

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 20, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Linda Q. Smyth, Providence District

ABSENT: Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Ilyong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:16 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON RZ 2002-PR-038, CLOVER TYSONS LIMITED PARTNERSHIP, AND PCA 81-D-045-4 AND SEA 82-D-038-4, GREENSBORO CENTER LIMITED PARTNERSHIP, BE DEFERRED TO A DATE CERTAIN OF DECEMBER 10, 2003.

Commissioner Koch seconded the motion which carried unanimously with Commissioners DuBois, Hall, Moon, Murphy, and Wilson absent from the meeting.

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In the absence of Commissioner DuBois, Commissioner Alcorn MOVED THAT THE PUBLIC HEARING ON SE 2003-DR-022, CHESTERBROOK RESIDENCES, INC., BE DEFERRED TO A DATE CERTAIN OF DECEMBER 10, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners DuBois, Hall, Moon, Murphy, and Wilson absent from the meeting.

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In the absence of Commissioner DuBois, Commissioner Alcorn MOVED THAT THE PUBLIC HEARING ON SEA 94-D-002 AND 2232-D03-9, FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY, BE DEFERRED TO A DATE CERTAIN OF DECEMBER 4, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners DuBois, Hall, Moon, Murphy, and Wilson absent from the meeting.

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In the absence of Commissioner Wilson, Commissioner Alcorn MOVED THAT THE DECISION ONLY ON PUBLIC FACILITIES MANUAL AMENDMENTS ON STREET LIGHTS BE DEFERRED TO A DATE CERTAIN OF DECEMBER 3, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners DuBois, Hall, Moon, Murphy, and Wilson absent from the meeting.

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ADMINISTRATIVE REVIEW PROCESS FOR CERTAIN 2232 "FEATURE SHOWN" APPLICATIONS

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE THE ADMINISTRATIVE REVIEW PROCESS (NOTIFICATION OF PLANNING COMMISSION) AS RECOMMENDED BY THE POLICY AND PROCEDURES COMMITTEE, WITH THE CHANGE TO NUMBER 4, LAST TWO SENTENCES, TO READ: "THE COMMISSIONER WILL RETURN THE RECOMMENDATION FORM TO THE EXECUTIVE DIRECTOR OF THE PLANNING COMMISSION WITHIN TEN DAYS OF RECEIPT. THE DIRECTOR, OR HER DESIGNEE, WILL FORWARD A COPY OF THE COMPLETED FORM TO THE STAFF COORDINATOR IN THE DEPARTMENT OF PLANNING AND ZONING."

Commissioner Koch seconded the motion which carried by a vote of 6-0-1 with Commissioner Harsel abstaining; Commissioners DuBois, Hall, Moon, Murphy, and Wilson absent from the meeting.

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PCA 84-L-083 – JIMMIE K. WALKER & MARGIE L. WALKER (Decision Only)
(The public hearing on this application was held on November 19, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA 84-L-083, SUBJECT TO EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 20, 2003.

Commissioner Koch seconded the motion which carried by a vote of 6-0-1 with Commissioner Harsel abstaining; Commissioners DuBois, Hall, Moon, Murphy, and Wilson absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT OF 50 FEET ALONG A PORTION OF THE EASTERN PROPERTY LINE WHERE THE SITE ABUTS RESIDENTIAL PROPERTY TO A 15-FOOT WIDE TRANSITIONAL SCREENING YARD LANDSCAPED WITH EVERGREEN TREES AS SHOWN ON THE GDP.

Commissioner Koch seconded the motion which carried by a vote of 5-0-2 with Commissioners Byers and Harsel abstaining; Commissioners DuBois, Hall, Moon, Murphy, and Wilson absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND THE TRAIL REQUIREMENT ALONG CINDER BED ROAD BE WAIVED IN FAVOR OF THE PROPOSED FIVE-FOOT WIDE CONCRETE SIDEWALK AS SHOWN ON THE GDP.

Commissioner Koch seconded the motion which carried by a vote of 6-0-1 with Commissioner Harsel abstaining; Commissioners DuBois, Hall, Moon, Murphy, and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel noted there was only one item on the agenda:

- 1. RZ 2003-LE-027/FDP 2003-LE-027 - PULTE HOME CORPORATION

This order was accepted without objection.

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RZ 2003-LE-027/FDP 2003-LE-027 - PULTE HOME CORPORATION

- Appls. to rezone from C-5 and R-1 to PDH-4 to permit residential development at a density of 3.77 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the S.W. quadrant of the intersection of Beulah St. and Windsor Ave. on approx. 9.01 ac. of land. Comp. Plan Rec: 1-2 du/ac with option for 3-4 du/ac. Tax Map 91-3 ((1)) 2 – 6 and 91-3 ((3)) 30. LEE DISTRICT. PUBLIC HEARING.

Inda Stagg, planner with Walsh, Colucci, Emrich, Lubeley, and Terpak, P.C., reaffirmed the affidavit dated October 30, 2003. There were no disclosures by Commission members.

Lindsay Shulenberger, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Commissioner Kelso noted for the record that he had received letters opposing the applications from Lora Waas and Julius and Annie Krause, residents of Windsor Estates. (These letters are in the date file.)

Ms. Stagg stated that the applicant desired to rezone 6 parcels of land, 2 of which were zoned commercial, to allow construction of 34 single family detached homes at a density of 3.77 dwelling units per acre. She noted that 30 percent of the property would be left in open space. She explained that fencing would be provided around the majority of site, part of which would be a noise wall extending along Beulah Street and the 7-11. She pointed out that there would be a minimum of 2 and a maximum of 3 landscaped bio-retention facilities on-site. She said an existing connection provided pedestrian access to Beulah Street and at the request of staff, the applicant had agreed to provide a pedestrian connection to the Windsor Park subdivision. She noted that street improvements to Windsor Avenue would be made and 5-foot wide sidewalks would be provided on Windsor Avenue and Beulah Street. She also noted that contributions would be made to schools and other public facilities in the area. She said the application had the support of the Windsor Park Board of Directors and the Lee District Land Use and Transportation Committee, and she requested favorable consideration.

Responding to a question from Commissioner Koch, Ms. Stagg said although parcel 29 was not included in the application, it would not be precluded from development in the future. She added that the applicant had no desire to include the 7-11 property in the consolidation.

In response to a question from Commissioner Harsel, Ms. Stagg said proffers included a requirement for five-foot wide sideyards.

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

Mark Vastola, 6319 Windsor Avenue, Alexandria, owner of parcel 29, expressed concerns about an increase in traffic, noise, lights, pollution, and the loss of privacy. He said the applicant's surveyors had trespassed on his property and were rude. He requested that access to the development be provided from Beulah Road instead of Windsor Avenue.

Stephen Hoffman, 6564 Windham Avenue, Alexandria, said proper notification of the proposal had not been made by the applicant. He said the proposed development would have an adverse affect on the existing neighborhood and requested that the applications be denied.

Commissioner Kelso explained that proper notification procedures had been followed and suggested to Mr. Hoffman that he establish a homeowners association for his neighborhood.

John Curry, 7126 Judith Avenue, Alexandria, said the proposed development would increase traffic congestion at the intersection of Windsor Avenue and Beulah Street.

Commissioner Kelso pointed out that the concern raised by Mr. Curry had been addressed at a meeting of the Lee District Land Use and Transportation Committee, and that hopefully a right-turn lane on Windsor Avenue would be approved before this case was heard by the Board of Supervisors.

There were no further speakers, therefore, Vice Chairman Byers called upon Ms. Stagg for a rebuttal statement.

Ms. Stagg stated that preliminary plans for a dedicated right-turn lane out of Windsor Avenue with straight and left-turn lanes coming in had been submitted to the Virginia Department of Transportation and hopefully approval would be received before the Board date.

In response to a question from Vice Chairman Byers, Ms. Stagg said that Beulah Road had recently been improved with dedicated turn lanes and that no right-of-way dedication had been required.

Responding to a question from Commissioner Alcorn, Ms. Stagg said the Board date for this application would probably be in late January, allowing time for the right-turn lane to be shown on the plans.

Commissioner Kelso noted that the site plan would be returned to the Lee District Supervisor's Office for review and comment prior to issuance of the site plan permit.

There were no further 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 excerpt is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON RZ 2003-LE-027 TO A DATE CERTAIN OF DECEMBER 10, 2003.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners DuBois, Hall, Moon, Murphy, and Wilson absent from the meeting.

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ADJOURNMENT

November 20, 2003

The meeting was adjourned at 8:57 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

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: April 19, 2006

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