



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of November 13, 2007**

**DATE:** October 30, 2007

**SUBJECT:** U-3010-01-1 USE PERMIT REVIEW of a telecommunications facility; premises known as 4901 Chesterfield Road. (Sprint PCS/Wakefield High School) (RPC #28-017-001)

**Applicant:**

Sprint PCS/APC Realty & Equipment Company, L.L.C.

**By:**

James R. Michal, Attorney  
Jackson & Campbell, P.C.  
South Tower  
1120 20th Street, N.W.  
Washington, D.C. 20036

**C.M. RECOMMENDATION:**

Renew, subject to all previous conditions with a review by the County Board in five (5) years (November 2012).

**ISSUES:** None.

**SUMMARY:** The County Board approved the use permit request in February 2002. The telecommunications facility began operation at the beginning of 2004 and the use permit was reviewed and renewed for three years by the County Board in November 2004. Staff has not received any complaints regarding the tower or its operation during the past three (3) years. The applicant has satisfied the agreed upon conditions and has maintained the plantings and mulch bed. Therefore, staff recommends that the use permit be renewed with a review by the County Board in five (5) years (November 2012).

**DISCUSSION:** The County Board approved the use permit request in February 2002. The use permit was reviewed in February 2003. At that time the tower had not yet been constructed so the use permit review was renewed with a review set for February 2004. At the time that review was conducted, however, the landscaping was not completed, and the use had just recently begun operation. A seven (7) month review was set in order to respond in a timely manner to issues that might be associated with the new installation and operation.

County Manager: \_\_\_\_\_

Staff: Colleen J. Connor, DCPHD, Planning Division

PLA-4808

The review scheduled for the County Board in September 2004 was deferred to the November 16, 2004 meeting because discrepancies were found between the landscape plan and the landscaping. Since the last review in November 2004, the applicant has maintained the landscaping.

**Since the last review (November 16, 2004):**

Use Permit Conditions: During the review period, the use has been fully operational and has complied with the conditions of the use permit approval.

Community Code Enforcement: Code Enforcement reported that they had not received any complaints or concerns for this site.

Fire Marshall's Office: Fire Marshall staff has surveyed the location and does not have any comments.

Police Department: Not Applicable.

Civic Associations: The Claremont Citizens Association and the Columbia Forest Civic Association were contacted, but had not provided comments at the time of the writing of this report.

**CONCLUSION:** The applicant continues to comply with the conditions of the use permit. Therefore, staff recommends that the use permit be renewed, subject to all previous conditions, with a review by the County Board in five (5) years (November 2012).

PREVIOUS COUNTY BOARD ACTIONS:

- September 8, 2001                      Deferred use permit request (U-3010-01-1) to November 17, 2001 County Board meeting at the request of the applicant to allow all parties to come to an agreement as to which pole to use for the antenna.
- November 17, 2001                      Deferred use permit request (U-3010-01-1) to February 9, 2002 County Board meeting at the request of the applicant to allow all parties to come to an agreement as to which pole to use for the antenna.
- February 9, 2002                        Approved use permit request (U-3010-01-1) install a telecommunications facility at Wakefield High School including antennas on a 83-foot high replacement light pole and related ground equipment for the parcel of real property known as 4901 Chesterfield Road, subject to all conditions, with a review in one (1) year (February 2003).
- February 8, 2003                        Renewed use permit request (U-3010-01-1), install a telecommunications facility at Wakefield High School including antennas on an 83-foot high replacement light pole and related ground equipment for the parcel of real property known as 4901 Chesterfield Road, subject to all conditions, with a review in one (1) year (February 2004).
- February 7, 2004                        Renewed use permit request (U-3010-01-1), install a telecommunications facility at Wakefield High School including antennas on an 83-foot high replacement light pole and related ground equipment for the parcel of real property known as 4901 Chesterfield Road, subject to all conditions, with a review in seven (7) months (September 2004).
- September 18, 2004                      Deferred use permit review (U-3010-01-1) to November 16, 2004 County Board meeting to allow time for the applicant to correct discrepancies in the installed landscaping vs. the approved landscape plan.
- November 16, 2004                      Renewed use permit request (U-3010-01-1), a telecommunications facility at Wakefield High

School including antennas on an 83-foot high replacement light pole and related ground equipment for the parcel of real property known as 4901 Chesterfield Road, subject to all conditions, with an administrative review in one (1) year (November 2005) and a review by the County Board in three (3) years (November 2007).

Approved Conditions:

1. The applicant agrees to submit a site development and landscape plan that meets the requirements of the Arlington County Zoning Ordinance and the “Interim Guidelines for Placement of Telecommunication Facilities on County Owned Property” with regard to lighting, screening, and landscaping. The applicant agrees to obtain the approval of the County Manager or his designee for the plans prior to the issuance of any permits for construction of the facility.
2. The applicant agrees that the site development plan shall be accompanied by a written plan that identifies site maintenance schedules and procedures consistent with the landscape standards used by Arlington County Department of Parks, Recreation, and Community Resources. The plan shall be compatible with County School property maintenance requirements and schedule.
3. The applicant agrees to contribute \$12,000 to the Arlington County Department of Parks, Recreation, and Community Resources (DPRCR) to be used for landscaping in the George Mason Drive median and right-of-way adjacent to Wakefield High School property. Such contribution shall be paid within 30 days of the date of issuance of the first permit for development of the facility. The applicant also agrees that failure to make this payment within 30 days would be a violation of the use permit and may result in a “stop work” order for construction on the site. This landscaping would be in addition to the normal landscaping required around the equipment facility. The specific landscaping to be installed along George Mason Drive will be determined through agreement between the Columbia Forest Civic Association, DPRCR, and Arlington County Public Works, with final approval by the County Manager or his designee.
4. The applicant agrees that no signs or lighting shall be placed on the site unless they meet the standards of the County Zoning Ordinance.
5. The applicant agrees to cease site operations immediately in the event that site facilities generate intermodulation levels that interfere with the Arlington County Emergency Communications Center system. In the event of such interference, the service provider shall determine the cause and repair the disturbance before recommencing site operations.
6. The applicant agrees to cooperate with other cellular telephone utilities in combining antennae facilities at this location. These plans shall be reviewed by School Management, and the Claremont and Columbia Forest Civic Associations prior to the approval by the County Manager or his designee.

7. The applicant agrees to design the equipment structure and site to be able to accommodate at least one additional provider within the proposed facility.
8. The applicant agrees to obtain approval for the proposed pole and antenna from the Federal Aviation Administration and the Federal Communications Commission prior to issuance of any permits for construction of the facility.
9. The applicant agrees to identify a corporate liaison who shall be available to address any concerns regarding facility operation. The name and telephone number of the liaison shall be sent to the Claremont and Columbia Forest Civic Association presidents and the Zoning Administrator. The liaison shall be available during business hours to respond to calls regarding the facility. The applicant will also provide an emergency contact number to the County's Emergency Communications Center in case an emergency occurs such as interference with the County's Emergency Communications Center System. That number must provide response 24 hours a day, 7 days a week.