

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 7, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilyong Moon, Commissioner At Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District
Linda Q. Smyth, Providence District

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Murphy, citing unresolved issues, MOVED THAT WE (FURTHER) DEFER THE PUBLIC HEARING ON SE-99-S-024, KNOLLWOOD BAPTIST CHURCH, TO A DATE CERTAIN OF MARCH 29, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

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FDP-2000-SU-043 - WINCHESTER HOMES, INC. (Reconsideration)
(Public hearing was held on 2/15/01; Decision on 3/1/01)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECONSIDER THE PREVIOUS APPROVAL OF FDP-2000-SU-043.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-SU-043, SUBJECT TO THE REVISED DEVELOPMENT CONDITIONS NOW DATED MARCH 7, 2001.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-1 with Commissioner Hall abstaining; Commissioner Moon not present for the vote; Commissioners Harsel and Smyth absent from the meeting.

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Commissioner Palatiello, Chairman of the Policy and Procedures Committee, announced his intention to seek approval tomorrow night, March 8, 2001, of the Committee's recommendations regarding the 2001 Zoning Ordinance Amendment Work Program.

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Commissioner Palatiello, at the request of the applicant, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ/FDP-2000-HM-044, PCA-80-C-028-6, AND PCA-77-C-098-4, TST WOODLAND LLC, TO A DATE CERTAIN OF MARCH 29, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Smyth absent from the meeting.

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Commissioner Kelso announced that the next meeting of the Planning Commission/School Facilities Committee would be held on Wednesday, March 28, 2001 at 7:30 p.m. in the Board Conference Room.

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Commissioner Koch noted that affidavit problems necessitated the deferral of three Sully District cases. He therefore MOVED THAT THE PUBLIC HEARING ON 2232-Y00-32, PCA-82-P-069-10, AND FDPA-82-P-069-7-6, COXCOM, INC., BE DEFERRED TO MARCH 28, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Smyth absent from the meeting.

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Commissioner Byers announced his intent to defer the public hearing on RZ/FDP-2000-MV-045, Lorton Valley, from March 22, 2001 to April 26, 2001.

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Commissioner DuBois announced her intent to defer the public hearing on 2232-D99-13 and SE-99-D-043, CWS/United Methodist Church, from March 14, 2001 to April 25, 2001.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy set the following order for the agenda:

1. RZ 2000-SP-058 - IVY DEVELOPMENT, LC
2. CSPA-87-S-039-2 - FAIRFAX CORNER MIXED USE LC

This order was accepted without objection.

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Prior to this public hearing in the Springfield District, Vice Chairman Byers assumed the Chair.

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RZ 2000-SP-058 - IVY DEVELOPMENT, LC - Appl. to rezone from R-1 to R-8 to permit residential development at a density of 5.81 du/ac & a waiver of the minimum district size requirement on property located adjacent to the Fairfax County Parkway w/frontage on Hooes Rd. at its terminus, E. of its intersection w/Eggar Woods Lane on approx. 2.41 ac. Comp. Plan Rec: 5-8 du/ac. Tax Map 89-4((1))63. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Mr. Paul Jeannin, with Planning and Development Services, Inc., reaffirmed the affidavit dated February 6, 2001. There were no disclosures by Commission members.

Mr. James Albright, 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.

Commissioner Murphy explained that the recently distributed revised proffers included changes regarding tree save and limits of clearing and grading.

Mr. Jeannin noted that the applicant had worked diligently to address issues raised by citizens and staff, resulting in a development plan with more than 55 percent open space.

In response to questions from Commissioner Alcorn, Mr. Jeannin explained that the applicant had done a partial noise study and upon completion of that study, a determination would be made as to the appropriate height for the proposed sound wall.

Vice Chairman Byers called the only listed speaker and recited the rules for public testimony.

Mr. John P. Woods, 7959 De Arment Court, Springfield, representing Spring Woods Homeowners Association, spoke in support of the applicant's proposal. He thanked the applicant for the work done to address residents' concerns.

There being no further speakers, Vice Chairman Byers noted that there was no need for a rebuttal statement.

Mr. Albright, in the context of closing staff comments, explained that there would be no gap in the sound wall.

In response to questions from Commissioner Wilson, Mr. Jeannin confirmed that the Fire Marshal's Office had reviewed the proposed development plan and had not expressed any objections to the proposed emergency turnaround. Commissioner Wilson commented that there was a parking space immediately adjacent to the turnaround and that perhaps it would be prudent to place a sign indicating that the turnaround area was not to be used for parking. Mr. Jeannin assured her that the area would be appropriately marked with stripes and a sign.

There being no further comments or questions from the Commission and Mr. Albright having no additional closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2000-SP-058, SUBJECT TO THE PROFFERS DATED MARCH 7, 2001.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioners Harsel and Smyth absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE MINIMUM DISTRICT SIZE IN THE R-8 DISTRICT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Smyth absent from the meeting.

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At the conclusion of this public hearing, Chairman Murphy resumed the Chair.

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CSPA-87-S-039-2 - FAIRFAX CORNER MIXED USE LC - Appl.
to amend the previously approved Comprehensive Sign Plan for RZ-87-S-039 on property located on the N. side of Monument Dr., S. of Random Hills Rd. on approx. 48.06 ac. zoned PDC. Tax Map 56-1((1)) 47A & 56-2((1))75 (formerly known as 56-1((1))41, 41A, 41B, 41C, 41D, 41E, 41F & 47). SULLY DISTRICT. PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton & Williams, reaffirmed the affidavit dated February 22, 2001. There were no disclosures by Commission members.

Ms. Amy Parker, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. McDermott explained that this application pertained to the commercial portion of the Fairfax Corner development, including hotel, office, retail and entertainment uses. He noted that a total of 20 buildings were planned for the 48-acre subject property and that only two issues remained outstanding. He said that the first issue was whether there should be any signage on the I-66 side of the development. Mr. McDermott explained why the applicant felt signage in that area was imperative for identification purposes and requested that Condition #12 be deleted. The second issue, he stated, was the matter of whether the changeable text signs for the rear facade of the movie theatre should be included in determining allowable square footage as outlined in Condition #5. He presented the applicant's rationale for not including those signs in the overall sign allowance.

Commissioner Koch concurred with the applicant's position regarding these two issues, stating that signs on the I-66 side would provide a service to travelers on that highway. He added that a strict interpretation of the Sign Ordinance provisions regarding the calculation of square footage for the theatre's changeable text signs would unnecessarily restrict the size of other signs.

In response to a question from Commissioner Byers, Commissioner Koch stated that he disagreed with the staff policy that no signs be allowed on facades adjacent to I-66, not only for this application, but for previous ones such as the Fair Lakes development as well.

In response to questions from Commissioner Hall, Ms. Kristen Abrahamson, ZED, DPZ, stated that the theory behind staff's policy of no signs along I-66 was that they would be a distraction to motorists. She acknowledged, however, that this particular staff recommendation was frequently altered or eliminated.

Commissioner Kelso complimented the applicant's graphic designer on the tasteful approach to the sign package, but suggested that the hard arrow shown on the Type P14 pedestrian directional sign depicted on page 25 of the Sign Plan be replaced with a pointing hand symbol.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Koch for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE CSPA-87-S-039-2, SUBJECT TO THE STAFF'S PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 5, 2001, MODIFIED AS FOLLOWS:

CHANGE CONDITION NUMBER 5 TO READ: "5. WITH THE EXCEPTION OF THE PROPOSED POSTER CASES, CHANGABLE TEXT SIGNS, AND THE REAR FACADE SIGN WHICH IS CONTROLLED BY CONDITION NUMBER 11 OF FDPA-87-S-039-7, TOTAL SIGN AREA FOR ALL MOVIE THEATRE BUILDING-MOUNTED SIGNS SHALL BE LIMITED TO 1.5 SQUARE FEET OF SIGN AREA FOR EACH LINEAR FOOT OF BUILDING FRONTAGE."

AND DELETE CONDITION NUMBER 12.

Commissioners Hall, Palatiello and Wilson seconded the motion which carried by a vote of 9-1 with Commissioner Byers opposed; Commissioners Harsel and Smyth absent from the meeting.

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The meeting was adjourned at 9:15 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: March 13, 2002

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