

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 14, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
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
John M. Palatiello, Hunter Mill District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District
Linda Q. Smyth, Providence District

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner DuBois MOVED TO DEFER (THE PUBLIC HEARING ON) SE-99-D-043 AND 2232-D99-13, COMMUNITY WIRELESS SERVICES, TO A DATE CERTAIN OF APRIL 25, 2001.

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

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Commissioner Palatiello announced that the Capital Improvement Program Committee would meet on Thursday, March 22, 2001 at 7:30 p.m. in the Board Conference Room.

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SUNRISE AT LITTLE RIVER GLEN II

Commissioner Harsel explained that the Commission had received a photograph and three pages of architectural elevations for the assisted living and adult day care facilities planned by Sunrise Development, Inc. at Little River Glen II for administrative review, as required by the proffers

approved with the associated land use cases, RZ-96-B-021, PCA-89-A-001, SEA-87-A-017, and PCA-87-A-011. She added that she had met with the applicant's representatives and found the elevations to be consistent with the intent of the proposed development for a one-story building. She therefore asked that the Office of Site Development Services, Department of Public Works and Environmental Services, be notified of the Commission's approval and request that the architectural elevations be processed in accordance with normal procedures. This was accepted WITHOUT OBJECTION.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. RZ-2000-SU-059 - CALVERT HOMES, INC.
2. 2232-Y00-37 - SPRINT PCS

This order was accepted without objection.

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RZ-2000-SU-059 - CALVERT HOMES, INC. - Appl. to rezone from R-1 & WS to R-3 & WS to permit cluster residential development at a density of 2.48 du/ac & a waiver of the minimum district size requirement on property located on the W. side of Rt. 28, approx. 400 ft. S. of its intersection with Old Centreville Rd. on approx. 3.22 ac. Comp. Plan Rec: 1-2 & 5-8 du/ac. Tax Map 65-1((1))pt. 8A & 14. SULLY DISTRICT. PUBLIC HEARING.

John McBride, Esquire, with Vanderpool, Frostick & Nishanian, reaffirmed the affidavit dated February 12, 2001. There were no disclosures by Commission members.

Mr. Francis Burns, 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 denial of the application because of insufficiencies in three areas: consolidation and cluster design, environmental preservation, and noise attenuation.

In response to questions from Commissioner Koch, Mr. Burns confirmed that Section 3-806 of the Zoning Ordinance required a minimum of 7 acres for cluster developments and that the subject property consisted of 3.22 acres. He added that staff did not support a waiver of this requirement.

Mr. McBride briefly discussed the land use history of the property, commenting on previous applications. He noted that the applicant's proposal for development at 2.48 dwelling units per

acre was compatible with the existing Old Mill Subdivision. He added that the applicant had proffered contributions to the Centreville Road Fund and the Park Authority and had the support of the community. He stated that there were no transportation issues with this application. He maintained that there were numerous instances in Fairfax County where the minimum district size for cluster subdivisions had been waived, particularly in infill situations. Mr. McBride pointed out that this development would have lot sizes ranging from 8,500 to 9,000 square feet, with 1.18 acres of open space. He added that a conventional subdivision would yield the same number of homes, but would result in more tree loss and more impervious surface. He concluded that a cluster subdivision was the best alternative for the subject property.

Chairman Murphy called for speakers from the audience and recited the rules for public testimony.

Ms. Carol Hawn, 6500 Harvest Mill Court, Centreville, owner of Lot 55, spoke in opposition to the application. She was also opposed to staff's suggestion for consolidation with Lot 8A because that would mean the destruction of an old, possibly historic, home. She differed with Mr. McBride's position that the new development would be compatible with Old Mill. She expressed no opinion on the requested waiver of the minimum district size and stated her intention to continue working with the applicant during the development process.

In response to questions from Commissioner Koch, Ms. Hawn said she was aware of the letter (copy in date file) from the Western Fairfax County Citizens Association (WFCCA) expressing the Association's approval of the application, contingent upon three conditions, all three of which were accepted by the applicant. She noted that Proffer 7(a) regarding the homeowners association's responsibility for turf maintenance should be corrected to change the word "moving" to "mowing."

Commissioner Koch announced his intention to defer decision on this case for two weeks.

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

Mr. McBride reiterated the applicant's concurrence with the three suggestions made by WFCCA and said that the typographical error mentioned by Ms. Hawn would be corrected. He repeated that a waiver of the minimum district size was very typical in infill situations and that the main issue in this case was compatibility. He maintained that the proposal was compatible with existing development and that it met the applicable cluster criteria.

There being no comments or questions from the Commission and Mr. Burns having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Koch for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT APPLICATION RZ-2000-SU-059, CALVERT HOMES, INC., BE DEFERRED, FOR DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENTS, TO MARCH 28, 2001.

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

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2232-Y00-37 - SPRINT PCS - Appl. to construct a telecommunications facility consisting of a 60 ft. tall monopole, antennas, & equipment cabinets at the Fairfax County Police training facility, 3721 Stonecroft Blvd., Chantilly. Tax Map 34-1((1))5. SULLY DISTRICT. PUBLIC HEARING.

Mr. Michael Hines, Planning 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 Palatiello, Mr. Hines stated that building heights in the immediate area ranged from four to six stories. He added that the nearby Hampton Inn currently had telecommunications equipment on its roof serving two carriers. He noted that the Federal Aviation Administration (FAA) had reviewed the application and suggested that a favorable determination could be issued if the proposed facility was under 65 feet in height. (A memorandum from the FAA may be found in the Attachments to the staff report.)

In response to a question from Commissioner Koch regarding the Sheriff's request for an opportunity to review the final landscaping and site plans, Mr. Hines confirmed that the Planning Commission could not place such a condition on the application. He added that the applicant could better address the Sheriff's request.

Michelle Rosati, Esquire, with Hunzeker & Lyon, stated that there was a great need in this area for the proposed 60-foot monopole. She added that the facility would be located on a large industrially zoned parcel and would have minimal impact on surrounding properties. She said that the applicant would be happy to work with the Sheriff's Office.

In response to a question from Commissioner Koch, Ms. Rosati confirmed that the relatively low height of this proposed monopole was due to its close proximity to Dulles Airport.

Commissioner Palatiello expressed his concern about the proposed location of this facility so close to the airport and asked what other alternatives had been considered. Ms. Rosati stated that the applicant had investigated the possibility of locating the facility on the roof of the Hampton Inn, but had been rejected.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary.

Mr. Hines reminded the Commission that the lease for use of the subject property would require action by the Board of Supervisors.

There being no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT WE APPROVE 2232-Y00-37.

Commissioners Wilson and Hall seconded the motion which carried by a vote of 9-1 with Commissioner Palatiello opposed; Commissioners Byers and Smyth absent from the meeting.

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The meeting was adjourned at 9:11 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: March 13, 2002

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