

**MINUTES OF
PLANNING COMMISSION MEETING
OCTOBER 16, 1996**

PRESENT: John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
John W. Hunter, Commissioner At-Large
Ronald W. Koch, Sully District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: John B. Kelso, Lee District
Peter F. Murphy, Jr., Springfield District

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Vice Chairman John R. Byers convened the meeting at 8:16 p.m.

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COMMISSION MATTERS

Commissioner Hartwell announced that the Planning Commission's Environment Committee would meet at 7:30 p.m., Thursday, October 17, 1996, in the Board Conference Room, regarding the Tree Preservation Ordinance in Fairfax County.

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Commissioner Hall noted that S96-I-A1, Out-of-Turn Plan Amendment, had been scheduled for decision-only this evening but there were still some outstanding issues and she **MOVED THAT WE FURTHER DEFER THE DECISION-ONLY ON THIS CASE UNTIL OCTOBER 30, 1996, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENTS.** She also noted that the public hearing for the Board of Supervisors would be rescheduled to Monday, November 18, 1996 at 5:00 p.m.

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

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Commissioner Hartwell, in the absence of Commissioner Kelso, announced his intent to defer the public hearing on RZ-96-L-008 and SE-96-L-014, Steven P. Mehr, from Thursday, October 17, 1996 to a date certain of Wednesday, October 30, 1996.

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Commissioner Byers stated that RZ-95-V-046, Richard H. Carter, Donald Reiser and Irma B. Riser, had been scheduled for public hearing this evening; however, since the applicant had requested another deferral, he MOVED TO DEFER THIS CASE INDEFINITELY.

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

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ORDER OF THE AGENDA:

Secretary Harsel announced the following order of the agenda:

1. RZ-95-Y-058 – Maywood Building Corporation
FDP-95-Y-058 – Maywood Building Corporation
2. SE-96-P-030 – Enterprise Rent-A-Car
3. SE-96-M-028 – Annandale Boys Club, Inc.

This order was accepted without objection.

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RZ-95-Y-058 – MAYWOOD BUILDING CORPORATION – Appl. to rezone approx. 79.71 ac. located on the N. side of Lee Jackson Memorial Hwy., approx. 1,900 ft. W. of its intersection with Rugby Rd. from R-1, R-2, WS & HC to PDH-3, WS & HC to permit residential development at a density of 3.40 du/ac. including bonus density for ADUs & approval of the CDP. Comp. Plan Rec: 2-3 du/ac. Tax Map 45-2((1))2 & 3. (Concurrent with FDP-95-Y-058.) SULLY DISTRICT.

FDP-95-Y-058 – MAYWOOD BUILDING CORPORATION – Appl. to approve the FDP for RZ-95-Y-058 to permit residential development on property located on the N. side of Lee Jackson Memorial Hwy., approx. 1,900 ft. W. of its intersection with Rugby Rd. on approx. 79.71 ac. zoned PDH-3, WS & HC. Tax Map 45-2 ((1))2 & 3. (Concurrent with RZ- 95-Y-058.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Martin Walsh, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated September 26, 1996. There were no disclosures from the Commission.

Ms. Leslie Johnson, Zoning Evaluation Division, Office of Comprehensive Planning, furnished the staff report, a copy of which may be found in the date file. She stated that staff recommended approval of the applications.

In response to questions from Commissioner Byers, Ms. Johnson stated that the streets within the townhouse portion of the development and the 18 homes on the other side of the environmental qualify corridor (EQC) were private streets.

Mr. Walsh agreed with the staff report and said that the application complied with the Comprehensive Plan. He noted that the applicant had the support of the surrounding communities and was working with the International Country Club to reach an agreement for a shared stormwater facility. He then requested approval of the applications.

In response to a question from Commissioner Harsel, Mr. Walsh said that during the site plan approval process, the applicant would take the necessary steps to satisfy the requirements of the Department of Environmental Management to ensure that the EQC would not be disturbed.

Vice Chairman Byers called the only listed speaker and explained the rules and procedures for addressing the Planning Commission.

Ms. Toni McManhon, agent for the International Town and Country Club, 919 Kings Crown Court, Suite 1, Fairfax, stated that the Club was the downstream victim of the expansion of Greenbriar Shopping Center and the expansion of Route 50. She said they now experienced flooding and extensive sedimentation and trash on the property following any heavy rain. She noted that they also had the same problems which resulted from the development of the Century Oaks and Fair Oaks Hunt communities. Ms. McManhon also stated that the ponds at the Country Club were continuously flooded and received a large amount of sedimentation because of the runoff from the increased impervious areas in those two developments. She noted that the fourteenth hole and fairway were under water often because of the Fairfax County Parkway. Ms. McManhon stated that they offered conditional support of the Maywood project based on draft written assurances and private agreements regarding the stormwater management proffer which would preclude many of the current problems.

Commissioner Koch asked the applicant to reach an agreement with the Country Club before the public hearing by the Board of Supervisors. Mr. Walsh stated that the applicant was in substantial agreement with the International Country Club and would certainly proffer to take care of the issues before the upcoming Board date.

There being no additional speakers, no further questions or comments, and no need for rebuttal, Vice Chairman Byers closed the public hearing and turned to Commissioner Koch for action on this case. (A complete verbatim transcript of the action taken may be found in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-95-Y-058 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 16, 1996.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

Commissioner Koch then MOVED THAT THE PLANNING COMMISSION APPROVE FDP-95-Y-058, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hunter seconded the motion which carried by a vote of 9-1 with Commissioner Harsel opposed; Commissioners Kelso and Murphy absent from the meeting.

Commissioner Koch also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 50.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

Finally, Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SIX HUNDRED (600) FOOT LIMITATION ON THE LENGTH OF PRIVATE STREETS.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

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SE-96-P-030 – ENTERPRISE RENT-A-CAR – Appl. under Sec. 9-612 & 5-504 of the Zoning Ord. to permit a vehicle rental establishment & a waiver of the open space requirement on property located at 1572 Spring Hill Rd. on approx. 2.95 ac. zoned I-5 & HC. Tax Map 29-3((1))57H. PROVIDENCE DISTRICT. PUBLIC HEARING.

Ms. Meaghan Kiefer, a planner with McGuire, Woods, Battle and Boothe, reaffirmed the affidavit dated July 5, 1996. There were no disclosures from the Commission.

Mr. Peter Braham, Zoning Evaluation Division, Office of Comprehensive Planning, furnished the staff report, a copy of which may be found in the date file. He stated that staff recommended approval of the application.

Ms. Kiefer stated that the proposed use conformed to the requirements of the I-5 zoning district and with the recommendations of the Comprehensive Plan, and was compatible with the surrounding existing uses. She also noted that the applicant was in agreement with the staff report and requested approval of the application.

In response to a question from Commissioner Coan, Ms. Keifer stated that the application would be a temporary use by the applicant for a period of five years. Mr. Coan stated that he was concerned about the landscaping requirements and would defer the case in order to confer with the applicant regarding that subject.

Since there were no listed speakers and none from the audience, no further questions or comments and no need for rebuttal, Vice Chairman Byers closed the public hearing and turned to Commissioner Coan for action on the case. (A complete verbatim transcript of the action taken this evening may be found in the date file.)

Commissioner Coan MOVED THAT WE DEFER THE DECISION ONLY WITH THE RECORD REMAINING OPEN ON SE-96-P-030, TO A DATE CERTAIN OF OCTOBER 30, 1996.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

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SE-96-M-028 – ANNANDALE BOYS CLUB, INC. – Appl. under Sec. 5-604 of the Zoning Ord. to permit a public benefit association at 6728 Industrial Park Rd. on approx. 3.00 ac. zoned I-6. Tax Map 80-2 ((7))G1 & G2. MASON DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated May 1, 1996. There were no disclosures from the Commission.

At the request of Commissioner Hall, Vice Chairman Byers polled staff, the applicant and audience and ascertained that there were no speakers and no opposition to waiving the applicant's presentation and the staff report. He then closed the public hearing and turned to

Commissioner Hall for action on this case. (A complete verbatim transcript of the action taken on this case may be found in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION SE-96-M-028 BE APPROVED, SUBJECT TO PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hartwell seconded the motion which carried unanimously with Commissioner Coan not present for the vote; Commissioners Kelso and Murphy absent from the meeting.

Commissioner Hall then MOVED THAT THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING YARD REQUIREMENTS ALONG INDUSTRIAL ROAD, COMMERCIAL DRIVE AND ALONG THE NORTHERN PERIMETER OF THE SUBJECT PROPERTY AS SHOWN ON THE SE PLAT.

Commissioner Hartwell seconded the motion which carried by a vote of 8-1 with Commissioner Byers opposed; Commissioner Coan not present for the vote; Commissioners Kelso and Murphy absent from the meeting.

Commissioner Hall also MOVED THAT THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT.

Commissioner Hartwell seconded the motion which carried by a vote of 8-1-1 with Commissioner Byers opposed; Commissioner Coan abstaining; Commissioners Kelso and Murphy absent from the meeting.

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The meeting adjourned at 9:04 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: Dorothy E. Brittingham

Approved on: May 13, 1998


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