

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 29, 2010**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Kenneth A. Lawrence, Providence District
James R. Hart, Commissioner At-Large
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District
Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Jay P. Donahue, Dranesville District

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The meeting was called to order at 8:23 p.m., by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Chairman Murphy announced that after tonight's meeting, the Planning Commission would begin its summer recess and would resume its scheduled meetings on Wednesday, September 15, 2010.

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Chairman Murphy announced that the newly formed Telecommunications Committee would meet on Wednesday, September 15, 2010, at 7:00 p.m., in the Board Conference Room of the Government Center. He also announced that the Land Use Process Committee would meet on Thursday, September 16, 2010, at 7:00 p.m., in the Board Conference Room of the Government Center.

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FS-B09-60 – CLEARWIRE, 10697 Braddock Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-B09-60, CLEARWIRE, 10697 BRADDOCK ROAD.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Sargeant abstaining; Commissioners Flanagan and Hall not present for the vote; Commissioner Donahue absent from the meeting.

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FS-B10-33 – CLEARWIRE, 9537 Helenwood Drive

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FS-B10-33, CLEARWIRE, 9533 HELENWOOD DRIVE.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Sargeant abstaining; Commissioners Flanagan and Hall not present for the vote; Commissioner Donahue absent from the meeting.

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MINUTES:

MARCH 5, 2009	MARCH 18, 2009	APRIL 15, 2009
MARCH 11, 2009	MARCH 25, 2009	APRIL 16, 2009
MARCH 12, 2009	MARCH 26, 2009	APRIL 30, 2009

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Migliaccio abstaining; Commissioner Flanagan not present for the vote; Commissioner Donahue absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. SE 2010-HM-008 – TRUSTEES OF THE MOUNT PLEASANT BAPTIST CHURCH
2. FDPA 78-C-118-19 – LB FRANKLIN FARM, LLC
3. 2232-V10-8 – MILESTONE COMMUNICATIONS/VERIZON WIRELESS

This order was accepted without objection.

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SE 2010-HM-008 – TRUSTEES OF THE MOUNT PLEASANT
BAPTIST CHURCH – Appl. under Sect. 3-104 of the Zoning
Ordinance to permit site modifications to an existing church with
private school of general education and child care center with a
maximum enrollment of 99 children. Located at 2516, 2520, 2524,
and 2525 Squirrel Hill Road on approx. 6.62 ac. of land zoned R-1.
Tax Map 15-4 ((1)) 27, 28, 29, and 32. HUNTER MILL
DISTRICT. PUBLIC HEARING.

Willie W. Hassell, Director of Administration, Mount Pleasant Baptist Church, reaffirmed the affidavit dated May 27, 2010. There were no disclosures by the Commission.

William O'Donnell, Zoning Evaluation Division, Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He stated that staff recommended approval of the application.

Mr. Hassell provided a brief summary of the church and its community service and outreach efforts to provide assistance to citizens ranging from teens to senior citizens. He said the primary reason for the current application was because Parcels 29 and 32, purchased by the church, were not included in the original special permit approval. Mr. Hassell noted that the church would mark its 144th anniversary in September 2010.

In response to a question from Chairman Murphy, Mr. Hassell confirmed that he supported staff's recommendation to approve the application.

Answering questions from Commissioner de la Fe, Mr. O'Donnell confirmed that the current application would include Parcels 29 and 32. He also noted that the Fairfax County History Commission's earlier decision to allow the demolition of the historic Keyes House would remain unchanged.

Commissioner Lawrence suggested that the church create a photographic archive of the Keyes House that would document and memorialize the site to give people access to the history of the building and its traditions and uses.

In response to questions from Commissioner Hart about the historic family dwelling on the property, Linda Blank, Planning Division, DPZ, said that although the History Commission had believed three years ago that it was important to preserve the basement of the house for future archaeology purposes, it had chosen not to comment on this application. She added that staff believed there was no great value in preserving the basement.

Following discussion, Mr. O'Donnell said the recommendation to demolish the historic structure was unique to this application and would not set a precedent.

There were no speakers for this application, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this item. (A verbatim transcript is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-HM-008, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 14, 2010.

Commissioners Lawrence and Sargeant seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Donahue absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG ALL LOT LINES IN FAVOR OF THE EXISTING VEGETATION AS DEPICTED ON THE SE PLAT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Flanagan not present for the vote; Commissioner Donahue absent from the meeting.

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FDPA 78-C-118-19 – LB FRANKLIN FARM LLC – Appl. to amend the final development plans for FDP 78-C-118 previously approved for mixed use development to permit additional uses to the previously approved list of permitted uses. Located in the N.E. quadrant of the intersection of Franklin Farm Road and Stone Heather Dr. on approx. 20.06 ac. of land zoned PDH-2 and WS. Tax Map 35-1 ((4)) (22) 1, 2A, 2B, 3, 4, and 5. SULLY DISTRICT. PUBLIC HEARING.

Sara Mariska, Esquire, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavit dated June 14, 2010. Commissioner Hart disclosed that Hart and Horan, PC, had one case pending with Ms. Mariska's law firm but indicated that there was no financial relationship and that it would not affect his ability to participate in this case.

Suzianne Zottl, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She stated that staff recommended approval of the application.

Ms. Mariska explained that the application would update the list of permitted secondary uses. She said Development Condition Number 7, which addressed the need for bike racks, would allow flexibility to supplement the ones that were already there. She noted that the application had the support of the Sully District Council.

There were no speakers for this application, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Litzenberger for action on this item. (A verbatim transcript is in the date file.)

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Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 78-C-118-19, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 29, 2010.

Commissioners de la Fe and Hart seconded the motion which carried unanimously with Commissioner Donahue absent from the meeting.

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2232-V10-8 – SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS, T-MOBILE NORTHEAST LLC, & MILESTONE COMMUNICATIONS – Appl. to construct a telecommunications facility at Sandburg Intermediate School, 8428 Fort Hunt Road, Alexandria, VA, 22308. The proposed facility will include a 125-foot tall monopole and equipment within a fenced compound. Tax Map 102-4 ((1)) 44. Area IV. MOUNT VERNON DISTRICT. PUBLIC HEARING.

David Marshall, 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 that the Planning Commission find the proposal substantially in accord with the provisions of the adopted Comprehensive Plan.

Following discussion regarding the need to defer the public hearing on this application due to concerns raised by citizens and Mount Vernon District Supervisor Gerry Hyland, Frank Stearns, Esquire, Donohue & Stearns, representing the applicant, agreed to a deferral. He also agreed to submit a written statement extending the deadline.

Without objection, Chairman Murphy recognized Commissioner Flanagan for a motion to defer the public hearing on this item. (A verbatim transcript is in the date file.)

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2232-V10-8 – SMSA LIMITED PARTNERSHIP d/b/a
VERIZON WIRELESS, T-MOBILE NORTHEAST LLC,
& MILESTONE COMMUNICATIONS

July 29, 2010

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR 2232-V10-8, MILESTONE COMMUNICATIONS/VERIZON WIRELESS, TO A DATE CERTAIN OF SEPTEMBER 22, 2010.

Commissioners Alcorn, Harsel, Lawrence, Murphy, and Sargeant seconded the motion which carried unanimously with Commissioner Donahue absent from the meeting.

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The meeting was adjourned at 9:23 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, VA 22035.

Minutes by: Jeanette Nord

Approved: September 29, 2011

Kara A. DeArrastia, Clerk to the
Fairfax County Planning Commission