

Board Agenda Item  
March 4, 2002

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3:30 p.m. Items - RZ-2001-BR-028 - Eastwood Properties, Inc.  
PCA-81-A-036 - Eastwood Properties, Inc.  
Braddock District

On Wednesday, February 20, 2002, the Planning Commission voted 7-3-2 (Commissioners Byers, Hall and Koch opposed; Commissioners DuBois and Moon abstaining) to recommend the following actions to the Board of Supervisors:

Approval of RZ-2001-BR-028, subject to execution of proffers consistent with those dated February 13, 2002, with the following sentence added to proffer #5: "An escrow fund of \$2,000 for maintenance of the rain garden shall be established".

Approval of PCA-81-A-036, consistent with the proffers dated February 13, 2002.

The Commission also voted 7-3-2 (Commissioners Byers, Hall and Koch opposed; Commissioners DuBois and Moon abstaining) to approve FDP-2001-BR-028, subject to Board approval of RZ-2001-BR-028 and subject also to the development conditions dated February 13, 2002.

Planning Commission Meeting  
February 20, 2002  
Verbatim Excerpt

RZ-2001-BR-028 - EASTWOOD PROPERTIES, INC.  
FDP-2001-BR-028 - EASTWOOD PROPERTIES, INC.  
PCA-81-A-036 - EASTWOOD PROPERTIES, INC.

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Ms. Harsel.

Commissioner Harsel: Thank you, Mr. Chairman. First of all, I want to thank the neighbors that came out. I also have to enter into the record -- which I've just very efficiently lost -- I have to enter into the record -- we received today -- the Supervisor's office has received seven faxes from people connecting in the roundabout that are in favor of this development with no connection. I would like to enter them into the record. We have one from Phil and Jan Andrews. They live in the Woodlynne townhouses and they're saying that -- in fact, they said what one speaker said today, that the noise, since they've opened up Roberts, has gotten worse. We hear from Eleanor White who says she likes the development plan as proposed with two cul-de-sacs. We hear from a Doctor and Mrs. Fant that say -- they're also in Woodlynne -- they prefer the plan as presented to us with the two cul-de-sacs. We hear from the President of Barton's Grove, which is -- we had a speaker here -- and Steve Schrobo said that Barton's Grove has taken the position -- and that's in your packets tonight, with lots of supporting evidence as to why they prefer the two cul-de-sacs. We have also heard, which we didn't get in at this time, from Alexandria (sic) Shuler, who said no connection, keep the two cul-de-sacs. We hear from Caryna Fox, who's President of Woodlynne, and she says keep the two cul-de-sacs. And Bill Walker, who also says keep the two cul-de-sacs. We have had people from all of the surrounding areas speak about the cul-de-sacs. It is a difficult question. It really is. And, like you say, Mr. Coan was a great one for no cul-de-sacing of Fairfax County. I think before we go -- and Mr. Alcorn had said he wanted to see how I was going to address the Comprehensive Plan language. I will say I was extremely surprised when that issue came, that it does not meet the Comprehensive Plan for two to three due to the fact that when Goins Manor came about that wasn't raised. And that was R-3. When the one gentleman that spoke, from Sycamore Chase, that came through, it wasn't raised. That came in at R-3. There was another R-3 that we did on Zion Drive. It was not addressed -- Windsor Hills, across the street, did not come onto Zion. They connected -- we had a development there -- it came in at R-3. Nothing was raised about circulation. And, as Ms. Swagler said, it was a judgment call. It said land consolidation, benefit circulation, and limit access and she said that consolidation and the access limited has been taken care of and once again we're back to the two cul-de-sacs which is going to be a judgment call and how we all feel. Before I make my motion -- and at this time it's probably no surprise -- I think what we should do is look at the pluses that this application gives us. First of all, it is consolidating everything that is left. And in the consolidation, they've taken another parcel to provide sight distance on Zion Drive. They're doing this and they're requesting no waivers and no modifications for a PDH-3. And if you read deep into the staff report, you would find that they met all the standards of the P District and the district (sic) 16-102 -- which you're learning

RZ-2001-BR-028, FDP-2001-BR-028, PCA-81-A-036

something at all times. Of all these parcels consolidated, three of them -- and they're the ones on the existing cul-de-sac -- two of them are brand new homes. Three of them down there will all remain. The one is giving up part of his lot to this one, but those are homes that have been built within the last two or three years and they will stay. The cemetery is a precious little amenity that is there. We're going to have it preserved. It's going to be renovated -- I know, we're going to have a little wrought iron fence there. I know -- well, it is an amenity, you know, it's a gathering place.

Chairman Murphy: For some.

Commissioner Harsel: For some. I've worked with kids that enjoyed the cemetery. And you know it's a quiet place. The neighbors don't disturb you. And they don't drive cars.

Commissioner Byers: A nice quiet area.

Commissioner Harsel: That's a nice quiet area.

Chairman Murphy: No cut-through traffic.

Commissioner Harsel: No cut-through traffic. The drainage that is causing problems in the Woodlynne townhouse community off of London Park and that bit of houses, really some of it was done by improper grading of one of the new houses. This developer's going to come in, he's going to gather, he's going to pipe it. We've got two divides. He's going to go up and he is going to pipe -- handle that. That was Woodlynne's main concern -- outside of they didn't want people -- the cul-de-sac. The sight distance has been improved on Zion Drive. Zion Drive isn't scheduled to be widened. Now, that, to me, should be Mr. Almquist's main concern. Zion Drive is a two-lane, unimproved country road without shoulders, except for this area. We have sidewalks on both sides of the street -- oh, Ms. Wilson is back? -- on both sides of the street and connecting to the cul-de-sacs. Right next door to this development are two parcels that belong to the Pinn Recreation Center. We have a very active County recreation facility going there. We may not be able to drive, but we can ride our bicycles or, if we have a horse, we can ride the horse or we can walk to it. And they're going to be offering more programs at Pinn. They've got the tennis courts. They've got basketball courts. It's really a nice gathering place for the community. All of the lots, all 19 of the lots will have an R-3, 25-foot back yard, 8-foot side yards, 20 or 18 -- at least 18-foot driveways so we're not overhanging the sidewalks that are going down both sides, except for one and that's a house that is going to be there. It is comparable in density at 2.2. Now the minus of this is we have two cul-de-sacs, one higher than the other and they're not connecting. That's it. The development criteria -- Mr. Lawrence brought out -- out of the six that staff said were applicable with his housing, he meets three which is half. I gave him credit for seven out of ten and I felt that he met five and three-fourths. If anyone wants me to go into, I would.

Chairman Murphy: No.

Commissioner Harsel: I didn't think you would, but I just thought I would throw that out for what it was worth.

Chairman Murphy: Especially Gloria.

Commissioner Harsel: Last night, last week, Ms. Swagler handed out revised development conditions and proffers. And we're going to amend the one proffer tonight. Therefore, Mr. Chairman, let's see where we're going with this. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-BR-028, WITH THE -- CONSISTENT WITH THE PROFFERS DATED FEBRUARY 13<sup>TH</sup> AND AMENDED, NUMBER 5, BY MR. LAWRENCE AND MR. LABBE TONIGHT, ON PROFFER NUMBER 5: "AN ESCROW FUND OF \$2,000 FOR MAINTENANCE OF THE RAIN GARDEN SHALL BE ESTABLISHED." And I have a conceptual development plan here too.

Chairman Murphy: Okay.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Is there a discussion of the motion? I'm going to support the motion simply because Mr. Coan wouldn't have. All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-2001-BR-028, say aye.

Commissioners Alcorn, de la Fe, Harsel, Kelso, Murphy, Smyth, Wilson: Aye.

Chairman Murphy: Opposed?

Commissioners Byers, Hall, Koch: No.

Commissioner DuBois: Abstain.

Chairman Murphy: Motion carries. Pardon?

Commissioner DuBois: Abstain.

Chairman Murphy: Ms. DuBois abstains; Ms. Hall, Mr. Koch and Mr. Byers vote no.

Commissioner Moon: Abstain.

Chairman Murphy: And Mr. Koch -- Mr. Moon abstains. Ms. Harsel.

Commissioner Harsel: Mr. Chairman, I move that the Planning Commission recommend to the Board of Supervisors -- oh, no RECOMMEND THAT THE PLANNING COMMISSION

APPROVE FDP-2001-BR-028, CONSISTENT WITH DEVELOPMENT CONDITIONS  
DATED FEBRUARY 13<sup>TH</sup>.

Commissioner Kelso: Second.

Chairman Murphy: This is the FDP?

Commissioner Harsel: This is the FDP.

Chairman Murphy: All right. Seconded by Mr. Kelso. Is there a discussion? All those in favor of the motion to approve FDP-2001-BR-028, subject to the Board's approval of the rezoning, say aye.

Commissioners Alcorn, de la Fe, Harsel, Kelso, Murphy, Smyth, Wilson: Aye.

Chairman Murphy: Opposed?

Commissioners Byers, Hall, Koch: No.

Commissioners DuBois, Moon: Abstain.

Chairman Murphy: Motion carries. Same division.

Commissioner Harsel: Mr. Chairman?

Chairman Murphy: Ms. Harsel.

Commissioner Harsel: Finally, I MOVE THAT THE PLANNING COMMISSION  
RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-81-A-036,  
CONSISTENT WITH THE PROFFERS DATED FEBRUARY 13, 2002 -- and I think I should  
have said 2002 for all my proffers.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion? All those in favor of the motion to  
recommend approval of PCA-81-A-036, say aye.

Commissioners Alcorn, de la Fe, Harsel, Kelso, Murphy, Smyth, Wilson: Aye.

Chairman Murphy: Opposed?

Commissioners Byers, Hall, Koch: No.

Commissioners DuBois, Moon: Abstain.

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Chairman Murphy: Motion carries. Same division.

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(Each motion carried by a vote of 7-3-2 with Commissioners Alcorn, de la Fe, Harsel, Kelso, Murphy, Smyth, and Wilson in favor; Commissioners Byers, Hall and Koch opposed; Commissioners DuBois and Moon abstaining.)

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