

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 4, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilyong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District

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The meeting was called to order at 8:22 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 Byers, at the request of the applicant, MOVED THAT WE DEFER THE PUBLIC HEARING ON 2232-V01-27, SPRINT PCS, TO A DATE CERTAIN OF JANUARY 23, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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SE-2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE (Decision Only)
(The public hearing on this application was held on November 21, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE-2002-MV-028, SUBJECT TO THE REVISED DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT ADDENDUM.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-3 with Commissioners Alcorn, Hall, and Koch abstaining; Commissioner Harsel absent from the meeting.

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Commissioner Koch, to allow time for more citizen input, MOVED THAT WE FURTHER DEFER, FOR DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, S02-III-BR1, OUT-OF-TURN PLAN AMENDMENT, UNTIL JANUARY 9, 2003.

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

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON SE-2002-SU-030, SEQUOIA BANCSHARES WC, BE DEFERRED INDEFINITELY.

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

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Commissioner Hall MOVED THAT THE PUBLIC HEARING ON RZ-2001-MA-032, TAM THAHN NGUYEN, BE DEFERRED INDEFINITELY.

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

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Commissioner DuBois, at the request of the applicant, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ-2001-DR-038, FAIRFAX COUNTY PARK AUTHORITY, RZ-2001-DR-013 AND SEA-97-D-039, TRUSTEES OF TEMPLE RODEF SHALOM, TO A DATE CERTAIN OF JANUARY 15, 2003.

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

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON SE-2002-DR-012, BETTY MEADOWS, TO A DATE CERTAIN OF DECEMBER 11, 2002.

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

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Commissioner Murphy, due to an advertising problem, MOVED TO DEFER THE PUBLIC HEARING ON 2232-S02-27, COXCOM, INC., TO A DATE CERTAIN OF JANUARY 8, 2003.

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

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FS-D02-28 - McLean Youth Soccer - 1347 Balls Hill Road

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE SOCCER FIELD IMPROVEMENTS AND ACTIVITIES PROPOSED BY MCLEAN YOUTH SOCCER, TO BE LOCATED AT THE MCLEAN GOVERNMENTAL CENTER PARK, 1437 BALLS HILL ROAD, BE FOUND SUBSTANTIALLY IN ACCORD WITH RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS MENDED.

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

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RZ-2002-LE-005 - SUSAN WISE CLAY (Decision Only)

(The public hearing on this application was held on October 17, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-LE-005, SUBJECT TO THE PROFFERS NOW DATED DECEMBER 4, 2002.

Commissioner Hall seconded the motion.

In response to questions from Commissioner Hall, Commissioner Wilson AMENDED HER MOTION AS FOLLOWS:

REVISE THE NEXT TO LAST SENTENCE OF PROFFER 3
TO READ: "LANDSCAPING, WHICH MAY INCLUDE
EVERGREENS AND SEASONAL FLOWERS AND DISPLAYS,

WILL BE INSTALLED AROUND THE BASE OF THE SIGN WHILE THE SIGN IS IN PLACE.

REVISE PROFFER 9 TO READ: "THE APPLICATION PROPERTY WILL HAVE NO MORE THAN ONE DUMPSTER, WHICH WILL BE SCREENED AND GATED IN THE GENERAL AREA SHOWN ON THE GDP."

Chairman Murphy called for a vote and the motion, as amended, carried by a vote of 8-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Kelso not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE LOT WIDTH REQUIREMENT FOR THIS APPLICATION.

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

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND A MODIFICATION OF THE TRANSITIONAL SCREENING ALONG THE NORTHERN AND WESTERN PROPERTY LINES AND THAT PORTION OF THE SOUTHERN PROPERTY LINE WHICH ABUTS RESIDENTIAL USES TO PERMIT LANDSCAPING AS SHOWN ON THE GDP AND AS FURTHER MODIFIED BY THE REVISED PROFFERS DATED DECEMBER 4, 2002.

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

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE NORTHERN, WESTERN AND A PORTION OF THE SOUTHERN PROPERTY LINES AS SHOWN ON THE GDP AND DISCUSSED IN THE REVISED PROFFERS DATED DECEMBER 4, 2002.

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

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND A MODIFICATION OF THE STREETScape REQUIREMENT ALONG RICHMOND HIGHWAY TO THAT SHOWN ON THE GDP AND AS FURTHER MODIFIED BY THE REVISED PROFFERS DATED DECEMBER 4, 2002.

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

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT.

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

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE SERVICE DRIVE REQUIREMENT.

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

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE FRONT YARD SETBACK FOR PHASE 2 OF THE DEVELOPMENT WHEN THE 100-FOOT RIGHT-OF-WAY IS DEMANDED BY THE BOARD OF SUPERVISORS.

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

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF FRONTAGE IMPROVEMENTS ALONG RICHMOND HIGHWAY TO PERMIT EXISTING CONDITIONS TO REMAIN.

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

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ORDER OF THE AGENDA

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

1. SE-2002-PR-029 - THE FOUNTAINS AT MCLEAN, LLC
2. SEA-84-C-07607 - INOVA HEALTH CARE SERVICES
PCA-2000-SU-032 - INOVA HEALTH CARE SERVICES

This order was accepted without objection.

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SE-2002-PR-029 - THE FOUNTAINS AT MCLEAN, LLC - Appl.
under Sect. 9-614 of the Zoning Ordinance to permit condominium conversion with nonconforming parking. Located at 1526 Lincoln Circle on approx. 14.96 ac. of land zoned R-30. Tax Map 29-3((22))1A. PROVIDENCE DISTRICT. PUBLIC HEARING.

Jonathan Rak, Esquire, with McGuire, Woods, reaffirmed the affidavit dated November 12, 2002. There were no disclosures by Commission members.

Ms. Cathy Lewis, 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. Rak said there would be no construction or change in use in this application for a condominium conversion. He added that this hearing was needed to determine if an existing non-conformity to parking regulations would be adversely affected by the proposed conversion. He maintained that there would be no adverse impact, noting that there were no existing parking problems on site. Mr. Rak pointed out that there was a transit station nearby and concurred with staff's proposed development conditions.

Commissioner Smyth noted that the most recent development conditions included a revision to Condition 4 to clarify that at least 80 open/visitor parking spaces would be available.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Smyth for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-2002-PR-029, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED DECEMBER 4, 2002.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE 600-FOOT MAXIMUM LENGTH OF PRIVATE STREETS BE WAIVED.

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

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SEA-84-C-076-7 - INOVA HEALTH CARE SERVICES - Appl. under Sect. 4-304 of the Zoning Ordinance to amend SE-84-C-076 previously approved for a medical care facility to permit a medical care facility. Located S. of Ox Trail, E. of Rugby Rd. and N. and S. of Alder Woods Dr. on approx. 61.82 ac. of land zoned C-3. Tax Map 45-2 ((1)) 25L, 41A; 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1. (Concurrent with PCA-2000-SU-032.) SULLY DISTRICT.

PCA-2000-SU-032 - INOVA HEALTH CARE SERVICES - Appl. to amend the proffers for RZ-2000-SU-032 previously approved for a medical care facility to permit a hospital and medical offices with an overall Floor Area Ratio (FAR) of 0.22. Located S. of Ox Trail, E. of Rugby Rd. and N. and S. of Alder Woods Dr. on approx. 61.82 ac. of land zoned C-3. Comp. Plan Rec: Public facility and government and institutional. Tax Map 45-2 ((1)) 25L, 41A; 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1. (Concurrent with SEA-84-C-076-7.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Timothy Sampson, Esquire, with Walsh, Colucci, Lubeley, Emrich and Terpak, reaffirmed the affidavit dated November 20, 2002. There were no disclosures by Commission members.

Ms. Tracy Swagler, 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 applications.

In response to a question from Commissioner Koch, Ms. Swagler confirmed that staff agreed with the most recent revision to Condition 5 regarding landscaping of the existing stormwater management facility.

In response to a question from Commissioner Smyth, Ms. Swagler said the archeological site referred to in the Park Authority memorandum in Appendix 11 of the staff report was located in the southwest area of the subject property.

Mr. Sampson stated that this proposed vertical expansion of hospital facilities was in accord with the Comprehensive Plan. He said it would consist of two stories, the first being 29,000 square feet of floor area and the top story being a completely enclosed area for mechanical equipment. He noted that the applicant had worked with citizens in the area to address their concerns and concurred with the proposed development conditions.

In response to Commissioner Smyth's question about an archeological site, Mr. Sampson did not know the exact nature of the small archeological site located south of Alder Woods Drive in a portion of the subject property that was not proposed for development at this time. He added that, if it was later determined that a stormwater management facility was needed in this area, a Phase I archeological study would be required.

In response to questions from Commissioner Smyth, Mr. Rak explained that there were three existing stormwater facilities on the hospital campus and it was unlikely another would be required. He added that temporary parking would be provided during construction of the parking garage and pointed out that the hospital currently had more parking spaces than required by ordinance.

Commissioner Koch noted that the hospital provided free valet parking. He added that he had received a call from the Century Oaks representative, expressing his appreciation for the applicant's work with citizens and his support for the applications.

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 Koch for action on this application. (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 APPROVAL OF PCA-2000-SU-032, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 19, 2002.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA-84-C-076-7, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 4, 2002.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT TO THAT SHOWN ON THE GDP/SE PLAT AND AS PROFFERED.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF ADDITIONAL STANDARD 7 OF 9-308 TO ALLOW A THIRD FREE-STANDING SIGN AS SHOWN ON THE SE PLAT.

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

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The meeting adjourned at 9:44 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 9, 2004

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission