

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JULY 10, 1997**

PRESENT. Walter L. Alcorn, Commissioner At-Large  
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  
Peter F. Murphy, Jr., Springfield District  
Alvin L. Thomas, Commissioner At-Large

ABSENT: John M. Palatiello, Hunter Mill District

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner Coan referred to RZ-96-P-009 and FDP-96-P-009, Hunting Ridge Associates, L.L.C., scheduled for decision only this evening and **MOVED THAT THE DECISION ONLY BE (FURTHER) DEFERRED ON THOSE TWO ITEMS UNTIL JULY 30, 1997.**

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

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Commissioner Coan referred to SE-94-P-020, Citibank FSB and McDonald's Corp., scheduled for public hearing this evening and **MOVED THAT THAT PUBLIC HEARING BE RESCHEDULED FOR JULY 17, 1997.**

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

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Commissioner Kelso cited unresolved issues and, at the request of the applicant, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING OF PCA-86-L-088, (SKYAIM PARTNERSHIP), TO A DATE CERTAIN OF SEPTEMBER 4, 1997.

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

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Commissioner Murphy, in order to allow further time for citizen input, announced his intention to defer the public hearing on SE-97-S-022, The Trustees of the Fairfax Baptist Temple, from its presently scheduled date of Wednesday, July 16, 1997 to Wednesday, September 24, 1997.

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Commissioner Downer announced that a crane demonstration would be held to indicate the approximate height and mass of a proposed telecommunications facility in connection with 456-D96-7, AT&T Wireless Services, scheduled to be heard by the Commission on Thursday, July 17, 1997. She stated that the demonstration would take place on Monday, July 14, 1997 from 7:30 a.m. to 9:30 a.m.

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97-III-2P - AREA PLANS REVIEW (Annandale District)

Commissioner Harsel MOVED THAT THIS NOMINATION BE WITHDRAWN.

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

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97-CW-8T - AREA PLANS REVIEW (Sully District)

Commissioner Koch MOVED THAT WE WITHDRAW 97-CW-8T.

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

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97-I-7J - AREA PLANS REVIEW (Providence District)

Commissioner Coan MOVED THAT THIS NOMINATION BE WITHDRAWN.

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

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97-II-4V, 97-II-5V, 97-II-8V, 97-II-9V - AREA PLANS REVIEW  
97-II-10V, 97-II-11V, 97-II-12V, 97-II-13V - AREA PLANS REVIEW (Providence District)

Commissioner Coan MOVED THAT WE ACCEPT THESE WITHDRAWALS.

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

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97-IV-40MV - AREA PLANS REVIEW ITEM (Lee District)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE WITHDRAWAL OF 97-IV-40MV.

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

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RZ-95-P-026 - CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP (Decision Only)  
(The public hearing on this application was held on June 19, 1997. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-95-P-026, SUBJECT TO THE PROFFERS DATED JULY 10, 1997, AS AMENDED.

Commissioners Byers and Koch seconded the motion which carried unanimously with Commissioner Palatiello absent from the meeting.

Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL OF MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS TO THOSE SHOWN ON THE GDP.

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

Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL OF A WAIVER OF THE 600-FOOT MAXIMUM LENGTH FOR PRIVATE STREETS.

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

Commissioner Coan MOVED THAT WE RECOMMEND WAIVER OF THE SERVICE DRIVE REQUIREMENT.

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

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. SE-97-V-01 8 - ROBERT A. TIMMONS, III
2. SEA-94-L-033 - JAMES M. KLINE
3. 456-S97-4 - FAIRFAX COUNTY PARK AUTHORITY
4. SE-97-D-01 5 - YEONAS & ELLIS LANDLEY COURT, L.L.C.  
456-D97-5 - YEONAS & ELLIS LANDLEY COURT, L.L.C.

This order was accepted without objection.

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SE-97-V-018 - ROBERT A. TIMMONS, III - Appl. under Sect. 2-904 of the Zoning Ord. to permit uses in a floodplain on property located at 1210A I St. on 10,500 sq. ft. of land zoned R-3. Tax Map 93-2((8)) (44)1, 2, & 3. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Romana Sanchez, Sanchez Palmer Architects, architect for the applicant, reaffirmed the affidavit dated April 18, 1997. There were no disclosures by Commission members.

Commissioner Byers asked that Chairman Murphy 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, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-97-V-018, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN THE STAFF REPORT,

Commissioner Hunter seconded the motion which carried unanimously with Commissioner Palatiello absent from the meeting.

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SEA-94-L-033 - JAMES M. KLINE - Appl. under Sects. 9-620 and 4-804 of the Zoning Ord. to amend SE-94-L-033 for a vehicle sale, rental, & ancillary service establishment to permit a waiver of certain sign regulations on property located at 7800 Backlick Rd. on approx. 2.54 ac. zoned C-8. Tax Map 99-1 ((1)) 22. LEE DISTRICT. PUBLIC HEARING.

Tracy Steele, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated June 10, 1997. There were no disclosures by Commission members.

Phyllis Wilson, 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 the applicant had failed to demonstrate that there were unusual circumstances or conditions in terms of location, topography, size, or configuration of the lot to warrant the request for increased sign area.

Ms. Steele explained that the applicant's proposal was to move the existing free-standing sign and increase the sign area by 20 percent. She added that this would provide greater sign visibility without an increase in height. She maintained that location, topography, lot access and utility lines all contributed to the applicant's inability to provide for reasonable identification of the use. Ms. Steele stated that there would be no adverse impact of the applicant's proposal and that there were no residences nearby that would be affected. She noted that the Central Springfield Area Revitalization Council and the Lee District Land Use Advisory Committee supported the application.

Commissioner Coan questioned whether increasing the size of one sign would have a beneficial effect on the financial health of the business.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. Ms. Wilson had no closing staff remarks.

Commissioner Byers was concerned about the possibility of a precedent being set if this application was approved.

Commissioner Kelso pointed out that the subject property was located in an industrial area off of I-95. He said that the situation was unique and that the additional sign area was justified.

In response to questions from Commissioner Coan, Ms. Wilson stated that she was not familiar with any regulations regarding the size of flags. She added, however, that no more than three flags in a grouping were allowed.

There being no further comments or questions, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-94-L-033, BY JAMES M. KLINE, SUBJECT TO THE DEVELOPMENT CONDITIONS INCLUDED IN APPENDIX I OF THIS REPORT, AND FURTHER REQUEST THAT STAFF NOTIFY THE DIRECTOR OF DEM THAT THE SITE PLAN WITH FINAL SIGN LOCATION BE REVIEWED BY THE LEE DISTRICT PLANNING COMMISSIONER PRIOR TO FINAL PERMIT APPROVAL BY DEM.

Commissioner Thomas seconded the motion which carried by a vote of 6-2 with Commissioners Byers and Coan opposed; Commissioners Downer, Hall, and Harsel not present for the vote; Commissioner Palatiello absent from the meeting.

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Prior to the hearing of the next application in the Springfield District, Chairman Murphy asked Vice Chairman Byers to assume the Chair.

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456-S97-4 - FAIRFAX COUNTY PARK AUTHORITY - Appl. to construct a miniature golf course & related facilities at Braddock Park located at 13451 Braddock Rd., Centreville. Tax Map 66-1((1))12. Area III. SPRINGFIELD DISTRICT. PUBLIC HEARING.

David Jillson, Planning 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. Jillson responded to questions from Commissioners Downer, Coan, Alcorn, Kelso, Murphy, and Harsel regarding the applicant's plans.

William Ference, landscape architect for the Park Authority, explained that the Park Authority wished to provide this additional recreational use at Braddock Park to serve the citizens of

Fairfax County. He stated that this application was an improvement over the previous application which had been denied. He maintained that the proposed miniature golf course would fit well in the park and would be adequately screened. Mr. Ference noted that a similar facility was currently being completed at Jefferson District Park in the Merrifield area and invited the Commissioners to visit that site to get an idea of the visual impact. He requested the Commission's support for this application.

Mr. Ference responded to questions from Commissioners Coan and Harsel regarding the differences between the previous application and the current one.

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

Shirley Brice, 13907 Whetstone Manor Court, Clifton, representing the Little Rocky Run Homeowners Association, spoke in opposition to the application. She said the lighting proposed would be too bright and that the traffic impact would be too great.

Mr. Jillson and Mr. Ference responded to questions from Commissioner Koch regarding surrounding land uses and the proposed lighting at the miniature golf course.

Gary Reedy, 6404 Lake Meadow Drive, Burke, was opposed to the application. He stated that he was the owner of a similar facility only one and a half miles from the subject property and he did not feel that another miniature golf course was needed in the area.

Mr. Reedy responded to questions from Commissioners Koch and Alcorn concerning his position.

Scott Stevenson, 5101 Dahlgren Place, Burke, agreed that this application was better than the first one, but he still thought there would be too many lights. He also mentioned traffic problems and said that this proposed commercialization of the park would change the character of the area and reduce property values.

William C. Thomas, Esquire, with Fagelson, Schonberger, Payne and Deichmeister, 1733 King Street, Suite 300, Alexandria, explained that he represented Mr. Reedy. He said that the proposed miniature golf course was too close to the road and that setbacks required by similar commercial facilities were not being followed in this instance. He commented that soccer fields were needed in this area more than another miniature golf course.

Mr. Ference responded to questions from Commissioner Harsel concerning the Park Authority's public hearing process and to questions from Commissioners Coan and Koch about the proposed party room and citizen involvement in the park planning process. Commissioners Murphy and Hall commented on the Park Authority's public hearing process. (At Commissioner Byers' request, a verbatim transcript of these discussions was prepared, a copy of which is in the date file.)

There being no further comments or questions and Mr. Jillson having no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON 456-S97-4 TO A DATE CERTAIN OF JULY 23, 1997, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Coan seconded the motion which carried unanimously with Commissioner Palatiello absent from the meeting.

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Prior to the hearing of the next two applications, Chairman Murphy resumed the Chair.

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456-D97-5 - YEONAS & ELLIS LANGLEY COURT, L.L.C. - Appl. under Sect. 15.1-456 of the *Code of VA* to permit a sewage pumping facility on property located at 6336 Georgetown Pike on approx. 5.01 ac. zoned R-1 & HD. Tax Map 22-3 ((1)) 46. (Concurrent with SE-97-D-015.) DRANESVILLE DISTRICT.

SE-97-D-015 - YEONAS & ELLIS LANGLEY COURT, L.L.C. - Appl. under Sects. 3-104, 9-615, & 9-612 of the Zoning Ord. to permit a cluster subdivision, sewage pumping facility & waiver of the open space requirement on property located at 6336 Georgetown Pike on approx. 5.01 ac. zoned R-1 & HD. Tax Map 22-3 ((1)) 46. (Concurrent with 456-D97-5.) DRANESVILLE DISTRICT. JOINT PUBLIC HEARING.

William Barnes Lawson, Esquire, with Lawson & Frank, reaffirmed the affidavit for the special exception application dated May 20, 1997. There were no disclosures by Commission members.

Inda Stagg, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report for the special exception, a copy of which is in the date file. She noted that staff recommended approval of the application.

David Jillson, Planning Division, Office of Comprehensive Planning, presented the staff report for the 456, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Stagg responded to a question from Commissioner Byers regarding transitional screening and barriers referred to in the first paragraph on page 12 of the staff report.

Mr. Lawson said that this application was an example of a cluster subdivision at its best. He noted that cluster development allowed more open space and tree save as well as preservation of a stream bed. He pointed out that the cluster arrangement provided an opportunity for the sewage pumping station on the subject property. Mr. Lawson noted that the Architectural Review Board had been consulted and the applicant would continue to work with the Board regarding the details of architecture and landscaping. He listed the citizens groups contacted and complimented Ms. Stagg for her efforts in resolving conflicting issues. Mr. Lawson noted that immediate neighbors had been working closely with the applicant to ensure appropriate screening and access to sewer lines.

In response to a question from Commissioner Downer concerning the proposed entrance, Mr. Lawson stated that the applicant would work with County staff to ensure adequate sight distance for safety reasons.

In response to question from Commissioner Kelso, Mr. Lawson stated that the driveway serving the pipestem lot would be 18 feet in width. He added that the typical pump station design shown in the staff report was for illustrative purposes only and did not represent the exact design the applicant intended to use.

In response to questions from Commissioner Harsel, Mr. Lawson confirmed that the pump station would serve a larger area than just the subject property. He added that some of the additional lots to be served were vacant and some were occupied by residents who used septic fields.

Chairman Murphy called for speakers from the audience.

Charlotte Becker, 1001 Dogue Hill Lane, McLean, conditionally supported the application, but requested that the environmentally sensitive land be protected and that adequate stormwater management be provided.

Ms. Becker responded to questions from Commissioner Downer regarding stormwater management problems in the area. Commissioner Downer pointed out that Condition 12 addressed this issue.

There being no further speakers, Chairman Murphy called upon Mr. Lawson for a rebuttal statement.

Mr. Lawson assured the Commission that the applicant would do everything possible to ensure that the stormwater issues were resolved satisfactorily.

July 10, 1997

In response to an inquiry from Commissioner Downer, Ms. Stagg confirmed that Condition 12 should be corrected to indicate that the "western" edge of the pond be moved rather than the "eastern" as the condition presently stated.

Ms. Stagg and Mr. Jillson responded to questions from Commissioner Harsel regarding the proposed sewer pumping station and how it would be screened.

There being no further questions or comments and Ms. Stagg having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Downer for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Downer MOVED THAT THE PLANNING COMMISSION FIND THAT THE PROPOSED SEWERAGE PUMPING FACILITY IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN, PURSUANT TO SECTION 15.1-456 OF THE *CODE OF VIRGINIA*.

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

Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF SE-97-D-015, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 10, 1997 AND AMENDED AS FOLLOWS:

- CONDITION 10: "ADDITIONAL LANDSCAPING, AT A COST OF APPROXIMATELY \$15,000, SHALL BE INSTALLED ON THE APPLICATION PROPERTY AND/OR NEIGHBORING PROPERTY WITH SAID PROPERTY OWNER'S CONSENT, SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECTURAL REVIEW BOARD. THIS LANDSCAPING SHALL SERVE AS AN ADDITIONAL BUFFER BETWEEN THE APPLICATION PROPERTY AND 'THE LANE ON GEORGETOWN PIKE' THE SUBDIVISION ON THE WEST."
- AMEND CONDITION 12 WHERE IT READS: "...SHALL MAKE A REASONABLE EFFORT TO RE-LOCATE THE EASTERN EDGE OF THE POND" SHOULD READ: "...WESTERN EDGE OF THE POND."

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

Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING

July 10, 1997

REQUIREMENTS BE MODIFIED ON THE EAST, WEST, AND SOUTH SIDE OF THE SEWERAGE PUMPING FACILITY TO ALLOW THE INSTALLATION OF ONE ROW OF SIX- TO SEVEN-FOOT HIGH EVERGREENS AT PLANTING TO SATISFY THE TS-3 REQUIREMENTS.

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

Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING REQUIREMENTS ON THE NORTH SIDE OF THE SEWERAGE PUMPING FACILITY AND THE BARRIER REQUIREMENT ON ALL SIDES OF THE SEWERAGE PUMPING FACILITY BE WAIVED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Coan not present for the voted; Commissioner Palatiello absent from the meeting.

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The meeting was adjourned at 11:11 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: Gloria L. Watkins

Approved on: December 6, 1998



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