

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 3, 2004**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank de la Fe, Hunter Mill 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

ABSENT: Janet R. Hall, Mason District  
Peter F. Murphy, Jr., Springfield District  
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers, 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 Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2003-LE-028, SILVIO DIANA, TO A DATE CERTAIN OF APRIL 7, 2004.

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

Commissioner Lusk further MOVED THAT THE PUBLIC HEARING ON SE-2003-LE-029 AND SE-2003-LE-031, SILVIO DIANA, BE DEFERRED TO A DATE CERTAIN OF APRIL 7, 2004.

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

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In the absence of Commissioner Hall, Vice Chairman Byers MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SEA 88-L-071 AND RZ 2003-MA-052,

TRUSTEES FOR IMMANUEL BIBLE CHURCH, TO A DATE CERTAIN OF MARCH 24, 2004.

Commissioners Lusk and Lawrence seconded the motion which carried unanimously with Commissioners Hall, Murphy, and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. PCA A-689-2 - NOVUS, LLC
2. ZONING ORDINANCE AMENDMENT - EDITORIAL REVISIONS
3. RZ 2003-MV-036 - ROUBIN ASSOCIATES, LLC AND MARY ANNE PEARSON SANKO REVOCABLE TRUST

This order was accepted without objection.

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PCA A-689-2 NOVUS, LLC - Appl. to amend the proffers for RZ A-689 previously approved for office use to permit continuation of skating facility, health club and related facilities until such time as the property is redeveloped for office use, with an overall Floor Area Ratio (FAR) of 0.28. Located at 1800 Michael Faraday Ct. on approx. 4.76 ac. of land zoned I-5. Comp. Plan Rec: Mixed Use. Tax Map 18-3 ((5)) 9. HUNTER MILL DISTRICT. PUBLIC HEARING.

Sarah Hall, Esquire, with Blankingship and Keith, 4020 University Drive, Fairfax, representative for the applicant, reaffirmed the affidavit dated February 3, 2004. There were no disclosures by Commission members.

Aaron Shriber, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Hall commented that approval of the application would allow the continuation of the existing recreational uses on the property.

There were no listed speakers. Vice Chairman Byers called for speakers from the audience but received no response. He noted rebuttal was not necessary. There were no comments or questions from the Commission and no closing staff remarks; therefore, Vice Chairman Byers

closed the public hearing and recognized Commissioner de la Fe for action on the application. (A verbatim transcript is in the date file.)

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Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA A-689-2, SUBJECT TO THE EXECUTION OF PROFFERS DATED FEBRUARY 10, 2004.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Hall, Murphy, and Wilson absent from the meeting.

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ZONING ORDINANCE AMENDMENT (EDITORIAL REVISIONS)

– To amend Chapter 112, as follows: Eliminates promotional activities of retail merchants in residential districts; updates cross references to other sections and alphabetical ordering as a result of the adoption of previous Zoning Ordinance amendments to include Paragraphs 16 and 17 of Sect. 4-902, Par. 3 of Sect. 10-203, Par. 4 of Sect. 11-102, Par. 6 of Sect. 11-104 and Part 5 of Article 18; clarifies that any special permit or special exception use may only be established in accordance with the approved special permit or special exception; changes references from the Department of Animal Control to the Animal Services Division of the Police Department; replaces the term “church” with “place of worship”; relocates the definition of “building under construction” to the outdoor lighting standards section; deletes the International Association of Lighting Designers from the list of professionals that can submit a photometric plan or sports illumination plan; clarifies that the Board of Zoning Appeals has the ability to hear and decide appeals from any order, requirement, decision, interpretation or determination made by the Zoning Administrator or any other administrative officer in the administration or enforcement of the Zoning Ordinance; distinguishes between the Director of the Department of Public Works and Environmental Services and the Director of the Office of Site Development Services in references to the Geotechnical Review Board; deletes the reference to measurement orientation in the “footcandle” definition; clarifies that the maximum building height in Commercial Revitalization Districts (CRD) in both the C-6 and C-8 Districts is 50 feet; and clarifies the references to Sect. 13-202 (peripheral parking lot landscaping requirements) in the CRD. COUNTYWIDE. PUBLIC HEARING.

Jack Reale, Zoning Administration Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the amendment.

Responding to a question from Commissioner Alcorn, Mr. Reale explained that retail sales were not permitted in residential districts, except under limited circumstances, but promotional activities of retail merchants were permitted. In response to another question from Commissioner Alcorn, Mr. Reale said that proposed text changes on pages 6 and 7 of the staff report referred only to residential districts and would not affect planned development housing districts.

There were no listed speakers. Vice Chairman Byers called for speakers from the audience, but received no response. He noted rebuttal was not necessary. The Commission had no further comments or questions and staff had no closing remarks; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Alcorn for action on this amendment. (A verbatim transcript is in the date file.)

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT, EDITORIAL AND OTHER MINOR REVISIONS, AS DETAILED IN THE STAFF REPORT DATED JANUARY 5, 2004.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hall, Murphy, and Wilson absent from the meeting.

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The next case was in the Mount Vernon District; therefore, Vice Chairman John R. Byers relinquished the Chair to Secretary Harsel.

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RZ 2003-MV-036 ROUBIN ASSOCIATES, L.L.C AND MARY ANNE PEARSON SANKO REVOCABLE TRUST - Appl. to rezone from R-1 to I-6 to permit industrial development with an overall Floor Area Ratio (FAR) of 0.06. Located on the S. side of Newington Rd. at its intersection with Loisdale Rd. and at the N. terminus of Terminal Rd. on approx. 6.39 ac. of land. Comp. Plan Rec: Industrial. Tax Map 99-1 ((1)) 5E. MOUNT VERNON DISTRICT. PUBLIC HEARING.

John McBride, Esquire, with Vanderpool, Fostrick & Nishanian, 9324 West Street, Manassas, representative for the applicant, reaffirmed the affidavit dated February 25, 2004. There were no disclosures by Commission members.

Cathy Lewis, 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.

Mr. McBride explained that the applicant desired to relocate its headquarters and combine various field operations on the site. He noted that the application was in conformance with the Comprehensive Plan and all applicable Zoning Ordinances and that it met Virginia Department of Transportation standards for access to Newington Road.

Mr. McBride responded to questions from Commissioner Byers about future uses of the property as reflected in Proffer 11 and addressed traffic issues that could arise from those uses.

In response to a question from Commissioner Hart, Mr. McBride described how company trucks would enter and exit the site. Responding to another question from Commissioner Hart, Mr. McBride noted that the foundation of the original Sanko house, which had recently burned down, was not historic and would be removed from the property.

Responding to question from Commissioner Byers, Mr. McBride stated that the Generalized Development Plan would be corrected to reflect I-6 zoning, not I-5.

Secretary Harsel called the first listed speaker and recited rules for public testimony.

Matthew Szramoski, 8309 Accotink Road, Lorton, representing Newington Civic Association, spoke in opposition to the application citing environmental and traffic concerns and said I-5 District zoning was not appropriate for the site.

Fred Tyler, 2305 Lory Court, Alexandria, proprietor of the nearby Hunter Motel, expressed opposition to the application due to traffic concerns.

Cynthia Smith, 6713 Catskill Road, Lorton, advised the Commission that she also opposed the application due to traffic concerns. She presented photographs of traffic on Newington Road, copies of which are in the date file.

There were no other listed speakers; therefore, Secretary Harsel called for speakers from the audience.

Purvis Dawson, 6909 Trestle Court, Lorton, spoke in opposition to the proposed development citing traffic concerns and the location of the proposed entrance on Newington Road.

Greg Granahan, 4400 Elmwood Drive, Alexandria, expressed concern about tree save and stormwater management and said a proffer to extend Terminal Road to Loisdale Road was needed to limit access.

There were no further speakers; therefore, Secretary Harsel called upon Mr. McBride for a rebuttal statement

Mr. McBride explained that the Comprehensive Plan did not recommend that Terminal Road be extended. He said the proposed use was compatible with industrial uses of the surrounding area and that proffers addressed the types of materials that could be stored on the property and the types of construction vehicles allowed.

Mr. McBride responded to questions from Commissioner Byers and Secretary Harsel about traffic congestion in the area.

In response to questions from Commissioner Hart, Ms. Lewis explained that the applicant could apply for a special exception or special permit without having to amend the proffers and identified uses in an I-5 district permitted with special permit approval.

There were no other speakers. The Commission had no further comments or questions and staff had no closing remarks; therefore, Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2003-MV-036 TO A DATE CERTAIN OF MARCH 25, 2004, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hall, Murphy, and Wilson absent from the meeting.

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Vice Chairman Byers resumed the Chair and adjourned the meeting.

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ADJOURNMENT

March 3, 2004

The meeting was adjourned at 10:15 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 Baggett

Approved on: November 9, 2006

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