

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 5, 1997**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Carl A. S. Coan, Jr., Providence District  
Janet R. Hall, Mason 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

ABSENT: Judith W. Downer, Dranesville District  
Alvin L. Thomas, Commissioner At-Large

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Chairman Peter F. Murphy, Jr., convened the meeting at 8:25 p.m., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Chairman Murphy, on behalf of the Planning Commission, expressed condolences to the family of Noman Cole who had been killed in a skiing accident over the weekend. He noted that Mr. Cole, an environmentalist and citizen activist, had been largely instrumental in cleaning up the Potomac River.

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Commissioner Kelso stated that SE-96-L-046, Eileen F. Giaimo, had been scheduled for public hearing this evening but required additional work. Therefore, he **MOVED THAT WE DEFER THIS HEARING TO A DATE CERTAIN OF FEBRUARY 27, 1997.**

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

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Commissioner Kelso announced his intention to defer PCA-88-L-082-2 and FDPA-88-L-082-2, Governor's Grove, L.L.C., from Thursday, February 13, 1997 to Thursday, February 20, 1997, to allow additional time to distribute the staff report.

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Commissioner Palatiello stated that applications by Jefferson at President's Park, had been scheduled for public hearing on March 12, 1997, but required further deferral. He then MOVED THAT THE FOLLOWING APPLICATIONS BE DEFERRED FROM THEIR PUBLIC HEARING OF MARCH 12, 1997 TO AN UNCERTAIN DATE; PCA-85-C-008-3, RZ-1996-HM-043, PCA-86-C-029-6, PCA-88-C-066-2, AND RZ-1 996-HM-044.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Downer and Thomas absent from the meeting.

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Commissioner Palatiello also announced his intent to defer SEA-82-C-142, Mobil Oil Corporation and Lester F. Markell, Jr., from Thursday, February 13, 1997 to Wednesday, March 26, 1997. He said this was being done because the proposal was currently being amended to take advantage of the new mini-mart provisions in the Zoning Ordinance.

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Chairman Murphy referred to a memorandum from Barbara Lipka, Deputy Executive Director, Planning Commission Office, dated February 3, 1997, which contained updated information on the 1997 - 1998 Area Plans Review. He asked the Commissioners to pay particular attention to the upcoming citizen briefing dates.

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Chairman Murphy referred to his memorandum dated February 5, 1997, regarding preferences for the Planning Commission Committees. He asked each Commissioner to fill out the attached form and return it to staff as soon as possible.

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Chairman Murphy then appointed Commissioner Walter Alcorn as the Planning Commission representative on the Fairfax County Airports Advisory Committee to replace Commissioner John Palatiello who had served with distinction for many years.

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FS-V96-11 - AT&T WIRELESS SERVICES, 6040 Richmond Highway FS-V96-45 - AT&T WIRELESS SERVICES, Fort Belvoir at Telegraph Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE STAFF'S DETERMINATION THAT THE FACILITY PROPOSED BY AT&T FOR 6040 RICHMOND HIGHWAY AND FOR THE VIRGINIA POWER TOWER ON FORT BELVOIR AT TELEGRAPH ROAD ARE BOTH IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED "FEATURES SHOWN", PURSUANT TO SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Downer and Thomas absent from the meeting.

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FS-P96-56 - AMERICAN PERSONAL COMMUNICATIONS at 9411 Lee Highway

Chairman Murphy, for Commissioner Coan who had recused himself from this case, MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR OF COMPREHENSIVE PLANNING THAT THIS IS, IN FACT, A "FEATURE SHOWN" UNDER SECTION 15.1-456 OF THE *CODE OF VIRGINIA*, AND THAT IS FS-P96-56.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Coan abstaining; Commissioners Downer and Thomas absent from the meeting.

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FS-P96-34 - AT&T WIRELESS SERVICES at 7799 Leesburg Pike

Commissioner Coan MOVED THAT WE FIND THAT FS-P96-34 IS A "FEATURE SHOWN" PURSUANT TO SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

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

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FS-P96-36 - AT&T WIRELESS SERVICES at 3211 Jermantown Road

Commissioner Coan MOVED THAT WE FIND THAT FS-P96-36 IS A "FEATURE SHOWN" PURSUANT TO SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

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

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FS-P96-54 - AMERICAN PERSONAL COMMUNICATIONS at 8200 Greensboro Drive

Commissioner Coan MOVED THAT WE FIND THAT FS-P96-54 IS A "FEATURE SHOWN" PURSUANT SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

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

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FS-M96-40 - CELLULAR ONE SOUTHWESTERN BELL MOBILE SYSTEMS, INC. at 2946 Sleepy Hollow Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION AND THAT THE FACILITY PROPOSED BY CELLULAR ONE FOR 2946 SLEEPY HOLLOW ROAD IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

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

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FS-M96-53 - BELL ATLANTIC NYNEX MOBILE, INC. at 3101 Hodge Place

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE FACILITY PROPOSED BY BELL ATLANTIC NYNEX MOBILE AT 3101 HODGE PLACE IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

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

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SE-96-M-040 - BAILEY'S CROSSROADS VOLUNTEER FIRE DEPARTMENT, INC. 456-M96-2 - CELLULAR ONE WASHINGTON/BALTIMORE (Decisions Only)

(The public hearing on these applications was held on January 22, 1997. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND APPLICATION 456-M96-2 IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN, PURSUANT TO SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2, with Commissioners Coan and Palatiello abstaining; Commissioner Hunter not present for the vote; Commissioners Downer and Thomas absent from the meeting

Commissioner Hall also MOVED THAT THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION SE-96-M-040 BE APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 22, 1997.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2, with Commissioners Coan and Palatiello abstaining; Commissioner Hunter not present for the vote; Commissioners Downer and Thomas absent from the meeting

Commissioner Hall then MOVED THAT THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE NORTH, EAST AND WEST PROPERTY BOUNDARIES AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE NORTH AND WEST BOUNDARIES IN FAVOR OF THAT SHOWN ON THE PROPOSED SPECIAL EXCEPTION PLAT.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2, with Commissioners Coan and Palatiello abstaining; Commissioner Hunter not present for the vote; Commissioners Downer and Thomas absent from the meeting

Commissioner Hall finally MOVED THAT THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A TWO-THIRDS REDUCTION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A MODIFICATION OF THE BARRIER REQUIREMENTS ALONG THE SOUTH PROPERTY BOUNDARY, AS SHOWN ON THE SPECIAL EXCEPTION PLAT.

Commissioner Byers seconded the motion which carried by a vote of 7-0-2, with Commissioners Coan and Palatiello abstaining; Commissioner Hunter not present for the vote; Commissioners Downer and Thomas absent from the meeting.

PCA-84-P-1 29-- PULTE HOME CORP. & JADE DEVELOPMENT CO. FDPA-84-P-129-3 - PULTE HOME CORP.& JADE DEVELOPMENT CO. (Decisions Only)

(The public hearing on these applications was held on December 12, 1996. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE PCA-84-P-129-4 AND IF THAT APPROVAL IS GIVEN BY THE BOARD THAT OUR APPROVAL OF FDPA-84-P-129-3 BE REGISTERED, PURSUANT TO THE PROFFERS DATED FEBRUARY 5, 1997, AS AMENDED AS FOLLOWS: MODIFY THE SECOND LINE OF PARAGRAPH 1 ON PAGE 1 TO READ IN PART: "...CORPORATION AND JADE DEVELOPMENT COMPANY, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER THE APPLICANTS).

Commissioner Byers seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Hall abstaining; Commissioners Downer and Thomas absent from the meeting.

Commissioner Coan also MOVED THAT WE APPROVE A WAIVER OF THE BARRIER ALONG THE NORTH AND EAST SIDES OF THE SITE ADJACENT TO THE OFFICE BUILDINGS.

Commissioner Byers seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Hall abstaining; Commissioners Downer and Thomas absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. FDPA-78-C-118-10 - AMERICAN PERSONAL COMMUNICATIONS  
456-Y96-13 - AMERICAN PERSONAL COMMUNICATIONS
2. SE-96-V-044 - SUN COMPANY, INC.

This order was accepted without objection.

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FDPA-78-C-118-10 - AMERICAN PERSONAL COMMUNICATIONS - Appl. to amend the FDP for a church & related facilities for RZ-78-C-1 10 to permit a telecommunications facility on property located on the E. side of the Fairfax County Pkwy., N. of its intersection with Franklin Farm Rd. on approx. 8.92 ac. zoned PDH-2. Tax Map 35-1((4))(19)C2. (Concurrent with 456-Y96-13.) SULLY DISTRICT.

456-Y96-13 - AMERICAN PERSONAL COMMUNICATIONS -

Appl. under Sec. 15.1-456 of the *Code of Virginia* to permit a telecommunications facility on property located on the E. side of the Fairfax County Pkwy., N. of its intersection with Franklin Farm Rd. on approx. 8.92 ac. zoned PDH-2. Tax Map 35-1((4))(19)C2. (Concurrent with FDPA-78-C-1 18-10.) SULLY DISTRICT. JOINT PUBLIC HEARING.

C. Thomas Hicks, III, Esquire, with Shaw, Pittman, Potts, and Trowbridge, represented the applicant and reaffirmed the affidavits dated January 17, 1997. There were no disclosures from the Planning Commissioners.

Denise M. James, Zoning Evaluation Division, Office of Comprehensive Planning (OCP), furnished the staff report for FDPA-78-C-1 18-10, a copy of which may be found in the date file. She stated that staff recommended approval of the applications.

Michael P. Hines, Planning Division, OCP, furnished the staff report for 456-Y96-13. He stated that staff recommended that the Planning Commission find the proposed tree monopole in substantial accord with the provisions of the adopted Comprehensive Plan, pursuant to Section 15.1-456 of the *Code of Virginia*. (A copy of the staff report may be found in the date file.)

In response to a question from Commissioner Coan, Mr. Hines stated that the monopole, as proposed, was situated about 160 feet to the closest residential property line and staff's judgment had been based somewhat on the proximity to residential structures. Chairman Murphy stated that the Zoning Ordinance as approved by the Board of Supervisors had not addressed this particular kind of monopole issue. He said the Zoning Ordinance addressed the "quick fixes" for monopoles. Chairman Murphy also said there would be some monopoles in residential areas but there were no specific guidelines indicating how close they would be to residential areas.

Mr. Hines noted, in response to a question from Commissioner Hall, that the height of the proposed tree pole would be 120 feet. He said that if the pole fell directly in the path of residences, there would be a distance between the fall area and a residence. Chairman Murphy stated that he believed the tree poles were designed to collapse rather than fall directly from point A to point B at 150 feet out.

Mr. Hicks introduced Regina Murray, a consultant with Whalen and Company, who had worked on this project with the Franklin Farm community for well over a year. He noted that she had addressed the concerns of the staff and the community.

Ms. Murray explained the process American Personal Communications had gone through with County staff and the Franklin Farms community to resolve the issues involved with this case. She said they had held citizens' meetings; conducted a balloon test; and attended community Planning and Zoning Committee meetings. She said the Franklin Farm Board of Trustees had

voted unanimously not to oppose the proposal. Ms. Murray stated that following a survey of the height of the trees in the area, the citizens had decided that the location best suited for the monopole was where the trees were highest. Additionally, she noted that the County staff had recommended approval of the proposal and then requested approval of the application.

In response to a question from Commissioner Koch, Ms. Murray stated that the application had the approval of the Sully District Land Use Committee.

Ms. Murray stated that the tree monopole would be lighted at the top as required by the Zoning Ordinance.

There was a lengthy discussion between Commissioner Coan and Ms. Murray regarding the propriety of locating this monopole within a residential community. Ms. Murray stated that they had worked within the guidelines established by the Zoning Ordinance. She said that the need existed in that area for such a monopole and they had selected the least visually obtrusive site. She indicated that locating on telephone or electric poles in this area would not be feasible.

There being no listed speakers and none in the audience, no further questions or comments and no need for a rebuttal, Chairman Murphy closed the public hearing and turned to Commissioner Koch for action on these cases. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THAT THE PROPOSED TELECOMMUNICATION FACILITY SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN SECTION 15.1-456 OF THE *CODE OF VIRGINIA*, AND THEREFORE MAY BE DETERMINED TO BE IN SUBSTANTIAL ACCORD WITH THE COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried by a vote of 9-1 with Commissioner Coan opposed; Commissioners Downer and Thomas absent from the meeting.

Commissioner Koch also MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-78-C-118-10, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 30, 1997.

Commissioner Byers seconded the motion which carried by a vote of 9-1 with Commissioner Coan opposed; Commissioners Downer and Thomas absent from the meeting.

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SE-96-V-044 - SUN COMPANY, INC. - Appl. under Sec. 7-607 of the Zoning Ord. to permit renovation to an existing service station on

property located at 5928 Richmond Hwy. on approx. 1.02 ac. zoned C-8 & HC. Tax Map 83-3((1))69. MOUNT VERNON DISTRICT.  
PUBLIC HEARING.

Francis J. Emig, with Compu-Engineering, represented the Sun Company and reaffirmed that the affidavit dated January 27, 1997, was current and correct. There were no disclosures from the Planning Commissioners.

Since there were no listed speakers and at the request of Commissioner Byers, Chairman Murphy polled staff, the audience, and the applicant and determined that there was no objection to waiving the staff report and the applicant's presentation. He then closed the public hearing and turned to Commissioner Byers for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE SE-96-V-044, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Coan not present for the vote; Commissioners Downer and Thomas absent from the meeting.

Commissioner Byers also MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS, PURSUANT TO PARAGRAPH 2 OF SECTION 13-304 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Coan not present for the vote; Commissioners Downer and Thomas absent from the meeting,

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The meeting adjourned at 9:55 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

CLOSING

February 5, 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: Dorothy E. Brittingham

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