

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 27, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank 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
Ilryong Moon, Commissioner At-Large
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:17 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Alcorn announced that the Development Criteria Review Committee would meet again on Wednesday, March 6, 2002 at 7:00 p.m. and Thursday, March 7, 2002 at 6:30 p.m., both meetings to take place in the Board Conference Room. He added that members of the Board of Zoning Appeals would be attending Wednesday's meeting to participate in a discussion of how the County's development criteria related to variances and special permits.

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To address issues raised during the Area Plans Review Markup Session regarding park nomination, Commissioner Alcorn MOVED THAT STAFF REVIEW THSE TWO PARTICULAR ISSUES AND REPORT BACK TO THE PLANNING COMMISSION'S PARK COMMITTEE:

FIRST, THE TYPES OF PROPERTIES THAT ARE GENERALLY APPOPRIATE FOR PUBLIC PARKS; AND

SECOND, CLARIFICATION AND AFFIRMATION OF THE COUNTY'S POLICY FOR PRIVATELY INITIATED OPEN SPACE TRANSACTIONS SUCH AS THE DONATION OF CONSERVATION EASEMENTS TO NON-PROFIT GROUPS.

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

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ORDER OF THE AGENDA

Secretary Harsel announced that the Planning Commission would hold the first scheduled markup session to make recommendations on proposed revisions to the Adopted Comprehensive Plan in the Dranesville and Hunter Mill Districts.

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AREA PLANS REVIEW MARKUP SESSION - DRANESVILLE AND HUNTER MILL DISTRICTS – The Planning Commission will make its recommendations on proposed revisions to the Adopted Comprehensive Plan for Fairfax County in the Dranesville and Hunter Mill Districts, in accordance with the *Code of Virginia*, Title 15.1, Chapter 11.

Vice Chairman Byers explained the procedures to be followed during the markup session, noting that one motion to approve all of the recommendations made would be made at the end of the session for each District.

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AREA PLANS REVIEW MARKUP - DRANESVILLE DISTRICT

(The public hearings on these items were held on January 30, 2002. A complete verbatim transcript of the decisions made this evening is in the date file.)

APR-01-II-1M

Commissioner DuBois DEFERRED DECISION ON THIS ONE.

APR-01-II-3M

Commissioner DuBois MOVED TO APPROVE THE NOMINATION AS SUBMITTED.

APR-01-II-4M

Commissioner DuBois MOVED TO RECOMMEND APPROVAL OF THE STAFF AMENDMENT FOUND ON PAGES 39-41 OF THE DRANESVILLE DISTRICT STAFF REPORT.

APR-01-II-5M

Commissioner DuBois MOVED TO DEFER DECISION.

APR-01-II-10M

Commissioner DuBois MOVED TO DENY THE NOMINATION AND RETAIN THE CURRENT PLAN.

APR-01-II-13M

Commissioner DuBois MOVED TO APPROVE AN ALTERNATIVE TO ADD A PARK OPTION FOR USE OF THIS PROPERTY.

APR-01-II-20M

Commissioner DuBois MOVED TO DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-II-22M

Commissioner DuBois MOVED TO APPROVE THE NOMINATION AS SUBMITTED.

APR-01-II-23M and APR-01-II-24M

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE ALTERNATIVE LANGUAGE SHOWN ON MY HANDOUT.

APR-01-II-25M

Commissioner DuBois MOVED THE ALTERNATIVE INCLUDED IN THE HANDOUT TONIGHT.

APR-01-II-26M

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 120 OF THE DRANESVILLE DISTRICT STAFF REPORT.

APR-01-II-27M

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 126 OF THE DRANESVILLE DISTRICT STAFF REPORT, WITH MODIFICATION.

APR-01-II-28M

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-II-31M

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE AN ALTERNATIVE (IN MY HANDOUT).

APR-01-II-34M

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-II-35M

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-II-36M

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-II-37M

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-II-40M

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER DECISION.

APR-01-II-41M

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-II-42M

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-III-16UP

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-III-19UP

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 62 OF THE DRANESVILLE DISTRICT STAFF REPORT BOOK 2.

APR-01-III-21UP

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 70 OF THE DRANESVILLE DISTRICT STAFF REPORT BOOK 2.

APR-01-III-24UP

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-III-25UP

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 97 OF THE DRANESVILLE DISTRICT STAFF REPORT BOOK 2.

APR-01-III-26UP and APR-01-III-29UP

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE AN ALTERNATIVE (IN MY HANDOUT).

Vice Chairman Byers suggested an amendment to DELETE THE WORD "ANY."

Commissioner DuBois accepted the amendment.

APR-01-III-30UP

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER DECISION.

APR-01-III-31UP

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-III-33UP

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER DECISION.

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE ALL MY MOTIONS RELATIVE TO THE AREA PLANS REVIEW PROCESS.

Commissioner de la Fe seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Murphy absent from the meeting.

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AREA PLANS REVIEW MARKUP - HUNTER MILL DISTRICT

(The public hearings on these items were held on February 6, 2002. A complete verbatim transcript of the decisions made this evening is in the date file.)

APR-01-II-5V

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 27 OF THE HUNTER MILL DISTRICT STAFF REPORTS BOOK.

Vice Chairman Byers suggested an amendment as follows: "THE RATES AND VOLUME OF RUNOFF FLOWING INTO EACH OF THESE LOTS SHALL BE BELOW THE PRE-DEVELOPMENT RATES AND VOLUME."

Commissioner de la Fe accepted this amendment.

APR-01-III-5UP

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE THE NOMINATION FOUND ON PAGES 39 AND 40 OF THE HUNTER MILL DISTRICT STAFF REPORT.

APR-01-III-6UP

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE ALTERNATIVE FOUND IN MY HAND OUT DATED FEBRUARY 27, 2002.

APR-01-III-9UP

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE RECOMMENDATION FOUND ON PAGE 60 OF THE HUNTER MILL DISTRICT STAFF REPORT BOOK.

APR-01-III-10UP

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE RECOMMENDATION FOUND ON PAGES 67 AND 68 OF THE HUNTER MILL DISTRICT STAFF REPORT BOOK.

APR-01-III-12UP

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-III-14UP

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE A PLANNING COMMISSION ALTERNATIVE WHICH COMBINES THE STAFF AND TASK FORCE RECOMMENDATIONS.

APR-01-III-15UP

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-III-17UP

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-III-22UP & 23UP

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATIONS AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

Commissioner de la Fe MOVED THE PLANNING COMMISSION APPROVE MY RECOMMENDATIONS ON THE HUNTER MILL APR ITEMS.

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

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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: Gloria L. Watkins

Approved on: September 10, 2003

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