

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, NOVEMBER 15, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason 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: John R. Byers, Mount Vernon District  
Suzanne F. Harsel, Braddock District

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The meeting was called to order at 8:35 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Chairman Murphy expressed the Commission's deepest sympathy to Gloria Watkins, Deputy Clerk to the Planning Commission, and her family, upon the tragic death of her daughter, Karen Moore, on November 14, 2001.

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Commissioner Alcorn announced that the Development Criteria Review Committee would hold its next meeting on Wednesday, December 5, 2001 at 6:30 p.m. in the Board Conference Room.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON FDPA-C-220-5 AND 2232-D01-4, LLC INTERNATIONAL, BE DEFERRED TO A DATE CERTAIN OF DECEMBER 6, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Byers and Harsel absent from the meeting.

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In Commissioner Byers' absence, Chairman Murphy MOVED THAT THE PUBLIC HEARING ON SE-01-V-014, BARGAIN RENT-A-CAR, BE DEFERRED TO A DATE CERTAIN OF DECEMBER 12, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Byers and Harsel absent from the meeting.

Commissioner Palatiello MOVED THAT THE DECISION ONLY ON SEA-82-C-063-3, AAL PARTNERSHIP, BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 29, 2001.

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

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Commissioner Palatiello announced that he had notified Hunter Mill District Supervisor, Catherine Hudgins, that he did not desire to be reappointed to the Planning Commission at the expiration of his term at the end of the year. He said that he had very much enjoyed the nine years he had served on the Commission and thanked his fellow Commissioners and staff for their friendship and support. Chairman Murphy noted that Commissioner Palatiello had done an outstanding job serving both the County and its citizens and said he would be sorely missed.

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FS-S99-41 - DPWES - 4904 Briggs Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S99-41.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Byers and Harsel 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. SE-01-P-043 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY  
2232-P01-26 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
2. S00-CW-T2 - OUT-OF-TURN PLAN AMENDMENT
3. SE-01-L-029 - ENTERPRISE LEASING CO., D/B/A ENTERPRISE RENT-A-CAR
4. PCA-80-P-042 - COXCOM, INC., D/B/A COX COMMUNICATIONS OF NO. VA.  
2232-P01-8 - COXCOM, INC., D/B/A COX COMMUNICATIONS OF NO. VA.

This order was accepted without objection.

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SE-01-P-043 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a parking lot for the Vienna Metrorail Station on property located at 9601 Saintsbury Dr. on approx. 15.86 acres zoned R-1. Tax Map 48-1 ((1))91 & 91A (Concurrent w/2232-P01-26.) PROVIDENCE DISTRICT.

2232-P01-26 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY - Appl. under Sect. 15.2-2232 of the *Code of Virginia* to permit a parking lot for the Vienna Metrorail Station on property located at 9601 Saintsbury Dr. on approx. 15.86 acres zoned R-1. Tax Map 48-1 ((1))91 & 91A. (Concurrent w/SE-01-P-043.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Mr. K.-P. Heinemeyer, (*note to proofreaders - his first name is hyphenated and he prefers using his initials.*) Assistant Director, Office of Property Development and Management, Washington Metropolitan Area Transit Authority (WMATA), reaffirmed the affidavit dated October 5, 2001. There were no disclosures by Commission members.

Ms. Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report for SE-01-P-043, a copy of which is in the date file. She noted that staff recommended approval of the application. Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report for 2232-P01-26, a copy of which is in the date file. He noted that staff recommended that the Planning Commission find the proposed use to be in substantial accord with the provisions of the adopted Comprehensive Plan.

In response to a question from Commissioner Smyth, Mr. Jillson said the applicant felt that the subject site was the most logical choice for use as a temporary parking lot. Mr. Heinemeyer explained that the parking garage at Hunters Branch would be inconvenient for commuters and would increase costs to WMATA. Mr. Todd Wigglesworth, Fairfax County Department of Transportation (DOT), added that the use of the parking garage at Hunters Branch had been discussed with Providence District Supervisor Gerald Connolly and nearby homeowners associations, but that permission to use it had not been granted. Mr. Wigglesworth noted that there had been an increased demand on the Metrorail system since the September 11, 2001 terrorist attack at the Pentagon, and that WMATA's proposal to reopen the subject lot was in response to a Board of Supervisors' request that additional parking be provided. He said that due to the emergency nature of the request, WMATA had not had time to calculate the number of people who might actually use the parking facility. Commissioner Smyth explained that when the subject parking lot had been opened a few years ago, adjoining neighborhoods had been promised that it would be used on a temporary basis only until the construction of the garage had been completed. She said the lot was located between low density residential areas and at the

time the neighbors were skeptical that the use of this lot would only be temporary. Mr. Wigglesworth reiterated that reopening the lot was in response to a request from the Board of Supervisors to provide more parking.

Chairman Murphy called upon Mr. Heinemeyer for the applicant's presentation.

Mr. Heinemeyer said the applicant supported the staff recommendation, reiterating the fact that it would result in the expenditure of unbudgeted funds for WMATA. He requested three changes be made to the development conditions: (1) an extension of the 90 day time period, after approval of the special exception, in which to install a pedestrian trail; (2) a change in the length of time the special exception approval would be valid; and (3) that the applicant be relieved of the responsibility for removing the parking lot surface after it was no longer needed.

Commissioner Smyth acknowledged the fact that the reopening of the lot would create a financial burden for WMATA and increased costs could result in higher fares and/or subsidies from local governments. She noted that she had visited the parking garage on several occasions in the past week and had observed a substantial number of empty street and reserved parking spaces. In response, Mr. Heinemeyer said that a count by WMATA showed 90 empty spaces in the parking garage on Tuesday, November 13, 2001; that a reduction in the number of reserved spaces was under consideration; and that a count of street parking needed to be taken.

Chairman Murphy called for speakers from the audience and recited the rules for testimony before the Commission.

Mr. Matthew Toloczko, address unknown, owner of four properties in the Fairlee community, expressed concern about the impact of the proposed parking lot on his property which was subject to an Area Plan Review nomination. He requested that the opening of the lot be temporary only and that other options be considered.

There were no further speakers. Therefore Chairman Murphy called upon Mr. Heinemeyer for a rebuttal statement. *(Note: Mr. Heinemeyer did not make a formal rebuttal statement because the Commissioners immediately started asking questions.)*

In response to a question from Chairman Murphy, Mr. Heinemeyer said that WMATA representatives had held discussions on several matters with officials at the Pentagon, but that parking issues had primarily been discussed with DOT. Mr. Wigglesworth added that DOT was part of a regional emergency response team which had been organized after September 11, 2001 to address transportation needs, and that the application was in response to a request for additional parking from that team. He also pointed out that the vacant garage spaces were possibly due to the opening of the Sweeny lot, and that the recently installed meters may have discouraged street parking.

Commissioner Smyth expressed concern that WMATA had not had an opportunity to fully evaluate the impact the emergency situation was having on parking, or how many spaces were available during the course of a day. She said parking at the Vienna station had been a problem

for years and that she was fearful that a distinction would not be made between a chronic parking shortage and one caused by the emergency situation. She also said she was concerned about the fact that WMATA was not sure of the average number of available spaces on a daily basis. Mr. Heinemeyer responded by saying that because the electronic system of counting was not very accurate, they had to rely on revenues or a hand count to come up with the exact number of parked vehicles.

Commissioner Smyth and Mr. Heinemeyer once again discussed the promise made to neighbors that the Sweeny lot would not be used when the new garage was opened. Addressing the issue raised by Mr. Toloczko about the area being subject to an APR nomination, Mr. Heinemeyer said the lease with the property owner allowed the termination of the lease at any time for any reason.

There were no further comments or questions from the Commissioner and staff had no closing remarks. Therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this item. (A verbatim transcript is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-P01-26 SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF *THE CODE OF VIRGINIA* AND IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-P-043, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED NOVEMBER 14, 2001, WITH THE FOLLOWING CHANGE TO CONDITION NUMBER 6: FIRST PARAGRAPH OF CONDITION NUMBER 6 TO READ AS FOLLOWS: "THIS SPECIAL EXCEPTION SHALL BE VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL. FOLLOWING THE INITIAL ONE YEAR PERIOD, THE SPECIAL EXCEPTION MAY BE EXTENDED ADMINISTRATIVELY BY THE BOARD OF SUPERVISORS ANNUALLY FOR A ONE YEAR PERIOD UP TO AN ADDITIONAL FOUR YEARS. AS PART OF THE REQUEST FOR AN EXTENSION AT THE END OF THE FIRST YEAR AND ANY SUBSEQUENT ONE YEAR EXTENSIONS, THE APPLICANT SHALL SUBMIT AN EVALUATION OF PARKING NEEDS RESULTING FROM THE EMERGENCY PRECIPATED BY THE EVENTS OF SEPTEMBER 11, 2001, OR ANY OTHER LOCAL EMERGENCY CONDITIONS THAT GIVE RISE TO UNEXPECTED LONG TERM DEMANDS ON THE METRO SYSTEM WHICH COULD CAUSE THE CONTINUED USE OF THIS TEMPORARY PARKING LOT. IN ADDITION, AN EXTENSION UNDER THIS SPECIAL EXCEPTION MAY NOT BE GRANTED IF IT IS DETERMINED THAT LAND

ON ADJACENT PARCELS TO THE EAST WITHIN THE FAIRLEE SUBDIVISION HAS BEEN DEDICATED OR RESERVED FOR THE FUTURE CONNECTION OF VADEN DRIVE TO ROUTE 29, LEE HIGHWAY. IN NO EVENT SHALL THIS SPECIAL EXCEPTION EXTEND BEYOND NOVEMBER 19, 2006."

Commissioner Palatiello seconded the motion which carried unanimously with Commissioners Byers and Harsel absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING ALONG THE NORTH, SOUTH, EAST AND WEST PROPERTY LINES BE MODIFIED TO THAT SHOWN ON THE SE PLAT.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BARRIER REQUIREMENT ALONG THE NORTH, SOUTH, EAST AND WEST PROPERTY LINES BE MODIFIED TO THAT SHOWN ON THE SE PLAT.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS BE WAIVED.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS BE MODIFIED TO THE EXISTING VEGETATION AS SHOWN ON THE SE PLAT.

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

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S00-CW-T2 - OUT-OF-TURN PLAN AMENDMENT - Appl. to consider proposed revisions to the Adopted Comprehensive Plan in accordance w/*Code of Virginia*, Title 15.2, Chap. 22 concerning approx. 26.6 acres bounded by Pickwick Rd. to the W., Shreve St. to the N.,

Bradley Rd. to the E & Lee Hwy. (Rt. 29) to the S. (Tax Map 54-4, 55-3). The area is planned for residential use at a density of 8-12 dwelling units per acre, subject to certain conditions. The Plan Amendment will consider recommendations relating to the transportation network for this area, including consideration of access to the property and properties to the N. from Lee Hwy. via a new public street. SULLY DISTRICT. PUBLIC HEARING.

Mr. Jaak Pedak, Department of Transportation, presented the staff report, a copy of which is in the date file. He noted that staff recommended the proposed Out-of-Turn Plan Amendment be adopted as shown on pages 6 and 7 of the staff report, a copy of which is in the date file.

Chairman Murphy called for speakers from the audience.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, noted that the Plan nomination had been authorized in conjunction with a rezoning which had been filed for residential development along Route 29. Noting that she represented the applicant who had filed the rezoning request, she said the amendment would facilitate access to the proposed development. She requested that a decision on the proposed amendment be deferred to allow time for a presentation to be made to the West Fairfax County Citizens Association.

In response to a question from Commissioner Hall, Ms. Strobel said she was aware that approval of the proposed Amendment would not ensure a favorable recommendation of the pending rezoning application.

Commissioner Koch commented that in the belief that substantial consolidation of the Ratcliffe subdivision would not be able to be achieved, the current language had been added to the Plan to ensure that there would not be multiple accesses to Lee Highway. He said because substantial consolidation had been achieved, multiple access would not be a problem and commended Ms. Strobel's client on achieving consolidation.

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

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Commissioner Koch MOVED THAT S00-CW-T2, OUT-OF-TURN PLAN AMENDMENT, BE DEFERRED FOR DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, TO NOVEMBER 28, 2001.

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

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SE-01-L-029 - ENTERPRISE LEASING COMPANY (D/B/A ENTERPRISE RENT-A-CAR) - Appl. under Sect. 4-804 of the Zoning Ordinance to permit a vehicle rental establishment on property located at 7520 Richmond Hwy. on approx. 20,672 sq. ft. of land zoned C-8, HC & CR. Tax Map 92-4((1))66C. LEE DISTRICT. PUBLIC HEARING.

John McGranahan, Esquire, with Hunton and Williams, reaffirmed the affidavit dated November 5, 2001. There were no disclosures by Commission members.

Mr. Charles Burnham, Zoning Evaluation Division(ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Commissioner Kelso said after discussions with the Lee District Land Use Committee, he was going to propose that Development Condition Number 13 be revised to substitute the two-foot tall brick or stone faced planter with a concrete header curb, and that Development Condition Number 15 be revised to state that right-of-way to 85 feet be provided from the existing center line.

In response to a question from Commissioner Wilson, Commissioner Kelso agreed that the words "Urban Forestry Branch" should be deleted from Development Condition Number 8 because it was not their responsibility to determine the amount of funds to be escrowed for streetscaping and trails.

Commissioner Wilson commented that the Trails Committee had discovered that funds escrowed for trails were usually insufficient, but that the money could not be used for anything else. She asked if a provision could be added that allowed the funds to go into a general roadway improvement or trail fund if not used within a certain period of time. Ms. Leslie Johnson, ZED, DPZ, said staff would take that suggestion under advisement.

Commissioner Hall said she supported Commissioner Wilson's suggestion, but thought that the money should only go into a general trails fund. She requested staff to determine if that could be done and if so, to develop standard language which would allow escrowed money to go into a general trails fund if not used within a specified time frame. She added that a list could be maintained of uncompleted trails and the money used to construct some of them. Commissioner Wilson concurred with this suggestion. Commissioner Smyth commented that the Providence District had a trails fund.

Mr. McGranahan stated that the application was a request to allow a vehicle rental establishment in an existing building. He showed the Commission a picture of the existing building and a computer rendering of the proposed improvements. He said there would be an increase in pervious surface because a portion of the existing parking lot pavement would be removed and interior parking lot landscaping would be installed. He said the proposed development would significantly improve the appearance of the property from Route 1 and explained that money for a trail and streetscape improvements along Route 1 would be escrowed for use after the road was widened. He said the applicant would be happy to work with staff on language suggested by Commissioners Wilson and Hall regarding funds escrowed for the trail, but requested that a decision not be deferred for this reason because the application was scheduled to be heard by the Board of Supervisors on Monday, November 19, 2001. He requested that Development Condition Number 13 be deleted and that Condition Number 15 be revised to read: "All ancillary easements not to exceed ten feet in width shall be provided." He noted that the application had been endorsed by the Lee District Land Use Committee and that a letter had been received from Howard Newman expressing support for the application. (A copy of this letter is in the date file.) He requested a favorable recommendation.

Commissioner Kelso said that he appreciated the comments from the Commission about escrowed trail funds and suggested that the Trails Committee take the matter under consideration, but said he was not going to hold up the application for that reason.

In response to a question from Commissioner Kelso, Mr. Burnham said that staff supported Mr. McGranahan's proposed revision to Development Condition Number 15.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing comments, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this application. (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 SE-01-L-029, SUBJECT TO THE REVISED PROPOSED DEVELOPMENT CONDITIONS NOW DATED NOVEMBER 13, 2001, WITH THE FOLLOWING CHANGES:

CONDITION NUMBER 8, STRIKE THE WORDS "URBAN FORESTRY BRANCH";

CONDITION NUMBER 13, STRIKE THE WORDS "A TWO FOOT TALL BRICK OR STONE FACED PLANTER" AND INSERT THE WORDS " A CONCRETE HEADER CURB";

CONDITION 15 IN THE LAST SENTENCE, AFTER THE WORDS "ALL ANCILLARY EASEMENTS" ADD THE WORDS "UP TO TEN FEET IN WIDTH."

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE LOADING SPACE REQUIREMENT.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE TRAIL REQUIREMENT ALONG THE FRONTAGE OF RICHMOND HIGHWAY AND APPROVAL OF A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS ON THE NORTHERN, SOUTHERN AND EASTERN PROPERTY LINES.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE SITE PLAN, OR A MINOR SITE PLAN REQUIREMENT OF ARTICLE 17.201 OF THE ZONING ORDINANCE, BE WAIVED IN ACCORDANCE WITH THE REVISED PROPOSED DEVELOPMENT CONDITIONS.

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

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PCA-80-P-042 - COXCOM, INC., D/B/A COX COMMUNICATIONS OF NORTHERN VIRGINIA - Appl. to amend the proffers for RZ-80-P-042 previously approved for office use to permit a telecommunication facility w/an overall FAR of 0.09 on property located on the W. side of Gallows Rd., approx. 400 ft. N. of Wolf Trap Rd. on approx. 1.33 ac. zoned C-2. Comp. Plan Rec: Office. Tax Map 39-2((8))3. (Concurrent w/2232-P01-8.) PROVIDENCE DISTRICT.

2232-P01-8 - COXCOM, INC., D/B/A COX COMMUNICATIONS OF NORTHERN VIRGINIA - Appl. under Sect. 15.2-2232 of the *Code of Virginia* to permit a telecommunication facility on property located on the W. side of Gallows Rd., approx. 400 ft. N. of Wolf Trap Rd. on approx.

1.33 ac. zoned C-2. Tax Map 39-2((8))3. (Concurrent w/PCA-80-P-042.)  
PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Ms. Ina Stagg, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated July 3, 2001. Commissioner Kelso disclosed that in spite of the fact that his cable service had been out of order for two weeks, he believed he would be able to objectively consider the merits of the application. Chairman Murphy added that he too was having a problem with his cable service and that a service call had been scheduled.

Mr. Charles Burnham, Zoning Evaluation Division, Department of Planning and Zoning (DPZ), on behalf of Mr. Michael Hines, Planning Division, DPZ, presented the staff report on the 2232 application. He noted that staff recommended that the Planning Commission find the proposed facility to be in substantial accord with the provisions of the Comprehensive Plan. Mr. Burnham also presented the staff report on PCA-80-P-042, and noted that staff recommended approval of the application. Copies of both staff reports are in the date file.

Ms. Stagg said that Cox Communications was seeking to modify Proffer Number 1 to allow previously approved offices to be replaced with a telecommunications facility. She noted that this was the fifth facility to come before the Planning Commission for installation of a hub site as part of the fulfillment of Cox Communications' franchise agreement with the County. She said the proposed structure would be approximately 4500 square feet and would house the fiber electronic equipment for Cox Communications as well as for Fairfax County's Institution Network System. She noted that the activity of the system would be monitored through computers, that no more than three employees would be on site at any one time, and that no towers were associated with this application.

Ms. Lyn Ganschietz, Director of Government Affairs for Cox Communications, responded to a question from Chairman Murphy about the use of cable boxes. Commissioner Smyth registered her personal dissatisfaction with the cable services provided by Cox Communications. Ms. Ganschietz invited any Commissioner who had experienced problems with their cable service to contact her.

Ms. Ganschietz responded to questions from Commissioner Wilson about customer service and operational problems in general and about the problems experienced by Commissioner Wilson personally. Ms. Ganschietz said many of the problems would be solved once the new system was installed throughout the County.

Ms. Stagg responded to questions from Commissioner Wilson about Proffer Number 2 regarding the height of the building and Proffer Number 8 concerning tree protection fencing.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. 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 Smyth for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-P01-8 SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND THAT THE PROPOSED FACILITY IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-80-P-042, CONSISTENT WITH THE PROFFERS NOW DATED NOVEMBER 13, 2001.

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

Commissioner Smyth FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING ON THE EASTERN AND WESTERN PROPERTY LINES TO THAT DEPICTED ON THE GDP.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER ON ALL PROPERTY LINES.

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

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The meeting was adjourned at 10:25 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

CLOSING

November 15, 2001

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 10, 2003

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