

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 22, 1999**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
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
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District

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The meeting was called to order at 8:30 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 Coan referred to RZ-1998-PR-027, Hearthstone Vanguard Joint Venture. He noted that this case was scheduled for decision only tonight, but was not quite ready and therefore **MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON THIS MATTER TO A DATE CERTAIN OF JULY 28, 1999.**

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

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Commissioner Hall noted that the Budget and Personnel Committee, consisting of herself, Commissioner Byers, and Commissioner Murphy, had met earlier this evening. She then **MOVED THAT THE PLANNING COMMISSION'S BUDGET AND PERSONNEL COMMITTEE MEMBERS VERIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, ONLY THE PUBLIC BUSINESS MATTER, I.E., PERSONNEL ISSUES, LAWFULLY EXEMPT FROM THE OPEN MEETING REQUIREMENTS PROSCRIBED 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 Byers seconded the motion which carried unanimously with only Committee members Byers, Hall, and Murphy voting.

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Commissioner Kelso, at the request of the applicant and to allow time for review by the Lee District Land Use Committee, MOVED THAT THE PUBLIC HEARING ON PCA-C-448-17 AND FDP-C-448-33, KINGSTOWNE SVD SOUTH LP, KINGSTOWNE LP, AND KINGSTOWNE SVD EAST, LP, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 23, 1999.

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

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Commissioner Palatiello reminded everyone that there would be a Policy and Procedures Committee meeting on Wednesday, July 28, 1999 at 7:15 p.m.

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Commissioner Murphy noted that more time was needed and MOVED THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON SE-98-S-024, TRUSTEES OF KNOLLWOOD BAPTIST CHURCH, TO A DATE CERTAIN OF SEPTEMBER 22, 1999.

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

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Commissioner Koch, at the request of the applicant, MOVED THAT WE DEFER THE PUBLIC HEARING ON 2232-Y99-2, FAIRFAX COUNTY PARK AUTHORITY, TO SEPTEMBER 30, 1999.

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

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SE-99-H-022 - ACADEMY OF CHRISTIAN EDUCATION (Decision Only)

(The public hearing on this application was held on July 8, 1999. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-99-H-022, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 15, 1999.

Commissioners Byers and Thomas seconded the motion which carried by a vote of 7-0-2 with Commissioners Coan and Downer abstaining; Commissioners Alcorn and Koch not present for the vote; Commissioner Harsel absent from the meeting.

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RZ-1998-LE-006 - SPRINGFIELD EAST LC

FDP-1998-LE-006 - SPRINGFIELD EAST LC

SE-98-L-057 - SPRINGFIELD EAST, LC (Decisions Only)

(The public hearing on these applications was held on July 14, 1999. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-LE-006, BY SPRINGFIELD EAST LC, SUBJECT TO EXECUTION OF THE DRAFT PROFFERS DATED JULY 21, 1999, WITH THE DELETION OF #C-12.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Coan and Palatiello abstaining; Commissioner Harsel absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1998-LE-006, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1998-LE-006 AND SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Coan and Palatiello abstaining; Commissioner Harsel absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-98-L-057, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 3 OF THE STAFF REPORT.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Coan and Palatiello abstaining; Commissioner Harsel absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS BETWEEN THE HOTEL AND THE PROPOSED RESIDENCES.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Coan and Palatiello abstaining; Commissioner Harsel absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE 200-FOOT SETBACK FROM RAILROAD TRACKS FOR RESIDENTIAL DEVELOPMENT.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Coan and Palatiello abstaining; Commissioner Harsel absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE FINAL EXTERIOR ELEVATIONS OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS, COMPLETE WITH MATERIALS AND COLOR INDICATIONS FOR ALL BUILDINGS PROPOSED ON THIS SITE, BE RETURNED TO THE PLANNING COMMISSION FOR ADMINISTRATIVE REVIEW AND PRIOR TO THE ISSUANCE OF THE FINAL BUILDING PERMIT FOR ALL AND ANY PHASES.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Coan and Palatiello abstaining; Commissioner Harsel absent from the meeting.

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FS-S99-12 - AT&T WIRELESS, 9730 Hampton Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONSIDER (APPROVAL OF) A DETERMINATION SHOWN IN FS-S99-12.

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

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FS-S99-9 - AT&T WIRELESS, 6509 Sydenstricker Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION, UNDER SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, FIND THAT THIS IS A "FEATURE SHOWN" AS DETERMINED BY THE DIRECTOR OF PLANNING.

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

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SE-99-S-012 - COUNTRY CLUB OF FAIRFAX, INC. (Decision Only)

(The public hearing on this application was held on July 21, 1999. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE-99-S-012, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 21, 1999, WITH THE FOLLOWING AMENDMENTS:

IN DEVELOPMENT CONDITION #15, THE THIRD TO LAST LINE WOULD READ: ". . . TO THE SITE ENTRANCE AND ALL ANCILLARY EASEMENTS, NOT TO EXCEED 15 FEET, FOR CONSTRUCTION.

AND IN DEVELOPMENT CONDITION #18 DELETE EVERYTHING IN THE LAST LINE FROM "HOWEVER" TO THE LAST SENTENCE "SHALL BE PERMITTED."

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THE CONDITIONS SHOWN ON THE (SE) PLAT.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE ROUTE 123 FRONTAGE.

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

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy established this order for the agenda:

1. PCA-87-P-038-2 - PRENTISS PROPERTIES ACQUISITION PARTNERS LP
2. PCA-95-V-046 - JCE, INC.
3. RZ-1997-MV-038 - CHARLES J. & MARIE E. BECHERER
FDP-1997-MV-038 - CHARLES J. & MARIE E. BECHERER
4. FDPA-88-P-101 -VIRGINIA CENTER LP
5. SE-99-Y-016 - SOUTHWESTERN YOUTH ASSOCIATION

This order was accepted without objection.

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PCA-87-P-038-2 - PRENTISS PROPERTIES ACQUISITION PARTNERS LP - Appl. to amend the proffers for RZ-87-P-038 to permit commercial development with an overall FAR of 0.70 on property located in the S.W. quadrant of the intersection of Arlington Blvd. & Gallows Rd. on approx. 4.05 ac, zoned C-3 and located within the Merrifield Revitalization District. Comp. Plan Rec: Office. Tax Map 49-3((1))140. PROVIDENCE DISTRICT. PUBLIC HEARING.

Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated June 21, 1999. There were no disclosures by Commission members.

Mary Ann Godfrey, 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.

Ms. Baker noted that the purpose of this application was to allow modifications to the site layout, including the landscaping plan. She explained how the landscaping had been enhanced to meet staff's concerns about buffering the proposed parking garage. She said that the development would be an asset to the Merrifield area and had the support of the Merrifield Revitalization Committee. Ms. Baker concurred with the proposed development conditions in the staff report addendum.

In response to questions from Commissioner Coan, Ms. Baker explained that the applicant was still in the early stages of the design and that the architectural plans could be returned for the Commission's review if so desired. She noted that Prentiss was known for its high quality work. She added that a public utility easement and the topography of the area had affected the proposed trail location.

In response to questions from Commissioner Byers, Ms. Baker stated that the applicant did not propose underground parking largely because of the expense involved. She noted, however, that the garage would be located in a depressed area of the subject site which would minimize the height impact of the building.

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 Coan for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Coan MOVED TO DEFER THE DECISION ONLY ON THIS MATTER TO A DATE CERTAIN OF JULY 29, 1999.

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

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PCA-95-V-046 - JCE, INC. - Appl. to amend the proffers for RZ-95-V-046 to permit residential development at a density of 10.20 du/ac on property located on the W. side of Silverbrook Rd., approx. 50 ft. N. of its intersection w/Plaskett Ln, on approx. 9.90 ac. zoned R-20. Comp. Plan Rec: 16-20 du/ac. Tax Map 1107-M10 & 4. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated June 24, 1999. 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 stated that staff recommended denial of the application because, although the applicant's new plan reduced the proposed density, the change in unit type, from multi-family to single family attached, would result in a less desirable site layout with reduced open space.

In response to questions from Commissioner Byers, Mr. Braham confirmed that the applicant's proposal met the 30 percent open space requirement for the R-20 District.

Ms. Strobel explained that the previously approved development plan allowed a density of 19.9 dwelling units per acre (du/ac). She added that existing residential development in the area and market conditions resulted in the applicant's desire to amend the plan to permit single family attached homes. Ms. Strobel pointed out that the revised plan would result in a density of 10.2 du/ac, a significant decrease in density which would be a better transition to surrounding and

planned development. She added that the applicant was reaffirming the previously approved proffers for road improvements to Silverbrook Road. Ms. Strobel displayed a revised development plan, pointing out where the plan had been revised in an attempt to address staff's concerns about the connection of open space areas. She noted that the rear privacy yards would not be enclosed with fences, thereby enhancing the openness of the plan. She commented on the parking to be provided and stated that the revised plan had the support of citizens in the area.

Ms. Strobel responded to questions from Commissioners Byers and Wilson concerning parking, driveways, sidewalks, and privacy yards.

John Cowles, JCE, Inc., responded to further questions from Commissioner Wilson concerning the length of driveways and visitor parking.

Ms. Strobel responded to a question from Commissioner Downer regarding the road improvements to Silverbrook Road outlined in Proffer #8.

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 Byers for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA-95-V-046, SUBJECT TO THE PROFFERS DATED JULY 13, 1999.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Koch not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD REAFFIRM THE WAIVERS ON THE LIMITATION ON PRIVATE STREETS.

Commissioner Kelso seconded the motion which carried by a vote of 7-1-1 with Commissioner Wilson opposed; Commissioner Coan abstaining; Commissioners Alcorn and Koch not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD REAFFIRM THE PREVIOUSLY APPROVED WAIVERS ON TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Koch abstaining; Commissioner Harsel absent from the meeting.

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RZ-1997-MV-038 - CHARLES J. & MARIE E. BECHERER - Appl. to rezone from R-2 to PDH-3 to permit residential development at a density of 2.11 du/ac & approval of the conceptual development plan on property located on the W. side of Old Mt. Vernon Rd., approx. 600 ft. N. of its intersection w/Nalls Rd. on approx. 2.84 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 101-4 ((1))47. (Concurrent with FDP-1997-MV-038.) MOUNT VERNON DISTRICT.

FDP-1997-MV-038 - CHARLES J. & MARIE E. BECHERER - Appl. to approve the final development plan for RZ-1997-MV-038 to permit residential development on property located on the W. side of Old Mt. Vernon Rd., approx. 600 ft. N. of its intersection w/Nalls St. on approx. 2.84 ac. zoned PDH-3. Tax Map 101-4((1))47. (Concurrent with RZ-1997-MV-038.) MOUNT VERNON DISTRICT. JOINT PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated July 16, 1999. There were no disclosures by Commission members.

Inda Stagg, 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 denial of the application because of unresolved issues relating to right-of-way access on the southern boundary, location of a private street on the northern periphery, tree save, stormwater management, density, lot size, and compatibility.

Ms. Strobel noted that the applicant proposed six single family detached homes for a density of 2.11 dwelling units per acre (du/ac) at the low end of the planned density range. She presented a brief land use history of the property and explained that the PDH District was the best choice because it would allow more trees to be saved. She added that two development alternatives were shown in the staff report and that the applicant preferred the cluster development depicted in Alternative A. She maintained that the application met the applicable residential development criteria and noted that it had the support of the Mount Vernon Council.

Ms. Strobel responded to questions from Commissioner Byers regarding ownership of an outlet road adjacent to the subject property and the applicant's efforts to get that issue resolved.

Paul Kracunus, with Greenhorn and O'Mara, engineer for the applicant, responded to questions from Commissioner Byers regarding stormwater management.

RZ-1997-MV-038 - CHARLES J. & MARIE E. BECHERER
FDP-1997-MV-038 - CHARLES J. & MARIE E. BECHERER

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Ms. Strobel responded to further questions from Commissioner Byers regarding tree save and construction materials.

Ms. Strobel responded to questions from Commissioner Wilson concerning the outlet road and from Commissioner Coan concerning Alternative B.

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

Don Hamlin, 3911 Maury Place, Alexandria, representing Mount Vernon Farm Civic Association, supported approval of Alternative A which he felt was the better design.

James Defenbaugh, 8444 Old Mount Vernon Road, Alexandria, concurred with Mr. Hamlin's support of Alternative A.

Commissioner Byers reviewed the residential development criteria and commented that this application met more than 50 percent of those criteria. He reminded the Commission that the applicant was requesting the low end of the density range.

There being no further speakers or comments or questions from the Commission, and Ms. Staggs having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-1997-MV-038, SUBJECT TO THE PROFFERS DATED JULY 21, 1999.

Commissioners Kelso and Koch seconded the motion which carried by a vote of 8-1-1 with Commissioner Wilson opposed; Commissioner Coan abstaining; Commissioner Downer not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1997-MV-038, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING.

Commissioner Kelso seconded the motion which carried by a vote of 8-2 with Commissioners Coan and Wilson opposed; Commissioner Downer not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A MODIFICATION OF THE PFM RADIUS STANDARDS TO PERMIT A VDOT STANDARD 30-FOOT RADIUS CUL-DE-SAC ON A PRIVATE

STREET.

RZ-1997-MV-038 - CHARLES J. & MARIE E. BECHERER
FDP-1997-MV-038 - CHARLES J. & MARIE E. BECHERER

July 22, 1999

Commissioner Kelso seconded the motion which carried by a vote of 9-1 with Commissioner Wilson opposed; Commissioner Downer not present for the vote; Commissioner Harsel absent from the meeting.

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FDPA-88-P-101 - VIRGINIA CENTER LIMITED PARTNERSHIP -
Appl. to amend the final development plan for RZ-88-P-101 to permit commercial development on property located on the N.W. & S.E. sides of VA Center Blvd., approx. 750 ft. S. of its intersection w/Nutley St. on approx. 10.39 ac. zoned PDC. Tax Map 48-2((1))1 A.
PROVIDENCE DISTRICT. PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton and Williams, reaffirmed the affidavit dated July 21, 1999. There were no disclosures by Commission members.

Inda Stagg, 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. McDermott presented a land use history of the subject property and explained that the applicant proposed a single three wing structure, with 11 stories in the center wing and 8 stories in the east and west wings, in place of the previously approved two 14 story buildings. He noted that there would be no change in the proposed square footage or use and that the setback would remain the same with the exception of a one foot difference in the northeast corner of the site. Mr. McDermott said that some of the parking would be underground. He added that the new design would allow additional landscaping and a substantially enlarged plaza area in front of the building that would be more accessible to pedestrians.

Mr. McDermott responded to questions from Commissioner Coan regarding proposed lighting, loading dock use, trash removal restrictions, office moves, construction activity, parking, stacking spaces, and ancillary uses, especially fast food.

Commissioner Coan announced his intention to defer decision on this item until next week.

Chairman Murphy called for speakers from the audience.

Richard Wagamon, 7915 Roswell Drive, Falls Church, was opposed to any increase in density on the subject property. He expressed his concern about cut-through traffic.

Jeff McMillan, address unknown, said that he was concerned about the proposed lighting and

agreed with Commissioner Coan that no fast food restaurants be allowed as ancillary uses.

FDPA-88-P-101 -VIRGINIA CENTER LP

July 22, 1999

William Birdseye, 2708 Curzon Court, Vienna, representing the Board of Directors of the Virginia Center Phase 11 Homeowners Association, supported installation of a traffic signal at the intersection of Virginia Center Boulevard and the east end of Centerboro Drive. He also expressed concern about the issues raised by Commissioner Coan, such as lighting and construction activity. He supported deferral of the decision so that these matters could be resolved.

Linda Smyth, 2910 Hideaway Road, Fairfax, supported the applicant's new design, but was still concerned about traffic generation.

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

Mr. McDermott said that the applicant also supported a traffic signal, but noted that the decision would be made by the Virginia Department of Transportation, not the applicant. He reiterated that no change in intensity or use was proposed by this application and that the road infrastructure already built by the applicant would be sufficient to support the planned intensity.

There being no further comments or questions from the Commission and Ms. Stagg having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Coan for a deferral motion. (A verbatim excerpt is in the date file.)

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Commissioner Coan MOVED THAT THE DECISION ONLY ON THIS MATTER BE DEFERRED TO A DATE CERTAIN OF JULY 29, 1999.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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The Commission went into recess at 11:00 p.m. and reconvened in the Board Auditorium at 11:20 p.m.

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SE-99-Y-016 - SOUTHWESTERN YOUTH ASSOCIATION - Appl. under Sect. 3-C04 & 2-904 of the Zoning Ord. to permit a quasi-public park & uses in a floodplain on property located on the S. side of Bull Run Post Office Rd. & N. of the Fairfax County/Prince William County Line on approx. 117. 10 ac. zoned R-C & WS. Tax Map 52-

Chairman Murphy commented to the supporters of this application that the Commission would stipulate that athletic facilities to support the programs of youth groups were much needed and desired. He reminded everyone, however, that the Commission's role was to evaluate the application in terms of land use and asked the speakers to restrict their comments to that issue.

George Chernesky, representing the Southwestern Youth Association, reaffirmed the affidavit dated March 24, 1999. There were no disclosures by Commission members.

Greg Russ, Zoning Evaluation Division, Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He recommended denial of the application, noting that staff had not received adequate information from the applicant regarding lighting, seating capacity, use of loudspeakers, emergency vehicle access, and wastewater management. He added that the current development plan indicated too many encroachments into sensitive resource protection areas (RPAs) and a gas line easement. Mr. Russ also pointed out that the only point of access proposed was from Bull Run Post Office Road, a substandard road that could not handle the projected traffic volume. He introduced other members of staff who were present to answer any questions the Commissioners might have.

In response to a question from Commissioner Koch regarding issues raised in the letter from the United States Department of the Interior (DOI) concerning the impact of the proposal on the nearby Manassas National Battlefield Park and the possibility of a scenic easement acquisition, Mr. Russ said he had not had an opportunity to discuss these issues with the DOI. (A copy of the letter is in the date file.)

Noel Kaplan, Environmental Planner, DPZ, responded to questions from Commissioner Alcorn regarding the environmental issues associated with the proposed development, particularly the amount of floodplain on the property and the applicant's intentions for encroachment into RPAs.

In response to questions from Commissioner Wilson, Mr. Kaplan briefly explained the Occoquan Basis Study and the resulting downzoning of a large portion of western Fairfax County which led to the R-C designation on the subject property.

Chris Pricci, Health Department, responded to questions from Commissioners Wilson and Downer regarding the applicant's proposal for sewage disposal which included composting toilets.

Angela Rodeheaver, Department of Transportation, responded to questions from Commissioner Downer regarding the present condition of Bull Run Post Office Road. She added that, to her knowledge, there were no plans or funds for improvements to the road at any time in the future.

Mr. Chernesky explained that the Southwestern Youth Association (SYA) was in desperate need of the proposed facility and that no other viable alternative sites could be found in western

Fairfax County. He added that development of the subject site was estimated to cost \$20 million and that the size of the facility proposed was needed to facilitate fund raising efforts. He stated SE-99-Y-016 - SOUTHWESTERN YOUTH ASSOCIATION July 22, 1999

that environmental problems could be addressed at the time of site plan review by the engineers in the Department of Public Works and Environmental Services (DPWES). He said that SYA had problems with some of the conditions suggested by staff and noted that more time was needed to work out the differences.

In response to questions from Chairman Murphy, Mr. Chernesky stated that the studies and other information requested by staff cost more money than SYA could afford and that the appropriate studies could be done during the site plan review process, after approval of this application.

Mr. Chernesky responded to questions from Commissioners Alcorn, Wilson, and Coan regarding the non-profit nature of the SYA and the concessions to be allowed.

In response to a question from Commissioner Palatiello, Mr. Russ stated that if this application had been proposed by the Fairfax County Park Authority, a 2232 application would also be required, but that the land use issues would basically be the same.

Tom Regan, also representing SYA, stated that SYA was also concerned about protecting the environment and felt that the proposed use would be compatible with the guidelines for uses in the Occoquan Basin. He noted that 85 percent of the project would be open space, with more than 40 percent of that to be undisturbed open space. He added that the floor area ratio at build-out would only be 0.01, considerably less than the 0.10 allowed in the R-C District. He explained that the proposal was a seasonal, community oriented use. Regarding the traffic issues, he noted that SYA had agreed to contribute \$25,000 for spot improvements on Bull Run Post Office Road. Regarding the sewer issue, he stated that it would be addressed during the site plan review process and reminded the Commission that Health Department approval would be required.

Mr. Regan and Mr. Pricci responded to questions from Commissioners Downer and Kelso concerning the proposed composting toilets.

Mr. Regan responded to questions from Commissioner Wilson regarding the proposed vehicle trips per day, parking requirements, seating capacity and gray water disposal.

Mr. Kaplan and Barbara Byron, Director, ZED, DPZ, responded to questions from Commissioner Palatiello regarding the differences between a special permit and a special exception and other recreational facilities of comparable size in Fairfax County.

Jeff Stein, also representing SYA, responded to further questions from Commissioners Palatiello and Alcorn regarding SYA's use of fields at Kincheloe Park.

Commissioner Wilson noted that the letter from the DOI mentioned the possibility of bald eagles in the area. She asked Mr. Regan if anyone from SYA had investigated this potential

problem, to which he replied that, to his knowledge, no one had.

There being no further comments or questions from the Commission at this point, Chairman Murphy called the first listed speaker.

The following individuals spoke in support of the proposal. They cited the great need for the facility and said that Fairfax County should help rather than hinder the SYA in the development process. They maintained that the use would be compatible with the surrounding community and that outstanding traffic and environmental issues would be addressed at the appropriate time.

1. Ivan Hall, III, 7114 Ivakota Road, Clifton
2. Ivan Hall, Jr., 71 14 Ivakota Road, Clifton
3. Jennifer Hogue, 14702 St. Germain Drive, Centreville
4. Jeff Stein, 12179 Queens Brigade Drive, Fairfax
5. Michael Zimmerman, 6828 Compton Heights Circle, Clifton
6. Mark Morgan, 12507 Paradise Spring Road, Clifton
7. Dennis Legendre, 6620 Shalestone Court, Clifton
9. George Knight, 6932 Hovingham Court, Centreville
10. Pat McCormick, address unknown, Centreville
11. Ralph Wills, 13105 Melrae Court, Fairfax
23. Chris Headlee, 5486 Braddock Ridge Drive, Centreville
24. Pat Lawless, 6487 Gristmill Square Lane, Centreville

Mr. Hall, Jr. responded to questions from Commissioners Koch and Wilson regarding other recreational facilities in the area. Ms. Lawless responded to questions from Commissioner Coan regarding her position.

The following individuals spoke in opposition to the proposal. They said that Bull Run Post Office Road was inadequate to handle the proposed traffic, that the noise, lights and hours of operation associated with the use were unacceptable in a residential area and that there were too many outstanding environmental issues. Several speakers commented on the applicant's unwillingness to compromise with citizens in the area.

8. James Katchan, 6410 Suttler Store Court, Centreville, representing the Western Fairfax County Citizens Association
9. George Knight, 6932 Hovingham Court, Centreville
12. Mark McConn, 7408 Bull Run Drive, Centreville
13. Tom Richardson, 6001 Bull Run Post Office Road, Centreville
14. George Sanchez, 6525 Quiet Cedar Lane, Centreville, representing Fairfax National Estates
15. Roman Lowkis, 16712 Cedar Post Court, Centreville
16. Tony Digiovanni, 6521 Quiet Cedar Lane, Centreville
17. Karen Honaker, 6707 Bull Run Post Office Road, Centreville
18. Vickie Miller, 6603 Bull Run Post Office Road, Centreville
19. Eva Weigold, address unknown
20. Judith Heisinger, 7401 Bull Run Post Office Road, Centreville, representing Bull Run Civic Association

21. James R. Hart, 13947 Baton Rouge Court, Centreville
22. Tom Pickett, 6330 Fairfax National Way, Centreville
25. Joan Richardson, 6001 Bull Run Post Office Road, Centreville

Mr. Richardson, Ms. Honaker, Ms. Miller, Ms. Heisinger, and Ms. Richardson submitted statements for the record, copies of which are in the date file.

Ms. Honaker responded to questions from Commissioner Coan regarding truck traffic on Bull Run Post Office Road.

There being no further speakers, Chairman Murphy called upon Mr. Chernesky for a rebuttal statement. Mr. Chernesky declined. Mr. Russ had no closing staff remarks.

Commissioner Palatiello quoted from the Comprehensive Plan recommendation for the subject property: "Uses should be granted only if the following conditions are met: access for the use is oriented to an arterial." In response to a question from Commissioner Palatiello, Mr. Chernesky said he was aware of the language and had discussed it with planning staff before the property was purchased.

In response to a question from Commissioner Koch, James Zook, Director, DPZ, stated that staff had been working with SYA for more than two years in pre-planning and planning meetings, but that staff did not specifically advise SYA to purchase the property.

There being no further comments or questions, 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 WE DEFER, FOR DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, SE-99-Y-016, SOUTHWESTERN YOUTH ASSOCIATION, UNTIL JULY 28, 1999.

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

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The meeting was adjourned at 2:10 a.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

July 22, 1999

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: Gloria L. Watkins

Approved on: July 26, 2000

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