

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, NOVEMBER 29, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville 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: None

//

The meeting was called to order at 7:40 p.m. by Chairman Peter F. Murphy, Jr.

//

**COMMISSION MATTERS**

Chairman Murphy explained that tonight's meeting had been called to order earlier than usual in order to allow time for the markup session on the Residential and Infill Development Committee's recommendations.

//

Commissioner Downer, to allow more time for review, MOVED THAT WE DEFER THE PUBLIC HEARING ON SE-99-D-043 AND 2232-D99-13, COMMUNITY WIRELESS STRUCTURES, TO A DATE CERTAIN OF JANUARY 24, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall, Palatiello and Wilson not present for the vote.

//

Chairman Murphy announced that Commissioner At-Large Walter Alcorn and Commissioner Linda Smyth, Providence District, had been reappointed by the Board of Supervisors on Monday, November 20, 2000 for new four-year terms commencing on January 1, 2001.

//

Commissioner Palatiello announced his intention to further defer the decision only on SE-00-H-028, Catholic Diocese, from November 30, 2000 to December 13, 2000.

//

Commissioner Wilson MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON THE PROPOSED ZONING ORDINANCE AMENDMENT TO ESTABLISH A NEW PLANNED RESIDENTIAL MIXED USE DISTRICT TO A DATE CERTAIN OF DECEMBER 6, 2000.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

//

RESIDENTIAL DEVELOPMENT & INFILL COMMITTEE RECOMMENDATIONS  
(Markup Session)

(The public hearing on this matter was held on October 11, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION ENDORSE AND RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE SUMMARY OF INFILL AND RESIDENTIAL DEVELOPMENT STUDY RECOMMENDATIONS DATED NOVEMBER 16, 2000.

Commissioner Byers seconded the motion.

Commissioner Byers suggested an amendment as follows: WHERE IT SAYS: "INCLUDE CONSIDERATION OF" INSERT "COMPATIBILITY ISSUES" IN BOTH SC2 AND SC4.

Commissioner Kelso suggested an amendment as follows: UNDER THE COMMENTS SECTION OF SC2, I WOULD LIKE TO INCLUDE THE WORDS "PUBLIC SCHOOLS" UNDER THE CONSIDERATION OF HISTORIC/ARCHITECTURAL PRESERVATION, USABLE OPEN SPACE, AFFORDABLE HOUSING, ETC.

Commissioner Alcorn suggested an amendment as follows: THAT, UNDER ITEM SW11, WE RECOMMEND SUBITEMS #4, #8, and #10, AS PRIORITY ACTION ITEMS.

At the suggestion of Mr. James Zook, Director, Department of Planning and Zoning, Commissioner Alcorn offered an amendment as follows: DELETE SW11-6 FROM FURTHER CONSIDERATION.

There being no further amendments, Chairman Murphy announced that he would entertain a motion THAT THE PLANNING COMMISSION RATIFY ITS ACTIONS, ADOPT THE

RECOMMENDATIONS OF THE COMMITTEE, AS AMENDED HERE THIS EVENING, AND RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THIS MATRIX.

Commissioner Alcorn SO MOVED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote.

//

2232-M00-24 - AT&T WIRELESS SERVICES (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 Hall MOVED THAT THE PLANNING COMMISSION APPROVE THE TELECOMMUNICATIONS FACILITY BY AT&T WIRELESS SERVICES AT THOMAS JEFFERSON HIGH SCHOOL, LOCATED AT 6560 BRADDOCK ROAD, THAT IT SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AND THAT WE SHOULD DETERMINE THAT THIS FACILITY IS IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Byers, Harsel and Wilson not present for the vote.

//

ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. PCA-88-C-106 - WINCHESTER HOMES, INC.
2. RZ-2000-LE-028 - CATON FAMILY LIMITED PARTNERSHIP
3. RZ-2000-SU-032 - INOVA HEALTH CARE SERVICES  
SEA-84-C-076-6 - INOVA HEALTH CARE SERVICES

This order was accepted without objection.

//

PCA-88-C-106 - WINCHESTER HOMES, INC. - Appl. to amend the proffers for a portion of land zoned by RZ-88-C-106 in order to permit open space/recreation uses w/no attributable density on property located generally at the NW terminus of the cul-de-sac of Camberwell Ct. & on the W. side of Fox Woods Dr., approx.

100 ft. N. of its intersection w/Camberwell Ct. on approx. 1.41 ac.  
zoned R-3. Comp. Plan Rec: 2-3 du/ac. Tax Map 25-2((14)) G & L.  
HUNTER MILL DISTRICT. PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton and Williams, reaffirmed the affidavit dated November 22, 2000. There were no disclosures by Commission members.

Mr. James Albright, 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 application.

Mr. McDermott explained that an oversight discovered during the release of bonding process led to this application. He added that the applicant was requesting permission to expand an existing recreation area rather than provide a previously approved tot lot in a heavily treed area of the site. He noted that the Monroe Manor Homeowners Association (MMHOA) supported the application.

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

Mr. George Whitley, 2520 Camberwell Court, Herndon, noted that he lived adjacent to the existing recreation area to be expanded. In expressing his opposition to the application, he specifically mentioned maintenance problems.

Mr. Whitley responded to questions from Commissioners Murphy and Hall regarding his position. Both Commissioners pointed out that Mr. Whitley's concerns regarding maintenance should be brought to the attention of MMHOA.

Commissioner Palatiello pointed out that an address for MMHOA was listed in the affidavit in the staff report.

Mr. Alex Rygiel, 12715 Fox Woods Drive, Herndon, supported the application.

Mr. Gordon Jarrett, 12718 Fox Woods Drive, Herndon, representing MMHOA, supported the proposal to expand the existing recreation area which, he noted, was maintained by a landscaping firm retained by MMHOA. He explained that the residents nearest the recreation area had been contacted and most of their concerns were reflected in the proposed development conditions.

In response to a question from Commissioner Harsel, Mr. Jarrett said that the proposed expansion would not impact the conservation area.

In response to questions from Commissioner Palatiello, Mr. Jarrett explained that MMHOA had been working with Mr. Whitley, but had arrived at an impasse regarding some of his requests.

In response to a question from Commissioner Harsel, Mr. Jarrett explained that the recreation area was mowed and watered regularly, but that the MMHOA did not concur that the culvert should be cleaned out three times a year.

Mr. Frank Duggan, 12719 Fox Woods Drive, Herndon, spoke in support of the application. He explained that he had investigated the land use proposed in the wooded area before he purchased his home and had been told, both by the developer and Fairfax County representatives, that nothing was planned there. He added that, for safety reasons, it would not be a good idea to build a tot lot in the middle of a patch of woods.

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

Mr. McDermott said that he had not been aware, until tonight, of Mr. Whitley's opposition. He explained that the applicant had worked with MMHOA to address citizens concerns. He listed the proposed development conditions regarding maintenance of the recreation area.

Mr. McDermott responded to questions from Commissioner Downer regarding previous maintenance arrangements. He assured the Commission of the applicant's intention to continue working with homeowners.

In response to a question from Commissioner Palatiello, Mr. Jarrett said that he was not in a position to make commitments on behalf of MMHOA tonight.

In response to questions from Commissioner Hall, Mr. Whitley confirmed that he had not seen the agreement between MMHOA and the applicant.

In response to a question from Commissioner Murphy, Mr. McDermott quoted the following from the maintenance agreement: "The bare ground area behind the tot lot will be restored during the construction phase. Winchester will remove surface ground rock, restore the grass area and maintain the area for the fall season." He explained that this agreement had originally been drafted in September. He continued quoting: "All landscaping, relocated and added, will be warranted from one year from the time it's put in the ground."

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

//

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER, FOR DECISION ONLY, TO A DATE CERTAIN OF NOVEMBER 30, 2000, PCA-88-C-106.

Commissioner Byers seconded the motion carried unanimously with Commissioners Alcorn, Smyth and Wilson not present for the vote.

//

RZ-2000-LE-028 - CATON FAMILY LIMITED PARTNERSHIP - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.32 du/ac on property located on the N. side of the Franconia-Springfield Pkwy., approx. 200 ft. W. of its intersection w/Bethnal Pl. on approx. 8.60 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 90-1((4))1 & 2. LEE DISTRICT. PUBLIC HEARING.

Robert Lawrence, Esquire, with Reed, Smith, Hazel and Thomas, reaffirmed the affidavit dated October 25, 2000. There were no disclosures by Commission members.

Mr. Peter Braham, 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 application.

Mr. Lawrence stated that the application was in conformance with the Comprehensive Plan and enjoyed the support of the Lee District Land Use Advisory Committee (LDLUAC). He noted the changes made to the buffer areas and sidewalk at the request of the LDLUAC.

In response to a question from Commissioner Byers, Mr. Lawrence explained that an acoustical fence was one designed to act as a sound mitigation measure.

In response to a question from Commissioner Downer, Mr. Lawrence confirmed that the fence would be constructed of solid wood, with no gap at the bottom.

At Commissioner Kelso's request, Mr. Lawrence stated that LDLUAC representatives would be welcome to join the applicant's arborist and the Urban Forester in the pre-construction inspection of the subject property as outlined in Proffer Number 3.

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.)

//

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER, FOR DECISION ONLY, RZ-2000-LE-028, TO A DATE CERTAIN OF DECEMBER 7, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Smyth and Wilson not present for the vote.

//

RZ-2000-SU-032 - INOVA HEALTH CARE SERVICES - Appl. to rezone from C-3 to C-3 to consolidate two zoning applications (PCA-85-C-091-4 & RZ-1999-SU-067) previously approved for medical care facilities to permit additions to the existing medical care facilities & site modifications w/an overall FAR of 0.20 on property located generally S. of Ox Trail, E. of Rugby Rd. & N. & S. of Alder Woods Dr. on approx. 63.87 ac. Comp. Plan Rec: Public Facilities, Governmental & Institutional. Tax Map 45-2 ((1))25L, 41A; 45-2((2))38, 39A, 39B, 40A, 40B, 41-50, 51B1. (Concurrent w/SEA-84-C-076-6.) SULLY DISTRICT.

SEA-84-C-076-6 - INOVA HEALTH CARE SERVICES - Appl. under Sect. 4-304 of the Zoning Ord. to amend SE-84-C-076 previously approved for medical care facilities to permit bldg. additions & site modifications on property located generally S. of Ox Trail, E. of Rugby Rd. & N. & S. of Alder Woods Dr. on approx. 63.87 ac. zoned C-3. Tax Map 45-2 ((1))25L, 41A; 45-2((2))38, 39A, 39B, 40A, 40B, 41-50, 51B1. (Concurrent w/RZ-2000-SU-032.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Timothy Sampson, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated November 6, 2000. There were no disclosures by Commission members.

Mr. Peter Braham, 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 application.

Mr. Sampson stated that the purpose of the rezoning application was to consolidate two existing applications, PCA-85-C-091-4 and RZ-1999-SU-067, to permit additions to previously approved medical care facilities. He added that the special exception application was to reallocate unbuilt gross floor area to allow construction of one office building instead of two. He noted that the proposals would provide additional parking, improved internal vehicular and pedestrian circulation, and other site improvements as well as allow for an increase in bed capacity, additional operating rooms and expanded emergency facilities. Mr. Sampson explained that the additions were needed to accommodate the growing population of western Fairfax County and had the support of the Health Care Advisory Board. He added that the applicant had met with citizens in the area on several occasions to address their concerns.

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

RZ-2000-SU-032 - INOVA HEALTH CARE SERVICES  
SEA-84-C-076-6 - INOVA HEALTH CARE SERVICES

November 29, 2000

Commissioner Koch MOVED THAT WE DEFER, FOR DECISION ONLY, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT, APPLICATIONS RZ-2000-SU-032 AND SEA-84-C-076-6, TO DECEMBER 7, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

//

The meeting was adjourned at 9:35 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

---

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