

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JANUARY 8, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District  
Linda Q. Smyth, Providence District

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The meeting was called to order at 8:20 p.m. by Vice Chairman John R. Byers.

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**COMMISSION MATTERS**

Ms. Jane Deilee, Chief Deputy Clerk for the Fairfax County Circuit Court, performed the swearing-in ceremony for the following three re-appointed Commissioners: Peter F. Murphy, Jr., Springfield District (6<sup>th</sup> term); Janet R. Hall, Mason District (3<sup>rd</sup> term), and Laurie Frost Wilson, Commissioner At-large (2<sup>nd</sup> term).

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Following the swearing-in ceremonies, Chairman Murphy resumed the Chair and made the following announcements:

1. Financial disclosure forms are due on Wednesday, January 15, 2003;
2. Planning Commission elections will take place on Wednesday, January 15, 2003;
3. Cable Programming has purchased four new video cameras for use in the Board Auditorium;
4. Michael Kane has been appointed Director of the Park Authority; and
5. Work is continuing on the upcoming Planning Commission's monthly Channel 16 programs.

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Commissioner DuBois explained that SEA-80-D-045-7, Washington DC SMSA LP, dba Verizon Wireless, had been heard by the Commission in December. She added that it had been discovered that the staff report erroneously referred to the public facility application as a 2232 when it should have been a "feature shown" application. Today being the next consecutive meeting after the December 12<sup>th</sup> meeting, she MOVED THAT THE PLANNING COMMISSION RECONSIDER THE ACTION TAKEN BY THE COMMISSION ON DECEMBER 12, 2002 ON SEA-80-D-045-7 AND 2232-D02-14.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Murphy abstaining; Commissioners Harsel and Smyth absent from the meeting.

Commissioner DuBois then MOVED THAT THE PLANNING COMMISSION APPROVE FS-D02-21 IN LIEU OF THE NON-EXISTENT 2232-D02-14.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Murphy abstaining; Commissioners Harsel and Smyth absent from the meeting.

Commissioner DuBois then MOVED THAT THE PLANNING COMMISSION REAFFIRM THE APPROVAL OF SEA-80-D-045-7.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Murphy abstaining; Commissioners Harsel and Smyth absent from the meeting.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON SE-2002-SP-037, MAGIC MOMENT CHILDREN'S CENTRE, BE DEFERRED TO A DATE CERTAIN OF MARCH 12, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Smyth absent from the meeting.

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Commissioner DuBois reminded the Commission that the CIP Committee would meet next Wednesday, January 15, 2003 at 7:30 p.m. in the Board Conference Room.

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Chairman Murphy determined that, due to a missing disclosure on the affidavit submitted for SEA-97-Y-058, Verizon Wireless, it would not be appropriate for the Planning Commission to hold the public hearing scheduled for tonight and that it would need to be rescheduled to a future date.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy set the following order for the agenda:

1. RZ-2002-SU-028 - P-Q, LLC  
SE-2002-SU-033 - P-Q, LLC
2. RZ-2002-MV-026 - S & R DEVELOPERS INC.
3. FDPA-78-C-118-13 - AT&T WIRELESS (Sully)  
FSA-Y99-15-1 - AT&T WIRELESS (Sully)
4. 2232-S02-27 - COXCOM, INC.

This order was accepted without objection.

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RZ-2002-SU-028 - P-Q, LLC - Appl. to rezone from R-1, C-8, HC and WS to C-8, HC and WS to permit a car wash and vehicle light service establishment with an overall Floor Area Ratio (FAR) of 0.13. Located on the S. side of Lee Hwy., approx. 700 ft. E. of Old Centreville Rd. on approx. 1.85 ac. of land. Comp. Plan Rec: Retail other. Tax Map 54-4 ((1)) 105. (Concurrent with SE-2002-SU-033.) SULLY DISTRICT.

SE-2002-SU-033 - P-Q, LLC - Appl. under Sect. 4-804 of the Zoning Ordinance to permit a car wash and vehicle light service establishment. Located at 13821 Lee Hwy. on approx. 1.85 ac. of land zoned C-8, HC and WS. Tax Map 54-4 ((1)) 105. (Concurrent with RZ-2002-SU-028.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Lubeley, Emrich and Terpak, reaffirmed the affidavit dated November 14, 2002. There were no disclosures by Commission members.

Mr. Fran Burnszynski, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Mr. Martin explained the procedures and traffic patterns to be followed for the two proposed uses. He listed the amenities to be provided, including extension of an existing service drive, contribution to the Centreville Road Fund at a rate of \$4.59 per square foot, and landscaped open space. He added that the Western Fairfax County Citizens Association supported the applications.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Koch for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2002-SU-028, SUBJECT TO THE PROFFERS DATED DECEMBER 20, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-2002-SU-033, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 31, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

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RZ-2002-MV-026 - S & R DEVELOPERS INC. - Appl. to rezone from R-1 to R-3 to permit a cluster residential development at a density of 2.2 dwelling units per acre (du/ac). Located on the N. side of Monacan Rd., approx., 600 ft. E. of its intersection with Silverbrook Rd. on approx. 3.63 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 98-3 ((1)) 20. MT. VERNON DISTRICT. PUBLIC HEARING.

Gregory Riegle, Esquire, with McGuire, Woods, reaffirmed the affidavit dated December 18, 2002. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that the application failed to meet the site design, environmental, and cluster subdivision requirements and staff therefore recommended denial.

In response to questions from Commissioner Byers, Ms. Swagler confirmed that the Silverbrook Run stream valley was already compromised by the existing portion of Monacan Road and that approximately one third of the subject property would be open space or used for transportation improvements.

In response to questions from Commissioner Wilson, Ms. Swagler stated that consolidation of the subject property with Lots 17, 18, and 19 would be one way the applicant could meet the cluster requirements. Commissioner Wilson noted that at least two of those lots had been purchased within the last couple of years by Silverbrook Nursery and were not likely to be available for consolidation in the foreseeable future. She further commented that there was an elementary school site less a mile from the subject property and asked if sidewalks on both sides of the street in the proposed residential development would not be required in that circumstance. Ms. Swagler confirmed that it would. She added the issue had not been raised during staffing and was therefore not addressed in the staff report.

Mr. Reigle explained that this was an unusual case in that there was no nearby residential development. He noted that the subject property was adjacent to parkland and was well suited for quality cluster residential development. He added that the proposal was below the recommended Comprehensive Plan density range, with large lots and environmental protection. He stated that the County's Department of Public Works and Environmental Services (DPWES) had approved the applicant's delineation of the Silverbrook Run resource protection area. Mr. Reigle said the development would have sidewalks on both sides of the street and that, at the request of the Lorton Federation of Communities; one unit would be built to handicapped-accessible standards. He added that the Mount Vernon Council also supported the application.

In response to questions from Commissioner Byers, Mr. Reigle said the proffers would be amended to address the sidewalk issue.

In response to questions from Commissioner Wilson, Mr. Reigle explained that the dotted line shown on the generalized development plan was the correct RPA delineation line that had been confirmed and accepted by DPWES.

Chairman Murphy called for speakers from the audience and recited the rules for public testimony.

Mr. Jerry Haley, owner of Silverbrook Nursery, 8408 Monacan Road, Lorton, spoke in support of the application. He announced his intention to provide landscaping, at his own expense, along Monacan Road after it was improved by the applicant.

Chairman Murphy noted that no rebuttal was necessary. There being no comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT WE DEFER THE DECISION ONLY ON RZ-2002-MV-026 TO A DATE CERTAIN OF JANUARY 9, 2003, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Smyth absent from the meeting.

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FDPA-78-C-118-13 AND FSA-Y99-15-1 - AT&T WIRELESS -  
Appl. to amend the final development plan for RZ-78-C-118 to permit expansion of a previously approved telecommunication facility located on the site of an existing church. Located at 13224 Franklin Farm Rd. on approx. 8.91 ac. of land zoned PDH-2 and WS. Tax Map 35-1 ((4)) (19) C2. SULLY DISTRICT. PUBLIC HEARING.

Edward Donohue, Esquire, with Cole, Raywid and Braverman, reaffirmed the affidavit dated October 30, 2002. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application and the associated "feature shown" case, FSA-Y99-15-1.

Mr. Donohue explained that the applicant intended to add cabinetry on an existing telecommunications site to accommodate upgrades. He noted there would be no changes to the existing tree pole or access to the site and concurred with the proposed development conditions.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE PROPOSED USE UNDER FSA-Y99-15-1 IS A "FEATURE SHOWN" OF THE COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Smyth absent from the meeting.

Commissioner Koch MOVED THAT WE APPROVE FDPA-78-C-118-13, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 6, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Smyth absent from the meeting.

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(Prior to the hearing of the next case in the Springfield District, Vice Chairman Byers assumed the Chair.)

2232-S02-27 - COXCOM, INC. - Appl. to construct an approximately 4500 square foot, one-story telecommunications facility at 9574 and 9576 Burke Road, Burke. Tax Map 78-1 ((1)) 27D, 37A.  
SPRINGFIELD DISTRICT. PUBLIC HEARING.

Mr. David Marshall, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Inda Stagg, a planner with Walsh, Colucci, Lubeley, Emrich and Terpak, explained that this was the sixth and final hub site to complete the node system for Coxcom's cable TV. She added that the subject property was rezoned in 1995 with a proffer requiring a road connection from Burke Road to the adjacent shopping center. She said the connection would be constructed during the development of the proposed telecommunications facility. Ms. Stagg noted that a Special Exception application had also been approved in 1995 to permit two fast food pad sites on the subject property and that a Special Exception Amendment application was currently being processed that would allow retention of one fast food pad site in conjunction with the Coxcom building. She complimented staff for their work with the applicant.

Vice Chairman Byers called for speakers from the audience.

Ms. Mary Bartram, manager of Mr. Pepperoni Pizza, 9570 Burke Road, located in the adjacent shopping center, did not object to Coxcom's proposal, but expressed concern that the new building would further block the view of the shopping center from Burke Road which was already compromised because of the topography of the site. She suggested that additional signage on the Coxcom property might improve the situation.

Commissioner Murphy commented that he was aware of the shopping center's visibility problems and noted that two Special Exception applications had been approved to add two tall signs on opposite sides of the shopping center that could be clearly seen from Burke Road.

Commissioner Wilson concurred with Commissioner Murphy's comments and noted that the Coxcom proposal would improve access to the shopping center.

There were no further speakers; therefore Vice Chairman Byers called upon Ms. Stagg for a rebuttal statement.

Ms. Stagg said the applicant was cognizant of the visibility issue and noted that the building footprint had been moved as far south as possible at the request of the shopping center's owner. She explained that the applicant had investigated the possibility of providing a sign for the shopping center, but discovered there was no mechanism that would allow the applicant to provide off-site signage for another use.

There being no further comments or questions from the Commission and Mr. Marshall having no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FIND THAT THIS (APPLICATION) IS IN SUBSTANTIAL ACCORD WITH THE COMPREHENSIVE PLAN AND THAT WE APPROVE 2232-S02-27.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Smyth absent from the meeting.

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The meeting adjourned at 9:31 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: December 1, 2004

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission