

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 13, 2003**

PRESENT: Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock 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: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District

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The meeting was called to order at 8:23 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Smyth announced that a Policy and Procedures Committee meeting would be held on Thursday, February 20, 2003 at 7:30 p.m. in the Board Conference Room. She noted that the new work program for 2003 Zoning Ordinance Amendments would be discussed.

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Commissioner Smyth noted that an addendum to the staff report for PCA-84-D-049-5 and FDPA-84-D-049-6, TYSONS II LAND COMPANY, LLC, scheduled for February 26, 2003, would be issued soon.

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Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

June 13, 2001	July 11, 2001
June 14, 2001	July 12, 2001
June 20, 2001	July 18, 2001
June 21, 2001	July 19, 2001
June 27, 2001	July 25, 2001
June 28, 2001	July 26, 2001

Commissioners Hall and Kelso seconded the motion which carried by a vote of 8-0-1 with Commissioner de la Fe abstaining; Commissioners Alcorn and Byers absent from the meeting.

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Commissioner Harsel announced her intent to seek approval of the September and October 2001 minutes on Thursday, February 27, 2003.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON RZ-2002-SP-033, CHRISTOPHER MANAGEMENT, INC., BE DEFERRED TO A DATE CERTAIN OF APRIL 2, 2003.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Commissioner DuBois MOVED THAT THE DECISION ONLY ON 2232-D02-4 AND SEA-97-D-020, VERIZON VIRGINIA, BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 19, 2003.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Commissioner DuBois noted that Commissioner Wilson had expressed an interest in touring the Verizon switching station at Chain Bridge Road. Commissioner Wilson said if any other Commissioners were interested in doing so, to let her know and she would schedule a tour.

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In the absence of Committee Chairman Alcorn, Commissioner Harsel announced that an Environment Committee meeting would be held on Wednesday, February 19, 2003 at 7:00 p.m. in the Board Conference Room to continue discussions on the proposed amendments to the Chesapeake Bay Ordinance.

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Chairman Murphy MOVED THAT THE PLANNING COMMISSION RATIFY THE 2003 COMMITTEE ASSIGNMENTS AS OUTLINED IN THE MEMORANDUM DATED

FEBRUARY 13, 2003, DISTRIBUTED TONIGHT. There being no objection, it was so ordered.

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Chairman Murphy noted that Commissioner Koch would succeed Commissioner DuBois as the Planning Commission appointee to the Airports Advisory Committee.

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FS-H02-25 - NEXTEL COMMUNICATIONS - 1850 Town Center Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-H02-25.

Commissioners Hall and Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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RZ-2002-LE-023 - WILLIAM K. AMES (Decision Only)

(The public hearing on this application was held on January 29, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-LE-023, WILLIAM K. AMES, SUBJECT TO THE PROFFERS DATED FEBRUARY 10, 2003.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE MINIMUM DISTRICT SIZE FOR THE R-8 DISTRICT.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE NORTHERN AND WESTERN BOUNDARIES TO THAT SHOWN ON THE GDP AND WAIVE THE BARRIER REQUIREMENTS.

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

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2232-M02-10 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY
SE-2002-MA-020 - SPRINT PCS/APC REALTY AND EQUIPMENT CO. (Decisions Only)
(The public hearing on these applications was held on January 9, 2003. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-M02-10 SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT, AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-2 with Commissioners Koch and Harsel abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2002-MA-020, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 13, 2003 WITH THE FOLLOWING REVISIONS:

ADD A SENTENCE TO CONDITION NUMBER 11 STATING: "ABSOLUTELY NO LIGHTING SHALL BE PERMITTED ON THE SITE WHICH HAS AS ITS PURPOSE THE ILLUMINATION OF THE MONOPOLE/FLAGPOLE OR FLAGS.";

DELETE THE LAST SENTENCE FROM CONDITION NUMBER 11;

DELETE CONDITION NUMBER 16.

Commissioners DuBois and Wilson seconded the motion which carried by a vote of 7-0-2 with Commissioners Koch and Harsel abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ON THE NORTH AND SOUTH IN FAVOR OF THE EXISTING LANDSCAPING.

Commissioners DuBois and Wilson seconded the motion which carried by a vote of 7-0-2 with Commissioners Koch and Harsel abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn and Byers absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. RZ-2002-DR-030/FDP-2002-DR-030 - SEKAS HOMES LTD.
2. 2232-Y02-30 - FAIRFAX COUNTY DEPARTMENT OF COMMUNITY AND RECREATION SERVICES
3. 2232-Y02-31 - FAIRFAX COUNTY WATER AUTHORITY

This order was accepted without objection.

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RZ-2002-DR-030/FDP-2002-DR-030 - SEKAS HOMES LTD. - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.82 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Trap Rd., approx. 500 ft. S. of its intersection with Leesburg Pi. on approx. 3.29 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 19-4 ((3)) 2-4. DRANESVILLE DISTRICT. PUBLIC HEARING.

Ms. Sarah Kroll, agent for the applicant, reaffirmed the affidavit dated January 27, 2003. There were no disclosures by Commission members.

Commissioner DuBois announced that she would be deferring a decision on this matter after the close of the public hearing to February 20, 2003.

Ms. Mary Ann Godfrey, 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.

Ms. Kroll stated that the applicant was seeking approval to develop six high-quality homes clustered around a private street which would allow a vegetative buffer around the perimeter of the property to be preserved. She explained that in response to concerns of citizens, Saint Athanasius Church had agreed to grant the necessary easements for the construction of a continuous curb, gutter and sidewalk from the subject site to the new Andrew Chapel elementary school, and in return the church would be provided with access to the applicant's public sanitary sewer line. She noted that a waiver of onsite stormwater retention had been granted and that

revised plans and proffers would prohibit the use of infiltration trenches on individual lots. In order to alleviate parking concerns, Ms. Kroll said that driveways would have a minimum length of 40 feet and that the majority of the houses would have three car garages with a restrictive covenant against the use of garages for anything other than parking cars. She noted that the houses would be constructed of brick, stone and cementacious siding, and that the limits of clearing and grading would be strictly adhered to with no modifications. She said in response to citizens' requests, a contribution of \$1,250 per dwelling unit would be made to the Park Authority for offsite recreation facilities, one-half percent of the sales price of each house would be contributed to the County's low and moderate housing income goals, and a \$7,500 contribution would be made to the Andrew Chapel Elementary School for the purchase of equipment. In conclusion, she said that the application met all residential development criteria as well as P-District standards, and had the support of staff. She requested favorable consideration.

In response to a question from Commissioner Wilson, Ms. Kroll said cementacious siding had the look of natural wood with the durability of cement. She added that it was also known as James Hardie siding.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. The Commission had no further comments or questions, and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner DuBois for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ-2002-DR-030 AND FDP-2002-DR-030 TO A DATE CERTAIN OF FEBRUARY 20, 2003, WITH THE RECORD TO REMAIN OPEN FOR PUBLIC COMMENT.

Commissioners de la Fe and Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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2232-Y02-30 - FAIRFAX COUNTY DEPARTMENT OF COMMUNITY AND RECREATION SERVICES - Appl. to install athletic field lights on an existing ballfield at Rachel Carson Middle School, located at 13618 McLearen Rd., Herndon. Tax Map 24-4 ((1)) 11A. SULLY DISTRICT. PUBLIC HEARING.

Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the Planning Commission find the proposal to be substantially in accord with the provisions of the adopted Comprehensive Plan.

Ms. Patricia Franckewitz, Director, Department of Community and Recreation Services (DCRS), stated that in November 1998 the Board of Supervisors had established a task force to develop a plan to provide guidance to County staff on the provision of facilities suitable for girls softball. She explained that at the present time there were no quality lighted fields in the western part of the County dedicated specifically for girls fast pitch softball, leaving the 630 girls in the Chantilly Youth Association (CYA) without lighted fields on which to play. She noted, however, that lighted fields were available for boys' baseball teams, and approval of the application would provide the same for girls' softball teams.

Mr. Timothy Scott, Fairfax County Park Authority, reviewed the technical aspects of the project with regard to the lighting system and the number and height of the poles. He explained that the infield would be lighted to 50 footcandles and the outfield areas would be lighted to 30 footcandles. He noted lighting at the property lines would be less than 0.5 footcandles as required by the Zoning Ordinance. He said technology was best served by an increase in pole height in order to steepen the angle of the lights and reduce off-site glare as well as the perception of glare from distances, and that the fixtures would be hooded to further eliminate what was commonly called night glow. He noted that the application had received the unanimous support of the Sully District Council and that the type of lighting system being proposed had been acknowledged by the Dark Sky Association for its ability to significantly reduce the impact of athletic field lighting.

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

Ms. Emily McCoy, 3803 Laramie Place, Alexandria, Chair, Girls Fast Pitch Softball Equity Action Plan Review Team, said when the disparity in the quality of ballfields available for boys versus those available for girls was brought to the attention of the Board of Supervisors several years ago, a program was initiated to upgrade ballfields for girls. She explained that this project, funded through a special program set up by the Board of Supervisors, would create a dedicated girls' softball field with lights which was sorely needed in the western part of the County. She said if the application was not approved, it would be a difficult and lengthy process to find another location in this area of the County for a high quality lighted softball field for girls.

Mr. Cyrus Staniec, 13598 Cedar Run Lane, Herndon, President, Creekside Homeowners Association, said that the Association had not received official notification of the proposal to add lights to the existing ballfield at Rachel Carson Middle School. He explained that although the community would like to support the application, they did not feel comfortable doing so until they had had an opportunity to fully understand and discuss the impact of the application on their community. He said their primary concerns were the lighting of the field until 11:00 p.m. and noise generated by games. He said planting additional trees along the fence line would mitigate noise in the future, but would not lessen the immediate impact.

Commissioner Koch said that he would defer a decision on this application to give the Creekside Homeowners Association an opportunity to meet with the parties involved to discuss their concerns.

Mr. Staniec responded to a question from Commissioner de la Fe about the proximity of the homes in Creekside to the softball fields.

In response to a question from Commissioner Harsel, Mr. Jillson said the proposal tonight was to light one ballfield only.

Mr. Bill Minto, 3234 Allness Lane, Oak Hill, Chantilly Youth Association Softball Coordinator and President of the Softball Board, expressed support for the proposal.

Mr. Phil Smith, 13603 Brass Harness Court, Herndon, administrator of the softball league for players age 18 and under, said players and parents had spent many hours building and maintaining the subject field. He said because field space was very limited, additional hours of play were needed. He said he did not believe that noise generated by the games would be intrusive and pointed out that the field existed before the adjacent townhouses were built. He requested the support of the Commission.

Ms. Kenya Smith, 13559 Cedar Run Lane, Herndon, said she lived adjacent to the softball field and could hear noise from the games. She expressed concern about games being played until 11:00 p.m.

Mr. Ralph Wills, 13105 Melrae Court, Fairfax, President, Chantilly Youth Association, said that CYA had spent much time and money in the development of the fields at Rachel Carson Middle School. He presented photographs which showed the proximity of the field to the adjacent development and the vegetation along the property line. He said he would continue to remind parents and other spectators to keep the noise down.

In response to a request from Commissioner Koch, Mr. Wills said that he would be happy to meet with neighbors to address their concerns.

Mr. Bob Susskind, 13579 Cedar Run Lane, Herndon, expressed concern about noise and said even mature trees would not mitigate the noise sufficiently. He also said he thought an 11:00 p.m. cutoff time was too late.

Responding to a question from Commissioner de la Fe, Mr. Jillson said that he believed that the school predated the construction of the adjacent residential development.

Mr. Russell Bradley, 4417 Cub Run Road, Chantilly, a girls' softball coach and parent of a player, said a good quality lighted field was essential to a successful program.

In response to a question from Commissioner Hall, Commissioner de la Fe said that 11:00 p.m. was the standard cutoff time used by the Park Authority for ballfields.

Mr. Bernie Spigt, 13610 Cedar Run Lane, Herndon, Vice President, Creekside Homeowners Association, said that he had not been informed that the ballfields would be lighted when he purchased his home.

There were no further speakers; therefore, Chairman Murphy called upon Ms. Franckewitz for a rebuttal statement.

Ms. Franckewitz said that DCRS would ensure that the use of the field would end at 11:00 p.m. and that they would address any problems which might arise from the use of the field.

Responding to a question from Commissioner Harsel, Ms. Franckewitz said that the proposed lighting was state-of-the-art technology designed to minimize glare.

In response to a question from Commissioner Smyth, Mr. Wills said that it was difficult to predict how often the field would be used, but that the schedule would be posted on CYA's website. He added that the Park Authority would control the cutoff time for the lights.

Mr. Wills responded to questions from Commissioner Harsel about the ages of the players, and from Commissioner Moon about the length of the season.

Chairman Murphy commented that there were lighted fields in the vicinity of Old Keene Mill Road and Sydenstricker Road close to residential communities which were used until 11:00 p.m. He said to his knowledge, no complaints had ever been received. Commissioner DuBois added that a similar situation existed in her District near McLean High School and that she was not aware of any complaints either.

There were no further comments or questions from the Planning Commission and staff had no closing remarks. Therefore, Chairman Murphy 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 2232-Y02-30 BE DEFERRED FOR DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, UNTIL FEBRUARY 20, 2003.

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

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2232-Y02-31 - FAIRFAX COUNTY WATER AUTHORITY - Appl. to extend approximately 5,800 feet of 24-inch water main along the north side of Lee Jackson Memorial Highway (Route 50) from Stringfellow Road (Route 645) to Rugby Road (Route 750), and approximately 12,300 feet of 24-inch water main along the west side of Stringfellow Road from Interstate 66 to Route 50. The new 24-inch water main is needed to close an existing gap in the Route 50 west water transmission system corridor. Tax Maps 45-1, 45-2, 45-3 and 55-1. SULLY DISTRICT. PUBLIC HEARING.

Mr. John Howard, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the Planning Commission find the proposal to be substantially in accord with the provisions of the adopted Comprehensive Plan.

Ms. Jamie K. Bain, Fairfax County Water Authority, stated that the Water Authority was seeking approval to install an additional 24-inch water main along Stringfellow Road and portions of Route 50 in order to improve the transmission capacity from the Penderwood storage tanks to the Centreville/Chantilly areas to meet existing and future demands for water. She said the proposal had been presented to the Sully District and Springfield District Councils and that property owners adjacent to the proposed alignment had been invited to a public information meeting. She said the concerns raised by the residents were the loss of trees and the impact on traffic along Stringfellow Road. Addressing these concerns, she said there should be minimal disruption of traffic because most of the construction would take place in the right-of-way, and that trees located in the right-of-way which needed to be removed would be replaced, pending approval from the Virginia Department of Transportation (VDOT).

In response to a question from Commissioner Koch, Ms. Bain said that the replacement trees would be eight to ten feet in height.

Chairman Murphy called for speakers from the audience.

Mr. Jerry Lyall, Chairman, Grounds Committee, Poplar Tree Homeowners Association, 13503 Over Ridge Court, Chantilly, said the Association had two primary concerns, the first of which was the disruption of traffic along Stringfellow Road during installation of the water main. He said the second concern was the loss of trees which would have a severe visual and noise impact on the residents who lived along Stringfellow Road. (A copy of his remarks is in the date file.)

Commissioner Koch told Mr. Lyall to contact Sully District Supervisor Michael Frey's office if any problems arose during the construction. Chairman Murphy added that in his experience the Water Authority was very responsive to concerns of citizens.

Ms. Lisa Bartram, 4615 Sand Rock Lane, Chantilly, said she was very concerned about access to her development from Stringfellow Road during the construction, the loss of trees, possible damage to the petroleum pipeline in the vicinity, and stormwater runoff.

Ms. Gretchen Mason, 4611 Sand Rock Lane, Chantilly, expressed concern about tree loss and wanted to know when VDOT approval for replacing the trees could be expected.

There were no further speakers; therefore, Chairman Murphy called upon the applicant for rebuttal.

Mr. Gary Cox, Fairfax County Water Authority, said that the Water Authority had already met with VDOT representatives concerning the pipeline and tree restoration, and that he was confident that approval would be granted for replanting the trees in the right-of-way. He said a landscape plan would be submitted at the time of permit application for the construction of the pipeline in the right-of-way.

There were no comments or question from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commission 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 DETERMINE, IN ACCORDANCE WITH *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED, THAT THE PROPOSAL BY THE FAIRFAX COUNTY WATER AUTHORITY FOR THE EXTENSION OF APPROXIMATELY 18,100 LINEAR FEET OF 24 INCH DIAMETER WATER MAIN ALONG THE NORTH SIDE OF LEE JACKSON HIGHWAY, ROUTE 50; BETWEEN RUGBY ROAD, ROUTE 750; AND STRINGFELLOW ROAD, ROUTE 645; AND SOUTH ALONG THE WEST SIDE OF STRINGFELLOW ROAD TO INTERSTATE 66, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

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The meeting was adjourned at 10:11 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

February 13, 2003

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: Linda B. Rodeffer

Approved on: December 1, 2004

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