

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 28, 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 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Hall MOVED THAT THE DECISION ONLY ON SE-00-M-022, COSCAN WASHINGTON, INC., BE FURTHER DEFERRED TO A DATE CERTAIN OF NOVEMBER 1, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Commissioner Downer MOVED THAT THE DECISION ONLY ON 2232-D00-6, AT&T WIRELESS SERVICES, BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 4, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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Commissioner Harsel announced that the applicant had withdrawn application SP-00-B-043, Swarna Padma DeSilva, regarding a child care center and Montessorri School. She

noted that the administrative hearing by the Planning Commission scheduled for October, 18, 2000 would therefore no longer be necessary.

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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 (Burke Center Library), from October 4, 2000 to a date certain of October 26, 2000.

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Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

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| November 1, 1999 | December 8, 1999 |
| November 2, 1999 | December 9, 1999 |
| November 3, 1999 | |
| November 10, 1999 | |
| November 17, 1999 | |

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Moon abstaining; Commissioner Wilson absent from the meeting.

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SE-00-D-019 - THE HOLLADAY CORPORATION
(Decision Only - Public Hearing held on September 14, 2000)

Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-D-019, SUBJECT TO PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 28, 2000 (AS AMENDED).

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

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PCA-80-P-039-7 - NORTHWESTERN MUTUAL LIFE INSURANCE CO.
FDPA-80-P-039-7 - NORTHWESTERN MUTUAL LIFE INSURANCE CO. (Decisions Only)

(The public hearing on these application s was held on June 22, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-80-P-039-7, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 27, 2000.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-80-P-039-7, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS LISTED AS ATTACHMENT 1 IN THE STAFF REPORT ADDENDUM, AND SUBJECT TO THE APPROVAL OF PCA-80-P-039-7 AND THE EXECUTION OF PROFFERS DATED SEPTEMBER 27, 2000.

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

Commissioner Smyth FURTHER MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS A REAFFIRMATION OF THE WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE OFFICE COMMERCIAL USES IN LAND BAY D AND THE SINGLE FAMILY ATTACHED MULTI-FAMILY USES IN LAND BAY C AND THE MODIFICATION OF PARAGRAPH 5 OF SECTION 6-026 TO ALLOW DWELLINGS AS A SECONDARY USE TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF ALL PRINCIPAL USES WHICH WERE PREVIOUSLY APPROVED.

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

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RZ-1999-LE-044 - CARL H. RICHMOND, JR.

FDP-1999-LE-044 - CARL H. RICHMOND, JR. (Decisions Only)

(The public hearing on these applications was held on September 20, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-1999-LE-044 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 26, 2000.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-LE-044, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 14, 2000, AND THE BOARD'S APPROVAL OF RZ-1999-LE-044 AND THE CDP.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTH, EAST AND WEST PROPERTY LINES BE MODIFIED IN FAVOR OF THE EXISTING VEGETATION AND SUPPLEMENTAL LANDSCAPING AS SHOWN ON THE CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP).

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BARRIER REQUIREMENTS BE WAIVED ALONG THE SOUTH, EAST AND WEST PROPERTY LINES IN FAVOR OF A SIX FOOT HIGH FENCE AROUND THE PRIVACY YARDS OF THE PROPOSED ATTACHED DWELLINGS.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS BE WAIVED.

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

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2232-Y00-15 - AT&T WIRELESS SERVICES (Decision Only)

(The public hearing on this application was held on September 7, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Koch MOVED THAT WE FIND, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, THE PROPOSAL BY AT&T WIRELESS SERVICES TO CONSTRUCT A TELECOMMUNICATIONS FACILITY AT CHANTILLY HIGH SCHOOL, LOCATED AT 4201 STRINGFELLOW ROAD, IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Hall seconded the motion which carried by a vote of 7-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Alcorn and Harsel not present for the vote; Commissioner Wilson absent from the meeting.

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RZ-2000-SU-012 - CENTEX HOMES

FDP-2000-SU-012 - CENTEX HOMES (Decision Only)

(The public hearing on these applications was held on Septbmer 13, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-SU-012, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 20, 2000.

Commissioner Byers seconded the motion which carried by a vote of 8-1-1 with Commissioner Harsel opposed; Commissioner Kelso abstaining; Commissioner Alcorn not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED THAT WE APPROVE FDP-2000-SU-012, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 2 AND THE BOARD'S APPROVAL OF RZ-2000-SU-012.

Commissioner Byers seconded the motion which carried by a vote of 8-1-1 with Commissioner Harsel opposed; Commissioner Kelso abstaining; Commissioner Alcorn not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED THAT WE APPROVE A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN AND SOUTHERN PROPERTY LINES OF THE TOWNHOUSE DEVELOPMENT.

Commissioner Byers seconded the motion which carried by a vote of 8-1-1 with Commissioner Harsel opposed; Commissioner Kelso abstaining; Commissioner Alcorn not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND APPROVAL OF A WAIVER OF THE REQUIREMENT OF THE CONSTRUCTION OF THE SERVICE DRIVE ALONG ROUTE 29.

Commissioner Byers seconded the motion which carried by a vote of 8-1-1 with Commissioner Harsel opposed; Commissioner Kelso abstaining; Commissioner Alcorn not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Byers seconded the motion which carried by a vote of 7-0-3 with Commissioners Harsel, Kelso and Moon abstaining; Commissioner Alcorn not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND APPROVAL OF A WAIVER OF THE CONSTRUCTION OF AN EIGHT-FOOT WIDE TYPE 1 ASPHALT TRAIL ALONG ROUTE 29 IN FAVOR OF REFURBISHMENT OF THE EXISTING EIGHT-FOOT WIDE ASPHALT TRAIL.

Commissioner Byers seconded the motion which carried by a vote of 8-1-1 with Commissioner Harsel opposed; Commissioner Kelso abstaining; Commissioner Alcorn not present for the vote; Commissioner Wilson absent from the meeting.

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2232-H00-10 - BELL ATLANTIC MOBILE, INC. (Decision Only)
(The public hearing on this application was held on May 13, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION FIND THAT 2232-H00-10 BE FOUND NOT IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND DOES NOT CONFORM TO THE PLAN WITH REGARD TO CHARACTER, LOCATION AND EXTENT, PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining; Commissioner Wilson not present for the vote.

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FS-M00-78 - VERIZON, 6455 Stephenson Way

Commissioner Hall MOVED THAT WE DETERMINE FS-M00-78, VERIZON, TO BE A "FEATURE SHOWN" IN CONFORMANCE WITH THE COMPREHENSIVE PLAN, PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

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FS-L00-65 - XM SATELLITE, 3900 San Leandro Place

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DETERMINE THAT THE TELECOMMUNICATIONS FACILITY PROPOSED FOR THE EXISTING TOWER BY XM SATELLITE RADIO, FS-L00-65, AT 3900 SAN LEANDRO PLACE, IS IN CONFORMANCE WITH THE RECOMMENDATION OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with 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. PCA-1998-PR-052 - WEST*GROUP PROPERTIES L.L.C.
PCA-92-P-001-2 - WEST*GROUP PROPERTIES L.L.C.
SEA-98-P-051 - WEST*GROUP PROPERTIES L.L.C.
2. S00-CW-2CP - OUT OF TURN PLAN AMENDMENT
3. 2232-L00-18 - COX COMMUNICATIONS
4. 2232-L00-17 - MID-ATLANTIC TELECOM TOWERS, L.C.
5. SE-00-Y-024 - SUN LIFE ASSURANCE COMPANY OF CANADA
SEA-97-Y-012-2 - SUN LIFE ASSURANCE COMPANY OF CANADA

This order was accepted without objection.

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PCA-1998-PR-052 - WEST*GROUP PROPERTIES L.L.C. - Appl. to amend the proffers for RZ-1998-PR-052 to permit office use w/an FAR of 0.65 on property located in the N.E. quadrant of the intersection of I-495 & Dolley Madison Blvd. on approx. 1.44 ac. zoned C-3 & HC. Comp. Plan Rec: Office & Private Open Space. Tax Map 29-4((5)) & a portion of the Old Springhouse Rd. public right-of-way to be vacated &/or abandoned. (Concurrent w/PCA-92-P-001-2 & SEA-98-P-051.) (Approval of this appl. may enable the vacation &/or abandonment of portions of the public rights-of-way for Old Springhouse Rd. to proceed under Sect. 15.2-2272(2) of the Code of Virginia.) PROVIDENCE DISTRICT.

PCA-92-P-001-2 - WEST*GROUP PROPERTIES L.L.C. - Appl. to amend the proffers for RZ-92-P-001 to permit light industrial, office & retail development w/an overall FAR of 0.65 on property bounded by Magarity Rd., I-495 & the Dulles Access Rd. in Tysons Corner, intersected by Rt. 123 on approx. 126.66 ac. zoned C-3 & HC. Comp. Plan Rec: Office & Private Open Space. Tax Map 29-4((5))1, 2, 2A, 2B, 3-7, 8A, 9, 9A, 9B, 10A, 11A, 12-15; 29-4((6))95B, 96, 97A, 99A, 101A, 102, 105-107; 30-3((1))6A, 6B, 6C, 6D; 30-3 ((28))A, B, 3, 4. (Concurrent w/PCA-1998-PR-052 & SEA 98-P-051.) PROVIDENCE DISTRICT.

SEA-98-P-051 - WEST*GROUP PROPERTIES L.L.C. - Appl. under Sect. 9-607 of the Zoning Ord. to amend SE-98-P-051 previously approved for an increase in bldg. height to permit site modifications on property located at 7600, 7670, 7676, 7678, 7680, 7700, 7706, 7710, 7711, 7718, 7722, 7724, 7726, 7728 Old Springhouse Rd. on approx. 29.21 ac. of land zoned C-3 & HC. Tax Map 29-4((5))1, 2, 2A, 2B, 3-7, 8A, 9B, 11A, 12-15 & a portion of Old Springhouse Rd. (Concurrent w/PCA-1998-PR-052 & PCA-92-P-001-2.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Mr. Thomas Fleury, West*Group Properties, L.L.C., reaffirmed the affidavit dated September 7, 2000. There were no disclosures by Commission members.

Ms. Catherine Lewis, 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 applications.

Mr. Fleury recognized the West*Group team members attending tonight's meeting. He said the two Proffered Condition Amendments requested an increase in density for the subject property totaling 300,521 square feet. He noted that this area would not be assigned to a particular land bay, but would be allowed to be used anywhere within the site in response to market demands. He explained that Capital One, a Fortune 500 financial company, planned to consolidate its Northern Virginia offices in the West*Gate Office Park. He said the first phase of the development, construction of a 14 story building, required special exception amendment approval to increase the building height from 150 feet to 190 feet. He described the pedestrian connections and the future Metro rail station connections which he said were in conformance with the goals of the Comprehensive Plan for this area. He said approval of the request for the height increase would further the preservation of open space, provide for a ceremonial entrance, landscaped courtyards, a pedestrian promenade, attractive water features and other plaza enhancements. He noted that car and vanpooling, flex-time and alternative modes of travel would be encouraged. In summary, Mr. Fleury said that the proposed project and design would be something that Capital One, Tysons Corner and Fairfax County would be proud of for years to come.

Commissioner Smyth noted that she would be deferring a decision on this matter to allow Antonio Calabrese, Esquire, with Cooley Godward, L.L.P., an opportunity to finalize the proffers.

In response to a question from Commissioner Byers, Mr. Fleury said the campus would be totally self-contained, with food service, concierge service, and a health club to encourage employees to stay on campus at lunch time.

Mr. Steven Kahle, architect for the applicant, responded to a question from Commissioner Byers about the design of the proposed building.

Responding to a question from Commissioner Downer, Mr. Fleury identified the location and uses of the proposed green space.

Commissioner Smyth thanked the applicant for agreeing to move the development out of setback from I-495. She added that dedications would be made for the widening of Route 123, the Beltway, and for the future transit rail station.

Douglas Rosenbaum, 1800 Old Meadow Road, McLean, President of the Board of Directors, Regency at McLean, expressed support for Option 1 for reasons explained in a letter dated September 26, 2000 from him and from Maryellen Whalen, Vice-President, The Encore of McLean. (A copy of this letter is in the date file.)

Ms. Mary Lundgren, 1800 Old Meadow Road, McLean, expressed concern about the loss of greenspace which would adversely affect the view from the Regency at McLean. She also expressed concern about the lack of restaurants and said she did not believe employees would stay on campus for their lunch hour with Tysons Corner Shopping Center nearby.

In response to a question from Commissioner Koch, Ms. Lundgren agreed that the construction of the Regency had blocked the view of residents in existing developments.

Commissioner Smyth entered into the record at letter from the Pimmit Hills Citizens Association, Inc., of September 19, 2000, which expressed support for the proposed development. (A copy of this letter is in the date file.)

There were no further speakers, therefore, Chairman Murphy called upon Mr. Fleury for a rebuttal statement.

Mr. Fleury waived his rebuttal time and said he would address the issues raised in the letter from the Regency and the Encore prior to a decision on this matter.

Mr. Fleury responded to questions from Commissioner Smyth about the position of adjacent developments not represented tonight on the proposed development.

Commissioner Smyth commented that the applicant had agreed to a development condition which required them to make every effort to ensure that a future telecommunications facility would be as unobtrusive as possible.

Mr. Fleury responded to questions from Commissioner Byers about a circular bus pattern which would serve the Tysons Corner area.

There were no further comments or questions from the Commission and staff had no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for a deferral motion. (A verbatim transcript is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON PCA-1999-PR-052, PCA-92-P-001-2, AND SE-98-P-051 TO A DATE CERTAIN OF OCTOBER 4.

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

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S00-CW-2CP - OUT OF TURN PLAN AMENDMENT - To consider proposed revisions to the Environment Sect. of the 1990 edition of the Policy Plan: Countywide Policy Element of the Comprehensive Plan for Fairfax County as subsequently amended in accordance w/the Code of Virginia, Title 15.2, Chap. 22, that would provide an Objective regarding the County's stream resources & related policy & background text.
PUBLIC HEARING.

Mr. Noel Kaplan, 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 proposed Out-of-Turn Plan Amendment.

Commissioner Alcorn explained that the primary purpose of the proposed Plan Amendment was to provide guidance and clarification concerning stream protection and preservation.

Chairman Murphy called for speakers from the audience.

Mr. Michael Rolband, 6285 Clifton Road, Clifton, suggested that Policy b., concerning updating BMP requirements, be strengthened; Policy c., provide for the education of County citizens concerning the proper use of fertilizers and pesticides; Policy d., include wet facilities; and that Zoning Ordinances and the Public Facilities Manual (PFM) be amended to encourage low impact development.

Commissioner Alcorn noted that he would be deferring a decision on this matter to October 18, 2000.

Commissioner Kelso commented that it might not be practicable to require Ordinance changes in the Policy Plan. Commissioner Alcorn said that Zoning Ordinances and the PFM may need to be changed in order to implement Policy Plan changes.

Ms. Stella Koch, address unknown, stated that factors which affected the water quality of streams were the kind of bugs which existed on the bottom, the appearance of the sides of the stream, the number of fish, and the amount of impervious surface. She said these factors needed to be addressed in terms of site redesign. She noted that the proposed amendment had strong support among many citizens' groups and the environmental community.

Commissioner Smyth expressed support for proposed Policy d. which discouraged stormwater detention and BMP facilities in Stream Valley EQCs.

Commissioner Alcorn said Robert McLearn, Chairman of the Environmental Quality Advisory Council, had suggested that the following language be added to Policy d.: "To the extent possible, ponds constructed in an EQC should be designed to protect and restore the ecological integrity of the EQC."

There were no further speakers or comments or questions from the Commission. Staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Alcorn for a deferral motion. (A verbatim transcript is in the date file.)

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON PROPOSED OUT-OF-TURN PLAN AMENDMENT, S00-CW-2CP, RELATING TO STREAM PROTECTION, TO A DATE CERTAIN OF OCTOBER 18, 2000, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

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

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2232-L00-18 - COX COMMUNICATIONS - Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of Virginia to construct a telecommunications facility at 6410 & 6414 Telegraph Rd. in Rose Hill consisting of a one-story structure which will house fiber electronic equipment & related site work. Tax Maps 82-3((4))1A & 82-3((1))53. LEE DISTRICT. PUBLIC HEARING.

Mr. David Jillson, 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 telecommunications facility be found to be substantially in accord with provisions of the adopted Comprehensive Plan.

Ms. Inda Stagg, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., noted that there would be no monopole or antennas on the subject site. She explained that the request, similar to proposals made by Media General, was for the first of six hub sites proposed by Cox Communications as part of their system-wide upgrade and would be known as the Rose Hill Hub. She said the facility would support private communications and entertainment networks and that Fairfax County equipment would be colocated on the site which would allow the County's 911 system to be routed through the facility. She said that the system would be monitored through the use of computers and that no more than three employees would be on the site at any one time. Ms. Stagg said that the proposal had been favorably received by the Rose Hill Citizens Association whose primary concern was the marine clay soils which existed on the property. She said that the geotechnical report had been reviewed and approved by the Department of Public Works and Environmental Services which addressed this issue.

Ms. Stagg responded to a question from Commissioner Byers concerning the façade of the site.

Lyn Ganschinietz, Government Affairs Manager, Cox Communications, responded to questions from Chairman Murphy about the necessity for converter boxes when the hub sites were operational.

Mr. Roger Christiansen, 6049 Maryview Street, Alexandria, requested that nearby property owners be indemnified against property loss or structural damage due to the proposed construction. (A copy of his remarks is in the date file.)

Addressing Mr. Christiansen's concern, Commissioner Kelso said that he and the Lee District Supervisor, Dana Kaufmann, would be notified at time of site plan approval and would work very closely with County staff to ensure that the geotechnical study recommendations were adequately addressed.

There were no further speakers, therefore Chairman Murphy called upon Ms. Stagg for a rebuttal statement. Ms. Stagg declined. The Commission had no further comments or questions and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DETERMINE IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, THAT APPLICATION 2232-L00-18, PROPOSED BY COX COMMUNICATIONS, TO CONSTRUCT A COMMUNICATIONS FACILITY AT 6410/6414 TELEGRAPH ROAD IN ROSE HILL, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

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2232-L00-17 - MID-ATLANTIC TELECOM TOWERS, L.C. - Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of Virginia to establish a telecommunications facility, consisting of a 105-ft. tall monopole, antennas, & equipment shelter at 7956 Twist Lane in Springfield. Tax Map 98-2((9))3. LEE DISTRICT. PUBLIC HEARING.

Mr. Michael Hines, 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 telecommunications facility be found to be substantially in accord with provisions of the adopted Comprehensive Plan.

Commissioner Kelso noted that the proposed location was in an industrial area in accordance with the recommendations of the Comprehensive Plan. He said that he had tried unsuccessfully for many years to obtain approval from the U. S. Army to locate the monopole at the Engineering Proving Grounds. He added that a balloon test had been conducted and as a result the height of the monopole had been reduced to 105 feet. Commissioner Kelso also said that members of the Springfield District had been consulted because the proposed location abutted property in that District.

Mr. Hines responded to a question from Commissioner Byers about the potential heights of the proposed pole.

Mr. Kenny Harris, owner of the subject property, said he concurred with the staff report.

In response to a question from Chairman Murphy, Mr. Harris said the balloon had been flown at 163 feet and that the height of the monopole had subsequently been reduced to 105 feet.

Chairman Murphy called for speakers from the audience.

Arnold Albert, Esquire, with Albert and Schulwolf, L.L.C., 1201 Connecticut Avenue, N.W., Washington, D.C., representing an adjoining property owner, the Slan Companies, said the proposed monopole would adversely impact parking which was already inadequate. He requested that the application be denied.

In response to questions from Commissioners Kelso and Koch, Mr. Hines said that of 48 available parking spaces, 24 were striped and that 50 spaces were required by County standards.

There were no further speakers. Therefore, Chairman Murphy called upon Mr. Harris for a rebuttal statement.

Mr. Harris said that when the development was originally approved 48 spaces were required. He said he would have the 24 unmarked spaces striped. He explained that he owned an additional acre adjacent to the subject property which contained another 14 parking spaces. He noted that when the monopole was constructed, five spaces would be eliminated but six others would be created. Mr. Harris acknowledged that sometimes tractor trailers did illegally park and that he would bring this matter to the attention of his tenants.

Mr. Harris responded to questions from Commissioner Downer about the adequacy of the area of the site for the multiple users of the proposed monopole.

Commissioner Kelso noted that he would defer a decision on this matter to October 12, 2000 and requested that Mr. Harris work with the Zoning Enforcement Branch to bring his property into conformance with zoning regulations.

There were no further comments or questions from the Commission. Staff had no closing remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Kelso for a deferral motion. (A verbatim transcript is in the date file.)

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Commissioner Kelso MOVED THAT WE DEFER THE DECISION ON 2232-L00-17, MID-ATLANTIC TELECOM TOWERS, L.C., TO A DATE CERTAIN OF OCTOBER 12, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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SE-00-Y-024 - SUN LIFE ASSURANCE COMPANY OF CANADA - Appl. under Sects. 9-620 & 9-610 of the Zoning Ord. to permit a waiver of certain sign regulations & waiver of min. lot size requirements on property located in the S.E. quadrant of the intersection of McLearn Rd. & Centreville Rd. on approx. 0.86 ac. zoned C-6. Tax Map 24-4((5))pt. 3. (Concurrent w/SEA-97-Y-012-2.) SULLY DISTRICT.

SEA-97-Y-012-2 - SUN LIFE ASSURANCE COMPANY OF CANADA - Appl. under Sects. 4-604 & 9-620 of the Zoning Ord. to amend SE-97-Y-012 previously approved for automobile oriented uses & waiver of certain sign regulations to permit additional waiver of certain sign regulations on property located in the N.E. quadrant of the intersection of Centreville Rd. & Highland Mews Ct. on approx. 1.12 ac. zoned C-6. Tax Map 24-4((5))1. (Concurrent w/SE-00-Y-024.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Ms. Marie Travesky, with Travesky and Associates, Ltd., reaffirmed the affidavit dated September 8, 2000. There were no disclosures by Commission members.

Commissioner Koch requested that Chairman Murphy ascertain whether there were any speakers present for this application. Chairman Murphy called for speakers, but received no response. He requested that presentations by staff and the applicant be waived. No objections were expressed, therefore Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on these items. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT SEA-97-Y-012-2, CONCURRENT WITH SE-00-Y-024, BE DEFERRED FOR DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, TO OCTOBER 18, 2000.

Commissioner Hall seconded the motion carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Wilson absent from the meeting.

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The meeting was adjourned at 11:24 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

September 28, 2000

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