

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 14, 2004**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

The Honorable John T. Frey, Clerk of the Circuit Court, performed the swearing-in ceremony for the following four newly appointed and two reappointed Commissioners:

- James R. Hart, Commissioner At-Large; accompanied by Supervisor Gerald Connolly.
- Nancy Hopkins, Dranesville District; accompanied by Supervisor Joan DuBois and James Wolkert.
- Rodney L. Lusk, Lee District; accompanied by Supervisor Dana Kauffman; Commissioner Lusk's family, his wife, Jacqueline; daughter, Sheridan; and his brother, Robert.
- Kenneth Lawrence, Providence District; accompanied by Supervisor Linda Smyth; Commissioner Lawrence's family, his wife, Joyce; daughter, Leslie; son, Allan; and his granddaughter, Taylor.
- Suzanne F. Harsel, Braddock District; accompanied by her husband, Len.
- Ronald W. Koch, Sully District; accompanied by his wife, Lois.

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Commissioner Wilson announced that her son, Marty, was present tonight to complete an assignment for his senior high school government class.

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Commissioner Wilson noted that the proposed Zoning Ordinance Amendment on Buildable Lots would be deferred from January 22, 2004 to February 18, 2004, and would be heard with the proposed Subdivision Ordinance Amendments on the same subject.

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Commissioner Wilson also noted that a community workshop on the proposed Cluster Subdivision Amendments would be held at the Government Center in Conference Rooms 9 and 10 on Saturday, January 24, 2004, from 9:00 a.m. to 12:00 p.m. She said citizen and industry input was encouraged.

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Chairman Murphy announced that the Planning Commission would not meet on either Wednesday, January 21, 2004 or Thursday, January 29, 2004.

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Chairman Murphy also announced the election of Planning Commission Officers would be held on Thursday, January 22, 2004.

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Chairman Murphy noted the public hearing on The Peterson Companies, LC, applications, PCA 82-P-069-13, FDPA 82-P-069-14-3, PCA 82-P-089-6, FDPA 82-P-089-3, PCA 86-W-001-10, and FDPA 86-W-001-5-2-2, would be held on January 15, 2004, with the decision deferred to January 22, 2004.

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Chairman Murphy introduced and welcomed the newest staff member to the Planning Commission Office, Norma Duncan, Administrative Assistant III.

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Commissioner de la Fe announced that he would move to administratively approve the elevations for #6729-SP-02, Moore Cadillac/Hummer, on January 15, 2004, to allow time for Commissioners to review the plans distributed tonight.

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Commissioner de la Fe noted that Consent Agenda item FS-H03-43, Nextel Communications, 11480 Commerce Park Drive, would be deferred to Thursday, January 15, 2004.

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Commissioner Lawrence MOVED THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ 2002-PR-038, PCA 81-D-045-4, AND SEA 82-D-038-4, CLOVER TYSONS, LP/GREENSBORO CENTER, TO A DATE CERTAIN OF JANUARY 28, 2004, WITH THE RECORD REMAINING OPEN FOR OPEN COMMENT.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Chairman Murphy abstaining.

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RZ 2003-PR-038 – GEORGE SIEMERING, DVM & VICKIE Y. WATSON (Decision Only)
(The public hearing on this application was held on December 10, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Alcorn MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-PR-038, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 14, 2004.

Commissioners de la Fe and Byers seconded the motion which carried by a vote of 6-0-6 with Commissioners Hall, Hart, Hopkins Lawrence, Lusk, and Murphy abstaining.

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ORDER OF THE AGENDA

Secretary Harsel noted that there was only one item scheduled for public hearing tonight:

SEA 99-S-012 - THE COUNTRY CLUB OF FAIRFAX, INC.

This order was accepted without objection.

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Chairman Murphy relinquished the Chair to Vice Chairman Byers since the following case was in the Springfield District.

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SEA 99-S-012 - THE COUNTRY CLUB OF FAIRFAX, INC. - Appl.
under Sects. 2-904 and 3-C04 of the Zoning Ordinance to amend

SE 99-S-012 previously approved for uses in a floodplain to permit golf course, country club and site modifications. Located at 5110 Ox Rd. and 11001 Braddock Rd. on approx. 150.85 ac. of land zoned R-C and WS. Tax Map 68-1 ((1)) 17, 18 and 20. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton & Williams, reaffirmed the affidavit dated December 29, 2003.

Commissioner Hart disclosed, pursuant to 15.2-852 of the *Code of Virginia*, that his law firm and Mr. McDermott's law firm were each representing different defendants in a case pending before the Circuit Court of Orange County. Commissioner Hart said there was no financial relationship and it would not affect his ability to participate in this case.

Commissioner Murphy then asked Vice Chairman Byers to ascertain whether there were any speakers in opposition to the application. There being none, Commissioner Murphy asked that presentations by staff and the applicant be waived and the public hearing closed. There being no objections, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA 99-S-012, SUBJECT TO DEVELOPMENT CONDITIONS DATED JANUARY 9, 2004.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Murphy also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THAT DEPICTED ON THE SEA PLAT.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Murphy also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE MODIFICATION OF THE ADDITIONAL STANDARDS UNDER PARAGRAPHS 2 AND 3 OF SECTION 9-528 OF THE ZONING ORDINANCE REGARDING THE 50 FOOT SETBACKS FROM RESIDENTIAL DISTRICTS FOR STRUCTURES AND PARKING AS SHOWN IN THE SEA PLAT.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Murphy further MOVED THAT THE PLANNING COMMISSION RECOMMEND THE APPROVAL OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE OX ROAD/ROUTE 123 FRONTAGE.

Commissioner Hall seconded the motion which carried unanimously.

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Chairman Murphy resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 8:58 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Heidi E. Baggett

Approved on: July 20, 2006

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