

**MINUTES OF  
PLANNING COMMISSION MEETING  
APRIL 29, 1993**

PRESENT: Lawrence C. Baldwin, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Suzanne F. Harsel, Braddock District  
Robert v. L. Hartwell, Commissioner At-Large  
Ronald W. Koch, Sully District  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Carl L. Sell, Jr., Lee District  
Henry E. Strickland, Mason District  
Alvin L. Thomas, Commissioner At-Large

ABSENT: Patrick M. Hanlon, Providence District

//

The meeting was called to order at 8:30 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Thomas announced that the next meeting of the Planning Commission's Ad Hoc Committee on the Subdivision Ordinance Amendment for Private Streets would be held on Thursday, May 13, 1993, at 7:00 p.m. in the Board Conference Room. He noted that the public was also invited to attend.

//

Chairman Murphy, in the absence of Commissioner Hanlon, stated that RZ-92-P-036, Gary and Jean Dettra and James Robinson, had been scheduled for public hearing this evening; however, deferral was necessary. He then MOVED THAT WE DEFER THE PUBLIC HEARING ON THIS CASE TO A DATE CERTAIN OF MAY 13, 1993.

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

//

Chairman Murphy stated that Virginia Power's Site Plan 8612-SP-01, for the Clifton Substation, had been referred to the Planning Commission by the Department of Environmental Management for review in accordance with the requirements established with approval of SE-91-S-031. He said he would take action on that case on Thursday, May 6, 1993.

Chairman Murphy referred to a memorandum from Ms. Robin Hardy, Administrative Assistant, Planning Commission Office, regarding the 1993 Planning Commission Seminar and possible topics for discussion on Saturday, May 22, 1993. He stated that several Commissioners had submitted items which had been incorporated in the referenced memorandum with other suggested topics. Chairman Murphy also asked the Commissioners to review the memorandum and be prepared to discuss them at the Seminar Committee meeting scheduled for Thursday, May 6, 1993, at 7:00 p.m., in the Board Conference Room.

//

### ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda:

1. S92-I-B3 - Out-Of-Turn Plan Amendment
2. RZ-92-M-038 - Abdo S. & Hikmet Ahmed
3. PCA-74-2-077 - Exxon Corporation  
RZ-92-Y-003 - Exxon Corporation  
SE-92-Y-016 - Exxon Corporation

Without objection, it was so ordered.

//

S92-I-B3 - OUT-OF-TURN PLAN AMENDMENT (Retail & Other Uses) - Appl. in accord. w/the *Code of Virginia*, Title 15.1, Chap. 11, includes land at the intersection of Leesburg Pike (Rt.7) & Columbia Pike (Rt.236) [Tax Map 61-2((1))pcls.34-40, pt. of 41, 42-44, 44A, 45, 46, 63, 72A.] The 27.8 ac. property is planned for hotel, office & residential use at 4-5 du/ac. The Plan Amendment will consider changing the Plan to add an option for retail & other use & allow residential use at 8-12 du/ac. for Tax Map 61-2((1))pc1.63, 64, 65.  
PUBLIC HEARING.

Mr. Stephen H. Lopez, Planning Division, Office of Comprehensive Planning, furnished the staff report, a copy of which may be found in the date file. He stated that it was the opinion of staff, that the current Comprehensive Plan recommendation for hotel and residential use for the area remained valid and staff recommended that it be retained. Mr. Lopez also noted that staff recommended that the Comprehensive Plan be amended to provide the option for a shopping center on the subject site, with the exception of Tax Map 61-2 ((1)) parcels 63, 64, and 65.

Chairman Murphy called the listed speakers and explained the rules and procedures for addressing the Planning Commission.

Antonio Calabrese, Esquire, with McGuire, Woods, Battle and Boothe, represented Marcbart, Incorporated, the property owner, and presented a video which showed the current Bailey's Crossroads area and the proposed plan for revitalization. He referred to the staff report, page 13, paragraph 1, and recommended deletion of the following: "Pedestrian access should be provided through this parcel to connect any shopping center use adjacent to the west of this parcel with Spring Lane." Mr. Calabrese also referred to page 14, subparagraph b, and recommended deletion of the first seven lines which referred to Payne Street as an access to the project. He then requested approval of the project. (A copy of his presentation may be found in the date file.)

Mr. Dean Fleming, 3306 Spring Lane, Falls Church, representing the Carlyn Square and Robinwood Lane Homeowners Association, stated that the two communities appreciated all the cooperative efforts of Marcbart and Deihl/Cline Homes in keeping the communities informed and trying to address the issues. He noted that the major concerns were: traffic, architectural design and building materials, buffer consisting of a masonry wall to separate the shopping center from parcels 63, 64, and 65; construction parking which should be limited to the site; removal of pedestrian access to Spring Lane; and, the townhouses should be compatible with existing residences with fenced rear yards. (A copy of his statement may be found in the date file.)

Mr. Joseph Satriano, 3315 Kaywood Drive, Falls Church, represented the Glen Forest Community Association, and stated that his community preferred that the current zoning for the area be retained. He believed this would discourage commercial development in the area of the single family homes. He noted that the Glen Forest residents were definitely in favor of revitalization of the Bailey's Crossroads area but a number of issues remained which he believed had not been incorporated. Mr. Satriano noted that the developer had proposed a thirty-five foot separation between the single family homes and the commercial development and believed that was not sufficient and asked for at least a fifty-foot barrier.

Mr. Satriano, in response to a question from Commissioner Harsel, stated that he had seen the proposed new language for the application.

Commissioner Strickland pointed out that this was a proposed Plan amendment, not a rezoning application.

Mr. William Hettinger, 5915 Merritt Place, Falls Church, Chairman of the Mason District Planning, Land Use, and Transportation Committee, stated that his committee approved the Out-of-Turn Plan Amendment, but there were several outstanding issues that had not been resolved. (A copy of his statement may be found in the date file.)

Mr. George Davis, 3407 Moray Lane, Falls Church, represented the Bailey House Apartments, and stated that they opposed the application until transportation and traffic issues were more specifically addressed.

Ms. Susan Flinner, 6102 Brook Drive, Falls Church, urged that parkland be included in the plans for the development of the shopping center.

Michael J. McHugh, Esquire, with Hazel and Thomas, represented the owners of the Baileys Crossroads Shopping Center and stated that they were in favor of the plan to revitalize the Baileys area. He also noted that they urged adoption of the language proposed by the Mason District Land Use Committee.

Mr. James Colby, 3333 Freedom Place, Baileys Crossroads, supported the concept of the proposed Out-of-Turn Plan Amendment. He also noted that traffic would be a problem, if actions were not taken to improve conditions on Route 7.

The following individuals also supported the Plan Amendment, but were concerned about the traffic in the area:

- Mr. Roy Meyers, 3327 Pensa Drive, Falls Church
- Mr. Kenneth Young, 3316 Spring Lane, Falls Church
- Mr. John Guillory, 3411 Greentree Drive, Falls Church
- Mr. Martin Gordon, 3337 Kaywood Drive, Falls Church

Mr. Charles Almquist, Transportation Planning Division, Office of Transportation, addressed the issue of traffic in the Baileys Crossroads area. He referred to the transportation analysis and stated that they would study the traffic impacts very carefully and any future development would be scrutinized with the intention of improving transportation in the whole Baileys Crossroads area.

There being no additional speakers no questions or comments, and no further rebuttal, Chairman Murphy closed the public hearing and recognized Commissioner Strickland for action on this case. (A verbatim transcript of the action taken on this case may be found in the date file.)

//

Commissioner Strickland MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THEY DEFER DECISION ONLY ON THE PLAN AMENDMENT, S92-I-B3, TO A DATE CERTAIN OF THURSDAY, MAY 6, 1993.

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

//

The Planning Commission recessed at 10:20 p.m. and reconvened at 10:40 p.m.

//

RZ-92-M-038 - ABDO S. & HIKMET AHMED - Appl. to rezone approx. 1.08 ac. located on the S. side of Columbia Pike (Rt.236) approx. 1,500 ft, W. of Leesburg Pike (Rt.7) from R-3, HC & SC to C-5, HC & SC to permit commercial development with an overall FAR of 0.059. Comp. Plan Rec: Retail/Res. 0 3-4 du/ac. Tax Map 61-2((1)) 117. MASON DISTRICT. PUBLIC HEARING.

Mr. Abdo Ahmed, the applicant, reaffirmed that the affidavit dated April 7, 1993, was current and correct. There were no disclosures from the Planning Commissioners.

Mr. Gregory A. Riegler, 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 execution of proffers consistent with those contained in Appendix 1 of the staff report.

In response to a question from Commissioner Baldwin, Mr. Riegler stated that the buffers would be approximately thirty-five feet.

Mr. Ahmed then stated that this application was for a family owned store and requested approval.

There being no listed speakers and none from the audience, no further questions or comments, and no rebuttal, Chairman Murphy closed the public hearing and recognized Commissioner Strickland for action on this case. (A verbatim transcript of the action taken on this case may be found in the date file.)

//

Commissioner Strickland MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-92-M-038, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THIS REPORT.

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

Commissioner Strickland also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING IN FAVOR OF THE SCREENING AND LANDSCAPING SHOWN ON THE GDP AND REQUIRED IN CONJUNCTION WITH THE IMPLEMENTATION OF THE PROFFERS CONSISTENT WITH THOSE IN APPENDIX 1.

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

//

PCA-74-2-077 - EXXON CORPORATION - Appl. to amend the proffers for RZ-74-2-077 to permit a rezoning & special exception appl. for a service station with a quick service food store & a car wash with an overall FAR of .045 on property located in the N.W. quadrant of the intersection of Centreville Rd. (Rt.28) & McLearen Rd. on approx. 3.28 ac. zoned I-5. Comp. Plan Rec: Industrial. Tax Map 24-4((1)) 5. (Concurrent with RZ-92-Y-003 & SE-92-Y-016.) SULLY DISTRICT. PUBLIC HEARING.

RZ-92-Y-003 - EXXON CORPORATION - Appl. to rezone approx. 50,000 sq.ft. of land located in the N.W. quadrant of the intersection of Centreville Rd. (Rt.28) & McLearen Rd. from I-5 to C-8 to permit a service station with a quick service food store & a car wash with an overall FAR of .045. Comp. Plan Rec: Industrial. Tax Map 24-4((1)) pt.5. (Concurrent w/SE-92-Y-016 & PCA-74-2-077.) SULLY DISTRICT. PUBLIC HEARING.

SE-92-Y-016 - EXXON CORPORATION - Appl. under Sect. 4-804 of the Zoning Ord. to permit a service station w/a quick service food store & a car wash on property located at 13600 McLearen Rd. on approx. 50,000 sq.ft. of land zoned C-8. Tax Map 24-4((1)) pt.5. (Concurrent w/RZ-92-Y-003 & PCA-74-2-077.) SULLY DISTRICT. JOINT PUBLIC HEARINGS.

Francis A. McDermott, Esquire, with Bunton and Williams, represented the applicant and reaffirmed that the three affidavits dated April 1, 1993, were current and correct. Commissioner Palatiello disclosed that he was currently involved in a potential future business venture in which the applicant was also a party. He stated that in order to avoid any potential future conflict, he would not participate in any way with this application.

Mr. Gregory L. Chase, Zoning Evaluation Division, Office of Comprehensive Planning, OCP, presented the staff report, a copy of which may be found in the date file. He stated that staff recommended denial of these applications because, as currently proposed, they did not include a coordinated Development Plan for the entire site; therefore, the proposed uses were not in conformance with the Comprehensive Plan.

Mr. McDermott furnished a detailed explanation of the three applications and the proposed uses therein. He showed a drawing of the properties and stated that the PCA covered the entire I-5 parcel and included everything within the boundaries on that plat. He noted that the PCA was for the primary purpose of releasing the front portion of the property from the 1976 proffers.

PCA-74-2-077 - EXXON CORPORATION  
RZ-92-Y-003 - EXXON CORPORATION  
SE-92-Y-016 - EXXON CORPORATION

April 29, 1993

Mr. McDermott stated that the rezoning would change the front portion of the property from I-5 to C-8 to allow a service station and the special exception request was for the actual service station use. He pointed out that the property was entirely surrounded by industrial and commercial zoning districts and the ultimate improvements at the intersection could take several years. Mr. McDermott stated that regarding staff's reference to "a coordinated development plan", the parcel owner did not know at this time what he would do with the residue of less than two acres in the parcel. He then requested approval of the applications.

There was a lengthy discussion between Mr. McDermott, Commissioners Baldwin, Koch, and Strickland regarding the use of the word "coordinated."

Mr. Chase pointed out that in the I-5 district there were twenty-four uses and the PCA had eliminated six, which left eighteen uses permitted in that zone.

Ms. Lynda Stanley, Director, Planning Division, OCP, stated that there was more than just specific language that applied to the site as far as the Comprehensive Plan for Route 28 was concerned. She noted that there were nine conditions which applied to every site in the Route 28 Corridor and Condition Number 5 was for parcel consolidation and/or coordination of development plans which intended to refrain from piecemeal development in the area.

In response to a question from Commissioner Harsel, Mr. Chase stated that some auto-related uses which could go in by-right would be auto freight terminals, motor vehicle storage and vehicle major service and vehicle light service establishments.

There being no listed speakers and none from the audience, no further questions or comments, and no further rebuttal, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim transcript of the action taken on this case may be found in the date file.)

//

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-92-Y-003, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED APRIL 20, 1993.

Commissioners Hartwell and Thomas seconded the motion which carried by a vote of 8-2 with Commissioners Byers and Harsel opposed; Commissioner Palatiello not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Koch also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-74-2-077, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED APRIL 20, 1993, WITH THE ADDITION OF A SENTENCE AT THE END OF PROFFER NUMBER 6, WHICH WOULD

PCA-74-2-077 - EXXON CORPORATION  
RZ-92-Y-003 - EXXON CORPORATION  
SE-92-Y-016 - EXXON CORPORATION

April 29, 1993

READ: "ANY SUCH DEVELOPMENT PLAN OR SITE PLAN SHOULD BE BROUGHT BACK TO THE PLANNING COMMISSION FOR ADMINISTRATIVE REVIEW AND RECOMMENDED APPROVAL TO THE DIRECTOR OF DEM FOR CONSISTENCY WITH THIS PROFFER."

Commissioner Hartwell seconded the motion which carried by a vote of 6-4 with Commissioners Baldwin, Byers, Downer and Harsel opposed; Commissioner Palatiello not present for the vote; Commissioner Hanlon absent from the meeting.

Commissioner Koch then MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE-92-Y-016, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 26, 1993, WITH THE DELETION OF CONDITION NUMBER 7.

Commissioners Hartwell and Thomas seconded the motion which carried by a vote of 8-2 with Commissioners Byers and Harsel opposed; Commissioner Palatiello not present for the vote; Commissioner Hanlon absent from the meeting.

//

The meeting was adjourned at 12:03 a.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: Dorothy E. Brittingham

Approved On: July 29, 1993



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