

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JANUARY 30, 1997**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Carl A. S. Coan, Jr., Providence District  
Judith W. Downer, Dranesville District  
Suzanne F. Harsel, Braddock District  
John W. Hunter, Commissioner At-Large  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Alvin L. Thomas, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District  
Janet R. Hall, Mason District

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The meeting was called to order at 8:29 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**

Commissioner Palatiello MOVED TO ELECT THE FOLLOWING SLATE OF OFFICERS FOR 1997:

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|-----------------|----------------------|
| CHAIRMAN        | PETER F. MURPHY, JR. |
| VICE CHAIRMAN   | JOHN R. BYERS        |
| SECRETARY       | SUZANNE F. HARSEL    |
| PARLIAMENTARIAN | ALVIN L. THOMAS      |

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

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Commissioner Palatiello MOVED THAT (THE PUBLIC HEARING ON) PCA-A-936, DPA-A-936-3, AND CSP-A-936, HUNTERS WOODS VILLAGE CENTER, L. L. P., BE DEFERRED TO A DATE CERTAIN OF MARCH 6, 1997.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

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Citing difficulties with the affidavit, Commissioner Palatiello MOVED THAT THE DECISION ONLY ON RZ-96-H-029, FDPA-96-H-029, PCA-80-C-028-3, AND PCA-85-C-066, WOODLAND ASSOCIATES, L. P., BE (FURTHER) DEFERRED TO A DATE CERTAIN OF FEBRUARY 26, 1997.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

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Again citing affidavit problems, Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON PCA-84-C-117 AND DPA-84-C-117, WESTERRA RESTON, L. L. C., TO A DATE CERTAIN OF MARCH 5, 1997.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

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Commissioner Coan, at the request of the applicant, MOVED THAT (THE PUBLIC HEARING ON) RZ-96-P-011, GLENN M. BUCCI, BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 27, 1997.

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

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Commissioner Coan MOVED THAT THE DECISION ONLY ON PCA-94-P-129-4 AND FDPA-84-P-129-3, PULTE HOME CORPORATION AND JADE DEVELOPMENT COMPANY, BE (FURTHER) DEFERRED TO A DATE CERTAIN OF FEBRUARY 5, 1997.

Commissioner Alcorn seconded the motion.

At Commissioner Palatiello's request, Commissioner Coan explained that the deferral was necessary in order to resolve an affordable dwelling units issue.

Chairman Murphy called for a vote and the motion carried unanimously with Commissioners Byers and Hall absent from the meeting.

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FS-L96-28 - BELL ATLANTIC NYNEX MOBILE, INC., Rose Hill Road

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF OCP AND FIND FS-L96-28, BY BELL ATLANTIC NYNEX, IN SUBSTANTIAL COMPLIANCE WITH THE COMPREHENSIVE PLAN AND IN ACCORD WITH SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

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FS-L96-29 - BELL ATLANTIC NYNEX MOBILE, INC., 7150 Hayfield Road

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF OCP AND FIND FS-L96-29, BY BELL ATLANTIC NYNEX, IN SUBSTANTIAL ACCORDANCE WITH THE COMPREHENSIVE PLAN AND SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

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

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FS-Y96-42 - AT&T WIRELESS SERVICES, Sully and McLearen Roads

Commissioner Koch MOVED THAT WE FIND THAT THE AT&T WIRELESS SERVICES TELECOMMUNICATIONS FACILITY PROPOSED FOR THE VIRGINIA POWER EASEMENT AT THE INTERSECTION OF SULLY AND MCLEAREN ROADS IS IN CONFORMANCE WITH THE RECOMMENDATION OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

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Chairman Murphy noted that he had recently attended a subcommittee meeting of the Telecommunications Task Force appointed by the Board of Supervisors. He noted that one of the issues discussed was that of "feature shown" determinations. He urged his fellow Commissioners to act on these items as expediently as possible.

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Chairman Murphy noted that a form would be circulated next week for Commissioners to indicate their preferences regarding 1997 committee appointments.

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Commissioner Palatiello noted that George Lovelace, a former Planning Commission member, a former Town of Vienna Council member, and fellow Hunter Mill District resident, had recently been elected to the Virginia House of Delegates as a representative of the 35th District. He wished Mr. Lovelace well in his new position.

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ORDER OF THE AGENDA ITEMS

Chairman Murphy noted that there was only one item left on tonight's agenda.

1. PCA-83-P-036-3 - 1800 L. L. C.
2. SE-96-P-042 - 1800 L. L. C.

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PCA-83-P-036-3 - 1800 L.L.C. - Appl. to amend the proffers for RZ-83-P-036 to permit a hotel with an overall FAR of 1.00 on property located in the N.W. quadrant of the intersection of Howard Ave. & Old Courthouse Rd. on approx. 1.62 ac. zoned C-4, HC & SC. Comp. Plan Rec: Office. Tax Map 39-1((6)) 24, 25 & 26. (Concurrent with SE-96-P-042.) PROVIDENCE DISTRICT.

SE-96-P-042 - 1800 L.L.C. - Appl. under Sect. 4-404 of the Zoning Ord. to permit a hotel on property located at 8400 Old Courthouse Rd. on approx. 1.62 ac. zoned C-4, HC & SC. Tax Map 39-1((6))24, 25 & 26. (Concurrent with PCA-83-P-036-3.) PROVIDENCE DISTRICT.  
JOINT PUBLIC HEARING.

Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated January 22, 1997. There were no disclosures by Commission members.

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 applications.

Ms. Baker noted that these applications were basically a reaffirmation of a previously-approved application which had expired before construction began. She noted that the subject property had been acquired by a new owner who wished to complete the original plans. She added that the project, called Town Place Suites by Marriott, would be an extended stay, business oriented hotel of one and two bedroom suites with small living rooms and kitchenettes. Ms. Baker said that no restaurant or conference facilities were proposed. She concurred with the proposed development conditions and noted that a new set of proffers had been recently submitted which included an additional proffer for a contribution to the Tysons Corner Road Fund.

Commissioner Coan congratulated the applicant for recognizing the importance of the fund contribution.

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

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Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL OF PCA-83-P-036-3, SUBJECT TO THE EXECUTION OF PROFFERS AS REVISED JANUARY 28, 1997.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF SE-96-P-042, SUBJECT TO THE REVISED PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 29, 1997.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Byers and Hall absent from the meeting.

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The meeting was adjourned at 8:50 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

CLOSING

January 30, 1997

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: Gloria L. Watkins

Approved on: October 14, 1998

A handwritten signature in cursive script that reads "Mary A. Pascoe". The signature is written in black ink and is positioned above a horizontal line.

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