

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 17, 2005**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:17 p.m. by Vice Chairman John R. Byers, 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 Hopkins MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON 2232-D04-13, THE SCHOOL BOARD OF THE CITY OF FALLS CHURCH, TO A DATE CERTAIN OF FEBRUARY 24, 2005.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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FS-B04-66 – NEXTEL, 9525 Little River Turnpike

Commissioner Harsel CONCURRED THAT FS-B04-66 WAS IN CONFORMANCE WITH THE *CODE OF VIRGINIA* AND MOVED APPROVAL, IN ACCORDANCE WITH THE CODE 15.2-2232, FOR A MONOPOLE REPLACEMENT AT 9525 LITTLE RIVER TURNPIKE.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Wilson MOVED TO DEFER THE DECISION ONLY ON PUBLIC FACILITIES MANUAL AMENDMENTS (PARKING SPACES, CASH DEPOSITS, AND DRAINAGE DIVIDES) TO FEBRUARY 24, 2005, WITH THE RECORD TO REMAIN OPEN UNTIL THEN.

Commissioners Hall and Lusk seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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FS-L04-72 – SPRINT, 5971 Kingstowne Village Parkway

Commissioner Lusk REQUESTED THAT THE PLANNING COMMISSION CONCUR WITH THE "CONSENT AGENDA ITEM" FOR FS-L04-72, IN THE NAME OF SPRINT, AT 5971 KINGSTOWNE VILLAGE PARKWAY.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Lusk reminded the Commission that the CIP schedule would be as follows:

- March 10, 2005 - CIP Workshop at 8:15 p.m.
- March 17, 2005 - CIP Committee meeting at 7:30 p.m.
- March 17, 2005 - CIP Public Hearing at 8:15 p.m.
- March 23, 2005 - CIP Markup at 8:15 p.m.
- April 4, 5, and 6, 2005 - Board of Supervisors Public Hearings at 7:00 p.m.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER SE 2004-PR-026, IN THE NAME OF CHEVY CHASE BANK, TO A DATE OF MARCH 3, 2005.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON CSPA 1999-PR-060, ROCKS TYSONS TWO LLC, TO A DATE OF FEBRUARY 24, 2005.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel noted there was only one public hearing on the agenda:

1. RZ 2004-MV-031/FDP 2004-MV-031 - IVY DEVELOPMENT, LC

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The next case was in the Mount Vernon District; therefore, Vice Chairman Byers relinquished the Chair to Secretary Harsel.

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RZ 2004-MV-031/FDP 2004-MV-031 - IVY DEVELOPMENT, LC - Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.57 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Alban Rd., approx. 550 ft. W. of I-95 on approx. 3.12 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 99-3 ((1)) 3. MOUNT VERNON. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich & Terpak, P.C., reaffirmed the affidavit dated January 5, 2005. There were no disclosures by Commission members.

Lindsay Shulenberger, 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 questions from Commissioners de la Fe and Harsel, Ms. Shulenberger noted that proffers dated February 17, 2005 included the applicant's commitment that no encroachment would be made into the side yard on lot number 7.

In response to a question from Commissioner Alcorn, Ms. Strobel stated that the wording in Proffer Number 3c would be reviewed to clarify the requirement for rip rap if a stormwater management waiver was granted.

Ms. Strobel said the proposed eight single family homes were a classic in-fill development and in accordance with the Comprehensive Plan. She said the proffers included the dedication of property to the Fairfax County Park Authority and contributions to Fairfax County Public Schools and the Housing Trust Fund. She noted the applicant had proposed pedestrian connections, sidewalks, and innovative stormwater management techniques. Ms. Strobel indicated that in response to community concerns, left and right turn lanes on Alban Road would be provided. She noted that 50 percent of the site would remain in open space which exceeded the County's requirement. Ms. Strobel stated that as a result of working with the Springfield Oaks Homeowners Association, the applicant would provide an additional open space buffer

between the two communities ensuring adequate set-back and providing off-site landscaping and trails connections. She also noted the proposed development had the support of the Springfield Oaks Homeowners Association, the South County Federation, and the Mt. Vernon Planning and Zoning Committee, in addition to staff.

In response to a question from Commissioner Harsel, Ms. Strobel said that the side yard for lot number 7 was shown as a minimum of seven feet but that it would be closer to ten feet.

In response to a question from Commissioner Hart, Ms. Shulenberger and Ms. Strobel said that all the houses had approximately the same footprint and size and that, due to the location, the applicant would pay special attention to the façade treatment of the house on lot number 7. Commissioner Hart encouraged the applicant to build a smaller house or change the orientation to increase the side yard.

In response to a question from Commissioner Wilson, Ms. Strobel said that the issue of providing a sidewalk in front of lot number 7 would be reviewed.

In response to questions from Commissioner Harsel, Ms. Strobel said that notifying the homeowners of their responsibility to maintain the private streets was addressed in Proffer Number 10a, and that the Park Authority had requested the dedication of land.

Commissioner Wilson expressed concern about the request to waive the Comprehensive Plan requirement for the dedication of right-of-way for the Alban Road frontage. Ms. Shulenberger said that because the Comprehensive Plan called for 56 feet of right-of-way and the applicant was only providing 45 feet of right-of-way with a 10 foot ancillary easement, the request might be more accurately described as a modification instead of waiver. Ms. Shulenberger added that both the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) were aware of the request.

Secretary Harsel called for speakers and recited rules for testimony before the Commission.

Greg Budnik, 8309 Telegraph Road, Lorton, Director, Springfield Oaks Homeowners Association, expressed support for the proposed development and explained that the applicant had worked closely with the association to address concerns about trail connections, the design of the units, Alban Road improvements, fencing, buffering, and landscaping. He expressed support for the waiver of the stormwater management pond, subject to the condition that it remain in some form of green space or be used for landscaping or a barrier retention feature.

Alan Umstead, 8410 Terra Woods Drive, Springfield, expressed his concern that the widening of Alban Road to four lanes would increase traffic and that a traffic light would not be provided at the intersection of Alban Road and Terra Woods Drive. Commissioner Byers explained that the

added traffic was the reason the applicant had agreed to provide both left and right turn deceleration lanes on Alban Road.

In response to a question from Commissioner Wilson, Ms. Shulenberger said that it was her understanding that Alban Road would be widened to four lanes and that the right-of-way dedication would still allow that to happen.

Commissioner Wilson noted for the record that she had received an e-mail with a revised position paper from the South County Federation that evening. (Editor's note: The Planning Commission office did not receive the referenced e-mail.)

There being no further speakers, Secretary Harsel called upon Ms. Strobel for a rebuttal statement.

Ms. Strobel stated that although there would still be problems with Alban Road, approval of the application would improve the existing situation by providing left and right turn lanes, leveling the grade in the area, and providing a 500 foot site distance easement. She also stated that VDOT required 45 feet of dedication and that, as well as a 10 foot ancillary easement, had been proffered.

In response to questions from Commissioner Wilson, Ms. Strobel said that the frontage improvements were shown on the revised plan, that the County had maintained trails even though they were in the VDOT right-of-way, and that there would be enough footage to still allow for the widening of the road.

In response to a question from Commissioner Lawrence, Ms. Strobel and Ms. Shulenberger said that the issue of installing a traffic light had not been raised in the discussions with FCDOT or VDOT probably because the average daily load would not increase substantially as a result of this application.

In response to a question from Commissioner Harsel, Ms. Strobel said that she did not think that the distance from the ramp by the Alban Industrial Center to Terra Woods Drive and Alban Road warranted putting in a traffic light but noted that a left turn lane would be provided.

The Commission had no further comments or questions and staff had no closing remarks; therefore, Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2004-MV-031, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 17, 2005.

Commissioners Hall and Lusk seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION APPROVE FDP 2004-MV-031, SUBJECT TO THE APPROVAL OF THE REZONING AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Hall and Lusk seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE COMPREHENSIVE PLAN RECOMMENDATION TO PROVIDE A RIGHT-OF-WAY 56 FEET FROM CENTERLINE ALONG ALBAN ROAD, TO THAT SHOWN ON THE CDP AND THE FDP.

Commissioner Lusk seconded the motion which carried by a vote of 9-1-1 with Commissioner Wilson opposed; Commissioner Hall abstaining; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER ON THE LIMITATION ON FENCE HEIGHT PER PARAGRAPH 8 OF SECTION 16-401, IN ORDER TO PERMIT THE PROPOSED SOUND MITIGATION WALL ALONG ALBAN ROAD TO BE A MAXIMUM OF 6 FEET IN HEIGHT AND THE WALL AT THE REAR OF LOTS 7 AND 8 BE A MAXIMUM OF 8 FEET HIGH.

Commissioners Hall and Lusk seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 9:05 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

February 17, 2005

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: Susan M. Donovan

Approved on: April 27, 2007

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