

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 6, 2000**

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
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At Large
John M. Palatiello, Hunter Mill District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District
John B. Kelso, Lee District
Linda Q. Smyth, Providence District

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The meeting was called to order at 8:17 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Koch, to allow time for publication of a staff report addendum, MOVED THAT THE PUBLIC HEARING ON RZ-2000-SU-012, CENTEX HOMES, BE DEFERRED TO SEPTEMBER 13, 2000.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Kelso, Murphy and Smyth absent from the meeting.

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SEA-98-M-028 - LINCOLNIA EDUCATIONAL FOUNDATION (Decision Only)

(The public hearing on this application was held on July 26, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hall RECOMMENDED THAT WE (RECOMMEND THAT THE BOARD OF SUPERVISORS) APPROVE SEA-98-M-028, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 6, 2000.

Commissioners Alcorn and Koch seconded the motion which carried by a vote of 7-0-2 with Commissioners Downer and Palatiello abstaining; Commissioners Kelso, Murphy and Smyth absent from the meeting.

Commissioner Hall RECOMMENDED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING TO THE NORTHEAST ALONG LINCOLNIA ROAD ADJACENT TO THE R-3 DISTRICT, A MODIFICATION ALONG THE SOUTHERN PROPERTY BOUNDARY ADJACENT TO THE R-2 DISTRICT, AND A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN PROPERTY BOUNDARY, PURSUANT TO PARAGRAPH 4 OF SECTION 13-104.

Commissioner Koch seconded the motion which carried by a vote of 7-0-2 with Commissioners Downer and Palatiello abstaining; Commissioners Kelso, Murphy and Smyth absent from the meeting.

Commissioner Hall RECOMMENDED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHEASTERN PROPERTY BOUNDARY ADJACENT TO THE R-3 DISTRICT, PURSUANT TO PARAGRAPH 2 OF SECTION 13-304.

Commissioner Koch seconded the motion which carried by a vote of 7-0-2 with Commissioners Downer and Palatiello abstaining; Commissioners Kelso, Murphy and Smyth absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. SEA-98-Y-007 - CV METROTECH, LC
2. CSPA-86-C-029-5 - COLUMBIA ENERGY GROUP SERVICE CORPORATION
3. SE-00-Y-017 - AXAR MANAGEMENT, INC.

This order was accepted without objection.

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SEA-98-Y-007 - CV METROTECH, LC - Appl. under Sect. 4-804 & 9-610 of the Zoning Ordinance to amend SE-98-Y-007 previously approved for a service station/mini-mart & car wash to permit the addition of a drive-through bank, deletion of the car wash use, increase in land area & a waiver of the min. lot width requirement on property located at 13990 Metrotech Dr. on approx. 2.22 ac. zoned C-8, AN & WS. Tax Map 34-4((1))62A (formerly 34-4((1))16A pt.) SULLY DISTRICT. PUBLIC HEARING.

Mr. Robert Young, agent for the applicant, reaffirmed the affidavit dated April 3, 2000. There were no disclosures by Commission members.

Ms. Leslie Johnson, 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 Commissioner Koch, Ms. Johnson explained that it was her understanding that an adult video store was not a permitted use in the C-8 District.

Commissioner Harsel suggested that a condition be added that would exclude an adult video store. Ms. Johnson and the applicant's representative concurred.

Commissioner Palatiello commented that the applicant's consent to this type of restrictive condition might not be sufficient and might have legal implications. He said that he would be reluctant to vote on this application until the adult video issue was resolved following consultation with the County Attorney's Office.

Following a brief discussion of possible solutions, Ms. Johnson agreed to contact the County Attorney's Office and Commissioner Koch agreed to defer the decision on this application until Wednesday, September 13, 2000.

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 a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE DECISION ONLY ON SEA-98-Y-007 BE DEFERRED UNTIL SEPTEMBER 13, 2000, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT.

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

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CSPA-86-C-029-5 - COLUMBIA ENERGY GROUP SERVICE CORPORATION - Appl. to amend the previously approved CSP for RZ-86-C-029 to permit a revised comprehensive sign plan for a freestanding bldg. identification sign on property located at 13880 Dulles Corner Lane on approx. 11.04 ac. zoned PDC. Tax Map 15-4((1))1B1. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mr. James Balsler, Property Manager, Columbia Energy Group Service Corp., reaffirmed the affidavit dated May 10, 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.

In response to a question from Commissioner Palatiello, Mr. Mayland confirmed that there were no waivers of Sign Ordinance provisions required or requested.

Mr. Balsler explained that the applicant intended to erect a free-standing, 20 foot square building identification sign.

During Vice Chairman Byers' temporary absence from the room, Secretary Harsel called for speakers from the audience, but received no response. She noted that no rebuttal was necessary. There being no comments or questions from the Commission or closing staff remarks, she closed the public hearing and recognized Commissioner Palatiello for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE CSPA-86-C-029-5, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

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

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Vice Chairman Byers returned to the Auditorium and called for the next public hearing.

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SE-00-Y-017 -AXAR MANAGEMENT. INC. -Appl. under Sect. 5-504 of the Zoning Ord. to permit two hotels on property located in the S.W. quadrant of the intersection of Centreview Dr. & Thunderbolt Place on approx. 10. ac. zoned 1-5, AN, WS & HC. Tax Map 34-4((12)) C2. SULLY DISTRICT. PUBLIC HEARING.

Greg Riegle, Esquire, with McGuire, Woods, Battle and Boothe, reaffirmed the affidavit dated August 15, 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.

In response to a question from Commissioner Harsel, Mr. Mayland confirmed that the applicant would be providing more than adequate parking for the requested increase in the number of hotel rooms.

Mr. Riegle explained that the applicant intended to establish two hotels, Staybridge Suites and Hawthorne Suites. He noted that the subject property was in close proximity to Dulles International Airport and that the Comprehensive Plan specifically recognized that a special exception for hotel use would be appropriate in this area. He added that the applicant planned a high quality product, evidenced by the overall architectural design, a significant landscaping package and an attractive entry feature including a fountain. He said that all issues identified by staff had been satisfactorily resolved and that the Sully District Council supported the proposal.

Vice Chairman Byers 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-017 , SUBJECT TO THE DEVELOPMENT CONDITIONS DATED AUGUST 24,2000.

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

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The meeting was adjourned at 8:55 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: June 14, 2001

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