

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
APRIL 26, 2000**

PRESENT: Peter F. Murphy, Jr., Springfield District
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
Suzanne F. Harsel, Braddock District

//

The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Hall MOVED THAT THE DECISION ONLY ON RZ-1999-MA-051 AND SE-99-M-038, LEEWOOD INVESTMENT & ASSOCIATES, BE FURTHER DEFERRED, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT, TO A DATE CERTAIN OF JUNE 28, 2000.

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

//

Commissioner Koch MOVED THAT THE DECISION ONLY ON RZ-1999-SU-065, LANDMARK PROPERTY, BE FURTHER DEFERRED, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT, TO A DATE CERTAIN OF MAY 4, 2000.

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

//

Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON SE-99-P-046, FLINT HILL SCHOOL, BE DEFERRED TO A DATE CERTAIN OF MAY 4, 2000.

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

//

Commissioner Murphy, in Commissioner's Harsel's absence, MOVED THAT THE DECISION ONLY ON RZ-1999-BR-066, CHRISTOPHER MANAGEMENT, INC., BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 4, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

//

Commissioner Palatiello MOVED THAT THE PUBLIC HEARING ON SEA-89-C-027-8, BRE/VCD ASSOCIATES, L.L.C., BE DEFERRED TO A DATE CERTAIN OF MAY 31, 2000.

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

//

Chairman Murphy asked that Commissioners return their volunteer sign-up sheet for the Fairfax Fair to Barbara Lippa, Executive Director of the Planning Commission, as soon as possible.

//

Chairman Murphy reminded Commissioners that an appreciation dinner for former Commissions Coan and Thomas would be held on May 20, 2000.

//

Chairman Murphy noted that today was "Secretary's Day" and expressed appreciation to the Planning Commission administrative staff for their work.

//

Chairman Murphy congratulated Commissioner Koch for receiving the "James D. McDonnell Award for Outstanding Achievement in Community Service" presented by the Western Fairfax County Citizens Association on April 17, 2000.

//

FS-M00-32 - NEXTEL, 3100 Manchester Street

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL, LOCATED AT 3100 MANCHESTER STREET, BE DETERMINED TO BE IN CONFORMANCE WITH THE RECOMMENDATION OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

//

FS-M00-36 - NEXTEL, 6461 Edsall Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF PLANNING AND ZONING THAT FS-M00-36 IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

//

FSA-V97-57-1 - AT&T, 10112 Furnace Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY AT&T WIRELESS SERVICES FOR THE FACILITY AT 10112 FURNACE ROAD IN LORTON, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND ARE CONSISTENT WITH PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER FS-V97-57 ON SEPTEMBER 25, 1997, AND THEREFORE BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

//

ORDER OF THE AGENDA

In Secretary Harsel's absence, Chairman Murphy set the following order of the agenda items:

1. 2232-Y00-3 - AT&T WIRELESS SERVICES
2. SEA-93-H-056 - CONGREGATION BETH EMETH

This order was accepted without objection.

//

2232-Y00-3 - AT&T WIRELESS SERVICES - Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of Virginia, as amended, to establish a tele-communications facility, consisting of a 150-ft. tall monopole, panel antennas, & equipment cabinet, at the Rt. 28 (Sully Rd.) interchange on I-66 in Centreville. The application also includes co-located tele-communications facilities established by Sprint PCS, consisting of panel antennas & equipment cabinets, & by Nextel Communications of the Mid-Atlantic, Inc., consisting of panel antennas & an equipment shelter. Tax Map 54-4 (VDOT right-of-way). SULLY DISTRICT. PUBLIC HEARING.

Commissioner Koch asked Chairman Murphy to ascertain whether there were any speakers present 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 Koch for action on this item. (Verbatim excerpts are in the date file.)

//

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, THAT THE TELECOMMUNICATIONS FACILITY ESTABLISHED BY AT&T WIRELESS SERVICES, AT THE I-66/ROUTE 28 INTERCHANGE IN CENTREVILLE, ALONG WITH THE CO-LOCATED TELECOMMUNICATIONS FACILITIES ESTABLISHED BY SPRINT PCS AND BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., BE FOUND SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AS SET FORTH IN THE STAFF REPORT.

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

//

SEA-93-H-056 - CONGREGATION BETH EMETH - Appl. under Sect. 3-104 of the Zoning Ord. to amend SE-93-H-056 for a synagogue & related facilities, nursery

school & child care center to permit an increase in height of outdoor light fixtures on property located at 12523 Lawyers Rd. on approx. 5.21 ac. zoned R-1. Tax Map 35-2((1))15A. HUNTER MILL DISTRICT. PUBLIC HEARING.

Ms. Marie Travesky, with Travesky and Associates, reaffirmed the affidavits dated January 7, 2000 and April 10, 2000. There were no disclosures from Commission members.

Ms. Jacqueline Blue, 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.

Commissioner Palatiello noted that the listed speaker, Ms. Barbara Versage, 12517 Lawyers Road, Herndon, Virginia, an adjacent property owner, was not in the audience. He said that her concern was the glare of vehicle lights from the synagogue onto her property. Ms. Blue responded to questions from Commissioner Palatiello about Ms. Versage's concerns and said that the planting of evergreen hedges would mitigate this problem.

Ms. Travesky stated that when the synagogue was first built in 1984, 15 foot lights were installed instead of the approved 12 foot lights. She said this mistake was not caught until an addition was built in 1994, and because the applicant had not been able to remedy this situation administratively, it had been necessary to file the subject application.

In response to a question from Commissioner Palatiello, Ms. Travesky said the applicant was in agreement with revised Development Conditions dated April 26, 2000, with the exception of Condition Number 15. Commissioner Palatiello said that the applicant would like this Condition revised to state that the lights shall be turned off at 1:00 a.m. unless the Fairfax County Police Department recommended that they be kept on for a longer period of time in order to promote security and deter vandalism.

Commissioners Palatiello, Wilson and Downer discussed the above mentioned revision to Development Condition Number 15.

Chairman Murphy called for speakers from the audience, but received no response. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this application. (Verbatim excerpts are in the date file.)

//

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA-93-H-056, SUBJECT TO THE

DEVELOPMENT CONDITIONS DATED APRIL 26, 2000, WITH CONDITION NO. 15 REVISED SUCH THAT AFTER THE WORD "PROPERTY" THERE BE A PERIOD INSERTED IN LIEU OF THE SEMI-COLON AND THAT ALL AFTER THAT BE STRICKEN AND SUBSTITUTED WITH THE FOLLOWING: "THE LIGHT SHALL BE CONTROLLED WITH AN AUTOMATIC SHUT-OFF DEVICE AND SHALL BE TURNED OFF NO LATER THAN 1:00 A.M. UNLESS IT IS DETERMINED BY THE ZONING ADMINISTRATOR BASED ON A RECOMMENDATION FROM THE FAIRFAX COUNTY POLICE DEPARTMENT THAT THE LIGHTS SHOULD BE KEPT ON FOR A LONGER PERIOD TO DETER INCIDENTS OF VANDALISM AND TO PROMOTE SECURITY."

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

//

The meeting was adjourned at 9:10 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: Linda B. Rodeffer

Approved on: January 25, 2001

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