately 6.35 acres and is zoned PDH-12 and WS. A telecommunications facility is permitted in the PDH-12 zoning district with a Special Exception.

IV. THE EXISTING SPECIAL EXCEPTION AND REQUESTED MODIFICATION

The Property was previously approved for a final development plan, FDP 81-S-058-8 approved on December 15, 1988. Concurrent with this application, AT&T has filed an application for a Final Development Plan Amendment (FDPA 81-S-058-01) to reflect the proposed Facility.

The Property was previously approved by Fairfax County for a special exception on June 8, 2009, in Application No. SE 2009-SU-002. That Special Exception was granted for additional construction on the Property in two phases. Phase One of the construction was completed, but Phase Two never occurred and the Special Exception expired after thirty 30 months. The Special Exception on the property complied with the Fairfax County Comprehensive Plan in 2009, and with the addition of AT&T’s proposal, it will still comply with the Comprehensive Plan today.

Pursuant to Zoning Ordinance § 13-305, AT&T is seeking a modification of the required transitional screening and barrier requirements of Article 13 of the Zoning Ordinance for a public utility light use (category 1). AT&T is requesting a modification to maintain the current
transitional screening yard and buffer requirements, with modifications, previously approved in SE 2009-SU-002. AT&T’s proposed stealth bell tower will not alter the primary use of the Property as a place of worship. A modification will meet the goals of the comprehensive plan, while not imposing an unreasonable burden on the church Property to substantially change the existing transitional screening and buffering requirements.

V. THE PROPOSED TELECOMMUNICATIONS FACILITY

AT&T seeks to build a stealth telecommunication facility, disguised as a church bell tower directly adjacent to the Centreville United Methodist Church. The proposed facility will consist of a 88’ bell tower, within an approximately 1,608 square foot (approximately 80’-5” x 20’) equipment compound surrounded by an 11’ split face screen wall that is designed to connect with the existing church building (the “Facility”). The Facility is designed to match the church building in color and style, to reduce the visual impact and to blend the Facility into the existing structure. The Facility will be further screened by native trees and shrubs in accordance with Zoning Code Article 13 and any other applicable regulations.

The 88’ stealth bell tower will be non-functional and decorative only. There will be no working bells and, therefore, no noise pollution from the Facility. The bell tower is designed to have the antennas located within the structure. It will allow AT&T to locate its antennas at a RAD center of 82’ and it will allow at least two future carriers to locate antennas at 72’ and 63’ respectively. The height of the bell tower was determined to be optimal to eliminate AT&T’s current network deficiencies, while maintaining the character of the church and surrounding community and will provide space for future wireless carriers.

The bell tower will be constructed in accordance with TIA-222-G and all applicable local, state, and national standards. The tower’s structural design is based on Virginia USBC, 2015 Edition (2015 IBC) & the ASCE 7-10 Standard. The interior will be constructed of structural steel attached to a baseplate. The exterior will be covered in fiber-reinforced polymer (“FRP”) as well as faux windows for decorative purposes. The polymer will be in panels (4” x 12”) designed to look like a stucco façade. Samples and paint specifications will be obtained to achieve an exact color match with the existing church building.

The compound will be surrounded by natural landscaping with new plantings that are consistent with the Fairfax County Public Facilities Manual. The Facility will be accessed with an accessway off of an existing cul-de-sac (Old Centreville Drive) in close proximity to the Facility. This access point was determined to be the least intrusive to the church’s property and also off of main thoroughfares in the area. An existing sidewalk at the location will be preserved, and replaced if necessary following construction.

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1 The previous special exception was granted with three modifications to the transitional screening requirements under the Zoning Ordinance: (1) A modification of the requirement to provide barriers and/or transitional screening yards along the eastern property line in favor of existing landscaping; (2) A modification of the requirement to provide barriers and/or transitional screening yards along the shared property line with the Old Mill Estates Property; and (3) Modifications to the transitional screening requirements to the north and south in favor of existing landscaping.
VI. **THE SITE SELECTION PROCESS**

When AT&T has a need for coverage, it carefully considers potential sites for a new telecommunications facility. AT&T first examines co-location opportunities to determine if any existing structures may meet the carrier’s coverage goals. Co-locations are more efficient and less costly than raw land builds and, thus, are preferred by AT&T (as well as the County). In this case, the closest co-location opportunities were at 14504 Mount Olive Road (Dominion utility pole) and 14541 Old Mill Road (Washington Gas Pole). Both locations were outside of AT&T’s half-mile search radius, and did not fill in AT&T’s existing wireless coverage gap. AT&T also considered the shopping center along Centreville Road, but the existing buildings are not tall enough for viable co-location opportunities on the rooftops.

With no viable co-location possibilities, AT&T examined raw land opportunities. A viable raw land site requires three things: (1) a willing landlord; (2) an ability to fill in AT&T’s coverage gaps; and (3) legal compliance with the Zoning Code. In addition, AT&T attempts to build towers in areas that minimize the visual impact on the surrounding community. In this case, the target coverage area is located in a dense residential area. Therefore, there were limited options that had the requisite parcel size, lack of visual impact on the surrounding area, and efficacy for AT&T’s coverage needs. AT&T found a willing landlord in the Trustees of the Centreville United Methodist Church. The Property was ideal because it gave AT&T the ability to disguise the Facility as a bell tower attached to the existing church building, significantly limiting the visual impact on the surrounding area. Further, as discussed above, the Property was previously approved for a Special Exception in 2009, and the Property continues to be viable from a zoning perspective today.

Placing the stealth bell tower on the Property will fill in a coverage gap in AT&T’s current wireless network, and address a need for coverage in the Center Ridge neighborhood and along Route 28. The proposed site is ideal, because its location will provide wireless and emergency services to a large number of consumers, with virtually no visual impact to the surrounding community. Because the Facility will be stealthed as a bell tower, it will blend in to the existing community, enhance the existing church building, and be made compatible with the setting, color, lighting, and topography of the area.

VII. **USE OF THE PROPERTY**

A. **Type of operation(s).**

**Church/Day School:** The Centreville United Methodist Church is a place of worship, serving the Centreville Community as a place of faith, help, and hope. In 2009, the church was granted a special exception for the existing church and nursery school to add additional church recreational facilities, including recreational fields, a place for outdoor worship, and relocation of storage sheds.

**Proposed AT&T Facility:** AT&T proposes an unmanned telecommunications facility that will increase wireless and broadband services in Fairfax County. The Facility will be stealthed as a functional bell tower attached to the existing church building.
B. **Hours of operation.**

**Church/Day School:** The Church office operates Monday through Friday from 9:00 AM to 4:00 PM, with worship services on Sundays from approximately 8:00 AM until 3:30 PM. The Nursery School operates Monday through Friday during the school year from 9:00 AM to 11:45 PM and 12:30 PM to 3:15 PM.

**Proposed AT&T Facility:** AT&T’s proposed unmanned Facility will operate 24 hours a day, seven days a week. The site will only require periodic maintenance visits from an AT&T representative approximately once a month, or less.

C. **Estimated number of patrons/clients/patients/pupils/etc.**

**Church/Day School:** Church membership is in excess of 3,000 patrons. Enrollment at the nursery school is approximately equivalent to 90 full-time students.

**Proposed AT&T Facility:** The Facility will not have any patrons or clients on site. It will serve AT&T wireless subscribers in and around Fairfax County. In addition, the Facility provides for co-location opportunities for at least two other wireless providers.

D. **Proposed number of employees/attendants/teachers/etc.**

**Church/Day School:** The Church has approximately 24 staff members, while the Nursery School has approximately 21 staff members.

**Proposed AT&T Facility:** The Facility will be unmanned. An AT&T representative will visit the site periodically for routine maintenance and inspections.

E. **Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.**

**Church/Day School:** The previous Special Exception had little to no impact on traffic.

**Proposed AT&T Facility:** The Facility is not expected to have an impact on traffic. It is unmanned and will only be visited by a single vehicle once a month, or less. Such visits will be planned at off-peak times for traffic for the Church and the nursery school (i.e. not during church events or services). There will be negligible impact on local traffic.

F. **Vicinity or general area to be served by the use.**

**Church/Day School:** Centreville Day School and Centreville United Methodist Church serve southwest Fairfax County, primarily in Centreville and Chantilly, and eastern portions of Prince William County.
Proposed AT&T Facility: The proposed Facility will add and improve wireless services in Fairfax County for residents and commuters. The Facility will fill an existing coverage gap along Centreville Road, New Braddock Road, Centrewood Drive and across other surrounding areas.

G. Description of building facade and architecture of proposed new building or additions.

Church/Day School: The existing church building is masonry with metal roof. The Property also includes an open timber pavilion with picnic tables and recreational fields.

Proposed AT&T Facility: The stealth bell tower will be designed to match the existing church building on the Property in color and style.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

Church/Day School: There are no known hazardous or toxic substances on the Property.

Proposed AT&T Facility: There are no known hazardous or toxic substances on the Property. The Facility will be equipped with a 30 kilowatt emergency backup generator that will run on diesel fuel. The unit has a 190 gallon storage tank to store diesel fuel. The generator will be regularly inspected by AT&T personnel.

I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

Proposed AT&T Facility: AT&T’s proposed Facility complies with all provisions of applicable ordinances, regulations, adopted standards, building codes, this Zoning Ordinance, and any other applicable standards and regulations.

VIII. COMMUNITY OUTREACH

On December 23, 2020, AT&T participated in a pre-staffing meeting with members of the Fairfax County Department of Planning and Development, Zoning Evaluation Division to discuss the project. On January 7, 2021, AT&T met with Sully District Supervisor Kathy Smith to discuss the project, the need for wireless services in the area, and the benefits of FirstNet.
On January 9, 2021, AT&T held a balloon test and visual impact survey. A balloon, approximately 3 feet in diameter, was flown at a height of 88 feet at the Facility’s proposed location from 9:00 a.m. until 1:00 p.m. AT&T took photographs of the balloon from 32 separate locations in the community immediately surrounding the proposed Facility. Of the 32 locations surveyed, the balloon was not visible from 20 vantage points, partially visible from four (4) vantage points, and visible from eight (8) vantage points. Visual simulations of the proposed bell tower were created from the photos of the balloon test from the vantage points where the bell tower will be visible or partially visible. AT&T also took photos of the balloon test from three locations requested by County staff at the historic site called “Level Green” located at 6275 Level Green Lane (Tax Map: 6502((11)) 82). The proposed Facility will not be visible from Level Green.

Notice of the balloon test was sent to area HOAs, County representatives, and all homeowners within a 500 foot radius of the proposed Facility. Despite sending out notice 14 days in advance, AT&T subsequently learned that some community members did not receive the notice prior to the balloon fly, due to unprecedented delays in the U.S. Postal service caused by COVID-19 and the significant increase in holiday mail caused by the pandemic in 2020. AT&T volunteered to conduct a second balloon test to allow area community members to see the proposed height of the stealth bell tower. The supplemental balloon test was conducted on Saturday March 13, 2021 from 12:00-4:00 p.m. Notice of the supplemental balloon test was sent, and AT&T confirmed receipt prior to the balloon test. The notice letter included the contact information of AT&T’s representative, for any community members to reach out directly with questions or concerns.

On January 18, 2021, AT&T met with the Sully District Land Use and Transportation Committee to discuss the proposal, and answer any questions or concerns. The Committee deferred a vote on whether to recommend the Facility until a second balloon test could be scheduled. On March 15, 2021, the Committee unanimously voted to recommend approval of AT&T’s applications, pending the forthcoming report from Fairfax County staff.

On January 20, 2021, AT&T held a virtual (Zoom) community meeting to discuss the proposed project. Only one community member attended (though AT&T confirmed notice of the meeting was received by community members prior to the meeting). To date, AT&T has not learned of any opposition to the proposed Facility.

IX. COMPLIANCE WITH FAIRFAX COUNTY ZONING ORDINANCE

ARTICLE 9- SPECIAL EXCEPTIONS

9-006 General Standards
In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
• **Applicants’ Response:** The proposed use is in harmony with the comprehensive plan. Specifically, the Facility will be stealthed as a bell tower, blending into the existing structure in both look and use creating no adverse impact to the area or surrounding community.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

• **Applicants’ Response:** The proposed use is in harmony with all applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

• **Applicants’ Response:** The proposed use will have no adverse effects on the use or development of neighboring properties. AT&T’s antennas will be completely enclosed inside a non-functioning bell tower that will be adjacent to the existing church building. The color and materials used to build the bell tower will be designed to blend into the existing church building. The proposed tower and the accompanying equipment shelters will only require approximately 1,600 square feet of land disturbance. The equipment shelter will be completely enclosed by a wall that will match the church’s building exterior. Additionally, the Facility will be surrounded by native trees and shrubs, creating no adverse impact for the surrounding area.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

• **Applicants’ Response:** The Facility will be unmanned, and will typically be visited once a month, or less, for routine equipment checks and maintenance operations. Technicians visiting the Facility will use a standard sized vehicle and will visit the site during off-peak times to limit the impact on the Centreville Day School and the church. The Facility will have no adverse impact to pedestrian or vehicular traffic.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

• **Applicants’ Response:** AT&T will comply with the landscaping and screening requirements.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

- **Applicants’ Response:** The Facility will not significantly alter the amount of open space already existing on the 9.46 acres owned by the Trustees of the Centreville United Methodist Church.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

- **Applicants’ Response:** The Facility is unmanned and will only be visited by a single vehicle once a month, or less. As such, it requires minimal facilities or parking. The proposed access way is in compliance with Article 11 of the Zoning Code.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

- **Applicants’ Response:** AT&T will comply with all sign regulations. No commercial advertising signs are proposed at the Facility.

### 9-104 Standards for all Category 1 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.

- **Applicants’ Response:** The Applicants acknowledges this provision.

2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.

- **Applicants’ Response:** The Applicants will comply with this provision.

3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible
for satisfactory service to be rendered from an available location in such C or I district.

- **Applicants’ Response:** The parcel on which the proposed Facility will be built is zoned PDH-12, not R. However, even if the Property was considered to be in an R District, the closest C or I property is approximately 1,000 feet away at 6211 Centreville Road (Zoned C6). Therefore, AT&T has complied with this requirement.

4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plan.

- **Applicants’ Response:** AT&T has provided the requisite Site Plan with this application.

**9-105 Additional Standards for Mobile and Land Based Telecommunication Facilities**

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.

- **Applicants’ Response:** The antennas will be completely enclosed with a structure, i.e. a bell tower attached to the existing church.

2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.

- **Applicants’ Response:** The Applicants will comply with this provision.

3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

- **Applicants’ Response:** The Applicants acknowledge this provision.

4. Signals, lights or illumination are not permitted unless required by federal, state, or local law.

- **Applicants’ Response:** The Facility will be unlit. No lighting is required by any federal, state, or local law.
5. 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.

- **Applicants’ Response:** The Applicants acknowledge, and affirmatively agree to abide by, this provision.

6. Any antennas, equipment, and associated support structures that are clearly depicted on the special exception plat may be approved as part of the wireless facility and would not be subject to separate permit approval that would otherwise be required for such installations.

- **Applicants’ Response:** The Applicants acknowledge this provision.

X. **CONCLUSION**

AT&T, the Centreville United Methodist Church, and the Centreville Day School respectfully request that Fairfax County grant the requested Application for Amendment of an Existing Special Exception. If you need further information, please contact our zoning attorney, Douglas Sampson at 410-332-8661 or Douglas.Sampson@saul.com.
TELECOMMUNICATIONS FACILITY
2232 APPLICATION REVIEW
County of Fairfax, Virginia

*** This area to be completed by County staff ***

APPLICATION NUMBER ____________________________________

2232 TELECOMMUNICATIONS APPLICATION FEE ______________________________

LOCATION OF PROPOSED USE
Address (or closest address)
6400 Old Centreville Road

City/Town _____________________________ Zip Code 20121

Place Name (if any) _____________________________

Tax Map I.D. Number(s) or closest tax map I.D. _____________________________

Fairfax County Supervisor District _____________________________

Total Area of Subject Parcel(s) _____________________________

Zoning District _____________________________

Facility latitude/longitude (Decimal Degrees): _____________________________

Will the facility be located on public property? Yes ______  No ______

If yes, indicate public entity: _____________________________

Is this use located in, adjacent to, or visible from a Historic Overlay District? Yes _____  No _____

PROPERTY OWNER(S) OF RECORD
Owner _____________________________

Street Address _____________________________

City/Town _____________________________ State MD Zip Code 20121

FACILITY OWNER
Does the owner of the facility owner consent of this proposed use? Yes  No  

DESCRIPTION OF PROPOSED USE
AT&T intends to build a telecommunications facility, disguised as a church bell tower adjacent to the existing Centreville United Methodist Church. The proposed facility will consist of an 88' decorative bell tower with antenna space for AT&T and two additional wireless providers.
PRIOR 2232 REVIEW APPROVALS
Provide previous 2232, “Feature Shown” (FS) or 456 approvals
N/A

PRIOR ZONING APPROVALS
Provide previous Zoning Approvals for all uses on site such as proffered conditions, special exceptions, special permits, variances, or development plans
2009 Special Exception, No. SE 2009-SU-002

TYPE OF PROPOSED FACILITY
New tower or monopole (including treepoles and other freestanding structures) Yes ☑ No ☐
Co-location on existing monopole or tower Yes ☐ No ☑
Co-location on building façade or rooftop Yes ☐ No ☑
Co-location on replacement light pole or utility pole Yes ☐ No ☑
Located in utility or transportation easement and/or right-of-way Yes ☐ No ☑
Modification to approved telecommunications facility Yes ☐ No ☑
Co-location on other structure Yes ☐ No ☐

EXISTING ANTENNAS(S) TO BE REMOVED AND/OR TO REMAIN
Carrier __________________________
Provide a separate page for each carrier listed as part of the application

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</tbody>
</table>

Antennas must be finished or painted to match structures. Alternatively, antennas must be screened from view.
Will the antennas be screened? Yes ☐ No ☑
If Yes, describe the screening: Stealth 88’ bell tower adjacent to existing church building.
Will the antennas be flush-mounted to the structure on which they are located? Yes ☐ No ☑
If No, please explain: It is unnecessary as the antennas will be completely screened from view.
### NEW ANTENNA(S)

**Carrier** ____________________________________________________________

Provide a separate page for each facility proposed as part of this application

<table>
<thead>
<tr>
<th>Model # or name</th>
<th>Type</th>
<th>QTY</th>
<th>Height/Diameter</th>
<th>Width/Diameter</th>
<th>Depth</th>
<th>RAD Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>80010966k</td>
<td>Panel</td>
<td>6</td>
<td>96&quot;</td>
<td>20&quot;</td>
<td>6.9&quot;</td>
<td>82'</td>
</tr>
</tbody>
</table>

### EXISTING EQUIPMENT TO BE REMOVED AND/OR TO REMAIN

<table>
<thead>
<tr>
<th>Model # or name</th>
<th>Type</th>
<th>QTY</th>
<th>Height</th>
<th>Width</th>
<th>Depth</th>
<th>Remove or Remain</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>Cabinet, shelter, telco or generator</td>
<td></td>
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<td></td>
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</table>

### NEW EQUIPMENT

<table>
<thead>
<tr>
<th>Model # or name</th>
<th>Type</th>
<th>QTY</th>
<th>Height</th>
<th>Width</th>
<th>Depth</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>F2017026</td>
<td>WIC Shelter</td>
<td>1</td>
<td>10.75'</td>
<td>6.5'</td>
<td>6.5'</td>
<td>Ground</td>
</tr>
</tbody>
</table>
Describe how the equipment cabinet or shelter will be screened, including material, color (and, as applicable, fence height).

The equipment shelter will be screened by an 11' high, 8" thick CMU block wall which will be designed to blend in with the color and style of the existing church building. There will be landscaping with native trees and shrubs surrounding the Facility.

### APPLICANT

<table>
<thead>
<tr>
<th>Carrier</th>
<th>New Cingular Wireless PCS, LLC (d/b/a AT&amp;T Mobility)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agent Name</td>
<td>Douglas A. Sampson</td>
</tr>
<tr>
<td>Company or Agency</td>
<td>Saul Ewing Arnstein &amp; Lehr LLP</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>500 E. Pratt Street, 8th Floor</td>
</tr>
<tr>
<td>City/Town</td>
<td>Baltimore</td>
</tr>
<tr>
<td>State</td>
<td>MD</td>
</tr>
<tr>
<td>Zip Code</td>
<td>20121</td>
</tr>
<tr>
<td>Telephone Number</td>
<td>(410) 332-8661</td>
</tr>
<tr>
<td>E-mail</td>
<td><a href="mailto:Douglas.Sampson@saul.com">Douglas.Sampson@saul.com</a></td>
</tr>
<tr>
<td>Secondary Contact</td>
<td>Gregory Rapisarda</td>
</tr>
<tr>
<td>E-mail</td>
<td><a href="mailto:Greg.Rapisarda@saul.com">Greg.Rapisarda@saul.com</a></td>
</tr>
</tbody>
</table>

The undersigned acknowledges that additional Fairfax County land use and/or telecommunication review requirements may be identified during the review of this small cell telecommunication permit application and the fulfillment of such requirements is the responsibility of the applicant.

Failure to notify County of a change in agent may result in application denial.

Signature of Applicant or Agent

Date 02/12/2021
Statement of Compliance and Justification for
AT&T’s Proposed 88’ Stealth Bell Tower Telecommunication Facility
at
6400 Old Centreville Road, Centreville, Virginia 20121

Applicants: New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility)
7150 Standard Drive
Hanover, MD 21076

Centreville United Methodist Church
6400 Old Centreville Road
Centreville, Virginia 20121

Application Nos.: FDPA 81-S-058-08-01; SEA 2019-0162; 2232-Y20-6

Representatives: Gregory E. Rapisarda and Douglas A. Sampson
Saul Ewing Arnstein & Lehr, LLP
500 East Pratt Street, Suite 900
Baltimore, MD 21202-3171
(410) 332-8963
Greg.Rapisarda@saul.com
Douglas.Sampson@saul.com

Property Owner: The Trustees of the Centreville United Methodist Church
Tax Map/Parcels: 0651-05-J1
Deed Book/Page: 07555/1534
Property Address: 6400 Old Centreville Road, Centreville, Virginia 20121
Zoning Designation: PDH-12 (Planned Development Housing), WS
Jurisdiction: Fairfax County, Virginia
Magisterial District: Sully
Acreage: 6.35 acres
Concurrent Zoning Applications: FDPA 2020-0048; SEA 2019-0162

New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility (“AT&T”), by and through its
agent/counsel, Saul Ewing Arnstein & Lehr, LLP, hereby requests a determination that the
proposed wireless telecommunication application described herein is in substantial compliance
with the Fairfax County Comprehensive Plan pursuant to Virginia State Code § 15.2-2232, and is
authorized for a Special Exception. AT&T has submitted a separate Application for Special
Exception (SEA 2019-0162) and an Application for Final Development Plan Amendment
(FDPA 2020-0048) to Fairfax County. We appreciate your time and consideration in review of
this Application

This document and attached Exhibits provide a justification for AT&T’s proposal, and a
brief explanation as to how and why this proposal is in conformance with the Fairfax County
Comprehensive Plan. This information, as well as additional and clarifying evidence that may be presented at an upcoming public hearing, provide the foundation for approving AT&T’s Application.

EXHIBITS

Exhibit 1  RF Justification Statement
Exhibit 2  AT&T Wireless Broadband Usage During COVID-19 Crisis
Exhibit 3  AT&T FirstNet Information Sheets
Exhibit 4  Letter of Authorization from Land Owner
Exhibit 5  Fairfax County Special Exception Affidavit
Exhibit 6  Fairfax County Tax Record, Tax Map and Zoning Map of the Property
Exhibit 7  Site Plan in 8.5" x 11"
Exhibit 8  Photo Simulations of Proposed Tower from Balloon Test on Jan. 9, 2021
Exhibit 9  Photographs of the Property

I. INTRODUCTION

AT&T is licensed by the Federal Communications Commission ("FCC") to provide wireless telecommunications services in Fairfax County, Virginia. AT&T needs additional antennas in order to add and improve the wireless and emergency services offered in Fairfax County and to improve the delivery of these services to residents and commuters in the area.

AT&T’s lack of adequate wireless services on the network has resulted in customer complaints and dropped calls in parts of Fairfax County. AT&T subscribers currently have weak coverage in this area, and the proposed site will improve coverage, including in-building wireless coverage in the commercial and residential areas along Old Centreville Road, Multiplex Drive and Sharps Drive. (See AT&T Radio Frequency Justification Statement attached as Exhibit 1). AT&T’s proposed facility will add and improve wireless services, including filling an existing coverage gap along Centreville Road, New Braddock Road, Centrewood Drive and other surrounding areas in the “Center Ridge” neighborhood. Ultimately, the proposed site will allow residents and commuters to experience better quality wireless and broadband services with diminished dropped calls.

The necessity of accessible and reliable wireless broadband services has never been more clear. According to the FCC, more than half of the families in the United States have only cellular phones, with no “landline” in their home. More than 80% of 9-1-1 calls are made from mobile phones. During the COVID-19 crisis, wireless and broadband services became essential for millions of Americans who were forced to stay home. Adequate coverage allowed people to telework, participate in teleconferences, attend virtual school lessons, visit remotely with a doctor or therapist, attend online worship services, and keep in touch with family members and friends.

Over the course of the COVID-19 crisis, AT&T has seen a significant increase in voice calling, instant messaging, text messages, and video services. (See AT&T Wireless Broadband Usage During COVID-19 Crisis attached as Exhibit 2). The use of audio-conferencing solutions
and large-scale webcast events each tripled, as business and schools adapted to the need for remote communications. (See Ex. 2). The usage of audio, web, and video conferencing tools increased by five times. (See Ex. 2). Having sufficient and reliable wireless broadband coverage has never been more important.

II. FIRST RESPONDER NETWORK AUTHORITY (“FIRSTNET”)

The proposed site will enhance and expand the First Responder Network Authority (“FirstNet”) in Fairfax County. FirstNet is a nationwide high-speed broadband communications platform dedicated solely to America’s first responders and emergency personnel. Following the recommendation of the 9/11 Commission, the United States Congress established FirstNet to provide reliable public safety networks across the country and dedicated bandwidth for use by first responders. (See AT&T First Net Information Sheets attached as Exhibit 3). The goal was to prevent the pervasive communications failures that occurred during the 9/11 terrorist attacks. The federal government entered into an exclusive contract with AT&T to provide FirstNet services, and FirstNet is only available where AT&T has sufficient wireless coverage. On July 11, 2017, the Commonwealth of Virginia became the first state to opt into the FirstNet National Safety Broadband Network. Every U.S. state and territory has since opted in.

The full importance and efficacy of FirstNet has been revealed by the recent COVID-19 crisis. During the nationwide emergency, FirstNet is ensuring that first responders have adequate communications free of commercial congestion. More than 11,000 agencies, including FEMA and the U.S. Coast Guard are using more than 1.2 million FirstNet connections during the COVID-19 crisis. (See Ex. 3). FirstNet offers dedicated deployable assets to FirstNet subscribers to boost coverage where it is needed, such as in remote areas or at field hospitals (See Ex. 3).

III. THE PROPERTY

The Property is located at 6400 Old Centreville Road, Centreville, Virginia 20121 along Route 28 in the “Centre Ridge” neighborhood of Fairfax County. The Property is a little over 6.35 acres in size and is owned by the Trustees of the Centreville United Methodist Church. The Trustees have entered into a lease agreement with AT&T and have authorized AT&T and its agents to submit this application for a 2232 review and concurrent application for a special exception. (See Letter of Authorization from Land Owner attached as Exhibit 4 and Fairfax County Special Exception Affidavit attached as Exhibit 5). The Property is located in a “PDH-12” (Planned Development Housing) zoning district. (See Fairfax County Tax Record, Tax Map and Zoning Map attached as Exhibit 6). A telecommunications facility is permitted in the PDH-12 zoning district with a Special Exception.

IV. THE EXISTING SPECIAL EXCEPTION AND REQUESTED MODIFICATION

The Property was previously approved for a final development plan, FDP 81-S-058-8 approved on December 15, 1988. Concurrent with this application, AT&T has filed an application for a Final Development Plan Amendment (FDPA 81-S-058-01) to reflect the proposed Facility.
The Property was previously approved by Fairfax County for a special exception on June 8, 2009, in Application No. SE 2009-SU-002. That Special Exception was granted for additional construction on the Property in two phases. Phase One of the construction was completed, but Phase Two never occurred and the Special Exception expired after thirty 30 months. The Special Exception on the property complied with the Fairfax County Comprehensive Plan in 2009, and with the addition of AT&T’s proposal, it will still comply with the Comprehensive Plan today.

Pursuant to Zoning Ordinance § 13-305, AT&T is seeking a modification of the required transitional screening and barrier requirements of Article 13 of the Zoning Ordinance for a public utility light use (category 1). AT&T is requesting a modification to maintain the current transitional screening yard and buffer requirements, with modifications, previously approved in SE 2009-SU-002. AT&T’s proposed stealth bell tower will not alter the primary use of the Property as a place of worship. A modification will meet the goals of the comprehensive plan, while not imposing an unreasonable burden on the church Property to substantially change the existing transitional screening and buffering requirements.

V. THE PROPOSED TELECOMMUNICATIONS FACILITY

AT&T seeks to build a stealth telecommunication facility, disguised as a church bell tower directly adjacent to the Centreville United Methodist Church. The proposed facility will consist of a 88’ bell tower, within an approximately 1,608 square foot (approximately 80’-5” x 20’) equipment compound surrounded by an 11’ split face screen wall that is designed to connect with the existing church building (the “Facility”). (See Site Plan attached as Exhibit 7, at C2, LS1). The Facility is designed to match the church building in color and style, to reduce the visual impact and to blend the Facility into the existing structure. (See Photo Simulations of Proposed Bell from Balloon Test on January 9, 2021 attached as Exhibit 8). The Facility will be further screened by native trees and shrubs in accordance with Zoning Code Article 13 and any other applicable regulations. (See Ex. 7, Site Plans, at LS1).

The 88’ stealth bell tower will be non-functional and decorative only. There will be no working bells and, therefore, no noise pollution from the Facility. The bell tower is designed to have the antennas located within the structure. It will allow AT&T to locate its antennas at a RAD center of 82’ and it will allow at least two future carriers to locate antennas at 72’ and 63’ respectively. The height of the bell tower was determined to be optimal to eliminate AT&T’s current network deficiencies, while maintaining the character of the church and surrounding community and will provide space for future wireless carriers. (See Ex. 7, Site Plans, at C3, C4).

The bell tower will be constructed in accordance with TIA-222-G and all applicable local, state, and national standards. The tower’s structural design is based on Virginia USBC,
The interior will be constructed of structural steel attached to a baseplate. The exterior will be covered in fiber-reinforced polymer (“FRP”) as well as faux windows for decorative purposes. The polymer will be in panels (4” x 12”) designed to look like a stucco façade. Samples and paint specifications will be obtained to achieve an exact color match with the existing church building. (See Ex. 7, Site Plans, at CR1).

The compound will be surrounded by natural landscaping with new plantings that are consistent with the Fairfax County Public Facilities Manual. (See Ex. 7, Site Plans, at LS1, LS2). The Facility will be accessed with an accessway off of an existing cul-de-sac (Old Centreville Drive) in close proximity to the Facility. This access point was determined to be the least intrusive to the church’s property and also off of main thoroughfares in the area. An existing sidewalk at the location will be preserved, and replaced if necessary following construction. (See Ex. 7, Site Plans, at S1).

VI. COMMUNITY OUTREACH

On December 23, 2020, AT&T participated in a pre-staffing meeting with members of the Fairfax County Department of Planning and Development, Zoning Evaluation Division to discuss the project. On January 7, 2021, AT&T met with Sully District Supervisor Kathy Smith to discuss the project, the need for wireless services in the area, and the benefits of FirstNet.

On January 9, 2021, AT&T held a balloon test and visual impact survey. A balloon, approximately 3 feet in diameter, was flown at a height of 88 feet at the Facility’s proposed location from 9:00 a.m. until 1:00 p.m. AT&T took photographs of the balloon from 32 separate locations in the community immediately surrounding the proposed Facility. Of the 32 locations surveyed, the balloon was not visible from 20 vantage points, partially visible form four (4) vantage points, and visible form eight (8) vantage points. (See Ex. 8, Photo Simulations at 1). Visual simulations of the proposed bell tower were created from the photos of the balloon test from the vantage points where the bell tower will be visible or partially visible. (See Ex. 8). AT&T also took photos of the balloon test from three locations requested by County staff at the historic site called “Level Green” located at 6275 Level Green Lane (Tax Map: 6502((11)) 82). The proposed Facility will not be visible from Level Green. (See Ex. 8 at locations 16-18).

Notice of the balloon test was sent to area HOAs, County representatives, and all homeowners within a 500 foot radius of the proposed Facility. Despite sending out notice 14 days in advance, AT&T subsequently learned that some community members did not receive the notice prior to the balloon fly, due to unprecedented delays in the U.S. Postal service caused by COVID-19 and the significant increase in holiday mail caused by the pandemic in 2020. AT&T volunteered to conduct a second balloon test to allow area community members to see the proposed height of the stealth bell tower. The supplemental balloon test was conducted on Saturday March 13, 2021 from 12:00-4:00 p.m. Notice of the supplemental balloon test was sent, and AT&T confirmed receipt prior to the balloon test. The notice letter included the contact information of AT&T’s representative, for any community members to reach out directly with questions or concerns.

On January 18, 2021, AT&T met with the Sully District Land Use and Transportation Committee to discuss the proposal, and answer any questions or concerns. The Committee
deferred a vote on whether to recommend the Facility until a second balloon test could be scheduled. On March 15, 2021, the Committee unanimously voted to recommend approval of AT&T’s applications, pending the forthcoming report from Fairfax County staff.

On January 20, 2021, AT&T held a virtual (Zoom) community meeting to discuss the proposed project. Only one community member attended (though AT&T confirmed notice of the meeting was received by community members prior to the meeting). To date, AT&T has not learned of any opposition to the proposed Facility.

VII. SUBMISSION REQUIREMENTS FOR 2232 REVIEW APPLICATION

A. Completed Permit Application
Four (4) completed copies of this application (including photosims, catalog cuts, tax record, etc.)
If this Application is for a new monopole or tower
Twelve (12) completed copies of this application.

- AT&T Response: AT&T has complied with this requirement.

B. Property Identification Map: Provide the official tax record and map for the subject property available online at http://icare.fairfaxcounty.gov/Main/Home.aspx.

- AT&T Response: AT&T has complied with this requirement. (See Ex. 6).

C. Statement of Justification
1. Description of Proposed Use including: a project description, the area to be served by proposed use, maintenance requirements and frequency, propagation maps

- AT&T Response: AT&T is seeking a Special Exception to build a stealth telecommunication facility, disguised as a church bell tower directly adjacent to the Centreville United Methodist Church. AT&T subscribers currently have weak coverage in the “Center Ridge” neighborhood, including in-building wireless coverage in the commercial and residential areas along Old Centreville Road, Multiplex Drive and Sharps Drive. (See Ex. 1, RF Justification Statement). AT&T’s proposed facility will add and improve wireless services, including filling an existing coverage gap along Centreville Road, New Braddock Road, Centrewood Drive and other surrounding areas in the “Center Ridge” neighborhood. The Facility will operate 24 hours a day, seven days a week. The Facility will be un-manned, and will typically be visited once a month, or less, for routine equipment checks and maintenance operations. Technicians visiting the Facility will use a standard sized vehicle and will visit the site during the week at times when major church events are not taking place, creating no adverse impact to pedestrian or vehicular traffic.

2. Requirement for Proposed Use including: why the new or expanded facility is needed, why the proposed location is the best location for the proposed use, why the proposed location and type of facility is the least disruptive alternative
**AT&T Response:** As discussed above, and demonstrated by AT&T’s RF Justification statement *(See Ex. 1)*, the new Facility is necessary to fill a gap in AT&T’s existing coverage, and to improve wireless, broadband, and emergency services in the “Center Ridge” area.

When AT&T has a need for coverage, it carefully considers potential sites for a new telecommunications facility. AT&T first examines co-location opportunities to see if any existing structures may meet the carrier’s coverage goals. Co-locations are more efficient and less costly than raw land builds and, thus, are preferred by AT&T (as well as the County). In this case, the closest co-location opportunities were at 14504 Mount Olive Road (Dominion utility pole) and 14541 Old Mill Road (Washington Gas Pole). Both locations were outside of AT&T’s half-mile search radius, and did not fill in AT&T’s existing wireless coverage gap. AT&T also considered the shopping center along Centreville Road, but the existing buildings are not tall enough for viable co-location opportunities on the rooftops.

With no viable co-location possibilities, AT&T examined raw land opportunities. A viable raw land site requires three things: (1) a willing landlord; (2) an ability to fill in AT&T’s coverage gaps; and (3) legal compliance with the Zoning Code. In addition, AT&T attempts to build towers in areas that minimize the visual impact on the surrounding community. In this case, the target coverage area is located in a dense residential area. Therefore, there were limited options that had the requisite parcel size, lack of visual impact on the surrounding area, and efficacy for AT&T’s coverage needs. AT&T found a willing landlord in the Trustees of the Centreville United Methodist Church. The Property was ideal because it gave AT&T the ability to disguise the Facility as a bell tower attached to the existing church building, significantly limiting the visual impact on the surrounding area. *(See Photographs of the Property attached as Exhibit 9).* Further, as discussed above, the Property was previously approved for a Special Exception in 2009, and the Property continues to be viable from a zoning perspective today.

The proposed site is ideal, because its location will provide wireless and emergency services to a large number of consumers, with virtually no visual impact to the surrounding community. Because the Facility will be stealthed as a non-functional bell tower, it will blend in to the existing community, enhance the existing church building, and be made compatible with the setting, color, lighting, and topography of the area. Given the heavy residential area, the opportunity to build a new Facility while blending it into the existing church building provides an opportunity to enhance wireless services with little or no impact to the surrounding community.

3. **Anticipated Impacts/Mitigation including:** visual, noise and light, air and water quality, environmental, transportation (including trip generation), mitigation measures as applicable
**AT&T Response:** AT&T anticipates little to no impact on the surrounding community. The stealth bell tower will blend into the existing church building, creating no visual impact to the surrounding area. The Facility is unlit, and does not otherwise create any noise or light pollution in the area. There will be no impact to air or water quality or the environment. The Facility will be un-manned, and will typically be visited no more than once a month (often less) for routine equipment checks and maintenance operations. Technicians visiting the Facility will use a standard sized vehicle and will visit the site during the week at times when major church events are not taking place, creating no adverse impact to pedestrian or vehicular traffic.

4. Conformance with the Mobile and Land-Based Telecommunication Services Policy Plan element of the Comprehensive Plan and Other Standards including: Comprehensive Plan policies and guidelines that directly support the proposal, relevant standards/criteria supporting the facility and location.

**AT&T Response:** Objective 43(b) of the Wireless Telecommunications Services portion of the Public Facilities Comprehensive Plan requires: “When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the wireless telecommunication facilities and minimize their visual impact on surrounding areas.”

As discussed above, there were no viable co-location opportunities that would meet AT&T’s coverage goals. Therefore, AT&T determined that a stealth bell town disguising the telecommunications facility would be the optimal way to fill in the existing coverage gap, while blending into the existing church building, creating no visual impact to the surrounding area. AT&T’s proposal is in conformance with the other policies set forth in Objective 43. The proposed facility will not interfere with any existing or planned requirements of the public use. The height of the bell tower is no greater than necessary to fill in AT&T’s existing coverage gaps, while providing two additional carriers with co-location opportunities. AT&T was cognizant of the height of the proposed bell tower to make sure it conformed with the structure and style of the existing church building. (See Ex. 8, Photo Simulations). The Facility will be completely enclosed by a split face screen wall that will match the church’s building exterior. Additionally, the Facility will be surrounded by native trees and shrubs, creating no adverse impact for the surrounding area. (See Ex. 7, Site Plans at C3, C4, C6, LS1).

In conformance with Objective 44, the stealth bell tower is designed to mitigate visual impact and prominence in the surrounding residential area, by concealing the intended purpose and blending the Facility into existing church, creating no adverse impact to the character of the surrounding area.

5. Alternative Site Considered for this use including: other properties considered, written decisions from public property owners regarding the proposed use, other locations on the subject property, details of siting criteria for each rejected alternative location.
• **AT&T Response:** The closest co-location opportunities were at 14504 Mount Olive Road (Dominion utility pole) and 14541 Old Mill Road (Washington Gas Pole). Both locations were outside of AT&T’s half-mile search radius, and did not fill in AT&T’s existing wireless coverage gap. AT&T also considered the shopping center along Centreville Road, but the existing buildings are not tall enough for viable co-location opportunities on the rooftops.

D. **Proposed Facility / Site Plan**

1. One (1) 24” x 36” copy to correct scale
2. Four (4) 11” x 17” copies to correct scale
3. One (1) 8½” x 11” copy

Note: County Staff may request additional copies.

**If this Application is for a new monopole or tower**

Twelve (12) 11” x 17” sets of the facility plans.

• **AT&T Response:** AT&T has complied with this requirement.

E. **Relevant Information**

1. Scale and north arrow.
2. Subject and adjoining property boundaries.
3. Public right(s)-of-way and names.
4. Locations, dimensions, and maximum heights of all existing and proposed structures and equipment.
5. Distance of proposed structures and equipment to all lot lines.
6. When located in a utility easement or road right-of-way, distance of structures and equipment to all utility easement lines or road right-of-way lines.
7. Delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, and delineation of any Resource Protection Area.
8. Building size or land area of new facility or use (acres or square feet).
9. Area of proposed enlargement or renovation (acres or square feet).
10. Any features of the proposed use such as fencing, screening and landscaping.
11. Antenna and mounting detail with dimensions. Provide catalog cut sheets.
12. Equipment cabinet or shelter detail with dimensions. Equipment cabinets include generators and telco cabinets. Provide catalog cut sheets for equipment cabinets (except if within a shelter) and generators.
13. Details of screening for the use showing type of screening material, dimensions and placement; if landscaping is provided, list the height of the landscaping at time of planting and the ultimate height.
14. Indicate proposed frequency band information and transmit power, for determining public safety impacts.

• **AT&T Response:** AT&T has provided all of the relevant information (**See Ex. 7, Site Plans**).
F. **Photographs of Site:** Photographs of the existing structure, building, and site as applicable.

- **AT&T Response:** AT&T has complied with this requirement (See Ex. 9, Site Photographs).

G. **Photo Simulations of the Proposed Installation:**

1. Include enough photo simulations to accurately depict the proposed facility.
2. Provide photo simulations illustrating the proposed facility, antennas and equipment. The photosims should include notes identifying the number and location of existing and new antennas and equipment, and the direction from which the photos were taken.
3. Photo simulations must be submitted with the application and must depict the appearance of all proposed structures and equipment as viewed from the subject site and adjoining properties and show the relationship to existing site features such as buildings, trees and other physical features.
4. For rooftop, the photo simulations must clearly depict the appearance of all the antennas and equipment when installed.
5. For Distributed Antenna Systems (DAS), a photosim is required for each proposed node.

- **AT&T Response:** AT&T has complied with this requirement (See Ex. 8, Photo Simulations).

H. **Building Roof Plan and Calculation:**

1. When locating antennas on a building façade or rooftop, provide a roof plan showing all existing penthouses, structures and mechanical equipment on the roof and the location of the proposed antenna and related telecommunications equipment.

2. Provide a calculation on the plan with: a) the percentage of the roof covered by all existing structures/equipment, and b) the percentage of the roof that will be covered by all existing structures and the proposed telecom structures/equipment.

- **AT&T Response:** Because AT&T is not proposing locating antennas on a rooftop, this requirement is not applicable.

I. **Photographic Survey:** For new structures such as monopoles or towers, provide a photographic survey of the project site. Photographs should show on and off-site views of the subject property and identify the proposed location of the facility on the site. The number of photos submitted will vary according to site size but should be adequate to view the entire site.

- **AT&T Response:** AT&T has complied with this requirement (See Ex. 9, Site Photographs).
J. **On-Site Height Test:** For most new structures such as monopoles or towers, the applicant will be required to conduct an on-site height demonstration, such as a balloon or crane test, to simulate the extent of the proposed structure’s visibility from surrounding properties. Such test must be coordinated with staff as to the date and time of the height demonstration. The applicant is responsible for conducting the height test and for notifying property owners and community representatives with the date and time of the height test.

- **AT&T Response:** AT&T acknowledges this requirement, and will comply with any requests of County staff to conduct an On-Site Height Test, if deemed necessary.

VIII. **CONCLUSION**

AT&T respectfully requests that its proposal be deemed in conformance with the Fairfax County Comprehensive Plan pursuant to Virginia State Code 15.2-2232. If you need further information, please contact our zoning attorney, Douglas Sampson at 410-332-8661 or Douglas.Sampson@saul.com.
EXHIBIT 1
RF Justification

Site Name: CENTREWOOD DR

Address: 6400 Old Centreville Road, Fairfax, VA 20121 (Centreville County)

The main objective of this site is to add and enhance AT&T coverage along Centreville Rd, New Braddock Rd, Centrewood Dr and the surrounding areas in Fairfax VA.

The addition of this site will improve coverage including in-building coverage in the commercial and residential areas along Old Centreville Rd, Multiplex Drive and Sharps Drive. Currently, this area has weak AT&T coverage.

The Proposed site will also ensure overlap coverage, handoffs and off-load traffic among existing AT&T Sites Centreville and Ponyhill. Commuters and residents will experience better quality of voice and data services from AT&T with the addition of Centrewood Dr site.

AT&T is proposing for 82’ Rad Center for this site to meet its coverage and capacity needs.

Prepared by:

Gaurav Behl
RF Engineer

Approved by:

Sandeep Gupta
RF Design Manager

AT&T Mobility
7150 Standard Drive
Hanover, MD
Tel: 410-712-7817
Fax: 410-712-7784
EXHIBIT 2
AT&T Remains Focused on Keeping You Connected

As people are doing their best to self-isolate, AT&T’s network is keeping people connected.

In the last three weeks of March, here’s what we’ve seen on our mobile network alone:

- **VOICE CALLS**: +33%
- **INSTANT MESSAGING**: +63%
- **TEXT MESSAGING**: +41%
- **VIDEO**: +4%

How businesses and schools are communicating has steadily increased the usage of conferencing tools, which are at an all-time high. Here’s what we’ve seen over the last few weeks of March:

- **AT&T’S GLOBAL AUDIO-CONFERENCING SOLUTION**: +200%
- **MORE MINUTES AUDIO, WEB AND VIDEO CONFERENCING TOOLS**: +400%
- **LARGE-SCALE WEBCAST EVENTS**: +200%

Despite these dramatic shifts in traffic patterns, our network continues to perform well.

AT&T invested more than $135 billion in our wireless and wireline networks over the past 5 years (2015-2019). During this time, we invested more in the U.S. than any other public company, and it has paid off. We’re able to respond rapidly to surges in traffic and help meet the quickly evolving needs of our customers. When we see stress, we are proactively augmenting where needed.

Additionally, we’re actively using AI to:

- **Reset our 4G and 5G cell sites**: When cell site issues are detected, we have an automated process to collect data, analyze and reset the site. AI is also helping us conserve energy, by “waking up” some cells more frequently as traffic increases, while others, such as in office parks and buildings that are less occupied now, go to sleep more.

- **Detect customer equipment issues**: AI is also helping us remotely troubleshoot and diagnose problems with customer equipment, by identifying the cause or even proactively identifying a potential issue before it occurs.

- **Avoid network traffic congestion**: We’ve expedited deployments of new AI capabilities in certain markets that will allow us to balance the traffic load within a sector and across sectors to help avoid overloading specific cells and improve the experience.

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1 includes U.S. and international capital investment and acquisitions of wireless operations and spectrum

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And of course, we’re doing other things to support more people working and learning from home, such as adding additional spectrum (capacity) to cell sites to improve customers’ experience.

The U.S.’s wireless performance is due in no small measure to its longstanding recognition that a light touch approach to regulation promotes competition, innovation and investment. It’s one that often recognizes new technologies are transforming our societies and economies, and technology changes much faster than regulation, enabling the U.S. to be a global leader in technology.

**Consistent with FCC Chairman Pai’s “Keep Americans Connected Pledge” and concerns raised by members of Congress, which we share, AT&T is also proud to support our customers by pledging that, for 60 days, we will:**

1. Not terminate the service of any wireless, home phone or broadband residential or small business customer because of their inability to pay their bill due to disruptions caused by the coronavirus pandemic.

2. Waive* any late payment fees that any wireless, home phone or broadband residential or small business customer may incur because of economic hardship related to the coronavirus pandemic.

3. Waive domestic wireless plan overage charges for data, voice or text for residential or small business wireless customers incurred because of economic hardship related to the coronavirus pandemic.

4. Keep our public Wi-Fi hotspots open for any American who needs them.

**To provide further relief and support, AT&T announced:**

- **Unlimited AT&T Home Internet** – All AT&T consumer home internet wireline customers, as well as Fixed Wireless Internet, can use unlimited internet data.

- **More Mobile Hotspot Data** – We are automatically increasing mobile hotspot data by 15GB a month for each line on an unlimited plan that currently includes a monthly tethering allotment. That means if you’re on AT&T Unlimited Elite you’ll automatically get 45GB a month of tethering per line.

- **Added Prepaid Offers** – A limited time offer of $15 for 2GB of data with unlimited talk and text will be available to new and existing customers with no activation fee for AT&T PREPAID and Cricket customers. We’re also adding 10GB per month of additional data.

- **Helping You Learn Remotely** – We’re also offering schools a way to save on unlimited wireless broadband connectivity for students. Through May 22nd, qualified schools activating new lines on qualified data-only plans for school-issued tablets, 4G LTE-enabled laptops and hotspot devices will get the wireless data service at no cost for 60 days.

We’re committed to being there when our customers and colleagues need us most. Visit AT&T’s dedicated [COVID-19 website](https://www.att.com/coronavirus) for additional details and the latest updates.
EXHIBIT 3
FIRSTNET: SUPPORTING FIRST RESPONDERS DURING THE COVID-19 OUTBREAK

In 2012, Congress created the First Responder Network Authority (FirstNet Authority) and authorized it to build, operate, and maintain FirstNet, a single, nationwide broadband network in response to the communication failures that occurred during the 9/11 terrorist attacks. Today, the FirstNet network is working as Congress intended and public safety needs. The dedicated communications platform supports public safety, health care workers, and those who support them during their daily operations and during disasters, including pandemics and public health emergencies.

As police, fire, EMS, public health, emergency management and military personnel work around the clock to assess and mitigate the COVID-19 spread across the nation, the FirstNet® communications platform – built and operated by AT&T in a public-private partnership with FirstNet Authority – is bringing advanced capabilities to first responders across the country.

ALREADY, THE IMPACTS OF FIRSTNET HAVE BEEN REAL, TANGIBLE AND, LIFESAVING.

The COVID-19 health crisis illustrates precisely why public safety fought for the creation of FirstNet. Reliable connectivity and advanced capabilities for first responders helps them keep themselves and those they serve safer. As men and women across the country stand on the front lines to support our nation’s response to COVID-19, they know, with confidence, FirstNet delivers the unthrottled connectivity and priority communications they need to respond during this public health emergency.

More than 11,000 agencies and organizations – including FEMA and U.S. Coast Guard to name a few – are using over 1.2 million FirstNet connections to respond to real life emergencies and disasters every day.

NETWORK STATUS

Since the onset of the outbreak, FirstNet has continued to be nimble, adaptable and ready to scale. We are continuously deploying additional assets and adding capacity to our network. We are seeing public safety, healthcare institutions, and health departments take advantage of our purpose-built network during this unprecedented public health emergency and witnessing as eligible subscribers, seeing the benefits of firsthand, migrate to FirstNet.

Performance for first responders on our FirstNet network has been excellent. Priority and preemption on Band 14 spectrum – the nationwide, high-quality spectrum set aside by the U.S. government specifically for FirstNet – is working as intended and first responders are free of any commercial congestion.

As of April 2, 2020, we have responded to 31 requests from FirstNet subscribed agencies for network support for COVID-19, and we currently have 15 portable cell sites and other solutions deployed to bolster coverage for our FirstNet subscribers at quarantine locations, testing sites and field hospitals, including deploying a cell tower on wheels to support the Naval Ship Mercy in Los Angeles.
FIRSTNET’S DEDICATED FLEET OF PORTABLE ASSETS

- Public safety agencies on FirstNet have access to a nationwide, dedicated fleet of 76 land-based and airborne portable cell sites, including 3 Flying COWs™ and the FirstNet One “blimp.”

- Stationed across the country, these dedicated FirstNet network deployable assets are available 24/7 at the request of and free of charge to FirstNet subscribers to boost coverage, such as at field hospitals in remote areas that may have limited connectivity.

- So far, we’ve deployed assets, optimized the network or expedited the provisioning of FirstNet Ready™ devices to support quarantine zones, airports, emergency operation centers (EOCs) and other priority public safety locations across the country.

Now, we are making new & advanced capabilities available to first responders nationwide:

1. First responder public safety agencies on FirstNet can get premium FirstNet Ready™ smartphone devices for free for their agency paid users to connect them to critical communications when and where they need it most.

2. Developed from the ground up specifically for and with public safety, FirstNet Push-to-Talk is designed to enable public safety to use their smartphones, feature phones, and specialized ultra-rugged devices like they would use a two-way radio, with highly reliable, high-performance calling. FirstNet Push-to-Talk is the first-ever nationwide mission-critical standards-based push-to-talk solution to launch in the U.S.

FIRSTNET TECHNICAL SUPPORT

Public safety agency and individual first responders, including police, fire, EMS, health care professionals, emergency management, and military personnel can sign-up for service or order devices online: https://www.firstnet.com/signup/.

FirstNet subscribers seeking to request FirstNet support can call 1-800-574-7000.

Visit firstnet.com for additional details.
10 WAYS FIRSTNET WILL HELP PUBLIC SAFETY
SAVE LIVES AND SECURE COMMUNITIES

Across the country, public safety personnel bravely serve their communities every day, answering the call when emergencies strike and risking their lives to secure and protect others. FirstNet is developing the first nationwide public safety broadband network to provide them the advanced communication and collaboration technologies they need. Here are ten ways FirstNet will help public safety save lives and secure communities:

1. Improving communications through an interoperable network
   Today, first responders rely on more than 10,000 separate, incompatible, and often proprietary radio networks to communicate with each other during emergencies. Sometimes it’s hard, or even impossible, for public safety to communicate and work together to save lives. To help address this challenge, the FirstNet network will be a single, nationwide, interoperable LTE network dedicated to public safety communications.

2. Connecting responders in rural America
   Emergencies don’t happen only in highly populated areas – which is why reaching rural America is one of FirstNet’s top priorities. FirstNet is addressing rural coverage needs in multiple ways to deploy the network in places where coverage may be difficult. High-power towers can cover more rural space with less total infrastructure, as can deployable and satellite solutions.

3. Enhancing situational awareness in emergencies
   FirstNet will carry high-speed data, location information, images, and video that can mean all the difference when seconds count. Just as smartphones have created a new era of real-time information and connectedness for individuals, the FirstNet network, devices, and applications will enable the awareness and collaboration the public safety community needs to save lives.

4. Giving public safety true priority
   During emergencies, public safety needs to be able to communicate without interruption – lives depend on it. It is vital that our nation’s law enforcement officers, firefighters, paramedics, and other responders have true priority for their daily and emergency communications needs. This is why FirstNet is deploying a wireless broadband network dedicated to public safety.

5. Offering vital capacity for planned events, large crowds
   Emergencies aren’t the only times when public safety needs capacity to communicate and send data. Planned events – like concerts, festivals, and sporting events – draw crowds to a single location, making it difficult for public safety to get the robust network capacity they need to do their jobs. That’s where FirstNet will help, by providing needed bandwidth to coordinate public safety resources and respond to any incidents.

info@firstnet.gov | www.firstnet.gov | 571-665-6100 (revised October 2018)
6. Delivering actionable data via innovative apps, devices
Public safety needs data communications in the field and innovative public safety communications technology. That’s why the FirstNet network is designed to deliver applications, devices, and services tailored to the needs of public safety. FirstNet will be a resilient, reliable network, enabling everything from smartphones to laptops, tablets, dongles, and specialty devices to work when public safety needs them the most.

7. Providing reliability and security when disaster strikes
First responders in every state face the challenge of preparing for and responding to natural disasters. Having reliable communications is an integral component of any plan or response effort. FirstNet can help public safety save lives and secure communities by ensuring a reliable communication system is in place to assist public safety and rescue crews before, during, and after a natural disaster.

8. Ensuring coordinated response to man-made disasters
In the face of man-made attacks or natural disasters, the ability to communicate is essential to first responders. Incident commanders need to convey vital data to every first responder—fast. They need to know if resources from neighboring jurisdictions can be available. FirstNet is working to deliver a broadband network with interoperability built-in from day one to enhance public safety’s ability to protect and serve.

9. Driving innovation in life-saving, public safety communications technology
With the potential for millions of users on a single LTE network, FirstNet hopes to foster creation of a new ecosystem in which entities compete to deliver applications and other services through the FirstNet network. The nationwide scale brought by FirstNet will maximize the value of every public safety dollar spent by allowing public safety end-users to take advantage of an increasingly competitive marketplace.

10. The network first responders need to keep our communities safe
FirstNet is taking a “for public safety, by public safety” approach to planning and deploying the network. Through its consultation and outreach program, FirstNet has worked hand-in-hand with the public safety community to understand the capacity, coverage, service, and other public-safety-grade features they need to communicate and use 21st-century tools on the job.
EXHIBIT 4
May 1, 2019

Dear Fairfax County:

I am the representative of the Trustees of the Centreville United Methodist Church, a Virginia non-profit organization. The Centreville United Methodist Church is the owner of real property located at 6400 Centreville Road, in the County of Fairfax, Virginia (the “Property”). The Centreville United Methodist Church entered into a lease agreement with AT&T to allow AT&T to construct a telecommunications facility, including an 88’ stealth monopole disguised as a bell tower and a 20’ x 80’-5” compound.

The Centreville United Methodist Church hereby authorizes the law firm of Saul Ewing Arnstein & Lehr LLP, New Cingular Wireless PCS, LLC d/b/a AT&T Mobility LLC ("AT&T"), and/or Smartlink LLC ("Smartlink"), and any and all of their agents and representatives, including but not limited to Gregory E. Rapisarda, Esquire, Douglas A. Sampson, Esquire, Ryan Foltz, and Allison Helowicz to act as agents on behalf of the Centreville United Methodist Church and its trustees for the purposes of filing and obtaining any and all land use, zoning, and/or permitting approvals from Fairfax County. The Centreville United Methodist Church hereby authorizes AT&T and/or Smartlink, and any and all of their agents and representatives, to have access the Property for the purpose of constructing, using, and maintaining the telecommunications facility as set forth more fully in the lease agreement.

We respectfully request that the County grant the requested relief. Any copy or facsimile of this document shall be valid and treated as an original. Thank you for your cooperation and consideration.

SIGNED BY
Name: Karl E. Rosenberger
Title: Chair, Board of Trustees
Centreville United Methodist Church

STATE OF VA, COUNTY OF Fairfax, to wit:

I HEREBY CERTIFY that on this 1 day of May, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Karl E Rosenberger, who acknowledged himself/herself to be the Chair of the Trustees of the Centreville United Methodist Church and that he/she, as such duly appointed agent being authorized so to do, executed the foregoing instrument for the purposes therein contained. AS WITNESS my hand and Notarial Seal.

Pamela D. Winkeler
Notary Public
My Commission Expires: 1/31/2020

PAMELA D. WINKELER
NOTARY PUBLIC
REG. #7672272
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2020
MAP #: 0651 05 J1
CHURCH UNITED METHODIST 6400 OLD CENTREVILLE RD

Owner

Name
CHURCH UNITED METHODIST, CENTREVILLE TRUSTEES OF

Mailing Address
6400 OLD CENTREVILLE RD CENTREVILLE VA 20121

Book
07555

Page
1534

Parcel

Property Location
6400 OLD CENTREVILLE RD CENTREVILLE VA 20121

Map #
0651 05 J1

Tax District
90200

District Name
SULLY DIST. #2

Land Use Code
Churches, Synagogues

Land Area (acreage)
6.3506

Land Area (SQFT)

Zoning Description
PDH-12(Residential 12 DU/AC)

Utilities
WATER CONNECTED
SEWER CONNECTED
GAS CONNECTED

County Inventory of Historic Sites
NO

County Historic Overlay District
NO

For further information about the Fairfax County Historic Overlay Districts, CLICK HERE

For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.

Street/Road
PAVED

Site Description
BUILDABLE-AVERAGE LOT

Legal Description

Legal Description
CENTRE RIDGE
PCL J
SEC 9 7672 929

Sales History

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<th>Buyer</th>
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<td></td>
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FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88’ STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW, NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING NORTHEAST APPROXIMATELY 909 FT. FROM SITE
LOCATION 2 PROPOSED VIEW

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW, NOT VISIBLE FROM THIS VIEWPOINT.

LOCATION 2 EXISTING VIEW

LOOKING NORTHEAST APPROXIMATELY 1096 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

smartlink
1362 Mellon Road, Suite 140
Hanover, MD 21076

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

at&t Mobility

LOCATION 3 PROPOSED VIEW
PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER NOT VISIBLE FROM THIS VIEWPOINT.

LOCATION 3 EXISTING VIEW
LOOKING NORTHEAST APPROXIMATELY 1287 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

smartlink
1362 Mellon Road, Suite 140
Hanover, MD 21076

Preparing for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

LOCATION 4 PROPOSED VIEW
PROPOSED 88' STEALTH BELL TOWER WITH
AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL)
PLUS FUTURE CARRIER ANTENNAS HIDDEN
FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOCATION 4 EXISTING VIEW
LOOKING NORTHEAST
APPROXIMATELY 1389 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

LOCATION 5 PROPOSED VIEW

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING EAST-NORTHEAST APPROXIMATELY 1527 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88' STEALTH BELL TOWER WITH
AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL)
PLUS FUTURE CARRIER ANTENNAS HIDDEN
FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING NORTHEAST
APPROXIMATELY 1865 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

LOCATION 7 PROPOSED VIEW
PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING EAST-SOUTHEAST APPROXIMATELY 1447 FT. FROM SITE

SATELLITE VIEW
LOCATION 7 EXISTING VIEW

smartlink
1362 Mellon Road, Suite 140
Hanover, MD 21076
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88’ STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER PARTIALLY VISIBLE BEHIND TREES.

Looking east from near the corner of Haversack Rd. and Eagle Button Ct.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

1362 Mellon Road, Suite 140
Hanover, MD 21076

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

SATELLITE VIEW

LOCATION 9 EXISTING VIEW

Looking east southeast from curve on south side of Eagle Button Ct.

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER PARTIALLY VISIBLE BEHIND TREES.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88' STEALTH BELL TOWER WITH
AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL)
PLUS FUTURE CARRIER ANTENNAS HIDDEN
FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING EAST-SOUTHEAST
APPROXIMATELY 794 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88' STEALTH BELL TOWER WITH
AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL)
PLUS FUTURE CARRIER ANTENNAS HIDDEN
FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING SOUTHEAST
APPROXIMATELY 1070 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

Looking southeast from parking lot at tennis court next to Homeowners Association on Uniform Drive.

PROPOSED 88’ STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER NOT VISIBLE IN THIS VIEW 922 FT. AWAY.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER NOT VISIBLE IN THIS VIEW 695 FT. AWAY.

Looking southeast from parking lot of United Bank next to Centrewood Drive.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

LOOKING SOUTHWEST FROM PARKING LOT OF FAIRFAX ORAL SURGERY NEAR NEW BRADDOCK ROAD AND CENTREVILLE ROAD.

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER VISIBLE FROM 1366 FT. AWAY.
SATELLITE VIEW

LOCATION 15 EXISTING VIEW

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER VISIBLE FROM 1574 FT. AWAY.

Looking southwest from cul de sac at end of Old Centreville Road next to Hoskins Hollow Circle.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

LOCATION 16 PROPOSED VIEW
PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER OBSCURED BY TREES IN THIS VIEW 1491 FT. AWAY.

LOCATION 16 EXISTING VIEW
Looking west-southwest from Federation Dr. near Level Green Lane 1491 ft. from site.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER OBSCURED BY TREES & STRUCTURES IN THIS VIEW 1613 FT. AWAY.

Looking west from Level Green Lane approximately 1613 ft. from site.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88’ STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER OBSCURED BY BUILDINGS IN THIS VIEW FROM 2154 FT. AWAY.

Looking west from 14034 Winding Ridge Lane approximately 2154 ft. from site.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER VISIBLE FROM 909 FT. AWAY.

Looking west toward Centreville Road from open field next to Revolution Drive.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88’ STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING NORTH
APPROXIMATELY 1020 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88’ STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING NORTHWEST APPROXIMATELY 1048 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

1362 Mellon Road, Suite 140
Hanover, MD 21076

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER PARTIALLY VISIBLE BEHIND TREES AS SEEN FROM ABOUT 965 FT, AWAY.

LOCATION 22 PROPOSED VIEW

LOCATION 22 EXISTING VIEW

Looking north-northwest from 14210 Darkwood Drive.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88’ STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING NORTHWEST APPROXIMATELY 115 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

1362 Mellon Road, Suite 140
Hanover, MD 21076

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

LOCATION 24 PROPOSED VIEW

PROPOSED 88’ STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER PARTIALLY VISIBLE BEHIND BUILDING AS SEEN FROM THIS VIEWPOINT ABOUT 782 FT. AWAY.

LOOKING NORTHWEST FROM 6377 ST. TIMOTHYS LANE.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

smartlink
1362 Mellon Road, Suite 140
Hanover, MD 21076

at&t Mobility
Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

SATELLITE VIEW

LOCATION 25 EXISTING VIEW

NOTE: Wind has blown balloon to the left of actual site.

LOCATION 25 PROPOSED VIEW

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. BELL TOWER VISIBLE FROM ABOUT 560 FT. AWAY.

Looking northwest from 6315 St. Timothys Lane.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

1362 Mellon Road, Suite 140
Hanover, MD 21076

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING NORTH-NORTHEAST APPROXIMATELY 998 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING EAST
APPROXIMATELY 1206 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

smartlink
1362 Mellon Road, Suite 140
Hanover, MD 21076

at&t Mobility
Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

LOCATION 28 PROPOSED VIEW
PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

SATELLITE VIEW

LOCATION 28 EXISTING VIEW
LOOKING NORTH-NORHEAST APPROXIMATELY 1597 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING NORTHEAST APPROXIMATELY 1540 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. NOT VISIBLE FROM THIS VIEWPOINT.

LOOKING NORTHEAST APPROXIMATELY 1350 FT. FROM SITE
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

NOTE: Wind has blown balloon a little off center of actual site.

PROPOSED 88’ STEALTH BELL TOWER WITH AT&T ANENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW.

EXISTING LANDSCAPING REMOVED AND REPLACED WITH PROPOSED EASTERN RED CEDAR AND ALTERNATING NELLIE STEVENS HOLLY AND ORIENTAL ARBORVITAE ALONG FRONT RETAINING WALL.

PROPOSED AT&T 11’-5” X 12’ EQUIPMENT SHELTER & 50 KW DIESEL GENERATOR HIDDEN BEHIND NEW 11’ HIGH SPLIT-FACE CMU WALL TO MATCH EXISTING BUILDING. 12’ WIDE GATE AND 12’ WIDE INGRESS/EGRESS EASEMENT. RETAINING WALL BETWEEN CMU COMPOUND WALL AND NEW TREES.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

1362 Mellon Road, Suite 140
Hanover, MD 21076

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

SATELLITE VIEW

LOCATION 32 PROPOSED VIEW
PROPOSED 88° STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW. DISTANCE TO SITE ABOUT 270 FEET.

LOCATION 32 EXISTING VIEW
PROPOSED AT&T 11'-5" X 12' EQUIPMENT SHELTER & 50 KW DIESEL GENERATOR HIDDEN BEHIND NEW 11'-HIGH SPLIT-FACE CMU WALL TO MATCH EXISTING BUILDING. 12'-WIDE GATE AND 12'-WIDE INGRESS/EGRESS EASEMENT. RETAINING WALL BETWEEN CMU COMPOUND WALL AND NEW TREES.
EXISTING LANDSCAPING REMOVED AND REPLACED WITH PROPOSED EASTERN RED CEDAR AND ALTERNATING NELLIE STEVENS HOLLY AND ORIENTAL ARBORTVITAELONG PROPOSED RETAINING WALL.

LOOKING WEST-SOUTHWEST
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW.

PROPOSED 12' WIDE GATE AND 12' WIDE INGRESS/EGRESS EASEMENT TO PROPOSED AT&T 11'-5" X 12' EQUIPMENT SHELTER & 50 KW DIESEL GENERATOR HIDDEN BEHIND NEW 11' HIGH SPLIT-FACE CMU WALL TO MATCH EXISTING BUILDING.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

SATELLITE VIEW

LOCATION 34 PROPOSED VIEW

PROPOSED BELL TOWER, EQUIPMENT SHELTER & GENERATOR BEHIND PROPOSED 11' HIGH SPLIT-FACE CMU WALL TO MATCH EXISTING BUILDING.

LOCATION 34 EXISTING VIEW

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

1362 Mellon Road, Suite 140
Hanover, MD 21076

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

SATELLITE VIEW

LOCATION 35 EXISTING VIEW

PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

smartlink
1362 Mellon Road, Suite 140
Hanover, MD 21076

at&t Mobility
Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

LOCATION 36 PROPOSED VIEW
PROPOSED 88' STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW, NOT VISIBLE FROM THIS VIEWPOINT.

SATELLITE VIEW

LOCATION 36 EXISTING VIEW
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

LOCATION 37 PROPOSED VIEW

PROPOSED 88’ STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW.

SATELLITE VIEW

LOCATION 37 EXISTING VIEW

PROPOSED AT&T 11’-5” X 12’ EQUIPMENT SHELTER & 50 KW DIESEL GENERATOR HIDDEN BEHIND NEW 11’ HIGH SPLIT-FACE CMU WALL TO MATCH EXISTING BUILDING. 12’ WIDE GATE AND 12’ WIDE INGRESS/EGRESS EASEMENT. RETAINING WALL BETWEEN CMU COMPOUND WALL AND NEW TREES.

PROPOSED ALTERNATING NELLY STEVENS HOLLY & ORIENTAL ARBORVITAE ALONG FRONT RETAINING WALL.
FA #: 14059200 / SITE ID#: 6603
CENTREWOOD DR.
6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Prepared for:
AT&T Mobility
7150 Standard Drive
Hanover, MD 21076

SATELLITE VIEW

LOCATION 38 PROPOSED VIEW

PROPOSED 88’ STEALTH BELL TOWER WITH AT&T ANTENNAS (3 PER SECTOR, 9 TOTAL) PLUS FUTURE CARRIER ANTENNAS HIDDEN FROM VIEW.

LOCATION 38 EXISTING VIEW

EXISTING LANDSCAPING REMOVED AND REPLACED WITH PROPOSED EASTERN RED CEDAR AND ALTERNATING NELLIE STEVENS HOLLY AND ORIENTAL ARBORVITAE ALONG FRONT RETAINING WALL.

PROPOSED AT&T 11'-6" X 12' EQUIPMENT SHELTER & 50 KW DIESEL GENERATOR HIDDEN BEHIND NEW 11' HIGH SPLIT-FACE CMU WALL TO MATCH EXISTING BUILDING. RETAINING WALL BETWEEN CMU COMPOUND WALL AND NEW TREES.
AT&T Centrewood
Taken 5/8/2019
Facing East at
property line
closest to the
commuter lot and
Centreville Road.
AT&T Centrewood
Taken 5/8/2019
Facing West property line off Centreville Road.
AT&T Centrewood
Taken 5/8/2019
Facing the North West property line off Centreville Road and New Braddock Road.
AT&T Centrewood
Taken 5/8/2019
Facing the North East near the east property line and commuter lot.
Facing the corner of New Braddock road and Centreville Road
AT&T Centrewood
Taken 5/8/2019
Facing the North East property line off New Braddock Road.
AT&T Centrewood
Taken 5/8/2019
Facing the North property line off New Braddock Road.
AT&T Centrewood
Taken 5/8/2019
Facing South West at property line closest to Old Centreville Road.
AT&T Centrewood
Taken 5/8/2019
Facing South West at the parking lot entrance off Old Centreville Road
REZONING AFFIDAVIT

DATE: May 26, 2021
(enter date affidavit is notarized)

I, Douglas A. Sampson, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant’s authorized agent listed in Par. 1(a) below

in Application No.(s): FDPA 81-S-058-08-01
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

I(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,* and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trustees of Centreville United Methodist Church</td>
<td>6400 Old Centreville Road, Centreville, Virginia 20121</td>
<td>Co-Applicant/Title Owner/Lessor of Tax Map/Parcels: 0651-05-J1; 0651-01</td>
</tr>
<tr>
<td>Gerald P. Johnson, Chair</td>
<td></td>
<td></td>
</tr>
<tr>
<td>David M. Everard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Robin E. Frazier</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mell G. Cunningham</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Raymond M. Russell</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elizabeth L. Sikkelee</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paul W. Blackwood</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vincent M. Frizzi</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Martha S. Schoonmaker</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a “Rezoning Attachment to Par. 1(a)” form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(a)

DATE: May 26, 2021
(enter date affidavit is notarized)

for Application No. (s): FDPA 81-S-058-08-01
(enter County-assigned application number (s))

(NO T E: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Centreville Day School Director: Jenni Brown</td>
<td>6400 Old Centreville Road, Centreville, Virginia 20121</td>
<td>Co-Applicant for purposes of amending existing special exception. A non-corporate entity owned and operated by Centreville United Methodist Church.</td>
</tr>
<tr>
<td>Saul, Ewing, Arnstein &amp; Ewing LLP Agents: Douglas A. Sampson, Esq. Gregory E. Rapisarda, Esq.</td>
<td>500 E. Pratt Street, Suite 800 Baltimore, MD 21202</td>
<td>Attorney/Agent for Co-Applicants and Title owner</td>
</tr>
<tr>
<td>Smartlink, LLC Agents: Ryan Foltz Allison Helowicz</td>
<td>1362 Mellon Road, Suite 140 Hanover, MD 21076</td>
<td>Agent/Real Estate and Telecommunications Consultant for co-applicant/lessee New Cingular Wireless, d/b/a AT&amp;T Mobility</td>
</tr>
<tr>
<td>NewCingular Wireless PCS, LLC d/b/a AT&amp;T Mobility</td>
<td>7150 Standard Drive, Hanover, MD 21076</td>
<td>Co-Applicant Lessee of Tax Map/Parcel:065-1致电(05)-J1</td>
</tr>
</tbody>
</table>

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a “Rezoning Attachment to Par. 1(a)” form.

FORM RZA-1 Updated (7/1/06)
REZONING AFFIDAVIT

DATE: May 26, 2021

for Application No. (s): FDPA 81-S-058-08-01

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
1362 Mellon Road, Suite 140
Hanover, MD 21076

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

AT&T Mobility LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

N/A

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

FORM RZA-1 Updated (7/1/06)
DATE: May 26, 2021
(enter date affidavit is notarized)

for Application No. (s): FDPA 81-S-058-08-01
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AT&T Mobility LLC
1025 Lenox Park Blvd.
Atlanta, GA 30319

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of
stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
AT&T Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.
President, Vice-President, Secretary, Treasurer, etc.)
N/A

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AT&T Inc.
208 South Akard Street
Dallas, TX 75202

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of
stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.
President, Vice-President, Secretary, Treasurer, etc.)
N/A

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a
"Rezoning Attachment to Par. 1(b)" form.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(b)

DATE: May 26, 2021

for Application No. (s): FDPA 81-S-058-08-01
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Smartlink, LLC
1362 Mellon Road, Suite 140
Hanover, MD 21076

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
McCarthy Smartlink Investors, LLC, Member
Brendan Kelly, Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
N/A

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
McCarthy Smartlink Investors, LLC
Corporation Trust Center, 1209 Orange Street
Wilmington, DE 19801

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
McCarthy Capital, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
N/A

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

FORM RZA-1 Updated (7/1/06)
DATE: May 26, 2021

for Application No. (s): FDPA 81-S-058-08-01

NAME & ADDRESS OF CORPORATION: McCarthy Capital, LLC
1601 Dodge Street
Suite 3800
Omaha, NE 68102

DESCRIPTION OF CORPORATION: [ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAME & ADDRESS OF CORPORATION: MCP Management Corp.
1601 Dodge Street, Suite 3800
Omaha, NE 68102

DESCRIPTION OF CORPORATION: [ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAME & ADDRESS OF CORPORATION: MCP Management Corp.
1601 Dodge Street, Suite 3800
Omaha, NE, 68102

DESCRIPTION OF CORPORATION: [ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS:

NAMES OF OFFICERS & DIRECTORS:

NAME & ADDRESS OF CORPORATION: MCP Management Corp.
1601 Dodge Street, Suite 3800
Omaha, NE, 68102

DESCRIPTION OF CORPORATION: [ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS:

NAMES OF OFFICERS & DIRECTORS:

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.
REZONING AFFIDAVIT

DATE: May 26, 2021
(enter date affidavit is notarized)

for Application No. (s): FDPA 81-S-058-08-01
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

Saul Ewing Arnstein & Lehr LLP
500 East Pratt Street, Suite 800
Baltimore, MD 21202

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Barry F. Levin, Managing Partner

Equity Partners:

Apostolidis, George P.
Armarios, Konstantinos
Armen, Bruce D.
Arnold, Gianna J.
Asimos, George
Basnes, Edward J.
Basinger, John A.
Baton, William C.
Berk, David R.
Bernstein, Roger A.
Bernstein, Roy L.
Berry, M. Paige
Brecker, Charles
Burg, Michael S.

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a “Rezoning Attachment to Par. 1(c)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.
Rezoning Attachment to Par. 1(c)

DATE: May 26, 2021

for Application No. (s): FDPA 81-S-058-08-01

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Saul Ewing Arnstein & Lehr LLP
500 East Pratt Street, Suite 800
Baltimore, MD 21202

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)
Equity Partners: (Cont.)

Gilligan, Kathleen M.
Glaser, Jeffrey S.
Goodrich, James E.
Goodwin, Pamela S.
Grossfeld, Kevin S.
Gruhin, Mark I.
Hall, Christopher R.
Hartglass, Lori R.
Heyman, Paul M.
Hodges, Joel C.
Hudson, Phillip M.
Hummer, Paul M.
Isenberg, Adam H.
Keller, James A.
Kelly, Charles
Kline, Amy S.
Kull, Stanley J.
Lipkowitz, Michelle N.
Lipuma, Andrea A.
Lizza, Charles M.
Magnatta, George T.
Majev, Howard R.
Malitz, Steven N.
McGuire, Thomas P.
Michael, Sally E.
Miller, Mark F.
Minuti, Mark
Moffitt, David R.
Monk II, Charles O.
Montero, Julian P.
Nash, Kermit J.
Nussbaum, William D.
Oakes, Patrick G.
O'Brien, Eileen D.
O'Dea, Jr, Joseph F.
Orlinsky, Eric G.
Orth, Joe R.

Patterson, Scott D.
Paul, Marshall B.
Peterson, Jennifer K.
Pierce, John P.
Platt, Henry A.
Polakoff, Keith M.
Rapisarda, Gregory E.
Ravin, Stephen B.
Roa, Donald A.
Richards, Joshua W. B.
Riley, Francis X.
Rohlfing, James T.
Schaeferbeger, Thomas S.
Schiller, Neil M.
Segall, Andrew H.
Shapiro, Jeffrey B.
Shear, David
Simpson, Mark D.
St. John, Jason M.
Stabler, Wendie C.
Stovik, John F.
Stummer, Cristina
Sugar, David
Tarsias, Jay P.
Taylor, Jr, James D.
Tremblay, Edmund J.
Waxman, David S.
Wayne, David S.
Williams, Erik F.
Witmer, Elizabeth U.
Zemel, Franklin L.

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.
REZONING AFFIDAVIT

DATE: May 26, 2021
(enter date affidavit is notarized)

for Application No. (s): FDPA 81-S-058-08-01
(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land:

[ ] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on the line below.)
NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.
REZONING AFFIDAVIT

DATE: May 26, 2021

for Application No. (s): FDPA 81-S-058-08-01

That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a “Rezoning Attachment to Par. 3” form.

That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

[ ] Applicant [✓] Applicant’s Authorized Agent

Douglas A. Sampson, Esq. Attorney/Agent for Co-Applicants
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26 day of May 2021, in the State/Comm. of Maryland.

Ruth V. Fry
Notary Public

My commission expires: 2/09/24

FORM RZA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: May 26, 2021
(enter date affidavit is notarized)

I, Douglas A. Sampson
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant’s authorized agent listed in Par. 1(a) below

in Application No.(s): SEA 2009-SU-002
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,* and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trustees of Centreville United Methodist Church</td>
<td>6400 Old Centreville Road, Centreville, Virginia 20121</td>
<td>Co-Applicant/Title Owner/Lessor of Tax Map/Parcels: 065-1-(01)-0014A, 065-1-(01))-0014A1 and 065-1-(05))-J1</td>
</tr>
<tr>
<td>Trustees:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gerald P. Johnson, Chair</td>
<td></td>
<td></td>
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<tr>
<td>David M. Everard</td>
<td></td>
<td></td>
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<tr>
<td>Robert E. Frazier</td>
<td></td>
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<tr>
<td>Mele G. Cunningham</td>
<td></td>
<td></td>
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<tr>
<td>Raymond M. Russell</td>
<td></td>
<td></td>
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<tr>
<td>Elizabeth L. Sikkelee</td>
<td></td>
<td></td>
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<tr>
<td>Paul W. Blackwood</td>
<td></td>
<td></td>
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<td>Vincent M. Frizzi</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Martha S. Schoonmaker</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Co-Applicant for purposes of amending existing special exception. A Non-corporate entity owned and operated by Centreville United Methodist Church.</td>
</tr>
<tr>
<td>Centreville Day School</td>
<td>6400 Old Centreville Road, Centreville, Virginia 20121</td>
<td></td>
</tr>
<tr>
<td>Director: Jenni Brown</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a “Special Exception Attachment to Par. 1(a)” form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

FORM SEA-1 Updated (7/1/06)
Special Exception Attachment to Par. 1(a)

DATE: May 26, 2021

for Application No. (s): SEA 2019-0162; 2232-Y20-6

(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
</table>
| Saul, Ewing, Arnstein & Ewing LLP  
Agents: Douglas A. Sampson, Esq.  
Gregory E. Rapisarda, Esq. | 500 E. Pratt Street, Suite 800  
Baltimore, MD 21202 | Attorney/Agent for Co-Applicants and Title owner |
| Smartlink, LLC  
Agents: Ryan Foltz  
Allison Helowicz | 1362 Mellon Road, Suite 140  
Hanover, MD 21076 | Agent/Real Estate and Telecommunications Consultant for co-applicant/lessee New Cingular Wireless, d/b/a AT&T Mobility |
| NewCingular Wireless PCS, LLC  
d/b/a AT&T Mobility | 7150 Standard Drive, Hanover, MD 21076 | Co-Applicant Lessee of Tax Map/Parcel:065-1-((05))-11 |

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a “Special Exception Attachment to Par. 1(a)” form.

FORM SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: May 26, 2021
(enter date affidavit is notarized)

for Application No. (s): SEA 2009-SU-002
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
1362 Mellon Road, Suite 140
Hanover, MD 21076

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
AT&T Mobility LLC

(continue on attachment page)

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

FORM SEA-1 Updated (7/1/06)
DATE: May 26, 2021
(enter date affidavit is notarized)
for Application No. (s): SEA 2009-SU-002
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AT&T Mobility LLC
1025 Lenox Park Blvd.
Atlanta, GA 30319

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of
stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
AT&T Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AT&T Inc.
208 South Akard Street
Dallas, TX 75202

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of
stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a
"Special Exception Attachment to Par. 1(b)" form.
Special Exception Attachment to Par. 1(b)

DATE: May 26, 2021
(enter date affidavit is notarized)
for Application No. (s): SEA 2009-SU-002
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Smartlink, LLC
1362 Mellon Road, Suite 140
Hanover, MD 21076

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of
stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
McCarthy Smartlink Investors, LLC Member
Brendan Kelly Member

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
McCarthy Smartlink Investors, LLC
Corporation Trust Center
1209 Orange Street
Wilmington, DE 19801

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any
class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of
stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
McCarthy Capital, LLC

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a
"Special Exception Attachment to Par. 1(b)" form.
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
McCarthy Capital, LLC
1601 Dodge Street
Suite 3800
Omaha, NE 68102

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
MCP Management Corp.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
MCP Management Corp.
1601 Dodge Street
Suite 3800
Omaha, NE, 68102

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

FORM SEA-I Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: May 26, 2021
(enter date affidavit is notarized)

for Application No. (s): SEA 2009-SU-002
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
Saul Ewing Arnstein & Lehr LLP
500 East Pratt Street, Suite 800
Baltimore, MD 21202

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Barry F. Levin, Managing Partner
Callahan II, Timothy W.
Calo, Dena B.
Chatz, Barry A.
Citron, Marc A.
Coleman, Alfred W.
Conley, Thomas P.
Cooperman, Harriet E.
Daniels, Steven L.
Davis, Gregory J.
Denberg, Michael B.
Devlin, Cathleen M.
Diaz De La Porrilla, Miguel
Doyle, Kathryn R.
Doyle, Martin J.
Dube, Steven L.
Dunkin, David C.
Duston, Robert Lewis

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a “Special Exception Affidavit Attachment to Par. 1(c)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

FORM SEA-1 Updated (7/1/06)
Special Exception Attachment to Par. 1(c)

DATE: May 26, 2021
(enter date affidavit is notarized)

for Application No. (s): SEA 2009-SU-002
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Saul Ewing Arnstein & Lehr LLP
500 East Pratt Street, Suite 800
Baltimore, MD 21202

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Equity Partners: (Cont.)

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
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<tr>
<td>Gilligan, Kathleen M.</td>
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<td>Hampton, Jeffrey C.</td>
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<td>Hartglass, Lon R.</td>
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<td>Michael, Sally E.</td>
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<td>Miller, Mark F.</td>
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<td>Moffit, David R.</td>
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<td>Monk II, Charles O.</td>
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<td>Montero, Julian F.</td>
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<td>Nash, Kermit J.</td>
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<td>Nussbaum, William D.</td>
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<td>Oakes, Patrick G.</td>
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<td>O'Brien, Eileen D.</td>
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<td>O'Dea, Jr, Joseph F.</td>
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<td>Orinsky, Eric G.</td>
<td></td>
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<tr>
<td>Ourth, Joe R.</td>
<td></td>
</tr>
</tbody>
</table>

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a “Special Exception Attachment to Par. 1(c)” form.

FORM SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: May 26, 2021

(enter date affidavit is notarized)

for Application No. (s): SEA 2009-SU-002

(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land:

[ ] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on the line below.)

NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a “Special Exception Attachment to Par. 2” form.

FORM SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: May 26, 2021

(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on line below.)

NONE

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a “Special Exception Attachment to Par. 3” form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

[ ] Applicant
[ ] Applicant’s Authorized Agent

Douglas A. Sampson   Attorney/Agent for Co-Applicants

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this day of  May 2021, in the State/Comm. of Baltimore, County/City of Maryland.

My commission expires: 2/9/24

FORM SEA-1 Updated (7/1/06)
TO: Yvonne Goh, Planner II  
Public Facilities Branch, PD, DPD

FROM: Joseph C. Gorney, AICP, Senior Planner  
Environment and Development Review Branch, PD, DPD

SUBJECT: Comprehensive Plan Environmental Analysis:  
FDPA 81-S-058-08-01 & SEA 2019-0162; 2232-Y20-6:  
New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility), Trustees of the  
Centreville United Methodist Church and Centreville Day School

The memorandum, prepared by Ellen K. Huber, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and Special Exception Amendment (SEA) application plat dated November 11, 2020 and revised through March 16, 2021. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in conformance with Plan policies.

DESCRIPTION OF THE APPLICATION  
The applicant, New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility) and Trustees of the Centreville United Methodist Church and Centreville Day School, is requesting a Special Exception Amendment to allow the addition of an 88’ stealth bell tower telecommunications facility. The proposed facility will consist of an 86' monopole, completely enclosed in an 88' functioning bell tower, within an approximately 1,608 square foot equipment compound. An 11’ split face screen wall will surround the compound and is designed to connect with the existing church building. AT&T’s proposed unmanned facility will operate 24 hours a day, seven days a week. The site will require maintenance visits from an AT&T representative typically once a month, or less. The facility will be accessed with a driveway off an existing cul-de-sac (Old Centreville Drive) in close proximity to the facility. The subject property does not contain any Resource Protection Areas (RPA) or Environmental Quality Corridors (EQC).

LOCATION AND CHARACTER  
The Centreville United Methodist Church and Centreville Day School is made up of three parcels, Tax Map Parcels 65-1 ((5)) J1 and 65-1 ((1)) 14A & 14A1, comprising 9.46 acres of land, and is located in the Sully Magisterial District. The proposed facility would be directly
adjacent to the Centreville United Methodist Church, located on Tax Map Parcel 65-1 ((5)) J1, which is approximately 6.35 acres.

The property is zoned R-1 and PDH-12 and located in Centreville Suburban Center Land Unit D-4 of the Bull Run Planning District of the Comprehensive Plan. The property is planned for 1-2 dwelling units per acre (du/ac), 2-3 du/ac, and 5-8 du/ac. The site is surrounded by PDH-12 to the west, PDH-3 to the west and south, R-1 to the west, and PDC to the north. The subject property is located within the Water Supply Protection Overlay District. The Comprehensive Plan citations for the site are contained at the end of this report.

ENVIRONMENTAL ANALYSIS
This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Particular emphasis is given to opportunities provided by this application to conserve the County’s natural amenities. Analysis for this application addresses the overall Special Exception Amendment plat and development conditions for the subject property.

Natural Landscaping
A goal of the Comprehensive Plan is to pursue landscaping practices that optimize the planting of native species of trees, shrubs, and other vegetation in a manner that minimizes the need for mowing and other maintenance activities, and to apply these practices at public facilities (Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, Amended through 6-9-2020, Pages 4-5).

Regarding landscaping, the applicant proposes to plant 16 trees along the east side of the facility. Although two of the three tree species specified, ‘Nellie Stevens’ holly and ‘Green Giant’ arborvitae, are non-native, they are recommended by the Urban Forest Management Division (UFMD) due to their ability to survive in compacted soil and harsh conditions. To align with Public Facilities guidelines, staff recommends a development condition requiring new trees be planted in a continuous mulched bed that is underplanted with native shrubs, grasses, and other understory species.

The applicant annotated soil preparation methods on page LS1 of the plan that would help ensure the viability of the plantings in an otherwise compacted area. The procedure annotated on the plan includes a subsoiling procedure, addition of organic matter in the form of compost, replacement or addition of topsoil followed by tilling, and subsequent planting with woody plants. The plan specifies the following steps:

- **Step One:** Apply 4 inches of compost over surface
- **Step Two:** Subsoil with backhoe to 24-inch depth
- **Step Three:** Replace or add topsoil
- **Step Four:** Till the topsoil and break up the topsoil-subsoil interface
- **Step Five:** Planting
Staff appreciates the attention to soil preparation. Staff recommends that commitments to soil remediation procedures for planting areas be closely coordinated with UFMD. These commitments are expected to help ensure the viability of the proposed plantings and increase the ecological value of the site, consistent with the goals of the Comprehensive Plan.

**Stormwater Management**

To ensure that water quality and water quantity are appropriately managed, the Comprehensive Plan promotes site design and low impact development (LID) techniques that reduce stormwater runoff volumes and peak flows, increase groundwater recharge, and increase the preservation of undisturbed areas. Developments are expected to optimize stormwater management and water quality controls through the use of innovative Best Management Practices and infiltration techniques, nonstructural Best Management Practices and bioengineering practices, and infiltration landscaping. (Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, Amended through 3-14-2017, Pages 8-9).

Staff notes that the existing berm would be substantially modified to accommodate the new facility with a potential increase in stormwater runoff. Staff recommends that the plan set include a description of the current stormwater facilities serving the site. Staff notes that final design and site plans must meet stormwater quality and quantity requirements, including those of the Water Supply Protection Overlay District. Any final determination regarding the adequacy of the proposed facilities would be made by Land Development Services (LDS) at the time of site plan.

**COMPREHENSIVE PLAN CITATIONS**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following:

**Fairfax County Comprehensive Plan, 2017 Edition, AREA III, Bull Run Planning District, Amended through 10-16-2018, BR5-Stone Bridge Community Planning Sector, Page 76:**

“Land Use

See the section on the Centreville Area for recommendations for that portion of the Stone Bridge Sector included within the Centreville Area. Recommendations for the remainder of the sector are provided in the text that follows.

Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”
“Objective 1:  Preserve and improve air quality.

Policy c.  Support air quality improvement through tree preservation, tree planting and sensitive landscaping practices. Support and encourage the following during the reviews of development proposals:

- Maximization of tree preservation consistent with planned land use and good silvicultural practices.
- Maximization of tree planting/tree cover restoration consistent with planned land use and good silvicultural practices.
- Pursuit of landscaping practices that optimize the planting of native species of trees, shrubs and other vegetation in a manner that minimizes the need for mowing and other maintenance activities, particularly during the hotter months of the year.”

“Objective 2:  Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy k.  For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the county’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with county requirements.”

“Objective 6:  Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.

Policy a.  Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff, decreasing life-cycle maintenance requirements, increasing the habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader
context of facility and site needs (e.g., recreational uses). Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

Policy b. Where opportunities arise in consideration of the factors identified in Policy a above, retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices.

Policy c. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time.”
DATE: March 19, 2021

TO: Yvonne Goh, Staff Coordinator
Zoning Evaluations Division, DPD

FROM: Rachel Jackson-Roth, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: AT&T Centrewood Drive
FDPA 81-S-058-08-1
SEA 2009-SU-002

I reviewed the Centrewood Drive plan set signed and sealed March 16, 2021. The following comments and recommendations are based on this review.

1. **Comment:** The request for a modification of the required transitional screening does not detail what is required for the proposed new use of the site as a light public utility. The modification first should define what is required with the new use and then clearly define each transitional screening yard and what is required for each yard and possible barrier. That information has not been included in this submission.

   **AT&T Response:** Applicants request a modification to allow the Property to be maintained consistent with the transitional screening and buffering requirements previously approved for the Property in SE 2009-SU-002. Applicants will work with Urban Forest Management to ensure existing landscaping meets the conditions previously approved for the Property.

   **Recommendation:** The applicant should provide the required information when requesting to modify the required transitional screening yard and possible barrier.
   a. Identify the surrounding properties use and zoning accurately.
   b. Provide what screening yard and barrier is required for each screening yard of the site. This could be a table format or labelled yards on the site layout.
   c. Then define what size transitional screening yard and barrier will be provided and that will be onsite.
   d. Detail what the difference between what is required and what is actually being provided in the modification.

2. **Comment:** The uses shown for surrounding sites are incorrect. The uses across New Braddock Road are not a community center.
Recommendation: The applicant should accurately identify the uses of all surrounding properties.

3. **Comment**: The site has over 20 parking spaces, interior parking lot landscaping is required for this site.

   **Recommendation**: The applicant should demonstrate compliance with ZO § 13-200. This is through the area counted for the 5% coverage and the trees being used to meet the requirement. The applicant should include a diagram of the parking lot area required to meet the requirement and the minimum trees required. Any additional planting can be listed and then shown at time of site plan.

4. **Comment**: The proposed plantings appear to be relocated to a different area of the same slope that was identified to be 2:1. Trees at 6ft in height at time of planting should not be planted on a slope that is 2:1.

5. **Recommendation**: Locate trees to be planted off of the slope if it is 2:1 or greater as it is unclear from the submission. If planting cannot be relocated seedlings can be planted to ensure survival on the 2:1 slope. Trees are being shown with this submission the locations should be appropriate and meet the standards for location.

6. **Comment**: The applicant should remove specific species from the plan. The applicant should provide a development condition committing to provide for a number of evergreen species.

   **Recommendation**: A possible development condition could be:

   The applicant will provide ___ evergreen trees to buffer the equipment housing at time site plan, at least six feet in height at time of planting and they will be of native species unless site appropriate species are reviewed and approved by UFMD.

7. **Comment**: The applicant should apply the following proffers for the application.

   **Recommendation**: The following proffers should be applied to this application:

   **Invasive Plant Species Management**: Forested areas containing plant species that are known to be invasive in quantities that threaten the long term health and survival of the existing vegetation present must be the subject of an invasive plant species management plan in order for the area to be awarded full 10-year canopy credit. At the time of site plan
submission the applicant must provide a management plan for review and approval by UFMD specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.

**Landscape Planting Pre-installation Meeting.** Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and approved by UFMD staff prior to planting. The installation of plants not approved by UFMD may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

**Soil Remediation.** Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, must be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant must provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by UFMD.

RJR/

UFMDID #: 290340
DATE: 12/14/2020

TO: Yvonne Goh, Planner II  
Zoning Evaluation Division  
Department of Planning and Development

FROM: Yosif Ibrahim, P.E.,  
Senior Engineer III, North Branch Site Development and Inspections Division (SDID)  
Department of Land Development Services (LDS)

SUBJECT: FDPA 81-S-058-08-1 SEA 2009-SU-002 AT&T Centrewood Drive; LDS Project No. 6857-ZONA-007-1; Tax Map No 065-1-((05))-000J1; Sully District

The subject application has been reviewed and the following stormwater management observations are offered:

**Chesapeake Bay Preservation Ordinance (CBPO)**
There is no Resource Protection Areas (RPA) on the subject property.

**Floodplain**
There is no floodplain on the subject property.

**Stormwater Requirements**

- The proposed development would require Minor Site Plan and shall comply with the Water Supply Overlay Protection (WSPD) District Requirements for water quality control. The projected post-development pollutant load generated from the project shall be reduced by 50% (PFM 6-0401.2). In addition, if the disturbed areas are greater than 2,500 square feet the subject development shall comply with the water quantity and
quality control criteria under Article 4 of the Stormwater Management Ordinance (Chapter 124 of the County Code).

- There seems to be storm-sewer line running near the proposed tower pad. Provide loading plane computations to ensure that the building foundation is at least 5 feet away from loading plane (PFM 6-0902.2O).

**Adequacy of Outfall**

- Provide adequate outfall narrative describing how the runoff is adequately conveyed through the downstream drainage system with extent of downstream review up to 100 time the disturbed areas.

Please contact me at 703-324-1720 or Yosif.ibrahim@fairfaxcounty.gov, if you have any questions or require additional information.

cc: Shannon Curtis, Chief, Watershed Assessment Branch, Stormwater Planning Division (SWPD), Department of Public Works and Environmental Services (DPWES)  
Catherine Torgersen, Planner IV, SWPD-DPWES  
Shahab Baig, Chief, North Branch, SDID, LDS  
Zoning Application File
THE POMEROY COMPANIES (INC.)
HAZEL-PETERSON COMPANIES, INC.
CENTRE RIDGE
REZONING CASE NOS. 81-S-058 AND 86-S-096

TAX MAP PARCELS 65-1-((1))-Pt. 1, 3, and Pt. 7
FOR CASE NO. 81-S-058

TAX MAP PARCELS 65-1-((1))- Pt. 1, 5, Pt. 7, and 17
FOR CASE NO. 86-S-096

PROFFER STATEMENT

Revised 12/11/86

Pursuant to Section 15.1-491(a) of the Code of Virginia
(1950 as amended) and Section 18-203 of the Zoning Ordinance of
Fairfax County, the property owners and the applicants, for
themselves and their successors or assigns (hereinafter
collectively referred to as the "Applicant") proffer that the
development of the parcels under consideration and shown on
Fairfax County Tax Map as Tax Map References 65-1-((1))-Pt. 1, 3,
and Pt. 7 for Case No. 81-S-058 and 65-1-((1))- Pt. 1, 5, Pt. 7,
and 17 for Case No. 86-S-096, hereinafter collectively referred to
as the "Property," will be in accordance with the following terms
and conditions, if and only if, the Rezoning Application Nos. 81-
S-058 and 86-S-096 are granted as applied for. In the event that
said rezoning requests are denied or not granted as applied for,
these proffers shall immediately be null and void and of no
further force and effect. These proffered conditions supersede
all previous proffers proposed for the Property. The proffered
conditions are as follows:

General

1. The Property as delineated in Case No. 81-S-058 will
be developed in accordance with the Conceptual Development Plan,
as revised through November 13, 1986, and as delineated in Case
No. 86-S-096 will be developed in accordance with the Conceptual
Development Plan, as revised through November 24, 1986, provided,
however, that reasonable modifications may be permitted when
necessitated by sound engineering or architectural practices, or
that may become necessary as part of the final site engineering
and final architectural design provided that all modifications
shall be in substantial conformance with the Conceptual and Final
Development Plans.
Transportation

1. The Applicant will dedicate a right-of-way to thirty-six (36) feet from the center line of the proposed Route 28 southbound lanes (as shown on current VDH&T plans) and construct a third southbound lane along the Property's Route 28 frontage.

2. The Applicant will dedicate the right-of-way needed for a future diamond interchange at Route 28 and Braddock Road Extended, as determined by VDH&T, similar to the right-of-way area depicted on the Conceptual Development Plan for Case No. 81-S-058, and on the plan entitled "Braddock Road Extension Preliminary Plan" by Dewberry & Davis dated October, 1986.

3. The Applicant will design and construct St. Germaine Drive as a four-lane undivided roadway, across the Property's frontage to match the section to be built as the West Collector Road.

4. Within 90 days after zoning approval, the Applicant will let a contract for the design of Braddock Road Extended from Route 28 to existing Union Mill Road as a four-lane divided road to be built on right-of-way made available by others in accordance with sound engineering practice.

5. The Applicant will construct at Applicant's expense two lanes of the ultimate four-lane divided Braddock Road Extended from Route 28 to existing Union Mill Road, to include four-lane divided sections and transition lanes back to two lanes at both Route 28 and existing Union Mill Road on right-of-way made available by others, except as provided in Proffer 6 below, in accordance with sound engineering practice.

6. Applicant acknowledges that right-of-way is not presently available to extend Braddock Road Extended between Route 28 and Old Centreville Road. Approximately 250 feet of right-of-way and 120 feet in width is required to permit construction of an at-grade intersection between Route 28 and Braddock Road Extended (hereinafter "the right-of-way"). In the event the right-of-way does not become available by dedication or purchase by Virginia Department of Highways prior to the commencement of construction of Braddock Road Extended, Applicant will endeavor to obtain the right-of-way by purchase. If Applicant is unable to purchase the right-of-way Applicant will pay the cost of condemnation provided Fairfax County will promptly condemn the same.

7. In the event that on or before the Applicant begins construction of Braddock Road Extended funds are made available from others to pay for the remaining two lanes, the Applicant will construct a four-lane divided roadway.
8. The Applicant will build Braddock Road Extended as a four-lane divided road, from Route 28 to the first intersection west of the elementary school site.

9. The Applicant will dedicate 90 feet of right-of-way for Braddock Road Extended from Centre Ridge Drive to I-66 and will dedicate 110 feet of right-of-way, from Centre Ridge Drive to Route 28 as shown on the two Conceptual Development Plans.

10. The Applicant agrees for itself and for any purchaser of its residentially zoned land (to be enforced by contract requirements) that full disclosure of all planned transportation improvements affecting the Property will be made to all prospective residents. The Applicant will also cause all initial home purchasers south of Newgate Forest to be informed of the existence of the firing ranges on the Isaac Walton League property.

11. The Applicant will cooperate with the Fairfax County ride sharing program by notifying residents of said program on a regular basis via newsletters, signage, or other similar means.

12. Subject to VDH&T approval, the Applicant will construct right-in and right-out entrances from Land Bay 10 to Route 28, and from Land Bay 10 to Braddock Road Extended, and will maintain the entrances until such time as a grade-separated interchange is constructed at Route 28 and Braddock Road Extended. Upon construction of such an interchange, the Applicant agrees to remove the right-in and right-out access points at the Applicant’s expense, if so directed by VDH&T.

13. All road construction shall be in accordance with VDH&T and Fairfax County standards.

Phasing

1. The Centre Ridge project shall be occupied over a span of years and in no event shall the occupancy exceed 600 dwelling units per year on a cumulative basis, beginning in 1987.

2. Prior to issuance of a residential use permit for the 600th dwelling unit, the Applicant will complete the design of Braddock Road Extended.

3. Prior to issuance of a residential use permit for the 1,200th dwelling unit, the Applicant will construct a third southbound lane on Route 28 pursuant to Transportation Proffer 1.

4. Prior to issuance of a residential use permit for the 1,200th dwelling unit, the Applicant will complete Centre Ridge Drive from Route 29 to Braddock Road Extended and Braddock
Road Extended from Route 28 to Centre Ridge Drive as four-lane divided roadways.

5. Prior to issuance of a residential use permit for the 2,400th dwelling unit, the Applicant will complete the construction of Braddock Road Extended in accordance with Transportation Proffer 5.

6. All of the aforesaid construction and phasing are in anticipation of contributions by other developers toward transportation improvements in the Centreville area and the timely receipt of all appropriate and necessary governmental approvals and the timely availability of all necessary rights-of-way.

7. Braddock Road Extended shall be put in service along the elementary school site frontage prior to the opening of the elementary school in Land Bay 12.

Land Use

1. St. Germaine Drive and Machen Drive will be closed to all construction traffic from the project until such time as Centre Ridge Drive is open to Route 29 or an entrance to Route 28 has been opened. The Route 28 construction entrance or the Centre Ridge Drive construction entrance shall be signed as the Main Construction Entrance.

2. St. Germaine Drive at the southern edge of Newgate Forest will remain closed to all traffic until occupancy of the first units in Land Bay 12. Thereafter, construction traffic will be prohibited by signage through Newgate Forest.

3. The uses to be contained in the PDC portion of the Property shall not exceed 200,000 square feet and will be a mixture of retail and office uses and may include other principal and secondary uses permitted by the Zoning Ordinance except as limited in Land Use Proffer 5.

4. Land Bay 7 will be developed as single family detached residences (up to 44 dwelling units). Each dwelling unit will have a floor area of at least 1,700 square feet.

5. The Applicant reserves the right to present those secondary uses permitted by Section 6-103 and 6-203 of the Zoning Ordinance during the processing of final development plan approval in any land bay except Land Bays 4, 5, 6, 7, 8A or 12. The following uses shall not be applied for or developed on the Property: billiard and pool halls, bowling alleys, miniature golf courses, golf driving ranges, riding stables, veterinary hospitals, dormitories, fraternities, residence halls, bus stations, helistops or heliports.
6. The Applicant will provide a strip of land fifty feet (50') in width between the residential lots in the Newgate Forest subdivision and Land Bays 7 and 12 ("the strip"). The strip will be subject to a covenant running with the land which will require the preservation of healthy trees six inches or greater diameter at breast height and which will prevent the construction of buildings or structures except line fences within the strip. One-half of the strip (twenty-five feet) will be conveyed to the owners of adjacent residential lots in Newgate Forest and the remaining one-half will be included within lots subdivided from Land Bays 7 and 12. The part of the strip to be conveyed to lot owners in Newgate Forest will be divided by extending lot lines across the strip at a 90 degree angle from the corners of lots in Newgate Forest. In the event any lot owner in Newgate Forest declines to accept the conveyance of the part of the strip adjacent to his lot that part of the strip will be conveyed to an adjacent lot owner in Newgate Forest and in the event no lot owner in Newgate Forest is willing to accept that part of the strip it will be included in a lot in Land Bay 7 or 12, as the case may be. The covenant will be disclosed to prospective purchasers of lots in Land Bays 7 and 12.

7. The total number of dwelling units to be constructed on the Property shall not exceed 3,350 units.

8. At least ten percent (10%) of the multi-family rental units developed in Land Bays 1, 2, 3, 4, 5, and 11 will be offered at rental rates affordable by households with incomes of eighty percent (80%) of the Washington, D.C. SMA median household income, as published and adjusted periodically by the U.S. Department of Housing and Urban Development, for a minimum period of twelve (12) years from date of zoning approval.

Environment

1. All detention ponds and storm water management facilities constructed on the Property and/or associated with the development of the project shall be Best Management Practices (BMP) facilities in accordance with the County's written criteria for such facilities.

2. The Applicant will preserve environmental quality corridors and steep slopes bordering the same as undisturbed open space except for areas where storm water detention ponds are needed where streets, utility lines and walkways cross such corridors, and where recreational facilities are proposed, all subject to DEM approval.

3. The following noise attenuation measures shall be provided:

   a. In areas located within 300 feet of the center line of Interstate Route 66 that experience noise levels of 70-75
dBA Ldn, the Applicant will construct the proposed dwelling units utilizing the following measures to mitigate the impact of highway noise:

(1) Construction materials and techniques known to have physical properties or characteristics suitable to achieve a Sound Transmission Classification (STC) of 45 for exterior walls; and

(2) Windows either double-glazed or fitted with storm windows.

b. In areas located within 640 feet of the center line of Interstate Route 66 that experience noise levels of 65-70 dBA Ldn, the Applicant shall construct the proposed dwelling units utilizing the following measures to mitigate the impact of highway noise:

(1) Construction materials and techniques known to have physical properties or characteristics suitable to achieve an STC of 29 for exterior walls; and

(2) Windows shall be either double-glazed or fitted with storm windows.

c. In the alternative, the Applicant may have a refined acoustical analysis performed in coordination with the County Planning Staff to determine which units/buildings may have sufficient shielding to permit a reduction in the mitigation measures prescribed above subject to approval by the Department of Environmental Management.

4. The Applicant will apply for a sewer service area extension to include the portion of the Property and the portion of the existing Newgate Forest Community not currently in an approved sewer service area.

Site Design

1. A trail system will be provided as shown on the two submitted Conceptual Development Plans that will link the residential, recreational and retail areas, subject to DEM approval.

2. The Applicant will construct a walkway across the frontage of the site on St. Germaine Drive from Newgate Forest to the beginning of the trail system that is shown on the Conceptual Development Plan.

3. A signage system shall be developed that will be of quality design and theme.
4. The Applicant will build a landscaped earthen berm and a four to six foot fence along the Meadows of Newgate border at Land Bay 3 within the 25 foot transitional screen area, subject to County Arborist approval.

5. The Applicant will build a landscaped earthen berm within the 25 foot transitional screen area along the Property’s border at the south side of Land Bay 8A as shown on the final development plan for Land Bay 8A subject to County Arborist approval.

6. The Applicant will construct on its Property within Land Bay 3 twenty (20) parking spaces as an extension of Golden Oak Court and will convey said parking area to the Meadows of Newgate Homeowners Association, or a similar entity. Maintenance of such parking area shall be the responsibility of the Meadows of Newgate Homeowners Association.

7. The construction of the St. Germaine Drive-West Collector Drive intersection shown on the Final Development Plan for Land Bay 7 shall not be completed until roadways are in service from the West Collector Drive to Route 28 or Route 29.

8. The Applicant agrees to comply with all applicable County ordinances regarding signs.

Public and Community Facilities

1. The Applicant will dedicate to the Fairfax County Park Authority approximately 41 acres of land for public park use as shown on the two Conceptual Development Plans. Open space, as shown on the CDP’s and the FDP’s, that is not dedicated to the Park Authority, shall be dedicated to the applicable homeowners associations and property management companies for open space purposes. In the area to be dedicated for park purposes adjacent to the proposed bridge crossing of Braddock Road Extended at I-66, the dedication shall be subject to temporary grading and construction easements necessary for the construction of Braddock Road Extended bridge over I-66.

2. The Applicant will construct one soccer field and one softball field on the proposed public park in Land Bay 6.

3. The Applicant shall provide, at Applicant’s expense, at a minimum, the following private recreational facilities:
   a. 6 tot lots
   b. 6 multi-purpose courts/volleyball courts
   c. 8 tennis courts
   d. 6 swimming pools
   e. 2 indoor recreation rooms
4. The Applicant will dedicate a 13.9 acre elementary school site in the location shown on the Conceptual Development Plan for Case No. 86-S-096. If acceptable to the Fairfax County School Board, the deed will contain a covenant preventing the erection of flood lights on athletic fields. Also, the Applicant agrees for itself and any purchasers of residentially zoned land (to be enforced by contract requirements) that the location of the school site will be disclosed to all prospective residents.

5. Residents of Newgate Forest will be permitted to join the recreation association serving Land Bay 8 and those residents who join will have access to the recreational facilities serving the association. The cost of membership, including initiation and monthly fees, for Newgate Forest residents will be the same as that charged home builders and residents in Centre Ridge.

6. The Applicant will erect an interpretive sign to mark the site of the Civil War military railroad terminus and will maintain the immediate area as open space, as shown on the Conceptual Development Plan For Case No. 86-S-096.

7. Immediately after approval of the two rezoning applications, the County Archeologist will have a period of six (6) months to survey and explore the Property for the purpose of locating and removing fossils and artifacts.

Applicant/Property Owner
THE POMEROY COMPANIES, (INC.)

By: ____________________________

Applicant
HAZEL-PETERSON COMPANIES, INC.

By: ____________________________
Property Owners

CENTRE RIDGE DEVELOPMENT COMPANY

By: [Signature]

BURKE INVESTMENT ASSOCIATES

By: [Signature]

MASON ASSOCIATES

By: [Signature]
PROPOSED DEVELOPMENT CONDITIONS

December 14, 1988
Revised January 6, 1989

If it is the intent of the Planning Commission to approve FDP 81-S-058-8, the staff recommends that such approval be subject to the following conditions:

1. Development of Land Bay 9 of the Centre Ridge development shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan prepared by Dewberry and Davis dated January 12, 1988 as revised through May 31, 1988.

2. The proposed right turn in, right turn out access on Braddock Road shall be permitted on a temporary basis only, until such time as the Braddock Road/Route 28 interchange is constructed, and shall be closed at that time if required by VDOT.

3. All ancillary easements necessary for the construction of the Braddock Road/Route 28 interchange shall be provided.

4. In order to achieve a maximum interior noise level of 50 dBA Ldn in all structures located within that area impacted by highway noise having levels between 65 and 70 dBA Ldn, the proposed building shall have the following acoustical attributes as determined by the Department of Environmental Management:
   - Exterior walls shall have a laboratory sound transmission class (STC) of at least 39.
   - Doors and windows shall have a laboratory sound transmission class (STC) of at least 28. If windows function as walls, then they should have the STC specified for the exterior walls.
   - Adequate measures to seal and caulk between surfaces shall be provided.

In order to achieve a maximum exterior noise level of 65 dBA Ldn, noise attenuation measures such as acoustical fencing, walls, earthen berms or combinations thereof, shall be provided for those outdoor recreation areas including rear yards, unshielded by topography or built structures. If acoustical fencing or walls are used, they shall be
architecturally solid from the ground up, with no gaps or openings. The structure employed must be of sufficient height to adequately shield the impacted area from the source of the noise, as determined by the Department of Environmental Management.

5. Where the internal pedestrian system crosses the travelways of the parking lot, crosswalks shall be provided. These may be either pavement treatments or pavement painting which clearly mark the pedestrian pathways, and shall be provided to the satisfaction of the Department of Environmental Management.

6. In order to minimize the negative impacts associated with interchange, the proposed nursery school play area shall be located in the western portion of the area delineated on the FDP, as determined by DEM.

7. The proposed church sanctuary shall be limited to no more than 725 seats.

8. A comprehensive landscape plan for the subject land bay shall be submitted, for the review and approval of the County Arborist prior to site plan approval. This plan shall provide effective screening along Braddock Road and Centrewood Drive, and shall provide effective screening and buffering for the proposed play area. In addition to a complete planting schedule and legend, this plan shall be sensitive to the limitations imposed by the Colonial Pipeline Company for planting within the pipeline easement.

9. Transitional screening and barriers shall be provided in accordance with the requirements of Article 13 of the Zoning Ordinance, as modified by the Final Development Plan, with the exception of the eastern property line. Full screening and barriers shall be provided along the east property line (Route 28). The proposed fence surrounding the nursery school play area shall be architecturally solid board-on-board construction flush with the ground (Barrier F).

10. The church nursery school shall be limited to a maximum of 150 children (75 per session, two sessions per day), and the hours of operation shall be limited to 9:00 am to 4:00 pm, Monday through Friday, and shall satisfy the requirements of Section 9-309 of the Zoning Ordinance.
DEVELOPMENT CONDITIONS

SE 2009-SU-002

May 14, 2009

If it is the intent of the Board of Supervisors to approve SE 2009-SU-002 located at 65-1 ((5)) J1, 65-1 ((1)) 14A1 and 14A for an existing church and nursery school to permit additional church facilities, pursuant to Sect. 3-140 of the Fairfax County Zoning Ordinance, the 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 this 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 the application, as qualified by these development conditions.

3. This Special Exception 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 shall be in substantial conformance with the approved Special Exception Plat entitled “Centreville United Methodist Church”, prepared by Odesty LLC and dated November 2008, as revised through April 20, 2009, 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. Improvements including the proposed landscaping, depicted on Parcels 14A and 14A1, shall not disturb more than 250 square feet at any one time, and may be phased, provided that all transitional screening as depicted on the SE Plat shall be completed prior to the issuance of a building permit for the proposed covered picnic pavilion.

5. A public access easement shall be recorded, in a form reviewed and approved by the Fairfax County Attorney’s Office, over the trail easement as shown on the SE Plat. The easement shall be recorded among the Fairfax County land records prior to issuance of a Non-RUP.

6. All re-vegetation and supplemental plantings shall meet PFM standards, as determined by Urban Forestry Management (UFM). All existing and proposed vegetation on the property is to be maintained in good condition and replaced as necessary to maintain an effective vegetative screen consistent with that depicted on the SE Plat.
7. Hours of operation for the proposed accessory recreational facilities shall be limited to daylight hours; no lighting for the portion of the site south of Old Centreville Road shall be permitted, except for security lighting for the covered picnic pavilion in accordance with Part 9, Article 14 of the Zoning Ordinance. Access to the site shall be restricted by the existing security gate located along the south side of Old Centreville Road.

8. In the event that a grading plan is required for the construction of any of the improvements depicted on the SE Plat, a Phase I archeological survey shall be conducted within the general vicinity of the grading activity, as determined in consultation with CRMPS for each improvement. All findings and results of any Phase I archeological survey shall be presented and approved by CRMPS prior to the commencement of any grading or excavation work.

9. Prior to the construction of the proposed covered picnic pavilion, the use of a temporary tent not to exceed 1,200 square feet in area shall be permitted for special events and shall be limited to a maximum duration of three days.

10. A bike rack shall be installed within the general vicinity of the church building.

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 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 for the purpose of this SE, the use shall be considered established upon issuance of a Non RUP for the first of any of the facilities depicted on the SE plat on Parcels 14A and 14A1. 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.
Zoning Ordinance Standards

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-104 Standards for all Category 1 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.

2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment,
or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.

3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.

4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-105 Additional Standards for Wireless Facilities

Wireless facilities and their associated support structures that do not meet the provisions of Sections 2-514, 2-519, 2-520, or 2-522 are Standard Process Projects under Sect. 15.2-2316.3 of the Code of Virginia and are subject to the following standards:

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts must be designed to match or blend with the structure on which it is mounted or provide other means of visual mitigation.

2. Except for a flag mounted on a flagpole as permitted under the provisions of Article 12, commercial advertising or signs are not allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.

3. If any additions, changes or modifications are to be made to monopoles or towers, the Director has the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

4. Signals, lights or illumination are not permitted unless required by federal, state, or local law.

5. All antennas and related equipment cabinets or structures must be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

6. Any antennas, equipment, and associated support structures that are clearly depicted on the special exception plat may be approved as part of the wireless facility and would not be subject to separate permit approval that would otherwise be required for such installations.
PUBLIC FACILITIES

INTRODUCTION

Public facilities are those facilities required to support the services and functions provided by the county government or public utility companies. Such facilities are essential to support the community and its development and to enhance the overall quality of life. Public facilities include such necessities as water and sewer lines and police and fire protection, as well as educational and cultural services. In addition, they also include human service providers and parks and recreation, although these facilities and services are discussed in separate sections of the Comprehensive Plan.

The vigorous growth of Fairfax County has been paralleled by demands for public services and facilities. The county's present system of public facilities demonstrates a high commitment to service provision and the community's expectations. However, as the infrastructure in currently developed portions of the county ages, there will be increased competition between newer and older areas for facility dollars. Therefore, it will become increasingly important to cause future development to occur in concert with adequate public facilities, if the existing level of service is to be maintained in a fiscally sound manner.

The Public Facilities Element of the Comprehensive Plan recognizes that the level of public services enjoyed by county residents is a significant local attribute and its continuation requires sound and supportable planning guidelines. These must not only ensure that there is a balance between the county's future land use intensity and facility quantity, but that new facilities are located to maximize accessibility while minimizing neighborhood impact. Therefore, it is the purpose of this Plan element to provide specific guidance on the following:

- the appropriate general location of new facilities;
- appropriate specific locational criteria, such as site size, access, and screening for different facility types;
- service level standards which indicate the number of new facilities;
- methods for determining the specific need and appropriate timing of facilities;
- the acceptable character and extent of facilities and measures for attaining them.

The primary mechanisms for applying this guidance and ensuring a well balanced and adequate public facility system, is through both the Capital Improvement Program and 2232 Review processes. These mechanisms are important tools for implementing the county's public facilities plan. They will be guided by the standards and guidelines identified in the Public Facilities Element of the Comprehensive Plan.

The county's Capital Improvement Program guides the development of public facilities over a five year period. It shows the arrangement of projects in a sequential order based on a schedule of priorities and assigns an estimated cost and anticipated method of funding each project. The Capital Improvement Program provides the financial foundation necessary to implement plans.

The county's 2232 Review process is a mechanism for reviewing the compatibility of proposed public facilities with the locational guidelines established in the Comprehensive Plan.
Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility are in substantial accord with the Plan.

**BOARD OF SUPERVISORS GOALS**

There are six Board adopted goals which relate directly to public facilities: Growth and Adequate Public Facilities, Adequate Public Services, Education, Culture and Recreation, Land Use, and Financial Planning and Management. These goals establish the basis for public facilities planning in Fairfax County as articulated by the objectives and policies in this element of the Comprehensive Plan. Overall, these goals emphasize the following:

- that the county is committed to a high level and quality of public services;
- that growth and new development should be held to a level consistent with the adequacy and accessibility of existing facilities and phased in accordance with the county's ability to provide new ones;
- that the county should ensure a quality education system by providing comprehensive education, training programs and facilities;
- that the county should provide a local system of libraries and cultural programs and facilities; and,
- that the county should support an equitable system of taxation and user charges to provide quality services and facilities to residents.

These goals also underscore the idea that public facilities, and the county's ability to provide them, is essential to maintaining the quality of life in the county and that a careful balance between land use decisions should be made only after public facility service implications are fully addressed.

**COUNTYWIDE OBJECTIVES AND POLICIES**

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

**Objective 1:** Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

- **Policy a.** Site facilities appropriately to the area they are intended to serve.
- **Policy b.** Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.
- **Policy c.** Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.
Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

Objective 2: Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

Policy a. Program the establishment of facilities through the county's Capital Improvement Program. Projects programmed for construction in the CIP should either be 1) identified in the plan text or on the Plan map in accordance with adopted service levels; 2) be demonstrated as particularly urgent to meet public health or safety needs or required service levels; or 3) be supported by a needs analysis reviewed both by the Offices of Comprehensive Planning and Management and Budget and supported by the County Executive's recommendation as evidenced by CIP inclusion.

Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy c. Ensure adequate maintenance of existing facilities.

Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.

Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.

Policy c. Assess the adequacy and need for public facilities in the rezoning process.

Policy d. Phase increases in development intensity with the establishment of necessary facilities, when rezoning to higher intensities is to occur prior to the establishment or programming of adequate facilities.

Policy e. Designate and reserve future public facility sites that will be required by future growth and development.

Policy f. Ensure that when existing public facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.

Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.
Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.

Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.

Policy c. Design facilities to promote and enhance the community identity of existing character.

Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.

Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.

Policy b. Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.

Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.

Policy d. Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost.

Policy e. Locate, as possible, facilities on sites with public water and sewer.

Policy f. Locate facilities on sites preferably having mature vegetation, capable of providing a natural buffer and enhancing building design.

Policy g. Use the 2232 review process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.

Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff, decreasing life-cycle maintenance requirements, increasing
the habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses). Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

Policy b. Where opportunities arise in consideration of the factors identified in Policy a above, retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices.

Policy c. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time.

Policy d. Apply green building practices within the design of public facilities.

THE PUBLIC FACILITIES ELEMENT


For each of these sections findings and issues are discussed and planning guidelines are presented. In most cases these guidelines provide policies and standards for the following factors:

Location - where should facilities be located in order to provide accessibility, support planned land uses, and adequately serve their function.

Character and Extent - the quantity of the facility which should be constructed in relation to the population, the appropriate facility size, and design requirements to achieve neighborhood compatibility.

Other - factors which must be addressed to provide an acceptable level of service or community or user benefit.

EDUCATION

Fairfax County residents are offered a full and varied range of educational opportunities through the county's public school system and the presence of both a community college and a four-year university.

PUBLIC SCHOOLS

INTRODUCTION

Fairfax County Public Schools (FCPS) is the major provider of education in the county.
Policy h. Avoid interference with radio, television, and telecommunications receivers of the public.

Policy i. Assure that radiation levels, individually and cumulatively, will be maintained at acceptable levels.

WIRELESS TELECOMMUNICATION SERVICES

Wireless telecommunication services provide for the wireless transmission of voice and data and include cellular and personal communications services (PCS), paging and wireless Internet services and mobile radio communication. These services operate from wireless networks that depend on antenna devices and related equipment to transmit from a sender to one or more receivers. Such services are viewed as public utility service providers that benefit the community and its economic growth and vitality. To further the goal of achieving digital access and literacy for all residents, the County encourages build-out of a wireless network across all areas of the County.

For the purposes of this policy, a telecommunications facility is defined as a facility, site, or location that contains one (1) or more antenna, telecommunications towers or monopoles, a distributed antenna system (DAS), small cell, micro-cell or other miniaturization technology, alternative support structures, satellite dish antennas, other similar communication devices, and related equipment and site improvements used for transmitting, receiving, or relaying wireless telecommunications signals. The term is also inclusive of wireless facilities as defined in the Virginia Code.

The objectives and policies set forth in this section provide guidance on siting and design issues used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other applicable local, state, or federal laws pertaining to these issues.

GENERAL GUIDELINES

Objective 43: In order to provide a network of wireless telecommunication systems licensed by the Federal Communications Commission, and to achieve opportunities for the co-location of related facilities and the reduction or elimination of their visual impact, locate the network’s necessary support facilities which include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies.

Policy a. Co-locate wireless telecommunications facilities whenever feasible and appropriate to minimize visual and neighborhood impacts.

Policy b. When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the wireless telecommunication facilities and minimize their visual impact on surrounding areas.
Policy c. Utilize existing structures to support wireless telecommunications services whenever possible, to reduce the need for new towers and poles. However, avoid overloading existing structures with related equipment.

Policy d. Ensure that the use of public property by mobile and land-based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use and complies with adopted policies and plans to protect natural resources.

Policy e. Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.

Policy f. When new structures, co-locations and/or technologies (such as distributed antenna systems, micro-cell technology or miniaturization technology) are necessary to meet the service area requirements for the residential neighborhood(s), ensure that the height and mass of any appropriate co-location on the telecommunication facility is in character with the surrounding residential area and mitigates the visual impact of the facility on the surrounding residential area.

Policy g. Design, site and/or landscape proposed telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

Policy h. Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as compared with alternate sites. Analyze the potential impacts from other vantage points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.

Policy i. Locate proposed telecommunication facilities to ensure the protection of historically significant landscapes and cultural resources. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.

Policy j. Site proposed telecommunication facilities to avoid areas of environmental sensitivity, such as steep slopes, floodplains, wetlands, environmental quality corridors, and resource protection areas.

Policy k. Site proposed telecommunication facilities to allow for future expansion and with corresponding levels of screening to accommodate expansion.

Policy l. Design and site proposed telecommunication facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.
Objective 44: Design proposed wireless telecommunication facilities to mitigate visual impact and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area.

Policy a. Disguise or camouflage the appearance of proposed wireless telecommunication facilities to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed (See Figures 8 and 9).

Policy b. Design proposed wireless telecommunication facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected.

Policy c. Use other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance.

Policy d. Mitigate the visual impact of proposed wireless telecommunication facilities and their equipment by using effective design options appropriate to the site such as:

- Design, site, and/or landscape the proposed facility to minimize impacts on the character of the area;

- Locate proposed wireless telecommunication facilities near or within areas of mature vegetation and trees that effectively screen or provide an appropriate setting for the proposed structure provided such location does not adversely impact sensitive environmental resources, including root systems, or cause fragmentation of forested communities. When viewed in context, consider perspective views, relative topography, and other factors, to mitigate the visual presence and prominence of the structure;

- Blend proposed wireless telecommunication facilities with an existing pattern of tall structures;

- Obscure or block the views of proposed wireless telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible.

FEATURE SHOWN GUIDELINES

Objective 45: With Planning Commission approval, wireless telecommunication facilities proposed on existing or replacement structures, or new poles of 50 feet or less in height and designed to support small cell facilities, that do not meet the Administrative Review or Deemed Approved Guidelines but are otherwise consistent with Plan guidance may be processed without a public hearing as a “feature shown” of the Comprehensive Plan when in conformance with the following policies:
C-5 (135 Acres)

Land Unit C-5 is planned for residential use at 4-5 dwelling units per acre.

C-6 (26 Acres) Suburban Center

Land Unit C-6 is located along the north side of Braddock Road between the Centreville Elementary School and Little Rocky Run stream valley. Multifamily residential use at 16-20 dwelling units per acre is planned.

C-7 (26 Acres) Suburban Center

Land Unit C-7 is planned for multifamily residential use at 16-20 dwelling units per acre. The approximately two acre parcel (Tax Map 54-4(1))109 located adjacent to the Bent Tree Apartments is one of many existing commercially-zoned parcels along Lee Highway where commercial use is not planned. The existing animal hospital represents a community-serving use that should be retained. Redevelopment of this parcel for an animal hospital may be appropriate, provided that adequate measures for screening and buffering the development from surrounding residential uses are implemented and appropriate transportation and entrance improvements are provided. Redevelopment of this parcel for institutional use or as compatible residential fill, not to exceed 20 dwelling units per acre, may also be appropriate. Any redevelopment of this parcel should provide for measures which mitigate any negative impacts on the surrounding residential community.

C-8 (22 Acres)

Land Unit C-8 is planned for low intensity office use at an FAR up to .20. A portion of this land unit may be needed for a future interchange, which is shown on the Fairfax County Transportation Plan Map.

Land Unit D (588 Acres)

Land Unit D consists of three major components: existing residential development generally in the western portion of the land unit; commercial development, concentrated along Lee Highway and Centreville Road; and the Centre Ridge project, a large scale, predominantly residential development which accounts for most of the area of this land unit.

Centre Ridge was designed with a mix of housing unit types and densities. As final submissions have been made for each of the land bays in the project, buffers and transitions have been incorporated to recognize and complement existing residential development. Commercial uses are concentrated along Lee Highway and Centreville Road to take advantage of the access to the transportation network. Internal collector streets within Land Unit D are as shown on the Transportation Plan map.

D-1 (63 Acres) Suburban Center

The orientation of Land Unit D-1 to the proposed development in Land Unit E makes it suitable for intense development. This is where people will live, shop, visit or participate in activities normally associated with a downtown setting. Commercial retail use of approximately 300,000 square feet located near the Sully Road/Centreville Road/Lee Highway intersection and office use of approximately 800,000 square feet which is closely associated
with the commercial retail area is planned for the area closest to Lee Highway. Multifamily residential development is planned and developed on Parcels 54-4((1))74 and 75 which are located in the southern portion of the land unit and adjacent to Land Unit D-2 which is planned for multifamily housing. Parcels 65-2((1))1-4 are planned for multifamily residential use at 16-20 dwelling units per acre.

D-2 (55 Acres) Suburban Center

Land Unit D-2 is planned for residential use at 16-20 dwelling units per acre. As an option to residential use, the portion of Land Unit D-2 located south of Machen Road Extended may be considered for development of a movie theater and child care center and possibly neighborhood-serving retail and office uses to serve the community. This option is appropriate only if all of the following conditions are met:

- The theater and all other nonresidential development are designed to complement existing and planned residential development;
- The portion of Land Unit D-2 south of Machen Road Extended and the adjoining Land Unit D-3 are developed in a coordinated and integrated manner with the total amount of nonresidential development not to exceed 285,000 square feet of gross floor area;
- Substantial and effective screening and buffering in excess of ordinance requirements is provided to all adjacent residentially planned lands to mitigate visual and noise impacts. This should be accomplished through a combination of landscaping and/or solid architectural barriers;
- Pedestrian access from the adjacent residential communities should be provided. To facilitate this access, street lights should be provided along Centreville Drive and Machen Road Extended where they border this portion of Land Unit D-2 and Land Unit D-3;
- Parking areas should be well landscaped and retail signage and lighting should not adversely impact surrounding residential areas;
- Forty-one affordable housing units, which equal ten percent of the approved number of units displaced by nonresidential development, are provided elsewhere in the Centre Ridge development where multifamily housing has been planned or approved. The existence of these units should be certified prior to occupancy of the theater or other nonresidential uses;
- Machen Road Extended should provide a connection to Centreville Road and access to nonresidential uses in Land Unit D-2. An internal roadway system should be provided which interconnects the multiple uses as well as Machen Road Extended and Centreville Drive. The key facilities which provide the interconnection should have no on-street parking and a minimum of access points to the land uses and the major off-street parking areas; and
- Access to any future development on Parcels 65-1((10))8-10 [incl.] from Centreville Drive or from Machen Drive is not appropriate. In addition, pedestrian connections from these parcels to adjoining development are encouraged.
D-3 (21 Acres) Suburban Center

Land Unit D-3 is planned for neighborhood-serving retail and low intensity office uses. Neighborhood-serving uses should include a grocery store. Development should incorporate transition areas and pedestrian linkages between nonresidential uses and existing and planned residential uses in adjacent land units.

Approximately 200,000 square feet of retail and low intensity office use are planned for the land unit. Development intensities in the entire land unit should not exceed .20 FAR.

D-4 (177 Acres) Suburban Center

Land Unit D-4 is planned for a mix of residential densities and unit types as shown on the Comprehensive Land Use Plan Map. Density in this land unit should not exceed an average of 12 dwelling units per acre. Lower densities should be located near existing residential development and higher densities located near commercial areas. Extensive pedestrian connections between uses within this sub-unit should be provided.

D-5 (9 Acres) Suburban Center

Land Unit D-5 is located between the Meadows of Newgate triplex subdivision and Machen Drive near Lee Highway. It contains the Newgate garden apartment complex. It is planned for residential use at 16-20 dwelling units per acre.

D-6 (4 Acres) Suburban Center

Land Unit D-6 was acquired as a county library site. It is planned for public facility use as a community library.

D-7 (38 Acres) Suburban Center

Land Unit D-7 contains the Meadows of Newgate triplex subdivision located in the southeast quadrant of the Lee Highway and I-66 intersection. It is planned for single-family attached residential use at 12-16 dwelling units per acre.

D-8 (29 Acres)

Land Unit D-8 is located along I-66 at the western side of Land Unit D, and consists of the Newgate Forest residential subdivision. It is planned for residential use at 1-2 dwelling units per acre.

D-9 (192 Acres)

Because of the relative distance from the Centreville core area, this land unit is planned for residential use at 1-2 dwelling units per acre. Development under a Planned Development Housing (PDH) zoning concept is desirable. The historic Confederate Military Railroad Terminus is a feature that should be preserved and protected.

An option for residential use at 2-3 dwelling units per acre may be considered for land south of Centre Ridge and Centre Ridge Park and north of the power and gas easement, excluding Parcel 65-1((1))21 that is associated with an existing public utility use, if the following conditions are met:
Code of Virginia
Title 15.2. Counties, Cities and Towns
Chapter 22. Planning, Subdivision of Land and Zoning

§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.
F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right; (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or 56-594.01 or by a small agricultural generator under § 56-594.2; or (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan, or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.
DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.
Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-451) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon
or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers.

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.
**Abbreviations Commonly Used in Staff Reports**

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<th>Abbreviation</th>
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<td>A&amp;F</td>
<td>Agricultural &amp; Forestal District</td>
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<td>ADU</td>
<td>Affordable Dwelling Unit</td>
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<td>ARB</td>
<td>Architectural Review Board</td>
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<td>BMP</td>
<td>Best Management Practices</td>
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<td>Board of Supervisors</td>
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<td>Board of Zoning Appeals</td>
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<td>CBC</td>
<td>Community Business Center</td>
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<td>CDP</td>
<td>Conceptual Development Plan</td>
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<td>CRD</td>
<td>Commercial Revitalization District</td>
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<td>Department of Transportation</td>
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<td>DP</td>
<td>Development Plan</td>
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<td>DU/AC</td>
<td>Dwelling Units Per Acre</td>
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<td>Environmental Quality Corridor</td>
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<td>Final Development Plan</td>
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<td>Generalized Development Plan</td>
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<td>GFA</td>
<td>Gross Floor Area</td>
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<td>Non-RUP</td>
<td>Non-Residential Use Permit</td>
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<td>OSDS</td>
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<td>PCA</td>
<td>Proffered Condition Amendment</td>
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<td>Planned Development Housing</td>
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<td>Public Facilities Manual</td>
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<td>Planned Residential Community</td>
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<td>Residential-Conservation</td>
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<td>Transportation Demand Management</td>
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<td>Transportation System Management</td>
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<td>VPH</td>
<td>Vehicles per Hour</td>
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<td>Washington Metropolitan Area Transit Authority</td>
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<tr>
<td>WS</td>
<td>Water Supply Protection Overlay District</td>
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<td>ZAD</td>
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