

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 22, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank A. 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  
Peter F. Murphy, Jr., Springfield District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Joan M. DuBois, Dranesville District  
Ilryong Moon, Commissioner At-Large  
Linda Q. Smyth, Providence District

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Koch MOVED THAT THE PUBLIC HEARING ON RZ 2003-SU-024, MHI RUGBY ROAD, L.L.C., BE DEFERRED TO NOVEMBER 19, 2003.

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

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**PCA 78-S-063-3 - WESTFIELDS CORPORATE CENTER** (Decision Only)  
(The public hearing on this application was held on September 24, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 78-S-063-3, SUBJECT TO THE PROFFERS DATED AUGUST 28, 2003.

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

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FSA-M96-23-2 - AT&T WIRELESS SERVICES, 6188 Wilson Boulevard

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-M96-23-2.

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

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2232A-Y00-3-3 - AT&T WIRELESS SERVICES, I-66 and Rt. 28

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATION PROPOSED BY AT&T WIRELESS SERVICES FOR THE TELECOMMUNICATIONS FACILITY LOCATED ON VDOT PROPERTY AT THE INTERCHANGE OF I-66 AND ROUTE 28 IN CENTREVILLE IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVALS GRANTED BY THE PLANNING COMMISSION UNDER 2232-Y00-3-3 ON APRIL 26, 2002 AND 2232A-Y00-3-2 ON MAY 2, 2002.

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

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FS-S03-31 – FAIRFAX COUNTY FIRE AND RESCUE DEPARTMENT, 4600 West Ox Road

Commissioner Murphy MOVED THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S03-31.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner DuBois, Moon, and Smyth absent from the meeting.

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FSA-L96-2-2 - AT&T WIRELESS SERVICES, 6550 Loisdale Road

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE DETERMINATION ON FSA- L96-2-2 IS A "FEATURE SHOWN" AMENDMENT.

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

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. SEA 01-S-046 - SANG OH & COMPANY, INC., (DBA VIRGINIA GOLF CENTER AND ACADEMY)
2. PCA 87-C-060-10/FDPA 87-C-060-9-2 - FAIRFAX COUNTY SCHOOL BOARD
3. RZ 2003-SP-021/FDP 2003-SP-021 - CLARK L. MASSIE
4. RZ 2003-BR-003 - LANDMARK PROPERTY DEVELOPMENT, L.L.C.

This order was accepted without objection.

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Chairman Murphy relinquished the chair to Vice Chairman Byers since the next case was in the Springfield District.

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SEA 01-S-046 - SANG OH & COMPANY, INC., (DBA VIRGINIA GOLF CENTER & ACADEMY) - Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 01-S-046 previously approved for a golf driving range and golf course to permit change in development conditions. Located at 5801 Clifton Rd. on approx. 55.50 ac. of land zoned R-C and WS. Tax Map 66-1 ((1)) 13B. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Mark Baker, agent for the applicant, reaffirmed the affidavit dated March 16, 2003. There were no disclosures by Commission members.

Commissioner Murphy asked Vice Chairman Byers to ascertain whether or not there were any speakers present 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 Murphy for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA 01-S-046, SUBJECT TO THE

PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

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

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS ON ALL PROPERTY BOUNDARIES IN FAVOR OF THAT SHOWN ON THE SE PLAT AND AS CONDITIONED.

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

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Chairman Murphy resumed the chair.

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PCA 87-C-060-10/FDPA 87-C-060-9-2 - FAIRFAX COUNTY SCHOOL BOARD - Appls. to amend the proffers and final development plan for RZ 87-C-060 previously approved for public school and ballfields to permit building additions and site modifications with an overall Floor Area Ratio (FAR) of 0.20. Located on the E. side of Thomas Jefferson Dr., approx. 300 ft. N. of Coppermine Rd. on approx. 13.87 ac. of land zoned PDH-16. Comp. Plan Rec: Mixed use. Tax Map 16-3 ((1)) 41. HUNTER MILL DISTRICT. PUBLIC HEARING.

John McGranahan Jr., agent for the applicant, reaffirmed the affidavit dated September 29, 2003. There were no disclosures by Commission members.

Kristen Shields, 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. McGranahan noted that the Hunter Mill Land Use Committee and the surrounding neighborhood supported the applications. He explained that Development Condition Number 5 provided for on-site stormwater detention and Best Management Practices as required by the Department of Public Works and Environmental Services.

Sonny Sarna, Fairfax County Public Schools, responded to a question from Commissioner de la Fe about a possible sidewalk or connection to the neighborhood located to the northeast of the school property for use by children who walked to school.

In response to a question from Commissioner Wilson, Mr. Sarna said that the modular type buildings depicted in the staff report would be the used wherever possible instead of trailers. He added that the life of these buildings was estimated to be between 25-40 years. Commissioner de la Fe added that modular structures would replace most of the trailers at the school for the time being.

Referring to a letter from Carol Bruce, Vice Mayor of the Town of Herndon, in which she expressed concern about the loss of ballfields at McNair Elementary School, Commissioner de la Fe suggested that the Park Authority and Schools work together to find alternative sites for fields. (A copy of Ms. Bruce's letter is in the date file.)

Chairman Murphy called for speakers, but received no response. He noted that rebuttal was not necessary. There were no further questions or comments from the Commission and staff had no closing remarks, therefore, Chairman Murphy 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 TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 87-C-060-10, SUBJECT TO PROFFERS DATED OCTOBER 10, 2003.

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

Commissioner de la Fe MOVED THE PLANNING COMMISSION APPROVE FDPA 87-C-060-9-2, SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER 22, 2003.

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

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES AS DEPICTED IN THE CDPA/FDPA.

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

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Because the next case was in the Springfield District, Chairman Murphy relinquished the chair to Vice Chairman Byers.

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RZ 2003-SP-021/FDP 2003-SP-021 - CLARK L. MASSIE - Appls. to rezone from R-1 to PDH-5 to permit residential development at a density of 4.96 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the S.W. quadrant of the intersection of Britford Dr. and Lee Chapel Rd. on approx. 2.42 ac. of land. Comp. Plan Rec: 2-3 du/ac with option for 4-5 du/ac. Tax Map 78-3 ((1)) 22A and 22B. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Robert Lawrence, Esquire, with Reed Smith L.L.P., reaffirmed the affidavit dated October 3, 2003. There were no disclosures by Commission members.

Commissioner Murphy noted that staff recommended denial in the original report, but that an addendum had been issued today which recommended approval.

Kristen Shields, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report. She noted that staff recommended approval of the applications.

In response to a question from Commissioner Murphy, Ms. Shields said that the Department of Public Works and Environmental Services (DPWES) indicated to the applicant today that a waiver of stormwater management would be approved.

Mr. Lawrence stated that the applicant had worked diligently with staff and the adjacent community in an effort to resolve all issues. He noted that the proffer concerning geotechnical analysis had been revised to ensure that there would be no adverse effect on the homes in the Britford subdivision. He said stormwater management issues would be discussed in-depth with DPWES engineers. He explained that the applicant was not in agreement with Development Condition Number 3 requiring masonry pilasters along the property frontage because it would increase the cost of the homes and were not necessary because a sidewalk and landscaping would be provided.

In response to a question from Commissioner Murphy, Kristen Abrahamson, ZED, DPZ, explained that staff felt masonry pilasters along the frontage of the property would preserve the landscaping and soften the view along Lee Chapel Road, in accordance with the recommendations of the Comprehensive Plan.

Responding to a question from Vice Chairman Byers, Ms. Abrahamson said "Low Impact Development" was a term describing techniques for achieving stormwater management. Commissioner Byers requested that the Commission be briefed on these techniques.

Ms. Abrahamson responded to a question from Commissioner Wilson about the sidewalk along Britford Drive and compliance of the proposed lighting with the amended Zoning Ordinance. Mr. Lawrence agreed to revise the lighting proffer to ensure compliance with the Ordinance and to add a proffer prohibiting popsicle signs.

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

William Black, President, Britford Homeowners Association, 6315 Tisbury Drive, Burke, expressed support for the proposed development. He said the primary concern of Britford residents was damage to their homes caused by excavation of a slope which had been satisfactory addressed by Proffer Number 16.

There were no further speakers. Mr. Lawrence had no rebuttal comments.

Commissioner Wilson suggested that Proffer Number 16 be revised to state damage to nearby homes would be repaired at the applicant's expense within 12 months of the release of the bond, instead of 12 months after completion of construction.

Commissioner Murphy reviewed the history of the subject property and said that the proposed development would be an asset to the area.

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

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Commissioner Murphy MOVED THE PLANNING COMMISSION DEFER DECISION ON RZ/FDP 2003-SP-021 TO A DATE CERTAIN OF OCTOBER 23, 2003 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Chairman Murphy resumed the chair.

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RZ 2003-BR-003 - LANDMARK PROPERTY DEVELOPMENT,  
L.L.C. - Appl. to rezone from R-4 to R-8 to permit residential development at a density of 7.53 dwelling units per acre (du/ac) and a

waiver of the minimum district size requirement. Located at the E. terminus of Oak Leather Dr. and W. of Summit Oak Way on approx. 1.06 ac. of land. Comp. Plan Rec: Planned Residential Community. Tax Map 77-2 ((1)) 42B. BRADDOCK DISTRICT. PUBLIC HEARING.

John Thillmann, agent for the applicant, reaffirmed the affidavit dated October 10, 2003. There were no disclosures by Commission members.

Kristen Shields, 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 Harsel explained that the proposed dwelling units would incorporate "universal design" features and could be customized to accommodate persons with different types of disabilities. She added that Proffer Number 12 addressed Americans with Disabilities Act (ADA) requirements.

Mr. Thillmann stated that this was one of the first applications in the County that proffered to provide housing units with universal access for handicapped persons. He said if the units could not be sold to handicapped persons within one year from the time of site plan submission and two months after site plan approval, they could be marketed as conventional type units. He pointed out that there was no density credit for providing these units and noted that the density of surrounding development was higher than the 7.5 dwelling units per acre of this application. He explained that the only issue associated with this case concerned stormwater management. He said the applicant did not believe a pond was necessary because there was a 30-acre lake directly adjacent to the site and that calculations by the applicant's engineers indicated a waiver was justified and would allow trees and a meadow to be saved.

In response to a question from Commissioner Harsel, Mr. Thillmann said he had submitted for the record a copy of Specifications for Maintenance of Rain Gardens which had been inadvertently omitted from the staff report. (A copy of these specifications is in the date file as Attachment A.) Kristen Abrahamson, ZED, DPZ, said that language should be added to Proffer Number 10 stating that if a rain garden was used, its maintenance would be in accordance with Attachment A. Mr. Thillmann agreed to this revision.

Mr. Thillmann responded to questions from Commissioner Wilson about Proffer Number 12, Americans with Disabilities Act, and Proffer Number 14, Lighting.

Chairman Murphy called for speakers from the audience.

Ben Tribbett, 5728 Edgewater Oak Court, Burke, representing the 15 clusters in the Oaks neighborhood, including the Lakeside Oaks Cluster, expressed general support for the

application. He said concerns about stormwater management and changes to the trail around the lake could be addressed at the appropriate time.

In response to a question from Commissioner Harsel, Mr. Tribbett said he was not in favor of a stormwater management pond on the property, but wanted assurance that runoff would not pollute the lake.

Commissioner Harsel said she was going to request that the site plan be returned to the Planning Commission for review prior to approval by the Department of Public Works and Environmental Services (DPWES) so that all parties concerned would have an opportunity to comment on it.

Kathy Caigoy, 5733 Edgewater Oak Court, Burke, said she was concerned about the location of the stormwater management pond if the lake could not be used.

Responding to questions from Chairman Murphy, Ms. Abrahamson said engineering of the site would have to be reviewed by DPWES and that trees could be saved if a pond was not required.

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

Mr. Thillmann said stormwater management calculations indicated that a pond would not be necessary and agreed with the speakers that it would make a lot more sense to leave that area in open space. He pointed out again that the proposed density was about one-half of the density of the surrounding area. He noted that minor changes could be made to the trail to make it accessible to people with disabilities.

Responding to a question from Commissioner Harsel, Mr. Thillmann said he would invite Mr. Tribbett and other interested residents to walk the property at the time of site plan review. In response to another question from Commissioner Harsel, he said he would prefer not to change Proffer Number 9 because funds for making the trail handicapped accessible would be given to the Burke Center Conservancy, owner of the land.

Responding to a question from Commissioner Harsel, Ms. Abrahamson said that staff was comfortable with Proffer Number 12 which spelled out the time frame for marketing the units as ADA units.

In response to a question from Commissioner de la Fe, Mr. Thillmann said the Board of Supervisors owned the pond and that the County had been illegally using the applicant's property to access it. He said approval of the application would rectify that situation.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Harsel for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2003-BR-003, SUBJECT TO EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 20, 2003 REVISED AS FOLLOWS:

IN PROFFER 9, REVISE THE SECOND TO THE LAST SENTENCE TO READ,

“THE SPECIFIC USE OF THE FUNDS FOR MAKING THE TRAIL HANDICAPPED ACCESSIBLE WILL BE DETERMINED AFTER A JOINT REVIEW AND SITE VISIT OF THE LAKE BARTON TRAIL BY THE APPLICANT, THE BURKE CENTER CONSERVANCY STAFF, A REPRESENTATIVE OF THE LAKESIDE OAKS NEIGHBORHOOD, AND A REPRESENTATIVE FROM THE BRADDOCK DISTRICT SUPERVISOR’S OFFICE.”

IN PROFFER 10, ADD LANGUAGE REGARDING MAINTENANCE OF THE RAIN GARDEN IN ACCORDANCE WITH ATTACHMENT A (SPECIFICATIONS FOR MAINTENANCE OF RAIN GARDENS).

WAIVER OF THE FIVE-ACRE MINIMUM SIZE REQUIREMENT FOR THE R-8 DISTRICT.

RETURN OF THE SITE PLAN TO THE PLANNING COMMISSION FOR REVIEW PRIOR TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES.

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The meeting was adjourned at 9:51 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: April 19, 2006

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