

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 18, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
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  
Iryong Moon, Commissioner At Large  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District

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The meeting was called to order at 8:20 p.m. by Vice Chairman John R. Byers.

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**COMMISSION MATTERS**

Commissioner Byers, to allow time for further review by the County Attorney, MOVED THAT THE PLANNING COMMISSION FURTHER DEFER DECISION ONLY ON SE-00-S-038, JAGDISH BERRY, TO A DATE CERTAIN OF JULY 25, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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**FS-V01-25 - SPRINT PCS - 10112 Furnace Road**

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY SPRINT PCS FOR THE EXISTING TOWER LOCATED AT 10112 FURNACE ROAD IN LORTON, 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 Wilson seconded the motion which carried by a vote of 7-0-1 with Commissioner Kelso abstaining; Commissioners Alcorn and Harsel not present for the vote; Commissioners Murphy and Palatiello absent from the meeting.

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Commissioner Alcorn announced that the Development Criteria Review Committee had scheduled meetings on September 6 and September 20, 2001 at 6:30 p.m. in the Board Conference Room.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON CDPA/FDPA-87-P-108, DAVID N. TALTON, TO A DATE CERTAIN OF JULY 26, 2001.

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

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ-2001-PR-004, LARRY AND CAROL BOEHLY, TO A DATE CERTAIN OF JULY 26, 2001.

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

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. S00-III-UP3 - OUT-OF-TURN PLAN AMENDMENT
2. S00-III-UP4 - OUT-OF-TURN PLAN AMENDMENT
3. RZ-2001-PR-012 - POTOMAC DEVELOPMENT CORPORATION  
SEA-94-P-061 - POTOMAC DEVELOPMENT CORPORATION
4. RZ/FDP-2000-MV-066 - SOUTH STATION, LLC  
PCA-1996-MV-037-4 - SOUTH STATION, LLC

This order was accepted without objection.

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S00-III-UP3 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the *Code of Virginia*, Title 15.2, Chapter 22 concerning approx. 24 ac. located E. & W. of Rugby Rd., S of the Fairfax County Pkwy. & N. of Rt. 50. Part of the subject area is included the Upper Potomac Planning District, UP8 Lee-Jackson Community Planning Sector. This portion of the subject area is planned for residential use at 1-2 du/ac w/an option for residential use at 4-5 du/ac per acre w/consolidation, & development that is compatible w/adjacent Fair Woods subdivision. The remainder of the subject area is in the Fairfax Center Area, Land Unit A, Sub-unit A1. This area is planned at the baseline level for residential use at 2 du/ac & at the overlay level for residential use at 5 du/ac, w/conditions for consolidation & compatibility w/adjacent Fair Woods subdivision. The Plan Amend. will consider revising the Plan conditions, including but not limited to land consolidation. Recommendations relating to the transportation network may also be modified. Tax Map 45-2((2))2-18, 30, 31, & 32A. SULLY DISTRICT. PUBLIC HEARING.

Ms. Alison Kriviskey, Planning 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 language on pages 4 and 5 of the staff report.

Stephen Fox, Esquire, representing the nominator of this proposed Plan Amendment, explained that his client, Madison Homes, Inc., had consolidated 12 of the 13 parcels on the west side of Rugby Road within the subject property boundaries. He stated that the 13<sup>th</sup> parcel, Lot 16, could be developed at the same density in the future without any disadvantage. He pointed out that the applicant's conceptual proposal would minimize access points on Rugby Road and carry out the intent of the Comprehensive Plan for development in this area in terms of density.

Commissioner Koch and Mr. Fox discussed the changes to this area in recent years, specifically the Fairfax County Parkway northeast of the site and high density residential to the southeast.

In response to questions from Commissioner Byers, Mr. Fox explained that Lot 17 would have an individual access to Rugby Road since Lot 16 was not part of the applicant's proposal.

Vice Chairman Byers 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 Koch for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD APPROVAL OF S00-III-UP3 AS SET FORTH IN THE STAFF REPORT.

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

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S00-III-UP4 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the *Code of Virginia*, Title 15.2, Chapter 22 concerning approx. 10 ac. located approx. 1100 ft. N. of the intersection of Rt. 50 and Centreville Rd. The parcel is planned for retail & townhouse office use up to a .25 FAR. The Plan Amendment will consider multi-family residential use as an option w/a density of up to 25 du/ac. Recommendations relating to transportation facilities may also be modified. Tax Map 34-4((1))9.  
SULLY DISTRICT. PUBLIC HEARING.

Mr. Steve McGregor, Planning 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 language on pages 9 and 10 of the staff report.

In response to questions from Commissioner Byers, Mr. McGregor confirmed that there was an existing traffic signal at Metrotech Drive and Centreville Road.

In response to questions from Commissioner Harsel, Mr. Calvin Lam, Department of Transportation, explained that the trip generation figures shown in the staff report were based on calculations obtained from the Institute of Traffic Engineers. Commissioner Harsel commented that the reported 49 P.M. peak hour trips for a multi-family development of 20 dwelling units per acre on the subject property seemed very low.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the nominator of this Plan Amendment, explained that there had been several proposals for commercial and/or retail development on the subject property that were strongly opposed by the surrounding community. He added that this request for multi-family residential use enjoyed the support of Armfield Farms, the nearest residential development, and Sully Plaza, an adjacent retail shopping center. He noted that the rezoning application to follow would be in accord with this proposed Amendment.

Vice Chairman Byers 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 Koch for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF S00-III-UP4.

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

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RZ-2001-PR-012 - POTOMAC DEVELOPMENT CORPORATION - Appl. to rezone from I-5 & HC to C-6 & HC to permit commercial uses w/an overall FAR of 0.16 on property located generally in the N.E. quadrant of the intersection of Lee Hwy. & Prosperity Ave. on approx. 2.26 ac. Comp. Plan Rec: Retail. Tax Map 49-3((1))72B, 72C, 73, 73A & 73D. (Concurrent w/SEA-94-P-061.) PROVIDENCE DISTRICT.

SEA-94-P-061 - POTOMAC DEVELOPMENT CORPORATION - Appl. under Sect. 7-607 of the Zoning Ord. to amend SE-94-P-061 previously approved for a drive-in bank to permit bldg. addition, site modifications and increase in land area on property located at 8414 Lee Hwy. on approx. 2.26 ac. zoned C-6 & HC. Tax Map 49-3((1))72B, 72C, 73, 73A & 73D. (Concurrent w/RZ-2001-PR-012.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated June 21, 2001. There were no disclosures by Commission members.

Mr. William 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.

Ms. Strobel explained that these applications would permit a drive-through pharmacy and amend a previously approved special exception for a drive-through bank. She added that the proposals met the guidelines in the recently approved Comprehensive Plan Amendments for the Merrifield area. Ms. Strobel noted that the proffers and development conditions included the following:

- road dedications to Lee Highway, Prosperity Avenue and Hilltop Road;
- a contribution toward the future extension of Dorr Avenue;
- landscaping, trails, sidewalks, lighting and high quality building design in accord with the guidelines of the Merrifield Plan; and
- a \$10,000 contribution to the Fairfax County Park Authority as well as a small park at the corner of Prosperity Avenue and Lee Highway.

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

Mr. Ralph Thompson, 9074 Loreleigh Way, Fairfax, representing the Merrifield Lions Club, spoke in support of the applications.

Vice Chairman Byers noted that no rebuttal was necessary. Mr. Mayland had no closing staff remarks.

In response to questions from Commissioner Smyth, Ms. Strobel reviewed these minor editorial changes to the proffers for RZ-2001-PR-012:

- Proffer 1(b), add the words: "or impair on-site vehicular circulation;"
- Proffers 2(g) and 2(h), delete the words: "as necessary, as determined by DPWES;"
- Proffer 4(f), add the words: "or acquisition of parkland in the Merrifield area;" and
- Proffer 5(d), add the sentence: "Notwithstanding the graphic shown on the GDP, a monument sign shall be located on Prosperity Avenue." and change "Hilltop Road" to "Prosperity Avenue."

There being no further comments or questions, Vice Chairman Byers 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 RZ-2001-PR-012, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 16, 2001.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-94-P-061, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 13, 2001 AND THE BOARD'S APPROVAL OF RZ-2001-PR-012.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE HIGHWAY.

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

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RZ/FDP-2000-MV-066 - SOUTH STATION LLC - Appls. to rezone from PDH-5 & R-1 to PDH-3 to permit residential development at a density of 1.41 du/ac & a church as a secondary use & approval of the conceptual & final development plans on property located on the E. side of Lorton Station Blvd., approx. 1,000 ft. N. of its intersection w/Lorton Rd. on approx. 7.09 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 107-2((1))23, 24 pt. & 46 pt. (Concurrent w/PCA-1996-MV-037-4.) MT. VERNON DISTRICT.

PCA-1996-MV-037-4 - SOUTH STATION LLC - Appl. to amend RZ-1996-MV-037 previously approved for mixed use development to delete land area for inclusion within RZ-2000-MV-066 on property located on the E. side of Lorton Station Blvd., approx. 1,000 ft. N. of its intersection w/Lorton Rd. on approx. 30,930 sq. ft. of land zoned PDH-5. Comp. Plan Rec: Mixed use. Tax Map 107-2((1))46 pt. (Concurrent w/RZ/FDP-2000-MV-066.) MT. VERNON DISTRICT. JOINT PUBLIC HEARING.

Secretary Harsel assumed the Chair for the public hearing of these items in the Mount Vernon District.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated June 26, 2001. There were no disclosures by Commission members.

Mr. Peter Braham, 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.

In response to questions from Commissioner Byers, Mr. Braham stated that the proposed internal private street was approximately 650 feet long. He added that the most recent proffers were dated July 17, 2001.

Mr. Martin stated that this proposal was the last portion of the overall Lorton Station development and had the support of the neighboring community. He asked the supporters in the audience to stand. Approximately 25 people stood. Mr. Martin explained that the objective of these applications was to provide a complimentary and economically valuable development that would fund renovation of the Grace Bible Church. He noted that the development plan had been revised several times to accommodate concerns expressed by staff and that the applicant now proposed just 10 residential lots. He added that buffers would be provided for the homes on Wildwood Street and the new residents of adjacent Lorton Station and that the existing entrance to the church property would be closed when the main Lorton Station Boulevard entrance was opened. He explained that it had been determined, and the transportation planners in the County's Department of Transportation concurred, that a right-turn lane for the church and the ten homes was not necessary, especially in light of the fact that an existing trail and landscaping would have to be removed to construct the turn lane. He said that the Lorton Federation and the Mount Vernon Council supported the applications.

In response to questions from Commissioner Byers, Mr. Martin explained that the reference to the right turn lane would not be deleted from the proffers since it was shown on the conceptual and final development plans. He added, however, that staff had suggested that language be added to indicate that the turn lane would only be constructed if required by state highway design standards. Commissioner Byers, Mr. Martin and Commissioner Harsel further discussed this issue.

In response to questions from Commissioner Wilson, Mr. Martin confirmed that Proffer 5(J) prohibited church parking on the adjacent private street, but added that the applicant would be happy to expand that to include all nearby residential streets. He noted that the signage referred to in Proffer 6(C) would include signs for the church as well as a sign, probably a monument-type, at the entrance to the 10-home development.

In response to questions from Commissioner Byers, Mr. Martin explained that it was the applicant's intent that the new homes become part of the existing Lorton Station development and therefore part of the Lorton Station Homeowners Association (LSHOA). He added that Proffer 4(F)(1) referring to a separate HOA for the new homes was included at the request of County staff. Mr. Braham said it was standard language just in case something prevented the new homes from joining the existing HOA. Commissioner Wilson commented that she would be very concerned if the ten new homes did not become part of the LSHOA because that would put the burden of maintenance of the private street on just those ten residents.

Secretary Harsel called the first listed speaker, noting that the rules previously outlined by Vice Chairman Byers were still in effect.

As the first speaker approached the podium, Commissioner Byers reminded all those who intended to speak to restrict their remarks to land use issues.

Mr. Charles Hiltz, 9105 Wildwood Street, Lorton, expressed his concern about the proposed buffer for Wildwood residents. He requested that at least 50 feet of old growth tree buffer be preserved on the entire east side of the subject property, that an 8-foot fence be erected around the perimeter of the new development and that a tot lot not be constructed on the eastern side. (Copies of Mr. Hiltz' requests and accompanying photographs are in the date file.)

Mr. Hiltz responded to questions from Commissioners Hall and Harsel regarding his requests.

Mr. Daniel Hopkins, Pastor of Grace Bible Church, 3035 Creel Court, Woodbridge, spoke in support of the applications. He thanked the applicant's representatives for their cooperation in the development of this proposal.

Mr. Gregory Schuckman, 7735 Porters Hill Lane, Lorton, representing the Lorton Station Civic Association (LSCA), supported the applications. He spoke about the importance of having a substantial treed buffer between the church and adjacent residences. His daughter, Alexandra, said that trees provided shade for people and a home for animals.

Mr. Schuckman responded to questions from Commissioner Kelso regarding the side yards in his neighborhood and guest parking for the 10 new homes.

In response to questions from Commissioner Byers, Mr. Schuckman replied that LSCA was not yet an official member of the Lorton Federation of Community Associations.

Mr. Denver Davis, 6334 Fenestra Court, Burke, President of the Grace Bible Church Youth Group, spoke in support of the applications.

Ms. Nancy Tolley, 9213 Gilmore Drive, Lorton, supported the applications. She especially approved of the relocation of the church entrance.

Ms. Tolley responded to questions from Commissioners Byers and Wilson regarding her position.

Mr. James Sanders, 9515 Unity Lane, Lorton, spoke about the amount of development in Lorton in the recent past and expressed his support for these applications.

Mr. Dane Work, 7710 Midway Place, Lorton, concurred with Mr. Hiltz's suggestions, particularly the preservation of a treed buffer on the eastern side of the subject property.

There being no further speakers, Secretary Harsel called upon Mr. Martin for a rebuttal statement.

Mr. Martin explained that there was a heavily treed, 25-foot unused dedicated right-of-way for Wildwood Street in front of Mr. Hiltz's and Mr. Work's homes. He added that there was an additional 41 feet of open space on the subject property. He stated that some of that 41-foot area might be needed by the applicant, depending upon the resolution of stormwater management issues during the final engineering process, but that at least 15 feet adjacent to the trees would be preserved, effectively creating a minimum 40 feet of buffer between the new homes and the existing ones.

Mr. Martin responded to questions from Commissioners Harsel, Byers and Wilson regarding drainage in the area and the types of stormwater management that would be needed. Mr. Martin reiterated that the ultimate design of stormwater management features would not be known until the final engineering was completed during site plan review.

Mr. Martin responded to questions from Commissioner Hall regarding the existing off-site chain link fence and the proposed board-on-board wood fence on the subject property. He noted that the new wood fence would match the fences in Lorton Station and would serve to deter foot traffic though the back yards of the 10 new homes.

In response to questions from Commissioner Byers, Mr. Martin pointed to the utility easement along the subject property's frontage on Lorton Station Boulevard and explained that the trees in that area would remain if the right turn lane was not constructed.

Secretary Harsel called for closing staff comments and Mr. Braham stated that staff concurred with Commissioner Wilson's concern about parking in the residential visitor area and would support the placement of signs prohibiting parking by church members on the private streets.

Mr. Braham responded to questions from Commissioner Wilson regarding a buffer between the church and adjacent residences, the proposed tot lot, the church driveway, and open space areas on the development plan.

In response to questions from Commissioner Byers, Mr. Braham said staff could not support relocation of the proposed tot lot to the western side of the residential area if a stormwater pond waiver was approved because of the proximity of Lorton Station Boulevard, a four-lane divided highway.

There being no further comments or questions from the Commission or further staff remarks, Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT WE CONTINUE THIS PUBLIC HEARING UNTIL TOMORROW NIGHT.

RZ/FDP-2000-MV-066 - SOUTH STATION, LLC  
PCA-1996-MV-037-4 - SOUTH STATION LLC

July 18, 2001

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

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The meeting was adjourned at 10:45 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, 2003

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