

**MINUTES OF
PLANNING COMMISSION MEETING
JANUARY 18, 1996**

PRESENT: John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
John W. Hunter, Commissioner At-Large
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Carl L. Sell, Jr., Lee District
Alvin L. Thomas, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:28 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Murphy noted that more time was needed to resolve outstanding issues and MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON 456-S95-30, VOYTEN AND ASSOCIATES, INC., TO A DATE CERTAIN OF FEBRUARY 28, 1996, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Koch seconded the motion which carried by a vote of 9-1 with Commissioner Sell opposed; Commissioners Hunter and Thomas not present for the vote.

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Commissioner Coan stated that unresolved issues necessitated deferral of a Providence District case and MOVED THAT THE PUBLIC HEARING ON SE-95-P-056, TEMPLETON AND TEMPLETON PARTNERSHIP, BE DEFERRED TO FEBRUARY 8, 1996.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Hunter and Thomas not present for the vote.

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Commissioner Palatiello reminded the Commission that the administrative hearing on CP-86-C-121-2, YMCA of Metropolitan Washington, would be held on February 22, 1996.

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Commissioner Hartwell announced that the Environment Committee would meet on Thursday, February 22, 1996 at 7:30 p.m. in the Board Conference Room. He added that the public was invited.

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Chairman Murphy noted that tonight was Commissioner Sell's last meeting. He thanked Commissioner Sell for his 19 years of service to the Commission and listed his accomplishments.

Commissioner Sell thanked Chairman Murphy and commented on the many former and present Commissioners and staff who had provided assistance to him over the years.

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Chairman Murphy made the following announcements:

1. The Board of Supervisors would make appointments to the Planning Commission on Monday, January 22, 1996.
2. There would be no Planning Commission meetings on Wednesday, January 24, 1996 or Wednesday, January 31, 1996.
3. In accordance with the Planning Commission Bylaws, election of officers would take place on Thursday, February 1, 1996.

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SP-95-P-066 - GESHER JEWISH DAY SCHOOL OF NORTHERN VIRGINIA (Decision Only)

(The administrative hearing on this application was held on January 17, 1996. A complete verbatim transcript of the decision made this evening is in the date file.)

Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF ZONING APPEALS THAT THEY DISAPPROVE SPECIAL PERMIT APPLICATION SP-95-P-066, THE GESHER JEWISH DAY SCHOOL OF NORTHERN VIRGINIA.

Commissioners Byers, Hall, Harsel and Thomas seconded the motion which carried by a vote of 10-0-1 with Commissioner Sell abstaining; Commissioner Hunter not present for the vote.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel established the following order for the agenda items:

1. PCA-86-D-093-10 - Worldgate Associates, L.P.
2. SEA-86-P-1 04 - GE Capital Spacenet Services
3. SP-95-M-034 - Potomac Conference Corporation of Seventh-Day Adventists

This order was accepted without objection.

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PCA-86-D-093-10 - WORLDGATE ASSOCIATES LIMITED PARTNERSHIP - Appl. to amend the proffers for RZ-86-D-093 to permit office, hotel & retail uses with an overall FAR of .70 on property located in the N.E. quadrant of the intersection of Dulles Airport Access & Toll Rds. & Centreville Rd. on approx. 47.63 ac. zoned PDC. Comp. Plan Rec: Alternative uses. Tax Maps 16-1((2))25; 16-3((2))1A, 2B, 2A & pt 2; 16-4((2))23 & 24. DRANESVILLE DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esq., Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated January 11, 1996. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Strobel presented a short history of the subject property and offered to answer any questions the Commissioners might have.

Chairman Murphy called for speakers, but received no response. He noted that no rebuttal was necessary. Ms. Godfrey had no closing staff comments; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Downer for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-86-D-093-10, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1.

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioners Hartwell and Hunter not present for the vote.

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SEA-86-P-104 - GE CAPITAL SPACENET SERVICES, INC.
- Appl. under Sec. 5-404 of the Zoning Ordinance to amend SE-86-P-104 for a satellite earth station to permit additional satellite earth stations at 1750 Old Meadow Rd. on 4.0 ac., zoned I-4 & HC. PROVIDENCE DISTRICT. PUBLIC HEARING.

Mr. Greg Riegle, McGuire, Woods, Battle, and Boothe, reaffirmed the affidavit dated January 5, 1996. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Riegle presented an overview of the proposed use. He noted that the applicant's proposal would improve the subject property by relocating several large dish antennas to a less visible location. He pointed out that the location of one ground mounted antenna had been slightly adjusted in response to a concern expressed by West*Group, a nearby business. He added that staff had no objection to the adjustment and offered to answer any questions the Commissioners might have.

Chairman Murphy called for speakers, but received no response. He noted that no rebuttal was necessary. Ms. Godfrey had no closing staff comments; therefore Chairman Murphy closed the public hearing and recognized Commissioner Coan for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL OF SEA-86-P-104, GE CAPITAL SPACENET SERVICES, INC., SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1 WITH THE CORRECTION OF THE WORD "HIMSELF" TO "ITSELF".

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel, Hartwell, and Hunter not present for the vote.

Commissioner Coan MOVED TO RECOMMEND APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENTS, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel, Hartwell, and Hunter not present for the vote.

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SP-95-M-034 - POTOMAC CONFERENCE CORPORATION
OF SEVENTH-DAY ADVENTISTS - Appl. under Sec. 3-303
of the Zoning Ordinance to permit a church & related facilities
at 3206 Glen Carlyn Rd. on approx. 2.25 ac. zoned R-3. Tax
Maps 51-4((8))A, 61-2((5))3 & 4. MASON DISTRICT. PUBLIC
HEARING.

Mr. Mark Jenkins, agent for the applicant, reaffirmed the affidavit dated December 7, 1995. There were no disclosures by Commission members.

Ms. Susan Langdon, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to questions from Commissioners Byers and Hall, Ms. Langdon explained that the parking requirement for churches was one parking space for each four seats and that the requirement was computed on the number of people for churches that did not have pews or seats.

Mr. Jenkins stated that the application met or exceeded requirements in four areas: 1) setback; 2) height; 3) floor area ratio; and 4) tree cover. He noted that a stream crossing the subject property had been channelized some years ago by Fairfax County and assured the Commission that the floodplain and adjacent areas would be permanently protected in a conservation easement. He said that staff had not expressed any concerns regarding flooding and pointed out that the requirements of the Public Facilities Manual would be met at the time of final site plan approval, including the requirement that post-development peak runoff not be greater than pre-development peak runoff. Mr. Jenkins presented a scenario of development under the current R-3 zoning without a special permit, noting that it would result in greater intrusion into environmentally sensitive areas than the applicant's proposal. He stated that the parking and traffic requirements had been met. He said that a permanent committee would be set up to act as a liaison with the neighbors and other churches in the area to prevent conflicts in scheduling of

special events. He pointed out that regular services would be held on Saturday morning. He concluded by stating that the application exceeded Zoning Ordinance requirements in many instances and would be a good addition to the neighborhood.

In response to questions from Commissioner Byers, Mr. Jenkins explained that parking would be controlled by informing churchgoers and posting signs. He added that the present congregation of approximately 150 members was currently meeting at a location in Arlington.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Mr. Arnold Reitze, 6022 Munson Hill Road, Falls Church, spoke in opposition. He said that the church was a commercial use that should not be allowed in a residential area.

Ms. Marguerite Hogge, 3139 Glen Carlyn Road, Falls Church, spoke in favor of the application. She said it would improve the community.

Ms. Hogge and Ms. Langdon responded to questions from Commissioner Palatiello concerning the current use of the subject property.

The next six speakers were opposed to the application. Their main objections were: 1) flooding problems in the area would be exacerbated; 2) too many churches nearby already; and 3) parking problems on neighborhood streets.

- Mr. Gregory Johnson, 6000 Hardwick Place, Falls Church,
representing the Hardwick Place Citizens Association
- Mr. Thomas Frankfurt, 3215 Hallran Road, Falls Church
representing the Long Branch Citizens Group
- Mr. Craig Zamuda, 6004 Lebanon Drive, Falls Church
- Mr. Mike Morgan, 3213 Hallran Road, Falls Church
- Mr. David A. Thorpe, Sr., 6018 Munson Hall Road, Falls Church
- Ms. Betty Paoletti, 6015 Lebanon Drive, Falls Church

Ms. Langdon responded to questions from Commissioners Downer and Harsel concerning the environmental quality corridor on the subject property and possible zoning violations, respectively.

Mr. Ricardo Flores, representing the Seventh-Day Adventists (SDA) Building Committee, 5900 6th Street South, Falls Church, stated that church services were not being held in the house on the subject property.

Ms. Christine Dawson, 6004 Lebanon Drive, Falls Church, said she had spoken to some people who were gathering at the house on a recent Saturday morning, and who had parked on neighborhood streets, and had been told that they were attending church services.

Ms. Donna Gregory, 6007 Lebanon Drive, Falls Church, spoke in opposition. She confirmed that the sounds she heard coming from the subject property on Saturday mornings all summer were church services.

In response to a question from Commissioner Harsel, Ms. Gregory stated that the subject property had a circular driveway, but that it was not adequate to accommodate all the cars that gathered for Saturday services and that many cars parked on neighborhood streets.

Miss Katherine Paoletti, 6015 Lebanon Drive, Falls Church, 9-year old daughter of Mrs. Betty Paoletti, pointed out that there was a family of foxes living on the subject property that would have to be relocated if this application was approved.

Ms. Naomi Salizar, an SDA church member, no address available, said that SDA services would not conflict with the other churches in the area since they were held on Saturday mornings, not Sunday mornings. She said that any development of the subject property would exacerbate traffic problems in the area and that the church would be the best use of the property.

Mr. Roger Weiss, Vice President of the Potomac Conference Corporation of SDA, 606 Greenville Avenue, Staunton, Virginia, said that the church would contribute to the quality of life in the community.

In response to a question from Commissioner Hall, Mr. Weiss said he did not know if the possibility of shared parking arrangements with other churches in the area had been explored.

Mr. Ruben Ramos, a former pastor and current SDA church member, no address available, said that the other churches did not have surplus parking available on Saturday mornings, inasmuch as they had other activities scheduled at those times. He spoke about the great need for a new SDA church in this area.

Ms. Kilikinaokalani Kekumano Enchinger Fetterman, 3217 Hallran Road, Falls Church, spoke about the need for religious freedom and protection of the environment.

There being no further speakers, Chairman Murphy called upon Mr. Jenkins for a rebuttal statement.

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Mr. Jenkins reiterated that the applicant exceeded the requirements in many instances and met them in others. He said that all rules and regulations would be strictly followed and that the application would be an improvement to the subject property and the area in general.

In response to questions from Commissioner Harsel, Mr. Jenkins confirmed that the most recent affidavit was the one dated December 7, 1995, on which he was listed as an agent for the applicant. He added that a waiver of the Chesapeake Bay Preservation Ordinance regulations had already been obtained, the terms of which were delineated on the SP plat.

Ms. Langdon had no closing staff comments; therefore Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Hall commented that the subject property was too small for the size of the church proposed and that parking would be inadequate, She therefore **MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF ZONING APPEALS THAT IT DENY THIS SPECIAL PERMIT APPLICATION, SP-95-M-034.**

Commissioner Byers seconded the motion which carried by a vote of 10-1-1 with Commissioner Thomas opposed; Commissioner Murphy abstaining.

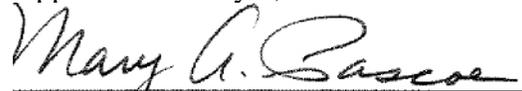
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The meeting was adjourned at 11:13 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

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: July 9, 1997



Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission