

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 6, 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  
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  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy sadly announced that prominent land use attorney Michael Giguere, Esquire, with McGuire, Woods LLP, had passed away on Thursday, February 28, 2002, as a result of the severe heart attack he suffered two weeks ago. He commented on Mr. Giguere's professionalism and sense of humor. Chairman Murphy extended the Commission's sympathy to Mr. Giguere's family and co-workers and called for a moment of silence in his honor. He then announced that a memorial service would take place at 11:00 a.m. Thursday morning at St. Mary's Catholic Church on Sideburn Road in Fairfax and that the family had requested donations to a fund being administered by Fairfax County Fire and Rescue Station #32 in Burke in lieu of flowers.

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Commissioner Alcorn reminded everyone that the Development Criteria Review Committee would meet again tomorrow night, March 7, 2002 at 6:30 p.m. in the Board Conference Room.

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Commissioner Wilson, to allow more time for review by the County Attorney's Office, MOVED TO FURTHER DEFER THE DECISION ONLY ON S99-CW-TR2, OUT-OF-TURN PLAN

AMENDMENT REGARDING THE COUNTYWIDE TRAILS SYSTEM, TO A DATE CERTAIN OF THURSDAY, MARCH 14, 2002, WITH THE RECORD TO REMAIN OPEN UNTIL THEN.

Commissioner Hall seconded the motion which carried unanimously.

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Commissioner Koch, to allow time to address issues raised by the Western Fairfax County Citizens Association, MOVED THAT SEA-92-Y-030, MOTIVE ENTERPRISES LLC, BE DEFERRED FOR PUBLIC HEARING UNTIL MAY 9, 2002.

Commissioner Hall seconded the motion which carried unanimously.

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Commissioner Murphy, at the request of the applicant, MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE WITHDRAWAL OF RZ-2001-SP-046, D. R. HORTON, INC.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Byers announced his intent to defer S01-IV-LP1, Out-of-Turn Plan Amendment, from Wednesday, March 13, 2002 to Wednesday, March 20, 2002.

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Commissioner Hall, to allow more time for negotiation with adjacent citizens, MOVED THAT WE (FURTHER) DEFER (THE DECISION ONLY ON SE-01-M-036, PINECREST SCHOOL) TO A DATE CERTAIN OF MARCH 20, 2002, WITH THE RECORD TO REMAIN OPEN.

Commissioner Byers seconded the motion which carried unanimously.

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#### ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. 2232-Y01-33 -FAIRFAX COUNTY PARK AUTHORITY
2. PCA-88-C-080 - FAIRFAX COUNTY PARK AUTHORITY

This order was accepted without objection.

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2232-Y01-33 - FAIRFAX COUNTY PARK AUTHORITY - Under provisions of Sects. 15.2-2204 & 15.2-2232, of the *Code of Virginia* as amended, to expand the size & use of a recreation center & field house & related land area, previously approved for use as a public park w/recreation facilities, to be located on Stonecroft Blvd., Chantilly. Tax Map 33-4((1))12C; 43-2((1))1 pt., 1A pt. 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 approval of the application.

Mr. Chris Hoppe, Fairfax County Park Authority, presented the Park Authority's Master Plan for the subject property approved by the Commission in 2000 and the revisions to that plan approved by the Park Authority last month. He explained that an additional 9.3 acres had been acquired for the purpose of expanding the recreation center and field house. He added that the park would share an entrance with the adjacent Westfield High School and that adequate parking would be provided.

In response to questions from Commissioner Harsel, Mr. Hoppe confirmed that the subject property would have no athletic fields, but would have a small outdoor amphitheater with approximately 50 seats. He added that the Park Authority had no plans to use the athletic fields at the high school next door.

Chairman Murphy commented on the need for an indoor track in the area and said he was pleased to see that there would be such a facility in the new recreation center. He called for speakers and briefly outlined the rules for public testimony.

Mr. Tom Young, 14528 South Hills Court, Centreville, representing the Sully Station Community Association, said that the residents of his community welcomed the recreation center, but were concerned that the pool proposed by the Park Authority was not large enough. He stated that a 50-meter pool would better meet the needs of the community rather than the 25-meter pool proposed in this application.

Commissioner Koch explained that the Planning Commission's role in this application was to determine its compliance with the Comprehensive Plan and that the size of the pool was not within the purview of the Commission's authority.

Mr. Greg York, 4112 Mount Echo Lane, Fairfax, representing the York Swim Club, concurred with Mr. Young's assertion that a 50-meter pool was needed.

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

Mr. Hoppe explained that the Park Authority had conducted a survey before determining what amenities to include at the new recreation center and that a pool was high on the list of needs. He noted that the Park Authority was obligated to cover its operating costs and that a lap lane pool exclusively would not achieve that objective, but that a combination lap lane/leisure pool would. He added that a variety of amenities were needed to provide services to all County residents, not just one segment of users.

In response to questions from Commissioner Byers, Mr. Hoppe further explained that the leisure pool component was necessary to provide an area for therapeutic classes for handicapped individuals and shallow water exercise classes for a variety of patrons.

In response to a question from Commissioner Koch, Mr. Hoppe reiterated that the Park Authority had determined through experience that a leisure pool was an aquatic service that paid for itself.

In response to a question from Commissioner Byers, Mr. Hoppe stated that he was not involved in the operations end of Park Authority administration and therefore could not explain why lap lane pools did not generate sufficient income to cover operating expenses.

Commissioner de la Fe, as the former Chairman of the Park Authority, clarified that, while it was actually other parts of the recreation center, such as the fitness rooms, that paid for themselves, the leisure pools attracted paying customers. He added that the majority of competitive swim meets for high schools used 25-meter pools and that five of the eight County recreation centers with indoor pools had 25-meter pools. He noted that 50-meter meets, also called the long course, were infrequent.

In response to questions from Commissioner Harsel, Mr. Hoppe explained that the leisure pool would be configured to allow various activities to take place at the same time.

There being no further comments or questions from the Commission and Mr. Jillson having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT WE DETERMINE, IN ACCORDANCE WITH SECTION 15.2-3323 OF THE *CODE OF VIRGINIA*, AS AMENDED, THAT THE PROPOSAL BY THE FAIRFAX COUNTY PARK AUTHORITY, TO EXPAND THE SIZE AND USE OF THE RECREATION CENTER AND FIELD HOUSE AND RELATED LAND AREA, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner de la Fe seconded the motion which carried unanimously.

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PCA-88-C-080 - FAIRFAX COUNTY PARK AUTHORITY - Appl. to amend the proffers for RZ-88-C-080 to permit a public park w/no attributable FAR on property located on the N. side of Fox Mill Rd., approx. 1,000 ft. W. of the Fairfax Co. Pkwy. on approx. 12.35 ac. zoned R-3. Comp. Plan Rec: Public Park. Tax Map 25-2((1))4-7. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mr. David Steigler, with Patton, Harris, Rust and Associates, reaffirmed the affidavit dated February 12, 2002. There were no disclosures by Commission members.

Mr. Fran Burnszynski, 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 Byers, Mr. Burnszynski and Commissioner de la Fe both confirmed that the undeveloped area directly north of the subject property was open space belonging to the homeowners association of the adjacent R-3 development.

Mr. John Pitts, Project Management Branch, Park Authority, explained that the applicant wished to replace residential development with a public park. He added that funds for the proposed Stratton Woods Park had been approved in the 1998 bond referendum and a park master plan had been developed through a public hearing process. He noted that the parking was located at some distance from one ball field on the west in order to preserve a wetlands area between the two. Mr. Pitts stated that the ball fields would not be lighted, but the Park Authority had requested permission to install safety lighting along the pedestrian path between the parking lot and the western ball field.

In response to questions from Commissioner Byers, Mr. Pitts said there was no clearly defined stream on the subject property, but there was a low area designated as wetlands.

Chairman Murphy called for speakers from the audience.

Mr. Cumbakonam Vasudevan, 2333 Colts Brook Drive, Reston, said he was pleased to hear that the ball fields would not be lighted and that the wetlands area would be preserved. He suggested that the western ball field be located a little further from the residential areas.

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

Mr. Pitts explained that there would be a well landscaped, 100-foot buffer area between the western ball field and the residences on Colts Brook Drive when only a 35-foot transitional screening yard was required. He added that moving the ball field further away would adversely impact the wetland area.

Chairman Murphy noted that there was a big demand for lighted ball fields and asked if there was some sort of technology that would provide lights for the playing fields without being offensive to nearby residents. Mr. Pitts replied that the Park Authority was currently using the latest lighting system available, but that the problem with lighted fields wasn't just the lights, but the additional noise and traffic associated with park use after dark.

There being no further comments or questions from the Commission and Mr. Burnszynski having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case. (A verbatim transcript is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-88-C-080, SUBJECT TO THE PROFFERS DATED MARCH 4, 2002.

Commissioner Byers seconded the motion which carried unanimously.

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The meeting was adjourned at 9:20 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 10, 2003

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