

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 9, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, 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  
John M. Palatiello, Hunter Mill 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 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Byers, at the request of the applicant, MOVED THAT THE DECISION ONLY ON SE-99-V-028, GROVETON CAR WASH CORPORATION, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 1, 2000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Palatiello and Wilson not present for the vote.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON RZ-1999-SP-059, WINCHESTER HOMES, INC., BE DEFERRED TO A DATE CERTAIN OF APRIL 6, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Palatiello and Wilson not present for the vote.

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Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON RZ-1999-PR-026 AND FDP-1999-PR-026, ALD GROUP, INC., BE DEFERRED TO A DATE CERTAIN OF JUNE 1, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Palatiello and Wilson not present for the vote.

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Chairman Murphy appointed Commissioner Hall as the Planning Commission's representative to serve on the Airports Advisory Committee.

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Commissioner Harsel MOVED THAT MINUTES FOR OCTOBER 1, 7, 8, 14, 15, 21 AND 29, 1998 BE APPROVED.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-2 with Commissioners Moon and Smyth abstaining; Commissioners Alcorn, Palatiello and Wilson not present for the vote.

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Commissioner Wilson reminded Commissioners that the public hearing on the Zoning Ordinance Amendment concerning places of worship, part 3, would be held on March 22, 2000. She said in her absence, Commissioner Alcorn would handle the matter.

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FS-S99-32 - APC SPRINT, 8101 Long Shadows Drive

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY AMERICAN PERSONAL COMMUNICATIONS SPRINT PCS FOR THE VIRGINIA POWER TRANSMISSION POLE, LOCATED AT 8101 LONG SHADOWS DRIVE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Palatiello and Wilson not present for the vote.

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FS-M99-40 - NEXTEL COMMUNICATIONS, 6565 Arlington Boulevard

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE PROPOSED TELECOMMUNICATIONS FACILITY BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., LOCATED AT 6565 ARLINGTON BOULEVARD, IS IN

CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Palatiello and Wilson not present for the vote.

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ORDER OF THE AGENDA

Secretary Harsel set the following order of the agenda items:

1. PCA-79-C-032 - WESTERRA RESTON, L.L.C.
2. RZ-1999-SU-054 - CHANTILLY GREEN L.C. & CHANTILLY EAST L.C.  
FDP-1999-SU-054 - CHANTILLY GREEN L.C. & CHANTILLY EAST L.C.

This order was accepted without objection.

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PCA-79-C-032 - WESTERRA RESTON, L.L.C. - Appl. to amend the proffers and the approved development plan for RZ-79-C-032 to permit trail modifications for the previously approved medium density residential development in a planned residential community on property located on Waterfront Rd., approx. 1,200 ft. S. of its intersection w/Center Harbour Rd. on approx. 8.12 ac. zoned PRC. Comp. Plan Rec: Planned Residential Community - Medium Density Residential. Tax Map 11-4((22))(1)1-32. HUNTER MILL DISTRICT. PUBLIC HEARING.

John Bellaschi, Esquire, with McGuire, Woods, Battle and Boothe, P.C., reaffirmed the affidavit dated February 24, 2000. There were no disclosures by Commission members.

Ms. Jacqueline Blue, 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. Bellaschi stated that the subject application had been filed on behalf of five homeowners in the Newport Shores Cluster who had requested that the applicant consider alternate plans for a trail which would have gone through their properties. He explained that the alternative plans included improving an existing sidewalk, building a small portion of a six foot wide concrete sidewalk and providing ramps. He noted that the alternate proposal

had the support of the five property owners, the Newport Shores Cluster Association, the Reston Association's Maintenance Director for Trails, the Reston Association Planning and Zoning Committee, as well as staff, and requested favorable consideration.

Chairman Murphy called for speakers from the audience.

Mr. Glen Davis, 1441 Waterfront Road, Reston, appearing on behalf of John Lopez, President of the Newport Cluster Association, expressed support for the subject application.

Mr. Michael Hathaway, 1453 Waterfront Road, Reston, also expressed support for the subject application.

There were no further speakers and no rebuttal was necessary. The Commission had no comments or questions and there were no closing remarks by staff. Therefore, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-79-C-032, SUBJECT TO THE EXECUTION OF PROFFERS DATED FEBRUARY 7, 2000.

Commissioners Byers and Alcorn seconded the motion which carried unanimously.

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RZ-1999-SU-054 - CHANTILLY GREEN, LC AND CHANTILLY EAST, LC - Appl. to rezone from R-1 and WS to PDH-3 and WS to permit residential development at a density of 2.88 du/ac per acre and approval of the conceptual development plan on property located in the S.E. quadrant of the intersection of Centreville Rd. and Lowe St. and at the S. terminus of Louise Ave. on approx. 43.65 ac. Comp. Plan Rec: 3-4 du/ac. Tax Map 34-4((1))7, 8, 17-19. (Concurrent w/ FDP-1999-SU-054.) SULLY DISTRICT.

FDP-1999-SU-054 - CHANTILLY GREEN, LC AND CHANTILLY EAST, LC - Appl. to approve the final development plan for RZ-1999-SU-054 to permit residential development on property located in the S.E. quadrant of the intersection of Centreville Rd. and Lowe St. and at the S. terminus of Louise Ave. on approx. 43.65 ac. zoned PDH-3 and WS. Tax Map 34-4((1))7, 8, 17-19. (Concurrent w/RZ-1999-SU-054.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated March 9, 2000. There were no disclosures by Commission members.

Mr. Gregory Russ, 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 applications.

In response to a question from Commissioner Downer, Mr. Russ explained two points of access to the subject property were being proposed, one at Lowe Street and another at Birch Drive. He added that the Virginia Department of Transportation (VDOT) and the County's Office of Transportation (OT) had discouraged an access from Centreville Road. Commissioner Downer asked if access via Skyhawk Drive was a possibility. Mr. Russ responded that it was.

Mr. Russ responded to a question from Commissioner Byers concerning Comprehensive Plan language which addressed access points for the subject area.

Commissioner Koch noted that the major problem was making a left hand turn from Centreville Road onto Lowe Street and asked if a left hand turn lane was warranted. Mr. Russ said that OT was working with VDOT on this issue.

Mr. Russ responded to questions from Commissioner Wilson about the private street waiver request, wetlands preservation, and open space. Responding to a question from Commissioner Smyth, Mr. Russ said the width of the proposed private streets was 30 feet.

Mr. Martin stated that the applicant desired to develop 126 single family detached units at a density of 2.88 units per acre, which was below the low end of the density range. He said that 25 percent of the site would be left as open space and noted that recreational amenities included a multi-purpose court, tot lot, playground, and a pedestrian pathway system. He explained that sidewalks were proposed along both sides of all street frontages and that existing wetlands would be maintained. Acknowledging that the main issue with these applications was access to the site, Mr Martin said that accesses at both Lowe Street and Birch Drive were being proposed. He said because VDOT and OT had objected to access from Centreville Road, it had been removed from the final development plan. He explained that proffers included the dedication of right-of-way along Centreville Road frontage, construction of a right turn lane along the Centreville Road at its entrance to Lowe Street, and addressed tree preservation measures which would be reviewed by the Urban Forester. He noted that if the property were developed under an R-3 zoning district there would be no requirement for common open space or on-site recreational

facilities, whereas development under PDH zoning provided open space, recreational areas, landscaping and protection of wetland areas. He explained that a private street system was necessary due to the physical limitations of the site and because the Comprehensive Plan prohibited access to Louise Avenue. In conclusion, Mr. Martin said that the application had a recommendation of approval by staff; the Sully District Council took no position; the Armfield Farms Homeowners Association supported the proposal; and that the Ox Hill subdivision was opposed to the proposed access, but supported the overall design and unit type selection.

Mr. Martin responded to questions from Commissioner Byers concerning width requirements for public and private streets, and the impact leaving the east end of Lowe Street closed would have on the proposed development.

Mr. Edward Byrne, with KSI Services, Inc., explained to Commissioner Wilson why requirements for a public street system could not be met.

In response to a question from Commissioner Harsel, Mr. Martin said that proposed lot sizes ranged from 6,200 to 12,000 square feet.

Commissioner Koch noted that he had received numerous letters from citizens concerning these applications, and therefore he would be deferring a decision on this matter after the public hearing was held so that their comments could be fully considered.

Chairman Murphy called the first listed speaker.

Ms. Mary Lowe, 13770 Lowe Street, Chantilly, expressed concerns about ingress and egress to the proposed development. She requested that Birch Drive and the east end of Lowe Street remain closed and that Springhaven Drive be opened. (A copy of her remarks is in the date file.)

Ms. Lynne Hook, 13708 Springhaven Drive, Chantilly, expressed support for the ingress and egress as proposed by the applicant and opposition to the opening of Springhaven Drive. She asked all those in the audience who supported this position to stand and be recognized. She also submitted a petition containing 76 names of residents who supported her position. (A copy of her remarks and the petition are in the date file.)

Responding to a question from Commissioner Koch, Ms. Hook said that the Springhaven Drive cul-de-sac was permanent and had sidewalks, curbs and gutters.

Ms. Mary Guertin, 3736 Louise Avenue, Chantilly, expressed opposition to making Lowe Street a through street, citing concerns about traffic, safety and noise.

Ms. Guertin responded to questions from Commissioners Koch and Downer about her position.

Commissioner Byers asked everyone in the audience who was in favor of keeping the east end of Lowe Street closed to raise their hands.

Ms. Deborah Broderick, 13633 Old Chatwood Place, Chantilly, President, Armfield Farms Homeowners Association, recognized those persons in the audience who supported the applicant's proposed development as presented tonight. She expressed opposition to the extension of Springhaven Drive.

Ms. Broderick responded to questions from Commissioners Harsel and Downer concerning her position.

Commissioner Wilson asked staff if Springhaven Road had ever been planned for interparcel access. Mr. Russ said he would research this issue and get back to her.

Ms. Nancy Carr, 13737 Lowe Street, Chantilly, expressed opposition to the use of Lowe Street for access to the proposed development. (A copy of her remarks is in the date file.)

Ms. Lavinia Voss, 3805 Louise Avenue, Chantilly, was opposed to access from Lowe Street.

Mr. Jason McWhirter, 13374 Lowe Street, Chantilly, expressed opposition to using Lowe Street as an access to the proposed development, citing safety concerns. (A copy of his remarks is in the date file.)

Mr. Daniel Clark, 13762 Lowe Street, Chantilly, stated his opposition to opening Lowe Street to traffic. He submitted a petition containing signatures of residents of Ox Hill, Armfield Farms and Chantilly Estates supporting his position. (A copy of his remarks and the petition are in the date file.)

Mr. Clark responded to questions from Commissioner Hall about his position.

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The Commission recessed at 10:00 p.m. and reconvened at 10:10 p.m.

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Mr. Lamar Weikle, 13738 Lowe Street, Chantilly, concurred with previous speakers who were opposed to opening Lowe Street to traffic.

Mr. Richard Hutchison, 13648 Birch Drive, Chantilly, representing the Chantilly Estates community, expressed opposition to the proposed development, and suggested that an alternative access point via Skyhawk Drive be considered.

Mr. Hutchison responded to questions from Commissioner Harsel concerning his position.

Mr. Russ responded to a question from Commissioner Harsel about the possibility of using Skyhawk Drive as an access point to the proposed development.

Mr. Michael Spraggs, 13751 Lowe Street, Chantilly, representing the Ox Hill community, expressed opposition to opening Lowe Street to through traffic, saying it would adversely affect the quality of life of his community.

Ms. Laurie Mosier, 13754 Lowe Street, Chantilly, expressed opposition to opening Lowe Street because it would encourage cut-through traffic in her quiet and safe neighborhood. (A copy of her remarks is in the date file.)

Mr. Craig Mosier, 13754 Lowe Street, Chantilly, said he was opposed to opening Lowe Street to through traffic because it would jeopardize the safety of his neighborhood.

Mr. John Guertin, 3736 Louise Avenue, Chantilly, requested that a left hand turn lane be constructed on Centreville Road to Lowe Street, and that Lowe Street not be opened to through traffic.

Ms. Sarah McWhirter, 13774 Lowe Street, Chantilly, also requested that the east end of Lowe Street remain closed, citing traffic concerns.

Mr. Robert Eccleston, 3901 Chantilly Road, Chantilly, described the condition of Chantilly Road and said it was not suitable for additional traffic, and suggested alternative means of access be explored.

Mr. Richard Green, 13503 Springhaven Drive, Chantilly, stated that opening Springhaven Drive to traffic from the proposed development would exacerbate existing unsafe conditions.

Mr. Brent Kendrick, 3912 Downs Drive, Chantilly, expressed concern about existing communities being protected from adverse affects of the proposed development and said existing roads were not capable of handling additional traffic.

Mr. Frank Graviano, 13414 Springhaven Drive, Chantilly, cited dangerous conditions on Springhaven Drive and requested that it not be opened to through traffic.

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

Mr. Martin stated that while he sympathized with the existing neighborhoods, there was no justification or legal authority to deny the proposed development. He pointed out that public street frontage existed on Centreville Road, Lowe Street, Springhaven Drive, Louise Avenue and Birch Drive. He said VDOT objected to Centreville Road access; Ox Hill objected to Lowe Street access; Armfield Farms objected to Springhaven Drive access; the

Comprehensive Plan prohibited Louise Avenue access; and Chantilly Estates objected to Birch Drive access. He added that Skyhawk Drive access was not possible at this time because it had no frontage or existing right-of-way. He said a choice had to be made concerning which public street frontage would provide a connection to the proposed development.

In response to a question from Commissioner Hall, Mr. Martin said the applicant was exploring the possibility of obtaining frontage on Skyhawk Drive, but had no guarantee that it could be acquired.

Responding to a question from Commissioner Downer, Mr. Martin said that a traffic count for Centreville Road and Lowe Street during rush hour had not been done. She requested that staff provide her with that information.

At Commissioner Smyth's request, Mr. Russ said that he would ask OT to estimate the amount of traffic that could be generated by the possible access points mentioned tonight, and also about the condition of existing roads. Mr. Martin commented that the applicant would be willing to contribute to signalization at Lowe Street and Centreville Road.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Koch for a deferral motion.

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Commissioner Koch MOVED THAT THE DECISION ONLY ON RZ-1999-SU-054 AND FDP-1999-SU-054, BE DEFERRED TO MARCH 22, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Wilson seconded the motion which carried unanimously, with Commissioner Palatiello not present for the vote.

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

CLOSING

March 9, 2000

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: January 25, 2001

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