

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 25, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Peter F. Murphy, Jr., Springfield District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At Large  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District

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The meeting was called to order at 8:21 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Kelso, citing an affidavit problem, MOVED THAT THE PUBLIC HEARING ON PCA/FDPA-1996-LE-034, PCA-82-L-030-11, AND FDPA-82-L-030-8, DPWES/KINGSTOWNE LIBRARY, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 26, 2001.

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

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Commissioner Wilson announced that the bus tour of developments in progress in the Lorton area had taken place on Saturday, July 21, 2001. She noted that the Commissioners who attended were accompanied by staff from the Department of Planning and Zoning, the Department of Transportation, and Department of Public Works and Environmental Services. She thanked all those who had participated.

Commissioner Byers echoed Commissioner Wilson's thanks to staff and added that the tour had concluded with an excellent barbecue lunch at Commissioner Wilson's home.

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#6783-SP-02-2 - HAWTHORNE PROPERTY (Lee District)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE FINDINGS OF THE DIRECTOR OF ENVIRONMENTAL AND FACILITY REVIEW DIVISION, DPWES, THAT FINAL SITE PLAN NUMBER 6783-SP-02-2 IS IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERS AND CONCEPTUAL AND FINAL DEVELOPMENT PLANS FOR RZ-1999-LE-036 AND SHOULD BE APPROVED AS SUBMITTED. FURTHER, I ASK THAT OUR PLANNING COMMISSION STAFF SO NOTIFY DPWES OF OUR REVIEW AND ACCEPTANCE AND I WOULD ADD THAT THE DEVELOPER BE REQUIRED TO NOTIFY THE LEE DISTRICT SUPERVISOR 48 HOURS IN ADVANCE OF INITIAL CLEARING AND CONSTRUCTION OPERATIONS.

Commissioner Byers seconded the motion which carried by a vote of 6-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote: Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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SE-00-S-038 - JAGDISH BERRY (Mt. Vernon District) (Decision Only)

(The public hearing on this application was held on March 28, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DENY SE-00-S-038.

Commissioner Harsel seconded the motion which carried by a vote of 6-0-1 with Commissioner Hall abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. SE-01-M-017 - ENTERPRISE LEASING COMPANY
2. FDPA-86-L-073-4 - FAIRFAX COUNTY SCHOOL BOARD
3. RZ/FDP-2001-MV-010 - IVY DEVELOPMENT LC
4. SE-01-Y-015 - REDWOOD COMMERCIAL REAL ESTATE SERVICES
5. RZ/FDP-2000-MV-051 - LANDMARK PROPERTY DEVELOPMENT
6. RZ-2001-SP-007 - ROSEWOOD BUILDING & DEVELOPMENT LLC  
RZ-2001-SP-009 - ROSEWOOD BUILDING & DEVELOPMENT LLC

This order was accepted without objection.

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SE-01-M-017 - ENTERPRISE LEASING COMPANY - Appl. under Sect. 4-804 of the Zoning Ordinance to permit a vehicle sales, rental & ancillary service establishment on property located at 5666 Columbia Pike on approx. 1.58 ac. zoned C-8, CR, HC & SC. Tax Map 61-2((1))83, 84 & 84A. MASON DISTRICT. PUBLIC HEARING.

David Stewart, Esquire, with McGuire, Woods, reaffirmed the affidavit dated June 19, 2001. There were no disclosures by Commission members.

Ms. Tracy Swagler, 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. Swagler said she was not aware of any zoning violations or complaints concerning the current vehicle rental use on the subject property. She added that the applicant had a valid non-residential use permit.

Mr. Stewart explained that the current operation on the subject property was an office use only, with business transacted at automobile dealers and repair shops where replacement vehicles for insurance repairs were provided by Enterprise. He said that approval of this application would allow rentals to walk-in customers. He stated that no physical changes were planned to the existing building and that the addition of the walk-in feature would be a positive benefit to the community as well as the Econo Lodge in whose lobby the Enterprise office was located. He added that both the Mason District Land Use Committee and the Baileys Crossroads Revitalization Committee endorsed the application. Mr. Stewart said that the applicant concurred with the proposed development conditions.

Mr. Stewart responded to questions from Commissioner Harsel regarding the current and proposed operations, including parking availability, off-site maintenance and repairs, and number of employees expected.

In response to questions from Commissioner Harsel, Ms. Swagler explained that the applicant's current operation was not in violation of any zoning regulation and that this application was to upgrade the service provided by the addition of walk-in customers. Mr. Stewart concurred.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary.

In response to questions from Commissioner Hall, Mr. Stewart reiterated that the applicant agreed with the proposed development conditions.

There being no further comments or questions from the Commission or closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-017, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JULY 20, 2001.

Commissioner Wilson seconded the motion which carried by a vote of 7-0-1 with Commissioner Byers abstaining; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE NORTHERN PROPERTY BOUNDARY IN FAVOR OF THE EXISTING CONDITIONS AS SHOWN ON THE SE PLAT.

Commissioner Wilson seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Harsel abstaining; Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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FDPA-86-L-073-4 - FAIRFAX COUNTY SCHOOL BOARD - Appl. to amend the final development plan for RZ-86-L-073 previously approved for a public school to permit site modifications on property located on the E. side of Morning View La., approx. 1,000 ft. S. of its intersection w/John Thomas Dr. on approx. 18.50 ac. zoned PDH-4 & NR. Tax Map 99-2((10))H. LEE DISTRICT. PUBLIC HEARING.

John McGranahan, Jr., Esquire, with Hunton & Williams, reaffirmed the affidavit dated July 20, 2001. There were no disclosures by Commission members.

Ms. Cathy Lewis, 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 Kelso, Ms. Lewis stated that staff preferred the language in Condition 1B which referred to the use of super silt fencing during construction.

Mr. McGranahan stated that the key issue in this case was the environmental quality corridor (EQC) and that the applicant had gone to great lengths to ensure its protection. He said that he had met with the Lee District Land Use Advisory Committee as well as the Island Creek and Landsdown communities. Regarding the temporary fencing issue, he noted that the steep slopes and EQC would not be disturbed and that the area where there would be clearing and grading would not require the use of super silt fencing. He reiterated that the focus of this application was protection of the EQC and spoke about the other measures that would be implemented to ensure that protection.

In response to questions from Commissioner Kelso, Mr. McGranahan reviewed the features of the development plan, pointing out that there would be two entrances, one for students being dropped off by parents and one for school buses.

In response to questions from Commissioner Murphy, Mr. McGranahan explained that the playing fields behind the school would not have lights, partly in response to concerns raised by adjacent residents.

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

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Commissioner Kelso MOVED THE PLANNING COMMISSION APPROVE FDPA-86-L-073-4 BY THE FAIRFAX COUNTY SCHOOL BOARD, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 25, 2001 AND ATTACHED TO THE STAFF REPORT WITH THE FOLLOWING MODIFICATIONS: DEVELOPMENT CONDITION #2: STRIKE THE WORD "MAJOR"; DEVELOPMENT CONDITION #7: DELETE THIS DEVELOPMENT CONDITION AND SUBSTITUTE THE FOLLOWING: "IRRESPECTIVE OF NOTE 6 ON THE FDPA, ANY MODIFICATIONS TO THE FDPA SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE LEE DISTRICT PLANNING COMMISSIONER."

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION APPROVE THE MODIFICATIONS OF THE TRANSITIONAL SCREENING ALONG ALL PROPERTY LINES IN LIEU OF THE EXISTING VEGETATION AND PROPOSED LANDSCAPING AS SHOWN ON THE FDP.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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RZ/FDP-2001-MV-010 - IVY DEVELOPMENT LC - Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.96 du/ac & approval of the conceptual & final development plans on property located on the W. side of Rolling Rd., approx. 250 ft. N. of the intersection of Pohick Rd. & Rolling Rd. on approx. 5.07 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 98-4 ((1))14 & 15. MT. VERNON DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated February 26, 2001. There were no disclosures by Commission members.

Mr. James Albright, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Strobel explained that the applicant was requesting a P District to provide flexibility in design and layout to allow the homes to be located on the eastern part of the subject property while preserving the western part in open space. She said that the proposal was in harmony with surrounding uses and the Comprehensive Plan recommendations. She noted that the applicant had proffered dedication to the Park Authority of approximately 1.4 acres of parkland that included an environmental quality corridor and a substantial stand of hardwood trees. She added that trails and/or sidewalks on both sides of the public streets would provide pedestrian connections within the new community and to adjacent development. Ms. Strobel pointed out that a contribution to the Board of Supervisors for design and/or construction of a proposed South County Secondary School was included in the proffers as well as commitments to ensure quality construction, such as brick, masonry or stone facades and two-car garages. She said that the application exceeded the open space requirements. She noted that an alternative lot layout was included with the application in the event necessary easements for trails could not be obtained. She said it was her understanding that one of the four pedestrian connections was opposed by adjacent residents. Ms. Strobel pointed out that the Mount Vernon Council had voted not to oppose the application.

In response to questions from Commissioner Byers, Ms. Strobel said the average lot size was 5100 square feet.

In response to questions from Commissioner Wilson, Mr. Paul Jeannin, landscape architect for the applicant, explained that the interparcel pedestrian connections were dependent upon easements being granted by the Park Authority. He added that it was his understanding that such easements would be granted so that the applicant could connect to the Countywide Trails system, but that an alternative layout was included in the rare event the easements were not granted.

During Chairman Murphy's temporary absence from the room, Secretary Harsel called for speakers from the audience and recited the rules for public testimony.

Mr. Charles Holmes, 8715 Wadebrook Terrace, Springfield, noted that the Shadowbrook community did not want the northern pedestrian connection that would provide access to Wadebrook Way. He said that connection would create problems with possible unauthorized parking and use of the private streets in that area of Shadowbrook.

Mr. Holmes responded to questions from Commissioner Byers regarding his position.

There being no further speakers, Chairman Murphy, having returned to the room, called upon Ms. Strobel for a rebuttal statement. Ms. Strobel offered to answer any questions the Commission might have.

In response to questions from Commissioner Byers, Ms. Strobel said that the applicant would be happy to accommodate the Shadowbrook residents' request, but that she could not speak for County staff. She added that Shadowbrook residents could access the trail system through the tot lot in their development.

In response to questions from Commissioner Alcorn, Mr. Albright explained why staff felt the connection should be made as shown. He noted that it was not appropriate for bicycles to access the trail system through a tot lot.

In response to a request from Commissioner Byers, Mr. Holmes pointed out on the development plan how Shadowbrook residents currently accessed the trail system. He maintained his concern that the new connection proposed in this application would create problems.

There being no further comments or questions from the Commission and Mr. Albright having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2001-MV-010, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS CONSISTENT WITH THOSE DATED JULY 25, 2001.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-MV-010.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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SE-01-Y-015 - REDWOOD COMMERCIAL REAL ESTATE SERVICES - Appl. under Sect. 4-204 of the Zoning Ord. to permit a drive-in bank on property located between Centreville Rd. & Old Centreville Rd. at the W. terminus of Singleton's Way on approx. 36,913 sq. ft. of land zoned C-2 & WS. Tax Map 65-2((1))14B. SULLY DISTRICT. PUBLIC HEARING.

Ms. Meagan Micozzi, a planner with McGuire, Woods, Battle & Boothe, reaffirmed the affidavit dated July 11, 2001. There were no disclosures by Commission members.

Commissioner Murphy explained that he would be handling this case in Commissioner Koch's absence and announced his intention to defer decision. He asked Vice Chairman Byers to assume the Chair.

Mr. Francis Burns, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to questions from Commissioner Harsel, Mr. Burns said he did not know of any veterinary office in the immediate or surrounding area. He pointed out that the hours of operation were stated in the applicant's justification statement but not in the proposed development conditions.

Ms. Micozzi explained that there had been many changes and improvements to the applicant's proposal since its original submission to address concerns expressed by staff and citizens. She concurred with the proposed development conditions with the exception of Condition 8 regarding the transitional screening along Route 28. She noted that a waiver of the transitional screening had previously been approved in this exact location and that the applicant was now requesting a modification, not a waiver, for this application. She added that the applicant intended to screen the bank in that area with ornamental trees and shrubs and would seek permission from the owner of the utility easement to further enhance the landscaping. She maintained that denser screening in that area might pose safety problems for bank customers.

In response to questions from Commissioner Murphy, Ms. Micozzi said that the applicant would be happy to include the hours of operation in the development conditions.

In response to questions from Commissioner Wilson, Ms. Micozzi said that the lighted sign proposed by the applicant would not be visible from the residential area, but agreed to work with any citizens who were concerned about the sign.

In response to questions from Commissioner Harsel, Ms. Micozzi confirmed that there would be a lobby for walk-in customers in addition to the drive-through window that was the subject of this application.

In response to questions from Commissioner DuBois, Ms. Micozzi stated that the applicant was dedicating land and offering a contribution of \$16,000 to the Centreville Road Fund to be used towards the extension of Machen Road to Old Centreville Road.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Murphy for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON SE-01-Y-015 TO A DATE CERTAIN OF SEPTEMBER 6, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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Chairman Murphy resumed the Chair and called for a recess. The Commission went into recess at 9:50 p.m. and reconvened in the Board Auditorium at 10:05 p.m.

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RZ/FDP-2000-MV-051 - LANDMARK PROPERTY DEVELOPMENT LLC - Appls. to rezone from C-8, R-2 & HC to PDH-16 & HC to permit residential development at a density of 13.29 du/ac & approval of the conceptual & final development plans on property located generally in the S.E. quadrant of the intersection of Skyview Dr. & Manor Dr. on approx. 14.23 ac. Comp. Plan Rec: Retail & residential at 2-3 du/ac w/option for residential at 14-16 du/ac. Tax Map 101-3((1))40, 41-43; 101-3((10))1, 2, 3, 4, 5, 6 pt., 7 pt., 8, 9 & 10 pt.; 101-3((11))2-10 & 101-3((1))39A. MT. VERNON DISTRICT (FORMERLY LEE DISTRICT). PUBLIC HEARING.

Mr. John Thillmann, agent for the applicant, reaffirmed the affidavit dated July 24, 2001.

Commissioner Wilson noted that she represented a landowner who was party to this application. She therefore recused herself from participation in this public hearing.

Ms. Cathy Lewis, 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 questions from Commissioner Byers, Ms. Lewis explained that staff supported the applicant's request for a waiver of the 200-square foot privacy yard requirement for the rear loaded, single family attached units, but not for the entire development.

Commissioner Kelso commented that the subject property had been located in the Lee District until the recent redistricting. He spoke about the efforts of the Southeast Fairfax Development Corporation and the Lee District Land Use Advisory Committee on this application and expressed his pleasure at seeing it finally come to public hearing.

Mr. Thillmann concurred with Commissioner Kelso's remarks about the work done on this application by Lee District residents. He noted that the application had the support of the Lee District Land Use Advisory Committee and the Land Use Committee of the Mount Vernon Council as well as the Mount Vernon Manor Citizens Association. He explained that the decision to incorporate the revitalization of commercial property into the application at the request of Supervisor Kaufmann had necessitated a Comprehensive Plan Amendment and had delayed the progress of this case which originally had requested residential use only. He noted that significant changes had been made to the development plan throughout the process and the list of proffers were extensive. He spoke about the transportation improvements proffers, which included widening and landscaping Richmond Highway and Frye Road, improvements to Manor Drive and Skyview Drive and intersection improvements at Skyview Drive and Richmond Highway. He listed other amenities to be provided, including contributions for affordable dwelling units, schools, parks and recreation. Mr. Thillmann said the project provided an integrated urban design with a mix of uses. He spoke about the benefits to the community afforded by the renovation of the commercial area which included cleanup of hazardous materials left behind by a previous dry cleaning business. He asked the audience members who supported this application to stand and thanked them for their attendance. Approximately nine people stood. Mr. Thillmann concluded by thanking Supervisors Kaufmann and Hyland, Commissioners Kelso and Byers, and all the County staff and citizens of both Lee and Mount Vernon Districts who had worked so hard to bring this project to fruition.

In response to a question from Commissioner Byers, Mr. Thillmann said the applicant would agree to extend the period of time referred to in Proffer 4 from 30 days to 60 days to obtain permission from adjacent property owners for streetscaping purposes.

Chairman Murphy called for speakers from the audience.

Ms. Janice Harris, 8617 Woodlawn Court, Alexandria, President of the Engleside Citizens Association, stated that her entire neighborhood supported this application. She explained that she had lived in this area for a long time and commented on how much the area needed revitalization. She complimented the applicant on his proposal.

There being no further speakers, Chairman Murphy noted that no rebuttal was necessary. There also being no final staff remarks, he closed the public hearing and recognized Commissioner Byers for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2000-MV-051 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH ONE MODIFICATION: IN PROFFER #4, CHANGE "30 DAYS" TO "60 DAYS."

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

Commissioner Byers MOVED THE PLANNING COMMISSION APPROVE FDP-2000-MV-051, SUBJECT TO THE DEVELOPMENT CONDITION DATED JULY 25, 2001, AND THE BOARD'S APPROVAL OF THE REZONING AND THE CDP.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD MODIFY THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE SINGLE FAMILY DETACHED AND THE SINGLE FAMILY ATTACHED DWELLINGS WITHIN THE DEVELOPMENT AND ALONG THE PERIPHERY OF THE PROPOSED DEVELOPMENT TO THAT SHOWN ON THE CDP AND FDP.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE LIMITATION ON FENCE HEIGHT PURSUANT TO PARAGRAPH 8 OF SECTION 16-401 TO PERMIT SECTIONS OF THE PROPOSED WALL ALONG RICHMOND HIGHWAY TO BE SIX FEET HIGH AS DEPICTED ON THE CDP AND FDP.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE 600-FOOT MAXIMUM LENGTH FOR PRIVATE STREETS WITHIN THE DEVELOPMENT AND WAIVE THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY.

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

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE 200-SQUARE FOOT PRIVACY YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED UNITS ONLY FOR THE REAR-LOADED GARAGE, SINGLE FAMILY ATTACHED UNITS.

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

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Prior to the hearing of the next case in the Springfield District, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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RZ-2001-SP-009 - ROSEWOOD BUILDING & DEVELOPMENT LLC -  
Appl. to rezone from R-1 to R-3 to permit residential development at a density of 1.96 du/ac on property located in the N.W. quadrant of the intersection of Silverbrook Rd. & Bayberry Ridge Rd. on approx. 4.10 ac. Comp. Plan Rec: .5-1 du/ac. (Pending Plan Amendment S01-III-P1 to permit 2-3 du/ac). Tax Map 97-4 ((2))8-11. SPRINGFIELD DISTRICT.

RZ-2001-SP-007 - ROSEWOOD BUILDING & DEVELOPMENT LLC -  
Appl. to rezone from R-1 to R-3 to permit cluster residential development at a density of 2.38 du/ac on property located on the N. side of Silverbrook Rd, approx. 550 ft. W. of its intersection w/Bayberry Ridge Rd. on approx. 8.89 ac. Comp. Plan Rec: .5-1 du/ac. (Pending Plan Amendment S01-III-+P1 to permit 2-3 du/ac). Tax Map 97-4((1))14; 97-4((2))1-6. SPRINGFIELD DISTRICT. JOINT PUBLIC HEARING.

William Barnes Lawson, Jr., Esquire, with Lawson & Frank, reaffirmed the affidavit dated July 13, 2001. There were no disclosures by Commission members.

Mr. Francis Burns, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Lawson presented a brief land use history of the subject properties. He noted that revisions to the development plans to address concerns expressed by staff and citizens had resulted in the currently proposed density of 2.38 dwelling units per acre (du/ac). He spoke about the applicant's efforts to keep citizens involved and informed during the development process, specifically the Crosspointe community and the Lorton Federation. In conclusion, Mr. Lawson stated that the applicant's proposals were in accord with the Comprehensive Plan. He requested the Commission's favorable recommendation and introduced Mr. Paul Jeannin, Planning and Development Services, to address stormwater issues raised by Mr. Roger Channing in a letter recently received by the Commission.

Commissioner Murphy confirmed that he had received Mr. Channing's letter and noted from the address that Mr. Channing apparently lived on the other side of Silverbrook Road.

Mr. Jeannin explained the stormwater management measures to be implemented during and after construction.

In response to questions from Commissioner Alcorn, Mr. Lawson explained that development of the two separate areas was to take place in three phases and that the third phase could incorporate Lot 7, the intervening property that was not currently part of these rezonings.

In response to questions from Commissioner Hall and Harsel, Commissioner Murphy said that Lot 7 could not develop as R-3 cluster because consolidation was required. Mr. :Lawson said that Lot 7 would most likely be divided into two lots as an R-3 conventional development. Commissioner Byers noted that the owner of Lot 7 would be responsible for construction of the street through the middle of his property to connect to the streets on both sides of his lot. Mr. Burns commented that the Comprehensive Plan recommended development at a density of 2 to 3 du/ac, therefore Lot 7 could be subdivided into two lots.

In response to questions from Commissioner Byers regarding the setbacks proposed, Mr. Jeannin explained that 20-foot front yards, 8-foot side yards and 25-foot back yards were required for the homes in Phase 1. He added that 30-foot front yards, 12-foot side yards and 25-foot back yards were required for the homes in Phases 2 and 3.

Vice Chairman Byers called for speakers from the audience.

Mr. Thomas J. Moore, Jr., 8307 Knotty Pine Lane, Fairfax Station, said it was his understanding that the developer had mentioned the possibility of a donation towards the establishment of a South County secondary school, but that there was no reference to such a donation in the current proffers. For this reason, he opposed the applications.

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

Mr. Lawson explained that the issue of a school contribution had only recently been brought to his attention and that the applicant had already proffered many amenities, such as contributions to the Housing Fund, reduced density, and commitments to attempt acquisition of easements for tree preservation. In light of these proffers, Mr. Lawson stated that the applicant was simply unable to accommodate an additional request for funds.

In response to questions from Commissioner Harsel, Mr. Lawson confirmed that the subject property of RZ-2001-SP-007 would be developed as R-3 cluster and the subject property of RZ-2001-SP-009 would be developed as R-3 conventional.

There being no further comments or questions from the Commission or closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2001-SP-007, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JULY 12, 2001.

Commissioners Wilson and Alcorn seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-SP-009, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JULY 12, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE THE MODIFICATION OF THE SIDEWALK REQUIREMENT ALONG SILVERBROOK ROAD IN FAVOR OF THE TRAIL FOR BOTH RZ-2001-SP-007 AND RZ-2001-SP-009.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

RZ-2001-SP-007 - ROSEWOOD BUILDING & DEVELOPMENT LLC  
RZ-2001-SP-009 - ROSEWOOD BUILDING & DEVELOPMENT LLC

July 25, 2001

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE MODIFICATION OF SIDEWALK REQUIREMENT ALONG BAYBERRY RIDGE ROAD IN FAVOR OF THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon, Palatiello and Smyth absent from the meeting.

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Chairman Murphy resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 10:59 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: Gloria L. Watkins

Approved on: February 13, 2003

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