

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, DECEMBER 4, 2003**

PRESENT: 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
Ilyong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District

ABSENT: Walter L. Alcorn, Commissioner At-Large
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:16 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Harsel announced that the Redevelopment and Housing Authority would meet with the Planning Commission's Housing Committee on Wednesday, December 10, 2003 at 7:30 p.m. in the Board Conference Room.

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Commissioner Hall announced that the Policy and Procedures Committee would meet on Thursday, January 8, 2004 at 7:00 p.m. in the Board Conference Room.

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Commissioner DuBois noted her intent to defer the public hearing on SE 2003-DR-022, Chesterbrook Residences, Inc., from December 10, 2003 to January 14, 2004.

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Chairman Murphy, noting that this was his last meeting for the year, said goodbye to Commissioners DuBois and Smyth, who had been elected to serve on the Board of Supervisors, to Commissioner Moon, who had been elected as an At-Large School Board member, and to

Commissioner Kelso, who would not be seeking reappointment because he was moving out of the area. He thanked them for their dedicated service to the Commission and to the citizens of Fairfax County.

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Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON FDPA 1996-LE-034 AND FDPA 82-L-030-8-1, SPRINGFIELD EAST, L.C., BE DEFERRED FROM DECEMBER 4, 2003 TO JANUARY 8, 2004, due to affidavit problems.

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

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ORDER OF THE AGENDA

Secretary Harsel set the following order for agenda:

1. 2232-D03-12 – CITY OF FALLS CHURCH AND THE SCHOOL BOARD OF THE CITY OF FALLS CHURCH
2. PCA 94-M-060-2/FDPA 94-M-060-2 - PULTE HOME CORPORATION
3. SEA 94-D-002 - FAIRFAX CO. REDEVELOPMENT AND HOUSING AUTHORITY
2232-D03-9 - FAIRFAX CO. REDEVELOPMENT AND HOUSING AUTHORITY

This order was accepted without objection.

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2232-D03-12 – CITY OF FALLS CHURCH AND THE SCHOOL BOARD OF THE CITY OF FALLS CHURCH - Appl. under provisions of *Va. Code* Sections 15.2-2204 and 15.2-2232, as amended, to expand the existing George Mason High School/Middle School, located at 7124 Leesburg Pke., by constructing a new public middle school building. Tax Maps 40-3 ((1)) 91, 93, 94. DRANESVILLE DISTRICT. PUBLIC HEARING.

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 find the proposal to be substantially in accord with the provisions of the adopted Comprehensive Plan.

In response to a question from Commissioner Harsel, Mr. Jillson said the subject property was zoned R-1 and that the new gym for the middle school would be located in cellar space.

David Lasso, Esquire, with Venable L.L.P., introduced Jamie Martin, Public Private Alliances, L.L.C., Ruth Brock, Chairman, Falls Church City School Board, and Mary Ellen Shaw, Superintendent, Falls Church City Public Schools. He said the George Mason School presently housed both a middle school and a high school. He explained that due to overcrowded conditions, trailers were necessary which eliminated parking spaces and restricted the flow of traffic. He noted that the schools shared an auditorium, a cafeteria, and a gymnasium and said the proposed middle school would be a compact three-story design with its own 1000-seat gym and a combined cafeteria and auditorium. He said outreach efforts had been made to the surrounding community throughout the process culminating in a meeting with the McLean Citizens Association on November 25, 2003. He said issues raised included traffic and parking and noted that a traffic consultant would be retained to study internal circulation.

Commissioner Smyth noted that the subject property bordered on the Providence District and asked if parking spaces would be freed up with the removal of the trailers. Mr. Lasso answered in the affirmative and also that 90 new parking spaces would be added.

In response to questions from Commissioners Moon and Harsel, Mr. Lasso noted the current middle school was comprised of grades 6, 7, and 8, but the new middle school would include grades 5, 6, and 7 with the high school covering grades 8 through 12.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. The Commission had no further comments or questions and staff had no closing remarks, therefore, Chairman Murphy 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 THE PLANNING COMMISSION FIND 2232-D03-12, THE PROPOSAL BY THE CITY OF FALLS CHURCH AND THE SCHOOL BOARD OF THE CITY OF FALLS CHURCH, AS AMENDED, TO EXPAND THE EXISTING GEORGE MASON HIGH SCHOOL/MIDDLE SCHOOL, LOCATED AT 7124 LEESBURG PIKE, BY CONSTRUCTING A NEW PUBLIC MIDDLE SCHOOL BUILDING ON THE EXISTING SCHOOL SITE, SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

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PCA 94-M-060-2/FDPA 94-M-060-2 - PULTE HOME CORPORATION
- Appls. to amend the proffers and final development plan for RZ 94-M-060 previously approved for residential development at an overall density

of 3.86 dwelling units per acre (du/ac) to permit construction of a noise attenuation fence. Located W. of the Turkeycock Creek Stream Valley and parallel to I-395 within a portion of the common open space area for the Overlook Foundation, Inc. and Overlook Condominium Association on approx. 29,185 sq. ft. of land zoned PDH-4. Comp. Plan Rec: 3-4 du/ac. Tax Map 72-3 ((33)) (B2) A pt. and a portion of the open space for Overlook Condominium Association. MASON DISTRICT. PUBLIC HEARING.

Inda Stagg, planner with Walsh, Colucci, Stackhouse, Emrich, and Terpak, P.C., reaffirmed the affidavit dated November 18, 2003. There were no disclosures by Commission members.

Leslie Johnson, Zoning Evaluation Division, Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Commissioner Hall noted that she had received several letters from Lincolnia Park residents requesting that an environmental impact study be conducted to address their concerns about the proposed noise attenuation fence. Addressing this issue, Ms. Johnson said a study had not been done and that staff felt the noise issue had been satisfactorily addressed without one.

Responding to a question from Commissioner Hall, Ms. Johnson said it might be possible to see the fence through the trees in the winter time.

Ms. Stagg showed photographs of the area depicting the vegetation in the I-395 right-of-way across from the Overlook condominiums and the area where the proposed 14-foot fence would be located. She noted that the fence needed to be 14-feet high at that location because the ground dropped off, but that the fence would look level.

Responding to a question from Commissioner Byers, Ms. Stagg said the fence located in the right-of-way was about seven feet in height.

In response to a question from Commissioner Smyth, Ms. Stagg said that although the use of other fence materials had been investigated, a wooden fence would be structurally sound and aesthetically pleasing and had been agreed upon by the parties involved.

Responding to questions from Commissioner Harsel, Ms. Stagg said the fence would be visible to the residents of the Overlook condominiums, but not to the Lincolnia Park community which was located across I-395.

In response to a question from Commissioner de la Fe, Ms. Stagg said the existing fence, which delineated the right-of-way, belonged to the Virginia Department of Transportation and would remain.

Ms. Stagg, addressing concerns about reflective noise across I-395, said consultants with Polysonics Corporation had determined that the height of the barrier was inadequate to reflect a significant amount of noise towards the west; that there would be significant scattering of any reflected noise by trees separating the barrier from I-395, even when leaves were off trees in the winter time; and that wood would be less reflective than concrete or metal. (A copy of the Polysonics letter is in the date file.)

Commissioner Hall noted for the record that the Overlook community fully supported the application and wanted a board-on-board fence.

In response to a question from Commissioner Smyth, Commissioner Hall said buffering, a berm, and the fence would substantially reduce highway noise.

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

Terry Adams, 5259 Navaho Drive, Alexandria, representing his neighbors on Navaho Drive, expressed opposition to the fence due to its height and concern that it would deflect noise toward his neighborhood. He requested that the application be deferred until an environmental impact study could be conducted.

Responding to a question from Chairman Murphy, Mr. Adams said although he had no empirical evidence that the fence would cause an increase in noise, it would be unfair if efforts to reduce the noise in the proposed development resulted in an increase in noise in his neighborhood. He requested that Polysonics conduct testing to determine the noise impact on his community.

Commissioner Smyth commented that some older metal and masonry walls reflected noise, but that newer materials could deaden noise and keep it from reverberating.

Commissioner Harsel questioned how the noise level could be measured before the fence was erected. Commissioner Hall agreed and said she did not think approval of the application would negatively affect Mr. Adams' community. She said if noise was increased due to general growth in the area, the Virginia Department of Transportation could be petitioned to install a noise wall.

Mr. Adams reiterated his belief that the noise impact on his community should be determined before the subject application was approved.

Commissioner Smyth said perhaps a model could determine reflective noise and pointed out that a wooden fence was not as reflective as other materials. Mr. Adams agreed, but again stated the issue of reflective noise in his neighborhood needed to be addressed before the fence went up.

There were no further speakers, therefore, Chairman Murphy called upon Ms. Stagg for rebuttal remarks.

Ms. Stagg said that Polysonics Corporation did not believe there would be a significant increase in traffic noise levels on residential development to the west of I-395 from the proposed noise barrier at the Overlook site, for the reasons stated in their previously mentioned letter. She said further modeling could be done before the Board hearing.

In response to a question from Commissioner Hall, Ms. Stagg said it was extremely important to keep the Board date of January 5, 2004 for bonding purposes. Ms. Johnson added that staff had been working on this case since 2001 and that the Department of Public Works and Environmental Services had granted several bond extensions.

Responding to a question from Commissioner Hall, Ms. Johnson said staff did not believe the noise barrier would have an adverse affect on communities located across I-395. She explained that Noel Kaplan, Planning Division, DPZ, had detailed knowledge about this issue and she would consult with him tomorrow to ensure that her assumption was correct. Ms. Stagg said that she could get modeling information before the Board date, which she was confident would show that the barrier would cause no adverse impact.

Chairman Murphy said he supported the position of staff and the applicant on the noise issue and could vote favorably on the application tonight with the caveat that the applicant provide evidence to support its position before the Board date. He said if there was still a question at that time, the case could be deferred.

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 these applications. (A verbatim transcript is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 94-M-060-2, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 3, 2003.

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

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF FDPA 94-M-060-2, SUBJECT TO THE BOARD'S APPROVAL OF PCA 94-M-060-2.

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

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE MAXIMUM FENCE HEIGHT FOR A NOISE

BARRIER TO PERMIT A NOISE BARRIER UP TO 14 FEET IN HEIGHT IN ACCORDANCE WITH PARAGRAPH 3F OF SECTION 10-104 OF THE ZONING ORDINANCE.

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

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SEA 94-D-002 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 94-D-002 previously approved for alternate use of a public facility (child care center, senior center, housing for the elderly, adult day care and assisted living) to permit site modifications and building additions to include an increase in the number of assisted living units. Located at 1609 Great Falls St. on approx. 8.65 ac. of land zoned R-3. Tax Map 30-3 ((1)) 42. (Concurrent with 2232-D03-9.) DRANESVILLE DISTRICT.

2232-D03-9 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit site modifications and building additions to include an increase in the number of assisted living units. Located at 1609 Great Falls St. on approx. 8.65 ac. of land zoned R-3. Tax Map 30-3 ((1)) 42. (Concurrent with SEA 94-D-002.) DRANESVILLE DISTRICT. JOINT PUBLIC HEARING.

Thomas Armstrong, Development Officer, Fairfax County Redevelopment and Housing Authority, agent for the applicant, reaffirmed the affidavit dated May 8, 2003. There were no disclosures by Commission members.

Lindsay Shulenberg, 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.

Mr. Armstrong stated approval of the applications would allow the construction of a 60-bed assisted living facility for low income seniors and the expansion of the existing senior center and adult daycare center, creating a unique facility providing various levels of service. He said the proposed development would enhance the community by providing screening and barriers and a trail allowing access to other neighborhood facilities.

Chairman Murphy called the first listed speaker.

Frederick Vaznaugh, 7225 Vistas Lane, McLean, representing Vistas of McLean Homeowners Association, said his was the closest neighborhood to the proposed development and therefore the most affected by it. He said the expanded facility and parking area would occupy two-thirds of the property with the remainder used for athletic fields and questioned the appropriateness of these uses on the property. He said he supported the plan to supplement the landscaping along the property line and said it was important to his neighborhood that the trail providing access to Lewinsville Park and McLean High School be retained. He also expressed concern about the design of the proposed facility saying it would look like an apartment building. He said it was his understanding that the setback requirements for this type of facility was 100 feet but that the planned setback was only 78 feet from the property line.

In response to a question from Commissioner DuBois, Ms. Shulenberger said because the Vistas development was zoned R-5 and the subject parcel zoned R-3, the setback was not required to be 100 feet. She explained that a 100-foot setback would only be required if a development was zoned at a higher density than adjacent development.

Edward Shahin, 1603 Evers Drive, McLean, representing the West Lewinsville Heights Citizens Association, expressed general support for the application citing the need for such facilities. He requested assurance that the proposed development conditions would be implemented.

Chairman Murphy explained to Mr. Shahin that if the Board of Supervisors approved the applications, the development conditions would be enforced.

Richard Ragsdale, 1557 Evers Drive, McLean, requested that the proposed landscaping and fence for the area behind the center be installed prior to construction. In regard to the trail mentioned by Mr. Vaznaugh, he said an agreement had been reached whereby limited access would be permitted so that residents of the Vistas could reach Evers Drive and the park.

There were no further speakers, therefore, Chairman Murphy called upon Mr. Armstrong for a rebuttal statement.

Mr. Armstrong indicated that landscaping along the Vistas property line would be supplemented with evergreen, cypress, and holly trees. He said meetings had been held with residents of the Vistas and Lewinsville Heights and an agreement had been reached to landscape an area that would allow access and to erect a chain link fence along Evers Drive to discourage parking by people using the athletic fields and the daycare center. Addressing the issue raised by Mr. Ragsdale, he said a development condition required that the fence be installed prior to the commencement of construction.

Responding to a question from Commissioner Smyth, Mr. Armstrong said there was no development condition specifically addressing construction hours.

Commissioner de la Fe commented that senior facilities were desperately needed and pointed out that this use was more desirable than a school use.

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 DuBois for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION FIND THE PROPOSED ADDITION TO THE EXISTING LEWINSVILLE CENTER SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN 15.2-2232 OF THE *CODE OF VIRGINIA*, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners Byers and de la Fe seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 94-D-002, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED DECEMBER 3, 2003.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS TO THE NORTH, SOUTH, EAST, AND WEST IN FAVOR OF THE EXISTING AND SUPPLEMENTAL LANDSCAPING AS DEPICTED ON THE SE PLAT.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENTS TO THE NORTH, SOUTH, EAST, AND WEST IN ACCORDANCE WITH THE SE PLAT.

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

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENT ALONG GREAT FALLS STREET IN FAVOR OF THE EXISTING AND PROPOSED FOUR-FOOT SIDEWALK AS SHOWN ON THE SE PLAT.

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

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The meeting was adjourned at 10:04 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