

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 18, 1998**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Suzanne F. Harsel, Braddock District
John W. Hunter, Commissioner At-Large
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District

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The meeting was called to order at 8:30 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 Harsel announced that on December 16, 1998 she would seek approval of minutes for June and July 1997. She asked that each Commissioner review them and provide any comments prior to that time.

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Commissioner Murphy, citing unresolved issues, MOVED THAT THE DECISION ONLY ON FDPA-85-S-064-2, TRUSTEES OF CHRIST UNITED METHODIST CHURCH, BE FURTHER DEFERRED TO A DATE CERTAIN OF DECEMBER 2, 1998, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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COMMISSION MATTERS

November 18, 1998

Commissioner Harsel MOVED THAT THE DECISION ONLY ON SE-98-B-032, EXXON CORPORATION, BE FURTHER DEFERRED TO A DATE CERTAIN OF DECEMBER 16, 1998.

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

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Commissioner Byers announced his intent to defer the public hearing on 2232-V98-11, Fairfax County Redevelopment & Housing Authority, from November 19, 1998 to December 9, 1998.

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Commissioner Downer announced her intent to defer the public hearing on SE-98-D-047, Chesterbrook-McLean Little League, from December 9, 1998 to January 21, 1999, so that additional lighting studies could be performed.

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Commissioner Hunter announced that a Transportation Committee meeting had been scheduled for Wednesday, December 9, 1998 at 7:30 p.m. in the Board Conference Room.

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Commissioner Kelso announced that the SP/SE Uses Committee would meet on December 2, 1998 at 7:30 p.m. in the Board Conference Room.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda:

1. FDP-94-Y-006-2 - AHMADIYYA MOVEMENT IN ISLAM, INC.
2. AR-80-D-001-2 - PATOWMACK FARM AND EDITH W. SPALDING
3. RZ-1998-BR-031 - WEST PROPERTIES, L.C.
4. RZ-93-Y-017 - B & D TRUCKING CORPORATION

This order was accepted without objection.

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FDP-94-Y-006-2 - AHMADIYYA MOVEMENT IN ISLAM, INC.

November 18, 1998

FDP-94-Y-006-2 - AHMADIYYA MOVEMENT IN ISLAM, INC. -
Appl. to approve the second final development plan for RZ-94-Y-006
to permit a place of worship and related uses on property located N.E.
of Walney Rd., at its intersection with Westfields Blvd. on
approximately 4.69 acres zoned PDH-2 & WS. Tax Map 44-2 ((20))1
B pt. SULLY DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated November 3, 1998. Commissioner Coan disclosed that KSI Services, Inc., was a client of his, therefore he would be recusing himself from this matter.

Leslie Johnson, 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.

Mr. Martin stated that the application property was part of a recently approved planned residential subdivision zoned PDH-2 and designated for use as a church, private school, or child care center, subject to approval of a final development plan. He said that the proposed mosque would serve approximately 100 families who presently worshiped in Silver Spring or Washington, D. C. He described the two phases of development and said that five daily prayers would be conducted. He said approximately 15-20 people would attend the daily services, with perhaps 150 people at the 1:00 p.m. Friday service, and that the maximum capacity of 400 people was only expected to be reached twice a year on the two principal Muslim holidays. Mr. Martin explained that development conditions had been added which addressed citizens' concerns about traffic, parking, architectural style and use of building materials. He said that the growth of the congregation was expected to be gradual, and that a second site in western Fairfax County or Loudoun County was being sought. In conclusion, Mr. Martin said that the Final Development Plan before the Commission tonight was in conformance with the conceptual development plan, and had the recommendation of staff and the Western Fairfax County Citizens Association.

Mr. Martin responded to questions from Commissioner Byers about the daily worship services and to questions from Commissioner Koch about a tennis court, the projected number of daily vehicle trips, and the proposed residence on the property.

At Commissioner Koch's request, Ms. Angela Rodeheaver, Department of Transportation, compared the trip generation of a previous application for a school of general education with that of the proposed development.

Ms. Johnson responded to a question from Commissioner Alcorn about noise levels.

Responding to a question from Commissioner Downer, Mr. Martin said that the swimming pool would not be used by young women and young men at the same time, but that the use was expected to be equal.

FDP-94-Y-006-2 - AHMADIYYA MOVEMENT IN ISLAM, INC.

November 18, 1998

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

Carlos Csicsmann, 4503 Gaston Street, Chantilly, President, Walney Oaks Civic Association, spoke in opposition to the proposed development citing concerns about traffic, parking, safety and construction details. He said he had not been aware that a church or day care facility had been proposed for the application property and had been told by the builder that it had been designated as a tree save area. He said he learned about the proposed mosque by a flyer which had been circulated in his neighborhood.

Mr. Csicsmann responded to questions from Chairman Murphy and Commissioner Koch about his position.

John Tedeschi, 14030 Rose Lodge Place, Chantilly, addressed traffic issues associated with the proposed development and expressed concern that it would have a negative impact on the surrounding neighborhoods. He requested that a traffic analysis be conducted.

Commissioner Koch noted that he would be deferring a decision on this matter and requested that the Department of Transportation address Mr. Csicsmann's concerns prior to that time.

Waseem Haider, 14098 Eagle Chase Circle, Chantilly, spoke in support of the application, saying that a mosque was sorely needed in this area and would be an asset to the community. He said that he and his family were looking forward to worshipping there. (A copy of his remarks is in the date file.)

Kit Du, 14012 Eagle Chase Circle, Chantilly, spoke in opposition to the proposed development and said she believed a commercial area was better suited for a house of worship than was a residential neighborhood. She emphasized that opposition to this application was not based on race or religion, but on location, traffic, parking, and unknown architectural style.

Chairman Murphy commented that places of worship were encouraged in appropriate residential areas.

Commissioner Downer explained to Ms. Du why she thought places of worship belonged in appropriate residential areas. She related her experience with a much larger mosque which had been approved in the Dranesville District, and said that issues had been able to be resolved satisfactorily.

Ms. Du responded to questions from Commissioner Byers about the traffic impact of the proposed development on her neighborhood.

Commissioner Koch explained to Ms. Du that the subject application was a Final Development Plan which had been approved prior to the construction of her home. He noted that development

conditions had been added in order to address the concerns of neighbors and suggested that all parties meet again to address any unresolved issues prior to a decision on this matter.

There being no further speakers, Chairman Murphy called upon Mr. Martin for a rebuttal statement.

Mr. Martin stated that the applicant had no objection to amending Development Condition Number 9 requiring that parking attendants wear vests; to Number 11 limiting outdoor lighting fixtures to a height of 12 feet; to Number 10 stating that the applicant would install a "Children at Play" sign adjacent to the ballfield at the edge of the Eagle Chase Circle right-of-way; and that a Condition Number 19 be added requiring the applicant to install a six foot high fence as requested by Mr. Cscismann. Addressing the issue of notification, Mr. Martin said that a large sign saying "Church/Daycare Site for Sale" had been displayed on the property for over a year.

Commissioner Koch and Mr. Martin agreed to meet with all concerned citizens prior to the decision on this matter in an effort to address outstanding issues.

In response to a question from Commissioner Thomas, Ms. Rodeheaver said that staff did not feel that people would use the east entrance through the neighborhood to access the site. Commissioner Koch said that parking attendants would ensure that the westernmost entrance was used instead.

There being no further comments or questions and no closing staff comments, Chairman Murphy closed the public hearing and recognized Commissioner Koch for a deferral motion. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, ON FDP-94-Y-006-2 TO A DATE CERTAIN OF DECEMBER 2, 1998.

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

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AR-80-D-001-2 - PATOWMACK FARM AND EDITH W. SPALDING - Statewide A&F District Renewal Appl. to permit renewal of a previously approved A&F district authorized by Chapter 114 (County Code), effective June 30, 1983. The purpose is to preserve significant A&F lands in the County on property located between Seneca Rd. and Springvale Rd. on approximately 470.99

AR-80-D-001-2 - PATOWMACK FARM AND EDITH W. SPALDING November 18, 1998

acres zoned R-E. Tax Map 3-4((1))2, 3; 2-2((1))6; 3-3 ((1))1; 3-1

((1))3, 4 & 5. DRANESVILLE DISTRICT. PUBLIC HEARING.

John McGranahan, Esquire, with Hunton and Williams, reaffirmed the affidavit dated October 16, 1998. There were no disclosures by Commission members.

Kristen Abrahamson, 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.

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Chairman Murphy relinquished the chair to Vice Chairman Byers.

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Mr. McGranahan introduced members of the Spaulding family who were in the audience and said that the subject property had been the first Agricultural and Forestal (A&F) District approved in Fairfax County in 1981. He said it was a beautiful piece of property and that the Spaulding family had received several commendations for their care in preserving its agricultural use. He requested that Development Condition Number 3 be amended to add: "1999 or during the period in which any such parcel remains in the District, whichever is shorter." He also requested that Condition Number 6 state that: "In no circumstance shall any encroachment be permitted within the areas depicted as RPA."

Commissioner Coan commented that he was pleased to see such a large area designated as an A&F District and said that he hoped it would remain such for a long time to come.

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

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Commissioner Downer MOVED THAT THE PLANNING COMMISSION AMEND APPENDIX E OF THE FAIRFAX COUNTY CODE TO RENEW THE POTOWMACK FARM STATEWIDE AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS DATED NOVEMBER 18, 1998 CHANGED AS FOLLOWS:

ON PARAGRAPH 3, AFTER JANUARY, INSERT "1999 OR DURING THE PERIOD IN WHICH ANY SUCH PARCEL REMAINS IN THE DISTRICT, WHICHEVER IS SHORTER."

AR-80-D-001-2 - PATOWMACK FARM AND EDITH W. SPALDING November 18, 1998

ON NUMBER 6 OF THE DEVELOPMENT CONDITIONS, ADD A SENTENCE AT THE END: "IN NO CIRCUMSTANCE SHALL ANY ENCROACHMENT BE PERMITTED

WITHIN THE AREAS DEPICTED AS RPA."

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

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RZ-1998-BR-031 - WEST PROPERTIES, L.C. - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.49 dwelling units per acre on property located on the E. side of Powell Rd., approx. 300 ft. S. of its intersection w/Braddock Rd. on approximately 4.01 acres. Comp. Plan Rec: 2-3 du/ac. Tax Map 69-1((2))28; & 69-3((2))29. BRADDOCK DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse Emrich, and Lubeley, PC, reaffirmed the affidavit dated November 2, 1998. There were no disclosures by Commission members.

Kristen Abrahamson, 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.

Ms. Strobel stated that the proposed rezoning would permit the development of ten single-family detached dwelling units. She outlined modifications made to the plan in response to concerns of staff. She noted that the applicant had received approval of a waiver of on-site stormwater detention and that that area would be preserved as open space. Ms. Strobel said that a contribution would be made to the Fairfax County Park Authority for recreational facilities at Lake Royal Park which was located in the vicinity of the application property. She said that the applicant had contacted residents in the area and informed them of his plan for development and requested a favorable recommendation.

Ms. Strobel responded to a question from Vice Chairman Byers about efforts made to consolidate adjacent property. She responded to questions from Commissioner Harsel about the specific type of recreational facilities to be provided at Lake Royal Park.

Commissioner Harsel, Vice Chairman Byers, Ms. Strobel, and Ms. Abrahamson discussed the specific type of recreational facilities to be provided.

In response to a question from Commissioner Harsel, Ms. Strobel explained why the applicant had opted not to make a donation to the Housing Authority. Concerning Proffer Number 5, Ms. Strobel commented that rather than establishing a homeowners association for only ten lots, an
RZ-1998-BR-031 -WEST PROPERTIES, L.C. November 18, 1998

alternative might be to have the stormwater detention area designated within a conservation easement owned by adjacent owners.

Vice Chairman Byers called the listed speaker.

Cathy Naughton, 4819 Powell Road, Fairfax, stated that she was concerned about stormwater runoff and requested that lots 7, 8, and 9 be graded in such a way as to ensure that stormwater runoff would not be directed towards her property, lot 30B.

Ms. Naughton responded to questions from Commissioner Harsel about her position.

Suzette Carabin, 9625 Braddock Road, Fairfax, clarified for the record that the only notice she received concerning the proposed development was a certified letter informing her of the Planning Commission meeting.

In response to questions from Commissioner Harsel, Ms. Carabin said she was not notified of a citizens' meeting which took place in October concerning the proposed development, but that she did not have any concerns about the application.

Young Kwon, 9616 Maury Road, Fairfax, expressed concern about stormwater management.

In response to a question from Vice Chairman Byers, Ms. Abrahamson said that the Public Facilities Manual required a developer to ensure that no water passed off their property to adjacent property. She added that this issue would be addressed during the subdivision design plan.

There being no further speakers, Vice Chairman Byers recognized Ms. Strobel for a rebuttal statement.

Ms. Strobel said that the grading plan for the proposed development would address the concerns raised by Ms. Naughton. With regard to Mr. Kwon's concerns, Ms. Strobel said that detailed calculations had been done regarding the adequacy of the stormwater pipes and that this matter would be reviewed when the subdivision plan was submitted. Vice Chairman Byers and Commissioner Harsel requested that Ms. Strobel provide this information to Ms. Naughton, Mr. Kwon, and Supervisor Bulova's office.

Ms. Abrahamson responded to questions from Commissioner Palatiello about the Board's policy for Housing Trust Fund contributions.

RZ-1998-BR-031 -WEST PROPERTIES, L.C.

November 18, 1998

There being no further comments or questions and no closing staff comments, Vice Chairman Byers closed the public hearing and recognized Commissioner Harsel for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT, ON RZ-1998-BR-031, WEST PROPERTIES, L.C., TO A DATE CERTAIN OF WEDNESDAY, DECEMBER 2, 1998.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Downer and Murphy not present for the vote; Commissioner Hall absent from the meeting.

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RZ-93-Y-017 - B & D TRUCKING CORPORATION - Appl. to rezone from RC and WS to I-6 and WS to permit uses in the I-6 zoning district with an overall FAR of 0.10 on property located on the N. side of Lee Hwy., approx. 0.5 mi. W. of its intersection with Bull Run Post Office Rd. on approximately 12.48 acres. Comp. Plan Rec: Industrial/open space. Tax Map 64-1((1))18. SULLY DISTRICT. PUBLIC HEARING.

J. Randall Minchew, Esquire, with Walsh, Colucci, Stackhouse, Emrich, and Lubeley, PC, reaffirmed the affidavit dated October 29, 1998. There were no disclosures by Commission members.

Kristen Abrahamson, 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 denial of the application because the need to provide an adequate turn lane and an acceleration lane on Route 29 had not been addressed.

Ms. Abrahamson responded to questions from Commissioner Alcorn about environmental concerns which had been raised when this application had previously been considered by the Planning Commission.

Mr. Minchew presented a brief history of the subject application and noted that 14 of the original 15 outstanding issues had been resolved as a result of meetings with staff, neighbors, and the Western Fairfax Citizens Association. Addressing the only outstanding issue, he said that the applicant did not believe a turn lane or an acceleration lane on Route 29 was warranted at this time because there would be no intensification of use. He said, however, that the applicant did

RZ-93-Y-017 - B & D TRUCKING CORPORATION

November 18, 1998

believe that signage was needed identifying this area as an industrial area, and that he was working with the Virginia Department of Transportation on this matter.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. Ms. Abrahamson had no closing staff comments; therefore, Vice

Chairman Byers closed the public hearing and recognized Commissioner Koch for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-93-Y-017, SUBJECT TO THE PROFFERS DATED NOVEMBER 18, 1998.

Commissioner Thomas seconded the motion which carried by a vote of 8-0-1, with Commissioner Harsel abstaining; Commissioners Downer and Murphy not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE GDP, AND THAT THE SERVICE DRIVE REQUIREMENT ON ROUTE 29 BE WAIVED.

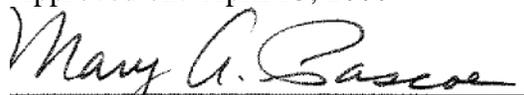
Commissioner Thomas seconded the motion which carried by a vote of 8-1 with Commissioner Harsel opposed; Commissioners Downer and Murphy not present for the vote; Commissioner Hall absent from the meeting.

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The meeting was adjourned at 10:17 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

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: Linda B. Gibson
Approved on: April 13, 2000



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