

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 9, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon 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

ABSENT: Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Laurie Frost Wilson, Commissioner At-Large

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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

Commissioner Alcorn announced that the Residential Development and Infill Committee would meet on Wednesday, November 15, 2000 at 7:00 p.m. in the Board Conference Room.

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Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON PCA-95-L-060 AND FDPA-95-L-060, SPH SPRINGFIELD STATION, LLC, BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 30, 2000.

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

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ORDER OF THE AGENDA

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

1. S00-II-V1 - OUT-OF-TURN PLAN AMENDMENT
2. S00-IV-MV2 - OUT-OF-TURN PLAN AMENDMENT

3. SE-00-H-028 - CATHOLIC DIOCESE OF ARLINGTON, THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE

This order was accepted without objection.

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S00-II-V1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fx. Co. in accordance w/the Code of VA, Title 15.2, Chap. 22. concerning approx. 10.39 ac. bounded by Virginia Center Blvd. on the S. & E. & by Centerboro Dr. on the N. & W. The area is planned for 650,000 sq. ft. of mixed use w/ office & support retail. The Amendment will consider an option for 650,000 sq. ft. of high density, multi-family residential use. Recommendations relating to design, public facilities & the transportation network may also be modified. PROVIDENCE DISTRICT. PUBLIC HEARING.

Ms. Denise James, Planning 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 proposed amendment with the modifications set forth on page 9 of the staff report.

Commissioner Smyth noted that she was going to modify the second bullet on page 9 of the staff report, concerning criterion 8, inserting the words "...at a minimum" before "...should be fulfilled consistent with development below the high end of the density range." She explained that this would show that it was a baseline requirement, not just a flat statement of what was required.

Chairman Murphy called for speakers from the audience, but received no response. The Commission had no comments or questions and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE OUT-OF-TURN PLAN AMENDMENT S00-II-V1, VIRGINIA CENTER, AS SET FORTH ON PAGE 9 OF THE STAFF REPORT DATED OCTOBER 26, 2000, WITH THE FOLLOWING MODIFICATION TO THE SECOND BULLET: INSERT THE WORDS "AT A MINIMUM" SO THAT THE LAST PART OF THE PHRASE READS:
"INCLUDING CRITERION 8 WHICH AT A MINIMUM SHOULD BE FULFILLED CONSISTENT WITH DEVELOPMENT BELOW THE HIGH END OF THE DENSITY RANGE."

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

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S00-IV-MV2 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fx. Co. in accordance w/the Code of VA, Title 15.2, Chap. 22., concerning approx. 15.8 ac. on S.E. Richmond Hwy. between Lukens Lane & Cooper Rd. The area is planned for office & retail use w/an option for mixed use, incl. resident. The Amendment will consider a change from the current neighborhood-serving office & retail use w/an option for mixed use including a residential component to residential use at 4-5 du/ac. Recommendations relating to the transportation network may also be modified. Tax Map Parcels 101-3((1))100, 110-1((1))2, 51 & 52; ((15))(A)1, 2, 3 & 3A, ((17))A1, B1, 1A, 1B, 2A, 25 & 25A. MT. VERNON DISTRICT. PUBLIC HEARING.

Ms. Marianne Gardner, Planning 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 proposed amendment with the modifications as shown on pages 5 and 6 of the staff report.

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

Mr. Jeffrey Tinter, 8801 Black Alder Drive, Alexandria, Vice President, Woodmill Estates Homeowners Association, expressed support for the proposed amendment.

There were no further speakers and no comments or questions from the Commission. Staff had no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE S00-IV-MV2.

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

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SE-00-H-028 - CATHOLIC DIOCESE OF ARLINGTON, THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE - Appl. under Sect. 3-104 of the Zoning Ord. to permit a place of worship & related facilities, a nursery school, child care center & a private school of general education w/an enrollment which exceeds 100 students daily on property located at 9970 Vale Rd. on approx. 19.22 ac. zoned R-1. Tax Map 37-4((1))42. HUNTER MILL DISTRICT. PUBLIC HEARING.

Martin Walsh, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated April 25, 2000. There were no disclosures by Commission members.

Ms. Catherine Belgin, 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. Walsh stated that citizens' concerns included traffic, the location of the proposed building, and the possibility of heavy metal leaching from the parking lot into the well water of abutting property owners. Addressing the traffic issue, he noted that an analysis had concluded that all intersections in the area would operate at acceptable levels of service and that carpooling would be encouraged, with stacking space provided on-site to avoid back-ups on Vale Road. He added that the location of the building had been moved away from the closest property line and further to the east. He explained that a hydro-geological study, conducted at the church's expense, concluded that levels of cadmium, magnesium and zinc were well within the normal levels. He noted that the applicant had agreed to provide a BMP facility which would improve stormwater management. In conclusion, Mr. Walsh said that the application had the approval of staff and the Hunter Mill District Land Use Committee and requested favorable consideration. He then introduced Reverend Stewart Culkin, Pastor of Saint Mark's Church.

Reverend Culkin stated that approval of the application would provide the option of a Catholic education for the families of Saint Mark's and help relieve overcrowding in public schools at no expense to the County. He explained that busing was not feasible because it would place an undue financial burden on the school. (A copy of his remarks is in the date file.)

Mr. Walsh noted that the applicant was in agreement with the development conditions, but requested a minor change to Condition Number 7, which would allow the school to start classes at 8:30 a.m. He said the applicant would work with staff to address any concerns they might have about this change.

In response to a question from Commissioner Palatiello, Father Culkin explained that the Catholic Diocese of Arlington had a policy of not permitting busing of students because of the prohibitive cost and that they would not grant an exception to this policy.

Responding to a question from Commissioner Palatiello, Ms. Belgin said that a review of thirteen private schools in the County had shown that they were located in residential neighborhoods with a wide variety of transportation modes. She added that while some of the schools bused students, it had not been mandated against the will of the school.

Commissioner Palatiello noted that he planned to defer a decision on this application after the public hearing had been held.

Mr. Donald Demetrius, with the Department of Public Works and Environmental Services, responded to questions from Commissioner Palatiello concerning the potential contamination of groundwater and wells. He said he had not yet completed his review of a report prepared by consultants employed by the church to determine the baseline level of contaminant elements currently on site. He added that the staff report recommended that sand filters be used to filter the runoff and discharge it into a conveyance system which would further discharge it away from wells and other areas of sensitivities.

Ms. Noreen Mahoney, Virginia Department of Transportation (VDOT) and Mr. Michael Davis, Fairfax County Department of Transportation, responded to questions from Commissioner Palatiello concerning the safety and capacity of Vale Road to handle traffic generated by the proposed school.

Commissioner Alcorn requested that the applicant furnish the Commission with a copy of the consultant's report on groundwater contamination.

Mr. Demetrius responded to questions from Commissioner Byers about the sand filtration system. Ms. Belgin and Mr. Walsh responded to questions from Commissioner Alcorn about the wells in the subject area.

Chairman Murphy called the first listed speaker and recited rules for testimony before the Commission. He explained that the Planning Commission would make its recommendation based on land use issues only and therefore requested speakers limit their remarks to those issues. Commissioner Byers stated that the Commission was willing to stipulate to the value of Catholic schools and the quality of education they provided.

The persons listed below spoke in support of the application for the following reasons:

- Alleviate overcrowding of public schools at no cost to the County
- Serve the needs of the community
- Provide an opportunity for area children to receive a Catholic education
- Have a positive affect on property values and the quality of life

1. Ms. Sandra Forbes, 9941 Corsica Street, Vienna.

Ms. Forbes recognized those persons attending tonight's meeting who supported the application. She responded to questions from Commissioner Byers about the route which would be taken by children walking to the proposed school.

5. Ms. Catherine Kelly, 9948 Corsica Street, Vienna. (Remarks are in the date file.)
21. Ms. Melissa Weisner, 2605 Lakevale Drive, Vienna. (Remarks are in the date file.)

In response to a question from Commissioner Koch, Ms. Weisner said she supported the application because she hoped that her children would be able to attend the school and because it provided an option for religious education.

22. Ms. Christy Grossman, 904 Frederick St., SW, Vienna. (Remarks are in the date file.)
23. Mr. Richard Madden, 11019 Devenish Drive, Oakton. (Remarks are in the date file.)
24. Ms. Andrea Coleman, 2613 Powdermill Lane, Vienna.
25. Ms. Martha Hlavin and Mr. Alton Hlavin, 2314 Rivera Drive, Vienna. (Remarks of Ms. Hlavin are in the date file.)

Ms. Hlavin responded to questions from Commissioners Byers and Harsel about placing development conditions on private versus public schools. Mr. Hlavin responded to questions from Commissioner Moon about the average cost per student to ride a school bus.

31. Ms. Celeste Sichenze, 2020 Post Road, Vienna. (Remarks are in the date file.)

Ms. Sichenze explained why the survey conducted by the Vale Road Coalition showing that a large percentage of St. Mark's neighbors were opposed to the school was flawed.

32. Mr. William Fairbanks, 10100 Joy Lane, Vienna. (Statement read by Ms. Susan Long.)
35. Mr. Larry Dendtler, 9979 Hidden Oak Court, Vienna.
37. Mr. Kurt Dieterle, 2803 Glade Vale Way, Vienna.
41. Mr. Mark Goedde, 2810 Centre Ridge Drive, Oakton.
43. Mr. George Schirmacher, 2323 Trott Avenue, Vienna.
44. Mr. Tom Duffy, 9802 Oleander Avenue, Vienna.
46. Mr. Jeffrey Heubusch, 10149 Oakton Drive, Oakton.
47. Mr. Van Nguyen, 10807 Melanie Court, Oakton.

The persons listed below spoke in opposition to the application for the following reasons:

- School not compatible with residential neighborhood
- Proposed development too intense
- Traffic and safety impact on area roads
- Groundwater contamination and stormwater management
- Architectural issues
- Possibility of future expansion
- Adverse impact on property values
- Loud noise during lunch and recess
- Inadequate screening between school and surrounding residents.

2. Mr. Stuart Williger, 9934 Corsica Street, Vienna.
3. Ms. Victoria Brombacher, 2326 Trott Avenue. (Remarks are in the date file.)
4. Ms. Holly DePaul, 10214 Vale Road, Vienna. (Remarks are in the date file.)

Ms. DePaul showed the Commission a video of traffic conditions at Flint Hill Elementary School and Flint Hill Preparatory School and at Vale Road at 8:45 a.m.

Mr. Davis and Ms. Mahoney responded to questions from Chairman Murphy and Commissioner Smyth about traffic which would be generated by the proposed school.

6. Mr. Vito Florimonte, 2331 Trott Avenue, Vienna. (Remarks are in the date file.)
7. Mr. Markus Brombacher, 2326 Trott Avenue, Vienna. (Remarks read by his wife.)
8. Mr. Nelson Berry, 2322 Trott Avenue, Vienna. (Remarks are in the date file.)

Ms. Belgin responded to questions from Chairman Murphy about the allowable FAR in an R-1 District.

9. Ms. Toni Florimonte, 2331 Trott Avenue, Vienna. (Remarks are in the date file.)

Ms. Belgin and Mr. Davis responded to questions from Commissioner Harsel about the projected increase in car trips on Vale Road.

10. Mr. Martin F. Cohen, 10105 Joy Lane, Vienna. (Remarks are in the date file.)
11. Mr. Robert Hamberger, 2409 Rocky Branch Road, Vienna. (Remarks are in the date file.)
12. Mr. Michael Zajkowski, 10216 Vale Road, Vienna. (Remarks are in the date file.)

Mr. Zajkowski responded to questions from Commissioner Byers about screening between the proposed school and the residential properties.

13. Mr. John Schlosser, 2406 Rocky Branch Road, Vienna. (Remarks are in the date file.)
14. Ms. Jane Holtorf, 2328 Trott Avenue, Vienna. (Remarks are in the date file.)

Ms. Holtorf responded to questions from Commissioner Byers about her position.

15. Mr. Roger Holtorf, 2328 Trott Avenue, Vienna. (Remarks are in the date file.)

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The Commission recessed at 10:30 p.m. and reconvened at 10:45 p.m.

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16. Ms. Karol Straub, 2426 Rocky Branch Road, Vienna. (Remarks are in the date file.)
17. Mr. Charles Struckmeyer, 9940 Corsica Street, Vienna. (Remarks are in the date file.)

Mr. Struckmeyer responded to questions from Commissioners Alcorn and Byers about environmental issues and traffic issues. Mr. Davis responded to questions from Commissioner Alcorn about traffic analyses.

18. Mr. Louis Carpenter, 9904 Vale Road, Vienna. (Remarks are in the date file.)
29. Ms. Patricia Blair, 2315 Gerken Avenue, Vienna. (Remarks are in the date file.)
20. Mr. Robert Blair, 2315 Gerken Avenue, Vienna. (Remarks are in the date file.)
26. Mr. Thomas DePaul, 10214 Vale Road, Vienna. (Remarks read by wife.)
27. Mr. Kenneth Simmons, 2333 Trott Avenue, Vienna.

Mr. Simmons responded to a question from Commissioner Alcorn about the depth of his well.

28. Mr. Louis Kriser, 2525 Lakevale Drive, Vienna. (Remarks are in the date file.)
29. Mr. Brian Roberts, 2323 Stryker Avenue, Vienna.
30. Ms. Rachel Zachary, 2235 Gerken Avenue, Vienna. (Remarks are in the date file.)
33. Mr. Verne Wattawa, 9951 Woodrow Street, Vienna.

Commissioner Palatiello pointed out that the people who took a neutral position were not factored into the survey, therefore, the results of the survey were not accurate.

34. Mr. Hunter McCleary, 2205 Trott Avenue, Vienna. (Remarks are in the date file.)
36. Mr. David Kerns, 10101 Woodrow Street, Vienna. (Remarks are in the date file.)
38. Ms. Judith L. Britcher, 2411 Rocky Branch Road, Vienna. (Remarks are in the date file.)
39. Mr. Patrick McDermott, 2411 Rocky Branch Road, Vienna. (Remarks are in the date file.)
40. Adel Kebaish, 2333 Hunter Mill Road, Vienna.
42. Hugh McGee, 10233 Vale Road, Vienna.
48. Bruce Bennett, 1459 Hunter View Farms, Vienna (Remarks read by Judith Britcher.)

Ms. Millie Waterfall (speaker number 45), 11306 Vale Road, Vienna, neither supported nor opposed the application. However, she expressed her concern for the effect of development on the groundwater supply.

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

Mr. Walsh stated that well-accepted national standards were used in the traffic studies conducted by the applicant and had been reviewed by VDOT and the County's DOT. He said levels of service were acceptable at all intersections. He explained that a hydrologist had been hired by the church who determined that there was absolutely no evidence of the possibility that this project could contaminate well water of surrounding properties. He said the applicant would continue to address concerns raised.

In response to a concern raised by Commissioner Smyth, Mr. Walsh said that he would have a traffic consultant review site distances on Vale Road.

In response to a question from Commissioner Byers, Mr. Walsh said he would provide the Commission with a summary of the hydro-geological study.

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 Palatiello for a deferral motion. (Verbatim remarks are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE-00-H-028 TO A DATE CERTAIN OF NOVEMBER 30, 2000, WITH THE RECORD TO REMAIN OPEN FOR ADDITIONAL WRITTEN COMMENTS.

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

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The meeting was adjourned at 1:21 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