

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 4, 1999**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Chairman Murphy announced that Mr. James C. Wyckoff, Jr., Executive Director of the Planning Commission, would be retiring on March 12, 1999 after 28 years of service to Fairfax County. He listed Mr. Wyckoff's accomplishments over the years and noted that a reception in his honor would be held on Friday, March 12, 1999 from 2:00 p.m. to 5:00 p.m. in the Conference Center at the Government Center.

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Commissioner Coan, pending resolution of outstanding issues regarding private streets, **MOVED THAT WE FURTHER DEFER THE DECISIONS ONLY ON RZ-1998-PR-051 AND FDP-1998-PR-051, J. A. LOVELESS HOMES, INC., TO A DATE CERTAIN OF MARCH 18, 1999.**

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

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Commissioner Kelso announced his intent to defer the public hearing on RZ-1998-LE-065, Kingstowne Commercial LP, from March 31, 1999 to May 20, 1999.

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Commissioner Kelso announced his intention to defer the public hearing on S98-IV-S1, Out-of-Turn Plan Amendment, from March 25, 1999 to an indefinite date.

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Commissioner Kelso, to allow time to review recently submitted information, MOVED TO FURTHER DEFER THE DECISION ONLY ON RZ-1998-LE-039 AND FDP-1998-LE-039, CARR-SKYLINE LLC., TO A DATE CERTAIN OF MARCH 18, 1999, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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SE-98-P-030 - APPLETREE OF FAIRFAX, INC. (Decision Only)
(The public hearing on this application was held on October 21, 1998. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Coan MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-98-P-030, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 9, 1999.

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

Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE NORTHWEST PERIPHERY, ADJACENT TO LOT 15, IN FAVOR OF THAT SHOWN ON THE SE PLAT, AND SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 9, 1999.

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

Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL OF THE WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE NORTHEAST PERIPHERY, ALONG BLAKE LANE, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 9, 1999.

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

Commissioner Coan MOVED THAT WE RECOMMEND APPROVAL OF A WAIVER OF THE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING IN FAVOR OF THAT SHOWN ON THE SE PLAT.

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

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ZONING ORDINANCE WORK PROGRAM

Commissioner Palatiello, as Chairman of the Policy and Procedures Committee, MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PROPOSED STAFF ZONING ORDINANCE WORK PROGRAM FOR 1999, WITH THE FOLLOWING MODIFICATION:

THAT ITEM 49 OF PRIORITY 2 FOR 1999, THAT BEING "REVIEW THE 600-FOOT LIMITATION ON PRIVATE STREETS" BE MOVED UP TO A PRIORITY 1 ITEM.

Commissioner Byers seconded the motion.

Following discussion, Commissioners Palatiello and Byers agreed to an amendment to the motion to MOVE CONSIDERATION OF A ZONING ORDINANCE AMENDMENT CONCERNING THERAPEUTIC RIDING ACADEMIES TO THE PRIORITY 1 LIST.

After further discussion, the motion, as amended, carried unanimously with Commissioner Harsel absent from the meeting.

The Commission also requested that the Director of Public Works and Environmental Services be informed of the Policy and Procedures Committee's desire to discuss the possibility of a similar type of work program for amendments to the Public Facilities Manual.

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FS-M98-16 - NEXTEL COMMUNICATIONS, 3101 Hodge Place

Commissioner Hall RECOMMENDED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE MODIFICATIONS BEING PROPOSED BY NEXTEL COMMUNICATIONS AT THE JEFFERSON FIRE STATION, 3101 HODGE PLACE, ARE CONSISTENT WITH THE COMMISSION'S APPROVAL OF FS-M98-16 AND IN SUBSTANTIAL CONFORMANCE

WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

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

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ZONING ORDINANCE AMENDMENTS (Existing Vegetation Maps)
PUBLIC FACILITIES MANUAL AMENDMENTS (Tree Cover Types) (Decisions Only)
(The public hearing on these items was held on February 25, 1999. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE EXISTING VEGETATION MAP ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL AMENDMENTS AS ADVERTISED, WITH CHANGES NOTED IN THE ATTACHED MARCH 4, 1999 TEXT, WITH AN EFFECTIVE DATE OF JULY 1, 1999 AND REVISE THE PROPOSED PUBLIC FACILITIES MANUAL AMENDMENT TO CHANGE THE REFERENCES FROM FOREST COVER TYPES TO VEGETATION COVER TYPES AND ADD A NEW VEGETATION COVER TYPE OF "OPEN FIELD; NO TREES PRESENT; MEADOW."

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

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS NOT ADOPT A 24-MONTH SUNSET PROVISION ON THIS REQUIREMENT.

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

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S98-II-M1 - OUT-OF-TURN PLAN AMENDMENT (Decision Only)
(The public hearing on this amendment was held on February 11, 1999. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF S98-II-M1, OUT-OF-TURN PLAN AMENDMENT.

Commissioners Byers and Hall seconded the motion which carried by a vote of 8-2-1 with Commissioners Alcorn and Palatiello opposed; Commissioner Coan abstaining; Commissioner Harsel absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy established the following order for the agenda items:

1. 2232-V98-13 - DEPT. OF PUBLIC WORKS & ENVIRONMENTAL SERVICES
2. RZ-1999-MV-001 - REDEVELOPMENT & HOUSING AUTHORITY
3. SE-99-V-001 - REDEVELOPMENT & HOUSING AUTHORITY
4. PCA-85-L-046-2 - GREENSTAR I, LLC
5. FDPA-85-L-046-2 - GREENSTAR I, LLC
6. CAPITAL IMPROVEMENT PROGRAM WORKSHOP

This order was accepted without objection.

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2232-V98-13 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES - Appl. under provisions of Sect. 15.2-2232 of the *Code of VA* to construct a Fire & Rescue Dept. apparatus maintenance & storage bldg. at the Newington Maintenance Facility, located at 6900 Newington Rd., Lorton. Tax Map 99-4((1))17. MOUNT VERNON 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 approval of the application.

James Patterson, Department of Public Works and Environmental Services, noted that the proposed 25-foot high building, containing 19,000 square feet with four service bays and eight storage bays, would provide a facility for apparatus and vehicle maintenance equipment by both Fire and Rescue Department personnel and Department of Vehicles Services (DVS) technicians. He outlined the parking and landscaping to be provided and described the alternatives explored.

In response to questions from Commissioner Byers, Mr. Patterson confirmed that a proposed parking area would be relocated so that there was a 50-foot buffer across the entire frontage of the site.

Mr. Patterson continued his presentation, explaining how environmental issues would be addressed. He noted that there was a stormwater detention pond on site.

In response to a question from Commissioner Palatiello, Mr. Patterson said that, to his knowledge, there had been no effort to investigate the possibility of privatizing these maintenance operations.

Chairman Murphy called for speakers from the audience and recited the rules for public testimony.

Greg Budnik, 8309 Telegraph Road, Newington, representing the Newington Civic Association, spoke about the land use history of the subject property. He expressed concerns about noise and cut-through traffic, specifically trucks and buses driving through residential neighborhoods to the existing facility in the early morning hours. (A copy of his remarks is in the date file.)

Lonny Flaharty, 6810 Bulkley Road, Lorton, concurred with Mr. Budnik's remarks regarding the noise and traffic impacts of the existing facility.

Deputy Chief Mark Wheatley, Fire and Rescue Department, supported the application. He spoke about the need for expansion of the facility and said that Fire and Rescue personnel had been instructed not to use residential streets for access unless there was an emergency situation. In reply to Commissioner Palatiello's earlier question regarding privatization, he said there were no private facilities in the area that could accommodate the County's needs.

In response to questions from Commissioner Kelso, Chief Wheatley said that motorcycles serviced at the facility belonged to the Police Department and that Fire and Rescue personnel did not test drive equipment beyond the approved hours of operation.

In reply to questions from Commissioner Coan, Mr. Patterson stated the hours of operation were 5:30 a.m. to 10:30 p.m. He listed the efforts made to address community concerns; such as, restricted use of the public address (PA) system, removal or re-orientation of speakers for the PA system, and restricted testing of air horns or vehicle PA systems.

Commissioner Byers noted that school buses started picking children up very early and that both pre-operation and post-operation checks were required. Commissioners Coan and Byers further discussed this matter.

Mr. Patterson stated that the management of the facility was more than willing to continue working with nearby residents to alleviate their concerns.

In reply to Chairman Murphy, Mr. Patterson said he had no further rebuttal or closing comments. He did, however, respond to questions from Commissioners Byers and Hall concerning the appearance of the proposed building.

There being no further comments or questions from the Commission and Mr. Jillson having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, FIND THE PROPOSAL BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO CONSTRUCT A FIRE AND RESCUE DEPARTMENT APPARATUS MAINTENANCE AND STORAGE BUILDING AT THE NEWINGTON MAINTENANCE FACILITY LOCATED AT 6900 NEWINGTON ROAD, TO BE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Thomas, Kelso and Hall seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION REQUEST THE BOARD OF SUPERVISORS TO IN TURN REQUEST THE SCHOOL BOARD TO REVIEW THE TRAFFIC PATTERNS OF BUSES EXITING THE NEWINGTON MAINTENANCE FACILITY TO REDUCE THE FLOW OF SCHOOL BUS TRAFFIC THROUGH THE IMMEDIATE ADJACENT NEIGHBORHOOD.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION REQUEST THE BOARD OF SUPERVISORS TO DIRECT COUNTY AGENCIES TO REDUCE THE USE OF THE GATE ON NEWINGTON ROAD AND NEWINGTON ROAD ITSELF AS FAR AS POSSIBLE, PARTICULARLY FOR HEAVY VEHICLES.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE BOARD OF SUPERVISORS DIRECT THE DEPARTMENT OF VEHICLES SERVICES TO REDUCE NOISE BEFORE 8:00 A.M. AND AFTER 8:00 P.M.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Harsel absent from the meeting.

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RZ-1999-MV-001 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY - Appl. to rezone from C-8, R-2, CRD, & HC to R-8, CRD, & HC to permit mixed use development w/an overall FAR of 0.12 for that portion of the site proposed for office use, & a density of 27.15 du/ac for that portion of the site proposed for housing for the elderly, including bonus density for provision of ADUs on property located on the E. side of Richmond Hwy., approx. 750 ft. N. of Sherwood Ln. about 1,500 ft. S. of Fordson Rd. on approx. 2.21 ac. Comp. Plan Rec: 5-8 du/ac; retail & other uses. Tax Map 101-2((1))173. (Concurrent w/SE-99-MV-001.) MOUNT VERNON DISTRICT.

SE-99-V-001 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY - Appl, under Sect. 3-804 of the Zoning Ord. to permit housing for the elderly & office use on property located at 7837 Richmond Hwy. on approx. 2.21 ac. zoned R-8, CRD, & HC. Tax Map 101-2((1))73. (Concurrent w/RZ-1999-MV-001.) MOUNT VERNON DISTRICT. JOINT PUBLIC HEARING.

Jack Clark, representing the Redevelopment and Housing Authority (RHA), reaffirmed the affidavit dated February 24, 1999.

Commissioner Byers noted that there were unresolved issues with these two applications, but that, unfortunately, a deferral was not possible because of funding difficulties. He added that it was his intention to have the site plan and architectural plan come back to the Commission for review to ensure compliance with the proffers and conditions associated with these cases.

Commissioner Palatiello pointed out that the members of the RHA listed in the affidavits included Kenneth W. Butler. He stated that he had a business relationship with Mr. Butler, but that it did not have anything to do with County business or these applications and would therefore not preclude his participation in this public hearing process.

Inda Stagg, Zoning Evaluation Division (ZED), 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.

In response to questions from Commissioner Byers, Ms. Stagg confirmed that staff did not recommend approval of the requested waiver of pavement construction along Richmond Highway.

Mr. Clark stated that he had nothing to add to the staff's presentation; however, in response to a question from Commissioner Coan, he explained that Proffer Number 4b prohibiting use of the

office space for certain client visits had been added because it had been strongly suggested that it was necessary to get a favorable staff recommendation.

In reply to the same question, Barbara Byron, Director, ZED, DPZ, explained that the suggestion for this proffer had come about as a result of community involvement. Commissioner Byers added that citizens in the area were concerned about the size of the proposed office space and that it was felt that the restriction on client visits would limit the adverse impact of the office use.

In response to further questions from Commissioner Coan, Mary Egan, Deputy Director, Department of Housing and Community Development (HCD), explained that when the Section 8 waiting list was open, applications were accepted and interviews conducted at HCD headquarters on Pender Drive and at Human Services consolidated intake locations.

Ms. Byron, Ms. Egan, and Commissioner Coan further discussed this issue as well as the parking to be provided and availability of general office space in the Richmond Highway area. Commissioner Kelso noted that the County was currently in negotiations with a private developer for provision of a South County Government Center for Human Services.

In response to questions from Commissioner Byers, Mr. Clark confirmed that priority would be given to area residents, especially those in Gum Springs, for use of the proposed residential facility. Ms. Egan explained that the proposed office space would consolidate two current offices; and that personnel to staff the office would be relocated from the Fender Drive headquarters.

Ms. Egan responded to questions from Commissioner Coan regarding the types of services that would be provided at the proposed office.

Mr. Clark and Ms. Stagg responded to questions from Commissioner Byers regarding noise mitigation, stormwater management, and handicapped parking.

Eileen Carroll, engineer for the applicant, further explained stormwater management provisions.

In response to a question from Commissioner Coan, Mr. Clark confirmed that the applicant intended to apply for low income housing tax credits with the Commonwealth and the deadline for that application was March 12, 1999.

Chairman Murphy called for speakers from the audience.

David Bolte, 836 Herbert Springs Road, Alexandria, representing the Mount Vernon Council of Citizens Associations (MVCCA), spoke in opposition. His major concern was the size of the proposed office space. (A copy of his letter, with an attached resolution from the MVCCA, is in the date file.)

Bettie Samuel, 7816 Fordson Road, Alexandria, supported the application. She spoke about the need for housing for the elderly in the Gum Springs area.

There being no further speakers, Chairman Murphy called upon Mr. Clark for a rebuttal statement.

Mr. Clark explained that the applicant's request had been reduced from 90 residential units to 60 units. He apologized for any misunderstandings regarding the office use.

In response to questions from Commissioner Coan, Mr. Clark confirmed that HCD had other facilities with combined uses such as residences and senior centers, adult day care centers and child day care centers, on the same site. He added that he was aware of no problems with or complaints about those facilities.

In reply to Commissioner Kelso, Mr. Clark said, to his knowledge, there were no other instances in Fairfax County where HCD had housing for the elderly and offices on the same site.

Commissioner Byers noted that there would be a crossing signal at the intersection to facilitate pedestrian traffic to and from the nearby shopping center. He added that there were also various retail establishments closer to the proposed site that would not require residents to cross a street.

There being no further comments or questions from the Commission and Ms. Stagg having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-1999-MV-001, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 4, 1999 AS AMENDED TONIGHT.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE SE-99-V-001, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 4, 1999 AS AMENDED TONIGHT.

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

Commissioner Byers MOVED THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE HOUSING FOR THE ELDERLY ADDITIONAL STANDARD NO. 10, MINIMUM FRONT, SIDE AND REAR YARD REQUIREMENTS FOR THE NORTHERN AND SOUTHERN SIDE YARDS ONLY.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE MINIMUM RE DISTRICT SIZE REQUIREMENTS IN ORDER TO PERMIT A 2.21 ACRE APPLICATION SITE WHERE A 5 ACRE SITE IS REQUIRED.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD DENY A WAIVER OF THE CONSTRUCTION OF RICHMOND HIGHWAY FRONTAGE.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Coan abstaining; Commissioners Alcorn, Hall, and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE LOADING SPACE REQUIREMENT.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS ON THE EASTERN PERIPHERY OF THE SITE ADJACENT TO THE VACATED OUTLET ROAD.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ON THE SOUTHERN PERIPHERY, ADJACENT TO PARCEL 72, AS DESCRIBED IN THE PROPOSED DEVELOPMENT CONDITION.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DIRECT DPWES TO RETURN THE SITE PLAN ARCHITECTURAL RENDERINGS TO THE PLANNING COMMISSION FOR REVIEW BEFORE APPROVAL.

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

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PCA-85-L-046-2 - GREENSTAR I, LLC - Appl. to amend the proffers for RZ-85-L-046 to permit residential development at a density of 7.69 du/ac on property located on the E. side of Seatrend Way, approx. 1,200 ft. S. of its intersection w/Franconia Rd. on approx. 2.13 ac. zoned PDH-8. Comp. Plan Rec: 2-3 du/ac w/option for 5-8 du/ac. Tax Map 91-1 ((1))6A. (Concurrent w/FDPA-85-L-046-2.) LEE DISTRICT.

FDPA-85-L-046-2 - GREENSTAR I, LLC - Appl. to amend the final development plan for RZ-85-L-046 to permit residential development on property located on the E. side of Seatrend Way, approx. 1,200 ft. S. of its intersection w/Franconia Rd. on approx. 2.13 ac. zoned PDH-8. Tax Map 91-1((1))6A. (Concurrent w/ PCA 85-L-046-2.) LEE DISTRICT. JOINT PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich, and Lubeley, reaffirmed the affidavit dated February 24, 1999.

Commissioner Coan disclosed that he was a small shareholder of NVHomes, contract purchaser of a portion of the subject property. He said this relationship would not preclude his participation in these applications.

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SE-99-V-001 - REDEVELOPMENT & HOUSING AUTHORITY

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Mary Ann Godfrey, 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.

Ms. Strobel explained that the intent of these applications was to bring the property into compliance with the amended Affordable Dwelling Unit Ordinance. She offered to answer any questions.

During Chairman Murphy's temporary absence from the room, Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no comments, questions or closing staff remarks, he closed the public hearing and recognized Commissioner Kelso for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-85-L-046-2, GREENSTAR I LLC, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 27, 1999 AND ATTACHED TO THE STAFF REPORT.

Commissioner Koch seconded the motion which carried by a vote of 7-1 with Commissioner Coan opposed; Commissioners Alcorn, Downer, and Hall not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-85-L-046-2, BY GREENSTAR I LLC, SUBJECT TO THE BOARD'S APPROVAL OF PCA-85-L-046-2.

Commissioner Koch seconded the motion which carried by a vote of 7-1 with Commissioner Coan opposed; Commissioners Alcorn, Downer, and Hall not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF THE WAIVER OF SECTION 2-414 TO ALLOW RESIDENCES WITHIN 200 FEET OF THE RAILROAD TRACKS.

Commissioner Koch seconded the motion which carried by a vote of 6-2 with Commissioners Byers and Coan opposed; Commissioners Alcorn, Downer, and Hall not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF A WAIVER OF THE TRANSITIONAL

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SE-99-V-001 - REDEVELOPMENT & HOUSING AUTHORITY

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SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THOSE SHOWN ON THE FDPA.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Coan abstaining; Commissioners Alcorn, Downer, and Hall not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF THE WAIVER TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FEET.

Commissioner Koch seconded the motion which carried by a vote of 6-2 with Commissioners Coan and Wilson opposed; Commissioners Alcorn, Downer, and Hall not present for the vote; Commissioner Harsel absent from the meeting.

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CAPITAL IMPROVEMENT PROGRAM (CIP) - In accordance w/Sect. 15.2-2239 of the *Code of Virginia*, a public workshop will be held on the Advertised CIP for Fiscal Years 2000-2004 (w/future Fiscal Years to 2007) with briefings from Fairfax Co. Public Schools, Public Library, Department of Transportation, and Park Authority.
WORKSHOP.

Following a brief introduction by Chairman Murphy, David Marshall, Assistant Director, Planning Division, Department of Planning and Zoning, presented an overview of the advertised CIP for Fiscal Years 2000 through 2004, after which presentations were made by the following individuals:

Sam Chamberlain, Director, Traffic Operations Division, Department of Transportation
Todd Wiggensworth, Transit Operations Division, Department of Transportation
Mark Sickles, Chairman, Fairfax County Library Board
Lynn Tadlock, Director, Planning and Development Division, Park Authority
James Johnson, Director, Facilities Planning Division, School Administration

Handouts for the presentations by Transit Operations, the Library Board, the Park Authority, and the School Board are in the date file.

Following each presentation, the representatives responded to questions from the Commission regarding the programs proposed by their respective agencies.

CAPITAL IMPROVEMENT PROGRAM WORKSHOP

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Chairman Murphy noted that the public hearing on the CIP would be held on Thursday, March 18, 1999 with markup following on Wednesday, March 31, 1999.

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The meeting was adjourned at 12:55 a.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Gloria L. Watkins

Approved on: May 18, 2000



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