

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 9, 2005**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District
Ronald W. Koch, Sully District

//

The meeting was called to order at 8:24 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.

//

COMMISSION MATTERS

Commissioner Alcorn noted that in the absence of Commissioner Hall, he had chaired the Policy and Procedures Committee, which had met earlier in the evening to discuss the 2005 Zoning Ordinance Amendment Work Program and draft sample Tree Preservation Proffers. He added that on Wednesday, March 16, 2005, the Planning Commission would be voting on recommendations for the work program.

//

Commissioner Alcorn announced that the Policy and Procedures Committee would meet again on Thursday, March 31st in the Board Conference Room at 7:30 p.m., to discuss the procedures for the South County Area Plans Review process.

//

Commissioner Lawrence indicated that the public hearing on RZ 2003-PR-026 and PCA 76-P-118, Elm Street Development, had been moved administratively to a date certain of May 11, 2005.

//

Commissioner Hopkins MOVED THAT THE DECISION ONLY ON SE 2004-DR-031, RIVER BEND GOLF AND COUNTRY CLUB, INC., BE FURTHER DEFERRED TO MARCH 17, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

//

Commissioner Byers announced that the first meeting of the 2005 School Facilities Committee would meet on Wednesday, March 23, 2005, at 7:30 p.m. in the Board Conference Room, to reach a consensus on the proposed proffer language for contributions to schools. He noted that the public was welcome to attend.

//

Chairman Murphy reminded the Commission that the only agenda item for tomorrow night would be a public workshop on the Advertised Capital Improvement Program for Fiscal Years 2006 through 2010, with briefings from various Fairfax County agencies.

//

Commissioner Wilson announced her intent to further defer the decision only scheduled for March 10, 2005, on the proposed Public Facilities Manual Amendments on Parking Spaces, Cash Deposits, and Drainage Divides, to a date certain of March 17, 2005.

//

FS-S04-60 - OMNIPOINT/T-MOBILE, 7801 Maritime Lane

Without objection, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "CONSENT AGENDA ITEM" FOR FS-S04-60, T-MOBILE, 7801 MARITIME LANE.

The motion carried unanimously with Commissioners Hall and Koch absent from the meeting.

//

ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. SE 2004-LE-033 - FRANCONIA LODGE #646, LOYAL ORDER OF THE MOOSE, INC.
2. PCA 79-P-038 - NEVZAT KANSU AND HACER K. KANSU

3. SE 2004-MA-034 - ENTERPRISE LEASING COMPANY
D/B/A ENTERPRISE RENT-A-CAR

This order was accepted without objection.

//

SE 2004-LE-033 - FRANCONIA LODGE #646, LOYAL ORDER OF THE MOOSE, INC. - Appl. under Sect. 3-104 of the Zoning Ordinance to permit an addition to an existing private club. Located at 7701 Beulah St. on approx. 6.22 ac. of land zoned R-1. Tax Map 99-2 ((1)) 50. LEE DISTRICT. PUBLIC HEARING.

Susan Benson, Odyssey Associates, Inc., reaffirmed the affidavit dated February 3, 2005. There were no disclosures by Commission members.

Peter Braham, 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. Benson stated that she concurred with the staff report and the proposed development conditions.

There being no speakers for this application, Chairman Murphy noted that a rebuttal statement was not necessary. There were no comments or questions from the Commission and staff had no closing remarks; therefore, he closed the public hearing and recognized Commissioner Lusk for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2004-LE-033, FRANCONIA LODGE NUMBER 646, LOYAL ORDER OF THE MOOSE, INC., TO A DATE CERTAIN OF APRIL 28, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

//

PCA 79-P-038 - NEVZAT KANSU AND HACER K. KANSU - Appl. to amend the proffers for RZ 79-P-038 previously approved for industrial use to permit construction of a warehouse and site modifications with an overall Floor Area Ratio (FAR) of 0.48. Located on the W. side of Juniper St. approx. 700 ft. N. of Lee Hwy.

on approx. 20,066 sq. ft. of land zoned I-5 and HC. Comp. Plan Rec:
mix of retail, industrial and warehouse uses. Tax Map 49-2 ((5)) 5.
PROVIDENCE DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, Sack, Harris & Martin, PC, reaffirmed the affidavit dated February 11, 2005. There were no disclosures by Commission members.

Bill Mayland, 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.

Mr. Martin stated the proposed development would most likely be an interim use until the property was developed with retail uses as planned. He said the redevelopment of this area would probably not take place within the next five to seven years and until that time the proposed use would revitalize the area.

Responding to a question from Commissioner Wilson, Mr. Martin explained that parking only would be permitted in the area that would ultimately be dedicated for right-of-way and that outdoor storage was prohibited by the proffers.

There being no speakers for this application, Chairman Murphy noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, he closed the public hearing and recognized Commissioner Lawrence for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 79-P-038, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 AND DATED FEBRUARY 22, 2005.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE OPEN SPACE REQUIREMENT TO 10 PERCENT FOR THE INTERIM DEVELOPMENT PLAN.

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

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE 10 FOOT SETBACK FOR OFF-STREET PARKING TO PERMIT A 7 FOOT SETBACK FROM JUNIPER STREET AND A 4.5 FOOT SETBACK FROM THE FUTURE CONNECTOR ROAD.

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

//

SE 2004-MA-034 - ENTERPRISE LEASING COMPANY D/B/A ENTERPRISE RENT-A-CAR - Appl. under Sect. 4-704 of the Zoning Ordinance to permit a vehicle rental establishment. Located at 6288 Arlington Blvd. on approx. 6.46 ac. of land zoned C-7, HC, SC and CRD. Tax Map 51-3 ((1)) 35A and 35B. MASON DISTRICT. PUBLIC HEARING.

Sheri Hoy, planner with McGuire Woods LLP, reaffirmed the affidavit dated February 9, 2005. There were no disclosures by Commission members.

On the behalf of Commissioner Hall, Commissioner Alcorn asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked 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 Alcorn for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-MA-034, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MARCH 8, 2005.

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

//

The meeting was adjourned at 8:47 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

March 9, 2005

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: Kara A. DeArrastia

Approved on: May 16, 2007

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