

**MINUTES OF  
PLANNING COMMISSION MEETING  
JUNE 21, 1995**

PRESENT: John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Patrick M. Hanlon, Providence District  
Suzanne F. Harsel, Braddock District  
John W. Hunter, 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: Robert v. L. Hartwell, Commissioner At-Large

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The meeting was called to order at 8:35 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Palatiello stated that four (4) concurrent applications had been scheduled for public hearing this evening but required additional work. He then MOVED THAT WE DEFER THE PUBLIC HEARINGS ON RZ-94-H-065, FDP-94-H-065, PCA-80-C-028-2, AND PCA-77-C-098-2, VAN METRE AT WOODLAND PARK, L. P., TO A DATE CERTAIN OF JULY 12, 1995.

Commissioner Hunter seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Hartwell absent from the meeting.

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Commissioner Palatiello noted that he would act on the "feature shown" determination for APC, Fellowship House, 11450 North Shore Drive, on Thursday, June 22, 1995.

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Commissioner Hanlon stated that he had just received a "feature shown" determination for APC, Premisys Building, 3250 Chain Bridge Road, and would take action on it at a later date.

Commissioner Hunter announced that the Planning Commission's Transportation Committee would meet at 7:30 p.m., Wednesday July 12, 1995, in the Board Conference Room, and the public was invited.

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Chairman Murphy referred to a memorandum dated June 21, 1995, from Barbara J. Lippa, Deputy Director, Planning Commission Office, regarding the Planning Commission Seminar, which would be held at the Xerox Document University, Leesburg, Virginia, on June 23, 24, and 25, 1995, and asked that the Commissioners note the directions and times.

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SE-95-Y-007 – RIDGEVIEW COUNTRY CLUB, L.P. (Decision Only)

(The public hearing on this case was held on Thursday, June 8, 1995. A complete verbatim transcript of the action taken on this case this evening may be found in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-95-Y-007, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 21, 1995.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT FOR THE EXISTING AND PROPOSED LOTS ON THE PROPERTY.

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

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SE-94-P-061 – HORIZON BANK OF VIRGINIA (Decision Only)

(The public hearing on this case was held on Wednesday, May 10, 1995. A complete verbatim transcript of the action taken on this case this evening may be found in the date file.)

Commissioner Hanlon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-94-P-061, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 20, 1995.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Sell not present for the vote; Commissioner Hartwell absent from the meeting.

Commissioner Hanlon then MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT MODIFY THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 29 IN FAVOR OF THAT SHOWN ON THE SPECIAL EXCEPTION PLAT AS MODIFIED BY THE DEVELOPMENT CONDITIONS.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Sell not present for the vote; Commissioner Hartwell absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

- 1. SE-95-P-014 – Mayfair Partners, L.P.
- 2. RZ-95-Y-008 – Fairfax Investments  
    FDP-95-Y-008 –       "     "

Without objection, it was so ordered.

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SE-95-P-014 – MAYFAIR PARTNERS, L.P. – Appl. under Sec. 5-504 of the Zoning Ord. to permit a fast food restaurant on prop. located @ 2988 Gallows Rd. w/in Fairfax Plaza on approx. 26,002 sq. ft. of land zoned I-5. Tax Map 49-4((1))pt.13. PROVIDENCE DISTRICT. PUBLIC HEARING.

William C. Thomas, Jr., Esquire, with Fagelson, Schonberger, Payne and Deichmeister, represented the applicant and reaffirmed that the affidavit dated April 6, 1995 was current and correct. There were no disclosures from the Planning Commissioners.

At the request of Commissioner Hanlon, Chairman Murphy polled the applicant, staff, and the audience and determined that there were no speakers or comments and no objections to waiving the staff report. He then closed the public hearing and turned to Commissioner Hanlon for action on this case. (A complete verbatim transcript of the action taken on this case this evening may be found in the date file.)

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Commissioner Hanlon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-95-P-014, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 19, 1995.

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

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RZ-95-Y-008 – FAIRFAX INVESTMENTS – Appl. to rezone approx. 7.84 ac. located on the N. side of Lee Hwy., approx. 250 ft. E. of its intersec. with Waples Mill Rd. & W. of Stevenson St. fr. R-1, I-5, C-8, & WS to PDH-20 & WS to permit resident. develop. @ a density of 18.40 du/ac. including bonus density for ADUs & approval of the CDP. Comp. Plan Rec: Fairfax Cen. Area: Up to 24 du/ac @ the Overlay Level. Tax Maps 56-2((1))41-43; 56-2((3))1, 3-8. (Concurrent w/FDP-95-Y-008.) SULLY DISTRICT.

FDP-95-Y-008 – FAIRFAX INVESTMENTS – Appl. to approve the FDP for RZ-95-Y-008 to permit resident. develop. on prop. located on the N. side of Lee Hwy., approx. 250 ft. E. of its intersec. with Waples Mill Rd. & W. of Stevenson St. on approx. 7.84 ac. zoned PDH-20 & WS. Tax Maps 56-2((1))41-43; 56-2((3))1, 3-8. (Concurrent w/RZ-95-Y-008.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Robert A. Lawrence, Esquire, with Hazel and Thomas, P.C., represented the applicant and reaffirmed the affidavits dated June 9, 1995 were current and correct. There were no disclosures from the Planning Commissioners.

Ms. Lorrie E. Kirst, Zoning Evaluation Division, Office of Comprehensive Planning, furnished the staff report, a copy of which may be found in the date file. She stated that staff recommended denial of RZ-95-Y-008 and FDP-95-Y-008 as currently submitted since the development did not exhibit the high quality design and consolidation envisioned by the Fairfax Center Area Plan. She said that in order to be consistent with both the site specific and overall Fairfax Center Area Plan Recommendations, Parcels 2 and 44 should be consolidated.

Mr. Lawrence stated that the applicant had addressed most of the outstanding issues. He noted that the sewer capacity was an issue if sewage was transported to the south of the property; however, he had checked with his engineers and had been assured that the sewage could be transported to the north to a manhole in the shopping center across the Government Center Parkway and would not be a problem in that direction. Mr. Lawrence also stated that the only remaining issue was for staff to obtain written confirmation from the Fairfax City engineers regarding the sewage situation and that was forthcoming. He noted that there was no longer the

alternative for underground stormwater management facilities on the site. Mr. Lawrence said the applicant had made numerous attempts to purchase and consolidate Parcels 2 and 44, but in his opinion, the property owners expected prices that were not related to fair market value. He noted that ten (10) out of twelve (12) properties had been consolidated. Mr. Lawrence then requested approval of the applications.

Commissioner Koch noted that HCD owned land on the other side of Stevenson Street and would apply for a rezoning later this year. He stated that Fairfax Investments and HCD would both need stormwater management ponds and asked if the applicant and HCD could coordinate developments so ponds could be shared. Mr. Lawrence said they could certainly give it consideration.

Since the listed speaker, Ms. Ann Becker, 11280 Lee Highway, Fairfax, was not present, and there were no speakers from the audience, no further comments or questions, Chairman Murphy closed the public hearing and turned to Commissioner Koch for action on these cases. (A complete verbatim transcript of the action taken on these applications may be found in the date file.)

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Commissioner Koch MOVED TO DEFER THE DECISIONS ONLY ON RZ-95-Y-008 AND FDP-95-Y-008 UNTIL JULY 12, 1995, LEAVING THE RECORD OPEN FOR WRITTEN COMMENTS.

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

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The meeting was adjourned at 9:36 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.

Meeting by: Dorothy E. Brittingham

Approved on: February 19, 1997

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