

**FAIRFAX COUNTY PLANNING COMMISSION
TELECOMMUNICATIONS COMMITTEE
WEDNESDAY, NOVEMBER 2, 2016**

PRESENT: Peter F. Murphy, Springfield District, Chairman
Ellen J. Hurley, Braddock District
John Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Earl L. Flanagan, Mount Vernon District
James R. Hart, Commissioner At-Large

ABSENT: Timothy J. Sargeant, Commissioner At-Large
Kenneth A. Lawrence, Providence District

OTHERS: Frank A. de la Fe, Hunter Mill District
Walter Alcorn, Fairfax County Park Authority Board
David Bowden, Planning and Development, Fairfax County Park Authority
(FCPA)
Chris Caperton, Planning Division (PD), Department of Planning and Zoning
(DPZ)
Robert Cordova, Facilities, Fairfax County Public Schools (FCPS)
Tom Casey, Property Management, FCPS
Yvonne Goh, PD, DPZ
Joseph Gorney, PD, DPZ
Doug Hansen, PD, DPZ
Natalie Knight, PD, DPZ
Cindy McGill, Land Acquisition and Management, FCPA
Frank Stearns, Donohue & Sterns, PLC
Jill G. Cooper, Director, Planning Commission
Inna Kangarloo, Senior Deputy Clerk, Planning Commission

ATTACHMENTS:

- A. Fairfax County Park Authority Policy 105 - Telecommunications Sites
- B. Fairfax County Park Authority Telecommunications Flowchart
- C. Fairfax County Public Schools Policy 8335.3 - Facilities Design and Construction, Wireless Telecommunications Facilities
- D. Fairfax County Public Schools Regulation 8335.5 - Facilities and Transportation Services, Design and Construction

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Chairman Peter F. Murphy called the meeting to order at 7:03 p.m., in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia, 22035.

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Chairman Murphy MOVED THAT THE FOLLOWING TELECOMMUNICATIONS COMMITTEE MINUTES BE APPROVED:

- SEPTEMBER 18, 2014
- JUNE 17, 2015
- OCTOBER 20, 2016

Commissioner Hart seconded the motion which carried by a vote of 6-0.

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Walter Alcorn, Fairfax County Park Authority Board; David Bowden, Planning and Development, Fairfax County Park Authority; Chris Caperton, Planning Division, Department of Planning and Zoning; Robert Cordova, Facilities, Fairfax County Public Schools (FCPS); and Tom Casey, Property Management, FCPS, discussed with the Committee the planning and review processes as they relate to the telecommunication applications within their respective agencies.

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The meeting was adjourned at 8:12 p.m.
Peter F. Murphy, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Inna Kangarloo

Approved: December 6, 2017



John W. Cooper, Clerk to the
Fairfax County Planning Commission



FAIRFAX COUNTY PARK AUTHORITY POLICY MANUAL

Policy 105 | **Title:** Telecommunications Sites

Date Approved: 6/26/2013

Last reviewed: 3/26/2008

Objective: Plan and develop a balanced park system that includes a variety of land, park facilities and amenities to meet the diverse leisure and recreation needs of current and future Fairfax County residents, workforce and visitors.

Purpose: The Authority considers its responsibilities to the citizens of Fairfax County to be in the nature of public trust, requiring commitment to the preservation and protection of natural, cultural, horticultural and recreational resources located on park lands. The Park Authority shall seek to balance the general public's need for telecommunications services with the Authority's mandate and public trust for the protection of parklands.

Policy Statement: Telecommunications facilities shall not be located on any park land containing deed restrictions or funding restrictions that do not permit such use. Compensation shall be provided to the Park Authority for the placement of the proposed facility. The Director, with the endorsement of the Park Authority Board shall consider the placement of telecommunications facilities and related equipment on park property contingent upon:

1. The proposed telecommunication facility complies with the provisions of the Fairfax County Comprehensive Plan Policy Plan for Parks and Recreation.
2. Consideration has been given to placing telecommunications facilities that minimize impacts to park land utilizing the following methods: evaluation of alternatives to locating new monopoles or towers on park land; co-location on an existing approved monopole; co-locating on existing public utility structures; or designing facilities as light pole replacements on athletic fields as an alternative to new monopole or towers for telecommunication.
3. In accordance with Policies 201 Natural Resources and 203 Cultural Resources, the proposed location does not adversely affect significant natural or cultural resources.
4. The proposed location does not displace and is compatible with existing or planned park facilities;
5. The proposed location and construction on the site does not significantly detract from the character of the park;

Policy 105 Telecommunications Sites (continuation)

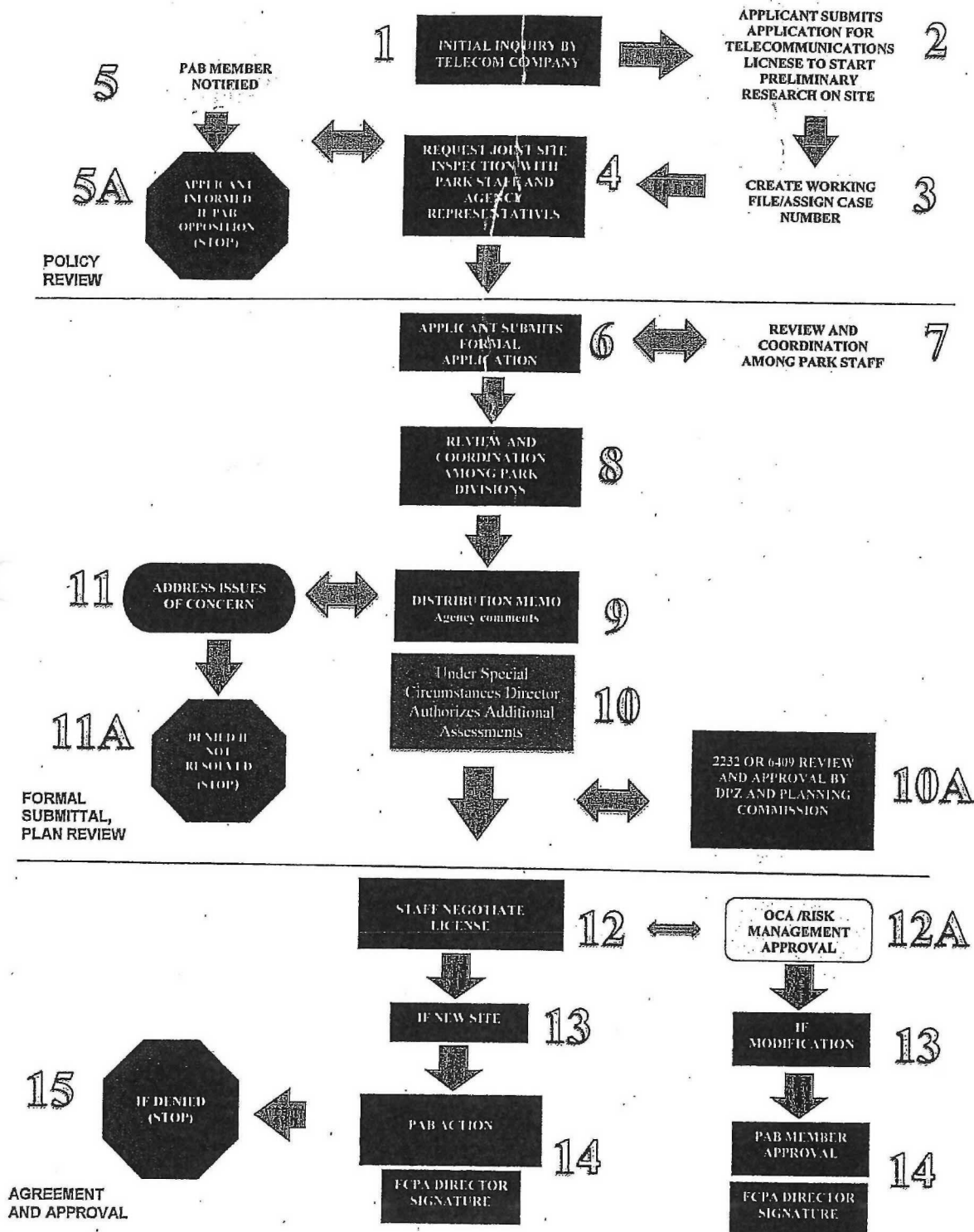
6. The proposed facility location does not adversely affect park operations or maintenance;
7. Clear demonstration is given that impacts to adjacent uses and property owners are minimal;
8. The placement of the telecommunications site enhances public communications services and the public good.

Requests for telecommunications facilities that propose co-location on existing approved monopoles, existing electric transmission lines, or athletic field light pole replacements, and meet all applicable location criteria may be approved by the Director of the Park Authority after consultation with the Board member in whose district the facility will be located.

Supporting Documentation:

1. Section 106, National Historic Preservation Act of 1966, as amended through 2006
<http://www.achp.gov/docs/nhpa%202008-final.pdf>
2. Fairfax County Zoning Ordinance-
<http://www.fairfaxcounty.gov/dpz/zoningordinance/>
3. Fairfax County Comprehensive Plan, Policy Plan-
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/>
4. Fairfax County Comprehensive Plan, Policy Plan, Public Facilities, Mobile and Land- Based Telecommunication Services.
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/pubfacilities.pdf>

TELECOMMUNICATIONS FLOWCHART



Policy 8335.3
School Board

FACILITIES

Facilities Design and Construction

Wireless Telecommunications Facilities

This policy supersedes Policy 8335.2.

I. PURPOSE

To provide access to school properties for the location of mobile and land-based telecommunication network facilities for wireless telecommunication for the citizens of the county, consistent with the efforts of the Fairfax County government to furnish appropriate coverage, and to enhance the instructional program of Fairfax County Public Schools (FCPS), as well as to obtain revenue for the benefit of FCPS.

II. SUMMARY OF CHANGES SINCE LAST PUBLICATION

This policy has been reviewed, and there are no changes at this time.

III. PHILOSOPHY

Wireless telecommunication facilities will be considered for location on school system sites where adequate space exists, where the facilities can be integrated into currently existing vertical structures or natural elements, and where the facilities can be constructed in such a manner as to resemble other man-made structures and natural features, such as light poles and trees. Such facilities will not be installed on elementary, middle, or high school buildings. Community input will be solicited prior to any decisions on telecommunications facilities applications.

IV. AUTHORITY

The Division Superintendent and the assistant superintendent for the Department of Facilities and Transportation Services, either of whom may act individually and through his or her designees, shall have authority (i) to take all necessary actions to process applications (including granting approvals or issuing denials); (ii) to negotiate and execute such agreements and related documents in connection with wireless telecommunication facilities of third parties on school property; and (iii) to administer and manage the wireless telecommunications program on behalf of the school system.

Policy
adopted: April 15, 2005
Reviewed and
corrected: July 13, 2007
Revised: May 6, 2010
Reviewed: May 7, 2015

FAIRFAX COUNTY SCHOOL BOARD

Regulation 8335.5
Facilities and Transportation Services
Design and Construction
Effective 11-13-14

FACILITIES

Facilities Design and Construction

Procedures for Seeking Approval of Telecommunications Facilities

This regulation supersedes Regulation 8335.4

I. PURPOSE

To provide processes and criteria for those seeking to lease Fairfax County School Board-owned property (FCSB property) for mobile and land-based telecommunications facilities and/or services.

II. SUMMARY OF CHANGES SINCE LAST PUBLICATION

This regulation has been revised to clarify procedural steps involved in the application process for telecommunication facilities on FCPS properties.

III. PROCEDURES TO CONSTRUCT A MONOPOLE AND ASSOCIATED GROUND-BASED TELECOMMUNICATIONS EQUIPMENT

- A. At such time as a telecommunications carrier or other party (an applicant) expresses an interest in leasing a particular FCSB property (a site) for the purposes of constructing a monopole and associated ground-based telecommunications equipment (a base station), the applicant will be required to submit a written request to the Department of Facilities and Transportation Services (FTS).
- B. If FTS determines that the site is a feasible candidate for a monopole and base station consistent with School Board policy and regulations, FTS will determine if a monopole and base station could be located on the site without interfering with current or future instructional or other activities, including future construction of new or future expansion of existing buildings, athletic facilities, or other facilities on the site. In addition, FTS will consult with the principal to ensure that the location is feasible. If FTS determines that the location is not feasible, it will notify the applicant.
- C. If FTS determines that it is appropriate to proceed with the approval process for the monopole and base station, the following notifications will occur:
 - 1. If a school is located on the site, the school's principal will be responsible for notifying the faculty and the PTA of that school.
 - 2. FTS will provide written notice to the School Board member(s) representing the district in which the site is located.
 - 3. Assuming the application meets FCSB policy and is determined to be feasible, FTS will notify the applicant that it may proceed with submitting

applications for the required approvals (section 15.2-2232 of the Code of Virginia and/or zoning approvals).

4. Applicant will provide written notice to the Fairfax County Board of Supervisors member(s) representing the district in which the site is located.
 5. Applicant will provide written notice to the Fairfax County Planning Commission member representing the district in which the site is located.
 6. Applicant will send written notice of the application to all owners of real property abutting the site. The notifications will include pertinent information about the Fairfax County and FCPS approval processes and provide contact information for questions and concerns.
 7. Applicant will schedule a community meeting so that interested community members can learn all pertinent details of the proposed telecommunications site and will have an adequate forum for public comment.
- D. Once the necessary Fairfax County Planning Commission approvals, if required, are granted, FTS will notify the applicant of such approval, and FTS shall negotiate financial and other lease terms consistent with the standard FCSB lease agreement for monopolies.

IV. PROCEDURES TO EXTEND AN EXISTING MONOPOLE

- A. At such time as an applicant expresses an interest in leasing a site for the purposes of extending a monopole and constructing the associated base station, the applicant will be required to submit a written request to FTS.
- B. If FTS determines that the site is a feasible candidate for a monopole extension and base station consistent with School Board policy and based on FCSB policies and regulation procedures, FTS will ensure the required procedures for a "Feature Shown" 2232 Application are filed by the applicant with the Fairfax County Department of Planning and Zoning.

V. PROCEDURES FOR APPLICANTS TO COLLOCATE ON AN EXISTING FCPS MONOPOLE

- A. At such time as an applicant expresses an interest in leasing a particular site for the purposes of collocating on an existing monopole and constructing the associated base station, the applicant will be required to submit a written request to FTS.
- B. If FTS determines that the school site monopole is a feasible candidate for an applicant to colocate and construct a base station and such base station is within the confines of the ground lease space specified in the original monopole lease, then approval will be granted consistent with School Board policy and regulations.

Legal Reference: Code of Virginia, section 15.2-2232

FAIRFAX COUNTY PUBLIC SCHOOLS