

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 2, 2003**

PRESENT: John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
Janet R. Hall, Mason District
Ilyong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District

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The meeting was called to order at 8:20 p.m. by Vice Chairman John Byers.

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COMMISSION MATTERS

In Commissioner Smyth's absence, Vice Chairman Byers MOVED TO DEFER THE PUBLIC HEARING ON REZONING AND FINAL DEVELOPMENT PLAN 2002-PR-047, WL HOMES, LLC, TO A DATE CERTAIN OF OCTOBER 23, 2003.

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

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FS-L03-25 – OMNIPOINT COMMUNICATIONS (T-MOBILE)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR'S DETERMINATION AND FIND FS-L03-25 A "FEATURE SHOWN".

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Moon, 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 84-D-086-5 – THE LANGLEY SCHOOL
2. SEA 98-H-021 – BANK OF AMERICA, NA

This order was accepted without objection.

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SEA 84-D-086-5 - THE LANGLEY SCHOOL - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 84-D-086 previously approved for a private school of general education to permit increase in enrollment, building additions, change in development conditions and site modifications. Located at 1411 Balls Hill Rd. on approx. 9.27 ac. of land zoned R-3. Tax Map 30-1 ((1)) 42A, 43 and 30-1 ((22)) 2A. DRANESVILLE DISTRICT. PUBLIC HEARING.

Jonathan Rak, Esquire with McGuire Woods, LLP, reaffirmed the affidavit dated August 29, 2003. There were no disclosures by Commission members.

Mary Ann Godfrey, 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.

Mr. Rak explained that the purpose of this application was to provide long term improvement to the school campus and would ultimately result in the renovation of 5 campus buildings. He said parking would increase onsite by 26 spaces, stacking spaces would increase by 12, and the overall circulation pattern within the parking lot would significantly improve.

In response to questions from Vice Chairman Byers about a letter received from Larry Winters regarding stormwater runoff, Mr. Rak explained that engineers had confirmed the runoff was not from The Langley School. Mr. Rak stated that a new development condition would be added to ensure that there would be no stormwater runoff from the school property onto Mr. Winter's property.

Commissioner DuBois noted that another meeting would take place onsite to address the concern raised about stormwater runoff and said she intended to defer decision for a week to resolve this outstanding issue.

In response to a question from Commissioner Wilson, Mr. Rak said that the vehicle queuing lanes would increase from 14 to 26.

Robin Antonucci, Wells and Associates, transportation consultant for the applicant, responded to questions from Commissioner Wilson regarding the percentage of children who would arrive by bus and carpool.

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

Larry Winter, 7287 Evans Mill Road, McLean, expressed concern regarding the additions to the campus, particularly the parking and the impact that would have on the drainage situation. He also expressed concern that the increase in enrollment by 69 students would increase vehicle traffic.

Vice Chairman Byers called for speakers from the audience.

Mark Schneider, Board of Trustees, The Langley School, expressed support for staff's recommendation of approval. He said he had met with surrounding homeowners associations and with the residents whose neighborhoods that did not have associations. He added that the school had consistently addressed neighbors' concerns.

In response to a question from Commissioner DuBois, Mr. Schneider said his children sometimes walked to the school and sometimes were driven by car to the school.

There were no further speakers and Mr. Rak declined the opportunity to make a rebuttal statement.

In response to a question from Vice Chairman Byers, Mr. Rak said the addition queuing spaces should help alleviate concerns about traffic.

There were no further comments or questions from the Commission and Ms. Godfrey had no closing staff remarks, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner DuBois for action on this case. (A verbatim transcript is in the date file.)

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Commissioner DuBois MOVED TO DEFER DECISION ON APPLICATION SEA-84-D-086-5, THE LANGLEY SCHOOL, TO A DATE CERTAIN OF OCTOBER 8, 2003.

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

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SEA 98-H-021 - BANK OF AMERICA, N.A. - Appl. under Sect. 6-304 of the Zoning Ordinance to amend SE 98-H-021 previously approved for a drive-thru pharmacy to add option for a drive-in bank. Located in the N.W. quadrant of October 2, 2003 October 2, 2003 Baron Cameron Ave. and Bracknell Dr. on approx.1.49 ac. of land zoned PRC. Tax Map 17-1 ((7)) 4E1, 4A and 4C2. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mark C. Looney, Esquire, with Cooley Godward, LLP, reaffirmed the affidavit dated September 2, 2003. There were no disclosures by Commission members.

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

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 98-H-021, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 1, 2003, AS AMENDED TONIGHT BY DELETING THE WORD "HIMSELF" IN THE NEXT TO THE LAST PARAGRAPH, SECOND SENTENCE.

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

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF THE MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING ALONG BARON CAMERON AVENUE SITE FRONTAGE FOR THE DRIVE-THROUGH PHARMACY OPTION IN FAVOR OF THAT SHOWN ON THE SEA PLAT.

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

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The meeting was adjourned at 8:45 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: Karen M. Everett

Approved on: April 19, 2006

Linda B. Rodeffer, Clerk
Fairfax County Planning Commission