

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 8, 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
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:20 p.m. by Vice Chairman John R. Byers, 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 Palatiello announced his intent to defer the public hearing on SE-99-H-013, Carr America, from September 22, 1999 to a date certain of October 6, 1999.

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Commissioner Palatiello called the Commission's attention to a memorandum from Ms. Barbara Lippa, Executive Director of the Planning Commission, requesting their comments on public hearing procedures on or before September 15, 1999.

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Commissioner Alcorn noted that a draft of the Work Program for the Residential Infill Development Study would be reviewed at the Residential Development and Infill Committee meeting being held on September 15, 1999.

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Commissioner Byers MOVED THAT THE DECISION ONLY ON RZ-1998-MV-059, FDP-1998-MV-059, PCA-84-V-131, AND SEA-84-V-131, SHAWNEE ROAD, LC, SCHEDULED FOR TONIGHT, BE DEFERRED INDEFINITELY.

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

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Commissioner Harsel, citing notification problems, MOVED THAT THE PUBLIC HEARING ON AR-90-D-002, BONNIE B. FOSTER, BE DEFERRED FROM SEPTEMBER 8, 1999 TO A DATE CERTAIN OF SEPTEMBER 22, 1999.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Murphy absent from the meeting.

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Referring to an application in the Providence District that had been considered and acted upon by the Commission on Thursday, July 29, 1999, Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECONSIDER ITS DECISION OF JULY 29, 1999 ON RZ-1998-PR-027, HEARTHSTONE VANGUARD JOINT VENTURE.

Commissioner Alcorn seconded the motion which failed by a vote of 5-5-1 with Commissioners Alcorn, Coan, Hall, Harsel and Wilson in favor; Commissioners Downer, Koch, Kelso, Palatiello, and Thomas opposed; Commissioner Byers abstaining; Commissioner Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. AR-83-S-004 - LEE J. VAZQUEZ
2. AR-90-S-005-KRISTIN, STEPHEN W., KAREN M., BRIAN A., & ALESIA G. KLARE
3. AR-91-Y-001 - TOM VAN AND JOAN JOHNSON RICHARDSON
4. PCA-78-C-098 - PRISON FELLOWSHIP MINISTRIES
FDPA-78-C-098-2 - PRISON FELLOWSHIP MINISTRIES
5. RZ-1 999-MA-006 - THE RYLAND GROUP, INC.
FDP-1999-MA-006 - THE RYLAND GROUP, INC.
6. RZ-1 999-SU-030 - EDGEMOORE HOMES, LLC

This order was accepted without objection.

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AR-83-S-004-2 - LEE J. VAZQUEZ - A&F District Renewal Appl. to permit renewal of a previously approved A&F dist. authorized by Chap. 115 (County Code), effective June 30, 1983. The purpose is to preserve significant A&F lands in the County on property located on the S. side of Popes Head Rd., approx. 700 ft. W. of its intersection w/Colchester Rd. and on the W. side of Newman Rd. on approx. 199.84 ac. zoned R-C and WS. Tax Map 66-4((1))21 and 75-2((1))5. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Lee Vazquez, the applicant, reaffirmed the affidavit dated March 8, 1999. There were no disclosures by Commission members.

Commissioner Alcorn asked Vice Chairman Byers to 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, Vice Chairman Byers closed the public hearing and recognized Commissioner Alcorn for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE WHITEHALL LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED SEPTEMBER 1, 1999.

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

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AR-90-S-005 - KRISTIN, STEPHEN W., KAREN M., BRIAN A., AND ALESIA G. KLARE - A&F District Renewal Appl. to permit renewal of a previously A&F dist. authorized by Chap. 115 (County Code), effective June 30, 1983. The purpose is to preserve significant A&F lands in the County on property located on the N. side of Compton Rd., approx. 200 ft. E. and N. of its intersection w/Union Mill Rd. on approx. 96.58 ac. zoned R-C, R-1 and WS. Tax Map 74-2((1))8, 75-1((1))1, 74-2((1))8B. SULLY DISTRICT. PUBLIC HEARING.

Kristin Klare, one of the applicants, reaffirmed the affidavit dated February 16, 1999. There were no disclosures by Commission members.

Commissioner Alcorn asked Vice Chairman Byers to 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, Vice Chairman Byers closed the public hearing and recognized Commissioner Alcorn for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE KLARE LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED SEPTEMBER 1, 1999.

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

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AR-91-Y-001 - TOM VAN & JOAN JOHNSON RICHARDSON -
A&F Dist. Renewal Appl. to permit renewal of a previously approved A&F dist. authorized by Chap. 115 (County Code), effective June 30, 1983. The purpose is to preserve significant A&F lands in the County on property located on the E. side of Bull Run Post Office Rd., approx. 50 ft. N. of its intersection w/Running Post Ct. on approx. 40.00 ac. zoned R-C and WS. Tax Map 42-4((1))5. SULLY DISTRICT.
PUBLIC HEARING.

Tom Richardson, one of the applicants, reaffirmed the affidavit dated March 16, 1999. There were no disclosures by Commission members.

Commissioner Koch asked Vice Chairman Byers to 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, Vice Chairman Byers 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 RECOMMEND THAT THE BOARD OF SUPERVISORS AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW

THE RICHARDSON LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS CONTAINED IN APPENDIX 1 DATED SEPTEMBER 1, 1999.

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

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PCA-78-C-098 - PRISON FELLOWSHIP MINISTRIES - Appl. to amend the proffers and conceptual development plan for RZ-78-C-098 to permit office development w/an overall FAR of 0.68 on property located on the W. side of Old Reston Ave., approx. 300 ft. N. of its intersection w/ Sunset Hills Rd. on approx. 5.26 ac. zoned PDC. Comp. Plan Rec: Commercial Development Tax Map 17-4((1))1. (Concurrent w/ FDPA-78-C-098-2.) HUNTER MILL DISTRICT.

FDPA-78-C-098-2 - PRISON FELLOWSHIP MINISTRIES - Appl. to approve the second amendment to the final development plan for RZ-78-C-098 to permit office development on property located on the W. side of Old Reston Ave., approx. 300 ft. N. of its intersection w/Sunset Hills Rd. on approx. 5.26 ac. zoned PDC. Tax Map 17-4((1))1. (Concurrent w/PCA-78-C-098.) HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Marie Travesky, agent for the applicant, reaffirmed the affidavit dated March 24, 1999. There were no disclosures by Commission members.

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 applications.

Ms. Travesky explained that the applicant had worked hard to preserve the old growth trees and mature boxwoods on the site and that the proposed additions to the office space would be compatible with residential units to the west and east. She added that the historic A. Smith Bowman property, including the gazebo and grounds, had been restored and the building was now known as the Arthur DeMoss House. She noted that the proposal would feature the following amenities:

- 57 percent open space
- 16 percent tree cover
- An employee lunch room and pedestrian paths connecting to local restaurants
- Underground parking for all but 10 parking spaces.
- Staggered work hours and telecommuting
- Car pooling, bicycling, and use of public transit
- Employee showers.

Ms. Travesky pointed out that three area churches had agreed to the temporary use of their parking lots during the construction phase on the subject property. She introduced Hall Davis, with Tobey and Davis, architects for the applicant.

Mr. Davis presented a model and visual aids depicting the applicant's plans.

Ms. Travesky concluded the applicant's presentation by noting that the applicant had met with various neighborhood groups and that the project had the support of the community.

In response to a question from Commissioner Harsel, Ms. Travesky explained that the two different route numbers shown for Old Reston Avenue was the result of a typographical error.

Ms. Travesky responded to questions from Commissioners Alcorn and Palatiello regarding the pedestrian trails, from Commissioner Kelso regarding building materials, and then from Commissioner Alcorn again concerning the applicant's efforts to notify affected residents of the proposed building additions.

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

Arthur Hill, 11714 Indian Ridge Road, Reston, representing the Planning and Zoning Committee of the Reston Citizens Association, spoke in support of the application.

Vice Chairman Byers noted that no rebuttal was needed. There being no further comments or questions from the Commission and Ms. Johnson having no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Palatiello for action on these cases. (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 PCA-78-C-098, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 2, 1999.

Commissioner Coan seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-78-C-098-2, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 8, 1999.

Commissioner Thomas seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN AND WESTERN PROPERTY BOUNDARIES.

Commissioner Thomas seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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RZ-1999-MA-006 - THE RYLAND GROUP, INC. - Appl. to rezone from C-4 and HC to PDH-12 and HC to permit residential development at a density of 11.40 du/ac and approval of the conceptual development plan on property located on the W. side of Beauregard St., approx. 300 ft. N. of its intersection w/Little River Tpk. on approx. 4.21 ac. Comp. Plan Rec: 12-16 du/ac multi-family w/an option for up to 12 du/ac single family attached development. Tax Map 72-2((1)) 44B. (Concurrent w/FDP-1999-MA-006.) MASON DISTRICT.

FDP-1999-MA-006 - THE RYLAND GROUP, INC. - Appl. to approve the final development plan for RZ-1999-MA-006 to permit residential development located on the W. side of Beauregard St., approx. 300 ft. N. of its intersection w/Little River Tpk. on approx. 4.21 ac. zoned PDH-1 2 and HC. Tax Map 72-2((1))44B. (Concurrent w/RZ-1999-MA-006.) MASON DISTRICT. JOINT PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated September 3, 1999. There were no disclosures by Commission members.

Susan 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 denial of the applications based on failure to adequately address design quality standards regarding buffering and transportation improvements and meet a sufficient number of applicable residential development criteria.

Mr. Martin noted that the subject property had been zoned C-4 for more than 20 years with no proffer limitations. He added that there was an existing access easement from an adjacent property owned by Fairfax County. He explained how the recommendations in the Comprehensive Plan for the subject property had been revised through the Plan Amendment process. Mr. Martin stated that he disagreed with staff's interpretation of the language and maintained that the density requested by the applicant's proposal was at the low end of the planned density range. He listed the surrounding land uses and explained details of the

applicant's proposal, including screening and barriers, recreation areas, pedestrian paths, and stormwater management planned. He pointed out that he had met with representatives of the Fairfax County Office of Transportation and the Virginia Department of Transportation and all agreed that location of the entrance along Beauregard Street was appropriate for 48 townhouses. He added that both agencies suggested that the applicant take advantage of the ingress/egress easement for a secondary means of egress during high traffic volume periods. In conclusion, Mr. Martin said that this proposal represented a significantly lower intensity use than originally planned for the site and would eliminate a long-standing attractive nuisance on this currently vacant lot. He described the applicant's unsuccessful attempts to communicate with neighborhood associations.

Mr. Martin responded to questions from Commissioner Hall regarding his attempts to meet with homeowners in the area.

Commissioner Hall announced her intention to defer decision on this case to allow more time to resolve outstanding issues.

Commissioner Hall, Ms. Johnson and Mr. Martin discussed the Plan recommendations for the subject property and the applicability of the residential development criteria.

Commissioner Hall stated that she wanted a legal opinion regarding the interpretation of the density recommendations.

In response to a question from Commissioner Harsel, Mr. Martin said that the proposed townhouses would be between 2200 and 2400 square feet.

Vice Chairman Byers called the first listed speaker.

Dr. Bernard Carr, 4810 Beauregard Street, Alexandria, supported the application for townhouses, noting that it would definitely improve the existing vacant lot, but expressed his concern for the increased traffic.

William Pike, 6360 Meetinghouse Way, Alexandria, spoke in opposition to the application, based on what he felt to be inadequate traffic control measures.

Sharon Dryer, Director, Senior Housing and Services, Department of Housing, supported the proposal for townhouse development, but expressed her concern about the circulation plan that would allow secondary access to the subject property through the Senior Center next door.

Commissioner Hall and Ms. Dryer discussed the circulation plan and the easement previously granted.

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

Mr. Martin said that he would be happy to work with Ms. Dryer, other representatives of the Senior Center, to reach an agreeable solution to the access problem. He expressed his willingness to meet with other neighbors in the area as well.

In response to questions from Commissioner Kelso, Mr. Martin said that the density issue was not raised during the pre-application meeting with County staff. He noted that the major topic of discussion was the transpiration problem.

Commissioner Hall and Ms. Johnson discussed staff's transportation and density recommendations.

In response to a question from Commissioner Coan, Ms. Johnson said that a one percent contribution to the Housing Fund by the applicant would be desirable, but it would still not bring the applicant into compliance with the development criteria.

In response to a question from Commissioner Harsel, Ms. Johnson stated that the 1.26 acres identified as open space on the development plan would be used as a dry pond and therefore would not be available for recreational purposes.

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

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Commissioner Hall MOVED THAT THE DECISION ON RZ/FDP-1999-MA-006 BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 22, 1999 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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RZ-1999-SU-030 - EDGEMOORE HOMES, LLC - Appl. to rezone from R-1 and WS to R-2 and WS to permit residential development at a density of 2.33 du/ac including bonus density for the provision of ADUs on property located on the E. terminus of Walney Park Dr., approx. 1,000 ft. E. of its intersection w/Walney Rd. on approx. 53.30 ac. Comp. Plan Rec: 1-2 du/ac. Tax Map 44-4((1))11, 12, 13, 19, 21, 22, 23, 25; 54-2((1))13. SULLY DISTRICT. PUBLIC HEARING.

Robert Lawrence, Esquire, with Hazel and Thomas, reaffirmed the affidavit dated August 31, 1999. There were no disclosures by Commission members.

Susan 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.

In response to a request from Commissioner Koch, Ms. Johnson explained that the applicant was seeking approval for a right-of-way easement from the Park Authority to extend Walney Park Drive into the subject property for ingress/egress purposes.

Mr. Lawrence stated that the applicant had worked with citizens in the area and that the proposed proffers reflected the results of addressing their concerns. He spoke about the transportation improvements, historic preservation, and subdivision design planned. He noted that affordable dwelling units (ADUs) had been incorporated into the design and requested the Commission's favorable consideration.

In response to questions from Commissioner Koch, Mr. Lawrence explained that lot 15A was not specifically mentioned in the proffers because that property owner had not requested inclusion, but that it was included in the area covered by the proffers.

Commissioner Koch announced his intention to defer the decision on this application to allow more time to review the latest list of proffers.

Commissioner Coan complimented the applicant on the proposal for sidewalks on both sides of the street and for the ADU design. Commissioner Alcorn concurred.

In response to a question from Commissioner Kelso, Mark Trostle, architect for the applicant, explained that the exact design of the ADUs had not been finalized, but that it was expected they would be between 1,400 and 1,600 square feet. He added that each unit would have a single car garage.

In response to a question from Commissioner Koch, Mr. Lawrence explained how the fourth ADU would be accessed.

Vice Chairman Byers called the first listed speaker.

The following individuals spoke in opposition to the application. They cited detrimental effects on the environment, school enrollment, quality of life, and transportation network.

1. Elvera McKenna, 4841 Walney Road, Chantilly
2. John McKenna, 103 Biscayne Court, Sterling
5. Brendan Armstrong, 13898 Lewis Mill Way, Chantilly
6. James Hunter, 13892 Lawrence Park Court, Chantilly

A copy of Ms. McKenna's statement is in the date file. She responded to questions from Commissioner Koch regarding her position. A letter from Mr. McKenna is in the date file.

Mr. Hunter responded to questions from Commissioners Hall and Harsel concerning his position.

The following individuals spoke in support of the application. They endorsed the applicant's proposal to preserve the Cross House and noted that their approval was conditioned upon the applicant phasing the development, limiting construction access, and providing appropriate transportation improvements.

3. Carol Friedman, Historic Centreville Society, Fairfax County History Commission
4. James Cross, 13938 Westmore Street, Chantilly
7. James Hart, 13947 Baton Rouge Court, Centreville, representing the Western Fairfax County Citizens Association
9. Mark Simms, 481 1 Walney Knoll Court, Chantilly, representing the Wynmar Homeowners Association
12. Gayla Schoenborn, 13899 Walney Park Drive, Chantilly

A copy of Ms. Friedman's statement is in the date file.

Mr. Cross responded to questions from Commissioner Koch regarding the possible location of a cemetery in the area.

A letter from Mr. Simms is in the date file.

The following individuals did not state a clear opinion regarding approval or denial of the application, but stressed the importance of preserving the Cross House.

8. Edna Cross, a Loudoun County resident, address unknown
10. Willie Cross Wallach, address unknown
11. Esther Cross, address unknown

There being no further speakers, Vice Chairman Byers called upon Mr. Lawrence for a rebuttal statement.

Mr. Lawrence explained the applicant's intention to phase the development and provide transportation improvements at each phase. He responded to questions from Commissioner Coan regarding the road network in the area and the proposed open space easement.

Ms. Johnson responded to questions from Commissioner Hall regarding the applicant's intended contributions for park and recreation uses.

Mr. Lawrence responded to questions from Commissioner Downer regarding the applicant's intentions to preserve the Cross House.

Ms. Johnson responded to questions from Vice Chairman Byers regarding the applicant's intended contributions for park and recreation uses.

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

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Commissioner Koch MOVED THAT RZ-1999-SU-030, EDGEMOORE HOMES, LLC BE DEFERRED FOR DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, TO SEPTEMBER 16, 1999.

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

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The meeting was adjourned at 11:41 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

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

Meeting taken by: Linda B. Gibson

Minutes by: Gloria L. Watkins

Approved on: September 14, 2000



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