

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 25, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Ilryong Moon, Commissioner At Large
John M. Palatiello, Hunter Mill District

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Due to the anticipated late arrival of Chairman Peter F. Murphy, Jr., the meeting was called to order at 8:20 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Alcorn reminded the Commission that there would be a meeting of the Residential Density Criteria Committee on Wednesday, May 2, 2001 at 6:30 p.m.

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FS-P00-87 - SPRINT PCS, Tower Street

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY, BY SPRINT PCS, FOR THE EXISTING CITY OF FALLS CHURCH WATER TOWER, LOCATED AT TOWER STREET IN THE POPLAR HEIGHTS SUBDIVISION, 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 Alcorn seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners DuBois, Hall, Moon, and Palatiello absent from the meeting.

Commissioner Wilson announced her intent to defer the public hearing on the Zoning Ordinance and Public Facilities Manual Amendments from April 26, 2001 to May 23, 2001.

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Commissioner Koch, citing the upcoming redistricting, MOVED THAT (THE PUBLIC HEARING ON) S00-III-UP2, OUT-OF-TURN PLAN AMENDMENT, BE DEFERRED UNTIL JULY 19, 2001.

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

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FS-Y00-134 - NEXTEL COMMUNICATIONS, 3799 Lees Comer Road

Commissioner Koch MOVED THAT WE CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS, TO BE LOCATED IN A DOMINION VIRGINIA POWER TRANSMISSION RIGHT-OF-WAY AT 3799 LEES CORNER ROAD, IS SUBSTANTIALLY IN ACCORD 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 Smyth seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners DuBois, Hall, Moon, and Palatiello absent from the meeting.

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In the absence of Commissioner DuBois, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION (FURTHER) DEFER THE PUBLIC HEARING ON SE-99-D-043 AND 2232-D99-13 (COMMUNITY WIRELESS SERVICES) TO A DATE OF MAY 17, 2001.

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

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. PCA-85-P-1 11 - YWCA/NATIONAL CAPITAL AREA (Continued Public Hearing)
FDPA-85-P-111 - YWCA/NATIONAL CAPITAL AREA
2. SE-01-Y-001 -BUDGET RENT-A-CAR CORPORATION
3. 2232-S00-38 - DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

This order was accepted without objection.

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PCA-85-P-111/FDPA-85-P-111 - YWCA/NATIONAL CAPITAL AREA
- Appls. to amend the proffers & final development plan for RZ-85-P-I 11 approved for residential development at a density of 3.73 du/ac & a public benefit assn. to permit an increase in the number of children for the child care center associated w/the public benefit assn. on property located in the S.W. quadrant of the intersection of Gallows Rd. & Wolftrap Rd. on approx. 3.74 ac. zoned PDH-3. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-4((35))A. PROVIDENCE DISTRICT. CONTINUED PUBLIC HEARING.

Vice Chairman Byers noted this was the continuation of a public hearing that began on April 19, 2001.

Commissioner Smyth asked that the staff coordinator update the Commission on the progress of these applications.

Ms. Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning, explained that the outstanding issue regarding previously approved Proffer Number 8 requiring the applicant to disclose maintenance obligations for Wolf Trap Road had been fulfilled and that staff therefore recommended approval of the applications. She noted that the County Attorney's Office had reviewed the relevant homeowners' documents incorporating the disclosure.

Commissioner Smyth noted that the new proffer statement distributed tonight was different from the previous one only in the signatory section at the end of the statement.

Vice Chairman Byers called for speakers and recited the rules for public testimony.

Mr. Chris Murphy, 2157 Wolf Trap Court, Vienna, representing Courthouse Woods Homeowners Association, spoke in support of the application. He added, however, that one issue remained that deserved further attention, either as part of this application or as part of the overall plan for development of the immediate vicinity, that issue being the installation of a traffic signal at the intersection of Wolf Trap and Gallows Roads. (A copy of Mr. Murphy's statement is in the date file.)

Vice Chairman Byers explained that the County did not install traffic signals and that permission from the Virginia Department of Transportation (VDOT) was required before a developer could even install one. In response to a question from Commissioner Byers, Ms. Lewis said she was not aware of any study of the intersection to determine if a traffic signal was warranted. She added that she had spoken previously to Mr. Murphy and explained to him that he could contact Supervisor Connolly's Office to ask that Supervisor Connolly request a study by VDOT or that the HOA could petition VDOT themselves to request such a study, in response to which Mr. Murphy replied that he had contacted Supervisor Connolly and had been told that the matter was being reviewed by officials in Richmond.

Mr. Abraham Przygoda, 8150 Stream Side Court, Vienna, supported the application. He concurred with Mr. Murphy that a traffic signal was needed. He explained that a study had been undertaken by VDOT which indicated that a traffic signal was not warranted at this time, He disagreed with that study, maintaining that the traffic counts used in the study were taken at off peak times. He added that his community had requested that the emergency light in front of the fire station be activated for normal use at least during rush hours. He said that the Fire and Rescue Department was opposed to that suggestion.

In response to questions from Vice Chairman Byers, Mr. Przygoda explained that the nearest traffic signals were located at the intersections of Gallows Road with Cedar Lane and Madrillion Lane.

Vice Chairman Byers asked if there was an applicant's representative present to make a rebuttal statement. Ms. Barbara Chatzkel, representing the YWCA, had no rebuttal, but concurred with the staff recommendation for approval.

There being no further comments or questions from the Commission and Ms. Lewis having no 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 TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-85-P-I 11, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 23,2001.

Commissioner Wilson seconded the motion which carried by a vote of 7-0-1 with Commissioner Murphy abstaining; Commissioners DuBois, Hall, Moon, and Palatiello absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-85-P-1 11, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS

CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD'S APPROVAL OF PCA-85-P-1 11 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Wilson seconded the motion which carried by a vote of 7-0-1 with Commissioner Murphy abstaining; Commissioners DuBois, Hall, Moon, and Palatiello absent from the meeting.

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Chairman Murphy, having recently arrived at the meeting, assumed the Chair.

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SE-01-Y-001 - BUDGET RENT-A-CAR CORPORATION - Appl. under Sect. 4-704 of the Zoning Ord. to permit a vehicle sale, rental & ancillary service establishment on property located at 12000-L Fair Oaks Shopping Center on approx. 15.07 ac. zoned C-7 & HC. Tax Map 46-3((8))2. SULLY DISTRICT. PUBLIC HEARING.

H. Kendrick Sanders, Esquire, attorney for the applicant, reaffirmed the affidavit dated January 26, 2000. There were no disclosures by Commission members.

Mr. James Albright, 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 Koch, Mr. Albright confirmed that there was more than adequate existing parking for the proposed use.

In response to questions from Commissioner Harsel, Mr. Albright explained that the addition of a Jiffy Lube operation within the Sears service center had not required approval of a special exception application because it complied with the service already being provided by Sears. He added that the additional Jiffy Lube signs were also in compliance since Sears had not used all of its previously approved square footage for signs.

In response to additional questions from Commissioner Harsel, Mr. Albright explained that Condition Number 6 stating that maintenance of rental vehicles was prohibited on site was intended to prevent maintenance operations in the parking lot and that the applicant was not precluded from obtaining service from Jiffy Lube or the Sears service center. Commissioner Harsel suggested that that condition be reworded to clarify the intent.

In response to further questions from Commissioner Harsel, Mr. Albright explained that the requirement for submission of a site plan, as referred to in Condition Number 12, would probably be waived, but that the applicant would have to obtain a non-residential use permit. Ms. Kristen Abrahamson, Senior Staff Coordinator, concurred with Commissioner Harsel's suggestion that this condition also be reworded for clarification.

Mr. Sanders stated that the proposal to add a car rental counter within the existing Sears store would have very little impact on the current operation of Sears or the Fair Oaks Mall in general. He spoke about the need for the service to be provided and offered to answer questions.

In response to questions from Commissioner Koch, Mr. Sanders noted out that Condition Number 6 prohibited on-site refueling as well as maintenance. He added that he did not know what type of equipment would be used for routine vehicle cleaning which was allowed.

Commissioner Koch announced his intent to defer decision on this case so that the conditions could be clarified and more information provided regarding vehicle cleaning.

Mr. Sanders responded to questions from Commissioners Koch and Harsel regarding the number of parking spaces needed for the proposed use.

In response to questions from Commissioner Smyth, Mr. Sanders explained that the rental truck spaces designated on the SE plat referred to passenger vans only. He noted that the applicant had no intent to rent trucks and that Condition Number 8 specifically prohibited such rentals.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he 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 APPLICATION SE-01-Y-001, BUDGET RENT-A-CAR CORPORATION, BE DEFERRED, FOR DECISION ONLY, UNTIL MAY 16,2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners DuBois, Hall, Moon, and Palatiello absent from the meeting.

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Prior to the hearing of the next case in the Springfield District, Vice Chairman Byers assumed the Chair.

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2232-S00-38 - DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES - Appl. to construct a new fire station on a portion of the subject property located at 8716 Ox Rd. The proposed Crosspointe Fire Station will be operated by the Fairfax County Fire & Rescue Dept. Tax Map 106-1((10))8A. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Mr. David Jillson, 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 Murphy, Mr. Jillson confirmed that Hampton Road would be realigned to intersect with Ox Road north of the privately owned cemetery. He added that a pre-emptive traffic signal was planned for the new intersection.

In response to questions from Commissioner Byers, Mr. Jillson stated that the closest residence would be about 400 feet away to the northeast of the subject property. He added that existing vegetation between the proposed fire station and Ox Road would be supplemented for screening purposes.

In response to questions from Commissioner Wilson, Mr. Jillson explained that the traffic signal planned for the intersection of Ox Road and Hampton Road would be a normal signal with a pre-emptive feature that would allow fire and rescue personnel to override the controls in the event of an emergency. He added that a right turn lane from Ox Road south onto Hampton Road was also planned. He stated that it was anticipated that the improvements to Ox Road, currently in progress, would be completed before the proposed fire station was operational, but that the applicant had an alternate access plan prepared in the event the intersection was not completed before the fire station opened.

Mr. Carey Needham, Planning and Design Division, Department of Public Works and Environmental Services, spoke about the alternative sites considered. He echoed Mr. Jillson's remarks that the new fire station would probably not be opened before the needed road improvements were in place, but that an alternate plan was available if needed. He added that the subject property would be for the use of the Fire and Rescue Department (FRD) exclusively and that 50 parking spaces were proposed. He explained that there would be no exterior sirens or public address systems and that all outdoor lighting would conform to the County's glare standards. He spoke about the need for FRD services in this area and said that the applicant and FRD would continue working with community groups in the area to ensure that their concerns were addressed. Mr. Needham concluded by saying he believed the application was in conformance with the Comprehensive Plan and met the criteria of location, character and extent.

In response to questions from Commissioner Wilson, Assistant Fire Chief Michael Neuhard, Administration and Special Operations, explained that the proposed design of the facility was very preliminary at this point, but that a hose tower was typically located to the rear or side of the apparatus bays.

In response to additional questions from Commissioner Wilson, Mr. Needham explained that the currently proposed location of the hose tower was very close to the utilities easement that ran through the subject property. He added, however, that Virginia Power was aware of the applicant's plans.

Chief Neuhard stated that the final design of the proposed facility would be coordinated with appropriate state agencies and adjacent community groups to preclude adverse impacts on the utility easement, the highway or residential areas. He explained that the proposed Crosspointe Fire and Rescue Station was a continuation of FRD's efforts to enhance fire and emergency medical services in order to provide a 7-minute response time to citizens in the Crosspointe area. He noted that the station would consist of a 14,000 square foot building with four apparatus bays and would be staffed by 11 firefighters on a 24-hour basis. He listed the equipment proposed and said that approximately 1,000 calls were expected per year at this location. Chief Neuhard explained that 13 proposed sites were reviewed in 1995 to determine optimal station placement and the subject property was rated best based on a number of criteria, including the service void area and the 7-minute response time goal. He said that a further review of potential sites along the Ox Road corridor was conducted in 1999, especially a site in Lorton that was determined to be undesirable because it would not adequately address the void area, had significant overlap with existing FRD stations, specifically the existing Lorton Station, and was too far south in general. He added that in 2001 FRD reviewed the data collected regarding station placement and once again concluded that the subject property continued to be the best location to enhance services in the southern Route 123 corridor.

In response to a question from Commissioner Byers as to why there were four apparatus bays when only three pieces of equipment would be housed at the station, Chief Neuhard explained that the fourth bay could be used for a reserve or secondary unit or for future expansion.

In response to questions from Commissioner Wilson, Chief Neuhard outlined the plan for safe access to and from the station in the event the improvements to Route 123 were not completed prior to the opening of the new station.

Vice Chairman Byers called the first listed speaker.

Mr. Michael Reeder, 87 10 Rustic Oak Court, Fairfax Station, representing the Hampton Hills Homeowners Association, spoke in favor of the application. He said that some homeowners had

expressed concern about property values, but the majority felt that the benefits of the proposed fire station would outweigh the potential adverse impacts. He commented on the buffering to be provided, but noted that no buffering was planned on the west side in the area of the utility easement.

Commissioner Byers said it was his understanding that no plantings would be allowed in the easement which had to be kept clear for access by maintenance vehicles and personnel. He added that it was his experience that the location of the fire station would not adversely affect property values.

Commissioner Smyth commented that she also lived in close proximity to a fire station and that a new townhouse development had recently been constructed around the station on three sides. She added that there had been no shortage of home buyers for those townhouses.

Mr. John Fedorshik, 9000 Ridgeley Drive, Lorton, representing the Federation of Lorton Communities, spoke in favor of the application. He explained that he was a firefighter currently assigned to the Lorton Fire Station and commented on the many services provided by firefighters and paramedics. He said that this proposed station was definitely needed and would be an asset to the community.

Mr. Bill Dulany, 8763 Mountain Valley Road, Fairfax Station, spoke in opposition. His main concern was the noise impact. He suggested that the County further investigate alternative locations.

In response to a question from Commissioner Murphy, Mr. Dulany said that his home was located in Hampton Hills.

Commissioner Murphy pointed out that a fire station was desperately needed in this area. He specifically noted that the intersection improvements proposed for this station would make the area safer for all motorists.

Commissioner Murphy and Mr. Dulany discussed the property value issue. Commissioner Murphy echoed Commissioners Byers' and Smyth's remarks that a fire station nearby would not lower property values. Mr. Dulany maintained that while the proximity of a fire station might not keep a house from selling, it could cause it to sell for a lower price than might otherwise be obtained.

Mr. Dulany expressed concern about the number of calls expected and the possibility that the 1,000 expected could rise to 2,000 or 2,500 as the area developed. Commissioner Smyth

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commented that the fire station located near her home was also very busy, but that residents had not found it to be a problem.

Mr. Hans Graven, 8920 Swift Creek Road, Fairfax Station, representing Hampton Roads West, spoke in support of the application. He commented on the need for the facility and said that the intersection improvements and new traffic signal would further enhance the area.

There being no further speakers, Vice Chairman Byers called upon Chief Neuhard for a rebuttal statement. Chief Neuhard declined.

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

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION 2232-S00-38.

Commissioners Koch and Wilson seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners DuBois, Hall, Moon and Palatiello absent from the meeting.

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The meeting was adjourned at 9:59 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