

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 22, 1998**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Carl A. S. Coan, Jr., Providence District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John W. Hunter, Commissioner At-Large
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District

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The meeting was called to order at 8:25 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 Koch, citing unresolved issues, MOVED THAT THE PUBLIC HEARING ON RZ-1998-SU-014 AND SE-98-Y-011, MOBIL OIL CORPORATION, AND RZ-1998-SU-016, BSM, LLC, BE DEFERRED TO SEPTEMBER 24, 1998.

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

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Commissioner Harsel MOVED THAT THE PUBLIC HEARING ON RZ-1997-BR-025, SURENDRA BERRY, BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 12, 1998.

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

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COMMISSION MATTERS

July 22, 1998

Commissioner Palatiello MOVED THAT THE PUBLIC HEARING ON PCA-91-C-026-2 AND FDPA-91-C-026-2, THE CRIPPEN INVESTORS, LP, BE DEFERRED TO A DATE CERTAIN ON JULY 29, 1998.

Commissioners Hunter and Thomas seconded the motion which carried unanimously with Commissioners Byers and Downer absent from the meeting.

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Commissioner Coan brought the Commission's attention to the revised proffer statement distributed tonight on RZ-1997-PR-058 and SE-97-P-076, B. F. Saul Real Estate Investment Trust, and said that the decision on that matter would take place on Thursday, July 23, 1998. Commissioner Palatiello noted that revised proffers had been distributed tonight for RZ-1998-HM-001, Hearthstone Vanguard Tysons LP, and that the decision on that application would take place on Thursday, July 23, 1998.

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In the absence of Commissioner Downer, Chairman Murphy reminded the Commission that the joint Redevelopment and Housing Authority/Planning Commission Housing Committee would meet on Thursday, July 23, 1998 at 7:30 p.m. in the Board Conference Room.

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Chairman Murphy called the Commission's attention to a memorandum from Catherine A. Chianese, Assistant to the County Executive, dated July 22, 1998, which noted that videos of the Revitalization Initiatives briefing held on July 9, 1998 were available. He added that the decision on these matters would be made on September 24, 1998.

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FS-M98-13 - NEXTEL, 3601 Madison Lane (Bailey's Fire Station)

Commissioner Hall RECOMMENDED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF MID-ATLANTIC, INC., FOR THE BAILEY'S FIRE STATION LOCATED AT 3601 MADISON LANE, 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 Coan seconded the motion which carried unanimously with Commissioners Byers and Downer absent from the meeting.

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ORDER OF THE AGENDA

Commissioner Harsel established the following order for the agenda items:

1. AR-89-S-006 - JUANITA SMITH
2. SEA-78-D-075 - KLINE TYSONS IMPORTS, INC.
3. RZ-1998-HM-003 -MARIETTE H. NEWCOMB, HIU NEWCOMB FAMILY LP AND BLUEBERRY HILL LC
FDP-1998-HM-003 - MARIETTE H. NEWCOMB, HIU NEWCOMB FAMILY LP AND BLUEBERRY HILL LC

This order was accepted without objection.

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AR-89-S-006 - JUANITA SMITH - Local A&F District Appl. authorized by Chap. 115 (Co. Code), effective June 30, 1983. The purpose is to preserve significant agricultural and forest lands in the County on prop. located at 15511 Compton Rd. on approx. .28.66 acres zoned R-C and WS. (A&F District Advisory Comm. Rec: Approval w/Ord. provisions including additional environmental provisions.) Tax Map 64-3((1))13, 14, and 20. SULLY DISTRICT. PUBLIC HEARING.

Lisa Fink, agent for the applicant, reaffirmed the affidavit dated May 11, 1998. There were no disclosures by Commission members.

Commissioner Koch asked that Chairman Murphy ascertain whether there were any speakers present 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, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO RENEW

AR-89-S-006 - JUANITA SMITH

July 22, 1998

AR-89-S-006, BY JUANITA SMITH, SUBJECT TO THE ORDINANCE PROVISIONS
DATED JULY 8, 1998.

Commissioners Harsel, Thomas, and Alcorn seconded the motion which carried unanimously with Commissioners Byers and Downer absent from the meeting.

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SEA-78-D-075 - KLINE TYSONS IMPORTS, INC. - Appl. under Sect. 4-704 of the Zoning Ord. to amend SE-78-D-075 for a vehicle sale, rental and ancillary service establishment to permit an increase in land area, building additions and site modifications on prop, located at 8602 and 8610 Leesburg Pi. on approx. 8.87 acres zoned C-7 and HC. Tax Map 29-1((1))15 and 16. PROVIDENCE DISTRICT. PUBLIC HEARING.

Timothy Sampson, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, attorney for the applicant, reaffirmed the affidavit dated July 9, 1998. There were no disclosures by Commission members.

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. Sampson stated that the application property consisted of two parcels fronting on Leesburg Pike which had been used as separate vehicle sales, rental, and ancillary service establishments since 1973. He said that the two parcels were being combined to house a single dealership, Kline Tysons Imports, Inc. He noted that the existing structures on Lot 15 would be demolished and that the existing building on Lot 16 would be renovated and expanded. Mr. Sampson explained that the Zoning Administrator had determined that a special exception was needed for the expansion of the building on Lot 16. He said that the applicant had worked closely with adjoining property owners and that revised development conditions addressed their concerns.

Commissioner Coan referred to a letter from Greg Kapfer, McLean Estates Community Association, dated June 5, 1998, in which concern was expressed about noise from speakers at the automobile dealerships in the Tysons area. Mr. Sampson said that Development Condition Number 8 addressed that concern. (A copy of Mr. Kapfer's letter is in the date file.)

Mr. Sampson responded to questions from Commissioner Coan about signage.

SEA-78-D-075 - KLINE TYSONS IMPORTS, INC.

July 22, 1998

Chairman Murphy called for speakers from the audience, but received no response. He noted

that no rebuttal was necessary. Mr. Braham had no closing staff comments; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Coan for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SEA-78-D-075 BE APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DISTRIBUTED TO THE COMMISSION TONIGHT AND HEADED UP BY SAYING IT INCLUDES "EDITS REQUESTED BY SARAH HALL TO JULY 16, 1998 VERSION" AND THAT THE REQUESTED MODIFICATIONS OF THE TRANSITIONAL SCREENING YARD AND WAIVER OF THE BARRIER ALONG THE NORTHEASTERN BOUNDARY AND THE REQUESTED MODIFICATION OF PERIPHERAL PARKING LOT LANDSCAPING ALONG THE NORTHERN AND EASTERN BOUNDARIES BE APPROVED AS DEPICTED ON THE SPECIAL EXCEPTION AMENDMENT PLAT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers and Downer absent from the meeting.

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RZ-1998-HM-003 - MARIETTE H. NEWCOMB, HIU NEWCOMB FAMILY LP AND BLUEBERRY HILL LC - Appl. to rezone from R-A, R-E and R-1 to PDH-1 to permit residential development at a density of 0.75 du/ac and approval of the conceptual development plan on prop. located 600 ft. W. of Beulah Rd. on the S. side of Leesburg Pike on approx. 29.3 acres. Comp. Plan Rec: Res. 0.2-0.5; 0.5-1, and 1-2 du/ac. Tax Map 19-1((1))20; 19-1((3))1 and 3. (Concurrent with FDP-1998-HM-003.) HUNTER MILL DISTRICT.

FDP-1998-HM-003 - MARIETTE H. NEWCOMB, HIU NEWCOMB, FAMILY LP AND BLUEBERRY HILL LC - Appl. to approve the final development plan for RZ-1998-HM-003 to permit residential development on prop. located at 9627 Leesburg Pike on approx. 29.3 acres zoned PDH-1. Tax Map 19-1((1))20; 19-1((3))1 and 3. (Concurrent with RZ-1998-HM-003.) HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Jack Wilbern, architect/agent for the applicant and member of Blueberry Hill, LC, reaffirmed the affidavit dated June 29, 1998. There were no disclosures by Commission members.

RZ-1998-HM-003 AND FDP-1998-HM-003 -
MARIETTE H. NEWCOMB, HIU NEWCOMB
FAMILY LP AND BLUEBERRY HILL LC

July 22, 1998

Kristen Abrahamson, 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 applications.

Ms. Abrahamson responded to questions from Commissioner Palatiello about Comprehensive Plan language for the subject area, requirements for size or cost of new homes, access to Route 7, the unique ownership arrangement, and the financial viability of the proposed development.

At Commissioner Harsel's request, Ms. Abrahamson described the location of the agricultural area, tot lots, and park and recreation facilities.

Ms. Abrahamson explained to Commissioner Palatiello how the density of the proposed development was calculated and the possibility of a future increase in the density.

Mr. Wilbern stated that the applicant was seeking to rezone the subject property to PDH-1 to permit the development of Blueberry Hill, a planned residential community, with 19 clustered homes. He said that the remaining land would continue to be farmed by the Newcomb family as it had been since the mid 1960s and noted that the wooded section and creek in the middle of the site would be left essentially untouched. Mr. Wilbern explained that the co-applicant, Blueberry LC, was made up of people intending to live in the proposed homes which reflected their very active participation. He described the surrounding areas, buffering, tree cover, ingress and egress, parking lots, the grass block private road section, and unit types. He said that the proposed homes would be sold on a fee simple basis with adequate maintenance procedures and reserved funds for regular repairs for all the common elements. Mr. Wilbern explained that Blueberry Hill was an innovative and creative design, with the participation of future residents resulting in a genuine community interaction process called "co-housing" which was gaining an increasing profile nationwide. He outlined the extensive community contacts made by the applicants and requested that 100 letters of support be entered into the record. (These letters are in the date file.) He said that, if in the future the Potomac Vegetable Farm ceased operation, that area would remain an open space along Route 7. In conclusion, Mr. Wilbern said that the proposed Blueberry Hill community would sensitively and innovatively expand the existing range of housing in the immediate area, would provide its future residents with substantial amenities and was environmentally sensitive.

At Commissioner Harsel's request, Mr. Wilbern showed the Commission renderings of the proposed single family detached homes.

Chairman Murphy called for speakers from the audience and recited the rules for testimony before the Commission.

RZ-1998-HM-003 AND FDP-1998-HM-003 -
MARIETTE H. NEWCOMB, HIU NEWCOMB
FAMILY LP AND BLUEBERRY HILL LC

July 22, 1998

Andrew Bilinski, 1291 Tweed Court, Vienna, President, Middleton Homeowners Association,

outlined aspects of the proposed development to which the Homeowners Association was opposed. He also presented the results of a survey of Middleton homeowners taken in December 1997. (Copies of his remarks and a letter to Supervisor Dix with the survey results attached are in the date file.)

Dr. Michael Espey, 9522 Leesburg Pike, Great Falls, stated that he lived adjacent to the proposed development and expressed his support for it. He said he thought it was an innovative housing concept, would foster a sense of community, and was preferable over more of the "tract mansions" which existed in the area.

Mariette Newcomb, 9627 Leesburg Pike, Vienna, co-applicant, said her family had lived and farmed in the area for 35 years. She outlined the benefits the Potomac Vegetable Farm provided to the area and said the Blueberry Hill development would preserve scarce open space for future generations.

Bernice Peltier, 1113 Westbriar Court, Vienna, expressed her enthusiastic support for the proposed development and stated that she and her family were future residents of Blueberry Hill and had participated in its design. She asked members of Blueberry Hill LC to stand and be recognized and noted that they included public relations consultants, a research scientist, a social worker, lawyers, an educational consultant, teachers, stay-at-home parents, a nutritionist, a veterinarian, government employees, computer industry employees, and farmers.

Ann Davis, 1295 Thompson Run Court, Vienna, member of the Middleton Homeowners Association board, stated she concurred with Mr. Bilinski's remarks. She cited traffic concerns and said the proposed development was not compatible with the existing neighborhood. She requested that a copy of a letter she had written to Brian Davis, ZED, DPZ, dated March 6, 1998 which expressed her concerns in more detail, be made part of the official record. (A copy of this letter is in the date file.)

Chairman Murphy pointed out to Ms. Davis that the lot sizes of the single family home development across the street were larger than those of the Middleton homes and said that compatible did not mean identical.

Ms. Davis responded to questions from Commissioners Hall and Coan about her position.

Vivien Donohue, address unknown, said that she was a realtor and a sister of a member of Blueberry Hill, LC. She expressed her support for the proposed development and said she thought it would receive national recognition as a form of progressive housing.

RZ-1998-HM-003 AND FDP-1998-HM-003 -
MARIETTE H. NEWCOMB, HIU NEWCOMB
FAMILY LP AND BLUEBERRY HILL LC

July 22, 1998

Tobin Anthony, 1 121 Trotting Horse Lane, Great Falls, representing the Locust Hill Homeowners Association, expressed their support as a neighbor for the proposed development.

He said they had been extensively briefed on the proposed development by the applicants and were impressed with the detail taken to preserve the pastoral nature of the area.

Mr. Anthony responded to questions from Commissioner Hall about the impact of the proposed development on traffic.

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

Mr. Wilbern showed the Commission photographs of views of the proposed development from several different locations. He said the grass block paver system would be confined internally to the subdivision portion of the property and used for emergency vehicle access only. He explained that this was not a family project and that adequate funding was available. He addressed traffic concerns which had been raised by speakers. Mr. Wilbern noted that the proposed development was in conformance with the Comprehensive Plan and requested favorable consideration.

Mr. Wilbern responded to questions from Commissioner Koch about commercial activities.

Commissioner Alcorn commented that he believed the proposed development was a very good example of clustered development which preserved sensitive environmental features.

Commissioner Kelso also commented favorably about the proposed development and said that he had lived in a similar environment in North Carolina.

There being no further comments or questions and no closing comments from staff, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this matter. (A verbatim excerpt is in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-HM-003 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX I OF THE STAFF REPORT.

Commissioners Alcorn, Hall, and Thomas seconded the motion which carried unanimously with Commissioners Byers and Downer absent from the meeting.

RZ-1998-HM-003 AND FDP-1998-HM-003 -
MARIETTE H. NEWCOMB, HIU NEWCOMB
FAMILY LP AND BLUEBERRY HILL LC

July 22, 1998

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1998-HM-003, SUBJECT TO THE FINAL DEVELOPMENT PLAN CONDITIONS CONTAINED IN APPENDIX 2 AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-1998-HM-003 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Alcorn and Thomas seconded the motion which carried unanimously with Commissioners Byers and Downer sent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 7.

Commissioners Alcorn, Hall, and Thomas seconded the motion which carried unanimously with Commissioners Byers and Downer absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF A 600-FOOT MAXIMUM LENGTH FOR A PRIVATE ROAD.

Commissioners Thomas and Alcorn seconded the motion which carried by a vote of 9-0-1 with Commissioner Coan abstaining; Commissioners Byers and Downer absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DIRECTOR OF DPW&ES TO MODIFY THE DESIGN STANDARDS FOR A PRIVATE STREET TO ALLOW THE USE OF GRASS BLOCK PAVERS AS INDICATED ON THE FDP.

Commissioners Kelso and Alcorn seconded the motion which carried unanimously with Commissioners Byers and Downer absent from the meeting.

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The meeting was adjourned at 10:19 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

July 22, 1998

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. Gibson

Approved on: December 2, 1999

A handwritten signature in cursive script that reads "Mary A. Pascoe". The signature is written in black ink and is positioned above a horizontal line.

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