

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 2, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon 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
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy MOVED THAT THE PLANNING COMMISSION ESTABLISH A SPECIAL COMMITTEE OF THE PLANNING COMMISSION AND THE SCHOOL BOARD AS AN EXCHANGE FORUM TO BE KNOWN AS THE "SCHOOL FACILITIES COMMITTEE."

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

Chairman Murphy further MOVED THAT COMMISSIONERS BYERS, KELSO AND KOCH BE APPOINTED TO THE COMMITTEE.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

Chairman Murphy announced that the first meeting of this committee would be held on December 14, 2000 (sic) at 7:00 p.m. in the Board Conference Room.

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FS-M00-86 - XM SATELLITE, 5107 Leesburg Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY XM

SATELLITE RADIO, AS CLARIFIED BY THE STAFF REPORT ADDENDUM DATED NOVEMBER 2, 2000, FOR 1 SKYLINE TOWER OFFICE BUILDING, LOCATED AT 5107 LEESBURG PIKE, BE FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. SEA-80-P-078-10 - INOVA HEALTH CARE SERVICES
2. 2232-H00-35 - XM SATELLITE RADIO
3. 2232-M00-24 - AT&T WIRELESS SERVICES
4. SE-00-D-003 - COMMUNITY WIRELESS STRUCTURES II, L.L.C.
2232-D99-17 - COMMUNITY WIRELESS STRUCTURES II, L.L.C.
5. ZONING ORDINANCE AMENDMENT (Planned Residential Mixed Use District)

This order was accepted without objection.

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SEA-80-P-078-10 - INOVA HEALTH CARE SERVICES - Appl. under Sect. 3-1204 of the Zoning Ord. to amend SE-80-P-078 previously approved for a medical care facility to permit bldg. additions & site modifications on property located at 3300 Gallows Rd. on approx. 59.10 ac. zoned R-12. Tax Map 49-3((1))136C, 136C1; 59-2((1))pt. 1A, pt. 1B, pt. 1C, 1D, 1E. PROVIDENCE DISTRICT. PUBLIC HEARING.

Timothy Sampson, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated October 18, 2000. There were no disclosures by Commission members.

Ms. 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.

Mr. Simpson stated that Inova Health Care was seeking approval to construct an addition to Fairfax Hospital which would consolidate the hospital's cardiac services and increase the number of beds in the Heart Institute and the emergency room treatment areas. He explained that the application had the support of the Fairfax County Health Care Advisory

Board and that a certificate of public need had been issued by the State. Mr. Sampson said that the applicant had met with the surrounding community a number of times and had addressed their questions and concerns. He requested favorable consideration. Chairman Murphy 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 staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA-80-P-078-10, SUBJECT TO PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1.

Commissioner Alcorn seconded the motion which carried unanimously.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE REQUESTED MODIFICATIONS OF TRANSITIONAL SCREENING AND WAIVER OF BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE SEA PLAT AND SUBJECT TO DEVELOPMENT CONDITIONS CONTAINED IN THE APPENDIX 1.

Commissioner Alcorn seconded the motion which carried unanimously.

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2232-H00-35 - XM SATELLITE RADIO - Appl. to construct a telecommunications facility, consisting of one dish antenna, one pole antenna, & an equipment cabinet, on the rooftop of the Reston International Center located at 11800 Sunrise Valley Dr. in Reston. Tax Map 17-3((3))1C. HUNTER MILL DISTRICT. 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 the proposed telecommunications facility be found substantially in accord with the provisions of the adopted Comprehensive Plan.

In response to a question from Commissioner Palatiello, Mr. Jillson stated that 34 rooftop antennas had been approved for the subject building. Commissioner Palatiello said that because he had been concerned about the visual impact of these antennas, he had requested that a public hearing be held on this matter in lieu of being acted upon as a "feature shown" item. He noted that he would be deferring a decision on this application for one week so that a presentation could be made to the Reston Planning and Zoning Committee of the Reston Citizens Association on November 6, 2000. Commissioner

Palatiello added that after meeting with the applicant and seeing the equipment and how it would be mounted, he was convinced that it would not be visible from any angle on the ground or from any of the nearby offices or homes.

Mr. Jillson responded to questions from Commissioner Byers about the visibility of the proposed antenna.

Chairman Murphy and Commissioners Hall and Palatiello discussed the use of rooftops versus monopoles for placement of antennas. Chairman Murphy added that the Telecommunications Task Force would be reconvened to address issues associated with these facilities.

Charles Ryan, Esquire, with LCC International, Inc., agent for XM Satellite Radio, Inc., explained that XM Satellite had one of two licenses nationally to do what was termed "cable radio." He said that for \$9.95 a month beginning in April 15, 2001, it would be possible to drive all over the country without losing coverage. He noted that there would be 50 news stations and 50 music stations, and that over the next few years new cars would be equipped with this feature. He explained that the proposed site was needed to provide the coverage for this service.

Mr. Ryan responded to questions from Commissioner Downer about a pending application in the Dranesville District for a telecommunications facility on which XM Satellite Radio desired to locate its equipment.

At Commissioner Palatiello's request, Mr. Ryan said he would provide staff with the proposed locations for XM's equipment in the County. At Commissioner Byers' request, Mr. Ryan said he would provide technical information about "circular frequency."

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further questions or comments from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for a deferral motion. (A verbatim excerpt is in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON APPLICATION 2232-H00-35 TO A DATE CERTAIN OF NOVEMBER 8, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Wilson not present for the vote.

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2232-M00-24 - AT&T WIRELESS SERVICES - Appl. to construct a telecommunications facility consisting of a 120-ft. tall monopole,

antennas, athletic field lights, & equipment shelter at Thomas Jefferson High School, 6560 Braddock Rd. in Annandale. The proposed monopole will replace an existing athletic field light pole. Tax Map 71-4((1))60. MASON DISTRICT. PUBLIC HEARING.

Mr. Michael Hines, 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 telecommunications facility be found to be substantially in accord with provisions of the adopted Comprehensive Plan.

Terence Cooke, Esquire, with Cole, Raywid and Braverman, LLP, stated that AT&T was seeking approval to install a 120 foot wireless antenna monopole on the grounds of Thomas Jefferson High School to fill a coverage gap that ran south on Braddock Road from its intersection with Little River Turnpike to its intersection with and including portions of Backlick Road. He explained that the proposed site was the most appropriate location of all sites considered, consisting of 38 acres of public land buffered by a mature tree border. He noted that the site afforded good access for construction and maintenance of the facility, allowed for setbacks from surrounding communities and that tall light poles already existed on the school's athletic fields. He also said that the facility would financially benefit the school and the school system. He said the specific location on the school property had been selected in consultation with school representatives and was considered to be the least intrusive. Mr. Cooke showed photo simulations of the balloon test and said where it would be visible, its impact would be minimal. In conclusion, he said that there was a need for the proposed facility in the area and the application met the objectives of the Comprehensive Plan. He requested favorable consideration.

Commissioner Hall noted that a citizen had expressed concern to her about the impact the facility might have on television and radio reception. Mr. Cooke responded by saying that it was highly unlikely that AT&T's antennas could be interfering with television or radio reception in that area. Mr. Frank Stoda, Department of Information Technology, said that the County's public safety radio system, located on a tower at Route 123 and the Fairfax County Parkway, had suffered interference to their frequency stability system. He explained that it had been determined that the interference was caused by a problem with a television station's transmitters, but that the emissions were still within the Federal Communications Commission (FCC) limit. He noted that it had been necessary for the County to buy an expensive, specialized antenna to eliminate this problem.

In response to a question from Chairman Murphy, Mr. Stoda identified the television station as Pax TV and said because they were within FCC specifications, he did not believe Pax TV would address this problem.

Commissioner Hall commented that from the information presented, it appeared that the problem was not caused by AT&T's equipment and said she would pass this information along to the citizen.

In response to questions from Commissioner Hall, Mr. Cooke said that the proposed lighting would have no impact on the school and that AT&T's construction team had visited the site and determined that the equipment building would be able to be located under the bleachers.

Responding to a question from Commissioner Smyth, Mr. Cooke said that once the pole was constructed, it would be the property of the School Board, and AT&T would not have a role in approving other carriers who wanted to co-locate on it. He said, however, that there was space underneath the bleachers for one, perhaps two, additional equipment shelters. Commissioner Hall pointed out that other carriers would need Planning Commission approval to co-locate on the pole.

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

Mr. Raymond Nolan, 6615 Locust Way, Annandale, expressed opposition to the monopole, because it would be an obtrusive presence in the neighborhood and have an adverse affect on property values. He said only a few neighbors had been aware of the balloon test, and therefore had not been able to observe or comment on it. He submitted a petition signed by property owners surrounding the school who were opposed to the monopole. (A copy of his remarks and the petition are in the date file.)

Mr. Nolan responded to questions from Commissioner Hall about his belief that the monopole would negatively affect property values.

Mr. Thomas J. O'Brien, 7553 Newcastle Drive, Annandale, expressed concern about the lack of lightning or ice protection on the pole, and the possible impact its height could have on aircraft. He also asked who would receive the monthly fees.

Commissioner Downer commented that it was her understanding that the school received the initial payment and then 15 percent of the monthly fee, with the School Board receiving the remainder.

Mr. Louis Chaconas, 6614 Irvin Place, Alexandria, President of Braddock Place, Townhouse Association, Section I, submitted a resolution from Fairland Towns Homeowners Association opposing the telecommunications facility because it would be visually intrusive and could have a negative impact on property values. He said that Green Springs Garden Park would be a more suitable location. (A copy of the resolution is in the date file.)

Mr. G. B. Bose, 6505 Nightwind Court, Alexandria, representing Eton Park Homeowners Association, said approval of the proposed facility could set a precedent for approval of additional facilities on the school property. He also expressed concern about the environmental impact of telecommunications facilities.

Chairman Murphy said the federal government had determined that such facilities had no adverse impact on the environment.

Mr. James Frederick White, 6636 Locust Way, Annandale, expressed concern about a possible adverse affect on property values and said neighbors needed more information about the impact of the pole on their property.

Commissioner Hall commented that a pole had been located in Mason District Park for a number of years and that no complaints had been received about it. She said she would be deferring a decision on this matter for one week in order to disseminate pictures and other information about the pole to concerned citizens.

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

Addressing Mr. Nolan's assertion that homeowners had not been aware of the balloon test, Mr. Cooke stated that AT&T had sent letters to presidents of various homeowner associations in the vicinity of the high school informing them of the application, the scheduling of the balloon test, and offering to meet with them, but had received no responses. He noted that meetings had been held with the Mason District Council and that their Land Use Committee had voted in favor of the application. Mr. Cooke said he would send pictures of the balloon test to the speakers. He explained that many times in the past studies had been conducted by certified licensed real estate appraisers and that there had never been any evidence that monopoles adversely affected property values. He acknowledged that the pole would be visible from some locations, but noted that the proposed site, bordered by trees, was the least intrusive one in the area. In response to a question from Commissioner Hall, Mr. Cooke said that if lightning or ice were a threat, most likely no one would be sitting in the bleachers. He added that a lightning suppression system would be in place and that there had never been an instance of the poles falling, and said that in some cases they had been the only structures standing after an extreme storm. He said a steady red light would be placed on top of the pole to alert aircraft of its location.

Commissioner Byers requested that Mr. Cooke inform the Commission in writing of the reasons why Green Springs Park was not an acceptable location for the pole.

Mr. Cooke responded to questions from Commissioner Kelso concerning the height of the pole; from Commissioner Harsel about the location of potential co-locators and the number of antenna on the pole; and from Commissioner Palatiello about alternate sites.

Commissioner Hall commented that she did not think Green Springs Park would be an acceptable site because it was surrounded by residential development, however, she asked Mr. Cooke to consider this site and report back to the Commission with his findings.

Mr. Cooke responded to questions from Commissioner Downer about the distances between poles in the vicinity and the illumination of the red light on top of the pole.

Commissioner Hall pointed out that there was a great demand in Fairfax County for cellular phones and locating monopoles on school property was a service the School Board

provided the community and was not a money making venture for them. She also said that Green Springs Park would be considered as an alternative site before a decision was made on this application. She noted that the applicant made a good faith effort to work with the community and that two meetings had been held by the Mason District Council with only one citizen attending.

Mr. Cooke entered into the record a report prepared by Denny & Associates, PC, Consulting Engineers, addressing concerns of public exposure to radio-frequency emissions from the proposed facility, which confirmed that the facility would operate well within the limits established by the FCC and was believed to be safe for all. (A copy of the report is in the date file.)

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

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON 2232-M00-24, AT&T WIRELESS SERVICES, TO A DATE CERTAIN OF NOVEMBER 29, 2000 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

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The Commission recessed at 10:30 p.m. and reconvened at 10:50 p.m.

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SE-00-D-003 - COMMUNITY WIRELESS STRUCTURES II, LLC - Appl. under Sect. 3-104 of the Zoning Ord. to permit a telecommunications (monopole) facility on property located at 6975 Idylwood Rd. on approx. 1.40 ac. zoned R-1. Tax Map 40-2((1))3. (Concurrent w/ 2232-D99-17.) DRANESVILLE DISTRICT.

2232-D99-17 - COMMUNITY WIRELESS STRUCTURES II, LLC - Appl. under Sect. 15.2-2232 of the Code of VA to permit a telecommunications (monopole) facility on property located at 6975 Idylwood Rd. on approx. 1.40 ac. zoned R-1. Tax Map 40-2((1))3. (Concurrent w/SE-00-D-003.) DRANESVILLE DISTRICT. JOINT PUBLIC HEARING.

Michelle Rosati, Esquire, with Hunzeker and Lyon, PC, reaffirmed the affidavit dated October 17, 2000. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning (DPZ), presented the staff report for SE-00-D-003, a copy of which is in the date file. She noted that staff recommended approval of the application. Mr. Michael Hines, Planning Division, DPZ, presented the staff report for 2232-D99-17, a copy of which is in the date file. He noted that staff found this application to be substantially in accord with the provisions of the adopted Comprehensive Plan.

In response to a question from Commissioner Downer, Mr. Frank Stoda, Department of Information Technology, compared antennas and emissions from a flagpole-type monopole to a conventional one.

Ms. Rosati stated that the subject area was one of the more difficult areas in which to provide coverage due to the demand for service and because significant residential development existed in every direction. She said in response to concerns raised by staff and citizens, the applicant had made significant changes to the proposal. She noted that three issues were associated with this application: the need for the site, alternative locations, and the proposed solution. Addressing the first issue, she said representatives from other carriers would address their need for coverage in this area tonight. She said VEPCO transmission towers in the immediate vicinity were either unsuitable or not available and that the George Mason High School site was outside the needed coverage area. She said the solution was to replace the originally proposed 150 foot conventional monopole with a 125 foot flagpole. She noted that this innovative concept, the first of its kind in Fairfax County to her knowledge, had been developed to address concerns of staff and the community about the visual impact of the facility. She said the flagpole would have no visible antennas although five carriers could be located on it with a shared brick equipment structure with a residential appearance. Ms. Rosati noted that as a result of a meeting with Commissioner Downer and members of the community, the applicant was proposing four more changes: painting the flagpole gray instead of white; planting large evergreens and other mixed trees on three sides; replacing the gravel access road and parking lot with pavement; and installing motion sensor security lighting on the building. She summarized by saying the applicant had worked diligently to address issues raised and that the facility was in substantial accord with the Comprehensive Plan. She requested favorable consideration.

Ms. Rosati responded to questions from Commissioner Downer about potential co-locators on the pole and about alternate sites, including George Mason High School and the Metropolitan Washington Airport Authority (MWAA) property.

Chairman Murphy called the first listed speaker.

Ms. Joann Medved, 2102 Reynolds Street, Falls Church, expressed opposition to the application because it was not compatible with a residential area. (A copy of her remarks is in the date file.)

Ms. Susan Falck-Muten, 1936 Great Falls Street, McLean, said she was opposed to a commercial venture being located in a residential neighborhood and because it would have a negative visual impact. She pointed out that a neighborhood church had not been allowed to erect a steeple because of its height and instead erected one at ground level adjacent to the church. (A copy of her remarks is in the date file.)

Dr. Sohrab Siapoosh, 7004 Jenkins Lane, Falls Church, said his property was located adjacent to the monopole and questioned the need for additional coverage in the area.

In response to a question from Commissioner Downer, Dr. Siapoosh said that he had been unaware of the applicant's offer to put in extensive plantings of his choice between his property and the site. Responding to another question, he said that if the application were approved, he would prefer for the building to be rotated more towards his property.

Commissioner Downer noted that she would be deferring a decision on this matter to November 16, 2000.

John Foust, Esquire, Foust and Clark, PC, 8345A Greensboro Drive, McLean, representing Mark and Bara Milon, expressed opposition to the application because it would be visible from the Milon's property and because it was out of character with a residential neighborhood. He questioned the unsuitability of alternative sites. (A copy of his remarks is in the date file.)

Ms. Julie McCollough, 2044 Reynolds Street, Falls Church, said such facilities belonged in an industrially zoned area or along easements, not on residential property, and if approved, could set a precedent. She added that the site at George Mason High School would have no impact on residential properties and should be seriously considered. She presented a petition containing over 100 signatures of area residents who were opposed to the facility. (A copy of the petition is in the date file.)

Ms. McCollough responded to questions from Commissioners Byers and Downer about her position.

Mr. Jim McCollough, 2044 Reynolds Street, Falls Church, said the facility did not belong in a residential neighborhood and asked that the same height limitations which applied to the church, mentioned by a previous speaker, be applied to the proposed facility. He also suggested that other types of technology be explored.

Commissioner Downer noted that the Board of Zoning Appeals had made the decision to limit the height of the steeple in 1986, but that she had been unable to determine the rationale behind that decision.

Chairman Murphy explained that residentially zoned land did not preclude commercial, institutional or quasi-commercial uses. He said such uses, such as a daycare center, nursing home, or church as institutional use, would be subject to the public hearing process. He said the Telecommunications Act had declared that telecommunications

facilities were public facilities, therefore, could be located on residential property, subject to the approval process.

Mr. James Keenan, 2045 Reynolds Street, Falls Church, requested that technical alternatives, such as micro-cell technology, be explored. He said although this would be more expensive, it would preclude opposition to the poles.

Commissioner Byers requested that Mr. Keenan provide the Commission with information on micro-cell technology.

Mr. Jim Kelly, 2103 Reynolds Street, Falls Church, said his small, secluded neighborhood was subject to light and noise pollution from the Metro station and the Dulles Access Road. He said a monopole would add a negative visual affect to the neighborhood.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association (MCA), said although there were merits associated with the application, the MCA passed a resolution to oppose the pole, because it was not in conformance with the Comprehensive Plan. She suggested alternative sites be considered.

Ms. Whyte responded to questions from Chairman Murphy and Commissioner Alcorn about the position of the MCA.

Mr. Lee Price, 2102 Grayson Place, Falls Church, expressed support for the application, citing the demand for cellular coverage in the area.

Ms. Violeta Tablett, 6905 Rock Ledge Drive, Bethesda, representing Sprint PCS, expressed support for the application. She said Sprint had been trying to provide coverage in this area for the last five years in response to customer demand.

Mr. Michael Wright, 1904 Miracle Lane, Falls Church, President, Lemon Road Civic Association, expressed opposition to the facility because it was not in keeping with the neighborhood. He suggested alternative locations be reconsidered.

Mr. Wright responded to questions from Commissioner Downer about alternate locations.

Mr. Jared Creason, 2040 Reynolds Street, Falls Church, expressed opposition to the application.

Mr. David Gollob, 1708 Oak Lane, McLean, said he supported the proposed facility because of the demand for better cellular coverage.

Mr. Justin Park, 7002 Jenkins Lane, Falls Church, said although he might benefit from the facility, it represented an intrusion in the neighborhood.

Mr. Charles Russomanno, 7112 Norwalk Street, Falls Church, expressed support for the facility, but requested that concerns of citizens be addressed.

Mr. Alex Byrow, 1907 Kirby Road, McLean, said he supported the monopole because of the need for coverage in the area.

Edward Donohue, Esquire, representing AT&T Wireless Services, a prospective tenant on the pole, pointed out that while the flagpole was innovative, it represented a compromise, and had design and cost constraints. He noted that the subject property had been vacant for approximately 15 years and probably would never be developed residentially and the proposed facility was an appropriate use for the property. Mr. Donohue introduced Mr. Amrish Garg, Radio Frequency Engineer, AT&T, who addressed coverage problems in the area and explained how this site fit into their network.

There being no further speakers, Chairman Murphy called upon Ms. Rosati for a rebuttal statement.

Ms. Rosati explained that George Mason High School and the MWAA sites were not viable alternative sites because they would not adequately provide coverage in the needed areas. She reiterated her earlier comment that the proposed flagpole was an innovative idea utilizing new technology with no platforms, visible antennas, or cables, and that it would provide a significant minimization and mitigation of the visual impact of the pole. She pointed out that if approved, this would not be the first pole located on residential property and it would set a precedent for visual and aesthetic standards for monopoles in the County.

Mr. Hines and Ms. Lewis responded to questions from Commissioners Alcorn and Downer about the 200 foot setback from the Dulles Toll Road. Ms. Rosati responded to questions from Commissioner Wilson about the balloon test and from Chairman Murphy about the appearance of the flagpole.

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

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Commissioner Downer MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE-00-D-003 AND 2232-D99-17 TO A DATE CERTAIN OF NOVEMBER 16, 2000 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Hall seconded the motion which carried unanimously.

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ZONING ORDINANCE AMENDMENT (Planned Residential Mixed Use District) - To amend Chap. 112 of the 1976 Code of the Co. of Fx.,

as follows: Amend Articles 2, 6, 8, 9, 10, 13, 16 & 18 to establish a new PRM District. PUBLIC HEARING.

Ms. Maggie Stehman, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She explained that the proposed Amendment was in response to a request from the Board of Supervisors to establish a planned development district which could accommodate high density residential development in Metro or transit station areas. She noted that staff recommended approval of the amendment.

Ms. Stehman responded to questions from Commissioner Smyth about examples of permitted principal and secondary uses proposed by the Amendment.

In response to a question from Commissioner Palatiello, Jane Gwinn, Director, ZAD, DPZ, said each use would be parked as required by Article 11 of the Zoning Ordinance. Commissioner Palatiello said he was concerned that if parking requirements were not reduced, transit-oriented development would not be encouraged. A lengthy discussion ensued concerning this issue with Ms. Gwinn and James Zook, Director, DPZ, who responded to questions from the Commission.

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

Chairman Murphy called the first listed speaker.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, expressed opposition to the proposed amendment for the following reasons: areas which would be eligible for PRM zoning were not adequately identified; transportation infrastructure, including transit stations, was not required to be in place or even under construction before PRM rezoning; heliports as permitted secondary uses would have a severe noise impact; the requirement for 20 percent open space should be a minimum, unwaivable requirement; developers should be required to provide on-site recreational space; and the number of parking spaces required should be specified.

Mr. Ken Quincy, 8225 Bucknell Drive, Vienna, President, Dunn Loring Civic Association, said he was concerned about allowing higher density development in the County without corresponding transportation improvements.

Chairman Murphy entered into the record a statement from Sally Ormsby, Chairman of the Citizens Committee on Land Use and Transportation, supporting the proposed amendment. (A copy of this statement is in the date file.)

Ms. Laura Olsen, Assistant Director, Regional Coalition for Smarter Growth, a network of over 40 civic, environmental, neighborhood and transit groups in Virginia, Maryland and Washington, D. C., expressed support of the proposed amendment. She said it was a step in the right direction to provide smart growth development which balanced housing, jobs, recreation and amenities.

Commissioner Wilson noted that Ms. Olsen had provided the Commission with an article on "Making the the Most of Metro - Community-Building Through Transit", a copy of which is in the date file.

In response to a question from Commissioner Smyth, Ms. Gwinn said that there was nothing in the proposed amendment which would prohibit 100 percent residential development in the proposed district.

Ms. Karen Hunt, 2431 Villanova Drive, Vienna, requested that if the proposed amendment were approved, that it be applied on a case-by-case basis because all sites were not the same. She also said infrastructure should be in place before approval of development in a PRM District.

In response to a question from Commissioner Wilson, Mr. Gwinn said that a Plan Amendment and rezoning application, both subject to the public hearing process, would be necessary to permit most areas in the County to be designated as PRM Districts.

Mr. Eugene Barnes, 2551 Gallows Road, Dunn Loring, Stenhouse Citizens Task Force and Dunn Loring Improvement Association, said that before this zoning category was established, Metro should be improved and extended; roads should be improved to handle new traffic; standards should be set for light and noise pollution; and commercial development should not generate a large volume of car trips.

Timothy Sampson, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, stated that he represented LCOR, Inc. a residential developer, who was under contract to purchase about three and one-half acres immediately adjacent to the Huntington Metro Station. He explained that a Comprehensive Plan Amendment had been recently approved which recommended an option for development of up to 400 residential units on that property, but there was no Zoning Ordinance which provided for a residential district at that density. He said adoption of the proposed Zoning Ordinance Amendment would allow that type of density only where it was called for in the Comprehensive Plan and would take into account the transit issues. He added that a reduction in parking would be requested when and if the LCORE application came before the Commission.

Commissioner Alcorn pointed out that, if adopted, the Amendment would not change the Comprehensive Plan, but would allow implementation of it.

Ms. Gwinn responded to questions from Commissioner Wilson about levels of FAR and maximum residential development to be allowed to ensure a mixed-use concept; the need for a better definition of urban and suburban centers; and whether transportation infrastructure should be required to be in place prior to the time a PRM district was created.

There were no further comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized

Commissioner Wilson for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Wilson MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON THE PROPOSED ZONING ORDINANCE AMENDMENT TO AMEND ARTICLES 2, 6, 8, 9, 10, 13, 16 AND 18 TO ESTABLISH A NEW PRM PLANNED RESIDENTIAL MIXED USE DISTRICT, TO A DATE CERTAIN OF NOVEMBER 15, 2000.

Commissioner Alcorn seconded the motion which carried unanimously.

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The meeting was adjourned at 2:00 a.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

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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: September 12, 2001

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