

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 13, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville 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: Janet R. Hall, Mason District

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The meeting was called to order at 8:45 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Byers announced his intention to defer the public hearing on RZ-2000-MV-030 and SE-00-V-037, Cooper-Page, Inc., from January 17, 2001 to a date yet to be determined.

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Commissioner Byers, noting that revised development conditions, proffers, and elevations had recently been received from the applicant, MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON PCA-89-V-059 AND SE-00-V-031, TOSCO REFINING LP, TO A DATE CERTAIN OF JANUARY 18, 2001.

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

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Commissioner Koch, at the request of the applicant, MOVED THAT (THE PUBLIC HEARING ON) RZ-2000-SU-034 AND FDP-2000-SU-024, ALD GROUP, INC., BE DEFERRED TO A DATE CERTAIN OF MARCH 14, 2001.

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

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Commissioner Byers, at the request of the applicant, MOVED THAT WE DEFER THE PUBLIC HEARING ON RZ/FDP-1 999-MV-053, JCE INC., AND RZ/FDP-2000-MV-01 9, WASHINGTON HOMES, INC., TO A DATE CERTAIN OF JANUARY 11, 2001.

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

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Commissioner Alcorn noted that the Board of Supervisors had scheduled a public hearing on January 22, 2001 to receive public testimony on the Planning Commission's recommendations regarding infill development.

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Commissioner Harsel noted that more time was needed to evaluate the application and therefore MOVED THAT THE PUBLIC HEARING ON RZ-2000-BR-039, BRENT PERRY, BE DEFERRED TO A DATE CERTAIN OF JANUARY 31, 2001.

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

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SE-00-D-003 - COMMUNITY WIRELESS STRUCTURES, INC.
2232-D99-17 - COMMUNITY WIRELESS STRUCTURES, INC. (Decisions Only)

(The public hearing on these applications was held on November 2, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Downer MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITIES PROPOSED UNDER 2232-D99-17 SATISFY THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA AND ARE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-00-D-003, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 7, 2000.

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

Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN BOUNDARY LINE AND A MODIFICATION OF THE BARRIER REQUIREMENT TO THAT SHOWN ON THE SPECIAL EXCEPTION PLAT.

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

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FS-S00-92 - XM SATELLITE, 6199 Old Arrington Lane

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION ON ITEM FS-S00-92.

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

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SE-00-H-028 - CATHOLIC DIOCESE OF ARLINGTON (Decision Only)

(The public hearing on this application was held on November 9, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-H-028, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 13, 2006, AMENDED AS FOLLOWS:

AMEND CONDITION 13 TO STATE, IN THE FIRST SENTENCE: "THERE SHALL BE NO DROP-OFF OF STUDENTS ON VALE ROAD, GHERKIN AVENUE, TROTT AVENUE, CORSICA STREET, WOODROW STREET OR RIVIERA DRIVE."

AMEND NUMBER 15, IN THE LAST SENTENCE, TO PUT A PERIOD AFTER THE WORDS "ABUTTING NEIGHBORS" AND STRIKE ALL THAT APPEARS AFTER THAT.

ADD A NEW CONDITION NUMBER 35 THAT SAYS: "ALL PAVED AREAS OF THE APPLICATION PROPERTY SHALL BE SWEEPED AT LEAST ONCE PER MONTH."

Commissioner Koch seconded the motion which carried by a vote of 6-2-2 with Commissioners Alcorn and Smyth opposed; Commissioners Byers and Wilson abstaining; Commissioner Downer not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ON ALL PERIPHERIES EXCEPT THE SOUTHWEST TO PERMIT THE EXISTING VEGETATION TO BE SUPPLEMENTED TO ACHIEVE THE REQUIRED MINIMUM OF A 25-FOOT BUFFER.

Commissioner Koch seconded the motion which carried by a vote of 6-2-2 with Commissioners Alcorn and Smyth opposed; Commissioners Byers and Wilson abstaining; Commissioner Downer not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ON THE SOUTHWESTERN PERIPHERY ALONG VALE ROAD TO PERMIT THE LANDSCAPING SHOWN ON THE SPECIAL EXCEPTION PLAT TO SATISFY THE TRANSITIONAL SCREENING REQUIREMENT.

Commissioner Koch seconded the motion which carried by a vote of 6-2-2 with Commissioners Alcorn and Smyth opposed; Commissioners Byers and Wilson abstaining; Commissioner Downer not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ON THE SOUTHWESTERN PERIPHERY ALONG VALE ROAD, ALONG THE SOUTHEASTERN PERIPHERY, AND ALONG A PORTION OF THE NORTHEASTERN PERIPHERY, EAST OF THE EXISTING PARKING AREA.

Commissioner Koch seconded the motion which carried by a vote of 6-2-2 with Commissioners Alcorn and Smyth opposed; Commissioners Byers and Wilson abstaining; Commissioner Downer not present for the vote; Commissioner Hall absent from the meeting.

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FS-S00-102 - NEXTEL, 12465 Henderson Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION ON ITEM FS-S00-1102.

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

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ZONING ORDINANCE AMENDMENT (PRM District) (Decision Only)

(The public hearing on this item was held on November 2, 2000. 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 THAT THE PROPOSED ZONING ORDINANCE AMENDMENT TO ESTABLISH A NEW PLANNED RESIDENTIAL MIXED USE DISTRICT BE APPROVED AS ADVERTISED AND AS DESCRIBED IN THE STAFF REPORT, WITH THE FOLLOWING REVISION:

REVISE SECTION 6-401, PURPOSE AND INTENT, AS SUBMITTED IN THE AMENDED MOTION, DATED DECEMBER 13, 2000.

Commissioner Byers seconded the motion.

Commissioner Smyth suggested amendments as follows:

REVISE SECTION 6-408, BULK REGULATIONS, PARAGRAPH 2, BY RECOMMENDING A MAXIMUM FLOOR AREA RATIO OF 3.0; AND

REVISE THE MINIMUM DISTRICT SIZE TO TWO ACRES.

Commissioner Alcorn seconded the amendment which carried by a vote of 5-4-1 with Commissioners Alcorn, Harsel, Moon, Smyth and Wilson in favor; Commissioners Kelso, Koch, Murphy and Palatiello opposed; Commissioner Byers abstaining; Commissioner Downer not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Palatiello suggested an amendment as follows:

REVISE SECTION 6-406, USE LIMITATIONS, PARAGRAPH 10, THE FIRST SENTENCE, TO READ: "THE MAXIMUM NUMBER OF OFF-STREET PARKING SPACES SHALL NOT EXCEED 80 PERCENT OF THE MINIMUM OFF-STREET PARKING REQUIREMENT FOR EACH PROPOSED USE AS SET FORTH IN ARTICLE 11.

This amendment failed for lack of a second.

Chairman Murphy then called for a vote on the main motion, as amended by Commissioner Smyth, which carried by a vote of 7-1-2 with Commissioner Palatiello opposed; Commissioners Moon and Murphy abstaining; Commissioner Downer not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Wilson MOVED THAT THE BOARD OF SUPERVISORS ESTABLISH AS A POLICY THAT ANY FUTURE COMPREHENSIVE PLAN AMENDMENTS FOR HIGH DENSITY RESIDENTIAL DEVELOPMENT SHOULD INCLUDE URBAN DESIGN CRITERIA WHICH ADDRESS, AMONG OTHER THINGS, THE INTEGRATION OF THE HIGH DENSITY/ INTENSITY DEVELOPMENT WITH ADJACENT COMMUNITIES, THE WIDTH AND LOCATION OF PEDESTRIAN WALKWAYS, CIRCULATION, ACCESS AND CONNECTIONS TO TRANSIT AND OTHER FACILITIES, VEHICULAR ACCESS, BUILDING LOCATIONS AND SHADOWS.

Commissioner Palatiello seconded the motion and suggested an amendment as follows: AFTER THE WORD "SHADOWS" ADD: "AS WELL AS TRANSPORTATION SYSTEMS MANAGEMENT (TSM) AND TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAMS."

Commissioner Wilson accepted this amendment and the motion, as amended, carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Downer not present for the vote; Commissioner Hall absent from the meeting.

Commissioner Wilson MOVED THAT THE BOARD OF SUPERVISORS DIRECT STAFF, IN ITS REVIEW OF REZONING APPLICATIONS FOR THE PRM DISTRICT, TO ADDRESS AND PLACE PARTICULAR EMPHASIS ON URBAN DESIGN ELEMENTS AS SET FORTH IN THE COMPREHENSIVE PLAN AND OTHER CONSIDERATIONS AS MAY BE APPROPRIATE, SUCH AS, BUT NOT LIMITED TO, THE INTEGRATION OF THE HIGH DENSITY/INTENSITY DEVELOPMENT WITH ADJACENT COMMUNITIES, THE WIDTH AND LOCATION OF PEDESTRIAN WALKWAYS, CIRCULATION, ACCESS AND CONNECTIONS TO TRANSIT AND OTHER FACILITIES, VEHICULAR ACCESS, BUILDING LOCATIONS AND SHADOWS, AS WELL AS TRANSPORTATION SYSTEMS MANAGEMENT (TSM) AND TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAMS.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Downer not present for the vote; Commissioner Hall absent from the meeting.

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Commissioner Palatiello announced that the Board of Supervisors had recently appointed Commissioner Judy Downer to the Telecommunications Task Force.

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ORDER OF THE AGENDA ITEMS

Chairman Murphy announced that there was only one item left on the agenda tonight:

1. SE-00-M-047 - STORAGE PARTNERS 1, INC.

There was no objection.

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SE-00-M-047 - STORAGE PARTNERS 1, INC. - Appl. under Sect. 9-618 of the Zoning Ord. to permit an increase in FAR on property located at 6880 Commercial Dr. on approx. 2.5 ac. of land zoned 1-6 & HC. Tax Map 80-2((7))pt. U1. MASON DISTRICT. PUBLIC HEARING.

William Thomas, Esquire, with Fagelson, Schonberger, Payne & Deichmeister, reaffirmed the affidavit dated November 20, 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.

In response to questions from Commissioner Moon, Mr. Albright confirmed that the proposed development was limited to a floor area ratio of .50 as outlined in Condition #5. He added that the only change in the most recent version of the development conditions was an addition to Condition #9 to include a reference to the glare standards in Article 14 of the Zoning Ordinance.

Mr. Thomas briefly explained that this application was necessary due to a previously unnoticed Ordinance provision. He stated that there were no outstanding issues and offered to answer any questions.

During Chairman Murphy's temporary absence from the auditorium, Vice Chairman Byers 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 Moon, who had agreed to handle this Mason District case in Commissioner Hall's absence. (Verbatim excerpts are in the date file.)

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Commissioner Moon MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-M-047, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 12, 2000.

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

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The meeting was adjourned at 10:18 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