

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 16, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Frank de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
Ronald W. Koch, Sully District  
Ilyong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District  
John B. Kelso, Lee District

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner de la Fe announced his intention to defer the public hearing on RZ-2002-HM-009 and FDP-2002-HM-009, Bradford White & Associates, LC, presently scheduled for tomorrow night, to a date certain of December 11, 2002.

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Commissioner DuBois announced her intention to defer the public hearing on SE-2002-DR-012, Betty Meadows, presently scheduled for tomorrow night, to a date certain of November 7, 2002.

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON PCA-78-S-063-3, WESTFIELDS CORPORATE CENTER, BE DEFERRED TO NOVEMBER 6, 2002.

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

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In Commissioner Byers' absence, Chairman Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SEA-88-V-064 AND 2232-V02-16, PROGRESO HISPANO, TO A DATE CERTAIN OF OCTOBER 24, 2002.

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

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Commissioner Harsel announced that the Housing Committee would meet on Wednesday, October 23, 2002 at 7:30 p.m. in the Board Conference Room.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. SE-2002-PR-016 - SAINTSBURY, LLC
2. S02-III-UP1 - OUT-OF-TURN PLAN AMENDMENT
3. S02-III-BR1 - OUT-OF-TURN PLAN AMENDMENT

This order was accepted without objection.

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SE-2002-PR-016 - SAINTSBURY, LLC - Appl. under Sect. 3-104 of the Zoning Ordinance to permit housing for the elderly. Located at 9605, 9609 and 9615 Saintsbury Dr. on approx. 4.75 ac. of land zoned R-1. Tax Map 48-1 ((1)) 92 pt., 93 pt., 95, 145 and 48-3 ((1)) 54A pt. PROVIDENCE DISTRICT.

Ms. Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated October 2, 2002. There were no disclosures by Commission members.

Ms. Cathy 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 application.

Commissioner Smyth announced her intention to defer the decision on this application until October 17, 2002.

Ms. Baker explained that the three proposed buildings would serve active seniors aged 55 and older. She noted that the site was in close proximity to shopping and the Vienna Metro Station and that screening would be provided to buffer existing residential development west of the property. Ms. Baker stated that the applicant had reached an agreement with the Park Authority for a land swap to straighten the southern boundary of the site and that 17 affordable dwelling units would be provided. She concurred with the proposed development conditions.

Ms. Baker and Ms. Lewis responded to questions from Commissioners Hall and Wilson regarding the waivers requested.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he 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 WE DEFER DECISION ONLY ON SE-2002-PR-016 TO A DATE CERTAIN OF OCTOBER 17, 2002.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Byers and Kelso absent from the meeting.

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S02-III-UP1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. concerning approx. 17 ac. bounded by Armfield Farms to the north and Chantilly Green to the south (Tax Map 34-2((1))18; 34-4 ((1))4, 5, 6; 34-4((2))1-12; 34-4((3))1-12). The area is planned for residential use at 3-4 dwelling units per acre, with an option for 5-8 du/ac with conditions. The Plan Amendment will review the adopted Plan recommendations, including the request to delete the consolidation requirement as a condition for the option. Recommendations relating to the transportation network may also be modified. SULLY DISTRICT.

Ms. Alison Kriviskey, Planning 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 language on pages 6 and 7 of the staff report.

Chairman Murphy called for speakers and recited the rules for public testimony.

Mr. Manouchehr Ahmadinabi, 13828 Rembrandt Way, Chantilly, was opposed to any increase in density and supported tree preservation.

Mr. Richard Ward, 3612 Windmoor Court, Chantilly, also opposed higher density and suggested that the current Plan language be retained.

Ms. Elena Marty, 13706 Rosetree Court, Chantilly, supported the previous speakers and questioned the notification process.

Commissioner Koch and Ms. Kriviskey explained the procedures followed to notify area residents of pending land use applications.

Ms. Laurie Mosier, 13754 Lowe Street, Chantilly, spoke about the changes in the area and suggested it was time to redevelop the subject property to a use more compatible with surrounding densities.

Mr. John Jelinski, 4507 Briarton Drive, Chantilly, supported staff's proposed language.

Ms. Malessa Seiler, 13722 Rosetree Court, Chantilly, did not object to redevelopment of the subject property, but urged that care be taken to preserve the quality of life for those residents who would not be leaving the area.

Mr. Cullen Tilman, 3735 Louise Avenue, Chantilly, commented on the deterioration of the neighborhood and concurred with Ms. Mosier's remarks.

Ms. Sarah McWhirter, 13774 Lowe Street, Chantilly, spoke in support of the amendment.

Ms. Kriviskey responded to questions from Commissioner Wilson regarding compatibility and consolidation.

There being no further comments or questions from the Commission or closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT OUT-OF-TURN PLAN AMENDMENT S02-III-UP1 BE RECOMMENDED FOR APPROVAL TO THE BOARD OF SUPERVISORS, WITH THE ALTERNATIVE FOUND IN MY HANDOUT DATED OCTOBER 16, 2002 TO REPLACE THE SECOND BULLET IN STAFF'S PROPOSED TEXT WITH THE TEXT FOUND BELOW:

"SINGLE FAMILY DETACHED AND/OR OTHER TYPES OF SINGLE FAMILY UNITS, SUCH AS PATIO OR ZERO LOT LINE, ARE APPROPRIATE. IT SHOULD BE DEMONSTRATED THAT UNIT TYPES OTHER THAN SINGLE FAMILY DETACHED CAN BE EFFECTIVELY INTEGRATED INTO THE COMMUNITY."

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

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S02-III-BR1 - OUT-OF-TURN PLAN AMENDMENT - to consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. concerning Chantilly Crossing, bounded by Rt. 50, Lee Road, & Rt. 28 (Tax Map 34-3 ((1)) 7B, 7C, 7D, 19, 26, 27, 28, 29, 33 and 33A). The subject property is in Land Unit I, Dulles Suburban Center, which is planned for light industrial and industrial/flex uses; option for hotel and/or mix of office and industrial/flex uses; and option for the parcels cited above for retail, restaurant and/or recreational facilities with retail restricted to the area south of the Environmental Quality Corridor (EQC), with conditions. The Plan Amendment will consider a request to remove the restriction on retail use north of the EQC. SULLY DISTRICT.

Ms. Alison Kriviskey, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that the proposal was contrary to the Plan's restriction of retail use north of the environmental quality corridor (EQC) and the strong emphasis on providing uses to serve visitors to the nearby Air and Space Museum and that staff therefore recommended denial.

Chairman Murphy called the only listed speaker.

Ms. Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the subject property owners, maintained that the proposed internal street pattern would be a better divider between planned uses than the EQC as currently planned. She noted that the subject property was directly across the road from the employee entrance to the Museum, not the main entrance that tourists would be using. She pointed out that her clients had been unable to find a hotel tenant for this location and that the proposed retail use, Marlo Furniture, was better suited to the property.

In response to questions from Commissioner Koch, Ms. Kriviskey confirmed that this proposal would increase the amount of retail, but would not increase the overall floor area ratio (FAR).

Commissioner Koch and Ms. Baker discussed the feasibility of the Plan recommendation for a tourist-oriented use. Ms. Baker maintained that the site was not marketable as a hotel use.

Ms. Baker responded to questions from Commissioner Harsel regarding ownership of the property and from Commissioner Wilson regarding the FAR.

Commissioner Koch stated that he wanted the Western Fairfax County Citizens Association to review this proposal once again and would therefore defer decision.

Commissioner Harsel requested that traffic generation information be provided prior to the Commission's decision on this matter.

There being no further comments or questions from the Commission and Ms. Kriviskey having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Koch for a deferral motion. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT S02-III-BR1 BE DEFERRED UNTIL NOVEMBER 20, 2002.

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

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The meeting was adjourned at 9:30 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: September 9, 2004

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