

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 10, 1998**

PRESENT: John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John W. Hunter, Commissioner At-Large
John B. Kelso, Lee District
Ronald W. Koch, Sully District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:27 p.m. by Vice Chairman John R. Byers, in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Vice Chairman Byers announced that at the request of Walter Webdale, Director, Department of Housing and Community Development, application 2232-V98-1, Redevelopment Housing Authority, scheduled for public hearing on June 25, 1998, had been withdrawn due to severe architectural problems.

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Vice Chairman Byers announced that the schedule for the Revitalization Workshop and the public hearing on the draft Zoning Ordinance Amendments and zoning map changes would be as follows:

- Staff Workshop - Thursday, July 9, 1998 at 7:00 p.m.
- Public Hearing - Monday, July 20, 1998 at 8:15 p.m.

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COMMISSION MATTERS

June 10, 1998

Vice Chairman Byers announced that Denise James, Zoning Evaluation Division, Office of Comprehensive Planning, would be assuming a new position with the Planning Division. He noted that her work before the Planning Commission had always been first rate and wished her much success in her new job.

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION REACTIVATE AREA PLANS REVIEW ITEM 97-II-10F AND THAT IT BE HEARD WITH BRADDOCK DISTRICT SCHEDULE B NOMINATIONS ON SEPTEMBER 10, 1998 IN CONJUNCTION WITH THE OUT-OF-TURN PLAN AMENDMENT THAT SUPERVISOR BULOVA AUTHORIZED ON MONDAY, JUNE 8, 1998.

Commissioners Coan and Thomas seconded the motion which carried unanimously with Commissioners Alcorn and Murphy absent from the meeting.

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SE-98-M-003 - SLEEPY HOLLOW BATH AND RACQUET CLUB, INC. (Decision Only)
(The public hearing on this application was held on May 27, 1998. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Hall MOVED THAT THE BOARD OF SUPERVISORS APPROVE SE-98-M-003, SUBJECT TO THE REVISED DEVELOPMENT CONDITIONS DATED JUNE 10, 1998.

Commissioner Downer seconded the motion which carried by a vote of 8-0-2 with Commissioners Hunter and Thomas abstaining; Commissioners Alcorn and Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BZA APPROVAL OF SPA-77-M-094, SUBJECT TO THE REVISED CONDITIONS DATED JUNE 10, 1998 AND FURTHER, THAT CONDITION NUMBER 6 BE REVISED TO READ:

- "...SWIM MEETS, POOL SAFETY AND NORMAL USE...."

Commissioner Downer seconded the motion which carried by a vote of 8-0-2 with Commissioners Hunter and Thomas abstaining; Commissioners Alcorn and Murphy absent from the meeting.

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COMMISSION MATTERS

June 10, 1998

PCA-90-C-006-2 - PLAZA AMERICA OFFICE DEVELOPMENT, LLC
FDPA-90-C-006-2 - PLAZA AMERICA OFFICE DEVELOPMENT LLC (Decisions Only)
(The public hearing on these applications was held on May 28, 1998. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA-90-C-006-2, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 13, 1998.

Commissioners Hunter and Koch seconded the motion which carried unanimously with Commissioners Alcorn and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-90-C-006-2, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 20, 1998 AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA-90-C-006-2.

Commissioners Hunter and Koch seconded the motion which carried unanimously with Commissioners Alcorn and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE WESTERN BOUNDARY OF THE SITE BE REAFFIRMED AS PREVIOUSLY APPROVED IN PCA-90-C-006-1.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Alcorn and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE WAIVER OF THE 75-FOOT SETBACK REQUIREMENT FOR THE DULLES ACCESS AND TOLL ROAD PREVIOUSLY APPROVED BE REAFFIRMED AS IN PCA-90-C-006-1.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Alcorn and Murphy absent from the meeting.

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FS-L98-7 - AT&T, 3701 Franconia Road

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF OCP AND FIND FS-L98-7, BY AT&T, AT 3701 FRANCONIA ROAD, IN SUBSTANTIAL CONFORMANCE WITH THE

COMMISSION MATTERS

June 10, 1998

COMPREHENSIVE PLAN AND A "FEATURE SHOWN" IN COMPLIANCE WITH SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

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

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. SEA-88-C-043 - CANDLEWOOD HERNDON, VA, LLC
2. RZ-1998-SU-002 - COSCAN WASHINGTON, INC.
FDP-1998-SU-002 - COSCAN WASHINGTON, INC.
3. SE-98-Y-007 - CV-METROTECH, LC
4. PCA-1996-PR-039 - MARRIOTT INTERNATIONAL, INC.
SEA-96-P-048 - MARRIOTT INTERNATIONAL, INC.

This order was accepted without objection.

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SEA-88-C-043 - CANDLEWOOD HERNDON, VA, LLC - Appl, under Sect. 5-504 of the Zoning Ordinance to amend SE-88-C-043 for a hotel to permit a decrease in land area and site modifications on property located in the S.E. quadrant of the intersection of Horsepen Rd. and Coppermine Rd. on approx. 4.43 acres zoned 1-5. Tax Map 15-4((1))14A. HUNTER MILL DISTRICT. PUBLIC HEARING.

Jonathan Rak, Esquire, with Wilkes, Artis, Hedrick and Lane, PC, attorney for the applicant, reaffirmed the affidavit dated March 16, 1998. There were no disclosures by Commission members.

Gregory Russ, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Russ responded to a question from Commissioner Palatiello about off-street loading spaces.

Mr. Rak stated that the subject application was an amendment to a previously-approved Special Exception to permit construction of a Hilton Hotel. He noted that the hotel proposed by the applicant would be smaller than that proposed by Hilton. Addressing the issue raised by SEA-88-C-043 - CANDLEWOOD HERNDON, VA, LLC June 10, 1998

Commissioner Palatiello concerning the loading requirements, Mr. Rak said the nature of the

hotel was such that it would not have a restaurant or conference rooms and therefore one loading space would be adequate. He said the customer base would be drawn from corporate headquarters in the vicinity. Mr. Rak noted that the applicant had contacted the McNair Farms West Association who expressed no objection to the proposed development.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. Mr. Russ had no closing staff comments; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Palatiello for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SEA-88-C-043 BE APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Alcorn and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG HORSEPEN ROAD TO THAT SHOWN ON THE SEA PLAT.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Alcorn and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG HORSEPEN ROAD.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Alcorn and Murphy absent from the meeting.

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RZ-1998-SU-002 - COSCAN WASHINGTON, INC. - Appl. to rezone from R-1 and WS to PDH-2 and WS to permit residential development at a density of 1.96 du/ac and approval of the conceptual development plan on property located approx. 500 ft. E of the terminus of Walney Park Dr. on approx. 20.0 acres. Comp. Plan Rec: 1-2 du/ac. Tax Map
RZ-1998-SU-002 COSCAN WASHINGTON, INC.
FDP-1998-SU-002 - COSCAN WASHINGTON, INC.

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DISTRICT.

FDP-1998-SU-002 - COSCAN WASHINGTON, INC. - Appl. to approve the final development plan for RZ-1998-SU-002 to permit residential development on property located approx. 500 ft. E. of the terminus of Walney Park Dr. on approx. 20.0 acres zoned PDH-2 and WS. Tax Map 44-4((1)) 16A, 17, & 20. (Concurrent w/RZ-1998-SU-002.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich, and Lubeley, PC, attorney for the applicant, reaffirmed the affidavit dated February 24, 1998. There were no disclosures by Commission members.

Denise James, Zoning Evaluation Division (ZED), Office of Comprehensive Planning (OCP), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. James responded to a question from Vice Chairman Byers about an interparcel connection to lot 16.

Mr. Martin stated that the applicant was requesting a rezoning of 20 acres from the R-1 to the PDH-2 District and approval of the Final Development Plan to permit development of 39 single family residential lots at a density of 1.9 units per acre. He said access would be provided to the north through Autumn Glory Way which was to be constructed as part of the Maple Hill subdivision and that future access would be provided to the south which would connect Walney Park Drive to the west of the property. He noted that the interparcel access connection to the east had been eliminated at the request of Poplar Tree Estates when PCA-79-S-022, Edgemore Homes, had been approved by the Planning Commission and the Board of Supervisors. He said that the Wynmar community was opposed to access through their neighborhood and that speakers on tonight's agenda would address that issue. Mr. Martin described tree preservation efforts, onsite recreational facilities, and noted that the applicant would make contributions to the Park Authority and the Housing Trust Fund. He said that the applicant was in agreement with the Development Conditions contained in the staff report and that the concerns of the Sutton Oaks and Poplar Tree Estates communities had been addressed in the June 10, 1998 proffers. He noted that the application had the unanimous recommendation of the Western Fairfax County Citizens Association (WFCCA) and requested favorable consideration.

At the request of Commissioner Koch, Mr. Martin explained the changes made to the proffers dated June 10, 1998 and addressed concerns about blasting and an outlet road which had been raised in a letter from Marguerite A. Jennell. (A copy of this letter is in the date file.)

RZ-1998-SU-002 COSCAN WASHINGTON, INC.
FDP-1998-SU-002 - COSCAN WASHINGTON, INC.

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Mr. Martin responded to questions from Commissioners Harsel and Hunter about the proposed 50 foot outlet road, and from Commissioner Downer about the proposed recreational facilities.

Vice Chairman Byers called the first listed speaker and recited the rules for public testimony.

Elvera McKenna, 4841 Walney Road, Chantilly, expressed her opposition to the proposed development, citing concerns about blasting damage, access, traffic congestion, and the environment. In addition she said she could face costly litigation to enforce covenants which existed on property in her subdivision.

Addressing Ms. McKenna's concern about blasting damage, Commissioner Koch told her that she would be covered by the blasting proffer. He also told Ms. McKenna that the applications were in accord with the Comprehensive Plan and met all criteria for approval.

Ms. McKenna responded to a question from Commissioner Hall about the covenants which she had referred to in her remarks.

Ralph Thode, 13903 Walney Way, Chantilly, representing the Poplar Park (Wynmar) Homeowners Association, voiced concerns about the single point of access.

Ms. James responded to a question from Vice Chairman Byers about the position of the Office of Transportation on access to the proposed development. She also responded to questions from Commissioners Coan, Harsel, and Downer about ingress and egress.

In response to a question from Commissioner Koch, Ms. James said that approval of an application of this size with a single point of access was not unprecedented.

Diane Scharf, 13502 Over Ridge Court, Chantilly, President, Poplar Tree Homeowners Association, stated that the Association supported the subject application with the provision that there would be no interparcel access between parcels 20 and 24.

William Fillman, 4702 Leighfield Valley Drive, Chantilly, cited concerns about traffic and requested that the Planning Commission deny this application until the issue of access points could be resolved.

Mr. Fillman responded to a question from Vice Chairman Byers and Commissioner Koch concerning his position.

James Hunter, 13892 Lawrence Park Court, Chantilly, stated his opposition to the proposed development because of concerns about the single point of access.

Mr. Hunter responded to questions from Commissioner Koch concerning his position.

RZ-1998-SU-002 COSCAN WASHINGTON, INC.

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FDP-1998-SU-002 - COSCAN WASHINGTON, INC.

Lisa Taylor Kolb, 4717 Lewis Woods Court, Chantilly, representing David Goffe, 4703 Lewis Woods Court, Chantilly, Sutton Oaks Community Association, stated that the Association supported the application provided the proffers were amended to reflect the agreement reached

between the Association and Coscan. She also expressed concern about the inadequacy of Poplar Tree and Stringfellow Roads.

Ms. Kolb responded to questions from Commissioner Coan about the agreement between the Sutton Oaks Community Association and Coscan.

Clyde Harris, 4719 Lewis Woods Court, Chantilly, stated he lived in the Sutton Oaks development and was concerned about tree loss, buffering, the retaining wall, and construction hours.

James Hart, Chairman of the Land Use Committee, WFCCA, stated that WFCCA supported the applications.

Mr. Hart responded to questions from Commissioner Coan about the WFCCA's position concerning access to the proposed development and the overall impact of development on area traffic.

In response to a question from Commissioner Harsel, Mr. Hart said that all of the homeowners associations represented tonight were members of the WFCCA, with the exception of Wynmar. He noted, however, that Wynmar was eligible for membership.

John McKenna, address unknown, the son of the first speaker, Elvera McKenna, said he was told prior to the public hearing that the applications would be approved, even though unresolved issues had been raised during the public hearing.

Mr. McKenna responded to questions from Commissioner Coan concerning the covenants referred to by his mother, which limited development to one house per lot.

Addressing Mr. McKenna's concern that the decision on these applications had been made prior to the public hearing, Commissioner Hall said that if the application met the criteria set forth in the Comprehensive Plan, it would likely be approved. She noted, however, that the purpose of a public hearing was to address issues raised by the speakers.

Thomas Henderson, 4712 Lewis Woods Court, Chantilly, expressed his concern about the proposed development, and stated that traffic congestion was a major problem in the area.

In response to a question from Vice Chairman Byers, Ms. James said the Comprehensive Plan map showed Walney and Poplar Tree Roads as being improved in the future, but that it did not show the design of major or minor subdivision streets.

RZ-1998-SU-002 COSCAN WASHINGTON, INC.

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FDP-1998-SU-002 - COSCAN WASHINGTON, INC.

Commissioner Koch commented that in the 1980's a citizen from the Brookfield community vigorously fought any improvement to Stringfellow Road and said he would like to point out that the subject applications were a perfect example of the fact that the lack of road improvements did not restrict growth.

Michael Hogan, 4804 Walney Knoll Court, Chantilly, expressed concerns about traffic and stormwater runoff.

Commissioner Downer commented that the Courts had ruled that the County could not deny development due to the lack of adequate facilities, including roads and schools.

There being no further speakers, Vice Chairman Byers called upon Mr. Martin for a rebuttal statement.

Mr. Martin stated that the terms of the agreement reached with the Sutton Oaks community and the developer were addressed in the proffers. He reiterated that although a second point of access had been included in the original plan, it was eliminated as a result of action taken by the Planning Commission and the Board of Supervisors in PCA-79-S-022, Edgemoore Homes. He said that future access would be provided to the south which would connect Walney Park Drive. Addressing the issue of the covenants raised in the public hearing, Mr. Martin explained why the applicant had determined that they were unenforceable.

In response to a question by Commissioner Hall, Mr. Martin said that Ms. McKenna was the only property owner who had not signed a release from the covenants.

Mr. Martin responded to questions from Commissioner Harsel about the enforceability of the covenants and the Park Authority contribution, and from Vice Chairman Byers about construction hours.

Mr. Martin and Ms. James responded to questions from Vice Chairman Byers about interparcel access.

Responding to questions from Commissioner Koch, Mr. Martin said if the application was denied because of the lack of a second point of access, he would advise his client that it was not a defensible reason for denial and that he should seek recourse in Circuit Court which could result in a rezoning without proffers.

Commissioner Hall stated that she would be unable to support the applications due to the existence of covenants.

RZ-1998-SU-002 COSCAN WASHINGTON, INC.
FDP-1998-SU-002 - COSCAN WASHINGTON, INC.

June 10, 1998

In response to a question from Commissioner Koch, Ms. James and Mr. Stephen Kerr, ZED, OCP, said that covenants were private agreements among property owners and were not considered by staff when an application was evaluated.

Vice Chairman Byers commented that the Planning Commission and the Board of Supervisors

did not consider the existence of covenants when making a decision because to do so would put them in the position of enforcing covenants, which was not within their area of responsibility.

Ms. James responded to questions from Commissioner Harsel about the number of vehicle trips generated per day on roads serving the proposed and existing development and standards for side yards in a PDH development.

Ms. James responded to questions from Commissioners Downer and Coan about interparcel access in the event a privately owned lot on Walney Park Drive was developed.

As a point of clarification, Ms. James said that the Edgemoore property was rezoned in 1979 and had been approved without an interparcel connection to the west and that the recent case referred to had been a redesign of the lots.

There being no further comments or questions from the Commission and no further closing comments by staff, Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-1997-SU-002, SUBJECT TO THE EXECUTION OF DRAFT PROFFERS DATED JUNE 10, 1998.

Commissioner Thomas seconded the motion which carried by a vote 6-2-2 with Commissioners Hall and Harsel opposed; Commissioners Coan and Downer abstaining; Commissioners Alcorn and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1998-SU-002, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 27, 1998, CONTAINED IN APPENDIX 1B OF THE STAFF REPORT (AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-1998-SU-002).

RZ-1998-SU-002 COSCAN WASHINGTON, INC.
FDP-1998-SU-002 - COSCAN WASHINGTON, INC.

June 10, 1998

Commissioner Thomas seconded the motion which carried by a vote 6-2-2 with Commissioners Hall and Harsel opposed; Commissioners Coan and Downer abstaining; Commissioners Alcorn and Murphy absent from the meeting.

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The Commission went into recess at 10:55 p.m. and reconvened in the Board Auditorium at 11:10 p.m.

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SE-98-Y-007 - CV-METROTECH, LC - Appl. under Section 4-804 of the Zoning Ordinance to permit a service station/mini-mart and car wash on property located at 3911 Centreville Rd. on approx. 89,484 sq. ft. of land zoned C-8 & WS. Tax Map 34-4((1))15A pt. SULLY DISTRICT. PUBLIC HEARING.

Robert Young, agent for the applicant, reaffirmed the affidavit dated April 14, 1998. There were no disclosures by Commission members.

Leslie Johnson, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the application because it was not in harmony with the Comprehensive Plan which discouraged free-standing auto-oriented uses.

Mr. Young stated that the applicant had contacted 13 homeowners associations in the vicinity of the proposed development and none had expressed any opposition to the proposed use. He said that the proposal had received the unanimous support of the Sully District Planning and Zoning Committee on June 1, 1998. Mr. Young pointed out that the proposed .04 FAR would generate a great deal less traffic than a number of other possible uses and would not in any way impede vehicular movement. In addition, he said that sidewalks would be constructed which would facilitate pedestrian movement and a contribution would be made toward a traffic signal at Metrotech Drive. In conclusion, Mr. Young said that this was a reasonable application and requested favorable consideration.

In response to a question from Commissioner Koch, Mr. Young said that he had contacted Deborah Broderick, President of the Armfield Farms Homeowners Association, in April and she told him she would let him know when they were ready to meet with him. He said a few weeks ago he called her again to request a meeting, but that he had received no response.

Commissioner Hall noted that it was staff's position that this application was not in conformance with the Comprehensive Plan and asked Mr. Young why he had not filed a nomination to amend SE-98-Y-007 - CV-METROTECH, LC
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it. In response Mr. Young said that the applicant had missed the deadline for filing an Area Plans Review nomination and chose not to request an Out-of-Turn Plan Amendment.

Mr. Young responded to a question from Commissioner Coan about the lack of a justification for the mini-mart.

Vice Chairman Byers called the first listed speaker.

Joseph Sherrier, 13708 Southernwood Court, Chantilly, representing Armfield Farms Homeowners Association, expressed opposition to the application because it was not in conformance with the Comprehensive Plan.

In response to a question from Commissioner Koch, Mr. Sherrier said he was the Chairperson of an ad hoc Land Use Committee of the Armfield Farms Homeowners Association.

At Commissioner Palatiello's request, Ms. Johnson explained what types of uses were permitted in a C-8 District and what uses required special exception approval.

Mark Gill, 3819 Beech Down Drive, Chantilly, expressed his opposition to the application because the Comprehensive Plan discouraged free-standing auto-oriented uses.

J. D. Clem, 3532 Armfield Farm Drive, Chantilly, expressed opposition to the application because he did not feel the proposed development was compatible with existing uses and would adversely impact area roads.

There being no further speakers, Vice Chairman Byers called upon Mr. Young for a rebuttal statement.

Addressing the issue of traffic circulation, Mr. Young said that two entrances to the site would be provided and reiterated that the proposed use would generate less traffic than other type uses which could be developed by right. He noted that the proposed development was not in proximity to residential development and was comprised of 54 percent open space. He pointed out that Sully Plaza was one of the most unsuccessful shopping centers in Fairfax County and said he did not believe any other use would be feasible for this site.

Commissioner Palatiello pointed out that the application was clearly not in conformance with the Comprehensive Plan and asked Mr. Young if he had contacted Supervisor Michael Frey about the possibility of filing an Out-of-Turn Plan Amendment or had he inquired if staff would support one. Mr. Young replied that he had not and explained why he believed the application conformed to the Comprehensive Plan.

SE-98-Y-007 - CV-METROTECH, LC

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Commissioner Coan commented that he disagreed with Mr. Young because the proposed use did not discourage automobile traffic and that the Comprehensive Plan would have to be amended for such a use to be permitted.

In response to a question by Commissioner Koch, Ms. Johnson said that absent Plan language which discouraged free-standing, auto-oriented retail and commercial development, staff would have likely recommended approval.

There being no further questions or comments, Vice Chairman Byers closed the public hearing

and recognized Commissioner Koch for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE DECISION ON SE-98-Y-007 BE DEFERRED TO JUNE 24, 1998.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Murphy absent from the meeting.

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PCA-1996-PR-039 - MARRIOTT INTERNATIONAL, INC. - Appl. to amend the proffers for RZ-1996-PR-039 to permit a hotel w/an overall FAR of 0.89 on property located in the S.E. quadrant of the intersection of Gallows Rd. and Gatehouse Rd., approx. 500 ft. E. of Gallows Rd. on approx. 3.07 acres zoned C-4. Comp. Plan Rec: Office/hotel w/option for residential. Tax Map 49-4((1))62B pt. (Concurrent w/SEA-96-P-048.) PROVIDENCE DISTRICT.

SEA-96-P-048 - MARRIOTT INTERNATIONAL, INC. - Appl. under Section 4-404 of the Zoning Ordinance to amend SE-96-P-048 for hotel to reduce land area from 3.39 to 3.07 acres and to permit revised site layout on property located in the S.E. quadrant of the intersection of Gallows Rd. and Gatehouse Rd., approx. 500 ft. E. of Gallows Rd. on approx. 3.33 acres zoned C-4. Tax Map 49-4((1))62B pt. (Concurrent w/PCA-1996-PR-039.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Susan Yantis, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, agent for the applicant, reaffirmed the affidavit dated May 21, 1998. There were no disclosures by Commission members.

Commissioner Coan asked that Vice Chairman Byers ascertain whether there were any speakers 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, Vice Chairman Byers closed the public hearing and recognized Commissioner Coan for action on this case. (A verbatim excerpt is in the date file)

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Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-1996-PR-039, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN THE STAFF REPORT.

Commissioners Hall and Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Murphy absent from the meeting.

Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-96-P-048, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN THE STAFF REPORT.

Commissioners Hall and Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Murphy absent from the meeting.

Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE NORTHERN BOUNDARY ADJACENT TO THE RESIDENTIAL DEVELOPMENT IN LAND BAY C.

Commissioners Hall and Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Murphy absent from the meeting.

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The meeting was adjourned at 11:52 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: Linda B. Gibson

Approved on: December 2, 1999

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