

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 19, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Iryong Moon, Commissioner At-Large
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District

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The meeting was called to order at 8:20 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Smyth MOVED THAT THE PUBLIC HEARING FOR RZ/FDP-1999-PR-034, COURTYARD MANAGEMENT CORPORATION, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 13, 2001.

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

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Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ/FDP-2001-PR-064, S&R DEVELOPMENT. INC., BE FURTHER DEFERRED TO A DATE CERTAIN OF SEPTEMBER 13, 2001.

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

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Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON PCA/FDPA-1996-LE-034, PCA-82-L-030-11, AND FDPA-82-L-030-8, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (KINGSTOWNE LIBRARY), BE DEFERRED TO A DATE CERTAIN OF JULY 25, 2001.

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

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456A-V85-11-1 - VERIZON WIRELESS - 8203 Backlick Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT THE EXISTING MONOPOLE AT 8203 BACKLICK ROAD, NEWINGTON, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER APPLICATION 456-V85-11 ON MAY 30, 1985, AND RECOMMEND THAT THESE MODIFICATIONS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

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FS-B01-35 - NEXTEL COMMUNICATIONS - 9537 Helenwood Drive

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., FOR ADDITIONAL ANTENNAS ON THE MONOPOLE LOCATED AT BRANDYWINE SWIM CLUB AT 9537 HELENWOOD DRIVE, 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.

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

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456A-P84-14-1 - VERIZON WIRELESS- 8301 Arlington Boulevard

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 8301 ARLINGTON BOULEVARD, MERRIFIELD, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER APPLICATION 456-P84-14 ON JUNE 16, 1984. THEREFORE, IT IS RECOMMENDED THAT THE MODIFICATIONS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

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FS-P01-24 - VERIZON WIRELESS - 3050 Chain Bridge Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY VERIZON WIRELESS FOR THE BUILDING LOCATED AT 3050 CHAIN BRIDGE 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 Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall, Murphy and Palatiello absent from the meeting.

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FSA-P96-9-1 - VERIZON WIRELESS - 1950 Old Gallows Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 1950 OLD GALLOWS ROAD, TYSONS CORNER, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION AS A "FEATURE SHOWN" ON OCTOBER 10, 1996. THEREFORE, IT IS RECOMMENDED THAT THE MODIFICATIONS BE CONSIDERED A "FEATURE SHOWN" AMENDMENT PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

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

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FS-P01-37 - NEXTEL COMMUNICATIONS - Vienna Metro Station

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., FOR THE EXISTING WMATA VIENNA METRO STATION, AS AMENDED BY THE ATTACHED REPORT ADDENDUM, 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 Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall, Murphy and Palatiello absent from the meeting.

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FS-P01-36 - NEXTEL COMMUNICATIONS - 8100 Oak Street

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., FOR 8100 OAK STREET, AS AMENDED BY THE LETTER FROM THE APPLICANT DATED JULY 19, 2001, 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 Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall, Murphy and Palatiello absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. RZ/FDP-2000-MV-066 - SOUTH STATION LLC
PCA-1996-MV-037-4 - SOUTH STATION LLC
2. RZ-2001-SU-003 - PULTE HOME CORPORATION

3. S00-III-UP2 - OUT-OF-TURN PLAN AMENDMENT
4. PCA-1996-MV-037-5 - SOUTH STATION LLC.

This order was accepted without objection.

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The next case was in the Mount Vernon District, therefore, Vice Chairman Byers relinquished the Chair to Secretary Harsel.

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RZ/FDP-2000-MV-066 - SOUTH STATION LLC - Appls. to rezone from PDH-5 and R-1 to PDH-3 to permit residential development at a density of 1.41 du/ac & a church as a secondary use and approval of the conceptual & final development plans on property located on the E. side of Lorton Station Blvd., approx. 1,000 ft. N. of its intersection w/Lorton Rd. on approx. 7.09 acres. Comp. Plan Rec: 2-3 du/ac. Tax Map 107-2((1))23, 24 pt. and 46 pt. (Concurrent w/PCA-1996-MV-037-4.) MT. VERNON DISTRICT.

PCA-1996-MV-037-4 - SOUTH STATION LLC - Appl. to amend RZ-1996-MV-037 previously approved for mixed use development to delete land area for inclusion within RZ-2000-MV-066 on property located on the E. side of Lorton Station Blvd., approx. 1,000 ft. N. of its intersection w/Lorton Rd. on approx. 30,930 sq. ft. of land zoned PDH-5. Comp. Plan Rec: Mixed use. Tax Map 107-2((1))46 pt. (Concurrent w/RZ/FDP-2000-MV-066.) MT. VERNON DISTRICT. JOINT PUBLIC HEARING CONTINUED FROM JULY 18, 2001.

Commissioner Byers announced his intent to request a reconsideration of the motion made last night to continue the public hearing on the subject cases. He noted that he had been advised by the County Attorney's Office that if the public hearing was continued, the applications would have to be readvertised. He said he felt this would be an unnecessary expense and an undue delay.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECONSIDER ITS MOTION OF WEDNESDAY, JULY 18, 2001 TO CONTINUE THE PUBLIC HEARING ON RZ/FDP-2000-MV-066 AND PCA-1996-MV-037-4.

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

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP-2000-MV-066 AND PCA-1996-MV-037-4, SOUTH STATION LLC, TO A DATE CERTAIN OF SEPTEMBER 5, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

Commissioner Byers MOVED THAT THE BOARD OF SUPERVISORS BE REQUESTED TO CHANGE THEIR DATE FOR THE PUBLIC HEARING TO A DATE SUBSEQUENT TO SEPTEMBER 5, 2001.

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

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Vice Chairman Byers resumed the Chair.

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RZ-2001-SU-003 - PULTE HOME CORPORATION - Appl. to rezone from R-1 & WS to R-2 & WS to permit cluster residential development at a density of 2.27 du/ac incl. bonus density for the provision of ADUs on property generally located S. of I-66, & on the N. side of Westbrook Dr., approx. 2,375 ft. E. of its intersection w/Stringfellow Rd. on approx. 44.45 ac. Comp. Plan Rec: Fairfax Center Area: Maximum of 2.5 du/ac at the overlay level. Tax Map 55-1((7))27-29; 55-2((2))12-14, 24-26; 55-2((3))F & 55-2((4))B and a portion of Steuben Pike public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Steuben Pike to proceed under Sect. 15.2-2272 (2) of the Code of Virginia) SULLY DISTRICT. PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton and Williams, reaffirmed the affidavit dated May 22, 2001. There were no disclosures by Commission members.

Ms. Amy Parker, 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. McDermott said that five builders had considered but declined to develop the subject property, an assemblage of eleven parcels, consisting of 44.5 acres. He said that the proposed

density was 1.86 dwelling units per acre when the affordable dwelling units (ADUs) were factored into the calculations, not 2.22 as indicated in the staff report. He noted that the ADUs would look very much like single family detached homes and would be difficult to differentiate from the market rate units. He said that one of the reasons that other builders had not been interested in developing the property was because of its proximity to I-66 and pointed out that the rear of the unit closest to I-66 would be set back 145 feet from the right-of-way, requiring a waiver of 55 feet. He said that Pulte had agreed to fund a Virginia Department of Transportation (VDOT) noise wall at a cost of approximately 1.3 million dollars, which was part of the justification for requesting a waiver of the 200 foot setback. He said the applicant had agreed to an extensive tree preservation plan and would provide a substantial buffer between the existing and the proposed homes. He added that the street design was intended to create interest, provide flexibility in the location of the homes, and discourage speeding. He said substantial open space with a recreational component would be located on the eastern side of the property with the stormwater management facility on the western side. In addition, he said the proffers provided for extensive landscaping between the rear of the yards and the noise wall, and that proffers would be revised to include a 12 foot dedication for the widening of the ramp from I-66 at the Fairfax County Parkway. He said the proposed development was compatible with adjacent development and requested a favorable recommendation.

In response to a question from Commissioner Koch, Mr. McDermott said the applicant did not intend to agree to a Phase II and III archeological survey, and that the words "if possible" would be deleted from the tree save proffers.

Commissioner Koch noted that the subject property, formerly located in the Sully District, was now in the Springfield District, and that although Chairman Murphy was not present tonight, he would review the video tape of the meeting and make a decision on the application next week.

In response to a question from Commissioner Koch, Mr. McDermott said that after a series of meetings, it became apparent that long time residents of the community would not support development of the subject property. For that reason, he said the applicant had discontinued dialogue with them, but had kept them apprised of development plans. Responding to another question from Commissioner Koch, Mr. McDermott said that a fence had not been included in the proffers.

Mr. McDermott responded to questions from Commissioner Harsel about the design of the proposed development and buffering.

In response to a question from Commissioner Smyth, Ms. Angela Rodeheaver, Department of Transportation, said that there were no plans at the present time to use the right-of-way proffered for the future widening of the ramp from I-66 to the Fairfax County Parkway.

Ms. Leslie Johnson, ZED, DPZ, and Mr. McDermott responded to questions from Commissioner Koch about the ADU calculations.

Mr. McDermott responded to a questions from Vice Chairman Byers and Commissioner Smyth about noise attenuation.

Vice Chairman Byers called the first listed speaker and recited the rules for testimony before the Commission.

Ms. Lorlei Ryan, 5003 Whisper Willow Drive, Fairfax, expressed concern about the ability of the existing roads to handle an increase in traffic. She suggested that a traffic light be installed at Westbrook and Stringfellow Drive or at Lincoln and Autumn Willow Drive.

Ms. Cassandra Chandler, 12804 Owens Glen Drive, Fairfax, expressed concern that the construction might exacerbate the existing water drainage problem on Owens Glen Drive. She commended the applicant for listening to and addressing neighbors' concerns.

Ms. Millie Schoepe, 12910 Westbrook Drive, Fairfax, President, Westbrook Civic Association, expressed concern about the adequacy of open space for active or passive recreation, the location of the ADUs, construction traffic and the impact of blasting on wells.

Mr. Craig Andrews, 12904 Westbrook Drive, Fairfax, spoke in opposition to the proposed development because of the density, the condition of Westbrook Drive, and the effect of blasting on well water. (A copy of his presentation is in the date file.)

Vice Chairman Byers pointed out to Mr. Andrews that the density of the proposed development was in conformance with the recommendations of the Comprehensive Plan.

Mr. Hesham Dawoud, 13095 Monica Court, Fairfax, President, Fair Lakes Cove Homeowners Association, expressed concern about tree save, access to the proposed development, noise attenuation and stormwater management.

Mr. Charles Tompkins, 5152 Gagne Court, Fairfax, President, Ashton Wells Homeowners Association, expressed support for the proposed development, saying it was consistent with existing development. He also said he supported the applicant's plan to have no direct connection south to Lincoln Drive because it would increase traffic on Westbrook Drive.

Mr. Tim Kissler, 5164 Gagne Court, Fairfax, said he agreed with Mr. Tompkins' position on Westbrook Drive access. He said it would be extremely dangerous for construction traffic to be routed to the end of Westbrook Drive and then circling back to Steuben Pike.

Ms. Louise Weller, 13006 Westbrook Drive, Fairfax, pointed out that there was no proffer for a fence which had been promised by the applicant. She also expressed concern about the size of the buffer between her property and the new development.

Ms. Susan Woodaman, 12816 Westbrook Drive, Fairfax, requested that a six foot black chain link fence with accompanying evergreen plantings be provided to ensure privacy and to preserve the value of existing homes. She said the applicant should be required to inform prospective

buyers of the homes located within the 200 foot setback that VDOT had the authority to remove the sound wall or condemn houses if necessary for future improvements to I-66.

Vice Chairman Byers pointed out to Ms. Woodaman that the Planning Commission could not require the applicant to proffer to any condition, although they could encourage it.

Mr. Ray Cardinal, 4876 Anna Mohr Drive, Fairfax, President, Brookshire Woods Homeowners Association, expressed concerns about construction traffic on Westbrook Drive.

In response to a question from Vice Chairman Byers, Ms. Rodeheaver said that Westbrook Drive should be able to handle increased traffic because some improvements had already been made and that money had been escrowed for future improvements. Additionally, she said that the connection of the two stub streets would also be able to handle some of the traffic.

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

Mr. McDermott stated that the applicant believed the proposed road connections satisfactorily addressed transportation issues. He said that when a temporary cul-de-sac was converted to a through street, a catch basin could be constructed which would address the stormwater management concerns raised by Ms. Chandler. He noted that substantial buffering would be provided between the proposed and existing developments. He explained that in view of the overall design of the development, the best location for the recreational facilities was toward the western end which was well within reach of all the homes. He said considering the fact that the development would consist of only 92 market rate units, the applicant was going to a significant expense to mitigate noise by constructing a VDOT noise wall and pointed out that it would benefit all the homes in the area.

Commissioner Smyth commented that developments of 30 homes or less had provided VDOT noise walls and had kept houses out of the 200 foot setback.

In response to a question from Commissioner Harsel, Mr. McDermott said that noise mitigation could be attained by a board-on-board fence and berming if a waiver of the 200 foot setback was not being requested. Mr. Irish Grandfield, Planning Division, DPZ, added that VDOT noise walls were preferred because they lasted longer, required less maintenance and were more effective. Also, he said because the wall would be located on VDOT property, they would have the responsibility for maintaining it.

Continuing his rebuttal, Mr. McDermott said that the stormwater management had to be provided on site and that the pond had been redesigned and relocated resulting in substantial tree save. He added that additional tree save areas would preserve the appearance of Westbrook Drive. He said the applicant would add proffers concerning blasting and the prohibition of heavy construction equipment on Westbrook Drive.

Responding to a question from Vice Chairman Byers, Mr. McDermott said the blasting proffer would cover damage to wells.

Ms. Johnson responded to questions from Commissioner Smyth about area wide basic and minor development elements cited in the Fairfax Center Plan.

Responding to a question from Commissioner Harsel, Mr. McDermott said the average lot size was 10,400 square feet.

There were no further comments or questions from the Commission. Staff had no closing comments, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for action on this item. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT THE DECISION ONLY BE DEFERRED TO JULY 26, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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S00-III-UP2 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the Code of Va, Title 15.2, Chap. 22 concerning Tax Map Parcels 24-2((1))1, 2, 3, 4 and 10, approx. 74.44 ac. bounded by Frying Pan Rd. on the NE, by Rt. 28 on the W. and situated to the N. of the terminus of Park Center Rd. The area is planned for public park and office use up to .15 FAR w/options for office use up to .35 FAR and mixed use development to include hotel, conference center, trade or cultural facilities w/conditions. The Plan Amendment will consider a mix of uses including development containing office, retail and multi-family residential. up to a maximum of .5 FAR. Recommendations relating to design, public facilities and the transportation network may also be modified. HUNTER MILL AND SULLY DISTRICTS. PUBLIC HEARING.

Ms. Denise James, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended that the current Plan for Land Unit D-1 be retained as explained on page 11 of the staff report.

Vice Chairman Byers called the first listed speaker.

Mr. Thomas Gilmore, 2746 Copper Creek Road, Herndon, Dulles Center Task Force, expressed opposition to the proposed amendment because it would allow intense development incompatible with existing development and would adversely affect roads, schools, and the environment. He recommended that the current Plan recommendations be retained.

Mr. John Stevens, 13505 Copper Ridge Drive, Oak Hill, said he opposed the proposed revisions to the Comprehensive Plan for the reasons stated in the staff report.

Mr. Chase Brandon, 2715 Cooper Creek Road, Herndon, expressed opposition to the proposed amendment, citing concerns about density.

Mr. Frank Peterson, 13525 Copper Bed Road, Herndon, requested that the current Plan recommendations be retained.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, representing the nominator of the Plan Amendment, said that at the request of the Hunter Mill Supervisor and staff, parcels in the northeast quadrant of Horse Pen Run had been added increasing the original assemblage of 60 acres to 75 acres and that the FAR had been reduced to the current Plan recommendations of .35. He explained that all of the property located in the Hunter Mill District would be dedicated to the Fairfax County Park Authority for both passive and active recreational uses and that Park Center Drive would be extended at an approximate cost of 3-4 million dollars. He noted that staff was reconsidering their position in light of the recent increase in the assemblage and that the proposed amendment had the recommendation of the Sully District Council.

Commissioner Koch noted that Loudoun County did not support the proposed Plan Amendment as explained in their letter to DPZ dated April 10, 2001, a copy of which is in the date file.

In response to a question from Commissioner Alcorn, Mr. Martin said a Plan Amendment was needed to allow a residential development component.

Responding to a question from Commissioner Smyth, Ms. James said that there were no specific height limitations for the area.

Ms. James responded to questions from Commissioner Harsel about height and transition language in the Plan.

There were no other speakers. The Commission had no further comments and questions and staff had no closing staff remarks, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for action on this item. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT WE DEFER THE DECISION ONLY ON S00-III-UP2, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, UNTIL SEPTEMBER 6, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioners Hall, Murphy and Palatiello absent from the meeting.

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Vice Chairman Byers relinquished the Chair to Secretary Harsel because the following case was in the Mount Vernon District.

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PCA-1996-MV-037-5 - SOUTH STATION LLC - Appl. to amend the proffers for RZ-1996-MV-037 approved for mixed use development on property located on the N. side of Lorton Rd., E. of the RF&P Railroad right-of-way on approx. 116.84 acres zoned PDH-5 and PDC. Comp. Plan Rec: Mixed use. Tax Map 107-2((1))42, 43 pt., 44, 46 pt., 47 pt., 48-51 and 107-4((1))17A1 pt. and 96. MT. VERNON DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated July 17, 2001. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, 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.

In response to a question from Commissioner Byers, Ms. Angela Rodeheaver, Department of Transportation, said that a substantial portion of the 1.44 million dollars proffered for road construction and improvements had already been committed.

Mr. Martin stated the application had been filed at the request of the Lorton Federation of Communities and Mount Vernon Supervisor Gerald Hyland redirecting transportation funds to a specific fund for a Gunston Cove Road bridge as a first priority and then to be used for general Lorton area improvements.

In response to a question from Commissioner Harsel, Ms. Rodeheaver said road fund contributions were tracked. She said if the funds were specifically earmarked for the Gunston Cove Road bridge they could not be used for anything else. She explained that the proposed amendment would specify that the funds be used for the Gunston Cove Road bridge first, but that if for any reason that did not remain the top priority, the money could be used for other road improvements in the Lorton area.

Secretary Harsel called for speakers from the audience.

Mr. Linwood Gorham, 6036 Chapman Road, Lorton, President, Federation of Lorton Communities, expressed support for the application, which had been filed at the request of the Federation.

There were no further speakers. The Commission had no comments or questions and staff had no closing remarks. Therefore, Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA-1996-MV-037-5, SUBJECT TO EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 19, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioners Hall, Murphy and Palatiello absent from the meeting.

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Vice Chairman Byers resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 11:28 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: February 13, 2003

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