

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 6, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Suzanne F. Harsel, Braddock District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District
John B. Kelso, Lee District

//

The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON RZ-1999-PR-064 AND FDP-1999-PR-064, VAN METRE HOMES, INC., BE DEFERRED TO A DATE CERTAIN OF APRIL 12, 2000.

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

//

Commissioner Palatiello announced that a Policy and Procedures Committee meeting would be held on Wednesday, April 12, 2000 at 7:30 p.m. in the Board Conference Room, for the purpose of reviewing 2232 procedures.

//

Commissioner Murphy announced that Commissioner Janet Hall had been recognized by the National Partnership for Reinventing Government for improving bidding solicitation and award procedures for the U. S. Marshals Service, and for developing a more efficient process for awarding contracts. He noted that the award was presented today in a ceremony at the Old Executive Office Building.

//

Commissioner Koch MOVED THAT THE PLANNING COMMISSION ACCEPT WITHDRAWAL OF PLAN AMENDMENT NOMINATION 98-III-6BR.

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

//

FS-V00-14 - METRICOM, 10112 Furnace Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM FOR THE EXISTING NEXTEL LORTON TOWER LOCATED AT 10112 FURNACE ROAD, IS IN 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 Koch seconded the motion which carried unanimously with Commissioners Harsel and Wilson not present for the vote; Commissioners Hall and Kelso absent from the meeting.

//

FS-Y00-5 - METRICOM, 13873 Park Center Road

Commissioner Koch MOVED THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, INC., FOR THE HALLMARK OFFICE BUILDING, LOCATED AT 13873 PARK CENTER ROAD, IS IN 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 Wilson not present for the vote; Commissioners Hall and Kelso absent from the meeting.

//

FS-Y00-8 - METRICOM, 13890 Braddock Road

Commissioner Koch MOVED THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, INC., FOR THE OLD CENTREVILLE CROSSING OFFICE BUILDING, LOCATED AT 13890 BRADDOCK ROAD, IS IN 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 Wilson not present for the vote; Commissioners Hall and Kelso absent from the meeting.

//

FS-Y00-18 - METRICOM, Bull Run Regional Park

Commissioner Koch MOVED THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, INC., FOR THE EXISTING MONOPOLE AT THE BULL RUN REGIONAL PARK, LOCATED OFF ORDWAY ROAD, IS IN 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 Wilson not present for the vote; Commissioners Hall and Kelso absent from the meeting.

//

FS-H00-60 - FAIRFAX COUNTY DEPT. OF TRANSPORTATION

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE MODIFICATIONS TO THE HERNDON/MONROE PARK AND RIDE FACILITY IN THE MATTER OF FS-H00-60, BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Wilson abstaining; Commissioners Hall and Kelso absent from the meeting.

//

FS-P00-10 - METRICOM, 3111 Fairview Park Drive

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM INC. FOR THE MARRIOTT HOTEL BUILDING, LOCATED AT 3111 FAIRVIEW PARK DRIVE, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

//

RZ-1999-MV-057, FDP-1999-MV-057, and PCA-86-V-045 - LORTON SOUTH L.C.

(Decision Only) (The public hearing on these applications was held on February 17, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-1999-MV-057, SUBJECT TO THE PROFFERS DATED MARCH 30, 2000.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioners Hall and Kelso absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA-86-V-045.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioners Hall and Kelso absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF TRANSITIONAL SCREENING YARD AND REQUESTED WAIVER OF THE LIMITATION ON THE LENGTH OF PRIVATE STREETS.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioners Hall and Kelso absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-MV-057, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 5, 2000, WITH CONDITION NO. 2 BEING DELETED AND THE REMAINING CONDITIONS RENUMBERED ACCORDINGLY, AND SUBJECT TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-86-V-045 AND RZ-1999-MV-057.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioners Hall and Kelso absent from the meeting.

//

ORDER OF THE AGENDA

Secretary Harsel set the following order of the agenda items:

1. PUBLIC FACILITIES MANUAL AMENDMENTS
2. RZ-1999-SU-067 - COSCAN WASHINGTON, INC.
3. RZ-1999-PR-061 - COSCAN WASHINGTON, INC.

4. SEA-84-D-100-2 - MOBIL OIL CORPORATION
5. RZ-1999-SP-059 - WINCHESTER HOMES, INC.

This order was accepted without objection.

//

PUBLIC FACILITIES MANUAL AMENDMENTS - To amend Sects. 4, 6 and 11 to specify min. frequencies of site density testing; require a stronger pavement section for portions of pipestem driveways providing access to stormwater management facilities; allow principal spillway structures for wet ponds to be constructed using reinforced concrete pipe designed and manufactured in accordance w/American Water Works Assn. C302 specification or American Society for Testing and Materials C361 specification; and add requirements for the design and installation of super silt fence.

PUBLIC HEARING.

Mr. John Friedman, Department of Public Works and Environmental Services (DPW&ES), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the Amendments.

Mr. Walter Hamilton, DPW&ES, responded to questions from Commissioner Byers concerning the use of silt and super silt fences.

Mr. Friedman responded to questions from Commissioner Alcorn about the new standards for pipestem driveways and from Commissioner Downer about types of materials used for stormwater management pipes.

In response to a question from Commissioner Wilson, Mr. Friedman said that in all cases where there was access to a publicly maintained facility, an access easement was provided whether it was through an independent access or over pipestem driveways. He added that an additional access easement was required from the terminus of a private street to the location of the stormwater management facility.

Responding to a question from Commissioner Downer, Mr. Friedman said that at the time of subdivision plan review, two plans were submitted. He said one was an "SD" plan showing the construction of any and all public improvements and the other was a plat of subdivision which showed all proposed easements.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Wilson for action on this item. (Verbatim excerpts are in the date file.)

//

Commissioner Wilson MOVED TO DEFER THE DECISION ONLY ON THE PROPOSED AMENDMENTS TO SECTIONS 4, 6 AND 11 OF THE PUBLIC FACILITIES MANUAL CONCERNING SITE DENSITY TESTING, ACCESS TO STORMWATER MANAGEMENT

FACILITIES, PRINCIPAL SPILLWAY STRUCTURES FOR WET PONDS AND SUPER SILT FENCE, TO A DATE CERTAIN OF APRIL 12, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

//

RZ-1999-SU-067 - COSCAN WASHINGTON, INC. - Appl. to rezone from R-1 & WS to R-2 & WS to permit cluster residential development at a density of 2 du/ac & a waiver of the min. district size for a cluster subdivision on property located on the S. side of Walney Park Dr., approx. 1,200 ft. E. of Walney Rd. on approx. 5 ac. Comp. Plan Rec: 1-2 du/ac. Tax Map 44-4((1))15A. SULLY DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated November 4, 1999. There were no disclosures by Commission members.

Mr. Gregory Russ, Zoning Evaluation 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.

Mr. Martin stated that the proposed development was infill development and had been coordinated with RZ-1999-SU-030, previously approved by the Board of Supervisors, and RZ-2000-SU-008, scheduled to be heard by the Planning Commission in the near future. He noted that the applicant in both cases was Edgemoore Homes. He explained that the ten proposed lots would be incorporated into the Homeowners Association established in conjunction with RZ-1999-SU-030. He said the lots would be phased in order to share the new street along the western property boundary and the stormwater management facility, both of which would be constructed as part of the Edgemoore development. He noted that the applicant would escrow funds for a sidewalk system to be provided along the proposed extension of Walney Park Drive. In conclusion, Mr. Martin said that the application had the unanimous approval of the Western Fairfax County Citizens Association and the recommendation of staff, and requested favorable consideration.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this item. (A verbatim transcript is in the date file.)

//

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT RZ-1999-SU-067 BE APPROVED, SUBJECT TO THE

EXECUTION OF PROFFERS CONSISTENT WITH THOSE IN APPENDIX 1 OF THE STAFF REPORT AND DATED MARCH 22, 2000.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE MINIMUM DISTRICT SIZE IN A CLUSTER SUBDIVISION.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE PFM SIDEWALK REQUIREMENT ALONG THE NORTHERN BOUNDARY TO THAT DEPICTED ON THE GDP AND AS FURTHER DESCRIBED IN THE PROPOSED PROFFERS.

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

//

RZ-1999-PR-061 - COSCAN WASHINGTON, INC. - Appl. to rezone from R-1 & HC to R-3 & HC to permit residential development at a density of 1.99 du/ac on property located in the S.W. quadrant of the intersection of Leesburg Pk. & Dale Dr. on approx. 3.03 ac. Comp. Plan Rec: 1-2 & 2-3 du/ac. Tax Map 40-3((1))95; 40-3((5))22 & A. PROVIDENCE DISTRICT. PUBLIC HEARING.

Timothy Sampson, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated February 23, 2000. There were no disclosures by Commission members.

Mr. Gregory Russ, Zoning Evaluation 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.

Commissioner Smyth noted that she would be deferring a decision on this matter to April 13, 2000 to allow time for proffers to be revised in order to address community concerns.

Mr. Sampson stated that the applicant proposed to construct six single family detached dwellings at a density consistent with the recommendations of the Comprehensive Plan and with the zoning of existing properties in the area. He explained that the applicant proposed to preserve an old house located on the property which was listed on the Fairfax

County Inventory of Historic Sites. He said limits of clearing and grading would provide for the maintenance of the existing grounds surrounding the house as well as substantial tree preservation. He noted that vehicular access to the site would occur from Dale Drive and that an asphalt trail along the Route 7 frontage would connect with a trail to be constructed in conjunction with the nearby Highland View development. He said a contribution would be made to the Park Authority and that the proposed architecture and building materials were compatible with the surrounding community. Mr. Sampson noted that as a result of community meetings, the applicant had agreed to provide road improvements along the Dale Road frontage to include a sidewalk. He requested favorable consideration.

Commissioner Smyth explained that the old house located on the property could possibly date back to the 18th century and was currently occupied. She noted that it was named Hollywood Farm because of numerous mature hollies on the site, including a rare yellowberry holly tree which would be transplanted. She added that the applicant had made many revisions to the original plan in order to preserve the historic property and its grounds.

Chairman Murphy called the first listed speaker and recited the rules for testimony before the Commission. He noted that the speaker was a former Providence District Planning Commissioner.

Mr. Carl Coan, Jr., 2415 Claremont Drive, Falls Church, said the proposed number of units was consistent with the Comprehensive Plan and the existing neighborhood. He said, however, he was seriously concerned about the lot arrangement, the tree preservation plan and the location of the sidewalks. He requested that the Civic Association be allowed to review revised proffers before they were submitted to the County. Mr. Coan also said that he thought the language in Proffer No. 8, pertaining to architectural control for the preservation of the historic house, was vague and ambiguous.

Addressing Mr. Coan's concern about Proffer No. 8, Mr. Sampson said it provided the flexibility needed by the applicant for the location of driveways and for clearing and grading, but that he would be happy to look at it again.

Mr. Larry Sexton, 7205 Gordons Road, Falls Church, President, Falls Hill Civic Association, said the Association was not opposed to the application, but was concerned about the increased traffic on Dale Drive, which was used by both vehicles and pedestrians to access the West Falls Church Metro Station. He noted that the quality of life for residents of Falls Hill would be severely disrupted during the two year construction period as a tradeoff for the developer making public sewer available to adjacent property owners.

Mr. John Lang, 7303 Gordons Road, Falls Church, said that 17 adjacent properties did not have public sewer and requested that it be made available to them.

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

Addressing Mr. Sexton's concern about Dale Drive, Mr. Sampson said that money would be escrowed for road improvements and that curbs and gutters would be provided. He said that sidewalks would be provided along both frontages of Dale Drive with a trail along the Route 7 frontage. He explained that a manhole would be installed in Dale Drive which would allow a connection to public sewer by adjacent lots and that an easement would be provided across part of the property to serve a lot that was inaccessible to the manhole without coming across the application property. With respect to the concern raised by Mr. Coan about the lot arrangement, Mr. Sampson said it was an innovative configuration which would provide the necessary frontage to allow for the preservation of the historic house and significant tree save. He added that public streets would dramatically change the dynamics of the plan and not allow these things to occur.

In response to a question from Commissioner Smyth, Mr. Sampson said that he would submit revised proffers to the community for review. Commissioner Smyth commented that if the streets in the proposed development were public, it would result in the loss of one of the outbuildings and would adversely affect the preservation of the current landscaping.

Mr. Sampson responded to questions from Commissioner Byers about the tree save plan and availability of public sewer to other properties in the area. He also responded to questions from Commissioner Downer about preserving the landscaping around the historic property during construction.

There being no further comments or questions from the Commission and no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for a deferral motion. (A verbatim transcript is in the date file.)

//

Commissioner Smyth MOVED THAT WE DEFER THE DECISION ONLY ON RZ-1999-PR-061 TO A DATE CERTAIN OF APRIL 13, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Hall and Kelso absent from the meeting.

//

SEA-84-D-100-2 - MOBIL OIL CORPORATION - Appl. under Sect. 4-504 of the Zoning Ord. to amend SE-84-D-100 for a service station to permit site modifications on property located at 8121 Old Dominion Dr. on approx. 0.94 ac. zoned C-5. Tax Map 20-4((1)) 86A. DRANESVILLE DISTRICT. PUBLIC HEARING.

Ms. Marie Travesky, with Travesky and Associates, reaffirmed the affidavit dated September 9, 1999 and amended on April 5, 2000. There were no disclosures from Commission members.

Mr. Peter Braham, Zoning Evaluation 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.

Ms. Travesky stated that the applicant desired to add two pumps for a total of four pumps. She explained that at the request of the McLean Planning and Zoning Committee, the applicant had agreed to change the canopy design so that it would have a more residential appearance and be compatible with the architecture of the building. She noted that lighting would be flush-mounted underneath the canopy with no backlighting on the fascia.

In response to a question from Commissioner Downer, Ms. Travesky said that the applicant was agreeable to a development condition which required that the canopy design be reviewed and approved by the Planning Commission. Commissioner Downer requested that the design be provided to the McLean Planning and Zoning Committee for their review also. Ms. Travesky responded to further questions from Commissioner Downer, concerning landscaping, replacement of fuel tanks and floodlights.

Commissioners Downer and Wilson and Ms. Travesky discussed the wattage and color of the proposed lighting.

Chairman Murphy called the first listed speaker.

Mr. Eric Simpson, 1468 Cedar Avenue, McLean, operator of the Springhill Chevron Station located across the street from the Mobil Station, spoke in opposition to the application because the need for expansion did not exist, as evidenced by the lack of a backup of cars at either station. He pointed out ownership of the Mobil would pass to Tosco in the near future as a result of the merger of Mobil and Exxon.

Mr. Simpson responded to questions from Chairman Murphy and Commissioner Downer about his position.

Mr. Theodore Simpson, 1488 Cedar Avenue, McLean, another operator of the Springhill Chevron Station, also spoke in opposition to the subject application because the requested capacity was not needed and would result in deterioration of the appearance of the corner where both stations were located.

Ms. Anita Rhee, 8102 Ridings Court, McLean, owner of property behind the Mobil Station, said if there was no need for additional pumps the application should be denied. She read into the record a letter written by her neighbor, Mr. Eugene F. Augusterfer, 8104 Ridings Court, McLean, in which concerns were expressed about health risks and noise and light pollution. The letter requested that an eight foot high brick wall be constructed and evergreen trees be planted along the entire length of the adjoining property on the Mobil side and that lighting be dimmed at 10:00 p.m. (A copy of the letter is in the date file.)

There being no further speakers, Chairman Murphy called upon Ms. Travesky for a rebuttal statement.

Ms. Travesky stated that a power easement and septic field located in the rear of the property would preclude the construction of a fence or wall. She said that although the company had changed its name to Tosco, there were no other anticipated changes. She explained that even though the canopy would be widened by 12 feet to accommodate the extra two pumps, it would be hidden by the station as shown on the plat and would not be visible from the home in the rear of the property. Ms. Travesky requested that Mr. David Surprise, the operator of the Mobil Station, address the issue raised by the speakers concerning the necessity of the subject expansion. Mr. Surprise stated that additional pumps were needed during peak hours to handle the overflow of customers.

In response to a question from Commissioner Downer, Mr. Braham said that the power line easement in the rear of the property directly abutted Ms. Rhee's property and that if additional plantings or a brick wall were provided most likely they would have to be located on her property.

Commissioner Downer noted that she would be deferring a decision on this matter for a week and requested that Mr. Braham let her know if there had been any complaints or zoning violations concerning light spillage from the application property before that time.

There being no further comments or questions from the Commission and no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Downer for a deferral motion. (A verbatim transcript is in the date file.)

//

Commissioner Downer MOVED THAT SEA-84-D-100-2 BE DEFERRED FOR DECISION ONLY TO A DATE CERTAIN OF APRIL 12, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Hall and Kelso absent from the meeting.

//

Chairman Murphy relinquished the Chair to Vice Chairman Byers since the next case was in the Springfield District.

//

RZ-1999-SP-059 - WINCHESTER HOMES, INC. - Appl. to rezone from R-1 to R-3 to permit cluster residential development at a density of 2.42 du/ac on property located in the N.E. quadrant of the intersection of Old Keene Mill Rd. & Hillside Rd. on approx. 11.57 ac. Comp. Plan Rec: Res. 2-3 du/ac. Tax Map 79-3((5))15; 89-1((2))16, 17, 18 & 18A. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton and Williams, reaffirmed the affidavit dated April 15, 2000. There were no disclosures by Commission members.

Ms. Susan Johnson, 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 application.

Ms. Johnson responded to a question from Commissioner Alcorn concerning pedestrian access of students to West Springfield High School from Tuttle Road, noting that this concern had been expressed in a letter from Sheri and Douglas Alcorn. (This letter is in the date file.)

In response to a question from Vice Chairman Byers about access to lots 13A, 14A, 16 and 17, Ms. Johnson said perhaps Mr. McDermott could answer that question during his presentation.

Mr. McDermott explained how the above-mentioned lots would be accessed. He said that the application was compatible with surrounding development and the Comprehensive Plan. He explained that cluster development and a waiver of the sidewalk requirement would allow for substantial tree save. He described the stormwater management system and said if a waiver of a stormwater management pond was not granted, the applicant would request permission for an embankment-only facility. Mr. McDermott noted that the topography of the site placed constraints on stormwater management, tree save and sidewalks. He requested favorable consideration.

Mr. McDermott and Commissioner Murphy responded to questions from Commissioner Wilson about sidewalks and trails in the area.

Vice Chairman Byers called for speakers from the audience.

Mr. John Pratt, Chairman, 5938 Hall Street, Springfield, Chairman, Springfield District Council, expressed support for the proposed development, saying it was a good model for infill development.

Vice Chairman Byers noted that no rebuttal was necessary. There were no comments or questions from the Commission and no closing staff remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this application. (Verbatim excerpts are in the date file.)

//

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-1999-SP-059, SUBJECT TO THE PROFFERS DATED MARCH 29, 2000.

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

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE WAIVER OF THE SIDEWALK REQUIREMENT ALONG TUTTLE ROAD AND KEENE MILL ROAD.

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

//

Chairman Murphy resumed the Chair and adjourned the meeting.

//

The meeting was adjourned at 10:50 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: January 25, 2001

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