

**MINUTES OF  
PLANNING COMMISSION MEETING  
MARCH 31, 1993**

PRESENT: Lawrence C. Baldwin, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Patrick M. Hanlon, Providence District  
Suzanne F. Harsel, Braddock District  
Robert v. L. Hartwell, Commissioner At-Large  
Ronald W. Koch, Sully District  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Carl L. Sell, Jr., Lee District  
Henry E. Strickland, Mason District  
Alvin L. Thomas, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:30 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Downer requested the Commission's and citizen input towards assistance with cleaning up the oil spill which had affected the County's waterways especially the Sugarland Run area. She asked that interested groups call Delegate William C. Mims of the 32nd District, at 777-6820, with suggestions on cleanup, adding that he would be working directly with individuals and in particular the elected officials of the Sugarland Run area.

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Commissioner Palatiello announced his intent to act on CP-89-C-025, Reston Land Corporation and Hazel/Peterson Companies (Edgewater), during the Planning Commission meeting on Wednesday, April 7, 1993.

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Commissioner Thomas announced his intent to defer the public hearing on the Chapter 101, Subdivision Ordinance Amendment, Subdivision of Lots on Private Streets, presently scheduled for April 7, 1993, to April 21, 1993.

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CHESAPEAKE BAY PRESERVATION ORDINANCE AMENDMENTS  
(Phase II - Additional Recommendations)

Commissioner Baldwin MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE FOLLOWING AMENDMENTS TO THE PUBLIC FACILITIES MANUAL, ARTICLE 6, STORM DRAINAGE, SECTION 6-0402, STORMWATER QUALITY CONTROL PRACTICES, BY REVISING PARAGRAPH 3, FOOTNOTE (5), AND BY REVISING PARAGRAPH 6(b) AS SHOWN ON THE ATTACHMENT TO THIS MEMORANDUM.

Commissioner Byers seconded the motion which passed by a vote of 11-0-1 with Commissioner Sell abstaining.

Commissioner Baldwin then MOVED (THAT) THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE FOLLOWING AMENDMENT TO THE PFM, ARTICLE 6, STORM DRAINAGE, SECTION 6-0402, STORMWATER QUALITY CONTROL PRACTICES BY REVISING PARAGRAPH 6(b) TO READ AS SHOWN ON THE ATTACHMENT TO THIS MEMORANDUM.

Commissioner Byers seconded the motion which passed by a vote of 10-0-2 with Commissioners Harsel and Sell abstaining.

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Commissioner Strickland stated that although application SEA-81-M-097-2, Mobil Oil Corporation, was not listed on the agenda, it was his intention to move for a deferral; therefore, he SO MOVED THAT IT BE DEFERRED (FROM MARCH 31, 1993) TO MAY 6, 1993.

Commissioners Byers and Hanlon seconded the motion which passed unanimously.

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Commissioner Strickland MOVED THAT THE PUBLIC HEARING ON S92-I-B3, OUT-OF-TURN PLAN AMENDMENT, BE DEFERRED TO APRIL 29, 1993.

Commissioner Hanlon seconded the motion which passed unanimously.

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Commissioner Byers announced a Policy and Procedures Committee meeting at 8:00 p.m., on April 14, 1993, in Conference Room 2 and noted that the public was invited.

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Commissioner Downer MOVED THAT, AT THE REQUEST OF THE APPLICANT, THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF SEA-86-D-056, MOBIL OIL CORPORATION.

Commissioner Thomas seconded the motion which passed unanimously.

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RZ-80-P-116 - MARGARET M. LAURENCE TRUSTEE (Decision Only)  
(The public hearing on this application was held on February 18, 1993. A complete verbatim transcript of the decision made on this item is included in the date file.)

Commissioner Hanlon MOVED TO (FURTHER) DEFER THE DECISION IN RZ-80-P-116, INDEFINITELY.

Commissioner Byers seconded the motion which passed unanimously.

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RZ-92-Y-018 - PERCH ASSOCIATES LIMITED PARTNERSHIP  
FDP-92-Y-018 - PERCH ASSOCIATES LIMITED PARTNERSHIP (Decisions Only)  
(The public hearing on these applications was held on February 24, 1993. A complete verbatim transcript of the decisions made on these items is included in the date file.)

Commissioner Koch (MOVED TO) RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-92-Y-018, SUBJECT WITH THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 25, 1993, AS CHANGED VERBALLY TONIGHT.

Commissioner Hanlon seconded the motion which passed by a vote of 11-0-1 with Commissioner Strickland abstaining.

Commissioner Koch next (MOVED TO) RECOMMEND THAT THE PLANNING COMMISSION APPROVE FDP-92-Y-018, SUBJECT TO THE BOARD'S APPROVAL OF RZ-92-Y-018 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Thomas seconded the motion which passed by a vote of 11-0-1 with Commissioner Strickland abstaining.

Commissioner Koch lastly MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING: FOR THE PROPERTIES THAT ARE NORTH OF ROUTE 66, EAST OF WALNEY ROAD, WEST OF STRINGFELLOW ROAD, AND SOUTH OF MELVILLE LANE, AND WHICH ARE WITHIN THE CENTREVILLE ROAD FUND STUDY AREA, I

MOVE THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO DESIGNATE ANY MONETARY CONTRIBUTIONS TO THE CENTREVILLE ROAD FUND FROM THIS AREA TO ASSIST IN THE FUNDING OF THE DESIGN AND/OR CONSTRUCTION OF NORTHBOURNE DRIVE. IF ALTERNATIVE FUNDING IS IDENTIFIED OR OBTAINED FOR THE DESIGN AND/OR CONSTRUCTION OF NORTHBOURNE, THOSE FUNDS PREVIOUSLY DESIGNATED FOR NORTHBOURNE, IN CONJUNCTION WITH THE AFOREMENTIONED, SHALL BE REALLOCATED TO THE CURRENT PRIORITY PROJECTS WITHIN THE CENTREVILLE STUDY AREA.

Commissioner Thomas seconded the motion which passed by a vote of 11-0-1 with Commissioner Strickland abstaining.

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CAPITAL IMPROVEMENT PROGRAM (CIP) (Markup)

(The Workshop for this item was held March 10, 1993; the public hearing was held March 11, 1993. A verbatim transcript after the close of the public hearing is included in the March 11, 1993 date file. A complete verbatim transcript of the decision made during markup is included in the March 31, 1993, date file.)

Commissioner Hanlon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE ADVERTISED CIP FOR FY 1994 TO 1998 WITH THE FOLLOWING AMENDMENTS:

- FIRST, THE MAP AT PAGE 63 SHOULD BE AMENDED TO REFLECT THE 456 AND THE REZONING THAT OCCURRED FOR THE MASSEY COMPLEX;
- SECOND, THE ISSUES SECTION OF THE TRANSPORTATION TEXT, ON PAGES 101 TO 102, SHOULD BE STRICKEN AND THE ISSUES TEXT PROPOSED BY THE TRANSPORTATION ADVISORY COMMISSION, WITH THE CONCURRENCE OF THE OFFICE OF TRANSPORTATION, SHOULD BE SUBSTITUTED IN ITS PLACE.

Commissioner Hartwell seconded the motion which passed unanimously.

Commissioner Harsel noted that ON PAGE 58, UNDER HOUSING DEVELOPMENT, ITEM NUMBER 2 IS MISPLACED ON THE MAP AND THAT THE PLANNING COMMISSION SHOULD AMEND THIS.

It was amended WITHOUT OBJECTION.

Commissioner Hanlon then MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE STAFF FOR THE NEXT

YEAR'S CAPITAL IMPROVEMENT PROGRAM, THAT IT PROVIDE AN APPENDIX THAT WOULD INDICATE PROJECTS WHICH ARE NEEDED BY THE COUNTY BUT CANNOT BE FUNDED GIVEN THE COUNTY'S CURRENT FINANCIAL RESTRAINTS WITHIN A FIVE-YEAR TIME FRAME.

Commissioner Thomas seconded that motion which passed unanimously.

Commissioner Palatiello next MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT STAFF TO EVALUATE THE FEASIBILITY OF PROGRAMMING AND BUDGETING SCHOOL AGE CHILD CARE CENTERS IN THE DESIGN OF ANY NEW SCHOOLS WHERE APPROPRIATE, BEGINNING WITH THE NEXT YEAR'S CIP.

Commissioner Hanlon seconded the motion which passed by a vote of 6-4-1 with Commissioners Baldwin, Hanlon, Harsel, Murphy, Palatiello, and Thomas in favor; Commissioners Downer, Hartwell, Sell, and Strickland opposed; Commissioner Byers abstaining; Commissioner Koch not present for the vote.

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ORDER OF THE AGENDA ITEM

As there was only one item for tonight's agenda, Chairman Murphy announced the sole case.

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S92-CW-T3 - OUT-OF-TURN PLAN AMENDMENT - Considers the designation of a grade separation at Legato Road & Lee Hwy (Rt. 29), an alternative future roadway circulation plan for Land Units 01, 02, 03, 04, & 06 in the Fairfax Center Area, & incorporation of language regarding the Route 29 Concept Plans. The subject amendment addresses Transportation recommendations in the Fairfax Center Area within Tax Maps 56-1 & 56-3. COUNTYWIDE. PUBLIC HEARING.

Mr. Jaak Pedak, Transportation Planning Division, Office of Transportation, presented the staff report, a copy of which is in the date file. He noted that the Board of Supervisors had directed staff to prepare an Out-of-Turn Plan Amendment to the Comprehensive Plan to reflect:

1. a grade-separation at Legato Road;
2. revised circulation plan north of Route 29 in the vicinity of Legato Road; and
3. compatible design concept references to Route 29.

He briefly summarized the four circulation plans, A, B, C, and D, proposed to serve the future mixed uses of the community called Dix-cen-gato. He pointed out that Option A was the staff's recommendation. Mr. Pedak stated that staff recommended that the Comprehensive Plan be

amended with modifications.

Mr. Pedak responded to questions from Commissioners Strickland and Baldwin regarding the configuration of roadways, the proposed locations of grade separators, access limitation, proposed circulation patterns, the concept plan for Route 29, and the interchange for West Ox Road. Mr. Pedak said that he would have to confirm the location of a proposed bus maintenance facility and its impact on the access roads in response to Commissioner Palatiello's question.

Chairman Murphy called for speakers from the audience and outlined the Planning Commission's procedures for speakers.

Mr. Robert Warhurst, 1919 Byrd Road, Vienna, informed the Commission that he was the President of the Merrifield Garden Center. He expressed his concern over the proposed overpass, its impact on his nursery, and the access and easement from it to his place of business.

Mr. Merwin Jones, 4901 Piney Branch Road, Fairfax, representing the Piney Branch HOA, submitted written testimony, a copy of which is in the date file. He addressed his comments on the proposed effects on future transportation decisions that the interchange would have on those areas on the south side of Lee Highway. He requested that the Virginia Department of Transportation (VDOT) be asked to reexamine the need for connections through Piney Branch Road as well as other alternative routes before the case went before the Board of Supervisors. It was his Association's opinion that Option D was the most desirable, he stated.

Mr. Thomas McDonald, President of the Buckner Forest HOA, expressed concern over safe access onto Route 29 and westbound towards Centreville. He pointed out the roadway's present configuration and how ingress and egress from his development was already dangerous.

Carson Lee Fifer, Esquire, of McGuire, Woods, Battle & Boothe, stated that he represented Nations Bank, the recent owner of a parcel within the area considered for the interchange. He pointed out that three of the proposed options would render their approved conceptual/final development plan unbuildable. He also noted that the plan was based on an assumption that supported Option A, B, or C, which was that the various properties affected would want to pool together, provide right-of-way under some kind of scenario, and perhaps seek a rezoning for greater density. Mr. Fifer explained that that assumption was not valid for his client's parcel because they did not want to do that and because their parcel was critical to those three options. Mr. Fifer stated that Option D performed best for his client and requested a meeting with staff to discuss further a workable solution.

In response to Commissioner Koch's question, Mr. Pedak stated that it was possible to shift the four road alignments in Option A to address the bank's concerns.

Mr. Dan W. Funkhouser, President of Dixcengato Civic Association, stated that they were in support of the Plan Amendment as proposed and saw no problem with Option A. He said that although his community was not directly affected by the proposed realignment of Route 29, they shared concern with those communities affected and also supported VDOT's reevaluation of the

road circulation patterns. Mr. Funkhouser requested that Dixcengato be included in any future meetings with staff regarding the reevaluation of the options.

In his closing staff comments, Mr. Pedak again assured Mr. Warhurst that, when the information became available, staff would be meeting with him regarding the specifics of the proposed road configurations and any impact to his nursery business. He responded to Commissioner Strickland's question regarding Comprehensive Plan designations for future development of the area.

There being no further questions or comments from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (Verbatim excerpts are in the date file.)

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After making final remarks, Commissioner Koch (MOVED) TO RECOMMEND THAT WE DEFER DECISION ON THIS APPLICATION UNTIL APRIL 22, 1993.

Commissioner Hartwell seconded the motion which passed unanimously.

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The meeting was adjourned at 10:35 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of the meeting, reference may be made to the audio and video recordings which can be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Paula A. McFarland

Approved on: July 29, 1993



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