

**MINUTES OF
PLANNING COMMISSION MEETING
JULY 8, 1992**

PRESENT: Lawrence C. Baldwin, Commissioner At-Large
David P. Bobzien, Centreville District
John R. Byers, Mount Vernon District
Suzanne F. Harsel, Braddock District
Stephen J. Hubbard, Dranesville District
Maya A. Huber, Commissioner At-Large
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
Carl L. Sell, Jr., Lee District
Henry E. Strickland, Mason District

ABSENT: Patrick M. Hanlon, Providence District
Alvin L. Thomas, 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 Koch noted that the staff recommendation for PCA-88-S-063, Clarke-Hook Corporation, would be affected by the Board of Supervisors' pending decision on the Zoning Ordinance Amendment regarding commercial and industrial districts. He therefore MOVED THAT WE (FURTHER) DEFER PCA-88-S-063, CLARKEHOOK CORPORATION, FOR DECISION ONLY, UNTIL JULY 30, 1992.

Commissioners Byers and Huber seconded the motion which carried unanimously with Commissioners Hanlon and Thomas absent from the meeting.

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Commissioner Koch stated that further staff review was needed on PCA-89-P-063 and FDPA-89-P-063, Milton V. Peterson & Victor Limited Partnership, and MOVED THAT WE DEFER THESE CASES UNTIL JULY 16, 1992.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hanlon and Thomas absent from the meeting.

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Commissioner Huber noted that the Board of Supervisors had yet to take action on Phase I of the Chesapeake Bay Preservation Ordinance. She therefore **MOVED THAT WE DEFER INDEFINITELY THE CHESAPEAKE BAY PRESERVATION ORDINANCE, PHASE II.**

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hanlon and Thomas absent from the meeting.

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Secretary Harsel stated that she would be seeking approval of a package of 1992 Planning Commission Minutes on July 30, 1992. She asked her fellow Commissioners to review those minutes as soon as possible and bring any changes or corrections to the attention of the Clerk to the Commission.

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Secretary Harsel referred to a package of backlog Planning Commission Minutes and **MOVED THAT WE APPROVE THE FOLLOWING MINUTES, AS CORRECTED:**

12/1/88	2/8/90	1/31/91	7/11/91
12/14/88	2/13/90	3/7/91	8/1/91
	3/8/90	3/13/91	9/18/91
4/26/89 *	4/5/90	3/14/91	10/9/91
5/10/89	10/17/90	4/24/91	10/23/91
	12/13/90	5/9/91	11/13/91
			6/12/91

Commissioner Byers seconded the motion which carried by a vote of 8-0-2 with Commissioners Baldwin and Koch abstaining; Commissioners Hanlon and Thomas absent from the meeting.

* This set of minutes was approved with no corrections.

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6076-SP-02-2 - HUNTLEY MEADOWS

Commissioner Sell **MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT APPROVE THE SITE PLAN FOR HUNTLEY MEADOWS, 6076-SP-02-2, IN ACCORDANCE WITH NORMAL PROCEDURE AND ATTACHMENT OF THE LANDSCAPING, STORMWATER MANAGEMENT, ACCESS, AND PARKING AGREEMENT BETWEEN THE PARK AUTHORITY AND THE DEVELOPER.**

Commissioners Bobzien and Byers seconded the motion which carried unanimously with Commissioners Hanlon and Thomas absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel established the following order for tonight's agenda items:

1. Zoning Ordinance Amendment (Definition of Net Floor Area)
2. CSP-85-C-088 – Reston Land Corporation & Reston Town Center
Phase I Associates
3. 456-V92-4 – The Fairfax County Public Schools
4. RZ-91-C-026 – George H. Rucker Realty Corporation
FDP-91-C-026 – George H. Rucker Realty Corporation
SE-91-C-042 – George H. Rucker Realty Corporation

This order was accepted without objection.

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ZONING ORDINANCE AMENDMENT (Definition of Net Floor Area) – On the matter of an amendment to Chapter 112, the Zoning Ordinance of the 1976 Code of the County of Fairfax, as follows: Amend Article 20 to revise the definition of Net Floor Area (NFA) to provide that cellar areas used exclusively for storage shall not be included in NFA for purposes of determining off-street parking requirements. PUBLIC HEARING.

Ms. Eileen McLane, Zoning Administration Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the language shown on page 2 of the staff report.

Chairman Murphy called for speakers from the audience for this item, but received no response. Ms. McLane had no closing staff comments. Chairman Murphy therefore closed the public hearing and recognized Commissioner Baldwin for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Baldwin MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE PROPOSED AMENDMENT TO THE ZONING ORDINANCE OF FAIRFAX COUNTY, ARTICLE 20, PART 3, AS PUBLISHED AND ADVERTISED ON 28 MAY 1992.

Commissioners Byers and Huber seconded the motion which carried unanimously with Commissioners Hanlon and Thomas absent from the meeting.

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CSP-85-C-088 – RESTON LAND CORPORATION & RESTON TOWN CENTER PHASE I ASSOCIATES – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Program including off-site directional signs located in the PRC District for the mixed use development approved in RZ-85-C-088 on property located W. of Reston Pkwy. S. of New Dominion Pkwy., E. of Town Center Pkwy. & N. of the W&OD Trail on approx. 63.55 ac. zoned PRC. Tax Maps 17-1((1))12E; 11-1((6))A, 1, 4, 5, 9, 10 [formerly 17-1((1))12F); 17-3((1))3A, 3C; 17-3((10))1, 6, 7, 8A, 8B. CENTREVILLE DISTRICT. PUBLIC HEARING.

Mr. Lawrence Phelps, agent for the applicant, noted that there was no affidavit for this application, therefore no reaffirmation was necessary.

Ms. Lorrie Kirst, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Phelps commented on all the hard work that had gone into this proposed sign plan. He complimented staff for their help in developing an innovative and flexible plan. He introduced Mr. Al Hagelis, Director of Land Planning and Architecture for Reston Land.

Mr. Hagelis presented a slide show giving examples of the signs to be used in and around the Reston Town Center.

In response to questions from Commissioner Baldwin, Mr. Hagelis said that temporary construction signs would have a two-year limit; special events banners would be displayed for a few days at a time; and that seasonal banners would be displayed for the duration of a season.

Chairman Murphy called for speakers for this application, but received no response. He noted that no rebuttal was necessary. Ms. Kirst had no closing staff remarks; therefore Chairman Murphy closed the public hearing and recognized Commissioner Bobzien for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Bobzien MOVED THAT THE PLANNING COMMISSION APPROVE CSP-85-C-088, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 8, 1992.

Commissioner Hubbard seconded the motion which carried unanimously with Commissioners Hanlon and Thomas absent from the meeting.

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456-V92-4 – THE FAIRFAX COUNTY PUBLIC SCHOOLS –
Appl. to utilize approx. 20.0 ac. for the Pohick Area Elementary School on property located approx. 1500 ft. E. of Ox Rd. (Rt. 123) and bordered by the Crosspointe & Lorfax Heights Subdivisions. Tax Map 106-2((7))6,7,8,9. Area III. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Mr. Ed Spann, Planning Division, Office of Comprehensive Planning, 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 a question from Commissioner Byers, Mr. Spann outlined the approximate boundaries of the Crosspointe Subdivision.

Commissioner Huber noted that the proposed road network, which included a road through school property, was incompatible with Objective 9 of the Policy Plan regarding safety considerations at school locations.

Mr. Tom Williamson, Office of Design and Construction, Fairfax County Public Schools, explained that a classroom deficit was projected in this area necessitating construction of a new school. He noted that the 1990 bond referendum included funds for acquisition of a school site; that a study had been prepared; and the subject property site selected. Mr. Williamson added that the proposed 20-acre site would allow room for additional buffering and flexibility in design. He noted that the development plan was still conceptual at this point; explained the proposed traffic circulation and parking to be provided; and offered to answer questions.

Mr. Williamson responded to questions from Commissioner Byers concerning the projected classroom shortage, the number of children in the Crosspointe Subdivision, the reason why it was not feasible to expand either Silverbrook or Gunston Elementary Schools, and school boundaries in the area.

Mr. Williamson responded to questions from Commissioner Huber regarding through access and traffic circulation in general.

In response to an inquiry from Commissioner Byers, Mr. Williamson discussed the alternative sites considered and explained why they were not chosen.

In response to a question from Commissioner Baldwin, Mr. Williamson explained that the proposed recreation facilities were in excess of those required for an elementary school.

Commissioner Byers pointed out that land for active recreation had been proffered by the developer of adjacent property during a recent rezoning case. Mr. Williamson noted that that area would be dedicated to a homeowners association.

Chairman Murphy reviewed the rules for addressing the Commission and called the first name on the speakers list.

Mr. Tim Sargeant, of 8803 Cross Chase Circle, Fairfax Station, spoke in opposition to the application. He said that the proposed road, parking lot, and soccer field were too close to his property and that the through street in front of the school would be unsafe.

Mr. Frank Andrews, of 8909 Cross Chase Circle, Lorton, said that the proposed school layout would split the community. He was also concerned about the traffic circulation plan and said that the buffering proposed was insufficient.

Chairman Murphy pointed out that the determination as to which children went to which school would be made by the School Board at a later date and was not within the purview of the Planning Commission. Mr. Andrews said he understood that, but thought it was appropriate for the Commission to convey its views to the School Board on this matter.

Mr. Lew Loss, of 8801 Cross Chase Circle, Fairfax Station, expressed his concern for traffic through the community after school hours if the proposed traffic circulation plan was approved. He said that more buffer area was needed and that more work was needed on the development plan in general.

In rebuttal, Mr. Williamson said that every attempt would be made to equalize the burden on residential areas on both sides of the proposed school. He noted that there were no funds for construction at this time and that a lengthy public hearing process would take place before final decisions were made regarding the exact layout of buildings, parking lots, et cetera. He reiterated that the size of the subject property was sufficient to provide more than adequate room for the school and buffering for the community. Regarding the issue of a through road, Mr. Williamson noted that the initial plan was to not provide that access. He added, however, that a memorandum from the Office of Transportation in Attachment D of the staff report indicated that Cross Chase Circle was intended to be connected through the subject property and was an important element in the traffic circulation pattern of adjacent developments.

Commissioner Byers commented that, while conditions could not be placed on a 456 application, he would like to see the site plan for this proposed school come back to the Commission for review. Mr. Williamson concurred.

Commissioner Huber and Mr. Williamson further discussed the safety issue with the through road. Mr. Williamson said that the School Board's first choice was to have the through road accessible to school buses and emergency vehicles only.

In response to questions from Commissioner Sell, Mr. Williamson confirmed that the development plan was illustrative at this point and that further review would take place before an exact design was chosen.

Commissioner Huber commented that safety concerns were part of the location issue and should not be put off until a later date.

Mr. Spann had no closing staff comments.

There being no further comments or questions, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION, IN ACCORDANCE WITH SECTION 15.1-456 OF THE CODE OF VIRGINIA, AS AMENDED, FIND THAT THE PROPOSED POHICK AREA ELEMENTARY SCHOOL IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Koch seconded the motion which carried by a vote of 7-2 with Commissioners Baldwin and Huber opposed; Commissioner Hubbard not present for the vote; Commissioners Hanlon and Thomas absent from the meeting.

Commissioner Byers also MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE SITE PLAN BE RETURNED TO THE PLANNING COMMISSION FOR REVIEW PRIOR TO APPROVAL BY DEM.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hubbard not present for the vote; Commissioners Hanlon and Thomas absent from the meeting.

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The Commission recessed at 9:40 p.m. and reconvened at 10:05 p.m.

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RZ-91-C-026 – GEORGE H. RUCKER REALTY CORPORATION – Appl. to rezone approx. 169.49 ac. located N. & S. of Baron Cameron Ave., S. of Hunter Mill Rd. & S. of Leesburg Pike from R-1 to PDH-1 & PDH-2 to permit residential

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development at density of 2.0 du/ac. & approval of the conceptual development plan. Comp. Plan Rec: .5-1 du/ac & 2-3 du/ac. Tax Maps 12-3((1))18, 19, 21, 21A, 218, 21C; 18-1 ((1))pt.3A, pt.4A, 4B. (Concurrent with FDP-91-C-026 & SE-91-C-042.)
CENTREVILLE DISTRICT.

FDP-91-C-026 – GEORGE H. RUCKER REALTY CORPORATION – Appl. to approve the final development plan for RZ-91-C-026 to permit residential development on property located N. & S. of Baron Cameron Ave., S. of Hunter Mill Rd., & S. of Leesburg Pike on approx. 169.49 ac. zoned PDH-1 & PDH-2. Tax Maps 12-3((1))18, 19, 21, 21A, 21B, 21C; 18-1((1)) pt.3A, pt.4A, 4B. (Concurrent with RZ-91-C-042 & SE-91-C-042.)
CENTREVILLE DISTRICT.

SE-91-C-042 – GEORGE H. RUCKER REALTY CORPORATION – Appl. under Sect. 9-615 of the Zoning Ord. to permit a cluster subdivision in the R-1 District on property generally located U. of Hunter Mill Rd., E. of Baron Cameron Ave. & S. of Leesburg Pike on approx. 65.49 ac. zoned R-1. Tax Maps 12-3((1))16, 18B; 12-4((1))58, 59; 18-1((1))pt.3A, pt.4A. (Concurrent with RZ-91-C-026 & FDP-91-C-026.)
CENTREVILLE DISTRICT. JOINT PUBLIC HEARING.

Mr. Richard Wolff, agent for the applicant, reaffirmed the affidavit. There were no disclosures by Commission members.

Ms. Cathy Chianese, Zoning Evaluation Division, Office of Comprehensive Planning (OCP), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Chianese responded to questions from Commissioner Huber regarding clearing and grading and tree preservation. She also responded to questions from Commissioner Harsel concerning interparcel access, a buffer area along Baron Cameron Avenue, dedication of land to the Park Authority, open space, the Park Authority's liability on leased land, and the tax status of dedicated land.

Mr. Wolff presented a brief background of the subject property, known as Crippen's Corner. He spoke about the many meetings with citizens in the area resulting in the plan before the Commission tonight. He requested the Commission's approval and offered to answer any questions.

Chairman Murphy called the first name on the speakers list.

Mr. Scott Rackham, of 11006 Burywood Lane, Reston, spoke on behalf of the Ascot Homeowners Association. He summarized the concerns and comments of Ascot residents, noting that the present plan was more acceptable than other plans presented in the past. (A copy of Mr. Rackham's statement is in the date file.)

In response to an inquiry from Commissioner Bobzien, Mr. Fred Selden, Planning Division, OCP, addressed the density issue raised by Mr. Rackham and the Comprehensive Plan recommendations for the subject property.

Mr. James Novak, of 11102 Burywood Lane, Reston, re-emphasized the tree save and open space issues raised by Mr. Rackham.

Mr. Charles Peterson, of 11105 Burywood Lane, Reston, supported the waiver suggested by staff of a connection to Bishopsgate Way. He also discussed stormwater runoff problems in the area.

Commissioner Bobzien said that interparcel access for vehicular traffic was not planned; however, a pedestrian walkway had been requested.

Mr. James Pope, of 11015 Burywood Lane, Reston, was also opposed to the extension of Bishopsgate Way. He spoke about the rural character of the neighborhood and expressed the hope that as many trees as possible would be saved.

Ms. Alice Burns, of 11023 Burywood Lane, Reston, felt that the proposed overall residential density should be reduced. (A copy of Ms. Burns' statement is in the date file.)

The next two listed speakers, Mr. Peter Polk, of 11020 Burywood Lane, and Mr. Robert Hagler, of 11022 Burywood Lane, Reston, did not appear when called by Chairman Murphy.

Ms. Debra Naftal, of 11102 Burywood Lane, Reston, spoke about lot sizes, buffering, and the proposed landscape plan. (A copy of Ms. Naftal's statement is in the date file.)

Ms. Sally Mann, of 9416 Pamlico Lane, Great Falls, expressed her concern for the density proposed. (Copies of Ms. Mann's statement and supporting documents are in the date file.)

Mr. Shepherd Hill, of 1223 Bishopsgate Way, Reston, was opposed to the extension of Bishopsgate Way.

Ms. Sheila Bjorlo, of 10905 Knights Bridge Court, Reston, supported continuation of the Farm Market on the subject property. She was concerned, however, about the loss of vegetative buffer if Lake Fairfax Drive was widened.

Mr. William Campbell, of 1397 Park Lake Drive, Reston, said that the density was too high; the lot sizes were too small; and the setbacks were too narrow.

Mr. Edward Bryant, of 1385 Park Lake Drive, Reston, stated that the increased traffic would adversely affect the rural nature of the area.

The next listed speaker, Mr. Warren Lemme, of 1386 Park Lake Drive, Reston, was not present when called by Chairman Murphy.

Mr. William Caswell, of 1404 Park Lake Drive, Reston, concurred with the remarks made by Mr. Campbell regarding lot sizes.

Ms. Christine Richardson, of 11021 Burywood Lane, Reston, was concerned about the proposed density. She suggested that the affordable dwelling units be scattered throughout the site, not concentrated in one area.

Ms. Laurie Perl, of 1401 Park Lake Drive, Reston, spoke on behalf of the Lake Fairfax Estates Homeowners Association. She was concerned about the density and lot sizes proposed by the applicant, which she felt would not be compatible with her neighborhood. (A copy of Ms. Perl's statement is in the date file.)

Ms. Susan Sorrels, of 10921 Thanlet Lane, Reston, spoke on behalf of the Pet Farm Park. She thanked the Commissioners for their support of the recent Zoning Ordinance Amendment regarding zoological parks and urged their approval of the subject applications. (A copy of Ms. Sorrels' statement is in the date file.)

Mr. John Mansfield, of 1503 Brookmeade Place, Vienna, spoke on behalf of the Hunter Mill Defense League, in support of both applications. (A copy of Mr. Mansfield's statement is in the date file.)

The next listed speaker, Ms. Bettijane Mackall, of 7501 Evans Ford Road, was not present when called by Chairman Murphy.

Mr. Steve Dickstein, representing the Humane Society of the United States, spoke in opposition to the proposal to continue the Pet Farm Park. (Copies of Mr. Dickstein's testimony and supporting documents are in the date file.)

Mr. James Nealon, of 11000 Baron Cameron Avenue, Reston, was concerned about the proposed density and lot sizes. (A copy of Mr. Nealon's statement is in the date file.)

The next listed speaker, Ms. Irene Bettius, of 11000 Baron Cameron Avenue, did not appear when called by Chairman Murphy.

Dr. Suzanne Cliver, of 2403 Reston Parkway, Reston, explained that she was a veterinarian and summarized her concerns regarding operation of the Pet Farm Park. (A copy of Dr. Cliver's testimony is in the date file.)

Mr. Richard Peters, representing the Great Falls Citizens Association, spoke in support of the subject applications. (A copy of Mr. Peters' statement is in the date file.)

Mr. Joseph Stowers, representing the Reston Citizens Association, also spoke in support of the applications. He submitted a letter from Ivan Cole, President of the Association, a copy of which is in the date file.

In rebuttal, Mr. Wolff stated that every effort would be made to preserve the character of the area. He spoke about the landscaping and buffering to be provided and said that the lot sizes on the perimeter of the proposed development would be compatible with adjacent properties.

In response to questions from Commissioner Byers, Mr. Wolff said he would look into Mr. Stowers' suggestion to provide metal halite, shielded street lights and to reduce the number of proposed lights. He added that Mr. Stowers' suggestion that the street widths within the proposed development be reduced would be considered by the builder.

Commissioner Bobzien said he had prepared a list of other changes suggested by citizens in the area which he expected to be addressed by the applicant before a decision was made on these applications. Mr. Wolff said he would be available to discuss those changes.

Commissioner Huber suggested that tree sizes be included in the sketches of the landscaping plan. She added that the operations of the Farm Market and the Pet Farm Park needed to be addressed as well.

Ms. Chianese had no closing staff remarks.

There being no further comments or questions, Chairman Murphy closed the public hearing and recognized Commissioner Bobzien for a motion on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Bobzien MOVED THAT WE DEFER DECISION ON THIS APPLICATION TO A DATE CERTAIN OF THURSDAY, JULY 16, 1992, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

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Commissioner Hubbard seconded the motion which carried unanimously with Commissioner Sell not present for the vote; Commissioners Hanlon and Thomas absent from the meeting.

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The meeting was adjourned at 12:09 a.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: April 7, 1993

Mary A. Pascoe

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