

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MAY 24, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Iryong Moon, Commissioner At-Large  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Joan M. DuBois, Dranesville District  
Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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**COMMISSION MATTERS**

Commissioner Byers, at the request of the applicant, MOVED THAT THE PUBLIC HEARING ON SE-01-V-002, PETER A. AND VIRGINIA W. FIELD, BE DEFERRED TO A DATE CERTAIN OF JUNE 27, 2001.

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

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON RZ-2001-MV-002 AND FDP-2001-MV-002, TELEGRAPH I LLC, BE DEFERRED TO A DATE CERTAIN OF JUNE 28, 2001.

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

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Commissioner Hall MOVED THAT THE DECISION ONLY ON PCA-76-M-112-2, SEVEN OAKS II HOMEOWNERS ASSOCIATION, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 14, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Harsel entered into the record of May 23, 2001, a letter from Mr. John A. Shivik, Chair, Braddock District Council, concerning the proposed Zoning Ordinance Amendment (Groups 3 and 6).

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Commissioner Alcorn announced that the Area Plans Review process was underway and that nominations for changes to the Comprehensive Plan for the Supervisory Districts of Dranesville, Hunter Mill, Providence and Sully would be accepted through June 29, 2001.

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Commissioner Palatiello MOVED THAT THE PUBLIC HEARING ON 2232-H00-39, OMNIPOINT/VOICESTREAM WIRELESS AND SPRINT, BE DEFERRED INDEFINITELY.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners DuBois and Murphy absent from the meeting.

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Commissioner Byers MOVED THAT THE DECISION ONLY ON RZ-2000-MV-045 AND FDP-2000-MV-045, LORTON VALLEY LC, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 14, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners DuBois and Murphy absent from the meeting.

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FSA-H96-60-1 - VERIZON - 11450 North Shore Drive

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY LOCATED AT 11450 NORTH SHORE DRIVE, RESTON, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE APPROVAL GRANTED BY THE PLANNING COMMISSION FOR FS-H96-60, PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA, THIS MATTER BEING FSA-H96-60-1.

Commissioner Koch seconded the motion which carried unanimously with Commissioners DuBois and Murphy absent from the meeting.

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S98-CW-2CP - OUT-OF-TURN PLAN AMENDMENT (Merrifield)  
(Decision Only - Public Hearing held on May 9, 2001)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT OUT-OF-TURN PLAN AMENDMENT, S98-CW-2CP, BE APPROVED AS RECOMMENDED BY THE TASK FORCE ON PAGES 17-128 OF THE STAFF REPORT DATED APRIL 25, 2001, WITH MODIFICATIONS. IN ADDITION, I WOULD LIKE TO MOVE THAT THE CHANGES BE APPROVED, AS RECOMMENDED BY STAFF, FOR UPDATED REFERENCES TO TEXT OUTSIDE THE SUBURBAN CENTER ON PAGES 129-138 OF THE STAFF REPORT DATED APRIL 25, 2001.

Commissioners Alcorn and Wilson seconded the motion.

Commissioner Palatiello MOVED AN AMENDMENT, THAT ON PAGE 72, STRIKE THE THIRD BULLET THAT BEGINS WITH "IF ANY ENTERTAINMENT AND/OR RECREATIONAL USES....".

Commissioner Harsel seconded the motion which failed by a vote of 1-7-2, with Commissioner Palatiello in favor; Commissioners Koch and Harsel abstaining; Commissioners DuBois and Murphy absent from the meeting.

Commissioner Palatiello MOVED ANOTHER AMENDMENT, THAT ON PAGE 72, THE THIRD BULLET, AT THE END THEREOF, ADD THE FOLLOWING: "A REZONING FOR SUCH USES SHALL INCLUDE A TRANSPORTATION ANALYSIS THAT DEMONSTRATES HOW 30 PERCENT OF THE PATRONS WILL ACCESS THE FACILITY BY MEANS OTHER THAN SINGLE OCCUPANT VEHICLES."

The motion died due to the lack of a second.

Vice Chairman Byers then called for a vote on the main motion which carried by a vote of 9-1 with Commissioner Palatiello opposed; Commissioners DuBois and Murphy absent from the meeting.

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S01-CW-T1 - OUT-OF-TURN PLAN AMENDMENT (Lee and Mount Vernon Districts)

Commissioner Byers MOVED THAT OUT-OF-TURN PLAN AMENDMENT S01-CW-T1 BE REFERRED BACK TO THE BOARD OF SUPERVISORS RECOMMENDING THAT IT BE WITHDRAWN.

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

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RZ-2000-PR-035 - OAK STREET DEVELOPMENT CORPORATION

(Decision Only - Public Hearing held on February 7, 2001)

Commissioner Smyth MOVED THAT RZ-2000-PR-035, OAK STREET DEVELOPMENT CORPORATION, BE DENIED AS REQUESTED FOR THE R-4 DISTRICT.

Commissioners Alcorn and Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining, Commissioners DuBois and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT RZ-2000-PR-035 BE APPROVED TO THE R-3 DISTRICT, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 24, 2001.

Commissioners Koch and Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining, Commissioners DuBois and Murphy absent from the meeting.

Commissioner Smyth FURTHER MOVED THAT THE COUNTY WIDE TRAILS PLAN REQUIREMENT BE MODIFIED IN FAVOR OF THAT DEPICTED ON THE GDP AND AS PROFFERED.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining, Commissioners DuBois and Murphy absent from the meeting.

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RZ-2000-MV-057 - LORTON VALLEY AND LORTON VALLEY III  
FDP-2000-MV-057 - LORTON VALLEY AND LORTON VALLEY III  
(Decision Only - Public Hearing held on May 17, 2001)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2000-MV-057, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 23, 2001.

Commissioners Alcorn and Wilson seconded the motion which carried by a vote of 8-0-2 with Commissioners Kelso and Moon abstaining; Commissioners DuBois and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-MV-057, SUBJECT TO DEVELOPMENT CONDITIONS DATED MAY 23 AND SUBJECT TO THE BOARD'S APPROVAL OF THE RZ-2000-MV-057, AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-2 with Commissioners Kelso and Moon abstaining; Commissioners DuBois and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT BETWEEN THE PROPOSED TOWNHOUSES AND PARCEL 15 AND BETWEEN THE PROPOSED TOWNHOUSES AND THE DETACHED DWELLINGS WITHIN THE DEVELOPMENT.

Commissioners Smyth and Wilson seconded the motion which carried by a vote of 8-0-2 with Commissioners Kelso and Moon abstaining; Commissioners DuBois and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD ESTABLISH THE DATE OF JUNE 25, 2001 FOR THE BOARD HEARING ON RZ/FDP-2000-MV-045 TO BE CONCURRENT WITH THAT FOR RZ/FDP-2000-MV-057.

Commissioner Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioners DuBois and Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel noted that there was only one case on the agenda tonight.

1. S00-IV-S1 - OUT-OF-TURN PLAN AMENDMENT (Lee District)

This order was accepted without objection.

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S00-IV-S1 - OUT-OF-TURN PLAN AMENDMENT - Appl. to consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance w/the Code of VA, Title 15.2, Chap. 22. concerning approx. 120 acres bounded by Island Creek and Lansdowne subdivisions, Hilltop Industrial Park and Cinder Bed Road (Tax Map 99-2((1)) 17-29; 99-2((10))F; 90-4((11))D). The area is planned for industrial use up to .35 FAR; public park use w/an option for residential use at 3-4 du/ac; private open space use; and residential use at 3-4 du/ac. The Plan Amendment will consider industrial use up to .35 FAR, subj. to conditions, w/an option for residential use at 3-4 du/ac; residential use at 3-4 du/ac; private open space use; and public park use. Recommendations relating to the transportation network may also be modified. LEE DISTRICT. PUBLIC HEARING.

Ms. Anita Capps, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended adoption of the proposed amendment with modifications as shown on page 8 of the staff report.

At Commissioner Kelso's request, an aerial photograph was shown to the Commission which showed that the subject property was being used as a dumping ground.

Ms. Capps and Mr. Bruce Douglas, PD, DPZ, responded to questions from Commissioner Harsel about the existing 50 foot easement on parcel 24.

In response to a question from Commissioner Alcorn, Commissioner Kelso said that parcel 24 had been replanned and rezoned for development of detached and attached residential units which included a buffer zone.

Vice Chairman Byers called the listed speaker and recited rules for testimony before the Commission.

Mr. Bob Fry, 6718 Morningride Circle, Alexandria, citing overcrowded conditions of the schools in the area, requested that development be postponed until the Island Creek school has been constructed.

Addressing Mr. Fry's concern, Commissioner Kelso said that the residential component of the Plan nomination, parcel 24, had been rezoned, designed and approved with construction about to begin, therefore, there was no opportunity to delay the project. He also said that parcels 18 and 19 were being recommended for residential development at a density of 5-8 units per acre, and with only three-fourths of an acre, only six townhouses could be built. He said that, along with the fact that the other areas were going to be changed from R-1 to industrial, would result in little

impact on area schools. He added that the Planning Commission did not have the authority to make decisions on rezoning applications based on school enrollment. Commissioner Kelso said he would be deferring a decision on this matter for one week and invited Mr. Fry to attend a meeting in Lee District Supervisor Dana Kaufmann's office on Wednesday, May 30, 2001 at 3:00 p.m. to obtain more information about the proposed amendment.

In response to a question from Commissioner Alcorn, Ms. Capps said that if the proposed Plan Amendment were adopted, approximately 6-10 residential units could be built.

Commissioner Palatiello said that although the impact on schools would be minimal if this nomination were adopted, when looked at in the context of other development in the area, it had a more serious impact. He asked Ms. Capps why no school analysis was provided in the staff report. Ms. Capps responded that it was because of the small scale of the proposed change. Commissioner Palatiello commented that the Plan Amendment process was an opportunity for the Planning Commission to determine the adequacy of public facilities and said he believed a school analysis should be provided with each nomination. He said he would address this matter at a future Policy and Procedures Committee meeting.

Mr. Jeannie Igo, 7726 Martin Allan Court, Alexandria, land use representative for the Island Creek community, requested that the Commission review the proposed Plan Amendment carefully to determine if there was a better way to clean up the property.

Mr. Lynwood Evans, 6741 Royal Thomas Way, Alexandria, read a letter from the President of the Island Creek Community expressing concern about the junkyards along Cinder Bed Road which were in violation of current zoning regulations and requested that this problem be addressed. *(A copy of the letter was not provided for the date file.)*

Ms. Madeleine Galvin, 7728 Martin Allen Court, Alexandria, Vice President of the Board of Directors of Island Creek, requested that properties abutting the Island Creek and Hawthorne developments be zoned residential. Additionally, she said a clean-up of properties along Cinder Bed Road must be instituted and all violations corrected prior to rezoning.

Ms. Igo read a letter from Kathy Burns, 6735 Sullivan Way, which cited illegal uses of the subject property and requested that zoning laws be strictly enforced. *(A copy of the letter was not provided for the date file.)*

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There were no further comments or questions from the Commission and no closing staff remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Kelso for a deferral motion. *(A verbatim transcript is in the date file.)*

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON OUT-OF-TURN PLAN AMENDMENT S00-IV-S1 TO A DATE CERTAIN OF THURSDAY, MAY 31, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners DuBois and Murphy absent from the meeting.

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The meeting was adjourned at 9:35 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: July 25, 2002

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