

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 19, 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
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
Alvin L. Thomas, Commissioner At-Large
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John M. Palatiello, Hunter Mill District

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The meeting was called to order at 8:31 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

Commissioner Koch MOVED THAT THE PUBLIC HEARING ON RZ-1998-SU-050 AND FDP-1998-SU-050, ROCKLAND VILLAGE, LC, BE DEFERRED TO A DATE CERTAIN OF JUNE 2, 1999.

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

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Commissioner Byers announced his intent to defer the public hearing on SP-99-V-004, Nineteenth Hole LLC, from June 3, 1999 to July 21, 1999.

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Chairman Murphy called the Commission's attention to a memorandum from James Zook, Director of Planning and Zoning, dated May 10, 1999 regarding the Board's action on residential infill. Accordingly, he said that a committee would be formed and noted that Commissioners

COMMISSION MATTERS May 19, 1999

Alcorn and Harsel had expressed an interest in serving on it. Commissioner Coan also volunteered to serve as a member of the committee.

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Commissioner Hall MOVED THAT THE PERSONNEL AND BUDGET COMMITTEE GO INTO EXECUTIVE SESSION ON MAY 20, 1999 AT 7:30 P.M. FOR THE PURPOSE OF DISCUSSING PERSONNEL MATTERS REGARDING OUR OWN STAFF, PURSUANT TO *VIRGINIA CODE* SECTION 2.1-344(A)(1).

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

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Chairman Murphy noted that Commissioners Kelso and Koch had successfully completed a Planning Commission certification course and congratulated them on their achievement.

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FS-M99-10 - Cellular One, 6801 Industrial Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING'S DETERMINATION AND FIND THE PROPOSED FACILITY A "FEATURE SHOWN" OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

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

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Architectural Drawings for Rite-Aid/Silver Lake, PCA-82-L-030-9 (Lee District)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE ARCHITECTURAL DRAWINGS SUBMITTED AS PART OF PCA-82-L-030-9 AND THAT STAFF SO NOTIFY THE DIRECTOR OF THE BUILDING PLAN REVIEW DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

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

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FDPA-94-Y-055 - HUNTER DEVELOPMENT COMPANY OF FAIRFAX, INC. (Decision Only) (The public hearing on this application was held on April 28, 1999. A complete verbatim transcript on the decision made is included in the date file.)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-94-Y-055, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 19, 1999.

Commissioners Byers and Coan seconded the motion which carried unanimously with Commissioner Palatiello absent from the meeting.

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RZ-1998-SU-041 - JACK W. CARNEY, TRUSTEE AND BENJAMIN M. SMITH, JR., TRUSTEE

FDP-1998-SU-041 - JACK W. CARNEY, TRUSTEE AND BENJAMIN M. SMITH, JR., TRUSTEE

RZ-1998-SU-040 - JACK W. CARNEY, TRUSTEE AND BENJAMIN M. SMITH, JR., TRUSTEE

SE-98-Y-038 - JACK W. CARNEY, TRUSTEE AND BENJAMIN M. SMITH, JR., TRUSTEE

RZ-1998-SU-025 - CENTEX HOMES

FDP-1998-SU-025 - CENTEX HOMES

RZ-1998-SU-057 - COSCAN WASHINGTON, INC.

FDP-1998-SU-057 - COSCAN WASHINGTON, INC. (Decisions Only)

(The public hearing on these applications was held on May 5, 1999. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-SU-040, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 29, 1999.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-98-Y-038, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 19, 1999 AMENDED AS FOLLOWS:

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-DELETE THE LAST SENTENCE IN CONDITION #4; DELETE CONDITION #5;

--CHANGE CONDITION #20 TO READ: "SIGNAGE FOR THE SERVICE MINIMART SHALL BE LIMITED TO A PUMP ISLAND. SIGNAGE SHALL BE PERMITTED ON THE SERVICE STATION CANOPY CONSISTING OF NON-ILLUMINATED COMPANY IDENTIFICATION AND LOGO SIGNS NOT TO EXCEED 20 SQUARE FEET PER SIGN FOR THE SIGN AREA. NO BACK LIGHTING OF THE SERVICE STATION CANOPY SHALL BE PERMITTED."

Commissioner Hall seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE REQUIREMENT FOR CONSTRUCTION OF A SERVICE DRIVE ALONG ROUTE 29 IN FAVOR OF AN ESCROW OF FUNDS EQUAL TO THE COST OF CONSTRUCTION.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE NORTH, EAST, WEST AND SOUTH PROPERTY LINES IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-SU-041, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 18, 1999, WITH THE ADDITION TO PROFFER 23D OF THE WORD "PESTS" AFTER "...AGREES TO REMOVE, TRAP OR ERADICATE...".

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1998-SU-041, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 19, 1999 AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-1998-SU-041.

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Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner

Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Coan and Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE REQUIREMENT FOR THE CONSTRUCTION OF A SERVICE DRIVE ALONG ROUTE 29 IN FAVOR OF AN ESCROW OF FUNDS EQUAL TO THE COST OF CONSTRUCTION.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APPLICATION RZ-1998-SU-057, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 18, 1999.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1998-SU-057, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 29, 1999, AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-1998-SU-057.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Palatiello absent from the meeting.

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 200 SQUARE FOOT

PRIVACY YARD FOR THE ADUs AND APPROVAL OF THE WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APPLICATION RZ-1998-SU-025, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 16, 1999.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1998-SU-025, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 18, 1999, AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-1998-SU-025.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD FOR THE MEWS TOWNHOUSE UNITS.

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

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE REQUIREMENT FOR THE CONSTRUCTION OF THE SERVICE DRIVE ALONG ROUTE 29 IN FAVOR OF THE ESCROW OF FUNDS EQUAL TO THE COST OF CONSTRUCTION.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Palatiello absent from the meeting.

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Coan and Wilson abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Palatiello absent from the meeting.

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S97-CW-4CP - OUT-OF-TURN PLAN AMENDMENT (RICHMOND HIGHWAY)
S97-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT (RICHMOND HIGHWAY)
S97-IV-MV2 - OUT -OF-TURN PLAN AMENDMENT (RICHMOND HIGHWAY) (Decisions Only) (The public hearing on these applications was held on April 21, 1999. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE DRAFT TEXT DATED APRIL 1, 1999, SUBJECT TO REVISIONS MADE TONIGHT.

Commissioner Alcorn seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Byers MOVED THAT ON PAGE 26, THE TITLE ON THE TASK FORCE TEXT "SUBURBAN NEIGHBORHOOD AREAS BETWEEN BEACON/GROVETON URBAN CENTER..." AND THE WORDS "URBAN CENTER" BE DELETED AND "COMMUNITY BUSINESS CENTERS" SUBSTITUTED; THAT THE SECOND BULLET FROM THE BOTTOM WHERE IT SAYS: "ACCESS POINTS SHOULD BE WELL DESIGNED, CONSOLIDATED... BE DELETED.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION AMEND THE PROPOSED LANGUAGE TO THE COMPREHENSIVE PLAN ON PAGE 26, AND RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE THE LAND USE RECOMMENDATION FOR AREA 11 IN THE SUBURBAN NEIGHBORHOOD AREA BETWEEN BEACON/GROVETON AND HYBLA VALLEY/GUM SPRINGS COMMUNITY BUSINESS CENTERS AS PART OF THE OUT-OF-TURN PLAN AMENDMENT S97-CW-COMMISSION MATTERS
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4CP, AS RECOMMENDED BY THE RICHMOND HIGHWAY CORRIDOR TASK FORCE AND SHOWN ON THE LEFT HAND SIDE OF PAGES 26 AND 27 OF THE DOCUMENT DATED APRIL 1, 1999, WITH THE FOLLOWING MODIFICATIONS:

LINE 36, PAGE 26: THAT THE WORD "OFFICE" SHOULD BE INSERTED TO READ AS FOLLOWS: "ARCHITECTURAL TREATMENT, TOWNHOUSE STYLE OFFICE BUILDINGS THAT SHOULD BE BUILT CONCURRENTLY WITH THE MINI-WAREHOUSES OR WITH THE MINI-WAREHOUSE USE FACING FORDSON ROAD AND BUFFERING AND LANDSCAPING."

THAT THE THIRD CONDITION ON PAGE 26 CONCERNING ACCESS BE DELETED.

Commissioner Coan seconded the motion which failed by a vote of 2-7-1 with Commissioners Alcorn and Thomas in favor; Commissioners Byers, Coan, Downer, Hall, Harsel, Murphy, and Wilson opposed; Commissioner Koch abstaining; Commissioner Kelso not present for the vote; Commissioner Palatiello absent from the meeting.

Commissioner Byers MOVED THAT ON PAGE 75 WHERE IT SAYS: "CONSTRUCT A NEW ROAD IN THIS AREA CONNECTING BETWEEN FORDSON ROAD AND ARLINGTON DRIVE", THAT THE DOTTED LINE BE MOVED UPWARD TO SHOW THAT BEACHCRAFT IS EXTENDED OVER TO RICHMOND HIGHWAY.

Upon completion of all changes to the text, Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE COMPREHENSIVE PLAN RECOMMENDATIONS DATED APRIL 1, 1999, SUBJECT TO THE CHANGES MADE TONIGHT.

Commissioners Alcorn and Kelso seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY THE FOLLOWING AMENDMENTS TO THE COMPREHENSIVE PLAN: 97-IV-3MV; 43MV, 44MV, 45MV, 46MV, 47MV, 49MV, 50MV, 51 MV, 52MV, 53MV, 55MV, 56MV, 57MV, 58MV, 4MV AND S97-IV-MI.

Commissioner Kelso seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Byers MOVED THAT S97-IV-M2 BE DENIED.

Commissioner Kelso seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Palatiello absent from the meeting.

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Commissioner Byers MOVED THAT THE EXPANSION OF 41MV BE DENIED.

Commissioner Kelso seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DENY 97-IV-48MV, 54MV AND 1MV IN THE LEE DISTRICT.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD OF SUPERVISORS DIRECT THE STAFF TO PREPARE A REVISION OF THE ZONING ORDINANCE WHICH WOULD DELETE MINI-WAREHOUSES AS A SPECIAL EXCEPTION USE IN THE C-8 COMMERCIAL DISTRICTS.

Commissioners Alcorn and Kelso seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Palatiello absent from the meeting.

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The Commission went into recess at 9:55 p.m. and reconvened in the Board Auditorium at 10:08 p.m.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. RZ-1998-SP-068- BATAL BUILDERS - CENTER ROAD, LC
2. RZ-1998-SU-071 - BATAL BUILDERS, INCORPORATED

This order was accepted without objection.

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The first case being in the Springfield district, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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RZ-1998-SP-068 - BATAL BUILDERS - CENTER ROAD, LC

May 19, 1999

RZ-1 998-SP-068 - BATAL BUILDERS - CENTER ROAD, LC -
App. to rezone from R-1 to R-4 to permit cluster residential development at a density of 3.13 du/ac on property located in the S.W. quadrant of Rolling Rd. & Center Rd. on approx. 12.15 ac. Comp. Plan Rec: 2-3 du/ac or 3-4 du/ac w/consolidation. Tax Map 79-3((6))2, 3, 4, 4A, 5 & 6. SPRINGFIELD DISTRICT. PUBLIC

HEARING.

Francis McDermott, Esquire, with Hunton and Williams, reaffirmed the affidavit dated April 2, 1999. There were no disclosures by Commission members.

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 questions from Commissioners Coan and Vice Chairman Byers about the Comprehensive Plan recommendation for consolidation.

Mr. McDermott stated that all available parcels had been consolidated, with the exception of the parcel occupied by Fellowship Baptist Church, and that the application met the criteria in the Comprehensive Plan for a density of 3-4 dwelling units per acre. He noted that this density was compatible with the density of adjacent development. He described the tree save and landscape plans and said the proposed development would have 26.8 percent open space. He explained that access to the property had been changed because of environmental concerns and noted that although the road layout was not cost effective, it was necessary in order to achieve full consolidation. Mr. McDermott said that the applicant had met with the pastor of the Fellowship Baptist Church concerning the location of a pedestrian path and additional landscaping.

Mr. McDermott and John Batal, with Batal Builders, Inc., responded to questions from Commissioner Wilson about the location of sidewalks in the proposed development.

In response to a question from Commissioner Downer, Mr. McDermott explained why the applicant was not willing to commit to proffers requiring tree transplantation and a Park Authority contribution.

Commissioner Murphy, Ms. Johnson, and Mr. McDermott responded to questions from Commissioner Coan about the full credit given to the applicant for the preservation and protection of historic resources.

Vice Chairman Byers called for speakers from the audience and recited rules for testimony before the Commission.

RZ-1998-SP-068 - BATAL BUILDERS - CENTER ROAD, LC

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Donald Grimm, 6125 Glen Oaks Court, Springfield, speaking on behalf of himself and his neighbors, Mr. Neil Ray and Mr. Edward Frustaci, expressed concern about the proximity of the proposed development to their homes and also about the loss of trees.

Addressing Mr. Grimm's concern, Commissioner Murphy said that Mr. McDermott had proposed a proffer which would provide a 15 foot tree save area not required by the Zoning Ordinance, and that the two substantial oak trees located to the rear of his lot would be included

in the area subject to a conservation easement, if possible. Commissioner Murphy said he intended to defer the decision on this application so that this proffer could be reviewed by neighbors and the Commission.

There being no further speakers, Vice Chairman Byers called upon Mr. McDermott for a rebuttal statement.

Mr. McDermott said that the applicant would agree to add a proffer which addressed Mr. Grimm's concerns.

There being no closing staff comments, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for a deferral motion. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ-1998-SP-068, BATAL BUILDERS, CENTER ROAD, LC, TO A DATE CERTAIN OF JUNE 2, 1999.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Palatiello absent from the meeting.

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Chairman Murphy resumed the Chair.

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RZ-1998-SU-071 - BATAL BUILDERS, INCORPORATED. – App. to rezone from R-1 & WS to R-2 & WS to permit cluster residential development at a density of 1.94 du/ac on property located on the N. side of Veronica Rd., approx. 350 ft. W. of its intersection. w/Herbert Rd. on approx. 12.90 ac. Comp. Plan Rec: 1-2 du/ac. Tax Map 55-1((3))14 & 16. SULLY DISTRICT. PUBLIC HEARING.

RZ-1998-SU-071 - BATAL BUILDERS, INCORPORATED

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H. Kendrick Sanders, Esquire, reaffirmed the affidavit dated May 11, 1999. There were no disclosures by Commission members.

Susan Johnson, 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 application.

Mr. Sanders stated that the proposed development would contain lot sizes of 13,000 to 20,000

square feet. He explained that in response to concerns of the Department of Transportation, the applicant had revised their development plan to include a connection directly onto Veronica Road which would provide an outlet for adjoining developments. Mr. Sanders said that the applicant had met with the West Fairfax County Citizens Association and neighboring communities and as a result, had proffered to provide full frontage improvements to Northbourne Drive, including sidewalks. He noted that the proposed tree preservation plan was substantial, and requested a recommendation of approval.

Ms. Johnson responded to questions from Commissioner Kelso about the size of side yards.

In response to a question from Commissioner Kelso, Mr. Sanders said that the unresolved issue of limits of clearing and grading, referred to in the staff report, would be resolved before this matter was heard by the Board of Supervisors.

Responding to a question from Commissioner Byers, Mr. Sanders said that the stub roads shown on the plan were tied into developments already under construction.

At Commissioner Harsel's request, Mr. Sanders explained why the applicant chose not to make a contribution for recreational facilities. Kristen Abrahamson, ZED, DPZ, added that because the proposed development was a cluster development and not in the P district, a contribution was an option, not a requirement. She explained that the future residents of the proposed development would have access to nearby Poplar Tree Park.

Mr. Sanders and staff responded to questions from Commissioner Harsel about stormwater management and road fund contributions.

Chairman Murphy called for speakers from the audience, but received no response. He noted no rebuttal was necessary. Staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this application.

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RZ-1998-SU-071 - BATAL BUILDERS, INCORPORATED

May 19, 1999

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APPLICATION RZ-1998-SU-071, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 4, 1999.

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

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The meeting was adjourned at 10:59 p.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: Linda B. Gibson

Approved on: June 28, 2000

A handwritten signature in cursive script that reads "Mary A. Pascoe". The signature is written in black ink and is positioned above a horizontal line.

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