

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 21, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District

ABSENT: Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:30 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON PCA-85-L-060-2, TOWNEPLACE MANAGEMENT CORPORATION, PCA-78-S-046-3, SPRINGFIELD CORPORATE CENTER, L.L.C., SE-00-L-013, TOWNEPLACE MANAGEMENT CORPORATION, SEA-85-L-016, AND SPRINGFIELD CORPORATE CENTER, L.L.C. BE DEFERRED TO A DATE CERTAIN OF OCTOBER 12, 2000.

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

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Commissioner Koch MOVED THAT THE DECISION ONLY ON 2232-Y00-15, AT&T WIRELESS SERVICES, BE FURTHER DEFERRED TO A DATE CERTAIN OF SEPTEMBER 28, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Downer MOVED THAT THE DECISION ONLY ON SE-00-D-019, THE HOLLADAY CORPORATION, BE FURTHER DEFERRED TO A DATE CERTAIN OF SEPTEMBER 28, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining, Commissioner Hall not present for the vote; Commissioner Wilson absent from the meeting.

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Commissioner Harsel announced her intent to defer the public hearing on 2232-B00-20, Fairfax County Department of Public Works and Environmental Services, for the Burke Centre Library, from October 4, 2000 to a date to be determined.

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Chairman Murphy noted that the Planning Commission would hold a special briefing on the Infill and Residential Development Study at its regularly scheduled meeting on Wednesday, September 27, 2000, beginning at 7:30 p.m.

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ZONING AND SUBDIVISION ORDINANCE AMENDMENTS (Decision Only)
(The public hearing on this item was held on September 14, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED AMENDMENTS TO CHAPTER 101 AND CHAPTER 112 OF THE CODE OF THE COUNTY OF FAIRFAX, AS SET FORTH IN THE STAFF REPORT DATED AUGUST 7, 2000, WITH THE MODIFICATION SHOWN IN THE STAFF REVISION DATED SEPTEMBER 14, 2000, DELETING REFERENCES TO PRELIMINARY SUBDIVISION PLATS AND FINAL SUBDIVISION PLATS IN PROPOSED SUBDIVISION ORDINANCE SECTION 101-2-2, NEW PARAGRAPH 23.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2, with Commissioners Alcorn and Kelso abstaining; Commissioner Wilson absent from the meeting.

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#0206-SP-01 - RESTON, SECTION 917

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE DIRECTOR OF THE OFFICE OF SITE DEVELOPMENT SERVICES, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, OR HIS DESIGNEE, APPROVE THE SITE PLAN RELATED TO FDP-86-C-054-2, IN ACCORDANCE WITH NORMAL PROCEDURES.

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

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BUILDING ELEVATIONS, BUILDING #4, METRO PARK (RZ/FDP-1999-LE-048)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE ADMINISTRATIVELY THE BUILDING ELEVATIONS, BUILDING #4, SUBMITTED UNDER RZ/FDP-1999-LE-048, LEE DISTRICT, METRO PARK, AND ASK STAFF TO ADVISE THE BUILDING PLAN REVIEW BRANCH THAT IT IS IN FULL COMPLIANCE WITH THE CONDITIONS AND PROFFERS OF THE RZ/FDP.

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

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RZ-1999-MA-051 - LEEWOOD INVESTMENTS & ASSOCIATES

SE-99-M-038 - LEEWOOD INVESTMENT & ASSOCIATES (Decisions Only)

(The public hearing on these application was held on February 24, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-MA-051, SUBJECT TO EXECUTION OF PROFFERS CONSISTENT WITH THOSE THAT WE RECEIVED THIS EVENING DATED SEPTEMBER 21, 2000.

Commissioner Alcorn seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Palatiello not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-99-M-038, SUBJECT TO THE DEVELOPMENT CONDITIONS SET FORTH IN APPENDIX 2 AND SUBJECT TO THE RECOMMENDATION OF APPROVAL BY THE HEALTH CARE ADVISORY BOARD.

Commissioner Alcorn seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Palatiello not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ALONG THE PROPERTY LINES AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN, WESTERN AND SOUTHERN PROPERTY LINES IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT.

Commissioner Alcorn seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Palatiello not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE PFM REQUIREMENT OF A TYPE 1 TRAIL ALONG BRADDOCK ROAD TO PERMIT A SIX-FOOT WIDE SIDEWALK.

Commissioner Alcorn seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Palatiello not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE THE MODIFICATION OF ADDITIONAL STANDARDS FOR MEDICAL CARE FACILITIES FOR 100 FOOT BUILDING SETBACK FROM THE ADJACENT R-1 ZONING TO THE NORTH AND THE R-3 ZONING TO THE EAST.

Commissioner Alcorn seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Palatiello not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE INTERPARCEL ACCESS REQUIREMENT TO THE EAST.

Commissioner Alcorn seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Palatiello not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IF THEY APPROVE THIS APPLICATION, THEY SEND A LETTER TO THAT DEPARTMENT IN THE STATE WHICH IS RESPONSIBLE FOR THE MONITORING FOR THE SERVICE FOR THIS TYPE OF FACILITY AND THAT THEY LET THAT ORGANIZATION KNOW ABOUT THE PUBLIC HEARING AND ALL OF THE ADDITIONAL COMPLAINTS AND REQUEST THAT THERE BE SPECIAL ATTENTION GIVEN TO THIS APPLICATION.

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

Commissioner Alcorn MOVED TO AMEND THE PREVIOUS MOTION TO REQUEST THAT THE BOARD OF SUPERVISORS CONSIDER REVIEWING THE LEGISLATIVE PACKAGE FOR ADDITIONAL AUTHORITY TO DEAL WITH SITUATIONS LIKE THIS AT THE LOCAL LEVEL.

Commissioner Byers seconded the amendment which carried unanimously with Commissioner Palatiello not present for the vote; Commissioner Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. SE-00-P-014 - CITY OF FALLS CHURCH, DEPT. OF ENVIRONMENTAL SERVICES
2232-P00-2 - CITY OF FALLS CHURCH, DEPT. OF ENVIRONMENTAL SERVICES
2. SE-00-P-020 - TYSONS TELECOM CENTER L.P.
3. RZ-1998-LE-055 - HYBLA VALLEY PROPERTY L.L.C.
FDP-1998-LE-055 - HYBLA VALLEY PROPERTY L.L.C.

This order was accepted without objection.

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2232-P00-2 - CITY OF FALLS CHURCH, DEPARTMENT OF ENVIRONMENTAL SERVICES - Appl. under Sect. 15.2-2232 of the Code of Virginia to permit water storage facilities on property located on the N. side of Chain Bridge Rd., approx. 1,000 ft. E. of its intersection with Leesburg Pike on approx. 0.34 ac. zoned C-8 & HC. Tax Map 29-3((1))78B. (Concurrent with SE-00-P-014.) PROVIDENCE DISTRICT.

SE-00-P-014 - CITY OF FALLS CHURCH, DEPARTMENT OF ENVIRONMENTAL SERVICES - Appl. under Sect. 4-804 of the Zoning Ord. to permit water storage facilities on property located on the N. side of Chain Bridge Rd., approx. 1,000 ft. E. of its intersection with Leesburg Pike on approx. 0.34 ac. zoned C-8 & HC. Tax Map 29-3((1))78B. (Concurrent with 2232-P00-2.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Mr. Son Nguyen, Department of Environmental Services, City of Falls Church, reaffirmed the affidavit for SE-00-P-014 dated September 12, 2000. There were no disclosures by Commission members.

Mr. Michael Hines, Planning Division, Department of Planning and Zoning (DPZ), presented the staff report for 2232-P00-2, a copy of which is in the date file. He noted that staff recommended that the Planning Commission find that the proposed facility satisfied the criteria of location, character and extent as specified in Section 15.2-2232 of the Code of Virginia and was in substantial accord with the provisions of the Comprehensive Plan.

Mr. Charles Burnham, Zoning Evaluation Division, DPZ, presented the staff report for SE-00-P-014, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Burnham responded to a question from Commissioner Byers about Development Condition Number 7 concerning the replacement of trees.

Ms. Jennifer Whitaker, Gannett Fleming Engineers, consulting engineers for the City of Falls Church, presented a digital rendering of the proposed facility. She said that allowing the elevated storage tank to go onto this site would provide better water pressure and capacity.

In response to a question from Commissioner Byers, Ms. Whitaker said that the City of Falls Church water distribution system obtained its supply from the Army Corps of Engineers' Dalecarlia Water Treatment Plant through transmission mains under the Potomac River.

Ms. Whitaker responded to questions from Commissioner Byers about the area served by the City of Falls Church water distribution system. Mr. Nguyen compared the rate at which water was supplied by the Fairfax County Water Authority to the rate supplied by the City of Falls Church.

Commissioner Downer noted that the water tank would be covered with a shroud to protect neighboring properties while it was being painted. She asked why the tank could not be painted at the factory. Ms. Whitaker responded by saying that it was necessary to assemble and weld the tank onsite in order to protect the integrity of the paint. She added that the process would take approximately two months and that it would be possible to remove the shroud during the times it was not actually being painted. Responding to another question from Commissioner Downer, Ms. Whitaker explained that the color of the water tank, blue, had been chosen by the City of Falls Church and was consistent with other water storage tanks in the area.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy recognized Commissioner Smyth for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITIES PROPOSED UNDER 2232-P00-2 SATISFY THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA AND ARE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

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

Commissioner Smyth FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION SE-00-P-014 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 5, 2000.

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

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SE-00-P-020 - TYSONS TELECOM CENTER L.P. - Appl. under Sect. 5-504 of the Zoning Ord. to permit an increase in FAR for a telecommunications facility on property located at 1555 Springhill Rd. on approx. 1.58 ac. zoned I-5 & HC. Tax Map 29-3((1))48A & 48B. PROVIDENCE DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P. C., reaffirmed the affidavit dated March 23, 2000. There were no disclosures by Commission members.

Mr. Charles Burnham, 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.

Mr. Martin stated that the proposed data center would bring an increased telecommunications/internet capacity to the Tysons Corner area, making it a world-class office center. He said an increase in FAR from .5 to .7 was being requested for a building of approximately 49,487 square feet. He explained that development conditions required building materials be consistent with those of adjacent office buildings currently under construction. He noted that the proposed use was perfect for the subject property, located in the middle of Tysons Corner, and would benefit the adjacent office uses but would not generate traffic. Mr. Martin said that the applicant was in agreement with proposed development conditions, had the recommendation of staff and the McLean Citizens Association, and requested favorable consideration.

Mr. Martin responded to a question from Commissioner Smyth concerning the amount of the proposed contribution to the Tysons Road Fund.

In response to a question from Commissioner Downer, Mr. Martin said that the proposed facility would be totally enclosed and sealed, but would look like an office building from the street.

Mr. Martin responded to questions from Commissioners Byers and Harsel about fiber optic cable transmission to be used by the proposed facility.

Commissioner Alcorn suggested that the Planning Commission be briefed on the location of fiber optic cables in the County, perhaps at a future seminar.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary.

Mr. Burnham explained that the proposed facility was similar to a telephone switching station using fiber optic cables.

There were no further comments or questions from the Commission and no other closing staff remarks, therefore, Chairman Murphy recognized Commissioner Smyth for action on these applications. (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 SE-00-P-020, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED SEPTEMBER 5, 2000, WITH A CHANGE TO NUMBER 5 WHICH WILL NOW READ: "A CONTRIBUTION OF \$145,621.38 SHALL BE MADE TO THE TYSONS CORNER ROAD FUND AT THE TIME OF SITE PLAN REVIEW."

Commissioner Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Hall abstaining; Commissioners Koch and Palatiello not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF BARRIER REQUIREMENTS IN COMPLIANCE WITH SECTION 13-304(12) OF THE ZONING ORDINANCE ALONG THE SOUTHERN, EASTERN AND WESTERN PROPERTY LINES.

Commissioner Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Hall abstaining; Commissioners Koch and Palatiello not present for the vote; Commissioner Wilson absent from the meeting.

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RZ-1998-LE-055 - HYBLA VALLEY PROPERTY L.L.C. - Appl. to rezone from R-4 to PDH-8 to permit residential development with two alternative plans: one at a density of 5.58 du/ac & another at a density of 4.73 du/ac & approval of the conceptual development plan on property located at the W. terminus of Cyrene Blvd. & E. of Huntley Meadows Park on approx. 61.21 ac. Comp. Plan Rec: 5-8 du/ac. Tax Map 92-4((1))58; 101-2((1))11A. (Concurrent w/FDP-1998-LE-055.) LEE DISTRICT.

FDP-1998-LE-055 - HYBLA VALLEY PROPERTY L.L.C. - Appl. to approve the final development plan for RZ-1998-LE-055 to permit residential development with two alternative plans: one at a density of 5.58 du/ac & another at a density of 4.73 du/ac on property located at the W. terminus of Cyrene Blvd. & E. of Huntley Meadows Park on approx. 61.21 ac. zoned PDH-8. Tax Map 92-4((1))58; 101-2((1))11A. (Concurrent w/RZ-1998-LE-055.) LEE DISTRICT. JOINT PUBLIC HEARING.

Carson Lee Fifer, Esquire, McGuire Woods L.L.P., reaffirmed the affidavit dated September 8, 2000. 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 applications.

Mr. Fifer presented a history of the subject property and stated that although four years ago it had been designated in the Comprehensive Plan as environmentally undesirable, the proposed development was environmentally sensitive with an excellent design. He said the application had the support of the surrounding neighborhoods and explained that proffers would assist them with addressing traffic calming measures. He noted that a contribution for off-site recreation uses would be made and noted that because of the renovation of an existing elementary school, some active recreation sites had been eliminated. He said the Lee District Council supported the application.

Commissioner Kelso commented that the applicant had reduced the number of proposed units by about 20 percent and that the Lee District Council and the Hybla Valley community wholeheartedly supported the applications.

Chairman Murphy relinquished the Chair to Vice Chairman Byers.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and no closing staff remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Kelso for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-LE-055 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLANS, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE SET FORTH IN ATTACHMENT 1 OF THE STAFF REPORT ADDENDUM AND MODIFIED TO DELETE ALTERNATIVE A THAT INCLUDES MULTI-FAMILY UNITS.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-LE-055, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 14, 2000, CONTAINED IN ATTACHMENT 3 OF THE STAFF REPORT ADDENDUM, AND THE APPROVAL OF RZ-1998-LE-055 BY THE BOARD OF SUPERVISORS.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE 600 FOOT MAXIMUM LENGTH OF A PRIVATE STREET.

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

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Chairman Murphy resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 9:55 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: Linda B. Rodeffer

Approved on: June 14, 2001

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