

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 22, 2000**

PRESENT: 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: Walter L. Alcorn, Commissioner At-Large

//

The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Palatiello announced that the Policy and Procedures Committee would meet on Wednesday, April 12, 2000 in the Board Conference Room at 7:30 p.m. to discuss revised procedures for 2232 applications. He added that the public was invited.

//

Commissioner Palatiello MOVED THAT THE DECISION ONLY ON RZ-1999-HM-055, EQUITY HOMES, BE FURTHER DEFERRED TO A DATE CERTAIN OF MARCH 30, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

//

Commissioner Koch MOVED THAT THE PUBLIC HEARING ON SE-00-Y-001, A&R FOODS, INC., BE DEFERRED TO A DATE CERTAIN OF MARCH 30, 2000.

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

//

Commissioner Koch MOVED THAT THE DECISION ONLY ON RZ-1999-SU-054 AND FDP-1999-SU-054, CHANTILLY GREEN AND CHANTILLY EAST, L.L.C., BE FURTHER DEFERRED TO A DATE CERTAIN OF MARCH 30, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

//

Commissioner Harsel, at the applicant's request, MOVED THAT THE PUBLIC HEARING ON RZ-1999-BR-066, CHRISTOPHER MANAGEMENT, INC., BE DEFERRED TO A DATE CERTAIN OF APRIL 12, 2000.

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

//

Chairman Murphy paid tribute to Mr. Edwin Spann, a retired employee of the Department of Planning and Zoning, who passed away on March 14, 2000. He extended the Commission's deepest sympathy to Mrs. Spann and her family.

//

Chairman Murphy noted that the Planning Commission would not meet on Wednesday, March 29, 2000, but that a Public Partners meeting, part of the Residential Development and Infill Study, would meet that evening from 7:00 p.m. to 10:00 p.m. in the Government Center.

//

Chairman Murphy MOVED THAT 2232-S99-8, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, CONCERNING THE MOTT COMMUNITY CENTER BALLFIELD LIGHTING, BE WITHDRAWN, AS REQUESTED BY THE NOMINATOR.

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

//

FS-P-00-2 - METRICOM, 3211 Jermantown Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY

METRICOM, INC., FOR THE FOUR FLINT HILL OFFICE BUILDING, LOCATED AT 3211 JERMANTOWN ROAD, 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.

//

S99-III-BR2 - OUT-OF-TURN PLAN AMENDMENT (Sully)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S99-III-BR2 FOR THE CENTREVILLE FARMS AREA, AS SHOWN IN ATTACHMENT 1 OF MY MEMORANDUM TO THE PLANNING COMMISSION DATED MARCH 21, 2000, AS AMENDED.

THEREFORE, THE TEXT IN THE FIRST PARAGRAPH ON PAGE 3 SHOULD READ AS FOLLOWS: "IT IS DESIRABLE THAT AT LEAST 65 PERCENT OF THE ACREAGE WITHIN A LAND UNIT BE CONSOLIDATED FOR CONSIDERATION AT THE REDEVELOPMENT OPTION LEVEL. AT A MINIMUM, 50 PERCENT OF THE REZONING APPLICATION CAN BE CONSIDERED AT THE REDEVELOPMENT OPTION LEVEL."

THE LAST PARAGRAPH OF CRITERIA #7 ON PAGE 3 SHOULD READ AS FOLLOWS: "ACHIEVEMENT OF LAND CONSOLIDATION ACCORDING TO THE STANDARDS DISCUSSED ABOVE, WITH A MINIMUM OF 50 PERCENT CONSOLIDATION OF THE ACREAGE IN A LAND UNIT REQUIRED, BUT 65 PERCENT CONSOLIDATION OF THE ACREAGE IN A LAND UNIT DESIRED."

AND FINALLY, I WOULD LIKE TO ADD THAT THE PLAN TEXT ON PAGE 1, IN THE THIRD PARAGRAPH, BE REVISED IN THE LAST SENTENCE TO SUBSTITUTE THE WORD "APPROPRIATE" FOR "ADEQUATE." THEN ADD A NEW LAST SENTENCE TO STATE "NOISE MITIGATION METHODS MUST BE EMPLOYED TO BUFFER IMPACTS FROM I-66."

Commissioner Kelso seconded the motion which carried by a vote of 9-0-2 with Commissioner Byers and Wilson abstaining; Commissioner Alcorn absent from the meeting.

//

ORDER OF THE AGENDA

Secretary Harsel set the following order of the agenda items:

1. ZONING ORDINANCE AMENDMENT (Places of Worship)
2. RZ-1999-SU-065 - LANDMARK PROPERTIES DEVELOPMENT CORPORATION

This order was accepted without objection.

//

ZONING ORDINANCE AMENDMENT (PLACES OF WORSHIP) -
To amend Chap. 112 of the 1976 Code of the Co. of Fx. to allow the Zoning Administrator to administratively approve larger expansions to places of worship than are now allowed as a minor modification to a previously approved SE, SP or RZ to allow the Zoning Administrator to administratively approve minor modifications to places of worship which were established by right & are not subject to SP or SE approval, all subject to specified criteria. PUBLIC HEARING.

Ms. Diane Johnson-Quinn, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended that the Planning Commission recommend that the Board of Supervisors approve the Amendment as advertised, with the deletion of the paragraphs pertaining to the 250 square foot accessory storage sheds.

Ms. Johnson-Quinn responded to questions from Commissioners Byers and Palatiello concerning expansion limits. She responded to questions from Commissioner Moon about notification procedures for adjacent property owners and their role in an administrative review.

At Commissioner Kelso's request, Ms. Barbara Byron, Zoning Evaluation Division, DPZ, explained the appeal process.

Ms. Johnson-Quinn responded to questions from Commissioner Wilson about accessory storage sheds; from Commissioner Kelso about parking requirements; and from Commissioner Smyth about time limits for the use of temporary structures.

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

Mr. Thomas Bee, 5608 Clermont Drive, Alexandria, representing Clermont Woods Community Association, spoke in support of the proposed Amendment. (A copy of his remarks is in the date file.)

Ms. Victoria Brombacher, 2326 Trott Avenue, Vienna, expressed concern about a ten percent increase in the number of seats, parking spaces or students which would be allowed if the proposed Amendment were adopted. She added that she felt allowing communities only 60 days to consider an expansion was inadequate.

There were no further speakers and no comments or questions from the Commission. Staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Wilson for action on this item. (Verbatim excerpts are in the date file.)

//

Commissioner Wilson MOVED THAT THE DECISION ONLY ON ZONING ORDINANCE AMENDMENT (PLACES OF WORSHIP) BE DEFERRED, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT, TO A DATE CERTAIN OF APRIL 13, 2000.

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

//

Chairman Murphy relinquished the Chair to Vice Chairman Byers.

//

RZ-1999-SU-065 - LANDMARK PROPERTIES DEVELOPMENT CORPORATION - Appl. to rezone fr. R-1 to R-3 to permit cluster residential development at a density of 2.04 du/ac & waiver of the min. district size & open spaces requirements for a cluster subdivision on property located on the N. side of Poplar Tree Rd., approx. 300 ft. W. of Poplar Tree Ct. on approx. 2.95 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 44-2((1))13. SULLY DISTRICT. PUBLIC HEARING.

Mr. John Thillmann, 5252 Cherokee Avenue, Alexandria, agent for the applicant, reaffirmed the affidavit dated February 25, 2000. There were no disclosures by Commission members.

Ms. Jacqueline Blue, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Thillmann stated that since the subject property was the last undeveloped property in the area, abutting neighbors would lose the enjoyment of this treed property and that their backyards would abut those of the new homes. He explained that since the connection of Smallwood Court, presently a cul-de-sac, was required by the Virginia Department of Transportation (VDOT) and the Fairfax County Office of Transportation, it could encourage cut-through traffic. He pointed out that the adjacent community, approved three years ago, had the same configuration as what was proposed now, but the subject proposal had larger lots, larger setbacks, less density and a better design. He said that he had met with

abutting homeowners who had expressed their concerns to him. He noted that the development was in conformance with the Comprehensive Plan and requested favorable consideration.

In response to a question from Commissioner Koch, Mr. Thillmann said that at the time the adjacent property was developed, attempts had been made to consolidate the subject property, but the owner had been adamant in her desire not to sell. Since that time he said the owner had passed away and her heirs now desired to sell the property.

Mr. Thillmann responded to questions from Commissioner Wilson regarding the stormwater management pond and from Commissioners Smyth and Palatiello about the extension of Smallwood Court.

Vice Chairman Byers called the first listed speaker.

Mr. Ronald Reck, 4387 Poplar Tree Court, Chantilly, expressed opposition to the subject development citing concerns about stormwater runoff and density.

Ms. Sangita Parikh, 4396 Poplar Tree Court, Chantilly, expressed concern about the loss of open space and density.

Ms. Pauline Parikh, 4396 Poplar Tree Court, Chantilly, a school student, said if Smallwood Court was extended it would jeopardize the safety of children waiting for school buses. She also said she did not want to lose the woods behind her house.

Mr. Nitin Parikh, 4396 Poplar Tree Court, Chantilly, expressed opposition to the proposed density and the connection of Smallwood Court.

In response to a question from Commissioner Palatiello, Ms. Blue said that VDOT and the County's Office of Transportation had determined that Smallwood Court had to be extended.

Chairman Murphy resumed the Chair.

Mr. Jim Lewis, 4398 Poplar Tree Court, Chantilly, said he was opposed to the connection of Smallwood Court because it would create cut-through traffic. If Smallwood Court was connected, he requested traffic-calming measures.

Mr. Mario Ginetti, 4388 Poplar Tree Court, Chantilly, expressed an objection to the proposed density and said at the time he bought his house, he was under the impression that it would be developed at only one house per acre.

Chairman Murphy explained to Mr. Ginetti that most property in the County had both a current zoning and a planned density. He said in this case the Comprehensive Plan allowed an R-3 density which gave the applicant the right to file a rezoning application. Commissioner Palatiello added that the role of the Planning Commission was to determine if the application was in conformance with the Comprehensive Plan. Commissioner

Downer pointed out that buyers were provided information from tax maps which reflected only the current density, not the planned density. She said hopefully, sometime in the future, planned density would be made available to realtors and buyers.

Mr. Jesse Emerson, 4308 Hollowstone Court, Chantilly, expressed opposition to the extension of Smallwood Court.

Mr. Laurence Cesander, 4400 Poplar Tree Court, Chantilly, said he was opposed to the extension of Smallwood Court and suggested other options be explored. He said due to a severe drop on the street side of Poplar Tree Road, Smallwood Court could not be extended without encroaching on residential property.

In response to a question from Commissioner Koch, Mr. Cesander said that although a traffic light had been installed at Walney and Poplar Tree Roads, traffic still backed up substantially.

Addressing Mr. Cesander's concern about the steep grade of Poplar Tree Road, Ms. Blue said that the Generalized Development Plan would be subject to site plan review and at that time the applicant would work very closely with the Department of Public Works and Environmental Services on the issue of grading.

Mr. Arthur Chase, 13584 Smallwood Lane, Chantilly, said he was opposed to the connection of Smallwood Court, citing safety concerns.

Mr. Tony Motevalli, 4392 Poplar Tree Court, Chantilly, expressed concern about the distance between his home and the new homes. He was also concerned that the proposed development would have an adverse affect on the value of his home.

Ms. Carol Smith, 4310 Hollowstone Court, Chantilly, expressed strong opposition to the extension of Smallwood Court.

Ms. Blue responded to questions from Commissioner Harsel about alternatives to extending Smallwood Court.

In response to a question from Commissioner Smyth, Mr. Stephen Kerr, ZED, DPZ, said that traffic generation projections for the extension of Smallwood Court were not available.

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

Mr. Thillmann said the applicant did not feel that the extension of Smallwood Court was necessary, and would welcome any assistance the Planning Commission and the Board of Supervisors could provide on this matter. He acknowledged that the development would result in tree loss. Addressing the issue raised by Mr. Motevalli, Mr. Thillmann said that he did not feel that the proposed development would have a negative affect on home values and would likely bolster values.

Commissioner Koch said that while he did not want to give citizens false hope, he would defer a decision on this matter to allow time to reconsider the extension of Smallwood Court.

Mr. Thillman responded to questions from Commissioners Downer and Wilson about the tree preservation plan.

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

//

Commissioner Koch MOVED THAT THE DECISION ONLY ON RZ-1999-SU-065, LANDMARK PROPERTY DEVELOPMENT, L.L.C., BE DEFERRED TO A DATE CERTAIN OF MARCH 30, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

//

The meeting was adjourned at 10:35 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: Linda B. Rodeffer

Approved on: January 25, 2001

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