

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

During Commission Matters

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

Commissioner Flanagan and Hart: Second.

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

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Commissioners: Aye.

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

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

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

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

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman de la Fe: Opposed? The motion carries.

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

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman de la Fe: Opposed? The motion carries.

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

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