

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 31, 2005**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. 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 8:17 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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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MINUTES:

APRIL 2, 2003	APRIL 30, 2003
APRIL 3, 2003	MAY 1, 2003
APRIL 10, 2003	MAY 7, 2003
APRIL 23, 2003	MAY 21, 2003
APRIL 24, 2003	MAY 29, 2003

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-4 with Commissioners Hart, Hopkins, Lawrence, and Lusk abstaining; Commissioner Wilson absent from the meeting.

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Commissioner de la Fe announced that the Parks Committee would meet on Thursday, April 28, 2005, at 7:00 p.m., in the Board Conference Room. He noted that the Committee would discuss the proposed changes to the Parks Section of the County Policy Plan based on input received at the public hearing.

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2232-D04-13 - SCHOOL BOARD OF THE CITY OF FALLS CHURCH AND THE CITY OF FALLS CHURCH, VA (Mt. Daniel Elementary School) (Decision Only)

(The public hearing on this application was held on March 16, 2005. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION APPROVE 2232-D04-13 BECAUSE IT IS SUBSTANTIALLY IN ACCORDANCE WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN OR PART THEREOF, FOR THE REASONS I HAVE GIVEN ON THE RECORD OF THIS PROCEEDING AND FOR THE REASONS SET FORTH IN THE STAFF REPORT FOR THIS APPLICATION AND ALL ADDENDUMS TO THAT REPORT.

Commissioners Alcorn, Hall, Hart, and Lawrence seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Wilson absent from the meeting.

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Commissioner Koch MOVED THAT RZ 2004-SU-029, STANLEY- MARTIN HOMEBUILDING, LLC, BE DEFERRED INDEFINITELY.

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

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Commissioner Lawrence MOVED THAT THE PUBLIC HEARING ON SE 2004-PR-037, ANTHONY Q. TEDDER, BE DEFERRED TO A DATE CERTAIN OF MAY 5, 2005.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Wilson absent from the meeting.

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FSA-S97-40-2 - NEW CINGULAR (formerly AT&T Wireless), 6001 Union Mill Road

Commissioner Murphy MOVED THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-S97-40-2.

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

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FSA-L04-21-1 - OMNIPOINT COMMUNICATIONS (T-Mobile), 5801 Franconia Road

Commissioner Lusk MOVED THE PLANNING COMMISSION FIND THAT THE PROPOSAL BY T-MOBILE AND MILESTONE IS A FEATURE SHOWN PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* FOR FSA-LO4-21-1.

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

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Commissioner Koch announced his intent to defer the public hearing on APR-04-III-7BR indefinitely.

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FS-M05-1 - NEXTEL COMMUNICATIONS, Inc., 6461 Edsall Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION FOUND IN FS-M05-1, NEXTEL COMMUNICATIONS, TO REPLACE THE ROOFTOP MONOPOLE WHICH WILL NOW BE LOCATED TEMPORARILY, FOR A PERIOD NOT TO EXCEED 24 MONTHS FROM INSTALLATION, ON AN 85 FOOT TALL MONOPOLE TO BE LOCATED AT 6461 EDSALL ROAD, AND THAT IT IS IN SUBSTANTIAL ACCORD WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE 15.2-2232*, AS AMENDED.

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

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. PCA 75-7-007 – BLAKE HILLS COMMUNITY ASSOCIATION
2. SE 2004-MV-038 – KELLY AND KIM CAMPBELL
3. PCA 1999-MV-025 – MINNIELAND PRIVATE DAY SCHOOL, INC.
SEA 99-V-020 – MINNIELAND PRIVATE DAY SCHOOL, INC.
4. RZ 2004-MV-037 – THOMAS V. O'KEEFE, JR. (POTOMAC CUSTOM HOMES, LLC)

This order was accepted without objection.

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PCA 75-7-007 - BLAKE HILLS COMMUNITY ASSOCIATION - Appl. to amend the proffers for RZ 75-7-007 previously approved for residential development at a density of 11.11 dwelling units per acre (du/ac) to permit removal of a tot lot. Located in the N.E. quadrant of Blake La. and Edgelea Rd. on approx. 22,937 sq. ft. of land zoned R-12. Comp. Plan Rec: 8-12 du/ac. Tax Map 48-1 ((41)) A. PROVIDENCE DISTRICT. PUBLIC HEARING.

Martha Gwatney, Blake Hills Community Association, Inc., reaffirmed the affidavit dated February 16, 2005. There were no disclosures by Commission members.

Commissioner Lawrence asked Chairman Murphy to ascertain whether there was anyone present who wished to address this application. Receiving no response, Chairman Murphy waived the presentations by the applicant and staff, closed the public hearing, and recognized Commissioner Lawrence for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 75-7-007, BLAKE HILLS COMMUNITY ASSOCIATION.

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

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SE 2004-MV-038 - KELLY AND KIM CAMPBELL - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 11727 River Dr. on approx. 1.56 ac. of land zoned R-E. Tax Map 122-2 ((2)) 7. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Edward L. Goodwin, Jr., HGS, LLC, d.b.a. Angler Environmental, reaffirmed the affidavit dated February 24, 2005. There were no disclosures by Commission members.

Commissioner Byers asked Chairman Murphy to ascertain whether there was anyone present who wished to address this application. Receiving no response, Chairman Murphy waived the presentations by the applicant and staff, 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 THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2004-MV-038, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Hopkins not present for the vote; Commissioner Wilson absent from the meeting.

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PCA 1999-MV-025 - MINNIELAND PRIVATE DAY SCHOOL, INC. -
Appl. to amend the proffers for RZ 1999-MV-025 previously approved for commercial development to permit a change in proffers to allow a child care center in a shopping center with an overall Floor Area Ratio (FAR) of 0.19. Located in the S.E. quadrant of the intersection of Lorton Market St. and Lorton Rd. on approx. 22.20 ac. of land zoned C-6. Comp. Plan Rec: Mixed Use. Tax Map 107-4 ((23)) E4 and E5. (Concurrent with SEA 99-V-020.) MOUNT VERNON DISTRICT.

SEA 99-V-020 - MINNIELAND PRIVATE DAY SCHOOL, INC. - Appl. under Sect. 4-604 of the Zoning Ordinance to amend SE 99-V-020 previously approved for an automobile oriented use, fast food restaurant, service station/mini-mart, car wash, drive-in bank and increase in building height to permit addition of a child care center. Located in the S.E. quadrant of the intersection of Lorton Market St. and Lorton Rd. on approx. 22.20 ac. of land zoned C-6. Tax Map 107-4 ((23)) E4 and E5. (Concurrent with PCA 1999-MV-025.) MOUNT VERNON DISTRICT. JOINT PUBLIC HEARING.

Kara Whisler, with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, reaffirmed the affidavit dated March 4, 2005. There were no disclosures by Commission members.

Commissioner Byers asked Chairman Murphy to ascertain whether there was anyone present who wished to address this application. Receiving no response, Chairman Murphy waived the presentations by the applicant and staff, 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 THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 1999-MV-025, SUBJECT TO THE DRAFT PROFFERS DATED MARCH 9, 2005, AND CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Hopkins not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE SEA 99-V-020, SUBJECT TO THE DEVELOPMENT CONDITIONS IN APPENDIX 2 OF THE STAFF REPORT.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE PREVIOUSLY APPROVED MODIFICATIONS OF THE TRANSITIONAL SCREENING ALONG THE NORTHERN, EASTERN, AND SOUTHERN BOUNDARIES AND THE PREVIOUSLY APPROVED WAIVER OF THE BARRIER REQUIREMENTS ALONG ALL BOUNDARIES BE APPROVED.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Hopkins not present for the vote; Commissioner Wilson absent from the meeting.

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RZ 2004-MV-037 - THOMAS V. O'KEEFE, JR. (POTOMAC CUSTOM HOMES, LLC) - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.51 dwelling units per acre (du/ac). Located in the S.W. quadrant of the intersection of Virginia Dr. and Rolling Rd. on approx. 3.59 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 98-2 ((4)) 1 and 2 and Lenore Dr. and portions of Virginia Dr. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of the public rights-of-way for Lenore Dr. and portions of Virginia Dr. to proceed under Section 15.2-2272 (2) of the Code of Virginia.) MOUNT VERNON DISTRICT. PUBLIC HEARING.

Thomas V. O'Keefe, Jr., Potomac Custom Homes, LLC, reaffirmed the affidavit dated February 10, 2005. There were no disclosures by Commission members.

Commissioner Byers asked Chairman Murphy to ascertain whether there was anyone present who wished to address this application. Receiving no response, Chairman Murphy waived the presentations by the applicant and staff, 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 THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE RZ 2004-MV-037, SUBJECT TO THE EXECUTION OF PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

RZ 2004-MV-037 - THOMAS V. O'KEEFE, JR.
(POTOMAC CUSTOM HOMES, LLC)

March 31, 2005

Commissioner Hall seconded the motion which carried unanimously with Commissioner Hopkins not present for the vote; Commissioner Wilson absent from the meeting.

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The meeting was adjourned at 8:49 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: Susan M. Donovan

Approved on: May 16, 2007

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