

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, NOVEMBER 8, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At Large  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Judith W. Downer, Dranesville District

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Smyth, to allow more time for review, MOVED THAT THE PLANNING COMMISSION (FURTHER) DEFER THE DECISION ONLY ON RZ/FDP-2000-PR-027, JCE INC., TO A DATE CERTAIN OF NOVEMBER 16, 2000.

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

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Commissioner Harsel noted that a Board of Zoning Appeals (BZA) case scheduled for public hearing on Tuesday, November 14, 2000 had land use implications. She therefore MOVED TO REQUEST THAT THE BZA DEFER ITS HEARING ON SP-00-B-055 (PARADISE LEARNING CENTER/DELIVERANCE PRAISE TEMPLE CHILD CARE CENTER) TO A DATE SUBSEQUENT TO A PLANNING COMMISSION ADMINISTRATIVE HEARING.

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

Commissioner Harsel explained that a date for the Planning Commission's administrative hearing would be set after the BZA's action on Tuesday.

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FS-P00-85 - XM SATELLITE RADIO, 1751 Pinnacle Drive

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITIES PROPOSED BY XM SATELLITE RADIO, AS AMENDED BY LETTER DATED OCTOBER 31, 2000, FOR THE FIRST UNION BUILDING, LOCATED AT 1751 PINNACLE DRIVE, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Downer absent from the meeting.

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2232-H00-35 - XM SATELLITE RADIO (Decision Only)

(The public hearing on this application was held on November 2, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, THAT THE PROPOSED XM SATELLITE RADIO TELECOMMUNICATIONS FACILITY FOR THE ROOFTOP OF THE RESTON INTERNATIONAL CENTER, LOCATED AT 11800 SUNRISE VALLEY DRIVE, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN, PURSUANT TO APPLICATION 2232-H00-35.

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

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FS-H00-100 - XM SATELLITE RADIO, 2340 Dulles Corner Boulevard

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR IN THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE PROPOSED XM SATELLITE RADIO EQUIPMENT FACILITY FOR THE AT&T OFFICE BUILDING, LOCATED AT 2340 DULLES CORNER BOULEVARD, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND

SHOULD BE CONSIDERED A "FEATURE SHOWN" IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA IN THE MATTER OF FS-H00-100.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Downer absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. 2232-P00-22 - AT&T WIRELESS SERVICES
2. RZ-2000-LE-022 - 1998 LTD.  
SE-00-L-025 - 1998 LTD.
3. RZ-2000-SP-026 - IVY DEVELOPMENT LC  
FDP-2000-SP-026 - IVY DEVELOPMENT LC

This order was accepted without objection.

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2232-P00-22 - AT&T WIRELESS SERVICES - Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of Virginia, to construct a telecommunications facility consisting of a 100-ft. tall monopole, antennas, & equipment shelter on the grounds of Westgate Elementary School, 7500 Magarity Rd., Falls Church. Tax Map 30-3((1))7B. PROVIDENCE DISTRICT. PUBLIC HEARING.

Mr. Michael Hines, 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 approval of the application.

Terence Cooke, Esquire, with Cole, Raywid and Braverman, spoke about the need for the new facility. He discussed the alternatives considered and explained why the Park Authority had opposed the originally proposed location close to the ball field and now supported the relocation to the upper northwest corner of the subject property. He added that the facility would have a modest visual impact due to the buffering to be provided.

In response to questions from Commissioner Smyth, Mr. Cooke explained that the equipment building would be constructed with a brown brick facade so it would be compatible with the adjacent school building. He added that, at the request of school officials, there would be no fencing around the structure.

In response to questions from Commissioner Byers, Mr. Cooke stated that the proposed monopole was designed to accommodate two additional carriers.

In response to questions from Commissioner Harsel, Mr. Cooke explained that the northwest corner was a topographical high point on the subject property.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Smyth for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY AT&T WIRELESS SERVICES AT WESTGATE ELEMENTARY SCHOOL, 7500 MAGARITY ROAD, IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Downer absent from the meeting.

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RZ-2000-LE-022 - 1998, LTD. - Appl. to rezone from C-5, C-8, HC, SC & CRD to C-6, HC, SC & CRD to permit retail uses w/an overall FAR of 0.18 on property located on the E. side of Backlick Rd., 500 ft. S. of its intersection w/Springfield Blvd. on approx. 6.83 ac. Comp. Plan Rec: Retail. Tax Map 90-2((1))29, 30. (Concurrent w/SE-00-L-025.) LEE DISTRICT.

SE-00-L-025 - 1998, LTD. - Appl. under Sect. 4-604 of the Zoning Ord. to permit a vehicle sales, rental & ancillary service establishment on property located at 6573-6641 Backlick Rd. on approx. 6.83 ac. zoned C-6, HC, SC & CRD. Tax Map 90-2 ((1))29, 30. (Concurrent w/RZ-2000-LE-022.) LEE DISTRICT. JOINT PUBLIC HEARING.

Ms. Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated October 23, 2000. There were no disclosures by Commission members.

Ms. Tracy Swagler, 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.

In response to questions from Commissioner Kelso, Ms. Swagler confirmed that one of the proposed development conditions for the special exception had been deleted because it had been incorporated into the proffers for the rezoning.

Commissioner Kelso explained why he supported the requested trail waiver. He added that the Central Springfield Area Revitalization Council (CSPARC) was in the process of reviewing the Comprehensive Plan recommendations for this area.

Ms. Baker stated that the purpose of this application was to upgrade Lee Center, an older retail shopping center in central Springfield. She noted that the applicant had been meeting and working with CSPARC extensively and had made various changes to the application to address their concerns. She noted that the streetscape design had been enhanced, especially along the southern portion of the site, to improve the visual impact of the proposed renovations. Ms. Baker explained that the applicant had also met with Springvale residents and added proffers to restrict loud speakers, parking, and lighting in response to their concerns. In conclusion, she said that the application enjoyed the support of both CSPARC and the Lee District Land Use Committee.

Ms. Baker responded to questions from Commissioner Kelso regarding the proposed streetscape design. She confirmed that the applicant's proposal would eliminate three existing curb cuts and that a contribution to the gateway plan to be located at the intersection of Amherst Avenue and Backlick Road had been proffered.

In response to questions from Commissioner Alcorn, Ms. Baker explained that a pedestrian concrete walkway would be installed in lieu of the bike trail.

Commissioner Kelso commented that the bike trail would eventually be switched over to the eastern side of Amherst Avenue where it would connect with a trail along the new Amherst Avenue bridge.

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 Kelso for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-LE-022, BY 1998 LTD., SUBJECT TO THE EXECUTION OF PROFFERS DATED NOVEMBER 7, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Downer absent from the meeting.

RZ-2000-LE-022 - 1998 LTD.  
SE-00-L-025 - 1998 LTD.

November 8, 2000

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-L-025, BY 1998 LTD., SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 7, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Downer absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENT ALONG THAT PORTION OF THE WESTERN PROPERTY BOUNDARY ABUTTING RESIDENTIAL PROPERTY AND WAIVER OF THE REQUIRED BIKE TRAIL ALONG BACKLICK ROAD IN FAVOR OF THE PROPOSED SIX-FOOT SIDEWALK.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Alcorn abstaining; Commissioner Wilson not present for the vote; Commissioner Downer absent from the meeting.

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(Prior to the hearing of the next case in the Springfield District, Vice Chairman Byers assumed the Chair.)

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RZ-2000-SP-026 - IVY DEVELOPMENT LC - Appl. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.88 du/ac & approval of the conceptual development plan on property located generally in the S.E. quadrant of the intersection of Hooes Rd. & Westwater Point Dr. & S. of the Fairfax County Pkwy. on approx. 3.82 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 89-4 ((1))60. (Concurrent w/FDP-2000-SP-026.) SPRINGFIELD DISTRICT.

FDP-2000-SP-026 - IVY DEVELOPMENT LC - Appl. to approve the final development plan for RZ- 2000-SP-026 to permit residential use on property located generally in the S.E. quadrant of the intersection of Hooes Rd. & Westwater Point Dr. & S. of the Fairfax County Pkwy. on approx. 3.82 ac. zoned PDH-3. Tax Map 89-4((1))60. (Concurrent w/RZ-2000-SP-026.) SPRINGFIELD DISTRICT. JOINT PUBLIC HEARING.

Mr. Paul Jeannin, Planning and Development Services, reaffirmed the affidavit dated August 29, 2000. There were no disclosures by Commission members.

Mr. Greg Russ, 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.

Mr. Jeannin recited a brief history of the application. He said this was a good proposal, with 51 percent open space. He added that the nearby Westwater Point Homeowners Association supported the project.

Mr. Jeannin responded to questions from Commissioner Harsel regarding the lot and house sizes; from Commissioner Alcorn regarding the proposed private streets; and from Commissioner Byers regarding the Comprehensive Plan recommendations for the area.

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

Mr. William Jensen, 7405 Ridge Oak Court, Springfield, supported the application, but asked that a sidewalk not be constructed to provide pedestrian access from the proposed subdivision to his subdivision. He cited safety as his justification for the request.

Mr. Jensen responded to questions from Commissioners Koch and Alcorn regarding his position.

Mr. Neal McBride, 8105 Winter Blue Court, Springfield, noted that he was the Secretary of the South Run Coalition and a member of both the South County Schools Alliance and the Springfield District Council. He did not oppose the application, but pointed out a possible adverse impact on schools. He suggested that this developer, as well as others in the area, be asked to contribute to a school fund.

Commissioner Murphy commented that this application would have a negligible affect on schools. He thanked Mr. McBride, however, for this attention to this detail and noted that the Planning Commission had recently formed a new committee to address school issues.

Ms. Carolyn Y'Blood, 7421 Ridge Oak Court, Springfield, representing the Westwater Point HOA, spoke in support of the application. She stated that she did not oppose the sidewalk. (A copy of a letter from Ms. Y'Blood may be found in the date file as an attachment to the November 6, 2000 letter from Mr. Jeannin.)

There being no further speakers or comments/questions from the Commission and Mr. Russ having no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2000-SP-026, AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS CONTAINED IN THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Downer absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-SP-026, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING, PROFFERS, CONCEPTUAL DEVELOPMENT PLAN, AND DEVELOPMENT CONDITIONS.

Commissioners Alcorn and Koch seconded the motion which carried unanimously with Commissioner Downer absent from the meeting.

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(Chairman Murphy resumed the Chair and adjourned the meeting.)

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The meeting was adjourned at 9:24 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 12, 2001

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