

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 25, 2008**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District

//

The meeting was called to order at 8:18 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.

//

COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee would meet on Thursday, July 10, 2008, at 7:30 p.m., in the Board Conference Room, to receive a staff briefing on the riparian buffer project.

//

Commissioner Hart noted that the Environment Committee and Environmental Quality Advisory Council would hold meetings on Wednesday, July 23, 2008, from 7:00 to 9:00 p.m. in Conference Rooms 106/107 in the Herrity Building, and Wednesday, July 30, 2008, from 7:00 to 9:00 p.m. in Conference Rooms 9/10 in the Fairfax County Government Center, to obtain stakeholders' input on the protection of riparian buffers.

//

Commissioner Hart indicated that on June 24, 2008 at 7:00 p.m. in Conference Rooms 9/10 of the Fairfax County Government Center, Department of Planning and Zoning (DPZ) staff had hosted a public meeting to review proposed new Zoning Ordinance requirements designed to address compatibility of new home construction. He explained that an Ordinance amendment, which would be scheduled for public hearing this fall, included a revised definition for building

height and a requirement of a new angle of bulk plane measurement. Commissioner Hart said more information on this proposed amendment was available at <http://www.fairfaxcounty.gov/dpz/rescompatiblemeeting.htm>.

//

Chairman Murphy thanked the Planning Commissioners, staff members, Commission and staff alumni, and their families and friends who volunteered at the Commission soda booth during the 27th Annual "Celebrate Fairfax!" Fair on Friday, June 6 through Sunday, June 8, 2008.

//

Chairman Murphy announced that Sunday, July 6, 2008 marked the Planning Commission's 70th Anniversary. He said the Commission would receive a proclamation from the Board of Supervisors on Monday, June 30, 2008, at 9:30 a.m. to recognize this event and designate July 6 through 13, 2008, as "Planning Commission Week," in Fairfax County. Chairman Murphy also noted that on Sunday, July 13, 2008, at 6:00 p.m., the Commission and its invited guests would hold a dinner and program to commemorate the anniversary and honor former Commissioners Ronald W. Koch, Sully District, and Nancy Hopkins, Dranesville District.

//

Chairman Murphy indicated that last week he; Commissioners Lusk and Flanagan; Marianne Gardner, Chief of the Policy and Planning Division, DPZ; and Susan Fremit, Chair of the Base Realignment and Closure (BRAC) Area Plans Review (APR) Task Force, had recorded a *Planning Commission Roundtable* program discussing the BRAC APR process. He said this program would be broadcast on Fairfax County Cable Channel 16 in July.

//

FS-Y08-16 - FIBERTOWER, 3725 Stonecroft Boulevard

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-Y08-16, WHICH IS A FIBER OPTIC TOWER ON STONECROFT BOULEVARD IN THE SULLY DISTRICT.

Commissioners Flanagan and Alcorn seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

FS-L07-69 - VERIZON WIRELESS, 5801 Franconia Road

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY VERIZON WIRELESS, FOR THE STADIUM LIGHT POLE LOCATED AT 5801 FRANCONIA ROAD, 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*.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

//

FS-L08-3 - DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES, 7250 Commerce Street

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE RENOVATION AND EXPANSION OF THE RICHARD BYRD COMMUNITY LIBRARY, LOCATED AT 7250 COMMERCE STREET, 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*.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

//

FS-L07-61 - FAIRFAX COUNTY PARK AUTHORITY, 6601 Telegraph Road

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE PROPOSED REVISION TO THE LEE DISTRICT MASTER PLAN, LOCATED AT 6601 TELEGRAPH ROAD, 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*.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

//

FS-S08-13 - FIBERTOWER, 9501 Old Burke Lake Road

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FS-S08-13.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

//

FS-S08-10 - VERIZON WIRELESS, 4201 Stringfellow Road

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FS-S08-10.

Commissioners Alcorn and Lusk seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

//

FS-S08-27 - FIBERTOWER, 11209 Fairfax Station Road

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FS-S08-27.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

//

RZ 2006-PR-013 - WASHINGTON PROPERTY COMPANY, LLC

SE 2006-PR-005 - WASHINGTON PROPERTY COMPANY, LLC (Decisions Only)

(The public hearing on these applications was held on June 12, 2008. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF RZ 2006-PR-013.

Commissioners Alcorn and Flanagan seconded the motion which carried by a vote of 8-0-3 with Commissioners de la Fe, Murphy, and Sargeant abstaining; Commissioner Hall absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF SE 2006-PR-005.

Commissioners Alcorn and Flanagan seconded the motion which carried by a vote of 8-0-3 with Commissioners de la Fe, Murphy, and Sargeant abstaining; Commissioner Hall absent from the meeting.

//

ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. S07-IV-S1 - COMPREHENSIVE PLAN AMENDMENT (Backlick Road Industrial Use)
2. PCA 2004-PR-003 - ARLINGTON BOULEVARD CONSOLIDATION LLC
3. RZ 2007-HM-008 - PHILLIP AND MELINDA R. PON

This order was accepted without objection.

//

S07-IV-S1 - COMPREHENSIVE PLAN AMENDMENT (Backlick Road Industrial Use) - To consider proposed revisions to the Comprehensive Plan concerning approx. 14.96 ac. generally located on Backlick Road, north of Fullerton Road. (Tax Map 99-1((1)) 22, 23A and 99-1 ((5)) 3, 4.) The area is planned for industrial use up to .35 FAR. Auto dealerships may be considered for portions of the land unit on a case-by-case basis provided that the intensity does not exceed .20 FAR and is compatible with existing uses. The Amendment will consider adding two options. Option 1: Office use up to 1.4 FAR on 99-1 ((1)) 22, 23A. Option 2: Office or hotel use up to 1.6 FAR on 99-1 ((1)) 22, 23A, 99-1 ((5)) 3, 4 with complete consolidation. Under either option, primary access may not be via Backlick Road. Recommendations relating to the transportation network may also be modified. LEE DISTRICT. PUBLIC HEARING.

Marianne Gardner, Chief, Policy and Plan Development Branch, Planning Division (PD), Department of Planning and Zoning (DPZ), introduced two new Base Realignment and Closure (BRAC) planners: Cheryl Van Allen, PD, DPZ, and James Chandler, Transportation Planning Section-BRAC, Fairfax County Department of Transportation (FCDOT).

Ms. Van Allen presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of office use up to 0.50 floor area ratio (FAR) or office and hotel use up to 0.75 FAR, provided the conditions related to consolidation, transportation, and land use as described on page 14 of the staff report were met.

Commissioner Lusk pointed out that a Virginia Department of Transportation (VDOT) Chapter 527 review would be conducted at the time of rezoning for any applications resulting from the adoption of this Plan amendment. He said FCDOT staff would also provide input to address the issues regarding level of service at the Fullerton Road/Fairfax County Parkway intersection and recommend transportation improvements to accommodate the increased intensity. Ms. Gardner agreed with this assessment. Commissioner Lusk said staff would have an opportunity at the time of rezoning to examine the totality of the transportation issues and request proffers to help address those issues. He pointed out that the original Plan amendment had requested office use

up to a 2.0 FAR, but it was later revised to 1.4 FAR with the consolidation of parcels 22 and 23A and to consider an office and hotel option up to 1.6 FAR with the consolidation of parcels 3 and 4 in addition to parcels 22 and 23A.

Commissioner Alcorn referred to page 7 of the staff report and expressed concern that the BRAC Area Plans Review (APR) nominations within the I-95 industrial area had requested a total density close to that of Tysons Corner. Commissioner Lusk said that although this assessment was true, he noted that those nominations were still under review by the BRAC APR Task Force. He commented that the southeastern portion of Fairfax County was in need of more office development to help expand the commercial tax base and provide jobs for the residents of that area.

Chairman Murphy commented that the BRAC APR Task Force was considering ways to balance the need for both commercial and residential uses in this area to accommodate the large influx of military and civilian personnel and offset any of the impacts BRAC would have on the community at-large. He said the BRAC APR process presented an opportunity for staff and the task force to examine this portion of the County in a comprehensive way and ensure appropriate means to revitalize the areas.

In response to questions from Commissioner Hart, Ms. Gardner stated that this proposal had already been filed prior to the commencement of the BRAC APR review process; therefore, former Lee District Supervisor Dana Kauffman had recommended that it be authorized as an Out-of-Turn Plan amendment so it would not be further delayed. She said that since Backlick Road had minimal road network capacity, any amount of development would require improvements to maintain that capacity at an acceptable level. Ms. Gardner explained that staff had expressed concern about the proposed 1.6 FAR because it was usually reserved for areas that functioned as a node or town center, generally mixed-use in character, and concentrated near transit to ensure a reduction in vehicular trips. She indicated that staff had also expressed concern that the decision made on this property might influence the review of other proposals for similar uses in this industrial area and require widening Backlick Road or adding more capacity to the Fairfax County Parkway. Leonard Wolfenstein, Chief, Transportation Planning Section, FCDOT, concurred with Ms. Gardner's remarks and added that the transportation impact of this proposal would likely constrain the options available for the future proposals in the vicinity.

Responding to another question from Commissioner Hart, Ms. Gardner indicated on the map the five nominated properties located west of I-95 that would be similarly affected by conditions on Backlick Road.

Commissioner Lawrence suggested that the BRAC APR Task Force invite members of the Merrifield Suburban Center Task Force to a meeting to discuss the Comprehensive Plan language they had developed for the Merrifield Suburban Center.

Commissioner Flanagan pointed out that the BRAC APR Task Force had been considering ways to ensure that proposed developments would not exceed the available transportation capacity.

In response to a question from Commissioner Flanagan, Ms. Gardner said that one of the conditions that had been recommended by staff for this Plan amendment required demonstration that sufficient capacity would exist on Backlick Road to support the development. She noted that a Level of Service of D or better would be considered sufficient road network capacity.

Commissioner Flanagan commented that the Commission should take into consideration the language that had been recommended by staff to ensure there was transportation capacity before the density was increased.

Responding to questions from Commissioner Harsel, Ms. Gardner said that if the property was developed at 0.50 FAR, it would equate to approximately 200,000 square feet of office space. She noted that the property was within the I-95 Corridor Industrial Area but not within a designated revitalization area. Ms. Gardner said that at this time, none of the surrounding warehouse industrial uses had been nominated for a Plan change. She pointed out that a special exception was not required to allow office use at 0.50 FAR on the subject parcels under the current industrial zoning.

Ms. Gardner responded to questions from Commissioner Alcorn about the number of Department of Defense jobs and contractors that would move into this area and the nearby Engineer Proving Ground (EPG) due to BRAC actions and the estimated number of jobs the proposed development could accommodate.

Chairman Murphy pointed out that although the subject property was outside of designated revitalization areas, it could still be considered for revitalization. He also noted that the U.S. Army would construct buildings on the east side of the EPG that would be closer to Fullerton Park than the subject property. Commissioner Lusk concurred with Chairman Murphy's remarks. He commented that this site was strategically located for contractors to serve the EPG.

Ms. Gardner answered questions from Commissioner Flanagan regarding the nearby National Geospatial Agency (NGA) building that was currently under construction at the EPG.

Chairman Murphy called the first listed speaker.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich & Walsh, PC, representing Opus East, LLC, the nominator, reviewed the background of the amendment. She requested the approval of the authorized Plan text because it would make it economically feasible for the nominator to acquire additional land on Fullerton Road to connect to the EPG, provide incentives for redevelopment, and enable the nominator to make substantial improvements to the existing conditions on the property. She said the amendment was consistent with the community goals to create first-class office space in the BRAC area and the property was ideally situated to achieve that goal. Ms. Strobel pointed out that increased intensity would support the phasing of transportation improvements through proffers. She then presented a concept plan of the proposed development, noting that it had been supported by the Lee District Land Use Committee and had also been presented to the BRAC APR Task Force.

In response to a question from Commissioner Alcorn, Ms. Strobel explained the nominator's rationale for not including this amendment in the BRAC APR process.

Commissioner Alcorn expressed concern that considering this proposal outside the BRAC APR process was premature. Ms. Strobel said if this amendment was approved, staff and citizens would have an opportunity to review the associated rezoning application and the VDOT 527 review. She pointed out that after the BRAC APR Task Force made its final recommendations on all nominations in August, it would be more definite as to which nominations would continue in the process and which ones would be subject to the 527 review.

In response to a question from Commissioner Harsel, Ms. Strobel said staff had requested that the proposal be included in the BRAC APR process, but the nominator had chosen to pursue an Out-of-Turn Plan amendment to expedite the process and because a transportation analysis had already been conducted.

Commissioner de la Fe pointed out that the Commission had to consider this nomination at the present time since it had been authorized by the Board of Supervisors as an Out-of-Turn Plan Amendment. Chairman Murphy agreed.

Responding to a question from Commissioner Hart, Ms. Strobel explained that the FAR recommended by staff would prohibit the nominator from acquiring the parcels on Fullerton Road and creating the access points to Backlick Road, as requested by staff. She said that a 0.50 FAR was permitted under the I-5 zoning by-right; therefore, it would not be economically feasible for the nominator to file a rezoning application with proffers.

Robert Makheja, with ALR Properties LP, 1401 Ingeborg Court, Mclean, noted that he owned three parcels north of the subject property on Backlick Road, which he had nominated under the BRAC APR process. He requested that the Commission reinforce the Comprehensive Plan recommendation for interparcel access within the subject property. Mr. Makheja expressed opposition to the staff recommendation because it would prevent the BRAC contractors from being located in proximity to their clients and significantly increase the amount of daytime traffic in the area. He said the nominator could perhaps develop a creative way to minimize the proposed density but still meet the needs generated by BRAC.

In response to a question from Commissioner Lusk, Ms. Gardner noted that there was existing Plan language that addressed interparcel access within this portion of Land Unit A.

Commissioner Alcorn commented that Mr. Makheja's remarks had reaffirmed his concern about why this amendment should not be considered outside the BRAC APR process because there were other property owners who shared an interest in providing services relating to BRAC. He agreed with Mr. Makheja about the need to concentrate development in the vicinity of the EPG, but he said he was unsure whether the proposed increase in density would be more appropriate on the subject property or an adjacent property. Mr. Makheja said he had suggested to the

BRAC APR Task Force that it examine the totality of the nominations, which it had agreed to do.

Matt Holbrook, with Opus East, LLC, 7800 Backlick Road, Springfield, stated that the first building needed to be constructed by spring of 2011 to accommodate BRAC contractors. He said construction of the rest of the property would be phased over time, noting that it was appropriate to phase the increase in density along with the available road infrastructure.

There being no more speakers, Chairman Murphy called for concluding staff remarks from Ms. Van Allen and Ms. Gardner, who declined. There were no further comments or questions from the Commission; therefore, he closed the public hearing and recognized Commissioner Lusk for action on this item. (A verbatim excerpt is in the date file.)

//

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING ALTERNATE LANGUAGE FOR COMPREHENSIVE PLAN AMENDMENT S07-IV-S1:

“AS AN OPTION, PARCELS 99-1((1)) 22 AND 23A MAY BE APPROPRIATE FOR OFFICE USE UP TO A 1.4 FAR IF CONSOLIDATED. ALTERNATIVELY, OFFICE AND POSSIBLE HOTEL USE AT AN INTENSITY OF UP TO 1.6 FAR MAY BE APPROPRIATE IF PARCELS 99-1((1)) 22 AND 23A AND 99-1((5)) 3 AND 4 ARE CONSOLIDATED. IN EITHER SCENARIO, THE FOLLOWING CONDITIONS SHOULD BE MET:

- 1) DEMONSTRATION THAT SUFFICIENT TRANSPORTATION CAPACITY WILL EXIST ON BACKLICK ROAD AND FULLERTON ROAD TO SUPPORT THE DEVELOPMENT;
- 2) PROVISION OF A UNIFIED DEVELOPMENT PLAN;
- 3) PROVISION OF VEHICULAR ACCESS TO FULLERTON ROAD;
AND
- 4) SUPPORT RETAIL IS PROVIDED TO SERVE THE EMPLOYEES AND VISITORS.”

Commissioner de la Fe seconded the motion which carried by a vote of 6-3-1 with Commissioners Alcorn, Donahue, and Harsel opposed; Commissioner Hart abstaining; Commissioner Sargeant not present for the vote; Commissioner Hall absent from the meeting.

//

The Commission went into recess at 10:06 p.m. and reconvened in the Board Auditorium at 10:22 p.m.

//

PCA 2004-PR-003 - ARLINGTON BOULEVARDCONSOLIDATION LLC - Appl. to amend RZ 2004-PR-003

previously approved for commercial development with an overall Floor Area Ratio (FAR) of 1.5 to permit modification to approved proffers and site design. Located on the S. side of Arlington Blvd., west of its intersection with Williams Dr. on approx. 1.88 ac. of land zoned C-3. Comp. Plan Rec: Office. Tax Map 49-3 ((1)) 135 and 49-3 ((9)) 11A pt. PROVIDENCE DISTRICT. PUBLIC HEARING.

Timothy Sampson, Esquire, with Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavit dated May 29, 2008. Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had two pending cases with Mr. Sampson's law firm but indicated that there was no financial relationship. He further disclosed that Hart & Horan, PC had a pending case representing five defendants and noted that the plaintiff in that case, PCA Dewberry, Inc., had a financial relationship with the applicant. Commissioner Hart stated that although PCA Dewberry, Inc. was not listed on the affidavit and Hart & Horan, PC had no financial relationship with the applicant; he would recuse himself from this case. He added that he would also not participate in the next case, RZ 2007-HM-008, Phillip and Melinda R. Pon.

Suzianne Battista, 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. Sampson reviewed the background of the subject property and the adjacent properties. He explained the applicant's rationale for requesting a Proffered Condition Amendment. He described the layout features of the development, the Transportation Demand Management program, and green building practices, noting that there would be minimal disruption to the surrounding community. Mr. Sampson submitted for the record a letter dated June 26, 2008, addressed to Commissioner Lawrence from Sidney O. Dewberry, Chairman of the PSA Dewberry, Inc. Board of Directors, noting the applicant's willingness to participate in a task force to discuss opportunities for the integration of alternative energy solutions within building structures in the County. (A copy of the letter is in the date file.)

Chairman Murphy called the first listed speaker.

Ed Donnelly, 8500 Overbrook Road, Fairfax, member of the Pine Ridge Civic Association, noted that a letter dated June 24, 2008, had been sent to the Commission from Clayton E. Cameron, President of the Pine Ridge Civic Association. (A copy of the letter is in the date file.) Mr. Donnelly said that he and Mr. Cameron had met with the applicant numerous times and he supported the project. He requested that Proffer Number 14 provide more details on how the rooftop would meet Leadership in Energy and Environmental Design (LEED) certification. He also requested more details be provided in Proffer Number 18 on the parking lot lighting, noting that a 12-foot pole was too high because it would cause glare onto the adjacent community. Mr. Donnelly said the development should meet LEED certification with focus on lighting, energy, transportation, water usage, stormwater management, and sanitary sewer. He

recommended that the Planning Commission discuss with this applicant and future applicants a commitment to meet LEED standards.

Fran Wallingford, 3311 Mantua Drive, Fairfax, Co-Chair of the Pine Ridge Civic Association's Land Use Committee, thanked the applicant for working diligently with the community. She noted that the applicant had met with community representatives to explain the proposal and provide façade drawings.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Sampson.

Mr. Sampson said the applicant had registered the project with the U.S. Green Building Council and intended to pursue LEED certification although this was not explicitly stated in the proffers.

In response to a question from Commissioner Alcorn, Kristen Abrahamson, ZED, DPZ, noted that although the application had been filed prior to the adoption of the Policy Plan language addressing green building, the applicant had proffered to pursue a rooftop design that met LEED standards. Mr. Sampson explained that the applicant's intention of the building design was in harmony with the policy, but since the application had been filed prior to its adoption, the applicant preferred to remain outside of the County's oversight of the LEED certification process.

Responding to questions from Commissioner Lawrence, Mr. Sampson stated that all references to Building A in the proffers pertained to the entire building. He said the applicant had agreed to revise Proffer Number 10L to indicate that the survey of medical office tenants by the transit coordinator be conducted on a more frequent basis than annually.

Commissioner Lawrence clarified that the 15 percent reduction in trip generation objective applied to the employees of the office building and not the patients who visited the building.

Commissioner Lawrence explained that the letter from Mr. Dewberry was about the applicant's participation in a working group of public and private sector participants to meet and discuss, on a pro bono basis, emerging technologies for alternative energy solutions and their relationship to Fairfax County. He said he would defer the decision on this application to allow time for the applicant to revise the proffers to address the previously-cited issues.

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 Lawrence for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PCA 2004-PR-003 TO A DATE CERTAIN OF JUNE 26, 2008, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Alcorn seconded the motion which carried unanimously; Commissioner Hart recused himself; Commissioner Hall absent from the meeting.

//

RZ 2007-HM-008 - PHILLIP AND MELINDA R. PON - Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.5 dwelling units per acre (du/ac). Located on the N.W. side of Old Courthouse Rd. between Arabian Ave. and Burlwood Ct. on approx. 2.0 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 28-4 ((1)) 5. HUNTER MILL DISTRICT. PUBLIC HEARING.

Jane Kelsey, with Jane Kelsey & Associates, Inc., reaffirmed the affidavit dated May 13, 2008. Commissioner Hart announced at the beginning of the previous case that he would not participate in this public hearing.

Commissioner de la Fe asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2007-HM-008, SUBJECT TO PROFFERS CONSISTENT WITH THOSE NOW DATED JUNE 25, 2008.

Commissioners Alcorn, Flanagan, and Litzenberger seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioner Hall absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SIDEWALK REQUIREMENT AND MODIFICATION OF THE TRAIL WIDTH REQUIREMENT ALONG OLD COURTHOUSE ROAD, IN FAVOR OF THE PEDESTRIAN FACILITIES DEPICTED ON THE GDP.

Commissioners Litzenberger, Alcorn, and Flanagan seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioner Hall absent from the meeting.

//

ADJOURNMENT

June 25, 2008

The meeting was adjourned at 10:51 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: Kara A. DeArrastia

Approved on: November 5, 2009

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