

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 19, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Linda Q. Smyth, Providence District

ABSENT: Janet R. Hall, Mason District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON RZ-2000-LE-022 AND SE-00-L-025, 1998, LTD, BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 18, 2000.

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

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. 2232-D00-21 - VERIZON WIRELESS
2. SEA-96-V-045 - STARR MANAGEMENT CORPORATION
3. SE-00-D-034 - JOHN N. SEXTON

This order was accepted without objection.

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2232-D00-21 - VERIZON WIRELESS - Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of VA, to

construct a telecommunications facility, consisting of a 126-ft. tall simulated-tree monopole, panel antennas, & an equipment bldg. on the grounds of Great Falls Park located at 9200 Old Dominion Dr. in Great Falls. Tax Map 13-2((1))35 pt. DRANESVILLE 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 substantially in accord with provisions of the adopted Comprehensive Plan.

Frank Stearns, Esquire, with Wilkes Artis, showed a video presentation of the coverage area from different locations during the summer and winter seasons, including pictures of the balloon test. He said while the proposed site, located on National Park Service (NPS) property within the Great Falls Park, was not a perfect site, it was the best one available to provide service to the public and public safety organizations. He said the treepole would be disguised as an eastern white pine tree which was prevalent in the area, and that the equipment building would be well-screened. He noted that a NPS tower existed on the site and because the area was densely wooded, the pole would not be visible from a vast majority of the surrounding areas and only minimally visible from others. In conclusion, he said the site was a good solution to the absence of cellular coverage in the area.

Commissioner Koch complimented Mr. Stearns on his presentation.

Responding to a question from Commissioner Downer, Mr. Stearns said that the application would be reviewed by the National Capital Planning Commission on November 2, 2000, and that the NPS had made a finding that the proposed facility would have no significant impact on Great Falls Park.

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

Mr. John Fennell, 8935 Georgetown Pike, McLean, said that although his property was the closest residence to the proposed tower, he had not been aware of the subject application until two weeks ago. He said that he and his wife had purchased their home, built in the first decade of the twentieth century and used as a livery and general store, as a restoration project. He expressed concern about the adverse affect the proposed pole would have on his home and said he was going to expedite his request to have it designated as a historical property. He suggested alternative technologies such as coaxial cable be used as an alternative to the pole.

Vice Chairman Byers pointed out to Mr. Fennell that a monopole existed at Mount Vernon, the home of George Washington, and having his property designated as a historical property would not preclude the approval of a monopole in the surrounding area.

Commissioner Downer commented that much publicity had been given to the location of the monopole over a lengthy period of time and that of all the sites considered, the Great Falls Park site was the best choice because of the dense tree cover.

Mr. John Ulfelder, 9151 Old Dominion Drive, McLean, Co-Chairman of the Great Falls Citizens Association Planning and Zoning Committee, expressed support for the monopole.

There were no further speakers. There was no rebuttal statement by Mr. Stearns and no comments or questions from the Commission. Staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Downer for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, THAT THE PROPOSAL BY VERIZON WIRELESS TO CONSTRUCT A TELE-COMMUNICATIONS FACILITY ON THE GROUNDS OF GREAT FALLS PARK LOCATED AT 9200 OLD DOMINION DRIVE, GREAT FALLS, BE FOUND SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND MEETS THE CHARACTER, EXTENT AND LOCATION OF THE 2232 PROCESS.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Hall, Murphy, Palatiello and Wilson absent from the meeting.

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Because the next case was in the Mount Vernon District, Vice Chairman Byers relinquished the Chair to Secretary Harsel.

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SEA-96-V-045 - STARR MANAGEMENT CORPORATION - Appl. under Sect. 4-304 of the Zoning Ord. to amend SE-96-V-045 previously approved for commercial off-street parking in metro station areas as a temporary use to permit a change in development conditions on property located at 2430 & 2414 Huntington Ave. on approx. 7.06 ac. zoned C-3. Tax Map 83-1 ((1))53A & 53B. MT. VERNON DISTRICT. PUBLIC HEARING.

John W. Farrell, Esquire, with McCandlish and Lillard, reaffirmed the affidavit dated June 2, 2000.

Commissioner Byers asked that Secretary Harsel ascertain whether there were any speakers present for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were

expressed, therefore, Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA-96-V-045, SUBJECT TO THE DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Hall, Murphy, Palatiello and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM THE MODIFICATION OF ADDITIONAL STANDARDS FOR COMMERCIAL OFF-STREET PARKING AT A METRO STATION AREA AS A TEMPORARY USE.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Hall, Murphy, Palatiello and Wilson absent from the meeting.

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Vice Chairman Byers resumed the Chair.

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SE-00-D-034 - JOHN N. SEXTON - Appl. under Sects. 9-618 & 9-622 of the Zoning Ord. to permit modifications/waivers/increases & uses to permit a veterinary hospital in a commercial revitalization district on property located at 1330 Old Chain Bridge Rd. on approx. 0.33 ac. zoned C-6, CR, HC & SC. Tax Map 30-2((4))(D)7-10. DRANESVILLE DISTRICT. PUBLIC HEARING.

Mr. Jack Wilbern, Jr., with the Butz-Wilbern Partnership, reaffirmed the affidavit dated July 26, 2000. There were no disclosures from Commission members.

Mr. Charles Burnham, 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 application.

Mr. Wilbern stated that the original building, which would be torn down, had been built in 1958 as an animal hospital and that Dr. Sexton had conducted his practice in it since 1979. He explained that the new building had been planned as part of the revitalization effort of the North Village in McLean and had received the endorsement of the McLean Planning Committee and the McLean Citizens Association. He noted that the applicant had agreed to provide pedestrian access, underground utilities and streetscaping.

Vice Chairman Byers called for speakers from the audience but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Downer for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-D-034, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 18, 2000.

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

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The meeting was adjourned at 9:09 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: Linda B. Rodeffer

Approved on: June 21, 2001

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