

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 11, 2001**

PRESENT: John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield 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
Ilryong Moon, 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 Byers, at the request of the applicant, MOVED TO DEFER SE-00-V-046, JAMES D. TURNER, TO A DATE CERTAIN OF OCTOBER 25, 2001.

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

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RZ/FDP-2001-MV-006 - HUNTINGTON STATION LLC
PCA-92-V-032-2 - LCOR/JV ACQUISITION LLC & HUNTINGTON STATION
SEA-88-V-025 - HUNTINGTON STATION LLC (Decisions Only)

(The public hearing on these applications was held on June 28, 2001. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE PCA-92-V-032-2, SUBJECT TO EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 27, 2001.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner DuBois abstaining; Commissioners Alcorn and Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2001-MV-006 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 28, 2001.

Commissioner Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner DuBois abstaining; Commissioners Alcorn and Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-MV-006, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING.

Commissioners Hall and Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner DuBois abstaining; Commissioners Alcorn and Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE REQUIREMENT FOR A 200-SQUARE FOOT PRIVACY YARD FOR THE SINGLE FAMILY ATTACHED DWELLINGS.

Commissioners Hall and Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner DuBois abstaining; Commissioners Alcorn and Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE SEA-88-V-025, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried by a vote of 9-0-1 with Commissioner DuBois abstaining; Commissioners Alcorn and Moon absent from the meeting.

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Commissioner Harsel announced that the next Housing Committee meeting would be held on Wednesday, September 19, 2001 at 7:30 p.m. in the Board Conference Room.

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FSA-B00-89-1 - XM SATELLITE - 7920 Woodruff Court

Commissioner Harsel MOVED, IN THE CASE OF FSA-B00-89-1, THAT IT MEETS THE INTENT OF THE COMPREHENSIVE PLAN AND IS CONSISTENT WITH LOCATION,

CHARACTER, AND EXTENT OF THE INDUSTRIAL AREA IN WHICH IT IS LOCATED, AND IT IS INDEED A "FEATURE SHOWN" ON THE EXISTING MONOPOLE.

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

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Commissioner Smyth announced her intent to defer the public hearing on SEA-86-P-104-3, Spacenet Real Estate Holdings LLC, from Thursday, July 12, 2001 to Thursday, October 4, 2001.

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FS-P01-33 - NEXTEL COMMUNICATIONS - 8130 Porter Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY NEXTEL COMMUNICATIONS FOR THE BUILDING LOCATED AT 8130 PORTER ROAD, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

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

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FS-P01-34 - NEXTEL COMMUNICATIONS - 3020 Hamaker Court

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS FOR THE BUILDING LOCATED AT 3020 HAMAKER COURT, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

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

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SPA-84-M-009-2 - DAR-AL-HIJRAH ISLAMIC CENTER

Following the administrative hearing on this case, Commissioner Hall MOVED THAT THE PLANNING COMMISSION PROVIDE GUIDANCE TO THE BOARD OF ZONING APPEALS THAT IT CONCURS WITH STAFF'S RECOMMENDATION AND RECOMMENDS THAT THIS APPLICATION BE DENIED.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Moon absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. AR-01-H-001 - HIU NEWCOMB FAMILY LLC
2. AF-91-D-009 - CLIVE L. DUVAL, III & DANIEL H. DUVAL

This order was accepted without objection.

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AF-01-H-001 - HIU NEWCOMB FAMILY LLC - Appl. authorized by Chap. 11, Fairfax County Code to preserve significant A&F lands in the County on property located on the S. side of Leesburg Pike, approx. 600 ft. W. of Beulah Rd.; & W. of Beulah Rd. across from Bent Creek La. on approx. 31.31 ac. zoned PDH-1 & R-A. A&F Dist. Advisory Committee Rec.: Approve. Tax Map 19-1((1))32; 19-1((3))1A, 3A; 19-3((1))42. DRANESVILLE DISTRICT. PUBLIC HEARING.

Ms. Mariette Hiu Newcomb reaffirmed the affidavit dated March 27, 2001. There were no disclosures by Commission members.

Ms. Tracy Swagler, 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.

In response to a question from Commissioner Byers, Ms. Swagler confirmed that Lot 42, while not contiguous to the other parcels, was part of this application.

In response to a question from Commissioner Palatiello, Ms. Swagler confirmed that the subject property met the minimum requirement of 20 acres for an agricultural and forestal district.

Ms. Hiu Newcomb offered to answer any questions the Commissioners might have.

Chairman Murphy called for speakers from the audience and briefly recited the rules for testimony.

Ms. Kimberly Parks, 9731 Middleton Ridge Road, Vienna, wanted to know what the previous use of the subject property had been.

Commissioner Palatiello, in whose district the subject property had been located, explained that the land was a working farm and that a portion of it had been rezoned to allow residential development. He added that the applicant was now requesting that the remaining portion of the farm be placed in an agricultural and forestal district.

Ms. Swagler and Ms. Hiu Newcomb responded to questions from Commissioner Smyth regarding development of the adjacent Blueberry Hill subdivision.

There being no further comments or questions from the Commission and Ms. Swagler having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner DuBois for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO ESTABLISH THE POTOMAC VEGETABLE FARM II LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED JUNE 27, 2001.

Commissioners Byers, Palatiello and Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn and Moon absent from the meeting.

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AR-91-D-009 - CLIVE L. DUVAL, III & DANIEL H. DUVAL - Appl. authorized by Chap. 115, Fairfax County Code to preserve significant A&F lands in the County on property located at the intersection of Dolley Madison Blvd. & Buchanan St. on approx. 52.40 ac. zoned R-1, R-2 & HC. A&F Dist. Advisory Committee Rec.: Approve. Tax Map 30-2 ((1))40, 41, 46, 63 & 64. DRANESVILLE DISTRICT. PUBLIC HEARING.

Mr. Clive Duval reaffirmed the affidavit dated January 16, 2001. There were no disclosures by Commission members.

Ms. Tracy Swagler, 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.

In response to questions from Commissioners Byers and DuBois, Ms. Swagler confirmed that a portion of the subject property was in a permanent open space easement.

Mr. Duval explained that the house and its grounds, consisting of eight acres, were indeed in a permanent open space easement.

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 DuBois for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE SALONA LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED JUNE 27, 2001.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioners Alcorn and Moon 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: February 13, 2002

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