

**MINUTES OF  
PLANNING COMMISSION MEETING  
JUNE 2, 1993**

PRESENT: 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  
Alvin L. Thomas, Commissioner At-Large

ABSENT: Lawrence C. Baldwin, Commissioner At-Large  
Patrick M. Hanlon, Providence District  
Henry E. Strickland, Mason District

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

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COMMISSION MATTERS

In Commissioner Hanlon's absence, Chairman Murphy MOVED THAT THE PLANNING COMMISSION DEFER SE-92-P-033, CHRISTIAN ASSEMBLY CHURCH, TO A DATE CERTAIN OF JUNE 17, 1993.

Commissioners Byers and Sell seconded the motion which passed unanimously with Commissioners Baldwin, Hanlon, and Strickland absent from the meeting.

Commissioner Sell MOVED THAT THE PLANNING COMMISSION GO INTO EXECUTIVE SESSION FOR DISCUSSION OR CONSIDERATION OF MATTERS ENUMERATED IN *VIRGINIA CODE 2.1-344*, PARTICULAR LEGAL ISSUES CONCERNING ZONING ORDINANCE SECTION 5-405 AND 5-505.

Commissioner Byers seconded the motion which passed unanimously with Commissioners Baldwin, Hanlon, and Strickland absent from the meeting.

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The Commission went into Executive Session at 8:35 p.m. and reconvened at 9:14 p.m.

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Commissioner Sell MOVED THAT THE PLANNING COMMISSION MEMBERS CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM THE OPEN MEETING REQUIREMENTS DESCRIBED BY THE *VIRGINIA FREEDOM OF INFORMATION ACT* AND ONLY SUCH MATTERS IDENTIFIED IN THE MOTION TO CONVENE THE EXECUTIVE SESSION WERE HEARD, DISCUSSED, OR CONSIDERED BY THE PLANNING COMMISSION DURING THE EXECUTIVE SESSION.

Commissioner Byers seconded the motion which passed unanimously with Commissioners Baldwin, Hanlon, and Strickland absent from the meeting.

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Commissioner Murphy called attention to RZ-89-S-030, Judith A. Bell & John E. Bell, scheduled for public hearing this evening. He then MOVED THE PLANNING COMMISSION DEFER THIS PUBLIC HEARING TO A DATE CERTAIN OF JULY 15, 1993.

Commissioner Byers seconded the motion which passed unanimously with Commissioners Baldwin, Hanlon, and Strickland absent from the meeting.

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Commissioner Byers referred to his memorandum outlining recommendations from the Policy and Procedures Committee for procedures to amend the Comprehensive Plan. He added that there would be a final session of the Committee regarding this subject on June 10, 1993 at 8:00 p.m. in the Board Conference Room. Commissioner Byers announced that he would move for approval by the full Commission on June 17, 1993.

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Chairman Murphy announced that at the last Board meeting there was discussion of Retail Sales in Industrial Districts. He added that the Board had asked staff and the Planning Commission to take a look at the ramifications of these uses in light of the current Zoning Ordinance. Chairman Murphy said that in order to comply with the Board's request he would appoint the following Commissioners as members of the Retail Sales in Industrial Districts Committee:

Peter F. Murphy, Jr.  
Ronald W. Koch  
Carl L. Sell, Jr.  
Patrick M. Hanlon  
Henry E. Strickland

Without objection, it was so ordered. He then announced that the first meeting would be held on Wednesday, June 9, 1993, at 7:30 p.m. in the Board Conference Room and added that the public was invited.

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Chairman Murphy announced that the Fairfax Fair would be held on June 11, 12, and 13, 1993, at the Government Center. He added that the FaxFair Corporation had announced recently that it would institute a scholarship program which would be awarded after the Fair to a Fairfax County employee and Fairfax County employee's dependent. He added that the Planning Commission would have a soft drinks booth and the proceeds would support the scholarship fund.

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ZONING ORDINANCE AMENDMENT - Churches and Schools as Special Permit/Special Exception Uses (Decision Only) (The public hearing on this application was held on March 25, 1993. A complete verbatim transcript of the decision made on this item is included in the date file.)

Commissioner Thomas MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE CHANGES TO THE PROPOSED ZONING ORDINANCE AMENDMENT TO ARTICLES 3, 4, 5, 6, 8 AND 9, AND 18, AS ADVERTISED IN THE STAFF REPORT DATED FEBRUARY 12, 1993, WITH THE ADDITION AS RECOMMENDED IN ATTACHMENT 2 TO THE MAY 27, 1993, MEMORANDUM TO THE PC.

Commissioners Koch and Hartwell seconded the motion which passed by a vote of 5-2-1 with Commissioners Byers and Sell opposed; Commissioner Murphy abstaining; Commissioner Harsel not present for the vote; Commissioners Baldwin, Hanlon and Strickland absent from the meeting.

Commissioner Thomas also MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS AUTHORIZE THE ADVERTISEMENT OF ADDITIONAL PROPOSED CHANGES TO ARTICLES 9, 18 AND 19, AS SET FORTH IN ATTACHMENT 1 OF THE MAY 27, 1993 MEMORANDUM TO THE PC.

Commissioner Koch seconded the motion which passed by a vote of 6-0-2 with Commissioners Murphy and Sell abstaining; Commissioner Harsel not present for the vote; Commissioners Baldwin, Hanlon and Strickland absent from the meeting.

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FEATURE SHOWN DETERMINATION - AMERICAN MOBILE SATELLITE CORPORATION (AMSC) – Parkridge 1 Building Antennas

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR IN THE STAFF DETERMINATION THAT THOSE ITEMS BE DETERMINED A "FEATURE SHOWN" PURSUANT TO SECTION 15.1-456 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Byers seconded the motion which passed by a vote of 7-0-1 with Commissioner Sell abstaining; Commissioner Thomas not present for the vote; Commissioners Baldwin, Hanlon and Strickland absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel established the following order for tonight's agenda items:

1. 456-V93-5 - Fairfax County Redevelopment and Housing Authority  
SE-93-V-004 - Fairfax County Redevelopment and Housing Authority
2. 456-H93-6 - Fairfax County Fire and Rescue Department
3. SE-93-Y-006 - Dragon Properties Ltd.

This order was accepted without objection.

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456-V93-5 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY - Under provisions of Sect. 15.1-456 of the *Code of Virginia*, as amended, to expand the Gum Springs Community Center approx. 34,838 sq.ft, on property located on Fordson Rd., between the Spring Gardens Apartments & the Martin Luther King, Jr. Park; approx. 2,000 ft. S. of the Fordson Rd. & Sherwood Hall Lane intersection. Tax Map 101-2((1) 47. Area IV. MOUNT VERNON DISTRICT.

SE-93-V-004 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY - Appl. under Sect. 3-304 of the Zoning Ord. to permit alternate uses of a public facility on property located at 8100 Fordson Rd. on approx. 8.00 ac. zoned R-3 & HC. Tax Map 101-2((1) 47. MOUNT VERNON DISTRICT. JOINT PUBLIC HEARING.

Mr. Jack B. Clark, Fairfax County Redevelopment and Housing Authority, reaffirmed the affidavit dated March 5, 1993 for the special exception application. There were no disclosures by Commission members.

Mr. Edwin Spann, Planning Division, Office of Comprehensive Planning, presented the staff report on the 456 application, a copy of which is contained in the date file. He said that the proposed expansion would provide new classrooms for the Children's Center, a multipurpose room, arts and crafts room, an exercise room for the Department of Recreation and Community Services programs, and a new wing for the youth services center and emergency services center. Mr. Spann said that it would also include expansion of outdoor recreation facilities to include a

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picnic pavilion, a multipurpose court, softball/football fields, and separate play areas for toddlers, preschool, and school-age children. He said that staff concluded that the proposed expansion satisfied the criteria of location, character, and extent required by Section 15.1-456 of the *Code of Virginia*, as amended, and recommended that the Planning Commission find the proposed facility in substantial accord with the adopted Comprehensive Plan.

Commissioner Byers requested that the 456 application be concluded before taking up the Special Exception application. There being no objection to this request, and no speakers or comments, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on the case.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION, IN ACCORDANCE WITH SECTION 15.1-456 OF THE *CODE OF VIRGINIA*, AS AMENDED, FIND THE PROPOSED EXPANSION OF THE GUM SPRINGS COMMUNITY CENTER IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners Sell and Thomas seconded the motion which passed unanimously with Commissioners Baldwin, Hanlon, and Strickland absent from the meeting.

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Mr. Otis Robinson, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report for SE-93-V-004, a copy of which is contained in the date file. He said that the proposed project to renovate and expand the existing community center was to accommodate the expansion of existing programs and services. Mr. Robinson said that staff concluded that the application was in harmony with the Comprehensive Plan, in conformance with the Zoning Ordinance, and recommended approval, subject to the proposed development conditions dated June 2, 1993.

Commissioner Byers asked what the additional requirements for indoor space would be if the number of students was increased from 120 to 160. Mr. Robinson said that square footage requirements for indoor use of space by the children was based on County Code. He added that the conditions would have to be satisfied prior to issuance of a nonresidential use permit for the site. Mr. Robinson said that the Health Department had issued a letter based on the previous request for 120 children but had not evaluated the situation for 160 children.

Mr. Clark said that the Housing Authority was coordinating the renovation and expansion of the facility for a number of other County Agencies who operate programs there. He said that revised conditions had been submitted to respond to the subject of adequate capacity within the child day care center. He then requested approval, subject to the revised development conditions.

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Chairman Murphy called for speakers and outlined the Planning Commission's rules for speakers.

Ms. Queenie Cox, 2920 Douglas Street, Alexandria, represented the New Gum Springs Civic Association. She said they supported the renovation and expansion of the community center; however, they had just learned this evening that the County would be acquiring land for the expansion from surrounding homeowners. If that was the case, she said, the Association would not support the expansion, but would continue to support the programs.

In response to questions from Commissioner Byers regarding the acquisition of land, Mr. Clark said that he was not aware of any property owned by private individuals that would need to be acquired in order to accomplish the renovation and expansion. He added that they would need property from the Park Authority in order to build a cul-de-sac, as agreed to under the conditions of the Special Exception.

Mr. Tom Rhodes, 8101 Fordson Road, Alexandria, spoke for himself and for Ms. Willow Smith, 8103 Fordson Road, Alexandria, who is blind. He said that land had already been taken from them for the initial development and they were concerned that more of their land would be taken for the expansion.

Lt. Col. Beverly Scott, President of the Board of Directors, Gum Springs Community Development Corporation, said that they operated 23 programs on the premises for all ages and that the facility should set a high standard for the area and reflect the high quality of service they provided. He added that the proposed renovation would make a giant stride toward that goal. He noted that the renovated building would be more efficient and would allow for better control over those using the facility. He then urged approval of the application.

There being no further speakers, Chairman Murphy called on Mr. Clark for rebuttal.

Mr. Clark said that they were not aware of any privately owned property that would be required in order to accommodate the renovation.

Chairman Murphy called for concluding staff remarks from Mr. Robinson. Mr. Robinson said that staff was not aware of any property that would be acquired, but would check into it further.

There being no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on the case. (Verbatim excerpts are contained in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON SE-93-V-004 TO A DATE CERTAIN OF JUNE 17, 1993.

Commissioners Hartwell, Thomas, and Sell seconded the motion which passed unanimously with Commissioners Baldwin, Hanlon, and Strickland absent from the meeting.

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456-H93-6 - FAIRFAX COUNTY FIRE AND RESCUE DEPARTMENT - Under provisions of Sect. 15.1-456 of the *Code of Virginia*, as amended, to utilize approx. 3.5 ac. for the Northpointe Fire Station on property located in the S.E. quadrant of the Leesburg Pike/Reston Ave. intersection. Tax Map: 11-2((1)) pt.34. Area III. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mr. Edwin Spann, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is contained in the date file. He said that staff concluded that the proposed site for the Northpointe Fire and Rescue Station satisfied the criteria of location, character, and extent pursuant to Section 15.1-456 of the *Code of Virginia* and therefore recommended that the Planning Commission find the proposed facility in substantial accord with the provisions of the adopted Comprehensive Plan.

Chief Mark Wheatley, Administrative Services Division, Fire & Rescue Department, said that the eleven square mile void area continued to exist. He noted that they experienced extensive response times in the area, and that the population in the area continued to expand. He added that the Department endorsed the proposed location for the following reasons: the proposed site was centrally located in the void area; it would have a four directional response capability, a pre-emption light would be installed at the intersection of Reston Avenue and Route 7 which would allow quick access onto Route 7; it would be located on the south side of Route 7; and the land development cost would be minimal. Chief Wheatley said that the Department endorsed the staff recommendation. He noted that the facility would not only meet the intent of the Comprehensive Plan and the operational needs of the Department but it would also enable them to provide swift and effective services to County residents located in the Northpointe area.

In responding to several questions from Commissioner Palatiello, Chief Wheatley said that there was an agreement with the landowner which was contingent upon approval from the Planning Commission; that there was a mutual agreement with Loudoun County that should their services be required their trucks would be promptly dispatched; that the Northpointe Fire Station would be able to service the northern point of the County the quickest since the services from Loudoun County would be coming from the Sterling Park station and their response times would be greater to the northern part of the County. Also in response to Commissioner Palatiello's query, Chief Wheatley said that he understood that there would be a 50-foot setback from the Colonial pipeline.

Regarding a previous 456 application that had been approved but not developed, Mr. Spann responded that no action was required under Section 15.1-456 of the *Code of Virginia*. He added that there were many parcels across the County that the Planning Commission had approved for public facilities but which, for various reasons, had never been developed.

Chairman Murphy called for speakers from the audience.

Mr. Richard Peters, President of the Great Falls Citizens Association spoke in support of the site of the Northpointe Fire Station, subject to two conditions: that the owner of the property was a willing seller, and that no commercial development would be allowed on the remainder of the Fleming property. (See position statement in date file.)

Ray Post, Esquire, attorney for the Fleming family, assured the Commission that Mrs. Fleming was a willing seller at this time.

There being no further speakers, no closing staff comments, and no further questions or comments from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on the case.

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DETERMINE THAT THE PROPOSED NORTHPOINTE FIRE AND RESCUE STATION TO BE LOCATED AT THE INTERSECTION OF RESTON AVENUE AND LEESBURG PIKE IS IN SUBSTANTIAL CONFORMANCE WITH THE COMPREHENSIVE PLAN PURSUANT TO SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

Commissioner Koch seconded the motion which passed by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Baldwin, Hanlon and Strickland absent from the meeting.

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SE-93-Y-006 - DRAGON PROPERTIES LTD. - Appl. under Sects. 4-804 & 7-607 of the Zoning Ord. to permit a service station with a quick service food store & a vehicle light service establishment in a Highway Corridor Overlay District on property located at 13616 Lee Hwy. on approx. 1.24 ac. zoned C-8, WS & HC. Tax Map 54-4((6)) 21A, 22A, 29, 30. SULLY DISTRICT. PUBLIC HEARING.

Mr. Zia Hassan, agent for the applicant, reaffirmed the affidavit contained in the staff report. There were no disclosures by Commission members.

Before calling for the staff report, Chairman Murphy announced that Mr. Greg Riegler had accepted a position with Boothe, Prichard & Dudley and this would be his last case before the Commission as a member of the County staff.

Mr. Greg Riegle, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is contained in the staff report. Mr. Riegle said that with the implementation of the proposed development conditions, staff had concluded that the application was in conformance with the Plan and the applicable Zoning Ordinance criteria. Therefore, he said that staff recommended approval, subject to the development conditions in Appendix 1 of the staff report.

Mr. Hassan said the applicant had met with two homeowners associations who, along with the West Fairfax County Citizens Association, had indicated support for the proposed uses. He then requested approval of the application, subject to the conditions in the staff report, with two exceptions: that Condition #5 be revised to read ". . . that the entrance from Lee Highway to the site shall be designed as right-in and right-out only." The second was that the applicant was also seeking permission for 24-hour operation of the gas station and quick service food store.

Commissioner Koch asked whether the applicant had told the citizens associations they had met with that they were going to request that the station be allowed to operate 24 hours a day. Mr. Hassan said he did not recall anyone asking the question and did not believe the applicant had mentioned it.

Commissioner Sell said he was concerned that the proposed application would be too close to the residential area and suggested that acoustical treatment would be needed in back of the building.

Chairman Murphy called for speakers and reiterated the rules.

Mr. Joseph Roberts, 5635 Newgate Boulevard, Centreville, represented the Ratcliffe Homeowners Association. He said they had not met with the applicant but were in support of the proposed uses; however, they wanted to make sure that the facing of the screening material would be brick and that the words or similar materials. . . ." in Condition #7 were stricken. Mr. Roberts was also concerned about the regional stormwater management facility to receive the outflow from the site since it would have to flow uphill. He suggested that more time be spent examining the relationship between on-site grading, the location of the wall, and drainage of the on-site stormwater facility to the regional pond.

Commissioner Sell noted that there already was a gas station, auto repair and car wash facility next door and said he was concerned that allowing the proposed facility, with similar uses, on the site would force the other operator out of business.

Commissioner Harsel asked Mr. Roberts if he made a statement as to how Ratcliff felt about the applicant asking that the station be open 24 hours. Mr. Roberts said that it was a new topic tonight and had not had time to develop a response to it.

There being no further speakers, and no further questions or comments from the Commission, Chairman Murphy called on Mr. Hassan for rebuttal.

Mr. Hassan said that the owner would have no problem with constructing a brick wall. He said that he had been informed that the 24 hour use had been discussed with the members of the West Fairfax County Citizens Association and they had expressed no objection at that time. Mr. Hassan said he was confident that the applicant could provide the required stormwater management at the proposed facility.

During closing staff comments, Mr. Riegle said that in response to the issue raised by Commissioner Sell, he noted that the potential for all of the uses to operate simultaneously would be temporary. He added that the time of the Route 29 improvements, according to the Office of Transportation, would be second priority in Centreville with the first priority being the interchange of Route 28/Route 29. Mr. Riegle said that all the information being conveyed to staff was that the improvements would eventually be done which would dictate what would happen on the adjoining property.

In response to Commissioner Harsel's question on oil grit separators, Mr. Riegle said that staff had been informed that the best management practices (BMPs) were the preferred alternative and there was a commitment on the plat and in the development conditions to provide BMPs. He added that the Department of Environmental Management staff had indicated that oil grit separation was considered to be a second alternative in instances where site constraints precluded use of BMP facilities through structural detention measures.

There being no further questions of staff, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on the case. (Verbatim excerpts are contained in the date file.)

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Commissioner Koch MOVED THAT WE DEFER DECISION ONLY ON SE-93-Y-006, DRAGON PROPERTIES, UNTIL JUNE 17, 1993.

Commissioner Byers seconded the motion which passed unanimously with Commissioners Baldwin, Hanlon, and Strickland absent from the meeting.

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The meeting was adjourned at 10:59 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

CLOSING

June 2, 1993

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: Sandra L. Stever

Approved on: July 29, 1993

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