

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 8, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason 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
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District
John M. Palatiello, Hunter Mill District

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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 Byers MOVED THAT THE CONTINUED PUBLIC HEARING ON RZ-2000-MV-060, BOARD OF SUPERVISORS' OWN MOTION, BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 17, 2001.

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

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON SE-00-V-046, JAMES D. TURNER, TRUSTEE, BE DEFERRED TO A DATE CERTAIN OF MAY 3, 2001.

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

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON 2232-P00-13, BELL ATLANTIC MOBILE, INC., BE FURTHER DEFERRED TO A DATE CERTAIN OF MAY 23, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Harsel and Palatiello absent from the meeting.

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON CSPA-80-P-039-3, THE ORR COMPANY, BE DEFERRED TO A DATE CERTAIN MARCH 3, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Palatiello absent from the meeting.

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Commissioner Smyth noted that she had reviewed the first submission of the site plans for Capital One under PCA-92-P-001-2 and PCA-1998-PR-052, in accordance with the approved proffers.

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Commissioner DuBois MOVED THAT THE DECISION ONLY ON RZ-2000-DR-047 AND FDP-2000-DR-047, MANUEL SERRA, BE FURTHER DEFERRED TO A DATE CERTAIN OF FEBRUARY 15, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Palatiello absent from the meeting.

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ORDER OF THE AGENDA

In Secretary Harsel's absence, Chairman Murphy noted that there was only one item on the agenda:

1. RZ-2000-MV-049 - GUNSTON RICHMOND LLC
FDP-2000-MV-049 - GUNSTON RICHMOND LLC

This order was accepted without objection.

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RZ-2000-MV-049/FDP 2000-MV-049 - GUNSTON RICHMOND LLC - Appls. to rezone from R-1 to PDH-5 to permit residential development at a density of 4.02 du/ac & approval of the conceptual & final development plans on property generally located on the S.

side of Gunston Rd. & the E. side of Richmond Hwy., approx. 400 ft.
S.E. of the intersection of Richmond Hwy. & Gunston Rd. on approx.
18.14 ac. Comp. Plan Rec: 5-8 du/ac. Tax Map 113-2((1))22 & 26.
MT. VERNON DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated January 25, 2001. There were no disclosures by Commission members.

Ms. Cathy Lewis, 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.

In response to a question from Commissioner Hall, Ms. Lewis said the term “breast height” was the point at which the diameter of a tree was measured and was often referred to as dbh, diameter at breast height.

Mr. Martin stated that the subject property was planned for 5-8 dwellings units per acre, with 73 single family detached houses and 47 percent open space. He explained that the topography of the property made it impossible to meet the public street standards. He described uses surrounding the property and said sidewalks would be provided on both sides of the street. He noted that proposed road dedications and improvements conformed with the Transportation Plan and the Comprehensive Plan. He said the applicant was in agreement with a development condition requiring reforestation and that proffers provided for a multi-purpose court, open space, tree preservation and the removal of any artifacts found during an archeological study. Mr. Martin pointed out that Proffer Number 12 provided a per unit monetary contribution for schools in the area and, to his knowledge, it was the first time this had been done in the County. He noted that because the density was below the low end of the density range, no affordable dwelling units were required. In conclusion, he said that the proposed development was in conformance with the Comprehensive Plan and had the recommendation of staff and the Federation of Lorton Communities. He requested favorable consideration.

In response to a question from Commissioner Wilson, Mr. Martin said that the applicant would be willing to add a proffer requiring compliance with the Zoning Ordinance and State laws concerning “popsicle stick” advertising signs before this case was heard by the Board of Supervisors.

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

Ms. Elizabeth Bradsher, 9215 Silverline Drive, Fairfax Station, representing the Hayfield Pyramid Solutions Group, cited the critical need for school funding in the Lorton area. She expressed support for “proffer type donations” to help pay for the education infrastructure located near new developments. (A copy of her remarks is in the date file.)

Commissioner Byers asked that Ms. Bradsher also make her presentation at the Board of Supervisors public hearing on this application. Commissioner Byers said that David Bobzien, County Attorney, had confirmed the fact that development could not be denied due to lack of adequate space in public schools.

In response to a question from Commissioner Hall, Ms. Bradsher said she supported quality development in the southern area of the County and commended the applicant for its contribution to the schools.

In response to a question from Commissioner Moon, Ms. Bradsher said that the cost of a South County secondary school was \$73 million which would serve 2,200 students. Commissioner Wilson commented on the need for more schools in that area.

Mr. Neal McBride, 8105 Winter Blue Court, Springfield, on behalf of the Federation of Lorton Communities, expressed strong support on behalf of the Federation for the proposed development.

Ms. Marilyn Hildebeidel, 10900 Harley Road, Lorton, expressed opposition to the proposed development, citing environmental concerns, increased traffic and inadequate schools. (A copy of her remarks are in the date file.)

Ms. Hildebeidel responded to questions from Commissioners Byers, Hall and Alcorn about her position.

Mr. Sanford Holman, 8475 Magic Tree Court, Springfield, member of the Federation of Lorton Communities Education Committee and a board member and liaison for education for the Newington Forest Community, spoke in favor of the applicant's design for the proposed development and for the proffered contribution for schools. However, he said he was concerned about the impact of the development on the schools in the area and said a permanent solution was needed.

Chairman Murphy commented that the solution to school overcrowding was money and suggested that Mr. Holman express his concerns to the Board of Supervisors and the Virginia State Legislature.

There were no further speakers. Mr. Martin declined to make a rebuttal statement.

Mr. Martin responded to questions from Commissioner Moon about raising the proffered contribution of \$750.00 per unit to a fund designated for schools.

Chairman Murphy commented that developers could not be required to build schools and that the proffered contribution was a step in the right direction.

Ms. Lewis responded to questions from Commissioner Wilson about the justification for the waiver of the maximum length of private streets.

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 Byers for action on these applications. (A verbatim transcript is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2000-MV-049 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 8, 2001 AND DISTRIBUTED TONIGHT WITH THE CHANGES THAT WERE JUST POINTED OUT TODAY.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Harsel and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-MV-049, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 31, 2001 AND THE BOARD'S APPROVAL OF THE RZ-2000-MV-049 AND THE CDP.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Harsel and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY AND GUNSTON ROAD.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Harsel and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Kelso seconded the motion carried by a vote of 9-1 with Commissioner Wilson opposed; Commissioners Harsel and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE LIMITATION OF FENCE HEIGHT PURSUANT TO SECTION 16-401 TO PERMIT A SIX FOOT FENCE BETWEEN PROPOSED LOTS 16-25 AND 59 ALONG THE EASTERN PROPERTY LINE.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Harsel and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS, IN COORDINATION WITH THE SCHOOL BOARD, CREATE A SPECIAL FUND INTO WHICH DEVELOPERS CAN CONTRIBUTE MONIES TO HELP EXPEDITE THE DESIGN AND CONSTRUCTION OF SCHOOLS.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Harsel and Palatiello absent from the meeting.

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The meeting was adjourned at 9:19 p.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: October 18, 2001

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