

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 12, 1997**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville 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
Alvin L. Thomas, Commissioner At-Large

ABSENT: Carl A. S. Coan, Jr., Providence District

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The meeting was called to order at 8:25 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

Chairman Murphy thanked the Commissioners, staff and others for the many expressions of sympathy he and his family had received following the death of his father last week.

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Chairman Murphy announced that there would be a meeting of the APR Task Force Chairs at 8:00 p.m., Thursday, March 13, 1997, in Conference Rooms 2 and 3 of the Government Center. He noted that public hearings would not be held that evening.

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Chairman Murphy also announced that Dorothy Brittingham, Associate Clerk to the Planning Commission, would be retiring on March 28, 1997 and taking a part-time job for the Human Services Council.

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Commissioner Byers stated that PCA-92-V-032 and SE-96-V-045, Starr Management Company, had been scheduled for decision only this evening but new proffers and proposed development conditions had been received this evening which required additional time to review. Therefore, he MOVED THAT WE DEFER THE DECISION ONLY AGAIN, ON PCA-92-V-032 AND SE-96-V-045 TO A DATE CERTAIN OF MARCH 20, 1997, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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Commissioner Downer stated that 456-D96-9, AT&T Wireless Services at 10516 Leesburg Pike, had been scheduled for decision only this evening but additional information had been received which required further consideration. Therefore, she MOVED THAT WE AGAIN DEFER 456-D96-9 FOR DECISION ONLY TO A DATE CERTAIN OF MARCH 26, 1997, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioners Byers and Palatiello seconded the motion which carried unanimously with Commissioner Coan absent from the meeting.

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Commissioner Alcorn, in the absence of Commissioner Coan, noted that the decision only for Greenstar II, L.P., had been scheduled for this evening; however, it was necessary to further defer the decision. He then MOVED THAT RZ-1996-PR-038, RZ-1996-PR-039, RZ-95-P-039, FDP-95-P-039, SE-96-P-048, AND SE-96-P-049 BE FURTHER DEFERRED TO A DATE CERTAIN OF MARCH 20, 1997.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Coan absent from the meeting.

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Commissioner Alcorn, in the absence of Commissioner Coan, announced the intent to defer the public hearing for RZ-96-P-009 and FDP-96-P-009, Hunting Ridge Associates, L.L.C., from Thursday, March 20, 1997 to Thursday, April 24, 1997.

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Commissioner Palatiello referred to a memorandum from the County Attorney regarding an affidavit for PCA-A-936, CSP-A-936, and DPA-A-936-3, Hunters Woods Village Center, L.L.C., and MOVED THAT THE PLANNING COMMISSION AFFIRM TO THE BOARD AND TO THE COUNTY ATTORNEY THAT THE COMMISSIONERS WHO SAT IN THE

PUBLIC HEARING ON MARCH 6, 1997 HAVE REAFFIRMED THAT THERE ARE NO DISCLOSURES ON THE AFFIDAVIT RELATED TO PCA-A-936, CSP-A-936, AND DPA-A-936-3.

Commissioner Byers seconded the motion which carried by a vote of 8-0-2 with Commissioners Hunter and Murphy abstaining; Commissioner Koch not present for the vote; Commissioner Coan absent from the meeting.

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FS-H97-2 - AMERICAN PERSONAL COMMUNICATIONS at 8661 Leesburg Pike

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR IN THE DETERMINATION OF THE DIRECTOR OF THE OFFICE OF COMPREHENSIVE PLANNING THAT APPLICATION FS-H97-2 FOR THE PROPERTY LOCATED AT 8661 LEESBURG PIKE, BE CONSIDERED A "FEATURE SHOWN" OF THE COMPREHENSIVE PLAN.

Commissioner Thomas seconded the motion which carried unanimously with Commissioner Coan absent from the meeting.

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SE-97-V-010 - MOBIL OIL CORPORATION (Decision Only)

(The public hearing on this application was held on February 27, 1997. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE SE-97-V-010, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 26, 1997.

Commissioners Kelso and Koch seconded the motion which carried by a vote of 7-0-3 with Commissioners Hall, Hunter, and Murphy abstaining; Commissioner Thomas not present for the vote; Commissioner Coan absent from the meeting.

Commissioner Byers also MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE THE TRAIL WAIVER ALONG THE WESTERN PROPERTY LINE.

Commissioner Koch seconded the motion which carried by a vote of 7-0-3 with Commissioners Hall, Hunter, and Murphy abstaining; Commissioner Thomas not present for the vote; Commissioner Coan absent from the meeting.

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PCA/DPA-84-C-1 17 - WESTERRA RESTON, LLC (Decision Only)

(The public hearing on this application was held on March 5, 1997. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-84-C-117, SUBJECT TO THE PROFFERS DATED MARCH 12, 1997.

Commissioners Byers and Hunter seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining; Commissioner Coan absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF DPA-84-C-1 17, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioners Byers and Hunter seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining; Commissioner Coan absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE BARRIER REQUIREMENT AND A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE WESTERN PROPERTY BOUNDARY TO THAT SHOWN ON THE DEVELOPMENT PLAN.

Commissioners Byers and Hunter seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining; Commissioner Coan absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE 600-FOOT LIMITATION ON THE LENGTH OF PRIVATE STREETS.

Commissioners Byers, Hunter and Thomas seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining; Commissioner Coan absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. SEA-86-L-008-2 - CHRISTIAN CENTER SCHOOL, INC. & CHRISTIAN CENTER MINISTRIES
2. FDP-87-C-060-17 - BATMAN/MCNAIR ASSOCIATES, L.P. (HUNTER MILL)
3. CAPITAL IMPROVEMENT PROGRAM (CIP) WORKSHOP

ORDER OF THE AGENDA

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4. RZ-1996-LE-034 - SILVER LAKE, INC.
FDP-1996-LE-034 - SILVER LAKE, INC.
PCA-82-L-030-9 - SILVER LAKE, INC.
FDPA-82-L-030-7 - SILVER LAKE, INC.

This order was accepted without objection.

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SEA-86-L-008-2 -CHRISTIAN CENTER SCHOOL, INC. & CHRISTIAN CENTER MINISTRIES -Appl. under Sec. 3-304 of the Zoning Ord. to amend SE-86-L-008 for private school of general education & child care center to permit a church w/a child care center & private school which has an enrollment of 100 or more students daily & to increase land area on property located at 5411 Franconia Rd. on approx. 3.03 ac. zoned R-3. Tax Map 81-4((1))66 & 81-4((4))3. LEE DISTRICT. PUBLIC HEARING.

James F. Morgans, Trustee, Christian Center Ministries, reaffirmed that the affidavit dated February 18, 1997 was current and correct. There were no disclosures from the Planning Commissioners.

Inda E. Stagg, Zoning Evaluation Division, Office of Comprehensive Planning, furnished the staff report, a copy of which may be found in the date file. She stated that staff recommended approval of the application, subject to the proposed development conditions in Appendix 1 of the staff report.

Mr. Morgans stated that he agreed with the staff report and explained the need for the child care center. He then requested approval of the application.

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

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-86-L-008-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 10, 1997 AND ATTACHED TO THE STAFF REPORT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Coan absent from the meeting.

Commissioner Kelso also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENTS ON THE NORTHERN BOUNDARY OF PARCEL 66 AND THE WESTERN BOUNDARY OF PARCEL 3.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Coan absent from the meeting.

Commissioner Kelso then MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE BOUNDARIES OF PARCEL 66.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Coan absent from the meeting.

Commissioner Kelso finally MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE BOUNDARIES OF PARCEL 3.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Coan absent from the meeting.

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FDP-87-C-060-17 - BATMAN/MCNAIR ASSOCIATES, L.P. - Appl. to approve the 17th FDP for RZ-87-C-060 to permit multi-family residential development on a portion of Land Bay 1 of McNair Farms on prop. located in the N.W. quadrant of the intersection of McNair Farms Dr. & Coppermine Rd. on approx. 6.09 ac. zoned PDH-16. Tax Map 16-3((1))38C. HUNTER MILL DISTRICT. PUBLIC HEARING.

Tom Lovell, agent for Batman/McNair Associates, reaffirmed that the affidavit dated March 10, 1997 was current and correct. There were no disclosures from the Planning Commissioners.

Kevin J. Guinaw, Zoning Evaluation Division, Office of Comprehensive Planning, furnished the staff report, a copy of which may be found in the date file. He stated that staff recommended approval of the application, subject to the proposed development conditions contained in Appendix 1 of the staff report.

Mr. Lovell stated that he agreed with the recommendations of staff and requested approval of the application.

There being no listed speakers and none from the audience, no questions nor comments and no need for rebuttal, Chairman Murphy closed the public hearing and turned to Commissioner Palatiello for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDP-87-C-060-17, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 10, 1997.

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

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CAPITAL IMPROVEMENT PROGRAM (CIP) WORKSHOP - The Planning Commission will hold a workshop on the Capital Improvement Program (CIP) for FY 1998-2002 with presentations from various County agencies. WORKSHOP.

David B. Marshall, Planning Division, Office of Comprehensive, presented an overview of the advertised CIP program for Fiscal Years 1998 through 2002 and stated that three areas would be discussed. He then introduced Dr. Roger Webb, James Johnson, and Gary Reese from the School Board; Lynn Tadlock with the Park Authority; and Deputy Chief Mark S. Wheatley who represented the Fire and Rescue Department. Those individuals stated their needs and requested approval of the program.

The Planning Commissioners discussed the contents of the CIP with the individuals making the presentations. Chairman Murphy announced that the public hearing on the CIP would be held on Wednesday, March 26, 1997 and markup would be held on Thursday, April 3, 1997.

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RZ-1996-LE-034 -SILVER LAKE, INC. - Appl. to rezone approx. 2.82 ac. located on the E. side of Beulah St., approx. 500 ft. S. of its intersection with Manchester Blvd. from R-1 to PDH-8 to permit elderly housing, medical care, & nursing facilities & approval of the CDP. Comp. Plan Rec: 1-2 du/ac w/an option for PDH-8. Tax Map 91-3((9))1, 2, 3. (Concurrent with FDP1996-LE-034, PCA-82-L-030-9, & FDPA-82-L-030-7.) LEE DISTRICT.

FDP-1996-LE-034 - SILVER LAKE, INC. - To approve the FDP for RZ1996-LE-034 to permit a roadway on property located on the E. side of Beulah St., approx. 800 ft. S. of its intersection with Manchester Blvd. on approx. 0.40 ac. of land zoned PDH-8. Tax Map 91-3((9))pt.3. (Concurrent with RZ-1996-LE-034, PCA-82-L-030-9, & FDPA-82-L-030-7.) LEE DISTRICT.

PCA 82-L-030-9 - SILVER LAKE, INC. - Appl. to amend the proffers for RZ82-L-030 to permit elderly housing, medical office, medical care, & nursing facilities, retail sales establishments, eating establishments, child care center, & a drive-in financial institution on property located on the S. side of Manchester Lakes Blvd. at its intersection with Beulah St. on approx. 22.77 ac. zoned PDH-8. Comp. Plan Rec: 5-8 du/ac. Tax Map 91-1((12))0. (Concurrent with FDPA-82-L-030-7, RZ-1996-LE-034, & FDP-1 996-LE-034.) LEE DISTRICT.

FDPA-82-L-030-7 - SILVER LAKE, INC. - Appl. to approve the 7th FDP for RZ-82-L-030 to permit elderly housing, medical offices, medical care, & nursing facilities, retail sales establishments, eating establishments, child care center, & a drive-in financial institution on property located on the S. side of Manchester Lakes Blvd. at its intersection with Beulah St. on approx. 17.77 ac. zoned PDH-8. Tax Map 91-1((12))pt.0. (Concurrent with PCA-82-L-0307, RZ-1996-LE-034, & FDP-1 996-LE-034.) LEE DISTRICT. JOINT PUBLIC HEARING.

Robert A. Lawrence, Esquire, with Hazel and Thomas, P.C., represented the applicant and reaffirmed that the affidavit dated March 11, 1997 was current and correct. There were no disclosures from the Planning Commissioners.

Peter H. Braham, Zoning Evaluation Division, Office of Comprehensive Planning, furnished the staff report, a copy of which may be found in the date file. Mr. Braham stated that staff recommended denial of the applications because outstanding issues remained between staff and the applicant on the proposed site layout, transportation, transitional screening and setbacks, and access to Beulah Park.

Mr. Lawrence noted that these applications had been originally filed in June 1995 and during the following years they had worked with the Lee District Land Use Advisory Committee, citizens, and staff. He stated that this proposal had the full support of the Lee District Land Use Advisory Committee. Mr. Lawrence said that they would provide a traffic signal with a pedestrian activated signal on Manchester Boulevard and one on Beulah Street. He further noted that they would provide interparcel access so that Section 19 of Kingstowne would have access to the

median break, traffic light, and the shopping center across the street. Mr. Lawrence stated that they agreed with the proffers and development conditions and requested approval of the application.

In response to a question from Commissioner Harsel, Mr. Lawrence stated that the notes on the plan showed that whatever the final use would be the parking would be in accordance with the parking requirements of Fairfax County. He said that the landscaping and the setbacks for the parking would work within the plan parameters. Mr. Lawrence also noted that elevators would be provided in the buildings for the elderly residents.

Chairman Murphy called the listed speaker and reminded him of the rules and procedures for addressing the Planning Commission.

William Barnes Lawson, Jr., Esquire, with Lawson and Frank, represented Manchester Lakes Limited Partnership, the shopping center located across the street. He stated that they had no problem with the proposed application and thought it would be a great addition to the community. He said that there were two existing proffers which stated that there would be a medical office on their property and that they would contribute financially to the creation of a van pool to serve the residents of the housing for the elderly. Mr. Lawson said that since there would be a drug store in the proposed application, those old proffers were no longer equitable; therefore, he requested that they be canceled. Commissioner Kelso noted that they were meeting with Supervisor Kaufmann on Friday, March 14, 1997, to discuss Mr. Lawson's request.

There being no additional speakers, no further comments or questions and no need for rebuttal, Chairman Murphy closed the public hearing and turned to Commissioner Kelso for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY ON APPLICATIONS PCA-88-L-030-9, FDPA-82-L-030-7, RZ-1996-LE-034, AND FDP-1996-LE-034 TO A DATE CERTAIN OF MARCH 20, 1997 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Alcorn and Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner Coan absent from the meeting,

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The meeting adjourned at 11:45 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

March 12, 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