

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 24, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

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

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The meeting was called to order at 8:15 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 Hall MOVED THAT THE DECISION ONLY ON SE-2002-MA-013, ABDULELAH AL-KELIDDAR, BE FURTHER DEFERRED INDEFINITELY.

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

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Commissioner Koch announced his intent to defer the public hearing on PCA-78-C-063-3, Westfields Corporate Center Associates, Limited Partnership, from November 6, 2002 to indefinitely.

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SE-2002-MA-019 - CAMPBELL AND FERRARA NURSERIES (Decision Only)
(The public hearing on this application was held on October 17, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2002-MA-019, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED OCTOBER 16, 2002.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE NORTHERN PORTIONS OF THE EASTERN AND WESTERN BOUNDARIES TO THAT SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE ADDITIONAL STANDARD NUMBER 5 TO ALLOW BUILDINGS TO BE LOCATED CLOSER THAN 100 FEET FROM THE ABUTTING RESIDENTIAL DISTRICT.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF ADDITIONAL STANDARD NUMBER 9 TO ALLOW A REDUCTION IN PARKING TO THAT SHOWN ON THE SE PLAT.

Commissioner Kelso seconded the motion carried by a vote of 8-0-2 with Commissioners Harsel and Wilson abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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RZ-2001-LE-048/FDP-2001-LE-048 - CENTEX HOMES (Decision Only)

(The public hearing on this application was held on October 10, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-LE-048 AND THE CONCEPTUAL DEVELOPMENT PLAN BY CENTEX HOMES, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE NOW DATED OCTOBER 15, 2002.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and DuBois abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION APPROVE FDP-2001-LE-048, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED OCTOBER 17 AND THE BOARD'S APPROVAL OF RZ-2001-LE-048 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and DuBois abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF A WAIVER OF FENCE HEIGHT, PER PARAGRAPH 8 OF SECTION 16-401, TO PERMIT THE PROPOSED WALL ALONG TELEGRAPH ROAD TO BE UP TO SEVEN FEET IN HEIGHT AND THE MODIFICATION OF THE TRAIL ALONG OLD TELEGRAPH ROAD TO THAT SHOWN ON THE CDP/FDP.

Commissioner Koch seconded the motion which carried by a vote of 7-0-3 with Commissioners Byers, DuBois and Hall abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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RZ-2002-LE-014 - LITTLE RIVER DEVELOPMENT CORPORATION (Decision Only)
(The public hearing on this application was held on October 10, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-LE-014, LITTLE RIVER DEVELOPMENT CORPORATION, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED OCTOBER 24, 2002.

Commissioner Koch seconded the motion which carried by a vote of 4-3-3 with Commissioners de la Fe, Kelso, Koch and Wilson in favor; Commissioners Hall, Moon and Smyth opposed; Commissioners Byers, Harsel and DuBois abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE REQUIREMENT FOR A 600 FOOT MAXIMUM PRIVATE STREET LENGTH.

Commissioner Koch seconded the motion which carried by a vote of 4-3-3 with Commissioners de la Fe, Kelso, Koch and Wilson in favor; Commissioners Hall, Moon and Smyth opposed; Commissioners Byers, Harsel and DuBois abstaining; Commissioner Alcorn not present for the vote; Commissioner Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. SEA-88-V-064-4 - PROGRESO HISPANO
2232-V02-16 - PROGRESO HISPANO
2. PCA-86-L-027 - TAVARES FAMILY LIMITED PARTNERSHIP
3. RZ-2002-LE-010 - VERIZON VIRGINIA, INC.
2232-L01-30 - VERIZON VIRGINIA, INC.
4. RZ-2001-PR-053 - JEFFERSON INVESTMENT GROUP, INC.
SE-2002-PR-018 - JEFFERSON INVESTMENT GROUP, INC.
5. 2232-V02-9 - MILESTONE COMMUNICATIONS, INC./SPRINT PCS
6. SE-2002-DR-008 - DANIEL P. BURKE

This order was accepted without objection.

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The following case was in the Mount Vernon District, therefore, Secretary Harsel assumed the Chair.

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SEA-88-V-064-4 - PROGRESO HISPANO - Appl. under Sects. 3-204 and 4-804 of the Zoning Ordinance to amend SE-88-V-064 previously approved for alternate use of a public facility to permit an additional alternate use within an existing building. Located at 4100 Mohawk La. and 8333 Richmond Hwy. on approx. 22.61 ac. of land zoned R-2, C-8 and HC. Tax Map 101-4 ((1)) 5A, 57; 101-4 ((7)) 1-10, 39-41; 101-4 ((8)) (E) 1-6. (Concurrent with 2232-V02-16.) MT. VERNON DISTRICT.

2232-V02-16 - PROGRESO HISPANO - Appl. under Sect. 15.2-2232 of the *Code of Virginia* to permit an additional alternate use of a public facility. Located at 4100 Mohawk La. and 8333 Richmond Hwy. on approx. 22.61 ac.

of land zoned R-2, C-8 and HC. Tax Map 101-4 ((1)) 5A, 57; 101-4 ((7)) 1-10, 39-41; 101-4 ((8)) (E) 1-6. (Concurrent with SEA-88-V-064-4.) MT. VERNON DISTRICT. JOINT PUBLIC HEARING.

Ms. Isis M. Castro, agent for the applicant, reaffirmed the affidavit dated September 21, 2002. There were no disclosures by Commission members.

Ms. Cathy Lewis, 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. Castro said that Progreso Hispano was an effort initiated by Good Shepherd Catholic Church where for the last twelve years religious services as well as English classes had been offered to the Hispanic community. However, she said there was no longer space available at the church and County classes were filled. She said Progreso Hispano would use the requested space for immigration services and English classes and requested the Commission's support.

Secretary Harsel called for speakers from the audience and recited rules for testimony before the Commission.

Ms. Queenie Cox, 2920 Douglas Street, Alexandria, Co-Chair of the Mount Vernon Council of Citizens Associations, expressed support for the applications.

There were no further speakers and no rebuttal remarks. The Commission had no comments or questions and staff had no closing remarks, therefore, Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION FIND THE PROPOSAL TO LEASE A PORTION OF THE HOME ECONOMICS BUILDING IN THE OLD MOUNT VERNON HIGH SCHOOL BY PROGRESO HISPANO FOR A TRAINING CENTER SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232 AND FIND IT SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE SEA-88-V-064-4, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Vice Chairman Byers resumed the Chair.

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PCA-86-L-027 - TAVARES FAMILY LIMITED PARTNERSHIP - Appl. to amend the proffers for RZ-86-L-027 previously approved for industrial use to permit site modifications with an overall Floor Area Ratio (FAR) of 0.25. Located on the E. side of Cinder Bed Rd., approx. 1,400 ft. N. of its intersection with Hill Park Dr. on approx. 21,782 sq. ft. of land zoned I-4. Comp. Plan Rec: Industrial use. Tax Map 99-2 ((1)) 21. LEE DISTRICT. PUBLIC HEARING.

Robert Flinn, Esquire, with Flinn and Beagan, reaffirmed the affidavit dated March 12, 2002. There were no disclosures by Commission members.

Ms. Cathy Lewis, 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.

Commissioner Kelso commended the applicant for cleaning up the property and said that he was very pleased with this application.

Mr. Flinn stated that the property had been rezoned in 1987 and at that time very little thought had been given to future expansion. He said the applicant was now seeking approval of a development plan which would permit a contractor's shop to continue to operate and for a storage or warehouse building to be erected which would allow the enclosure of outside storage areas located on the property. He noted that the application had the endorsement of the Lee District Land Use Advisory and Transportation Committee and staff, and he requested a favorable recommendation.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Kelso for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-86-L-027 BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE BE MODIFIED TO PERMIT A 20 FOOT WIDE STRIP OF TRANSITIONAL SCREENING AND TO PERMIT THE EXISTING 8 FOOT HIGH WOODEN FENCE ALONG THE SOUTHERN PROPERTY LINE TO REMAIN.

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

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRAIL REQUIREMENT ALONG CINDERBED ROAD BE WAIVED IN FAVOR OF THE PROPOSED FOUR FOOT WIDE CONCRETE SIDEWALK AS SHOWN ON THE CDP.

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

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RZ-2002-LE-010 - VERIZON VIRGINIA, INC. - Appl. to rezone from R-1, C-5 and HC to C-3 and HC to permit expansion of an existing telecommunications facility (switching station) with an overall Floor Area Ratio (FAR) of 0.58. Located on the W. side of Grovedale Rd., approx. 500 ft. S. of its intersection with Franconia Rd. on approx. 2.0 ac. of land. Comp. Plan Rec: Office. Tax Map 81-3 ((5)) 9. (Concurrent with 2232-L01-30.) LEE DISTRICT.

2232-L01-30 - VERIZON VIRGINIA, INC. - Appl. under Sect. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit expansion of an existing telecommunications facility (switching station). Located at 6316 Grovedale Rd. on approx. 2.0 ac. of land zoned C-3 and HC. Tax Map 81-3 ((5)) 9. (Concurrent with RZ-2002-LE-010.) LEE DISTRICT. JOINT PUBLIC HEARING.

Ms. Sheri Hoy, with McGuire Woods LLP, reaffirmed the affidavit dated October 1, 2002. There were no disclosures by Commission members.

Ms. Mavis Stanfield, 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 the Planning Commission find that the telecommunications facility proposed under 2232-L01-30 satisfied the criteria of location, character and extent as specified in Section 15.2-2232 of the *Code of Virginia* and was substantially in accord with the provisions of the adopted Comprehensive Plan. She also noted that staff recommended approval of the RZ-2002-LE-010.

In response to a question from Commissioner Smyth, Ms. Stanfield said that the church adjacent to the subject property had had drainage problems.

Ms. Hoy stated that the proposed expansion was needed due to growth in the area which had occurred since 1964 when the facility was constructed, and to address future growth and demand. She said rezoning the property to allow for the expansion would not adversely affect the surrounding neighborhoods and it met the intent of the Comprehensive Plan. She noted that adjacent properties included office and church uses with a residential area to the rear of the facility. She said the residential area was buffered by natural woods and vegetation. She noted that the only significant issue was stormwater runoff. She said the adjacent church had expressed concern about this matter and that a proffer required that the runoff be directed toward Verizon's property. She said the applicant had worked with neighbors to address their concerns and that the application had the support of the Lee District Land Use Advisory and Transportation Committee.

In response to a question from Commissioner Wilson, Ms. Hoy said the applicant had originally applied for a special exception application but because the property was split zoned C-5 and R-1, the proposed density did not meet those zoning requirements. In response to another question from Commissioner Wilson, Ms. Hoy said no antennas would be mounted on the facility.

Mr. Ted Britt with Tri-tek Engineering responded to a question from Commissioner Smyth about stormwater management. Responding to a question from Commissioner de la Fe, Mr. Britt said the stormwater runoff occurring on the church property was caused by nature.

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

Ms. Linda Shiles, 6102 Franconia Commons Court, Alexandria, said she was concerned about the maintenance of the buffer area once construction was completed.

Commissioner Kelso said that the buffer area belonged to Verizon and it would be their responsibility to maintain it. He suggested to Ms. Shiles that she contact the Lee District Supervisor's office to report any concerns she had about the property.

There were no further speakers, therefore, Vice Chairman Byers called upon Ms. Hoy for a rebuttal statement. Ms. Hoy said that Verizon would maintain the property.

There were no comments or questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Kelso for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Kelso MOVED THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS FACILITY PROPOSED UNDER 2232-L01-30 DOES SATISFY THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-LE-010, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioners de la Fe and Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT TO THE WEST IN FAVOR OF THE EXISTING VEGETATION TO REMAIN AND BE SUPPLEMENTED, AS SHOWN ON THE GDP AND THAT IS THE 100 FOOT SCREENING AREA.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT TO THE SOUTH IN FAVOR OF THE PROPOSED SHRUBS AS SHOWN ON THE GDP.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT TO THE EAST ALONG THE PROPERTY FRONTAGE ALONG GROVEDALE ROAD.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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RZ-2001-PR-053 - JEFFERSON INVESTMENT GROUP, INC. - Appl. to rezone from R-1 to C-2 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.23. Located on the S.W. side of Gallows Rd. at the terminus of Old Gallows Rd. on approx. 35,345 sq. ft. of land. Comp. Plan Rec: Office. Tax Map 39-2 ((1)) 18. (Concurrent with SE-2002-PR-018.) PROVIDENCE DISTRICT.

SE-2002-PR-018 - JEFFERSON INVESTMENT GROUP, INC. - Appl. under Sect. 4-204 of the Zoning Ordinance to permit a drive-in bank. Located at 2000 Gallows Rd. on approx. 35,345 sq. ft. of land zoned C-2. Tax Map 39-2 ((1)) 18. (Concurrent with RZ-2001-PR-053.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Mr. Robert Young, agent for the applicant, reaffirmed the affidavit dated October 2, 2002. There were no disclosures by Commission members.

Mr. 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. Young said in order to add a second drive-through lane for the proposed drive-in bank, the first floor area of the building had to be reduced in order to preserve the green space between the building and the road. He requested a favorable recommendation.

Vice Chairman Byers called for speakers from the audience.

Mr. Paul Smetman, President, Tysons Terrace Homeowners Association, 8131 Boss Street, Vienna, expressed support for the applications.

There were no further speakers; therefore Vice Chairman Byers called upon Mr. Young for a rebuttal statement. Mr. Young had no rebuttal remarks. There were no comments or questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Smyth for action on these applications. (A verbatim transcript is in the date file.)

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RZ-2001-PR-053 - JEFFERSON INVESTMENT GROUP, INC.
SE-2002-PR-018 - JEFFERSON INVESTMENT GROUP, INC.

October 24, 2002

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2001-PR-053, SUBJECT TO THE DRAFT PROFFERS DATED OCTOBER 16, 2002.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-2002-PR-018, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 10, 2002.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING YARD REQUIREMENT BE MODIFIED AND THAT THE BARRIER REQUIREMENT BE MODIFIED ALONG THE SOUTHERN BOUNDARY IN FAVOR OF THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN, SPECIAL EXCEPTION PLAT, AND REFERENCED IN THE PROFFERS AND DEVELOPMENT CONDITIONS.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE REQUIREMENT FOR A TRAIL ALONG GALLOWS ROAD BE WAIVED IN FAVOR OF THE STREETScape SHOWN ON THE GDP/SE PLAT.

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

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE REQUIREMENT FOR A LOADING SPACE BE WAIVED.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Murphy absent from the meeting.

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The next case was in the Mount Vernon District; therefore, Vice Chairman Byers relinquished the Chair to Secretary Harsel.

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2232-V02-9 - MILESTONE COMMUNICATIONS, INC./SPRINT PCS -
Appl. to construct a telecommunications facility, consisting of a 120-ft. tall monopole, panel antennas, and equipment cabinets, at Sandburg Middle School, located at 8428 Fort Hunt Rd., Alexandria. The proposed monopole will be located on the south side of the existing football field, and also will serve as one of the light poles for the football field. Tax Map 102-4 ((1)) 44. MT. VERNON DISTRICT. PUBLIC HEARING.

Commissioner Kelso recused himself from this public hearing.

Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the Planning Commission determine that the proposal to construct a new telecommunications facility at Sandburg Middle School was substantially in accord with the provisions of the adopted Comprehensive Plan, in accordance with Section 15.2-2232 of the *Code of Virginia*.

Responding to a question from Commissioner Harsel, Mr. Jillson said the visual impact of the monopole would be mitigated by trees surrounding the school property.

In response to a question from Commissioner Byers, Mr. Jillson stated that the monopole would be located approximately 450 feet from the nearest house to the north and approximately 500 feet to the nearest house to the west.

James Michal, Esquire, with Jackson and Campbell, explained that Milestone Communications was under contract with the Fairfax County School Board to coordinate the application, approval, construction and management of telecommunications facilities located at Fairfax County Public School properties. He said although the monopole could accommodate five carriers, at the present time there was only one potential co-locator, Nextel Communications. He noted that the school property totaled 34 acres with a significant deciduous tree buffer around the perimeter of the property, ranging in height of up to 80 feet. He said the monopole, with mounted lights, would blend in with the new light poles to be installed at the football field. He said that after two balloon tests had been conducted, the height of the pole had been reduced from 133 feet to 120 feet and moved from the western end of the football field to the eastern end. He pointed out that equipment would be located under the bleachers and would not be visible. He described coverage gaps in the area and said the Mount Vernon Ladies' Association had denied the applicant's request to put an extension on the existing tree pole at Mount Vernon, the home of George Washington. He said if Sprint obtained approval to erect a pole at Sandburg Middle School, they would go back to the Mount Vernon Ladies' Association and request that they be allowed to mount antenna on the existing tree pole at Mount Vernon without extending it. In summary, Mr. Michal said the character, extent and location requirements had been met because the school property was a large parcel of land with an extensive tree buffer around its perimeter, approximately 30 light poles of varying heights existed on the property, and the nearest residential property was located over 400 feet away from the site. He requested that the Planning Commission defer its decision on this matter until the proposal could be presented again to the Mount Vernon Planning and Zoning Committee on November 4, 2002.

Mr. Michal responded to a question from Commissioner Byers about the applicant's rationale for determining that Fort Hunt Park was not a suitable location for the monopole. Commissioner de la Fe noted that the Park Authority carefully reviewed the suitability of a monopole in a park, especially when there was an alternative site.

In response to a question from Commissioner de la Fe, Mr. Jack DuBeau, with Milestone Communications, said that the Fort Hunt Youth Association would fund the new light poles to be placed on school property, but that the Park Authority would be responsible for design and maintenance in accordance with a Park Authority field lighting improvement project.

Responding to a question from Commissioner Byers, Mr. Michal said that if only one provider was located on the pole it would still need a height of 120 feet to provide necessary coverage.

Secretary Harsel called for speakers from the audience.

Ms. Donna Pasteur, Principal, Carl Sandburg Middle School, 8428 Fort Hunt Road, Alexandria, said she was in favor of locating the telecommunications facility on school property because it would allow cellular phone communications for students and staff, which was not possible at the present time. She also said that the facility would cause no adverse health affects.

Ms. Wendy Eaton, Assistant Principal, Carl Sandburg Middle School, 8428 Fort Hunt Road, Alexandria, said funds generated by the facility would be used by the school for its technology program.

Mr. Mark Fratrick, 8616 Camden Street, Alexandria, immediate past PTA President at Carl Sandburg Middle School, and current member of the Fort Hunt Youth Athletic Association, expressed support for the proposed telecommunications facility.

There were no further speakers; therefore, Secretary Harsel called upon Mr. Michal for a rebuttal statement. Mr. Michal had no rebuttal remarks.

In response to a question from Commissioner Byers, Mr. Jillson said that there was no scientific evidence indicating that telecommunications facilities posed a health threat. He added that the Telecommunications Act stated that local jurisdictions could not deny an application on that basis.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT WE DEFER THE DECISION ONLY ON 2232-V02-9 TO A DATE CERTAIN OF NOVEMBER 13, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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Vice Chairman Byers resumed the Chair.

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SE-2002-DR-008 - DANIEL P. BURKE - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a plant nursery. Located at 10106 Georgetown Pi. on approx. 1.20 ac. of land zoned R-1. Tax Map 12-2 ((1)) 15. DRANESVILLE DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated June 20, 2002. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Martin stated that the application was a request to renovate a plant nursery which had operated for 45 years in Great Falls. He said Mr. Burke had purchased the nursery with the goal of upgrading the operation to a first class boutique plant nursery providing landscaping services. He explained that numerous Zoning Ordinance violations existed on the property when Mr. Burke purchased it, but that debris, unused materials and illegal structures had since been removed. He noted that the proposed two-story building would be residential in size and scale, compatible with the neighborhood and would be used for landscaping planning and retail sales. He said parking had been designed to maximize the number of spaces, and the proposed layout would provide a convenient and efficient travel aisle for purchases and pickups. He said the dumpster would be relocated, the aging oil tank would be removed and replaced, landscaping and privacy fencing would be provided along the western property line, and a public easement and an equestrian trail would be provided along Georgetown Pike in agreement with the Great Falls Citizens Association. He said the main issue associated with this case was the compatibility of the size and architecture of the building with the residential community. He noted that over 70 residents of Great Falls had signed a petition over the last year supporting this proposal. He said limiting this property to a corner stand selling cut flowers, mums, and pumpkins was not a viable option due to the price of real estate and the cost of doing business in Fairfax County. He said denial of the application would doom this property to under utilization and business failure with Great Falls losing an important trail segment. He said the proposed development represented beautification, not intensification, and requested favorable consideration.

In response to a question from Commissioner DuBois, Mr. Martin said that the proposed two-story building would have a basement which would be considered cellar space for FAR purposes.

Commissioner DuBois announced that she would be deferring a decision on this matter after the close of the public hearing.

Vice Chairman Byers called the first listed speaker.

Mr. Andy Somerville, 760 Applewood Lane, Great Falls, said he supported the continuation of a nursery, but was concerned that the application represented an intensification in use.

Mr. John Schwab, 762 Applewood Lane, Great Falls, said gross floor area calculations showed that the proposed plan would be an increase in the intensity of the use of the property. (A copy of these calculations is in the date file.)

Mr. Schwab responded to questions from Commissioner Hall and Commissioner de la Fe about the height of the existing structure compared with the proposed height of the new structure, and drainage problems on his property.

Mr. Kenneth Hersey, 11254 English Mill Drive, Great Falls, expressed opposition to the application because the nursery had and would continue to have a negative impact on his property. He cited concerns about stormwater runoff, the buffer, and erosion. He said the proposed development was not compatible with the surrounding area and requested that the Commission recommend denial of the application.

Vice Chairman Byers recalled Mr. Schwab to answer a question from Commissioner DuBois concerning certain conditions on the property attributable to the former owner.

Mr. Hubert Deaton, 907 Holly Blossom Court, Great Falls, on behalf of Great Falls United Methodist Church, expressed concern about the maintenance of the buffer and the location of the dumpster.

Mr. Kenneth Tondreau, 756 Applewood Lane, Great Falls, said that the six residents on Applewood Lane were opposed to the proposed development. He said he was very concerned about traffic safety at the intersection of Applewood Lane and Georgetown Pike. He said a fatal accident had occurred in the past and presented photographs of a recent accident. (These photographs are in the date file.)

Mr. Joe Duffas, 758 Applewood Lane, Great Falls, said he was strongly opposed to the application. He expressed concern about traffic safety and the safety of children playing in the neighborhood.

Responding to a question from Commissioner DuBois, Mr. Duffas said he was not opposed to the nursery, but was opposed to commercial use of the property.

Ms. Carolyn See, 10618 Cavalcade Street, Great Falls, Pre-School Director of the Great Falls United Methodist Church, said Applewood Lane could not accommodate increased traffic and the nursery would create a safety issue for the residents, the church and the pre-school families.

Mr. John Ulfelder, 9151 Old Dominion Drive, McLean, Chairman, Great Falls Citizens Association's Planning and Zoning Committee, expressed opposition to the application because it would adversely impact adjacent properties contrary to the Comprehensive Plan. (A copy of his remarks is in the date file.)

Ms. Swagler responded to a question from Commissioner Alcorn about a note on the plan which said that the proposed development would decrease impervious area.

Ms. Judy Hersey, 11254 English Mill Drive, Great Falls, submitted a petition in opposition to the expansion of the nursery. (The petition is in the date file.)

Mr. Doug Natal, 729 Forest Park Road, Great Falls, requested that the application be denied because the plan was not compatible with a residential neighborhood.

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

Mr. Martin stated if the application was approved, the applicant would raise the driveway apron which would improve access onto Georgetown Pike. He said most of the safety issues raised concerned Applewood Lane, a private road, which the nursery and the public had no right to use. He said the parking lot had been designed for convenient and efficient access and that circulation patterns had been worked out with staff so that customers and vendors could easily traverse the site without using Applewood Lane. He said the proposed building had been designed to look like a residential structure compatible with the neighborhood and consistent with the recommendations of the Comprehensive Plan and the Zoning Ordinance. He said Mr. Burke wanted to be a good neighbor, but keeping the business a roadside stand was not economically feasible. He said he believed a balance had been achieved which would allow the operation of a viable business that was in keeping with the size and scale of the surrounding area.

In response to a question from Commissioner Byers, Mr. Martin said that Mr. Burke had owned the nursery since May 2001.

Mr. Martin responded to questions from Commissioner Byers about the cleanup of the property and the intensity of the use.

Responding to a question from Commissioner Alcorn, Ms. Swagler said if the application was denied, the nursery could continue to operate selling certain items such as plants, dirt and fertilizer, and although the pavilion could not be used, other structures on the property would be allowed to remain as grandfathered uses which could be renovated but not expanded.

Commissioner Wilson discussed with Mr. Martin changes which would have to be made to the special exception plat in order to bring the plan into compliance with the new plant nursery requirements. She said these included parking, accessory retail sales, seasonal items and seasonal festivities.

Ms. Swagler responded to a question from Commissioner Hall about the sale of seasonal items and the number and length of seasonal events permitted under the new Zoning Ordinance Amendment.

In response to a question from Commissioner Harsel, Mr. Martin said Mr. Burke bought a nursery, not a plant stand, from the previous owner and that he would not live on the site. He added that although the building would look like a residence, it would be used for business purposes. Responding to another question from Commissioner Harsel, he said that the applicant had lived in the area all his life and was a home builder, and thought that a landscaping business would be a good adjunct to his home building business.

Commissioner Wilson requested that accessory retail items allowed to be sold be specifically identified in Development Condition Number 14.

There were no further comments or questions from the Commission and staff had no closing comments, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner DuBois for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner DuBois MOVED THAT WE DEFER DECISION ON THIS APPLICATION, SE-2002-DR-008, TO A DATE CERTAIN OF NOVEMBER 7, 2002.

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

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The meeting was adjourned at 11:25 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

October 24, 2002

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: December 1, 2004

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission