

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JANUARY 23, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ilyong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Ronald W. Koch, Sully District

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Byers MOVED THAT THE PUBLIC HEARING ON 2232-V01-27, SPRINT PCS, BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 19, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Koch absent from the meeting.

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Commissioner Hall MOVED THAT THE DECISION ONLY ON 2232-M02-10 AND SE-2002-MA-020, SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF FEBRUARY 13, 2003.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Koch absent from the meeting.

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Commissioner de la Fe MOVED THAT THE DECISION ONLY ON 2232-H02-21, SPRINT PCS, BE FURTHER DEFERRED TO A DATE CERTAIN OF MARCH 26, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Koch absent from the meeting.

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Commissioner Alcorn MOVED THAT THE PUBLIC HEARING ON ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT/MID-RISE) BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 20, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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Commissioner Alcorn MOVED THAT THE DECISION ONLY ON THE CHESAPEAKE BAY AMENDMENTS BE FURTHER DEFERRED TO A DATE CERTAIN OF MARCH 6, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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Commissioner Alcorn announced that the Planning Commission's Environment Committee and the Environmental Quality Advisory Council would hold a series of meetings to discuss issues raised at the Planning Commission's public hearing on the proposed Chesapeake Bay Amendments. He said that the first meeting would take place on Wednesday, February 5, 2003 at 7:00 p.m. in the Board Conference Room and that citizens who spoke at the public hearing would be invited to attend the meetings.

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Chairman Murphy reminded the Commissioners to turn in their committee assignment preferences to Barbara Lipa, Executive Director, as soon as possible.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON FDPA-C-220-6 AND 2232-D02-13, VERIZON WIRELESS, BE DEFERRED TO A DATE CERTAIN OF JANUARY 29, 2003, due to affidavit problems.

Commissioners Byers and de la Fe seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION REQUEST THE BOARD OF SUPERVISORS TO DEFER THEIR ACTION ON INFORMATION ITEM NUMBER 4, CONCERNING TOWNHOUSE PARKING REQUIREMENTS IN THE ZONING ORDINANCE, SCHEDULED FOR MONDAY, JANUARY 27, 2003, UNTIL SUCH TIME AS THE PLANNING COMMISSION HAS HAD AN OPPORTUNITY TO REVIEW THE STAFF RECOMMENDATION AND PROVIDE INPUT.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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FS-V02-29 - FAIRFAX COUNTY PARK AUTHORITY - 8515 SilverbrookRoad

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-V02-29 IS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN."

Commissioners Alcorn and Kelso, de la Fe and Wilson seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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2232-Y02-18 - FAIRFAX COUNTY PUBLIC SCHOOLS (Decision Only)

(The public hearing on this application was held on January 9, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE 2232-Y02-18 AS AMENDED BY A LETTER FROM MR. SUNNY SARNA, REVISED JANUARY 15, 2003, WITH THE FOLLOWING MODIFICATION IN ITEM 6, WHICH WOULD NOW READ IN THE SECOND SENTENCE: "HOWEVER, FOR THE ENTIRE FRONTAGE ON STONECROFT BOULEVARD, THE FAIRFAX COUNTY SCHOOL BOARD WILL INSTALL A DECORATIVE IRON FENCE, SEVEN FEET INSTEAD OF EIGHT FEET IN HEIGHT, WITHOUT BARBED WIRE, SIMILAR TO THAT BEING INSTALLED AT THE SULLY DISTRICT POLICE STATION."

Commissioner Alcorn seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Koch absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. SEA-83-P-011-2 - LOYAL ORDER OF VIENNA MOOSE LODGE NO. 1896, INC.
2. SE-2002-MV-038 - CAPITAL KIDS, INC.

This order was accepted without objection.

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SEA-83-P-011-2 - LOYAL ORDER OF VIENNA MOOSE LODGE NO. 1896, INC. - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE-83-P-011 previously approved for a private club to permit demolition of a portion of existing building and construction of building addition. Located at 9616 Courthouse Rd. on approx. 4.72 ac. of land zoned R-1. Tax Map 48-1 ((1)) 62. PROVIDENCE DISTRICT. PUBLIC HEARING.

Ms. Lori Greenlief, agent for the applicant, reaffirmed the affidavit dated October 30, 2002. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, 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.

Ms. Greenlief stated that the Moose Lodge was seeking approval to demolish and rebuild the front portion of their building, which had been built in 1956, remodeled in 1967, and expanded in 1983. She explained that the original dwelling was in need of repair and no longer adequately served members. She said the new building would be only slightly larger than the existing building with an FAR of .05, below the allowable amount. She noted that the applicant was in agreement with the development conditions dated December 4, 2002. She pointed out that there would be no increase in membership and that no other site changes were planned, except the addition of a stormwater management facility, if required. She said approval of the application would allow the Moose Lodge to better serve their membership and the community, and she requested favorable consideration.

In response to a question from Commissioner Smyth, Ms. Greenlief said that the landscaping plan would be added to the SEA plat before the Board date.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public

hearing and recognized Commissioner Smyth for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA-83-P-011-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED DECEMBER 4, 2002, WITH THE ADDITION OF THE FOLLOWING SENTENCE AFTER CONDITION 14C. THE SENTENCE READS: "THE ABOVE LANDSCAPING SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE NON-RUP FOR THE LODGE ADDITION, SUBJECT TO THE REVIEW AND APPROVAL OF THE URBAN FORESTRY DIVISION."

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AROUND THE ENTIRE SITE; A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTH; AND A MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE NORTH, EAST AND WEST IN FAVOR OF EXISTING VEGETATION AS MODIFIED BY DEVELOPMENT CONDITIONS DATED DECEMBER 4, 2002, AND AMENDED TONIGHT, AND EXISTING FENCING.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Smyth MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF INTERIOR PARKING LOT LANDSCAPING TO THAT SHOWN ON THE SEA PLAT.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

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SE-2002-MV-038 - CAPITAL KIDS, INC. - Appl. under Sects. 4-604 and 9-622 of the Zoning Ordinance to permit a child care center and modifications and waivers in the Commercial Revitalization District. Located at 8758 Richmond Hwy. on approx. 28,022 sq. ft. of land zoned C-6, HC and CRD. Tax Map 109-2 ((1)) 24 pt. MT. VERNON DISTRICT. PUBLIC HEARING.

Sarah Hall, Esquire, with Blankingship and Keith, PC, reaffirmed the affidavit dated September 6, 2002. There were no disclosures by Commission members.

Commissioner Byers asked Chairman Murphy to ascertain whether there were any speakers present for this application. Chairman Murphy called for speakers, but received no response. Commissioner Byers requested that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE SE-2002-MV-038, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE THE FOLLOWING WAIVERS IN A COMMERCIAL REVITALIZATION DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 9-622 OF THE ZONING ORDINANCE. THOSE WAIVERS BEING WAIVER OF THE MINIMUM LOT AREA, THE MINIMUM LOT WIDTH, THE MINIMUM REAR YARD REQUIREMENT, THE TREE COVER REQUIREMENT, AND THE PERIPHERAL PARKING LOT LANDSCAPING ALONG SACRAMENTO DRIVE.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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The meeting was adjourned at 8:59 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: Linda B. Rodeffer

Approved on: December 1, 2004

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