

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 10, 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

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Byers MOVED THAT THE PLANNING COMMISSION GO INTO CLOSED SESSION FOR CONSULTATION WITH LEGAL COUNSEL PERTAINING TO ACTUAL AND PROBABLE LITIGATION AND OTHER SPECIFIC LEGAL MATTERS REQUIRING THE PROVISION OF LEGAL ADVICE BY COUNSEL PURSUANT TO THE CODE OF VIRGINIA SECTION 2.1-344(A)(7).

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

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The Planning Commission went into closed session at 8:20 p.m. and reconvened in the Board Auditorium at 9:10 p.m.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION MEMBERS CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE ONLY THE PUBLIC BUSINESS MATTER LAWFULLY EXEMPTED FROM THE OPEN MEETING REQUIREMENTS PRESCRIBED BY THE VIRGINIA FREEDOM OF INFORMATION ACT, AND ONLY THE MATTER IDENTIFIED IN THE MOTION TO CONVENE THE CLOSED SESSION WAS HEARD, DISCUSSED OR CONSIDERED BY THE PLANNING COMMISSION DURING THAT SESSION.

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

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON RZ-1999-SU-071, BADREDDIN PLASEIED, BE DEFERRED TO A DATE CERTAIN OF MAY 31, 2000.

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

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Commissioner Palatiello MOVED THAT THE PUBLIC HEARING ON PCA-91-C-014-2, CP-89-C-025-3 AND SEA-84-C-092-6, HCA HEALTH SERVICES OF VIRGINIA, INC., BE DEFERRED INDEFINITELY.

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

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Commissioner Kelso announced that the Parks Committee would meet on Thursday, May 11, 2000 at 7:30 p.m. in the Board Conference Room.

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ORDER OF THE AGENDA

In Secretary Harsel's temporary absence, Chairman Murphy set the following order for the agenda items:

1. RZ-1999-SU-070 - IVY DEVELOPMENT L.C.
2. 2232-D00-11 - BELL ATLANTIC MOBILE, INC.

This order was accepted without objection.

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RZ-1999-SU-070 - IVY DEVELOPMENT L.C. - Appl. to rezone from R-1 & WS to R-3 & WS to permit cluster residential development at a density of 2.69 du/ac on property located on the W. side of West Ox Rd., opposite the Vale Rd./Waples Mill Rd. intersection on approx. 14.18 ac. Comp. Plan Rec: 1-2

du/ac w/option for 2-3 du/ac. Tax Map 46-1((1))58, 59, 64-72.
SULLY DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated February 23, 2000. There were no disclosures by Commission members.

Ms. Leslie Johnson, 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. Martin stated that the application was a request to rezone approximately 14 acres from an R-1 to an R-3 cluster subdivision of 37 lots at a density of 2.6 units per acre. He noted that approximately 20 percent of the property would remain open space, the majority of which would be a buffer along West Ox Road. He explained that stormwater management would be provided along the western property line which should greatly alleviate a current drainage problem which existed on adjacent lots within Fair Oaks Estates. He said that proffers and the development plan provided for dedication, interim improvements and escrowed funds for permanent improvements to West Ox Road. He noted that the extension of Fuller Dunaway Court had been deleted in response to concerns of citizens who felt that it would encourage cut-through traffic. He explained that the proposed development, representing an assemblage of 11 parcels, was in conformance with the goals and objectives of the Comprehensive Plan and that all major issues cited in the staff report had been addressed. He noted that all streets would be public with sidewalks provided on both sides. In conclusion, Mr. Martin said that the application had the support of staff and Fair Oaks Estates and requested favorable consideration.

In response to a question from Commissioner Wilson, Ms. Johnson said that the sidewalks would connect to the proposed trail when the West Ox Road improvements were made.

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

Mr. Jim Boykin, 12344 Washington Brice Road, Fairfax, said stormwater drainage was a problem on his property and that of his neighbors due to inadequate stormwater management. He expressed concern that the situation would worsen with the construction of the proposed homes.

Commissioner Koch requested that Ms. Johnson address the concerns raised by Mr. Boykin. Ms. Johnson said a stormwater detention pond was shown on the site and that staff had every reason to believe that this matter would be satisfactorily addressed at the time of site plan approval. Commissioner Koch added that the Zoning Ordinance prohibited the proposed development from increasing runoff to existing development.

Ms. Johnson responded to questions from Commissioners Smyth, Byers and Downer about stormwater management.

Mr. Mark Krajewski, 12167 Brecknock Street, Oakton, expressed concern about tree loss caused by the widening of West Ox Road.

Mr. Dave Roll, 12337 Washington Brice Road, Fairfax, representing Fair Oaks Estates, said the applicant had been responsive to their concerns and expressed support for the proposed development.

Mr. Roll responded to questions from Commissioners Harsel and Wilson about his position.

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

Addressing the issue of stormwater water management, Mr. Martin stated that the proposed development had been designed in conformance with Public Facilities Manual requirements and he was confident that this issue would be addressed satisfactorily at the time of subdivision plan approval.

Mr. Martin and Mr. Stephen Bannister, with Ivy Development, responded to questions from Commissioners Harsel, Byers, and Downer concerning stormwater management.

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 action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-SU-070, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 1, 2000.

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

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2232-D00-11 - BELL ATLANTIC MOBILE, INC. - Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of Virginia to establish a telecommunications facility, consisting of a 100-ft. tall monopole, panel antennas, & equipment shelter at the intersection of I-495 & Georgetown Pike (Rt. 193) in McLean. The application also includes a co-located telecommunications facility established by Nextel Communications of the Mid-Atlantic, Inc., consisting of panel antennas & an equipment shelter. Tax Map 21-3 (VDOT right-of-way.) DRANESVILLE DISTRICT. PUBLIC HEARING.

Ms. Pamela Nee, 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 that the Planning Commission find both facilities to be substantially in accord with the provisions of the adopted Comprehensive Plan.

Frank Stearns, Esquire, with Wilkes Artis, identified the location of the monopole and said there was a need for coverage in this area. He said at the request of the McLean Citizens Association, the applicant had agreed to construct an eight foot board-on-board fence surrounded by Scotch pines in order to mitigate the visibility of the ground level structure. He presented a computer simulation of the area and the telecommunications facility and requested a favorable recommendation.

Mr. Stearns responded to questions from Commissioner Smyth about the location of other monopoles in the vicinity and from Commissioner Wilson about the proposed screening of the base of the facility.

Commissioner Smyth pointed out to Mr. Stearns that the Urban Forester had recommended to her that eastern cedar trees and holly trees were more desirable than Scotch pine trees because they were hardier and required minimal care. Mr. Stearns said that the applicant was willing to consider alternatives.

Commissioner Downer and Mr. Stearns discussed alternatives to the use of platforms and possible colors for the platform, the fence and the pole. Mr. David Marshall, PD, DPZ, said that the only colors the Zoning Ordinance permitted at this time were galvanized or brown.

Chairman Murphy commented that perhaps it was time to reactivate the Telecommunications Task Force in light of recent changes in the industry.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further questions or comments from the Commission and no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Downer for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED THAT THE PLANNING COMMISSION DEFER 2232-D00-11 FOR DECISION ONLY TO THURSDAY, MAY 11, 2000 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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CLOSING

May 10, 2000

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: March 1, 2001

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