

**MINUTES OF
PLANNING COMMISSION MEETING
NOVEMBER 15, 1995**

PRESENT: John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
John W. Hunter, Commissioner At-Large
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: Carl A. S. Coan, Jr., Providence District
Carl F. Sell, Jr., Lee District

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The meeting was convened at 8:30 p.m., by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Byers stated that the scheduled Policy and Procedures Committee meeting for this evening had been canceled due to an illness in the Office of the County Attorney. He then announced that the meeting had been rescheduled for 7:30 p.m., Wednesday, December 13, 1995. He also noted that the public was invited.

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Commissioner Byers stated that last week he had distributed the "1996 Policy Plan Review Year Work Program and Citizen's Guide" for the Commissioners to review. He noted that the following date changes should be made in the graphic at the end of the work program to coincide with the text:

- Under the finish time for transmittal to the Planning Commission for review, change the date from October 19, 1995 to November 15, 1995;
- Change distribution of "Citizen's Guides" from November 20, 1995 to January 2, 1996; and,

- Change the finish date from December 29, 1995 to March 29, 1996.

He then MOVED THAT THE PLANNING COMMISSION APPROVE THE 1996 POLICY PLAN REVIEW YEAR WORK PROGRAM AND CITIZEN'S GUIDE AND FORWARD IT TO THE BOARD FOR APPROVAL.

Commissioner Hartwell seconded the motion which carried unanimously with Commissioner Thomas not present for the vote; Commissioners Coan and Sell absent from the meeting.

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Commissioner Palatiello MOVED TO DEFER THE FOLLOWING JOINT CASES TO A DATE CERTAIN OF DECEMBER 14, 1995:

- PCA-87-C-060-5, BATMAN/McNAIR ASSOCIATES, L. P.;
- FDPA-87-C-060-03-01, BATMAN BATMANGHELIDJ;
- PCA-88-C-039-6, VILLAGE CENTER AT DULLES ASSOCIATES, L. P.;
- PCA-88-C-091-6, VILLAGE CENTER AT DULLES ASSOCIATES, L. P.;
- SEA-86-C-027-6, VILLAGE CENTER AT DULLES ASSOCIATES, L. P.;
- RZ-95-H-049, MOBIL OIL CORPORATION; AND,
- SE-95-H-066, MOBIL OIL CORPORATION.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Coan and Sell absent from the meeting.

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FEATURE SHOWN" DETERMINATION – Bell Atlantic Mobile, Circle Towers Apartments at 9411 Lee Highway (Providence District)

Chairman Murphy, in the absence of Commissioner Coan, MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION UNDER 456 THAT THE ANTENNA FOR BELL ATLANTIC MOBILE, LOCATED ON CIRCLE TOWERS APARTMENTS, AT 9411 LEE HIGHWAY, IN THE PROVIDENCE DISTRICT, BE A "FEATURE SHOWN."

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

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ORDER OF THE AGENDA:

Secretary Harsel established the following order of the agenda:

1. PCA-82-S-077-2 – Hunter Development Company of Fairfax, Inc.
 FDPA-82-S-077-2 – " " " " "
 RZ-94-Y-020 – David L. Hunter
 FDP-94-Y-020 – " "
2. SEA-80-M-140 – Exxon Corporation

Without objection, it was so ordered.

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PCA-82-S-077-2 – HUNTER DEVELOPMENT CO. OF FAIRFAX, INC. – Appl. to amend the proffers for RZ-82-S-077 to permit rec. & institutional quasi-public use for previously approved resident. develop. w/an overall density of 3.75 du/ac. on prop. located on the E. side of Centreville Rd., approx. 900 ft. N. of its intersec. with Compton Rd. & on the W. side of Compton Village Dr. approx. 500 ft. N. of its intersec. with Compton Village Court on approx. 3.22 ac. zoned PDH-3 & WS. Comp. Plan rec: 2-3 du/ac. Tax Map 65-3((1))pt.37A & pt.37B. (Concurrent with FDPA-82-S077-2, RZ-94-Y-020, & FDP-94-Y-020.) SULLY DISTRICT.

FDPA-82-S-077-2 – HUNTER DEVELOPMENT CO. OF FAIRFAX, INC. – Appl. to amend the FDP for RZ-82-S-077 to permit resident. develop. & a church & related facilities on prop. located on the E. & W. sides of Compton Village Dr., N. & S. of Bradenton Dr., & on the W. side of Compton Village Dr., approx. 300 ft. N. of its intersec. with Compton Village Court on approx. 12.79 ac. zoned PDH-3 & WS. Tax Maps 65-3((1))pt.37A & pt.37B; 65-3((12))pt.C. (Concurrent with PCA-82-S-077-2, RZ-94-Y-020, & FDP-94-Y-020.) SULLY DISTRICT

RZ-94-Y-020 – DAVID L. HUNTER – Appl. to rezone approx. 10.64 ac. located on the E. side of Centreville Rd. near its intersec. with Compton Rd. & on the N. side of Compton Rd., approx. 750 Ft. E. of its intersec. with Centreville Rd. fr. C-5, R-1, & WS to PDH-3 & WS to permit resident. develop. at a density of 2.91 du/ac., institutional & quasi-public uses, & approval of the CDP. Comp. Plan rec: 1-2 du/ac & 2-3 du/ac (Pending Comp. Plan Amendment for 2-3 du/ac on entire site). Tax Map 65-3((1))pt.37A, 40, 47 & 48. (Concurrent with FDP-94-Y-020, PCA-82-S-077-2, & FDPA-82-S-077-2.) SULLY DISTRICT.

PCA-82-S-077-2 – HUNTER DEVELOP. CO. OF FAIRFAX, INC.
FDPA-82-S-077-2 – HUNTER DEVELOP. CO. OF FAIRFAX, INC.
RZ-94-Y-020 – DAVID L. HUNTER
FDP-94-Y-020 – DAVID L. HUNTER

November 15, 1995

FDP-94-Y-020 – DAVID L. HUNTER – Appl. to approve the FDP for RZ-94-Y-020 to permit resident. develop. & church & related facilities on prop. located on the E. side of Centreville Rd. near its intersec. with Compton Rd. & on the N. side of Compton Rd., approx. 750 ft. E. of its intersec. with Centreville Rd. on approx. 10.64 ac. zoned PDH-3 & WS. Tax Map 65-3((1))pt.37A, 40, 47, & 48. (Concurrent with RZ94-Y-020, PCA-82-S-077-2, & FDPA-82-S-077-2.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Robert A. Lawrence Esquire, with Hazel and Thomas, reaffirmed that the affidavits dated October 20, 1995, were current and correct. Commissioner Hunter recused himself because his law firm represented the applicant in unrelated matters. There were no other disclosures from the Planning Commissioners.

Miss Lorrie Kirst, Zoning Evaluation Division, Office of Comprehensive Planning, furnished the staff report, a copy of which may be found in the date file. She stated that there were no outstanding issues associated with these applications and staff recommended approval, subject to execution of the two proffer statements, and subject to the proposed development conditions contained in the staff report.

Mr. Lawrence stated that the applications had gone through extensive review by both staff and the area citizens. He noted that it had support of the West Fairfax Citizens Association's Planning and Zoning Committee and the Heritage Forest Homeowners Association. He said the applicant had addressed all the issues raised by staff. He requested that paragraph Number 3 of the Development Conditions in Attachment 5 of the Addendum be deleted because the items specified in those conditions had been put on the Plan itself and would no longer be necessary. He then requested approval of the applications.

In response to a question from Commissioner Koch, Mr. Lawrence stated that the applicant had addressed all the concerns of the West Fairfax Citizens Association's Land Use Committee and they had been proffered accordingly.

Since there were no listed speakers and none from the audience, no further questions or comments and no need for rebuttal, Chairman Murphy closed the public hearing and turned to Commissioner Koch for action on this case. (A complete verbatim transcript of the action taken on this case may be found in the date file.)

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PCA-82-S-077-2 – HUNTER DEVELOP. CO. OF FAIRFAX, INC.
FDPA-82-S-077-2 – HUNTER DEVELOP. CO. OF FAIRFAX, INC.
RZ-94-Y-020 – DAVID L. HUNTER
FDP-94-Y-020 – DAVID L. HUNTER

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Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE PCA-82-S-077-2, SUBJECT TO THE EXECUTION OF THE NOVEMBER 2, 1995 PROFFERS.

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioner Hunter not present for the vote; Commissioners Coan and Sell absent from the meeting.

Commissioner Koch MOVED TO APPROVE FDPA-82-S-077-2, CONTINGENT UPON THE BOARD OF SUPERVISORS APPROVAL OF PCA-82-S-077-2 AND SUBJECT TO THE NOVEMBER 9, 1995 PROPOSED DEVELOPMENT CONDITIONS WITH THE DELETION OF CONDITION NUMBER 3.

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioner Hunter not present for the vote; Commissioners Coan and Sell absent from the meeting.

Commissioner Koch then MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE RZ-94-Y-020, SUBJECT TO THE EXECUTION OF THE NOVEMBER 2, 1995 PROFFERS.

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioner Hunter not present for the vote; Commissioners Coan and Sell absent from the meeting.

Commissioner Koch MOVED TO APPROVE FDP-94-Y-020, CONTINGENT UPON THE BOARD OF SUPERVISORS' APPROVAL OF RZ-94-Y-020, AND SUBJECT TO THE NOVEMBER 9, 1995 PROPOSED DEVELOPMENT CONDITIONS WITH THE DELETION OF CONDITION NUMBER 3.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hunter not present for the vote; Commissioners Coan and Sell absent from the meeting.

Commissioner Koch finally MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO WAIVE THE BARRIER REQUIREMENTS ALONG THE EASTERN AND WESTERN PORTIONS OF THE CHURCH SITE; TO MODIFY THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE EASTERN BOUNDARY OF THE CHURCH SITE TO THAT REFLECTED ON THE DEVELOPMENT PLAN; AND TO WAIVE THE

PCA-82-S-077-2 – HUNTER DEVELOP. CO. OF FAIRFAX, INC.
FDPA-82-S-077-2 – HUNTER DEVELOP. CO. OF FAIRFAX, INC.
RZ-94-Y-020 – DAVID L. HUNTER
FDP-94-Y-020 – DAVID L. HUNTER

November 15, 1995

TRANSITIONAL SCREENING REQUIREMENTS BETWEEN THE ORIGINAL PORTION OF COMPTON VILLAGE AND THE AREA OF THE REZONING APPLICATION WHICH IS PROPOSED TO BE INCORPORATED INTO THE COMPTON VILLAGE DEVELOPMENT.

Commissioners Byers and Thomas seconded the motion which carried unanimously with Commissioner Hunter not present for the vote; Commissioners Coan and Sell absent from the meeting.

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SEA-80-M-140 – EXXON CORPORATION – Appl. under Sec. 4-604, 7-607, & 9-610 of the Zoning Ord. to amend SE-80-M140 for a serv. sta. to permit a car wash, quick serv. food store, modify develop. conditions, waiver of the min. lot size & lot width requirements, & a reduction in land area w/in a Hwy. Corridor Overlay Dist. on prop. located at 7334 & 7336 Little River Tnpk. on approx. 1.17 ac. zoned C-6, HC, & SC. Tax Map 71-1((20)) 1A & 1B. MASON DISTRICT. PUBLIC HEARING.

Frank W. Stearns, Esquire, with Wilkes, Artis, Hedrick and Lane, P.C., represented the applicant and reaffirmed that the revised affidavit dated November 8, 1995, was current and correct. There were no disclosures from the Planning Commissioners.

Ms. Denise M. James, Zoning Evaluation Division, Office of Comprehensive Planning, furnished the staff report, a copy of which may be found in the date file. She stated that the outstanding issues related to the proposed intensity and accumulative impact of the circulation problems would be intensified with the car wash and quick service food store on the site. Ms. James said that if the car wash were to be eliminated or redesigned, staff believed that the request to modify Development Condition 2 could be justified if the applicant demonstrated how and when the proposed plantings would be implemented. She stated that staff recommended denial of the application as submitted.

Mr. Stearns furnished the history of the station which had been in that location since 1966. He said that Exxon had added brick to the sides of all the buildings to bring it in keeping with the design plans for the Annandale Business District; also, they were adding acorn lights; agreed to plantings on both the Exxon site and the Color Tile parcel; and they had moved the parking on the site to the front of the quick service food store area. He then requested approval of the application.

Mr. Michael Spect, the Exxon representative, in response to questions from Chairman Murphy, stated that there would be "rain checks" and discounts for fill-ups; however, he noted that the purchase of gasoline was not a requirement for the use of the car wash.

Chairman Murphy then called the only listed speaker and reminded him of the rules and procedures for addressing the Planning Commission.

Mr. Warren Cohen, 3905 Sandlewood Court, Fairfax, who operated the car wash at 7333 Little River Turnpike, directly across the street from the Exxon station opposed the application for a car wash because it would affect the neighboring properties. He said vehicular traffic would be hazardous and conflict with existing and anticipated traffic. Mr. Cohen noted that there was a center turn lane on Route 236, between the two locations where customers heading west would be turning left into his car wash and customers heading east to turn left into the Exxon car wash would be in direct conflict with each other. He said that during busy times, three or four autos were often stacked just to turn into his car wash, and any additional intrusion, such as this application, would cause a great hazard. He also noted that stacking spaces would be inadequate. Mr. Cohen then asked that the application be denied.

Ms. Helen Chang, owner of the property next to the Color Tile, and her son Mr. Edward Chang were also opposed to the application.

Mr. Zafar Khan, operator of the Exxon Station, requested favorable consideration of the application due to the possible impacts to their property.

In rebuttal, Mr. Stearns stated that the stacking spaces met with the Site Plan requirement of eighteen (18) feet in length. He said that the Department of Transportation had noted that there was no traffic impact off site. Mr. Stearns stated that he would work with staff to try to resolve the issue regarding location of the car wash on the site.

There being no additional speakers, no further questions or comments, and no further rebuttal, Chairman Murphy closed the public hearing and turned to Commissioner Hall for action on this case. (A complete verbatim transcript of the action taken on this case may be found in the date file.)

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Commissioner Hall MOVED TO DEFER DECISION ONLY UNTIL A DATE CERTAIN OF NOVEMBER 29, 1995, ON APPLICATION NUMBER SEA-804-140.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioners Coan and Sell absent from the meeting.

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ADJOURNMENT

November 15, 1995

The meeting was adjourned at 9:19 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.

Meeting By: Dorothy E. Brittingham

Approved on: April 16, 1997

Mary A. Pascoe

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