

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JUNE 22, 2000**

PRESENT: John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
Peter F. Murphy, Jr., Springfield District  
Ilryong Moon, Commissioner At Large  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Hall announced her intent to further defer the decision on SE-99-M-038 and RZ-2000-MA-051, Leewood Investments & Associates, LLC, currently scheduled for Wednesday, June 28, 2000. She said a definite date would be announced at that time.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ-2000-PR-007 AND FDP-2000-PR-007, JCE INC., TO A DATE CERTAIN OF JULY 19, 2000.

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

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Commissioner Koch MOVED THAT SEA-98-Y-007, CV METROTECH LC, BE DEFERRED FOR PUBLIC HEARING UNTIL SEPTEMBER 6, 2000.

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

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Commissioner Koch MOVED THAT RZ-1999-SU-071, BADREDDIN PLASEID, BE DEFERRED INDEFINITELY.

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

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SE-00-V-008 - SILVERBROOK LC (Decision Only)

(The public hearing on this application was held on June 1, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-00-V-008, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 16, 2000.

Commissioners Kelso and Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Downer abstaining; Commissioners Harsel and Wilson not present for the vote; Commissioner Alcorn absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING PER SECTION 13-304 AND A MODIFICATION OF THE ADDITIONAL STANDARD FOR CHILD CARE CENTERS TO ALLOW A PLAY AREA WITHIN THE REQUIRED FRONT YARD IN THE COMMERCIAL DISTRICT PER SECTION 9-309 OF THE ZONING ORDINANCE.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-1 with Commissioner Downer abstaining; Commissioners Harsel and Wilson not present for the vote; Commissioner Alcorn absent from the meeting.

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RZ-1998-SP-062 - CENTEX HOMES (Decision Only)

(The public hearing on this application was held on May 31, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-1998-SP-062, SUBJECT TO THE PROFFERS DATED JUNE 9, 2000.

Commissioner Kelso seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Alcorn absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. SEA-84-P-105-2 - FLINT HILL SCHOOL
2. PCA-80-P-039-7 - NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY  
FDPA-80-P-039-7 - NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY
3. SE-00-Y-005 - DAMON HARWOOD COMPANY, INC.

This order was accepted without objection.

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SEA-84-P-105-2 - FLINT HILL SCHOOL - Appl. under Sect. 3-104 of the Zoning Ord. to amend SE-84-P-105 previously approved for a private school of general education, nursery school & child care center to permit an increase in enrollment, bldg. additions & site modifications on property located at 3012 Chain Bridge Rd., 10429, 10431 Miller Rd. & 3044 Jermantown Rd. on approx. 15.17 ac. zoned R-1. Tax Map 47-2((1))36A, 37, 38 & 52A. PROVIDENCE DISTRICT. PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton and Williams, reaffirmed the affidavit dated June 14, 2000. There were no disclosures by Commission members.

Ms. Cathy Belgin, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. McDermott concurred with staff's analysis, recommendations and proposed development conditions. He pointed out the proposed access points, noting that no access to Miller Road was planned. He added that the 42 additional parking spaces to be provided would improve both parking and internal circulation. Mr. McDermott noted that the property frontage was substantially screened with evergreen trees.

In response to a question from Commissioner Hall, Mr. McDermott confirmed that there were sidewalks along both Jermantown and Chain Bridge Roads for pedestrian access.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Smyth for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-84-P-105-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS LISTED IN APPENDIX 1 OF THE STAFF REPORT.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM THE WAIVER OF THE SERVICE DRIVE REQUIREMENT AND THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS WHICH WERE APPROVED PURSUANT TO SE-84-P-105.

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

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PCA-80-P-039-7 - NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY - Appl. to amend the proffers for RZ-80-P-039 to permit office use at an overall FAR of 0.70 on property located on the W. side of Nutley St., approx. 600 ft. N. of its intersection w/Lee Hwy. on approx. 9.99 ac. zoned PDC & HC. Comp. Plan Rec: Mixed use. Tax Map 48-4((1))58. (Concurrent w/FDPA-80-P-039-7.) PROVIDENCE DISTRICT.

FDPA-80-P-039-7 - NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY - Appl. to amend the final development plan for RZ-80-P-039 to permit office use on property located on the W. side of Nutley St., approx. 600 ft. N. of its intersection w/Lee Hwy. on approx. 9.99 ac. zoned PDC & HC. Tax Map 48-4((1))58. (Concurrent w/PCA-80-P-039-7.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Ms. Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated May 8, 2000.

Commissioner Palatiello disclosed that a member of his family was employed by the applicant, but noted that it would not preclude his participation in this public hearing.

Ms. Cathy Belgin, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Baker presented a brief history of the land use on the subject property. She noted that the applicant was requesting reallocation of previously approved square footage in order to

enlarge one office building from 250,000 to 305,000 square feet. She added that there would be only minor site design changes and that the building height and open space would remain unchanged. Ms. Baker said that the application was in accord with the Comprehensive Plan and that the applicant concurred with the proposed proffer revisions.

During Chairman Murphy's temporary absence from the auditorium, Vice Chairman Byers called for speakers from the audience. He noted that speakers would be allotted three minutes each.

Chairman Murphy returned and added that the light on the podium would turn red when the speaker's three minutes had elapsed.

Mr. Rex Carter, 9355 Deer Glen Court, Fairfax, expressed his concern for the possible increase in stormwater runoff.

Mr. Carter responded to questions from Commissioner Smyth regarding the information he received from his home builder about plans for development of the subject property and from Commissioner Hall regarding the location of his home.

Ms. Mary Jean Leahy, 9354 Deer Glen Court, Fairfax, commented on her concern about the increase in traffic that the additional square footage would bring. She also mentioned that she was unhappy with the size of the proposed structure.

Ms. Leahy responded to questions from Commissioner Palatiello regarding her concerns and from Commissioner Smyth about the information provided to homeowners in her subdivision about the adjacent proposed office development.

In reply to questions from Commissioner Smyth, Ms. Belgin stated that there would be a 32- to 35-foot buffer with evergreen and deciduous trees between the proposed office building and the residential uses.

Ms. Baker responded to questions from Commissioner Palatiello about the appearance of the proposed parking garage.

Ms. Leahy responded to questions from Commissioner Hall regarding her concern about the appearance and proximity of the proposed office development.

There being no further speakers, Chairman Murphy called upon Ms. Baker for a rebuttal statement.

Ms. Baker apologized for any miscommunication between the developer and the homeowners. She explained that an environmental study had been done in 1998 and that appropriate stormwater control measures would be implemented. Regarding the traffic

issue, she noted that the additional square footage would not create a significant increase in vehicle trips and that the parking garage would be enlarged.

Ms. Baker and Mr. David Orr, engineer for the applicant, responded to questions from Commissioners Smyth and Wilson regarding the appearance and lighting proposed for the parking garage.

Commissioner Hall, Commissioner Downer and Mr. Orr discussed the possibility of planting wisteria to screen the garage facade.

Commissioner Smyth commented that this application obviously needed more work and announced her intention to defer the decision.

There being no further comments or questions from the Commission and Ms. Belgin having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT WE DEFER PCA-80-P-039-7 AND FDPA-80-P-039-7 TO A DATE CERTAIN OF JUNE 28, 2000.

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

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SE-00-Y-005 - DAMON HARWOOD COMPANY, INC. - Appl. under Sect. 9-607 of the Zoning Ord. to permit an increase in bldg. height on property located in the S.W. quadrant of the intersection of Waples Mill Rd. & Random Hills Rd. on approx. 5.29 ac. zoned I-5 & HC. Tax Map 56-2((1))33G2. SULLY DISTRICT. PUBLIC HEARING.

Greg Riegler, Esquire, with McGuire, Woods, Battle and Boothe, reaffirmed the affidavit dated May 17, 2000. There were no disclosures by Commission members.

Mr. Bill Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Riegler explained that the applicant was requesting an increase in building height to provide a project that would be of higher quality, more compatible with surrounding development, and more in compliance with the recommendations in the Comprehensive

Plan. He noted that there would be no change in zoning and that the proposed open space and interior parking lot landscaping greatly exceeded requirements. Mr. Riegler stated that the applicant had met with immediate neighbors and the Sully District Council and that no unresolved issues remained. He added that the applicant concurred with the proposed development conditions.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Koch for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-Y-005, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 20, 2000.

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

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The meeting was adjourned at 9:40 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: Gloria L. Watkins

Approved on: March 1, 2001

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