

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 6, 2004**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Lusk MOVED THAT THE PUBLIC HEARING ON SE 2003-LE-031, SE 2003-LE-028, AND SE 2003-LE-029, SILVIO DIANA, BE DEFERRED TO JUNE 16, 2004.

Commissioner Byers seconded the motion which carried unanimously.

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Secretary Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

June 13, 2002	June 27, 2002	July 18, 2002
June 19, 2002	July 10, 2002	July 24, 2002
June 20, 2002	July 11, 2002	July 25, 2002
June 26, 2002	July 17, 2002	

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Commissioner Byers seconded the motion which carried by a vote of 8-0-4 with Commissioners Hart, Hopkins, Lawrence, and Lusk abstaining.

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FS-H04-13 - OMNIPOINT (T-MOBILE), Fairfax County Parkway and Baron Cameron Avenue

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY OMNIPOINT (T-MOBILE), FOR A 125 FOOT TALL ELECTRICAL TRANSMISSION POLE, LOCATED AT FAIRFAX COUNTY PARKWAY AND BARON CAMERON AVENUE, IS SUBSTANTIALLY IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.

Commissioners Byers and Alcorn seconded the motion which carried unanimously.

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FS-H04-31 - OMNIPOINT (T-MOBILE), 11260 Roger Bacon Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE ADMINISTRATIVE DETERMINATION THAT FS-H04-31 IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. 2232-S04-04 - FAIRFAX COUNTY PARK AUTHORITY
2. WORKSHOP - IMPLEMENTATION OF RESIDENTIAL DEVELOPMENT CRITERIA

This order was accepted without objection.

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The first case was in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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2232-S04-04 - FAIRFAX COUNTY PARK AUTHORITY - Appl. to develop the Popes Head Estates District Park, located at 11733 Washington Street. Tax Map 67-1 ((1)) 36, 94; 67-1 ((4)) 17; 67-2 ((1)) 37; 67-2 ((6)) 5, 5A; and 67-2 ((14)) 7. Area III. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Anita Capps, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended the Commission find the proposal to be substantially in accord with the provisions of the adopted Comprehensive Plan.

Angie Allen, Planning Branch, Fairfax County Park Authority (FCPA), reviewed the proposal to establish Popes Head Estates Park, a 97-acre district park, intended to provide diverse area-wide services.

Ms. Allen and Kirk Holley, Manager, Park Planning, FCPA, responded to questions from Commission members about access to the proposed park, the lighting plan, restroom facilities, and parking.

Vice Chairman Byers called the first listed speaker and recited rules for testimony before the Commission.

Dennis Clausen, 9404 Eagle Trace, Fairfax Station, President, Springfield Youth Club, expressed support for the proposed park. (A copy of his remarks is in the date file.)

Jack Nolan, 6231 Capella Avenue, Burke, speaking on behalf of the Fairfax County Soccer community, spoke in support of the application. (A copy of his remarks is in the date file.)

Amy Conrick, 11431 Meath Drive, Fairfax, representing Popes Head View Estates, expressed opposition to the park citing environmental concerns as well as concerns about traffic, hours of use, lighting, and security.

Mr. Holley responded to a question from Commissioner Hall about the impact of park lighting on residents of Ms. Conrick's community. He also responded to questions from Commissioner Lawrence about the use of the park during evening hours and a possible public address system.

Earl W. Stafford, 5440 Marlstone Lane, Fairfax, representing the Popes Head Estates Homeowners Association, stated that his community was adamantly opposed to the proposed park. He said historic and native American sites may exist on the property and requested that this possibility be fully investigated. He also cited concerns about light and noise pollution, parking, and the protection of mature upland hardwood forests.

Commissioner Wilson commented that the recently adopted lighting standards would address the concerns mentioned about park lighting.

Paul Vitrano, 8005 Hedgewood Court, Fairfax Station, representing the Burke Athletic Club, spoke in support of the proposed park citing the need for athletic fields.

Richard Huber, 654 Old Hunt Road, Herndon, representing the National Adult Baseball Association, also spoke in support of the proposed park citing the lack of athletic fields in the County.

William Wortman, 11572 Popes Head View Lane, Fairfax, spoke in opposition to the proposed park citing concerns about lighting, noise, late night use, and parking. He requested that the park be scaled back to a level appropriate to the area and that barriers be provided to protect abutting homeowners.

Crystal McDonald, 6450 O'Hara Court, Springfield, expressed environmental and traffic concerns. She said a nature center would better serve the County.

Jack Nolan, the second speaker, read a statement from Elizabeth Bradsher, 9215 Silverline Drive, Fairfax Station, in support of the application. (A copy of her statement is in the date file.)

Elmer Lumsden, 11801 Washington Street, Fairfax, cited concerns about traffic, sewer capacity, security, noise, and parking along Braddock Road. (A copy of his remarks is in the date file.)

Commissioner Hart pointed out to Mr. Lumsden that there were a number of non-residential uses along Braddock Road, most of which had development conditions requiring that parking be done entirely onsite. He said if cars were being parked along Braddock Road, Mr. Lumsden could call the Zoning Enforcement Division of the Department of Planning and Zoning and an inspector would be sent out to determine if conditions were being violated.

Roger Sims, 6123 Green Cap Place, Fairfax, Chairman, Fairfax County Baseball Council, spoke in support of the proposed park. He said to his knowledge a public address system would not be used.

Mr. Sims responded to a question from Commissioner Hall about night use of athletic fields.

Kahan Dhillon, 2207 Basset Street, 105, Alexandria, said he owned several parcels of land in Lincoln Park and intended to move there soon. He said he had not received official notification of the application but it had been brought to his attention by a neighbor. He said he was very concerned about access to the park via First Road because it would have an adverse impact on the Lincoln Park community.

Debbie Honaker, 11800 Wayland Street, Oakton, President, Fairfax County Soccer Council, spoke in support of the park.

Shannon Coffey, 8107 Blairton Road, Springfield, President, Springfield Babe Ruth Baseball League, expressed support for the park.

John Hilton, 5100 Meath Court, Fairfax, recommended that the park be accessed from Braddock Road at the Mott Community Center entrance.

Joe Wendelberger, address unknown, a volunteer youth sports coach, expressed support for the park noting that the benefits of participating in sports were invaluable to children.

Chris Loop, 4181 Dunganon Road, Fairfax, said she was seriously concerned about the impact the park would have on traffic on the Fairfax County Parkway.

Jeffrey Stein, 7727 Dell Avenue, Clifton, a member of the Board of Directors of the Southwestern Youth Association, expressed support for the proposed park.

There were no further speakers; therefore, Vice Chairman Byers called upon Park Authority staff for closing remarks.

Mr. Holley said the proposed park was appropriately located, the need had been justified, and it would strike a balance between preservation and protection of the property as well as serving the need for active recreation sites. He acknowledged that access from First Road was not ideal but said at the present time no other points of access were viable. He noted that staff would make recommendations during site plan approval to minimize the impact of access from First Road.

Responding to a question from Vice Chairman Byers about the possibility of putting a fence along the boundaries of the park to prohibit access from the Fairfax County Parkway, Mr. Holley said it was Park Authority policy not to fence its boundaries and that a significant natural barrier existed. He added, however, that staff would consider that issue during the design phase of the park.

In response to a question from Commissioner de la Fe, Mr. Holley said that First Road was a public street.

Mr. Holley and David Marshall, PD, DPZ, responded to questions from Commissioners Hall and Wilson and Vice Chairman Byers about minimizing the impact of access via First Street such as the installation of a traffic signal, road improvements, and the scheduling of events.

In response to a question from Commissioner Harsel, Mr. Holley identified other parks in Fairfax County comparable to the proposed Popes Head Estates District Park.

There were no further comments or questions from the Commission; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this item. (A complete verbatim transcript of the decision made is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON 2232-S04-4 TO A DATE CERTAIN OF THURSDAY, MAY 13, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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Chairman Murphy resumed the Chair.

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The Commission recessed at 10:35 p.m. and reconvened at 10:55 p.m. in the Board Auditorium.

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IMPLEMENTATION OF RESIDENTIAL DEVELOPMENT CRITERIA WORKSHOP

Ms. Byron stated that the purpose of the workshop was to discuss the effectiveness of the residential development criteria which had been adopted in January 2003. She noted that a memo regarding this matter dated April 27, 2004 had been distributed with a spread sheet containing information on all residential rezonings approved between January 6 and April 26, 2004, and a summary of a discussion that had been held among Zoning Evaluation Division planners. (A copy of this memo and attachments are in the date file.) She said that the criteria was working well and had helped facilitate the zoning process by clarifying what was expected of applicants and by helping citizens understand what staff was looking for in zoning applications. She said areas needing improvement were to ensure applicants based their designs around the criteria instead of trying to justify an already completed design, and requiring more detail in justification statements.

Ms. Byron responded to questions from Commissioners Byers and Hart about minimum side yard requirements in PDH applications and noted that this was going to be the subject of a Policy and Procedures Committee meeting on May 22, 2004; from Commissioners de la Fe and Wilson about public and private streets and sidewalks on both sides of the street; and from Commissioner Lawrence about requirements for accessory structures.

Chairman Murphy invited comments from the audience.

Mike Cavin, 8119 Westchester Drive, Vienna, said the public facilities criteria had improved the ability to extract proffers for education from applicants, but had not improved the design or the compatibility of infill development. He requested that the Residential Development Criteria Committee be reactivated in order to strengthen language to ensure that only high quality designs would be approved.

Gary Chevalier, Fairfax County Public Schools, said a positive result of the residential development criteria had been voluntary cash proffers from developers for the use by area schools.

There being no other speakers, the workshop was closed and Chairman Murphy recognized Commissioner Alcorn for action.

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Commissioner Alcorn MOVED THAT STAFF REVIEW THE IMPLEMENTATION OF THE RESIDENTIAL DEVELOPMENT CRITERIA AND MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS ABOUT HOW THE CRITERIA COULD BE IMPROVED.

Commissioners de la Fe and Wilson seconded the motion which carried unanimously.

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The meeting was adjourned at 11:25 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Linda B. Rodeffer

Approved on: November 9, 2006

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission