

**MINUTES OF
PLANNING COMMISSION MEETING
SEPTEMBER 21, 1995**

PRESENT: John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
John W. Hunter, Commissioner At-Large
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
Carl L. Sell, Jr., Lee District

ABSENT: John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

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The meeting was called to order at 8:22 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

In order to resolve outstanding issues, Commissioner Downer MOVED THAT WE DEFER (THE DECISION ONLY ON) 456-D95-22 (APC ON FUTURE WOLFTRAP FIRE STATION #43), INDEFINITELY.

Commissioner Byers seconded the motion which carried by a vote of 8-0-2 with Commissioners Coan and Hartwell abstaining; Commissioners Palatiello and Thomas absent from the meeting.

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Commissioner Downer MOVED TO DEFER THE PUBLIC HEARING ON SEA-84-D-086-4, THE LANGLEY SCHOOL, TO A DATE CERTAIN OF OCTOBER 12, 1995.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Palatiello and Thomas absent from the meeting.

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In order to consider alternative sites, Commissioner Downer MOVED TO DEFER THE PUBLIC HEARING ON 456-D94-11 (AMERICAN PCS, L.P.) AND SE-94-D-068 (AMERICAN PCS, L.P.) TO A DATE CERTAIN OF NOVEMBER 2, 1995.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Palatiello and Thomas absent from the meeting.

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Commissioner Sell announced that the Budget and Personnel Committee would meet on Tuesday, September 26, 1995, at approximately 9:30 p.m., and in accordance with State Code provisions would not be open to the public due to the nature of the discussions.

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Chairman Murphy announced that the Board of Supervisors (BOS) had authorized a Zoning Ordinance Amendment to Articles 3 and 8, Group 8, Special Permit Use of Temporary Mobile and Land Based Telecommunications Testing Facilities. He added that, in response to the BOS's directive, the Zoning Administrator had proposed a Zoning Ordinance Amendment which was scheduled for public hearing on Thursday, October 5, 1995 and Commissioner Sell would handle the case.

Commissioner Sell requested that the County Attorney review the proposed Ordinance before the Planning Commission's public hearing.

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Commissioner Hunter reminded the Commission that the Transportation Committee would meet on Wednesday, September 27, 1995 at 7:30 p.m. and that the meeting was open to the public.

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Chairman Murphy announced that on Tuesday, September 26, 1995 the Commission would elect a Vice Chairman in accordance with the Bylaws in order to fill the recently vacated position due to Commissioner Patrick M. Hanlon's resignation.

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SE-95-V-031 – CHARLES E. HARDISON, INC. (Decision Only)

(The public hearing on this application was held on September 7, 1995. A complete verbatim transcript of the decision made on this item is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE SE-95-V-031, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED AUGUST 22, 1995 AND REVISED SEPTEMBER 21, 1995 WITH THE DELETION OF THE 10TH DEVELOPMENT CONDITION WHICH WOULD REQUIRE CLOSING ONE OF THE ENTRANCES ONTO RICHMOND HIGHWAY.

Commissioner Sell seconded the motion which carried by a vote of 9-0-1 with Commissioner Coan abstaining; Commissioners Palatiello and Thomas absent from the meeting.

Commissioner Byers then MOVED (THAT THE) PLANNING COMMISSION RECOMMEND (THAT) THE BOARD APPROVE A MODIFICATION OF THE LANDSCAPE OPEN SPACE REQUIREMENT, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 21, 1995.

Commissioner Sell seconded the motion which carried by a vote of 9-0-1 with Commissioner Coan abstaining; Commissioners Palatiello and Thomas absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel established the following order for tonight's agenda items:

1. S95-III-BR1 – Out-of-Turn Plan Amendment (Sully District)
2. S95-I-B1 – Out-of-Turn Plan Amendment (Mason District)

This order was accepted without objection.

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S95-III-BR1 – OUT-OF-TURN PLAN AMENDMENT – In accord. with Code of Virginia, Title 15.1, Chap. 11, concerns the area in the N.E. quadrant of the intersection of Rt. 28 & Compton Rd. Comp. Plan recommendation for residential use at 1-2 du/ac. is found in the Centreville Community Planning Sector (BR6) for the Bull Run Planning District. The proposed Plan Amendment would allow consideration of residential use at 2-3 du/ac. Transportation recommendations may also be modified as a result of the proposed Plan Amendment. SULLY DISTRICT. PUBLIC HEARING.

Ms. Maxine Brown-Roberts, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is contained in the date file. She stated that staff recommended amending the Plan to allow for residential use at 2-3 dwelling units per acre for the subject area and that a minimum 300-foot undisturbed buffer area be provided along the north side of Compton Road.

Chairman Murphy called for speakers and outlined the Planning Commission's rules for speakers.

Robert A. Lawrence, Esquire, with Hazel & Thomas, P.C., representing the owner of the subject property, stated that the applicant endorsed staff's recommendation.

There being no further speakers and since Ms. Brown-Roberts had no closing staff comments, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this Plan Amendment. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PLAN AMENDMENT S95-III-BR1, AS SET FORTH IN THE STAFF REPORT DATED SEPTEMBER 7, 1995.

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

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S95-I-B1 –OUT-OF-TURN PLAN AMENDMENT – In accord with Code of Virginia, Title 15.1, Chap. 11 concerns an approx. 5.25 ac. area now identified as parcel TM 62-3((1))38B, generally located S. of Rt. 7, adjacent to Skyline Shopping Center. Comp. Plan recommendations are found in the Area I Plan, Baileys Crossroads Community Business Center, Land Unit D, Baileys Planning District. The adopted Comp. Plan recommends office use. As an option, high-rise residential use may be appropriate under certain conditions. The proposed Plan Amendment will consider retail use for this parcel. Recommendations relating to transportation, trails, public facilities, parks, & recreation may also be modified. MASON DISTRICT. PUBLIC HEARING.

Mr. Michael Hines, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is contained in the date file. He stated that staff believed that retail use was not an appropriate use for the subject property and that staff continued to support the adopted Plan which allowed for office use with an option for high-rise residential use. Mr. Hines stated that staff recommended that the current adopted Comprehensive Plan text be retained for the subject property.

Chairman Murphy called the first speaker.

Mr. G. T. Wert, 5505 Seminary Road, #1006, Falls Church, submitted written testimony, a copy of which is contained in the date file. He urged that the Commission approve the proposed amendment because he believed that retail use was the only viable land use designation for the area considering the present economic market. Mr. Wert responded to questions from Commissioner Coan concerning rental units in the area.

Lynne J. Strobel, Esquire, Walsh, Colucci, Stackhouse, Emrich, & Lubeley, P.C., representing 16 Skyline Associates, the owner of the property, explained what the approved uses were and

how they compared to the proposed retail use. She pointed out that the objective of constructing a retail building was to enhance the visibility of Skyline Mall and to rejuvenate the existing retail stores in the existing Skyline Mall. She advised the Commission that the proposed amendment had the support of the Mason District Land Use Advisory Committee as well as residents in the area.

There being no further speakers, no questions or comments from the Commission and Mr. Hines having no closing staff comments; Chairman Murphy closed the public hearing and recognized Commissioner Hall for a motion on the case. (Verbatim excerpts are in the date file.)

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Commissioner Hall MOVED TO DEFER, FOR DECISION ONLY, S95-I-B1, OUT-OF-TURN PLAN AMENDMENT FOR MASON DISTRICT, TO A DATE CERTAIN OF OCTOBER 11, 1995.

Commissioner Hartwell seconded the motion which carried unanimously with Commissioners Palatiello and Thomas 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 the meeting, reference may be made to the audio and video recordings which can be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Paula A. McFarland

Approved on: March 6, 1997


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