

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 20, 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
Ronald W. Koch, Sully District
Ilyong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ-2000-PR-052, DECOROUS INCORPORATED, BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 4, 2001.

Commissioner Alcorn seconded the motion which carried unanimously.

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Commissioner Koch MOVED THAT THE DECISION ONLY ON S00-III-UP2, OUT-OF-TURN PLAN AMENDMENT, BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 4, 2001.

Commissioners Palatiello and Hall seconded the motion which carried unanimously.

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Commissioner Wilson MOVED THAT THE DECISION ONLY ON ZONING ORDINANCE AMENDMENT (PLANT NURSERIES) BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 11, 2001.

Commissioner Byers seconded the motion which carried unanimously.

Commissioner Wilson further MOVED THAT THE BOARD OF SUPERVISORS BE REQUESTED TO DEFER ITS PUBLIC HEARING ON THIS MATTER CURRENTLY SCHEDULED FOR OCTOBER 1, 2001 TO A DATE AFTER OCTOBER 11, 2001.

Commissioners Byers and Palatiello seconded the motion which carried unanimously.

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Commissioner Wilson announced her intent to defer the public hearing on S99-CW-2TR, Out-of-Turn Plan Amendment (Trails) from October 3, 2001 to a date to be determined. She explained that interested groups needed more time to review the proposed amendment and that a public workshop would be held prior to the rescheduled hearing.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON RZ/FDP-2001-DR-014, PROPERTY PROFESSIONALS, INC., BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 14, 2001.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARINGS ON RZ-2001-DR-013 AND SEA-97-D-038, TEMPLE RODEF SHALOM, AND RZ-2001-DR-038, FAIRFAX COUNTY PARK AUTHORITY, BE DEFERRED FROM OCTOBER 17, 2001 TO A DATE CERTAIN OF NOVEMBER 7, 2001.

Commissioner Kelso seconded the motion which carried unanimously.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON 2232-D01-18, VERIZON WIRELESS, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 18, 2001.

Commissioner Kelso seconded the motion which carried unanimously.

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF CSP-86-C-121-2, WESTERRA RESTON LLC.

Commissioner Byers seconded the motion which carried unanimously.

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PCA-1997-LE-019 – CATHERINE K. BRADFORD aka C. A. KYRIACOU (Decision Only)
(The public hearing on this application was held on September 13, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-1997-LE-019, CATHERINE K. BRADFORD AKA C. A. KYRIACOU, AND GENERAL DEVELOPMENT ALTERNATIVES 1, 2 AND 3, AS REVISED ON SEPTEMBER 18, 2001, AND SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 18, 2001.

Commissioner Palatiello seconded the motion which carried by a vote of 7-0-5 with Commissioners Byers, DuBois, Hall, Harsel and Koch abstaining.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

AFFIRMATION OF THE TRANSITIONAL SCREENING ON THE NORTHWESTERN PORTION OF THE APPLICATION SITE TO THAT SHOWN ON THE GDP FOR ALL THREE ALTERNATIVES;

REAFFIRMATION OF A WAIVER OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON A PORTION OF THE EASTERN PROPERTY LINE WITHIN ALL THREE ALTERNATIVES;

REAFFIRMATION OF A WAIVER OF THE SERVICE DRIVE ALONG RICHMOND HIGHWAY WITHIN ALL THREE ALTERNATIVES; AND,

APPROVAL OF A WAIVER OF LOT WIDTH FOR THE FRONTAGE ALONG RICHMOND HIGHWAY AND RUSSELL ROAD ON ALL THREE ALTERNATIVES.

Commissioner Palatiello seconded the motion which carried by a vote of 7-0-5 with Commissioners Byers, DuBois, Hall, Harsel and Koch abstaining.

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S01-III-BR1 - OUT-OF-TURN PLAN AMENDMENT (Springfield District) (Decision Only)
(The public hearing on this application was held on September 12, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT OUT-OF-TURN PLAN AMENDMENT S01-III-BR1 AS SHOWN ON THE LANGUAGE DATED SEPTEMBER 20, 2001.

Commissioner Kelso seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Harsel not present for the vote.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE LAND USE SUMMARY CHARTS IN THE FAIRFAX CENTER AREA, AREA III PLAN, ASSOCIATED WITH OUT-OF-TURN PLAN AMENDMENT S01-III-BR1, BE FOOTNOTED TO IDENTIFY AND REFER TO THE PLAN TEXT FOR RECOMMENDATIONS ON THE ADOPTIONS OF THE OVERLAY LEVEL TO READ: "REFER TO PLAN TEXT FOR RECOMMENDATION ON OPTIONS."

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Harsel not present for the vote.

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RZ-2001-MV-021 – WYNGATE LLC (Decision Only)

(The public hearing on this application was held on September 19, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2001-MV-021, SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 20, 2001.

Commissioners Hall and Kelso seconded the motion which carried by a vote of 11-0-1 with Commissioner Wilson abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTHERN AND WESTERN BOUNDARY LINES.

Commissioners Hall and Kelso seconded the motion which carried by a vote of 11-0-1 with Commissioner Wilson abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE REQUIREMENT FOR A 600 FOOT MAXIMUM PRIVATE STREET.

Commissioner Kelso seconded the motion which carried by a vote of 11-0-1 with Commissioner Wilson abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE REQUIREMENT FOR A SERVICE DRIVE IN FAVOR OF THE INTERPARCEL ACCESS EASEMENT.

Commissioner Kelso seconded the motion which carried by a vote of 11-0-1 with Commissioner Wilson abstaining.

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RZ-1999-PR-034 – COURTYARD MANAGEMENT CORPORATION
FDP-1999-PR-034 – COURTYARD MANAGEMENT CORPORATION (Decisions Only)
(The public hearing on these applications was held on September 13, 2001. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-1999-PR-034, SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 20, 2001.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-4, with Commissioners Alcorn, Byers, Harsel and Koch abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF FDP-1999 PR-034, SUBJECT TO THE PROPOSED FDP CONDITIONS CONTAINED IN ATTACHMENT 2 OF THE STAFF REPORT ADDENDUM DATED AUGUST 29, 2001 AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-PR-034.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-4, with Commissioners Alcorn, Byers, Harsel and Koch abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF LOADING REQUIREMENTS FOR THE MULTIFAMILY USES.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-4, with Commissioners Alcorn, Byers, Harsel and Koch abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ON THE EASTERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-4, with Commissioners Alcorn, Byers, Harsel and Koch abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER TO PERMIT UNDERGROUND DETENTION AND WATER QUALITY WITHIN THE MULTI-FAMILY RESIDENTIAL AREA.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-4, with Commissioners Alcorn, Byers, Harsel and Koch abstaining.

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RZ-2000-PR-064 - S&R DEVELOPERS, INC.

FDP-2000-PR-064 - S&R DEVELOPERS, INC. (Decisions Only)

(The public hearing on these applications was held on May 30, 2001. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2000-PR-064 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 19, 2001.

Commissioners Byers and Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Hall abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-PR-064, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2000-PR-064 AND THE CONCEPTUAL DEVELOPMENT PLAN AND THE ATTACHED DEVELOPMENT CONDITIONS NOW DATED SEPTEMBER 19, 2001, WITH THE ADDITION OF THE FOLLOWING CONDITION: NUMBER 3: DRAINAGE IMPROVEMENTS ALONG SUTTON ROAD SHALL BE ACCOMPLISHED ENTIRELY WITHIN THE VDOT RIGHT-OF-WAY WITHOUT TRESPASSING ONTO ADJACENT PROPERTIES UNLESS PERMISSION TO DO SO HAS BEEN GRANTED BY THE PROPERTY OWNER.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Hall abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A VARIANCE OF THE MINIMUM DISTRICT SIZE.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Hall abstaining.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. 2232-Y01-20 - FAIRFAX COUNTY PARK AUTHORITY
2. RZ-2001-MV-026 - U. S. GOVERNMENT
RZ/FDP-2001-MV-025 - U. S. GOVERNMENT

This order was accepted without objection.

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2232-Y01-20 - FAIRFAX COUNTY PARK AUTHORITY – Appl. under provisions of Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* for the interim use of a portion of the property located at 15150 Old Lee Rd., Chantilly, as a public park w/practice athletic fields and related facilities. Tax Map 43-2((5))A pt. SULLY DISTRICT. PUBLIC HEARING.

Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the Planning Commission find the proposal to be substantially in accord with the provisions of the Adopted Comprehensive Plan.

Mr. John Pitts, Project Management Branch, Fairfax County Park Authority, stated that the Park Authority was in the process of planning appropriate uses for over 1,500 acres of land it had acquired in the western part of the County. He said approval of the application would allow the County to meet the need for additional athletic fields without jeopardizing the planning process or the commitment to appropriately address the natural and cultural resources of the property. He said the subject parcel was best suited for intense development because public sewer was available, the realignment of Old Lee Road would greatly improve access to the site, and it was in close proximity to both Westfield High School and the proposed West County recreation center. He requested a favorable recommendation.

At Commissioner Koch's request, Mr. Pitts addressed two concerns raised by the West Fairfax County Citizens Association; safety improvements on Braddock Road and use of the fields by non-Fairfax County residents.

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

Mr. Poe Leggette, 5271 Chandley Farm Circle, Centreville, expressed support for the application. He said that his two concerns, light pollution and traffic on Braddock Road, had been addressed.

Mr. Dale Hutchinson, 5460 Chandley Farm Court, Centreville, expressed opposition to the proposal, citing traffic concerns.

There were no further speakers. The Commission had no comments or questions and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim transcript is in the date file.)
(Note to proofreaders: Chairman Murphy did not call upon the applicant for rebuttal remarks.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THAT IN ACCORDANCE WITH SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, THAT THE PROPOSAL BY THE FAIRFAX COUNTY PARK AUTHORITY, UNDER APPLICATION 2232-Y01-20, FOR THE INTERIM USE OF A PORTION OF THE PROPERTY LOCATED AT 15150 OLD LEE ROAD IN CHANTILLY AS A PUBLIC PARK WITH PRACTICE ATHLETIC FIELDS AND RELATED FACILITIES, TO BE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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RZ-2001-MV-026 - U.S. GOVERNMENT - Appl. to rezone from R-C to R-1 to permit residential development at a density of 0.80 du/ac on property located W. of Pohick Rd. across from Rockdale La. on approx. 22.25 acres. Comp. Plan Rec: 1-2 du/ac. Tax Map 106-4((1))54 pt. (Concurrent w/RZ-2001-MV-025 and FDP-2001-MV-025.) MT. VERNON DISTRICT.

RZ-2001-MV-025 - U.S. GOVERNMENT - Appl. to rezone from R-C to PDH-4 to permit residential development at a density of 2.86 du/ac including bonus density for the provision of ADUs, a school site and approval of the conceptual development plan on approx. 260.96 acres on property located N.E. of Silverbrook Rd., approx. 1,600 ft. N. of its intersection w/Plaskett La. Comp. Plan Rec: 2-4 du/ac and 4-6 du/ac. Tax Map 106-4((1))54 pt. (Concurrent w/FDP-2001-MV-025 and RZ-2001-MV-026.) MT. VERNON DISTRICT.

FDP-2001-MV-025 - U.S. GOVERNMENT - Appl. to approve the final development plan for RZ-2001-MV-025 to permit residential development on property located N.E. of Silverbrook Rd., approx. 1,600 ft. N. of its intersection w/Plaskett La. on approx. 242.46 ac. zoned PDH-4. Tax Map 106-4((1))54 pt. (Concurrent w/RZ-2001-MV-025 and RZ-2001-MV-026.) MT. VERNON DISTRICT. JOINT PUBLIC HEARING.

Martin Walsh, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavits dated August 28, 2001. Commissioner Hall disclosed that she was an employee of the U. S. Government.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning (DPZ), presented the staff report on RZ/FDP-2001-MV-025, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Mr. Braham responded to questions from Commissioner Byers about trail connections and improvements to Silverbrook Road.

Mr. Braham, Mr. James Zook, Director, DPZ, and Mr. Sterling Wheeler, Planning Division, DPZ, responded to questions from the Commission about Proffer 1d. concerning Concepts A and B, and the possible need for an Out-of-Turn Plan Amendment (OTPA) to proceed with Concept A.

Mr. Walsh stated that the application had been reviewed by the Mount Vernon Council, the Federation of Lorton Communities, and the South Run Coalition. He noted that the proposed density was below the recommendations of the Comprehensive Plan. He said the applicant had proffered to improve Silverbrook Road at an approximate cost of two million dollars and was not in agreement with staff's recommendation that additional improvements be made. He explained that proffers also included the dedication of 18 ½ acres to the Fairfax County School Board, seven acres to the Park Authority, preservation of wetlands and environmentally sensitive areas, a cash contribution of \$500,000 to schools, and the provision of affordable dwelling units. Mr. Walsh said that Concept A was preferred by staff and the community, but because the proposed number of townhouses, 150, was in excess of that which was permitted in the Comprehensive Plan, authorization and approval of an Out-of-Turn Plan Amendment would be required. He said in order to prevent an undue delay in seeking approval of the site plan/subdivision plat, an alternative plan with 77 townhouses, Concept B, had been added to the proffers. He said if the Out-of-Turn Plan amendment were approved, an interpretation would be requested from DPZ that Concept A was in compliance with the OTPA. In conclusion, he said that the application had the support of staff and the community and requested favorable consideration.

Chairman Murphy noted that the public would be allowed an opportunity to address the Commission on all applications after the presentation of the staff report on RZ-2001-MV-026.

Mr. Peter Braham presented the staff report on RZ-2001-MV-026, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Walsh stated that approval was being requested for the development of 18 single family detached dwelling units, in conformance with the density range of one to two dwelling units per acre recommended in the Comprehensive Plan

In response to a question from Commissioner Byers, Mr. Walsh said the applicant would agree to the addition of a development condition requiring that all utility lines be placed underground.

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At 9:57 p.m. Chairman Murphy announced that the Commission would take a brief recess, after which members of the audience would be given an opportunity to address the Commission. The Commission reconvened at 10:15 p.m. in the Board Auditorium.

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

Mr. Jack Herrity, 214 Locust Street, Vienna, expressed three concerns: that the land trade had not been made by June 30, 2000 as required by the Board of Supervisors; that there was no record of independent appraisals of the property; and that the public facilities' contribution was inadequate.

Mr. William Koch, 8503 Shadeway Place, Springfield, expressed concern about the loss of trees.

Mr. Neal McBride, 8105 Winter Blue Court, Springfield, representing the South Run Coalition and the Newington Forest Community Association, expressed support for the proposed development. (A copy of his remarks is in the date file.)

Mr. McBride responded to questions from Chairman Murphy about his position.

Mr. Per Kullstam, 8508 Shadeway Place, Springfield, expressed concern about the tree preservation plan and requested that a scenic easement of 100 feet be required along the Pohick and South Run streams. (A copy of his remarks is in the date file.)

Mr. Kullstam responded to questions from Commissioner Wilson about his position.

Mr. Braham and Mr. Zook responded to a question from Commissioner Alcorn about the amount of open space planned for the subject property and the surrounding area.

Mr. Gordon Peterson, 7994 Hidden Bridge Drive, Springfield, representing the Covered Bridge Homeowners Association, expressed opposition to the proposed development, citing environmental concerns. He also said that the Association had not been notified in a timely manner about the proposed development. (A copy of his remarks is in the date file.)

Mr. Peterson responded to a question from Commissioner Alcorn about the participation of the Covered Bridge Homeowners Association in the Plan review process.

Mr. John Fedorshik, 9000 Ridgely Drive, Lorton, Vice President, Federation of Lorton Communities, said the Federation supported the proposed development with a preference for Concept A. He also requested that Pulte Homes provide a \$500,000 school fund contribution and that brick sides and fronts be provided on 80 percent of the townhouses.

Mr. Fedorshik responded to a question from Commissioner Wilson about the position of the Federation on the improvements to Silverbrook Road.

Ms. Meg Kulungowski, 7992 Hidden Bridge Drive, Springfield, expressed concern about tree preservation and the adequacy of area schools and roads. She also said that her development, part of the Covered Bridge Homeowners Association, had not received notification of the proposed development.

Chairman Murphy explained to Ms. Kulungowski that an application could not be denied due to the lack of adequate public facilities.

Ms. Lynn Miller, 8210 Mapleridge Avenue, Springfield, said her primary concern about the proposed development was the potential altering of the natural scenery and character of Pohick Road.

There were no further speakers. Therefore, Chairman Murphy called upon Mr. Walsh for a rebuttal statement.

Mr. Walsh pointed out that the proposed development would have 200 fewer homes than allowed under the existing Plan. He explained that every effort had been made to minimize the impact of the development on the EQC. He said that all open space and environmentally sensitive land would be conveyed to the County by the federal government and the developable land would be conveyed to Pulte Homes. He added that Proffer Number 8 set forth in great detail how environmental issues would be addressed.

Responding to a question from Commissioner Hall about Mr. Herrity's allegation that the land trade had not been made by June 30, 2000, as required by the Lorton Technical Corrections Act of 1998, Mr. Zook said that the Board of Supervisors had the authority to determine whether it was in the best interests of the County to extend the date for consideration. He said because the Board had authorized staff to work on contracts to facilitate the trade, it was felt that they had, in fact, determined that the date should be extended. Mr. Walsh added that there was an agreement between Pulte Homes and the owners of Meadowood, an agreement between the federal government and the County and one between the County and Pulte Homes, all of which were about to be executed.

Mr. Wheeler and Mr. Braham responded to questions from Commissioners Hall and Wilson about improvements to Silverbrook Road.

Responding to a question from Commissioner Wilson, Mr. Walsh said that the word "stucco" would be removed from Proffer Number 4b.

In response to a question from Commissioner Koch about a concern raised by Mr. Herrity, Mr. Zook said that appraisals had been done, but pointed out that negotiations concerning the property was not a matter before the Commission.

At Commissioner Byers' request, Mr. Wheeler addressed the environmental concerns raised by Mr. Peterson.

In response to a question from Commissioner Wilson, Mr. Walsh said the applicant would be willing to revise the proffers to include the requirement for a conservation easement which would preclude the homeowners from cutting down trees.

Chairman Murphy commented that when he first became a member of the Planning Commission almost twenty years ago, one of the issues facing the County was the desire of its citizens that the Lorton prison and landfill not be located on County property. He noted that after many years and the passage of federal legislation this had become a reality, but pointed out that the development of this property would have many complicated issues associated with it.

There were no further comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on these applications. (A verbatim transcript is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2001-MV-025 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED 18 SEPTEMBER 2001, WITH THE ADDITION OF PARAGRAPH 13(i) WHICH SHALL READ: "THE APPLICANT SHALL UNDERGROUND ALL INTERIOR UTILITY LINES. NO ADDITIONAL UTILITY POLES WILL BE CONSTRUCTED BY THE APPLICANT ALONG SILVERBROOK ROAD OR POHICK ROAD DUE TO THIS DEVELOPMENT'S CONSTRUCTION."

Chairman Murphy noted that the applicant had agreed to DELETE THE WORDS "OR STUCCO".

Commissioner Byers accepted this amendment of his motion.

Commissioners Kelso and Hall seconded the motion.

Commissioner Byers then amended his motion to include: "PROVIDED THAT THE TRADE FOR MEADOWWOOD FARM HAS BEEN COMPLETED."

The seconders concurred with this amendment and the motion, as amended, carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE FINAL DEVELOPMENT PLAN FOR CONCEPT B, SUBJECT TO THE DEVELOPMENT CONDITIONS

CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ-2001-MV-025 AND THE CONCEPTUAL DEVELOPMENT PLAN WITH THE OPTION OF LATER CONSIDERING THE FINAL DEVELOPMENT PLAN FOR CONCEPT A.

Commissioner Alcorn seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD MODIFY THE TRANSITIONAL SCREENING REQUIREMENTS AND THE BARRIER REQUIREMENTS BE WAIVED ALONG THE EASTERN BOUNDARIES FOR THE COMMUNITY RECREATION CENTER.

Commissioners Wilson and Hall seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE MAXIMUM LENGTH OF PRIVATE STREETS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.302.

Commissioner Hall seconded the motion which carried by a vote of 11-1 with Commissioner Wilson opposed.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2001-MV-026, SUBJECT TO THE PROFFERS DATED SEPTEMBER 18, 2001 WITH THE FOLLOWING ADDITION TO PARAGRAPH 9E: "THE APPLICANT SHALL UNDERGROUND ALL INTERIOR UTILITY LINES. NO ADDITIONAL UTILITY POLES WILL BE CONSTRUCTED BY THE APPLICANT ALONG SILVERBROOK ROAD OR POHICK ROAD DUE TO THIS DEVELOPMENT'S CONSTRUCTION."

Commissioner Kelso seconded the motion.

Commissioner Byers amended his motion to include: "SUBJECT TO THE COMPLETION OF THE TRADE WITH MEADOWWOOD FARM." AND DELETION OF THE WORDS "OR STUCCO" IN THE PROFFERS.

Commissioner Kelso, as seconder of the motion, concurred with the amendment and the motion, as amended, carried unanimously.

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The meeting was adjourned at 11:40 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

September 20, 2001

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: March 12, 2003

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