

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 13, 1997**

PRESENT: John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
John W. Hunter, Commissioner At-Large
John B. Kelso, Lee District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
Carl A. S. Coan, Jr., Providence District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Ronald W. Koch, Sully District

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The meeting was called to order at 8:25 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 Kelso referred to a site plan submitted to the Planning Commission for administrative review in connection with RZ-94-L-008. He noted that the plan was in conformance with the proffers approved with the rezoning and **MOVED THAT THE PLANNING COMMISSION APPROVE SITE PLAN #7883-SP-02 (FIRST ADDITION TO SKYLINE HOMES) WITH TWO FIELD CONDITIONS ADDED TO THE SITE PLAN AS FOLLOWS:**

- ONE, THAT THE TREE SAVE AREA BE TAPED IN THE FIELD PRIOR TO GRADING; AND
- TWO, THAT THE SILTATION CONTROLS ALONG THE SOUTHERN PROPERTY LINE BE DEEMED ADEQUATE AND THAT THE DIRECTOR OF DEM BE SO NOTIFIED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Hall, Harsel, and Koch absent from the meeting.

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In Commissioner Coan's absence, Chairman Murphy referred to PCA-95-P-020, FDPA-95-P-020, PCA-80-P-039-5 AND FDPA-80-P-039-5, Bozzuto Development Company, and MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON THESE APPLICATIONS TO A DATE CERTAIN OF DECEMBER 4, 1997.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Hall, Harsel, and Koch absent from the meeting.

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Commissioner Palatiello welcomed several members of Boy Scout Troop #1163 in Reston. He noted that the boys were attending tonight's meeting as part of the requirements for earning their citizenship merit badges.

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Commissioner Downer announced that the Environment Committee would meet on Wednesday, November 19, 1997 at 7:30 p.m. in the Board Conference Room,

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In Commissioner Coan's absence, Chairman Murphy referred to PCA-74-7-057-2 and SE-97-P-040, Prosperity Professional Center, L.L.C., in the Providence District and MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON THESE APPLICATIONS TO A DATE CERTAIN OF FEBRUARY 4, 1998.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Hall, Harsel, and Koch absent from the meeting.

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97-III-53UP - AREA PLANS REVIEW (Sully District) (Decision Only)
(The public hearing on this item was held on September 10, 1997. A complete verbatim transcript of the decision made is included in the date file.)

In Commissioner Koch's absence, Chairman Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF AN ALTERNATE FOR 97-III-53UP, AS SHOWN ON THE HANDOUT DATED NOVEMBER 13, 1997.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Hall, Harsel, and Koch absent from the meeting.

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97-III-3UP - AREA PLANS REVIEW (Dranesville District) (Decision Only)

(The public hearing on this item was held on September 17, 1997. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATE FOR APR ITEM 97-III-3UP, AS SHOWN ON PAGES 76 AND 77 OF THE DRANESVILLE DISTRICT STAFF REPORTS BOOK WITH MODIFICATIONS TO RETAIN LOW-RISE GARDEN STYLE STRUCTURES AS A PLANNED USE AND TO ESTABLISH A 50-FOOT BUFFER FOR SINGLE FAMILY ATTACHED STRUCTURES. AS A RESULT OF THESE MODIFICATIONS THE STAFF ALTERNATIVE FOR APR ITEM 97-III-3UP WILL BE MODIFIED AS SHOWN ON MY HANDOUT WITH THE FOLLOWING CHANGES:

- UNDER 1, MODIFY, PARAGRAPH 1, FOURTH LINE, "DETACHED" SHOULD BE CHANGED TO "ATTACHED"
- UNDER 2, MODIFY, THIRD LINE, "HEIGHTS OF LOW-RISE GARDENS" PLURAL SHOULD BE "GARDEN" SINGULAR "STYLE RESIDENTIAL STRUCTURES."

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Hall, Harsel, and Koch absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy established the following order for the agenda items:

1. RZ-1997-LE-019 - GEORGE KYRIACOU
2. SE-97-M-032 - FAIRFAX-BREWSTER SCHOOL

This order was accepted without objection.

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RZ-1997-LE-019 - GEORGE KYRIACOU - Appl. to rezone from C-3 & HC to C-8 & HC to permit office, showroom & retail use w/overall FAR of 0.17 on property located on the S. side of Russell Rd., approx. 175 ft. W. of Richmond Hwy. & on the W. side of Richmond Hwy. approx. 250 ft. S. of Russell Rd. on approx. 1.69 ac. Comp. Plan Rec: retail & other commercial uses. Tax Map 101-4((1))58; 101-4((4))14B pt. LEE DISTRICT. PUBLIC HEARING.

Paul Mengel, III, Esquire, with Richards, McGettigan, Reilly and West, reaffirmed the affidavit dated December 4, 1996. There were no disclosures by Commission members.

Inda Stagg, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Mengel explained that development of the subject property would take place in two phases, with the first phase to include renovation of an existing building as a showroom for Mr. Kyriacou's natural stone products business. He noted that the second phase would include expansion of the building to the ultimate size of 12,000 square feet being requested. He stated that the majority of the site was surrounded by commercial property and that extra care would be given to the landscaping in the small area adjacent to residential land. Mr. Mengel said that more than adequate parking was planned, that lighting would be unobtrusive, and that there would be no outside storage of materials. He reported that the applicant would abide by the terms outlined in the proffers, including signage and hours of operation. He pointed out that the application had the support of the Lee District Land Use and Transportation Advisory Committee and the Southeast Fairfax Development Corporation and was consistent with the recommendations in the Comprehensive Plan. He offered to answer any questions the Commission might have.

In response to a question from Commissioner Kelso, Mr. Mengel confirmed, as described in Proffer #8, that there would be no deliveries outside of normal business hours.

In reply to Commissioner Byers' questions, Mr. Mengel said that Phase 2 would depend on the success of the business, but Mr. Kyriacou expected to begin the second phase within two years, but no longer than five years after approval of the rezoning.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. Ms. Stagg had no closing staff comments; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1997-LE-019, SUBJECT TO EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE SET FORTH IN APPENDIX 1 OF THE STAFF REPORT ADDENDUM I, DATED NOVEMBER 6, 1997.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Hall, Harsel, and Koch absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO

TRANSITIONAL SCREENING ALONG THE NORTHERN AND WESTERN PERIPHERY
OF THE SITE.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Hall, Harsel, and Koch absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE EASTERN PERIPHERY OF THE SITE.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Hall, Harsel, and Koch absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ON RICHMOND HIGHWAY.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Hall, Harsel, and Koch absent from the meeting.

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SE-97-M-032 - FAIRFAX-BREWSTER SCHOOL - Appl. under Sect. 3-304 of the Zoning Ord. to permit expansion of a private school of general education & nursery school with an enrollment of 100 or more students daily, located at 5860 Glen Forest Dr. on approx. 2.21 ac. zoned R-3, HC. Tax Map 61-2 ((1))26. MASON DISTRICT. PUBLIC HEARING.

Commissioner Thomas announced that he had been asked to handle this case in Commissioner Hall's absence tonight. He stated that it was his intention to defer decision to December 3, 1997.

John Connor, Esquire, reaffirmed the affidavit dated April 4, 1997. There were no disclosures by Commission members.

Greg Russ, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Russ responded to questions from Commissioner Byers regarding the trailers on site and from Commissioner Downer regarding unloading of school buses.

Mr. Connor explained that the school had been in business since 1955. The current owners, he added, had owned the school since 1988 and were not aware that the trailers were not allowed. He noted that the purpose of this application was to bring the school into compliance with all applicable regulations. He presented a petition for Commissioner Hall containing over 1,000 signatures of persons supporting the school and the current application. (A copy of the petition was not submitted for the record.) Mr. Connor said that the applicant was basically in agreement with the proposed development conditions, but would continue to work with staff and citizens in the area to refine those conditions prior to the Commission's decision on December 3, 1997.

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

Teena Johnson, 3303 Kaywood Place, Falls Church, representing the Glen Forest Community Association, spoke in support of the application. She said that the school was a great asset to the community and should be allowed to continue operation.

Kathy Zekan, 3322 Garland Drive, Falls Church, explained that she lived only four homes away from the school and for the 16 years she had lived there, she had experienced no problems with the school. She agreed with Ms. Johnson that the school was an asset to the community.

Barbara Howard, address unknown, stated that her two children were graduates of the Fairfax-Brewster School and she had known the owner, Norma Brill, since 1983. She strongly supported the application.

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

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In Commissioner Hall's absence, Commissioner Thomas MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON SE-97-M-032 UNTIL WEDNESDAY, DECEMBER 3, 1997, WITH THE RECORD OPEN FOR COMMENTS UNTIL THAT TIME.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Hall, Harsel, and Koch absent from the meeting.

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The meeting was adjourned at 9:00 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

November 13, 1997

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Gloria L. Watkins

Approved on: April 14, 1999

A handwritten signature in cursive script that reads "Mary A. Pascoe". The signature is written in black ink and is positioned above a horizontal line.

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