

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 10, 2004**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank de la Fe, Hunter Mill District  
Janet R. Hall, Mason District  
James Hart, Commissioner At-Large  
Suzanne F. Harsel, Braddock District  
Nancy Hopkins, Dranesville District  
Ronald W. Koch, Sully District  
Kenneth Lawrence, Providence District  
Rodney L. Lusk, Lee District  
Peter F. Murphy, Jr., Springfield District

ABSENT: Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:15 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 Lawrence MOVED TO DEFER RZ/FDP 2003-PR-037, JAMES S. AUDIA AND MANUEL G. SERRA, TO A DATE CERTAIN OF MARCH 18, 2004.

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

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Commissioner Lawrence MOVED TO DEFER THE DECISION ON SE 2003-PR-026, SAFEWAY, INC., TO A DATE CERTAIN OF MARCH 24, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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FS-P04-3 – OMNIPOINT (T-MOBILE) – 2900 Sutton Road

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-P04-3.

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

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RZ 2003-MV-051 - VIRGINIA BUILDERS (Decision Only)

(The public hearing on this application was held on February 11, 2004. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE RZ 2003-MV-051, SUBJECT TO EXECUTION OF PROFFERS DATED 10 FEBRUARY 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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RZ 2003-SU-040 - LWL, LLC

PCA 78-S-063-04 – LWL, LLC

SE 2003-SU-025 – LWL, LLC (Decision Only)

(The public hearing on these applications was held on February 26, 2004. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-SU-040, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 9, 2004.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining and Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 78-S-063-04.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining and Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2003-SU-025, SUBJECT TO THE EXECUTION OF DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 28, 2004.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining and Commissioner Wilson absent from the meeting.

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ZONING ORDINANCE AMENDMENT (STORMWATER MANAGEMENT) (Decision Only)  
(The public hearing for this amendment was held on February 19, 2004. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STORMWATER MANAGEMENT FACILITIES SUBMISSION REQUIREMENTS AS ADVERTISED AND AS SHOWN IN THE STAFF REPORT DATED JANUARY 26, 2004, WITH AN EFFECTIVE DATE OF JULY 1, 2004.

Commissioners Byers, de la Fe, and Lusk seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

Commissioner Alcorn also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF BE REQUESTED TO REVIEW THE ADDITION OF A STORMWATER MANAGEMENT FACILITIES SUBMISSION REQUIREMENT SPECIFICALLY FOR SUBDIVISION LOT WIDTH VARIANCE APPLICATIONS THAT RESULT IN ONE OR MORE ADDITIONAL LOTS AND THAT THIS ITEM BE PLACED ON THE NEW REQUEST LIST FOR PRIORITIZATION DURING THE DEVELOPMENT OF THE NEXT ZONING ORDINANCE AMENDMENT WORK PROGRAM.

Commissioners Lusk and Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. SEA 01-M-006 - BANK OF AMERICA, N.A
2. SE 2003-MV-042 – H. BRADFORD GLASSMAN AND FAIRFAX COUNTY BOARD OF SUPERVISORS

This order was accepted without objection.

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SEA 01-M-006 - BANK OF AMERICA, N.A. - Appl under Sects. 7-607, 4-804, 2-904, and 9-618 of the Zoning Ordinance to amend SE 01-M-006 previously approved for a mini-warehouse establishment and modifications/waivers/increases in a commercial revitalization district to permit mini-warehouse, modifications/waivers/increases in a commercial revitalization district and drive-in bank. Located at 6307 Arlington Blvd. on approx. 1.81 ac. of land zoned C-8, CRD, HC, and SC. Tax Map 51-3 ((1)) 8A. MASON DISTRICT. PUBLIC HEARING.

Hillary Zahm, planner with Cooley Goodwin, reaffirmed the affidavit dated February 24, 2004. There were no disclosures by Commission members.

Commissioner Hall asked Chairman Murphy to ascertain whether there were any speakers present for this application. There being none, Commissioner Hall asked that presentations by staff and the applicant be waived and the public hearing closed. There were no objections; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 01-M-006, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MARCH 10, 2004.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Wilson absent from the meeting.

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SE 2003-MV-042 – H. BRADFORD GLASSMAN AND FAIRFAX COUNTY BOARD OF SUPERVISORS - Appl. under Sect. 2-904 of the Zoning Ordinance to permit a dwelling in the floodplain. Located at 6428 Potomac Ave. on approx. 7,000 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (27) 31 and 32. Also under the Board's consideration will be the applicant's request for an exception under Sect 188-6-9 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax to permit construction in a Resource Protection Area. MOUNT VERNON DISTRICT. PUBLIC HEARING.

H. Bradford Glassman, applicant, reaffirmed the affidavit dated November 14, 2003. There were no disclosures by Commission members.

Cathy Belgin, 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.

Responding to a question from Commissioner Byers, Ms. Belgin explained the differences between the site plan distributed this evening and the one included in the staff report. She noted that the applicant sought a concurrent Chesapeake Bay Exception to permit construction in a Resource Protection Area due to the requested 1,000 additional square feet of impervious surface area.

Mr. Glassman called attention to a minor grading change on the plat. He said he was not going to give a presentation but would be glad to answer questions.

Chairman Murphy called for speakers, but received no response. He noted that a rebuttal statement was not necessary.

There were no comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE 2003-MV-042, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN THE STAFF REPORT.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

Commissioner Byers also MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE CBE NUMBER 0261934, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1-C, OF THE STAFF REPORT.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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The meeting was adjourned at 9:40 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

CLOSING

March 10, 2004

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 E. Baggett

Approved on: November 9, 2006

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