

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 1, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilyong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Joan M. DuBois, Dranesville 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

In Commissioner DuBois' absence, Commissioner Hall MOVED TO DEFER THE PUBLIC HEARING ON PCA 89-D-060-3 AND FDPA 89-D-060-3, DULLES GREENE LP, TO A DATE CERTAIN OF OCTOBER 15, 2003.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Moon, Murphy and Wilson not present for the vote; Commissioners DuBois and Smyth absent from the meeting.

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Citing notification problems, Commissioner Hall announced her intent to defer the public hearing on a Mason District case, SEA 85-L-036-2, Word of Life Assembly of God, from Wednesday, October 8, 2003 to Wednesday, November 12, 2003.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. SEA 81-M-034 - JACK J. AND LYN R. MORRIS
2. SE 2003-SU-016 - CHANTILLY PROFESSIONAL BUILDINGS ASSOCIATES LLC
3. PCA 1999-HM-011 and FDPA 1999-HM-011-1-2 -
VAN METRE WOODLAND PARK APARTMENTS I, II, IIA, LP

This order was accepted without objection.

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SEA 81-M-034 - JACK J. AND LYN R. MORRIS - Appl. under Sects. 3-304 of the Zoning Ordinance to amend SE 81-M-034 previously approved for office use to permit modifications to development conditions. Located at 6071 Arlington Blvd. on approx. 10,300 sq. ft. of land zoned R-3, SC and CRD. Tax Map 51-4 ((2)) (A) 8. MASON DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich & Terpak, reaffirmed the affidavit dated June 19, 2003. There were no disclosures by Commission members.

Commissioner Hall asked Vice Chairman Byers to ascertain if there were any speakers in the audience for the application. There were none, therefore Vice Chairman Byers waived the presentations by staff and the applicant, closed the public hearing, and recognized Commissioner Hall for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 81-M-034, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 29, 2003.

Commissioners de la Fe and Koch seconded the motion which carried unanimously with Commissioners Moon, Murphy and Wilson not present for the vote; Commissioners DuBois and Smyth absent from the meeting.

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SE 2003-SU-016 - CHANTILLY PROFESSIONAL BUILDINGS ASSOCIATES, LLC -Appl. under Sect. 7-607 of the Zoning Ordinance to permit a drive-in bank in a Highway Corridor Overlay District. Located at 3914 Centreville Rd. on approx. 2.43 ac. of land zoned I-3, HC and WS. Tax Map 34-4 ((1)) 28A. SULLY DISTRICT. PUBLIC HEARING.

Theodore Britt, agent for the applicant, reaffirmed the affidavit date September 17, 2003. There were no disclosure by Commission members.

Commissioner Koch asked Vice Chairman Byers to ascertain if there were any speakers in the audience for the application. There were none, therefore Vice Chairman Byers waived the presentations by staff and the applicant, closed the public hearing, and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-SU-016, SUBJECT TO THE DEVELOPMENT CONDITIONS REVISED SEPTEMBER 30, 2003.

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

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PCA 1999-HM-011/FDPA 1999-HM-011-1-2 - VAN METRE WOODLAND PARK APARTMENTS I, II, AND IIA, LP - Appls. to amend the proffers and final development plan for RZ 1999-HM-011 previously approved for residential development to permit site modifications with no increase in density. Located on the S. side of Sunrise Valley Dr., E. of its intersection with Fox Mill Rd. on approx. 32.11 ac. of land zoned PDH-30. Comp. Plan Rec: 16-20 du/ac as option. Tax Map 16-3 ((1)) 25D1, 25D2, 25D3; 16-4 ((1)) 32B. HUNTER MILL DISTRICT. PUBLIC HEARING.

Elizabeth Baker, a planner with Walsh, Colucci, Lubeley, Emrich and Terpak, reaffirmed the affidavit dated September 2, 2003. There were no disclosures by Commission members.

William 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 applications.

In response to questions from Commissioner Alcorn, Mr. Mayland said the latest set of proffers was dated October 1, 2003.

Ms. Baker explained that the applicant was requesting two changes: 1) deletion of a six-foot high fence along the southern portion of the site and modifications to the landscaping in that area to provide sixteen additional parking spaces and 2) construction of a new vehicular entrance along the western portion of the site to provide access to a new pool and clubhouse. She said several residents of the adjacent Woodland Park Apartments were concerned that costs

associated with the new pool and clubhouse would be added to their obligations. Ms. Baker explained that Proffer 4 had been revised to address this concern, indicating that costs for the pool and clubhouse, if ultimately constructed as proposed, would not be added to the financial burden of current residents. She noted that the Hunter Mill Land Use Committee supported the application.

In response to questions from Commissioners Alcorn, Byers and Harsel, Ms. Baker confirmed that the 41 percent open space was proposed. She agreed to verify that figure with the applicant's engineers.

Vice Chairman Byers called the first listed speaker and recited the rules for public testimony.

Allen Warren, Esquire, 9990 Lee Highway, Suite 200, Fairfax, representing Woodland Park Homeowners Association, stated that the Association initially opposed this application due to residents' concerns about the financial impact on existing homeowners of the new pool and clubhouse. He agreed that the revisions to Proffer 4 seemed to eliminate the issue, but said he would reserve additional comments pending finalization of the proffers.

Doug Risdon, 12954 Park Crescent Circle, Herndon, said he too would reserve his comments until the proffers had been formally revised.

Commissioner de la Fe announced his intention to defer the decision on this application to allow time for the homeowners and Ms. Baker to meet and discuss the changes to Proffer 4.

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Commissioner Murphy arrived during the public hearing of this case, but allowed Vice Chairman Byers to complete the process.

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The next two speakers also said they would reserve comment at this time.

- Mary Ambrosio, 12960 Park Crescent Circle, Herndon
- Lisa Dyson, 13000 Park Crescent Circle, Herndon.

There were no further speakers. Vice Chairman Byers called for rebuttal but Ms. Baker declined.

There were no comments or questions from the Commission and Mr. Mayland had no closing staff remarks; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner de la Fe for a deferral motion. (A verbatim transcript is in the date file.)

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PCA 1999-HM-011 and FDPA 1999-HM-011-1-2
VAN METRE WOODLAND PARK APARTMENTS I, II, & IIA, LP

October 1, 2003

Commissioner de la Fe MOVED TO DEFER THE DECISION ONLY ON PCA 1999-HM-011 AND FDPA 1999-HM -011-1-2 TO A DATE CERTAIN OF OCTOBER 15, 2003.

Commissioner Hall seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioners DuBois and Smyth absent from the meeting.

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The meeting was adjourned at 8:43 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: April 19, 2006

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission