

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, FEBRUARY 28, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Suzanne F. Harsel, Braddock District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District  
John B. Kelso, Lee District  
Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

CODE AMENDMENTS (Problem Soils)

(The public hearing on this matter was held on February 21, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Moon MOVED THE PLANNING COMMISSION RECOMMEND FOR APPROVAL THE PROPOSED AMENDMENTS TO *THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA*, CHAPTER 107, DEALING WITH PROBLEM SOILS, AND CHAPTER 101, DEALING WITH THE SUBDIVISION ORDINANCE, AS SET FORTH IN THE STAFF REPORT DATED JANUARY 28, 2002 AND AS RECOMMENDED BY STAFF.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall, Kelso and Murphy absent from the meeting.

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ORDER OF THE AGENDA:

Secretary Harsel announced that the Planning Commission would hold the second scheduled markup session to make recommendations on proposed revisions to the Adopted Comprehensive Plan in the Providence and Sully 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.

PROVIDENCE DISTRICT

(The public hearings on these items were held on January 31, 2002 and February 7, 2002. A complete verbatim transcript of the decisions made this evening is in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RESOLVE ITSELF INTO A COMMITTEE OF THE WHOLE FOR THE PURPOSE OF MAKING RECOMMENDATIONS ON AREA PLANS REVIEW NOMINATIONS IN THE PROVIDENCE DISTRICT.

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

APR-01-I-1J

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE ALTERNATIVE FOUND ON PAGE 5 OF THE PROVIDENCE DISTRICT TASK FORCE REPORT.

APR-01-II-1F

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE ALTERNATIVE FOUND ON PAGE 6 OF THE PROVIDENCE DISTRICT TASK FORCE REPORT.

APR-01-II-2F

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

APR-01-II-3F

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 27 OF THE PROVIDENCE DISTRICT STAFF REPORT BOOK.

APR-01-II-5F, 6F, 7F and 8F

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION ACCEPT THE NOMINATIONS AS SUBMITTED.

APR-01-II-9F

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGES 58-60 OF THE PROVIDENCE DISTRICT STAFF REPORT BOOK.

APR-01-II-10F

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

APR-01-II-11F (13V, 27UP and 28UP)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 77 OF THE PROVIDENCE DISTRICT STAFF REPORT BOOK.

APR-01-II-12F

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND ON PAGE 98 OF THE PROVIDENCE DISTRICT STAFF REPORT BOOK. IN ADDITION, AT THE REQUEST OF THE TASK FORCE, I MOVE THAT AT SUCH TIME AS THE PLANNING COMMISSION SCHEDULES A PROCESS FOR EDITORIAL MODIFICATIONS TO THE COMPREHENSIVE PLAN, THAT THE AREA PLAN BOOKS BE AMENDED TO INCLUDE THE NAME AND DATE OF THE CURRENT COMPREHENSIVE LAND USE PLAN MAP.

APR-01-II-19M

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND ON PAGES 104 AND 105 OF THE PROVIDENCE DISTRICT STAFF REPORT BOOK, WITH MODIFICATIONS. THE MODIFICATIONS ADD A FIFTH BULLET, WHICH READS: "ANY CELLAR SPACE INCLUDED IN THE EXPANSION WILL NOT BE USED FOR OFFICE SPACE OR OTHER PEAK HOUR TRAFFIC-GENERATING PURPOSES."

APR-01-II-2V

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND ON PAGE 138 OF THE PROVIDENCE DISTRICT STAFF REPORT BOOK WITH THE MODIFICATION REFLECTED IN HER HANDOUT DATED FEBRUARY 28, 2002.

APR-01-II-4V

Commissioner Smyth MOVED THAT APR ITEM 01-II-4V, BE DENIED BY THE PLANNING COMMISSION AND THAT WE RETAIN THE CURRENT COMPREHENSIVE PLAN LANGUAGE.

APR-01-II-6V, 7V and 8V

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATIONS AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

APR-01-II-11V

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION.

APR-01-II-16V

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION ACCEPT THE NOMINATION AS SUBMITTED.

APR-01-II-14V

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

APR-01-II-15V

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

APR-01-II-19V

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGES 197-199 WITH MODIFICATIONS AS REFLECTED IN HER HANDOUT DATED FEBRUARY 28, 2002.

APR-01-II-20V

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MOTIONS MADE ON AREA PLANS REVIEW NOMINATIONS IN THE PROVIDENCE DISTRICT.

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

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Commissioner Smyth announced that Commissioner Alcorn would handle the next three cases because they concerned her neighborhood.

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APR-01-II-1V

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE ALTERNATIVE FOUND ON PAGE 16 OF THE PROVIDENCE DISTRICT TASK FORCE REPORT WITH MODIFICATIONS AS FOLLOWS:

"NEW DEVELOPMENT SHOULD ADDRESS THE NEED FOR CONVENIENT PEDESTRIAN ACCESS TO THE CROSSWALK AT NUTLEY STREET AND SWANEE LANE FOR THESE RESIDENTS AND THOSE TO THE EAST."

"SUTEKI DRIVE SHOULD REMAIN OPEN AS A PUBLIC ROAD AND SHOULD MAINTAIN THE CONNECTION BETWEEN HIDEAWAY ROAD AND BEAU LANE."

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

APR-01-II-9V and APR-01-II-10V

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATIONS.

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

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SULLY DISTRICT

(The public hearings on these items were held on February 6, 2002 and February 7, 2002. A complete verbatim transcript of the decisions made this evening is in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RESOLVE ITSELF INTO A COMMITTEE OF THE WHOLE FOR THE PURPOSE OF MAKING RECOMMENDATIONS ON THE AREA PLANS REVIEW NOMINATIONS FOR THE SULLY DISTRICT.

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

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Vice Chairman Byers relinquished the Chair to Secretary Harsel.

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APR-01-III-1BR & APR-01-III-2BR

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE ALTERNATIVE AS SHOWN IN MY REVISED HANDOUT DATED FEBRUARY 28, 2002.

APR-01-III-3BR & APR-01-III-8BR

Commissioner Koch MOVED THAT 3BR BE DENIED AND FOR 01-III-8BR, I MOVE THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 41 OF THE STAFF REPORT BOOK FOR SULLY DISTRICT.

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Vice Chairman Byers resumed the Chair.

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APR-01-III-6BR

Commissioner Koch MOVED THAT WE APPROVE THE STAFF ALTERNATIVE FOUND ON PAGES 57-60 OF THE STAFF REPORT BOOK FOR SULLY DISTRICT.

APR-01-III-9BR

Commissioner Koch MOVED THAT WE DENY THE NOMINATION AND RETAIN THE COMPREHENSIVE PLAN.

APR-01-III-11BR

Commissioner Koch MOVED THAT 01-III-11BR BE DENIED AND THAT THE PRESENT COMPREHENSIVE PLAN BE RETAINED.

APR-01-III-12BR

Commissioner Koch MOVED THAT ITEM 01-III-12BR BE DENIED AND THE CURRENT COMPREHENSIVE PLAN BE RETAINED.

APR-01-III-1UP

Commissioner Koch MOVED THAT WE APPROVE THE STAFF ALTERNATIVE FOUND ON PAGES 106-107 OF THE STAFF REPORT BOOK FOR SULLY DISTRICT AND AS SHOWN IN MY HANDOUT DATED FEBRUARY 28, 2002.

APR-01-III-2UP & 3UP

Commissioner Koch MOVED THAT APR-01-III-2UP BE DENIED AND THAT THE TASK FORCE RECOMMENDATION FOR ITEM 01-III-3UP, SHOWN IN MY HANDOUT DATED FEBRUARY 28, 2002, BE APPROVED.

APR-01-III-4UP

Commissioner Koch MOVED THAT WE APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 125 OF THE STAFF REPORT BOOK FOR SULLY DISTRICT.

APR-01-III-8UP

Commissioner Koch MOVED WE APPROVE A STAFF ALTERNATIVE AS FOUND IN MY HANDOUT DATED FEBRUARY 28, 2002, ADDING THE VERBIAGE INCLUDED IN THE FEBRUARY 25, 2002 LETTER FROM TIMOTHY SAMPSON ON BEHALF OF THE NOMINATOR.

APR-01-III-11UP

Commissioner Koch MOVED THAT APR ITEM 01-III-11UP BE DEFERRED FOR DECISION ONLY LEAVING THE RECORD OPEN FOR WRITTEN COMMENT UNTIL APRIL 11, 2002.

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MOTIONS MADE ON AREA PLANS REVIEW NOMINATIONS IN THE SULLY DISTRICT.

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

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The meeting was adjourned at 9:16 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: September 10, 2003

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