

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, APRIL 13, 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
Ilryong Moon, Commissioner At Large
Ronald W. Koch, Sully District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence 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 8:25 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Secretary Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE MINUTES FOR:

NOVEMBER 4, 1998	NOVEMBER 18, 1998	DECEMBER 9, 1998
NOVEMBER 5, 1998	NOVEMBER 19, 1998	DECEMBER 16, 1998
NOVEMBER 11, 1998	DECEMBER 2, 1998	DECEMBER 17, 1998.
NOVEMBER 12, 1998	DECEMBER 3, 1998	

Commissioner Kelso seconded the motion which carried by a vote of 6-0-2 with Commissioners Moon and Smyth abstaining; Commissioners Alcorn, Downer and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Koch, pending receipt of information from the Virginia Department of Transportation, MOVED THAT THE DECISION ONLY ON RZ-1999-SU-065, LANDMARK PROPERTIES, BE FURTHER DEFERRED, STILL LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, TO APRIL 26, 2000.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Smyth, citing unresolved issues, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ-1999-PR-029, COSCAN WASHINGTON, INC., TO A DATE CERTAIN OF MAY 25, 2000.

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

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RZ-1998-MV-059 - SHAWNEE ROAD, LC
FDP-1998-MV-059 - SHAWNEE ROAD, LC
PCA-84-V-131 - SHAWNEE ROAD, LC
SEA-84-V-131 - SHAWNEE ROAD, LC

(The public hearing on these applications was held on June 17, 1999. A complete verbatim transcript of the decision made on these items is included in the date file.)

Commissioner Byers MOVED THAT THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-84-V-131, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 11, 2000.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Moon and Smyth abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA-84-V-131, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 9, 2000, AND THAT THE PERIPHERAL PARKING LOT LANDSCAPING BE MODIFIED AS DEPICTED ON THE SE PLAT.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Moon and Smyth abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-1998-MV-059, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 6, 2000 AND SUBJECT TO THE BOARD'S APPROVAL OF PCA-84-V-131 AND SEA-84-V-131.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Moon and Smyth abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION APPROVE FDP-1998-MV-059, AS AMENDED, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND SUBJECT TO THE PROPOSED FDP DEVELOPMENT CONDITIONS DATED APRIL 12, 2000.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Moon and Smyth abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT, IN CONJUNCTION WITH APPROVAL OF THE REZONING, THE REQUIREMENT FOR A 200 SQUARE FOOT PRIVACY YARD FOR SINGLE FAMILY ATTACHED DWELLING UNITS BE MODIFIED, PURSUANT TO THE PROVISIONS OF SECTION 6-107, THAT THE LIMITATION ON THE LENGTH OF PRIVATE STREETS BE WAIVED, AND THAT THE REQUIREMENT FOR A SERVICE DRIVE ON RICHMOND HIGHWAY BE WAIVED.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Moon and Smyth abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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FS-M00-19 - METRICOM, 7409 Eastmoreland Road

Commissioner Hall RECOMMENDED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING AND FIND THAT THIS TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, INC., FOR THE PARLIAMENT APARTMENTS BUILDING LOCATED AT 7409 EASTMORELAND ROAD IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Downer not present for the vote; Commissioner Murphy absent from the meeting.

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FS-Y00-33 - AT&T WIRELESS, 4050 Westfax Drive

Commissioner Koch MOVED THAT WE CONCUR WITH THE DIRECTOR'S DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY AT&T WIRELESS SERVICES, FOR THE HAMPTON INN BUILDING LOCATED AT 4050 WESTFAX DRIVE, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS SET FORTH IN THE STAFF REPORT FOR FS-Y00-33.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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RZ-1999-PR-061 - COSCAN WASHINGTON, INC.

(The public hearing on this application was held on April 6, 2000. A complete verbatim transcript of the decision made on this item is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT RZ-1999-PR-061 BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 7, 2000.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Kelso abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF A WAIVER OF THE SIDEWALK REQUIREMENT ALONG LEESBURG PIKE IN FAVOR OF AN 8-FOOT WIDE COUNTY TRAIL.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Kelso abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEESBURG PIKE.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Kelso abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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RZ-1999-PR-064 - VAN METRE HOMES, INC.
FDP-1999-PR-064 - VAN METRE HOMES, INC.

(The public hearing on these applications was held on April 12, 2000. A complete verbatim transcript of the decision made on these items is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-1999-PR-064, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED APRIL 13, 2000.

Commissioners Koch and Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-PR-064, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-1999-PR-064.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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FS-P00-20 - METRICOM, 8550 Lee Highway

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THIS DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, INC., FOR THE MERRIFIELD CENTER OFFICE BUILDING LOCATED AT 8550 LEE HIGHWAY, ROUTE 29, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioners Kelso and Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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PUBLIC FACILITIES MANUAL AMENDMENTS

(The public hearing on this matter was held on April 6, 2000. A complete verbatim transcript of the decision made on this item is included in the date file.)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE PROPOSED AMENDMENTS TO SECTIONS 4, 6, AND 11 OF THE PUBLIC FACILITIES MANUAL, REGARDING SITE DENSITY TESTING, ACCESS TO STORMWATER MANAGEMENT FACILITIES, PRINCIPAL SPILLWAY STRUCTURES FOR WET PONDS AND SUPER SILT FENCES, AS INDICATED IN THE STAFF REPORT OF MARCH 13, 2000.

Commissioner Downer seconded the motion which carried by a vote of 9-0-2 with Commissioners Hall and Kelso abstaining; Commissioner Murphy absent from the meeting.

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ZONING ORDINANCE AMENDMENT (Places of Worship)

(The public hearing on this matter was held on March 22, 2000. A complete verbatim transcript of the decision made on this item is included in the date file.)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE PROPOSED ZONING ORDINANCE AMENDMENT PERTAINING TO MINOR MODIFICATIONS PERTAINING TO PLACES OF WORSHIP AS IT APPEARS IN THE MEMORANDUM DATED APRIL 12, 2000 TO THE COMMISSION FROM JANE GWINN, WITH REVISIONS TO THE FOLLOWING SECTIONS: PARAGRAPH 4B(6) OF SECTION 9-004; PARAGRAPH 13B(6) OF SECTION 16-203; PARAGRAPH 4B(6) OF SECTION 16-403; PARAGRAPH 5B(6) OF SECTION 18-204 AND PARAGRAPH 2A(4) OF SECTION 15-101; AND THOSE PROVISIONS SHOULD BE REVISED TO READ AS FOLLOWS:

"INCLUDE THE ADDITION OF ANY BUILDING OR ADDITIONS TO BUILDING EXCEPT THAT ACCESSORY STRUCTURES CLEARLY SUBORDINATE TO THE USE AND MINOR ADDITIONS TO BUILDINGS MAY BE PERMITTED PROVIDED THAT:

- (A) THE SUM TOTAL OF ALL SUCH STRUCTURES OR ADDITIONS SHALL NOT EXCEED THE GREATER OF 500 SQUARE FEET OF GROSS FLOOR AREA OR FIVE PERCENT OF THE APPROVED GROSS FLOOR AREA UP TO A MAXIMUM OF 2,500 SQUARE FEET OF GROSS FLOOR AREA; AND
- (B) THE MAXIMUM PERMITTED FAR FOR THE ZONING DISTRICT SHALL NOT BE EXCEEDED."

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining; Commissioner Murphy absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REQUEST THAT STAFF CONDUCT SITE VISITS AS PART OF THEIR REVIEW OF REQUESTS FOR MINOR MODIFICATIONS TO PLACES OF WORSHIP IN ORDER FOR STAFF TO BETTER ASSESS THE IMPACT OF SUCH PROPOSED CONSTRUCTION OR MODIFICATION ON THE SURROUNDING NEIGHBORHOODS.

Commissioner Hall seconded the motion which carried by a vote of 8-1-1 with Commissioner Byers opposed; Commissioner Koch abstaining; Commissioner Palatiello not present for the vote; Commissioner Murphy absent from the meeting.

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SEA-84-D-100-2 - MOBIL OIL CORPORATION

(The public hearing on this application was held on April 6, 2000. A complete verbatim transcript of the decision made on this item is included in the date file.)

Commissioner Downer MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF SEA-84-D-100-2, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 12, 2000, WITH A CHANGE TO NO. 6, TAKING OUT "RETURN TO THE PLANNING COMMISSION" AND INSERTING: "COORDINATED WITH THE URBAN FORESTER."

Commissioner Koch seconded the motion which carried by a vote of 7-0-2 with Commissioners Hall and Kelso abstaining; Commissioners Palatiello and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Downer MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PREVIOUSLY APPROVED MODIFICATIONS OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS ALONG THE SOUTHERN AND WESTERN PROPERTY BOUNDARIES BE MODIFIED IN ACCORDANCE WITH THE SPECIAL EXCEPTION PLAT AND THE DEVELOPMENT CONDITIONS.

Commissioner Koch seconded the motion which carried by a vote of 7-0-2 with Commissioners Hall and Kelso abstaining; Commissioners Palatiello and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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FS-L00-1 - CELLULAR ONE, 6209 Rose Hill Drive

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY CELLULAR ONE AT 6209 ROSE HILL DRIVE, FS-L00-1, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Palatiello and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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FS-L00-9 - METRICOM, 5716 South Van Dorn Street

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF PLANNING AND ZONING THAT THE

TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM INC. FOR THE COMFORT INN BUILDING, LOCATED AT 5716 SOUTH VAN DORN STREET, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioner Murphy absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. AR-91-D-008 - HELEN R. & JERRY HILL
2. AR-83-D-006-2 - CAJOLL CO. & J-III TRUST
3. AR-83-S-008-2 - CAROL & HARRIET MATTUSCH
4. AR 83-S-011-2 - RICHARD, MARY W & SARAH OBER
5. AR-83-S-007-2 - GIFFORD, MARY, VICTORIA ANNA & GIFFORD RAY HAMPSHIRE
6. RZ-1999-PR-021 - ALD GROUP, INC.
FDP-1999-PR-021 - ALD GROUP, INC.
7. RZ-1998-LE-074 - ARCHSTONE COMMUNITIES TRUST
FDP-1998-LE-074 - ARCHSTONE COMMUNITIES TRUST

This order was accepted without objection.

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AR-91-D-008 - HELEN R. & JERRY HILL - Appl. to permit renewal of a previously approved A&F district authorized by Chapter 115 of the Fairfax County Code to preserve significant A&F lands on property located on the N. side of Leesburg Pike, approx. 300 ft. E. of its intersection w/Downey Dr. on approx. 36.10 ac. zoned R-A. Tax Map 12-4((1))46. A&F District Advisory Committee Rec: Approve w/additional environmental provisions. DRANESVILLE DISTRICT. PUBLIC HEARING.

Mr. Greg Streeter, agent for the applicants, reaffirmed the affidavit dated October 25, 1999. There were no disclosures by Commission members.

Ms. Tracy Swagler, 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. Streeter noted that the Hill's had owned the subject property since 1953. He concurred with the analysis and conclusions outlined in the staff report.

Vice Chairman Byers called the only listed speaker and recited the rules for public testimony.

Mr. Tom Berray, 10321 Eclipse Lane, Great Falls, noted that the subject property was larger than the 20 acres required for an agricultural and forestal (A&F) district and asked if it would be possible for the Hill's to subdivide and develop the additional acreage without losing the A&F status.

Vice Chairman Byers referred Mr. Berray's question to staff. Ms. Swagler stated that subdivision would be allowed under certain conditions. She noted that any portion of the property that was removed from the A&F district would be subject to rollback taxes as well as a tax penalty.

Mr. Berray then asked if a public hearing would be required to which Ms. Swagler replied that a public hearing would only be necessary if rezoning was requested.

Vice Chairman Byers noted that no rebuttal was necessary. Ms. Swagler having no final staff remarks and there being no comments or questions from the Commission, he closed the public hearing and recognized Commissioner Downer for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF AR-91-D-008 AND AMEND APPENDIX F OF THE COUNTY CODE TO RENEW THE HILL'S PLANT NURSERY LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS LISTED IN APPENDIX 1.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Kelso and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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AR-83-D-006-2 - CAJOLL COMPANY & J-III TRUST - Appl. to permit renewal of a previously approved A&F district authorized by Chapter 115 of the Fairfax County Code to preserve significant A&F lands on property located on the S. side of Arnon Chapel Rd. opposite its intersection w/Arnon Meadow Rd. on approx. 57.38 ac. zoned R-E. Tax Map 8-3((1))43, pt. 45, 46-48. A&F District Advisory Committee Rec: Approve w/additional environmental provisions. DRANESVILLE DISTRICT. PUBLIC HEARING.

Mr. John Colby, agent for the applicant, reaffirmed the affidavit dated January 7, 2000. There were no disclosures by Commission members.

Commissioner Downer asked that Vice Chairman Byers ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Downer for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE CAJOLL LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED MARCH 29, 2000.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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AR-83-S-008-2 - CAROL C. & HARRIET C. MATTUSCH - Appl. to permit renewal of a previously approved A&F district authorized by Chapter 115 of the Fairfax County Code to preserve significant A&F lands on property located on the S. side of Fairfax Station Rd., approx. 1,200 ft. E. of its intersection w/Colchester Rd. on approx. 31.87 ac. zoned R-C & WS. Tax Map 76-3((1))4 & 24. A&F District Advisory Committee Rec: Approve w/additional environmental provisions. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Ms. Harriet Mattusch, one of the applicants, reaffirmed the affidavit dated February 5, 2000. There were no disclosures by Commission members.

In Commissioner Murphy's absence, Commissioner Alcorn asked that Vice Chairman Byers ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Alcorn for action on this case. (Verbatim excerpts are in the date file.)

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In Commissioner Murphy's absence, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT AMEND

APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE POPES HEAD LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED MARCH 29, 2000.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Downer and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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AR 83-S-011-2 - RICHARD, MARY W. & SARAH OBER - Appl. to permit renewal of a previously approved A&F district authorized by Chapter 115 of the Fairfax County Code to preserve significant A&F lands on property located at 8226 & 8228 Roseland Dr. on approx. 31.85 ac. zoned R-C & WS. Tax Map 96-4((1))5 & A&F Advisory Committee Rec: Approve w/additional environmental provisions. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Ms. Mary Ober, one of the applicants, reaffirmed the affidavit dated December 3, 1999. There were no disclosures by Commission members.

In Commissioner Murphy's absence, Commissioner Alcorn asked that Vice Chairman Byers ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Alcorn for action on this case. (Verbatim excerpts are in the date file.)

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In Commissioner Murphy's absence, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE WALNUT RIDGE LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED MARCH 29, 2000.

Commissioners Kelso and Hall seconded the motion which carried unanimously with Commissioners Downer, Harsel and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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AR-83-S-007-2 - GIFFORD D., MARY E., VICTORIA ANNA & GIFFORD RAY HAMPSHIRE - Appl. to permit renewal of a previously approved A&F district authorized by Chapter 115

of the Fairfax County Code to preserve significant A&F lands on property located at 6301 Colchester Rd. on approx. 25.0 ac. zoned R-C & WS. Tax Map 76-1((1))1 & 26. A&F District Advisory Committee Rec: Approve w/additional environmental provisions. SPRINGFIELD DISTRICT. PUBLIC HEARING.

In Commissioner Murphy's absence, Commissioner Alcorn asked that Vice Chairman Byers ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Alcorn for action on this case. (Verbatim excerpts are in the date file.)

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In Commissioner Murphy's absence, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE HANTSLOT LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED MARCH 29, 2000.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Downer and Harsel not present for the vote; Commissioner Murphy absent from the meeting.

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RZ-1999-PR-021 - ALD GROUP, INC. - Appl. to rezone from R-2 to PDH-8 to permit residential development at a density of 6.98 du/ac & approval of the conceptual development plan on property located on the S. side of Blake Ln., approx. 400 ft. W. of its intersection w/Cyrandall Valley Rd. on approx. 0.86 ac. Comp. Plan Rec: 5-8 du/ac. Tax Map 47-2((1))125. (Concurrent w/ FDP-1999-PR-021.) PROVIDENCE DISTRICT.

FDP-1999-PR-021 - ALD GROUP, INC. Appl. to approve the final development plan for RZ-1999-PR-021 to permit residential development on property located on the S. side of Blake Ln., approx. 400 ft. W. of its intersection w/Cyrandall Valley Rd. on approx. 0.86 ac. zoned PDH-8. Tax Map 47-2((1))125. (Concurrent w/RZ-1999-PR-021.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Mark Jenkins, Esquire, attorney for the applicant, reaffirmed the affidavit dated April 5, 2000. There were no disclosures by Commission members.

Mr. Peter Braham, 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.

Mr. Jenkins said that the proposed townhouse development would be within the 5 to 8 dwelling units per acre recommended in the Comprehensive Plan. He added that a considerable amount of trees would be saved and that 50 percent of the subject property would remain in open space, which was double the amount of open space required. He stated that there would be an escrow account established to protect the large walnut tree on site in the unlikely event the tree was damaged during the construction process. He said that the applicant had met with the Blakelee Homeowners Association and had their support. He pointed out that the proffers included contributions to the Housing Fund and the Park Authority and described the transportation improvement planned.

In response to questions from Commissioner Byers, Mr. Jenkins explained how the walnut tree would be protected, particularly during construction of the privacy fence inside the tree's drip line.

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

Commissioner Smyth noted that she had received a letter from the Blakelee Homeowners Association expressing their support of the application. (A copy of the letter is in the date file.)

In reply to Commissioner Palatiello's question, Commissioner Smyth explained that the hours of construction in Proffer Number 11 only referred to Saturdays because the citizens had not requested that Sunday be included.

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

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-1999-PR-021, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED APRIL 12, 2000 AND THAT THE BOARD APPROVE A VARIANCE OF THE MINIMUM DISTRICT SIZE FOR A PDH DISTRICT IN ACCORDANCE WITH PARAGRAPH 8 OF SECTION 16-401.

RZ-1999-PR-021 - ALD GROUP, INC.
FDP-1999-PR-021 - ALD GROUP, INC.

April 13, 2000

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-PR-021, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-1999-PR-021.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE REQUESTED WAIVER OF THE TRANSITIONAL SCREENING YARD REQUIREMENT ALONG BLAKE LANE AND A MODIFICATION OF THE BARRIER REQUIREMENT TO ALLOW THE PRIVACY FENCE TO SERVE AS THE BARRIER.

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

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RZ-1998-LE-074 - ARCHSTONE COMMUNITIES TRUST - Appl. to rezone from R-3 to PDH-16 to permit residential development at a density of 11.82 du/ac & approval of the conceptual development plan on property located in the S.W. quadrant of the intersection of I-95 & South Van Dorn St., & at the N. terminus of Crown Royal Dr. on approx. 25.03 ac. Comp. Plan Rec: 12-16 du/ac. Tax Map 81-2 ((1))12, 12A; 81-2((8))1 & 8A. (Concurrent w/FDP-1998-LE-074.) LEE DISTRICT.

FDP-1998-LE-074 - ARCHSTONE COMMUNITIES TRUST - Appl. to approve the final development plan for RZ-1998-LE-074 to permit residential development on property located in the S.W. quadrant of the intersection of I-95 & South Van Dorn St., & at the N. terminus of Crown Royal Dr. on approx. 25.03 ac. zoned PDH-16. Tax Map 81-2 ((1))12, 12A; 81-2((8))1 & 8A. (Concurrent w/RZ-1998-LE-074.) LEE DISTRICT. JOINT PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated April 29, 2000. There were no disclosures by Commission members.

Ms. Cathy Lewis, 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.

Commissioner Kelso noted that development of the subject property was restricted to the Zone 1 soils area which effectively forced development onto the northwestern portion of the site closest to the highway. He added that the purpose of the waivers requested by the applicant was to allow a substantial portion of the property to be placed in a conservation easement. He noted that the applicant, in conjunction with Mr. Robert Heittman, Lee District Transportation Commissioner, and the Virginia Department of Transportation, had recently agreed to contribute \$100,000 towards improvements of the exit ramp off of I-495 onto South Van Dorn Street, including \$20,000 towards the design fund and \$80,000 for construction of the expansion of the ramp.

In response to a question from Commissioner Smyth, Ms. Lewis stated that the closest building was 75 feet from the I-495 right-of-way.

Mr. Martin stated that the applicant had been working on this location for more than a year. He noted that the subject property was planned for multi-family and that the applicant proposed 296 units in an overall plan designed to be environmentally sensitive and to include active recreation in the form of a soccer field and tot lot with an adjacent 57 space parking lot. He pointed out that the reduction in units needed to accommodate the soccer fields resulted in a density of only 11.8 dwelling units per acre (du/ac), which was below the 12 to 16 du/ac range recommended. Mr. Martin said that in addition to existing public transit facilities, the applicant was proffering to provide a shuttle bus to the Van Dorn Metro station during peak hours. He noted that the subject property was elevated 40 feet above the highway and therefore enjoyed a natural buffer from highway noise. He added that the edge of the highway right-of-way was 200 feet from the edge of pavement, thereby allowing room for widening within the existing right-of-way. He said that Mr. Noel Kaplan, Planning Division, DPZ, had worked with the applicant to develop acceptable proffers to attenuate any noise impact. He added that the buildings themselves would shield the active recreation area from noise. Mr. Martin maintained that the waiver of the 200-foot setback was justified because development of the site as proposed by the applicant accomplished a goal of the Comprehensive Plan to focus development on the plateau of the site. He explained that the units would be luxury apartments with 9-foot ceilings and oversize tubs in each unit as well as a health club and swimming pool for all tenants. He added that several units would have garages. In conclusion, he stated that, after more than a year of negotiations and work with County staff and the Lee District Land Use Advisory Committee (LDLUAC), both recommended approval of the application.

In response to questions from Commissioner Kelso, Mr. Martin pointed out the location of the proposed soccer fields and explained that the Lee-Mount Vernon Soccer League had informed the applicant that the majority of its members were in the 5 to 7 year old range.

He added that the fields would be approximately 20 by 30 yards in size which was appropriate for the younger players and would not be lighted for night use.

Mr. Martin responded to questions from Commissioner Smyth about the right-of-way dedications along I-495 and Van Dorn Street; from Commissioners Byers and Smyth about noise attenuation measures planned; and from Commissioner Alcorn regarding the conservation easements proposed.

Vice Chairman Byers called for speakers.

Mr. Kevin McDonald, 5904-D Terrapin Place, Unit 302, Alexandria, spoke in opposition to the application. He expressed his concern about increased traffic and asked that the residents of his development, Sycamores of Van Dorn, be allowed to use the shuttle bus. He also asked if the applicant would contribute to the maintenance of Crown Royal Drive.

In reply to Commissioner Byers' questions, Mr. McDonald pointed out his development on the map and said that the applicant had not contacted his homeowners association.

Ms. Lewis responded to questions from Commissioners Smyth and Downer regarding the noise study submitted by the applicant.

There being no further speakers, Vice Chairman Byers called upon Mr. Martin for a rebuttal.

Mr. Martin explained that the applicant had met with the Sycamores' Board of Directors at least twice and had made changes to the proposed development plan as a result of those meetings. He added that representatives had attended meetings of the LDLUAC. Again, he noted that the Zoning Ordinance specified authorized waiver of the 200-foot setback requirement if it was in furtherance of the Comprehensive Plan, which he contended was the case in this application. He maintained that this proposal was an appropriate land use in an appropriate location.

In response to questions from Commissioner Hall, Commissioner Kelso explained that the soccer fields were requested both by the Park Authority and Supervisor Kauffman.

In response to questions from Commissioner Wilson, Mr. Martin explained that an existing vegetation map had not been requested or required. He added that the area to be cleared for the soccer fields had very few existing trees.

In response to questions from Commissioner Alcorn, Mr. Martin explained that Crown Royal Drive was a public street and not part of nor connected to the subject property.

Commissioner Kelso reiterated that the Comprehensive Plan specifically referred to this property and recommended that development be confined to the northwest corner because of the environmental and topographical restraints.

Commissioners Smyth and Downer commented that they would not support the requested 200-foot setback waiver.

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

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-LE-074 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 12, 2000.

Commissioner Koch seconded the motion which carried by a vote of 8-2-1 with Commissioners Byers and Smyth opposed; Commissioner Downer abstaining; Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1998-LE-074, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1998-LE-074 AND THE CONCEPTUAL DEVELOPMENT PLAN, AND TO THE DEVELOPMENT CONDITIONS DATED APRIL 13, 2000.

Commissioner Koch seconded the motion which carried by a vote of 6-3-2 with Commissioners Byers, Harsel, and Smyth opposed; Commissioners Downer and Moon abstaining; Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE WEST PROPERTY LINE TO THE EXISTING VEGETATION AS SHOWN ON THE CDP/FDP.

Commissioner Koch seconded the motion which carried by a vote of 8-0-3 with Commissioners Byers, Downer and Smyth abstaining; Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE BARRIER REQUIREMENTS ALONG THE WEST PROPERTY LINE.

Commissioner Koch seconded the motion which carried by a vote of 7-0-4 with Commissioners Byers, Downer, Moon and Smyth abstaining; Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE REQUESTED WAIVER OF THE 200-FOOT SETBACK FROM THE RIGHT-OF-WAY OF AN INTERSTATE HIGHWAY, I-495.

Commissioner Koch seconded the motion which carried by a vote of 4-3-4 with Commissioners Kelso, Koch, Palatiello and Wilson supporting, Commissioners Byers, Harsel, and Smyth opposing; Commissioners Alcorn, Downer, Hall and Moon abstaining; Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PC STAFF NOTIFY THE SITE REVIEW BRANCH OF DPW&ES AND REQUEST THAT THE FINAL SITE PLAN BE FORWARDED TO THE LEE DISTRICT PLANNING COMMISSIONER FOR REVIEW AND COMMENT PRIOR TO ISSUANCE OF THE SITE PERMIT.

Commissioner Koch seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Smyth abstaining; Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE 600-FOOT MAXIMUM LENGTH OF A PRIVATE STREET.

Commissioner Koch seconded the motion which carried by a vote of 8-0-3 with Commissioners Byers, Smyth and Wilson abstaining; Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 10:53 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: January 25, 2001

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