

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 20, 2004**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Nancy Hopkins, Dranesville District
Peter F. Murphy, Jr., Springfield District

//

The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers, in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

Commissioner Hall called the Commission's attention to a memorandum distributed tonight from William Shoup, Zoning Administrator, concerning the proposed P-District Zoning Ordinance Amendment which would be discussed at the Policy and Procedures Committee meeting scheduled for Thursday, May 27, 2004 at 7:30 p.m. in the Board Conference Room.

//

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION'S PERSONNEL AND BUDGET COMMITTEE GO INTO CLOSED SESSION FOR ITS MEETING ON WEDNESDAY, MAY 26, AT 7:30 P.M., IN THE BOARD CONFERENCE ROOM, FOR CONSULTATION WITH STAFF PERTAINING TO SPECIFIC PERSONNEL AND BUDGET RELATED MATTERS OF OUR STAFF PURSUANT TO *CODE OF VIRGINIA* SECTION 2.1-344A1.

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

//

COMMISSION MATTERS

May 20, 2004

Commissioner Lusk MOVED THAT THE PUBLIC HEARING ON 2232-L04-5, T-MOBILE USA, BE DEFERRED TO A DATE CERTAIN OF JULY 14, 2004.

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

//

Commissioner Lusk announced his intent to defer the public hearing on PCA 84-L-020-22, PCA 84-L-020-21, and FDPA 84-L-020-02-12, Wal-Mart Real Estate Business Trust, from May 27, 2004 to June 3, 2004.

//

Commissioner Lawrence MOVED THAT THE PUBLIC HEARING ON RZ 2003-PR-026 AND PCA 76-P-118, ELM STREET DEVELOPMENT, AND RZ 2003-PR-013, JCE, INC., BE DEFERRED TO A DATE CERTAIN OF MAY 27, 2004.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Murphy absent from the meeting.

//

FSA-H04-9-1 - OMNIPOINT (T-MOBILE), 12355 Sunrise Valley Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY T-MOBILE FOR A TELECOMMUNICATIONS FACILITY AT 12355 SUNRISE VALLEY DRIVE ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER FS-H04-9-1 ON MARCH 25, 2004 AND THAT THE MODIFICATIONS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

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

//

RZ 2003-PR-043 - VAN METRE LAND LIMITED PARTNERSHIP

FDP 2003-PR-043 VAN METRE LAND LIMITED PARTNERSHIP (Decisions Only)

(The public hearing on these applications was held on April 29, 2004. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-PR-043, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 20, 2004.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-PR-043, SUBJECT TO THE BOARD'S APPROVAL OF RZ 2003-PR-043.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Murphy absent from the meeting.

//

ZONING ORDINANCE, SUBDIVISION ORDINANCE, AND PUBLIC FACILITIES

MANUAL AMENDMENTS (Cluster Subdivisions) (Decisions Only)

(The public hearing on these amendments was held on April 22, 2004. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE PROPOSED ZONING ORDINANCE, SUBDIVISION ORDINANCE, AND PUBLIC FACILITIES MANUAL AMENDMENTS ON CLUSTER SUBDIVISIONS, AS ORIGINALLY SET FORTH IN THE STAFF RECOMMENDATION PRESENTED IN THE MARCH 29, 2004 STAFF REPORT, AND REVISED AS STATED IN THE MAY 18, 2004 REVISED STAFF RECOMMENDATION, AND AS FURTHER MODIFIED AS FOLLOWS:

A. DELETE ALL REFERENCES TO AND TEXT PROPOSED IN ALTERNATIVE B OF THE MAY 18 REVISED STAFF RECOMMENDATION.

B. DELETE ALL REFERENCES TO ALTERNATIVE A IN THE MAY 18 REVISED STAFF RECOMMENDATION, BUT NOT THE TEXT, EXCEPT AS MODIFIED BELOW.

COMMISSION MATTERS

May 20, 2004

C. DELETE THE NEW LANGUAGE PROPOSED BY STAFF IN THE MAY 18 REVISED STAFF RECOMMENDATION THAT ALLOWS THE BOARD TO REQUIRE LARGER LOT SIZES FOR TRANSITIONAL PURPOSES FOR CLUSTER SUBDIVISIONS SUBJECT TO THE SPECIAL EXCEPTION PROCESS IN THE R-C, R-E, R-1, R-3 AND R-4 DISTRICTS, BUT NOT OTHER TEXT, AS PRESENTED ON THE FOLLOWING PAGES:

PAGE 5	(LINES 42-45)
PAGE 6	(LINES 38-41)
PAGE 8	(LINES 6-9 AND 43-44)
PAGE 9	(LINES 1-2)
PAGE 10	(LINES 23-32)
PAGE 11	(LINES 23-32)
PAGE 17	(LINES 3-6)
PAGE 18	(LINES 18-21)
PAGE 22	(LINES 13-16)
PAGE 23	(LINES 28-31)

D. DELETE THE OPENING PHRASE “EXCEPT AS QUALIFIED BELOW,” ON THE FOLLOWING PAGES:

PAGE 6	(LINE 32)
PAGE 8	(LINE 37)
PAGE 11	(LINE 17)
PAGE 18	(LINE 11)
PAGE 23	(LINE 21)

E. REVISE THE LANGUAGE ON MAXIMUM DENSITY IN SECTION 3-308(2) FOR CLUSTER SUBDIVISIONS IN THE R-3 DISTRICT (ON PAGE 19, LINES 12-15) TO READ AS FOLLOWS:

“CLUSTER SUBDIVISIONS: THREE DWELLING UNITS PER ACRE FOR CLUSTER SUBDIVISIONS APPROVED BY THE DIRECTOR IN ACCORDANCE WITH SECTION 2-421, OR THAT ARE THE RESULT OF A PROFFERED REZONING FROM A DISTRICT THAT ALLOWS LESS THAN THREE DWELLING UNITS PER ACRE; AND THREE DWELLING UNITS PER ACRE PLUS ONE ADDITIONAL BONUS DWELLING UNIT FOR CLUSTER SUBDIVISIONS APPROVED BY SPECIAL EXCEPTION.”

F. REVISE THE LANGUAGE ON MAXIMUM DENSITY IN SECTION 3-408(2) FOR CLUSTER SUBDIVISIONS IN THE R-4 DISTRICT (PAGE 24, LINES 22-26) TO READ AS FOLLOWS:

“CLUSTER SUBDIVISIONS: FOUR DWELLING UNITS PER ACRE FOR CLUSTER SUBDIVISIONS APPROVED BY THE DIRECTOR IN COMMISSION MATTERS

May 20, 2004

ACCORDANCE WITH SECTION 2-421, OR THAT ARE THE RESULT OF A PROFFERED REZONING FROM A DISTRICT THAT ALLOWS A PERMITTED MAXIMUM DENSITY OF LESS THAN FOUR DWELLING UNITS PER ACRE; FOUR DWELLING UNITS PER ACRE PLUS ONE ADDITIONAL BONUS DWELLING UNIT FOR CLUSTER SUBDIVISIONS APPROVED BY SPECIAL EXCEPTION.”

THESE AMENDMENTS SHALL GO INTO EFFECT AT 12:01 A.M. ON JULY 1, 2004.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE MOTION BE MODIFIED TO DELETE THE REFERENCES TO PAGES AND LINES.

The amendment was accepted by Commissioner Wilson and the seconder of the original motion, and the motion, as amended, carried unanimously with Commissioners Hopkins and Murphy absent from the meeting.

Commissioner Wilson FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT IT DIRECT THE STAFF TO CONDUCT AN ANNUAL ANALYSIS OF THE EFFECTIVENESS OF THE CLUSTER SUBDIVISION AMENDMENTS MADE IN THIS PROPOSAL ON ALL CLUSTER SUBDIVISION APPLICATIONS FILED IN THE R-C, R-E, AND R-1 THROUGH R-4 DISTRICTS FOR UP TO TWO YEARS AND TO PRESENT FINDINGS AT THE END OF EACH YEAR BASED ON EACH ANNUAL ANALYSIS TO THE PLANNING COMMISSION AND TO THE BOARD OF SUPERVISORS FOR THEIR CONSIDERATION AS TO WHETHER ANY FURTHER AMENDMENTS OR MODIFICATIONS TO THE CLUSTER SUBDIVISION PROVISIONS IN THE ZONING ORDINANCE, THE SUBDIVISION ORDINANCE, AND THE PUBLIC FACILITIES MANUAL ARE WARRANTED.

Commissioners Hall and Lusk seconded the motion which carried unanimously with Commissioners Hopkins and Murphy absent from the meeting.

//

ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. PUBLIC FACILITIES MANUAL AMENDMENTS

This order was accepted without objection.

//

PUBLIC FACILITIES MANUAL AMENDMENTS

May 20, 2004

PUBLIC FACILITIES MANUAL AMENDMENTS - The proposed amendments are related to posting signs in temporary cul-de-sacs, traffic-calming and cut-through measures, Virginia dam safety regulations, underground detention facilities and percolation trenches. PUBLIC HEARING.

Jan Leavitt, Code Analysis Division, Department of Public Works and Environmental Services, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the amendments.

John Friedman, Land Development Services, Department of Public Works and Environmental Services, responded to questions from Commissioners Alcorn and Hart about the proposed process of waiving underground stormwater detention facilities.

Chuck Almquist, Fairfax County Department of Transportation, responded to a question from Commissioner Hart about the signage at the end of temporary cul-de-sacs.

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

Brian Winterhalter, urban planner with Cooley Godward, representing Camden USA Inc., spoke in favor of the application. He acknowledged that underground stormwater management would be essential for the success of Camden's development of Mounument Place, to be located at the intersection of Fair Lakes Parkway and Monument Drive.

There were no comments or questions from the Commission and staff had no closing remarks; therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Alcorn for action on this item. (A verbatim excerpt is in the date file.)

//

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE PROPOSED AMENDMENTS TO THE PUBLIC FACILITIES MANUAL REGARDING POSTING SIGNS IN TEMPORARY CUL-DE-SACS, TRAFFIC CALMING AND CUT THROUGH MEASURES, VIRGINIA DAM SAFETY REGULATIONS, UNDERGROUND DETENTION FACILITIES, AND PERCOLATION TRENCHES, AS CONTAINED IN THE STAFF REPORT DATED APRIL 26, 2004.

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

Commissioner Alcorn ALSO MOVED A FOLLOW-ON MOTION THAT THE PLANNING COMMISSION REQUEST STAFF TO REVIEW THE COMPREHENSIVE PLAN AND THE ZONING ORDINANCE FOR POSSIBLE REVISIONS RELATING TO THE UNDERGROUNDING OF STORMWATER DETENTION FACILITIES IN RESIDENTIAL DEVELOPMENTS IN CONJUNCTION WITH FUTURE STUDIES AND AMENDMENTS TO THE COMPREHENSIVE PLAN AND THE ZONING ORDINANCE.

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

//

The meeting was adjourned at 8:57 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.

Meeting taken by: Linda B. Rodeffer

Minutes by: Kara A. DeArrastia

Approved on: November 9, 2006

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission