

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 23, 1997**

PRESENT: Walter L. Alcorn, Commissioner At-Large
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
John W. Hunter, Commissioner At-Large
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:23 p.m. by Chair a Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

None

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ORDER OF THE AGENDA

Chairman Murphy announced that tonight's agenda would consist of the second of two markup sessions for Area Plans Review nominations for items in the Braddock, Providence, Springfield, and Mount Vernon Districts. He noted that only those items receiving favorable recommendations would be forwarded to the Board of Supervisors for public hearings.

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AREA PLANS REVIEW MARKUP

(The public hearings on the Area Plans Review nominations were held on September 10, 11, 13, 17, 18, and October 1, 1997. A complete verbatim transcript of the decisions made this evening is in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RESOLVE ITSELF INTO A COMMITTEE OF A WHOLE FOR THE PURPOSE OF MAKING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS ON NOMINATIONS SUBMITTED FOR THE AREA PLANS REVIEW UNDER SCHEDULE A: AREAWIDE AND IN THE DRANESVILLE, HUNTER MILL, LEE, MASON, AND SULLY DISTRICTS.

Commissioner Hunter seconded the motion, after which the Commission took the following actions:

BRADDOCK DISTRICT

97-I-9A

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE BRADDOCK DISTRICT TASK FORCE ALTERNATIVE TO THIS ITEM AS SHOWN ON THE ATTACHMENT.

97-II-1F

Chairman Murphy noted that this item had been deferred.

97-II-3F

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION DENY 97-II-3F AND THE ADOPTED COMPREHENSIVE PLAN BE RETAINED.

97-II-10F

Chairman Murphy noted that this item has been deferred.

97-III-1P

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION DENY 97-III-1P AND THAT THE ADOPTED COMPREHENSIVE PLAN BE RETAINED.

97-III-6P

Commissioner Harsel MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE WHICH IS FOUND ON PAGE 70 OF THE BRADDOCK DISTRICT STAFF REPORT BOOK.

97-III-7P

Commissioner Harsel MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE NOMINATION AS SUBMITTED AND AS FOUND ON PAGE 86 OF THE BRADDOCK DISTRICT STAFF REPORT.

97-III-8P

Chairman Murphy noted that this item had been withdrawn.

97-III-9P

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE NOMINATION AS SUBMITTED AND THIS WILL BE FOUND ON PAGE 94 OF THE BRADDOCK DISTRICT STAFF REPORTS BOOK AND ALSO IN THE HANDOUT YOU RECEIVED TONIGHT.

97-III-10P

Commissioner Harsel MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE AS FOUND ON PAGE 100 OF THE BRADDOCK DISTRICT STAFF REPORT AND FURTHER MODIFIED AS WE HAVE IN OUR HANDOUT THIS EVENING.

97-III-12P

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE NOMINATION AS SUBMITTED AND FOUND ON PAGE 112 OF THE BRADDOCK DISTRICT STAFF REPORT.

97-III-13P

Commissioner Harsel MOVED THAT WE DEFER THIS DECISION ONLY ON THIS ITEM UNTIL DECEMBER 11, 1997.

97-CW-24T

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE NOMINATION AS SUBMITTED AND AS FOUND ON PAGE 139 OF THE BRADDOCK DISTRICT STAFF REPORTS BOOK, WITH THE FOLLOWING MODIFICATIONS TO THE NOMINATIONS IN YOUR HANDOUT UNDER #14.

97-CW-25T

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF AN ALTERNATIVE TO THE NOMINATION AS SHOWN IN THE HANDOUT.

97-CW-26T and 97-CW-27T

Commissioner Harsel explained that these two items proposed that a corridor formed by Twinbrook Road, Burke Road and Guinea Road and Burke Lake Road and a section of Guinea Road connecting all these roads together be designated as a Virginia Byway. She added that this matter was not within the purview of the Commission under the Area Plans Review process and MOVED THAT THE PLANNING COMMISSION SUGGEST THAT THE BOARD OF SUPERVISORS REQUEST VDOT AND THE DIRECTOR OF CONSERVATION AND RECREATION TO INITIATE A STUDY OF TWINBROOK ROAD, BURKE ROAD, AND GUINEA ROAD IN ACCORDANCE WITH SECTION 33.1.62 OF THE *CODE OF VIRGINIA* TO DETERMINE IF THEY MEET THE CRITERIA TO BE DESIGNATED AS A VIRGINIA BYWAY.

This motion was accepted without objection.

97-CW-28T

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE NOMINATION AS SUBMITTED AND AS FOUND ON PAGE 177 OF THE BRADDOCK DISTRICT STAFF REPORTS BOOK.

97-CW-29T

Commissioner Harsel MOVED TO DEFER THIS NOMINATION UNTIL NOVEMBER 6, 1997 FOR DECISION ONLY.

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PROVIDENCE DISTRICT

97-II-5F

Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 97-II-5F, AS SHOWN ON PAGES 8 THROUGH 10 OF THE PROVIDENCE DISTRICT STAFF REPORTS BOOK, WITH MODIFICATIONS:

- TO INCREASE THE REQUIRED BUFFER FROM 35 FEET TO 50 FEET WITH, AT A MINIMUM, A 6-FOOT BRICK BARRIER WALL;
- TO INCREASE THE BUILDING SETBACK FROM 50 FOOT TO 75 FEET;
- TO CLARIFY THAT PARCEL 101A'S BUFFER REQUIREMENT OF 150 FEET DOES NOT CHANGE;
- TO PROVIDE OPPORTUNITY TO PROVIDE FOR STORMWATER MANAGEMENT OFF-SITE VIA THE NEARBY REGIONAL STORMWATER MANAGEMENT FACILITY;
- TO MODIFY THE PARCELS THAT ARE PART OF THIS OPTION BY DELETING PARCELS 49-3((9))1, 1A, AND 1 B WHICH ARE PART OF THE BUFFER FOR THE DEWBERRY AND DAVIS OFFICE COMPLEX TO THE NORTH AND PARCEL 49-3((10)) 6, WHICH HAS ACCESS THROUGH PINE RIDGE AND HAS ASKED TO NOT BE PART OF THIS NOMINATION;
- AND TO CLARIFY MINIMUM CONSOLIDATION REQUIREMENTS.

AS A RESULT OF THESE MODIFICATIONS, THE STAFF ALTERNATIVE FOR RECOMMENDATION #2 WILL BE MODIFIED AS SHOWN ON MY HANDOUT THAT INCLUDES CHANGES TO PARAGRAPHS 1, 3, AND 4.

Following discussion, the motion carried by a vote of 9-2-1 with Commissioners Kelso and Palatiello opposed; Commissioner Koch abstaining.

97-II-6F

Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF AND TASK FORCE ALTERNATIVE FOR THIS ITEM, AS SHOWN ON PAGE 22 OF THE PROVIDENCE DISTRICT STAFF REPORTS BOOK.

97-II-12F

Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE NOMINATION AS SUBMITTED WHICH CHANGES THE WORD "SHOULD" TO "SHALL" IN THE LAST SENTENCE OF RECOMMENDATION #3 FOR THE MANTUA COMMUNITY PLANNING SECTOR.

Following discussion, the motion carried by a vote of 8-2-2 with Commissioners Hunter and Palatiello opposed; Commissioners Koch and Murphy abstaining.

97-II-13F

Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE TASK FORCE RECOMMENDATION FOR THIS ITEM, AS SHOWN ON PAGE 15 OF THE PROVIDENCE DISTRICT TASK FORCE REPORT.

97-I-1J

Commissioner Coan MOVED THAT THE PLANNING COMMISSION INDEFINITELY DEFER DECISION ON 97-I-1J.

97-I-3J

Commissioner Coan MOVED THAT THE PLANNING COMMISSION INDEFINITELY DEFER DECISION ON APR ITEM 97-I-3J.

97-II-2M

Commissioner Coan MOVED THAT THE DECISION ON APR ITEM 97-II-2M BE DEFERRED TO A DATE CERTAIN OF DECEMBER 4, 1997.

97-II-5M

Commissioner Coan MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF AND TASK FORCE ALTERNATIVE FOR APR ITEM 97-II-5M, AS SHOWN ON PAGES 152 AND 153 OF THE PROVIDENCE DISTRICT STAFF REPORTS BOOK.

97-II-2V, 97-II-3V, 97-II-7V, and 97-II-19V

Commissioner Coan MOVED THAT THE PLANNING COMMISSION DENY THESE ITEMS.

97-II-14V

Commissioner Coan MOVED THAT THE PLANNING COMMISSION DEFER DECISION INDEFINITELY ON 97-II-14V.

97-II-18V

Commissioner Coan MOVED THAT THE PLANNING COMMISSION DENY APR ITEM 97-II-18V, AND THAT THE CURRENT PROVISIONS OF THE COMPREHENSIVE PLAN WHICH PERTAIN TO THE SUBJECT PROPERTY BE RETAINED.

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Prior to markup of the two Springfield District items, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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SPRINGFIELD DISTRICT

97-III-4P

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DENY APR ITEM 97-III-4P AND THE CURRENT COMPREHENSIVE PLAN BE RETAINED.

97-III-5P

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE LANGUAGE FOR APR ITEM 97-III-5P, AS SHOWN ON PAGES 19 AND 20 OF THE SPRINGFIELD DISTRICT STAFF REPORTS BOOK AND AS FURTHER MODIFIED TO READ: "THE AREA SHOULD BE CONSOLIDATED TO CONSIST OF AT LEAST ELEVEN CONTIGUOUS PARCELS SO THAT THE DEVELOPMENT FUNCTIONS IN AN EFFICIENT AND WELL-DESIGNED MANNER."

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Chairman Murphy resumed the Chair at this point.

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MOUNT VERNON DISTRICT

97-IV-1LP and 97-IV-13LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 97-IV-1LP AS FOUND ON PAGES 6 AND 7 OF THE MOUNT VERNON DISTRICT STAFF REPORTS BOOK.

Commissioner Byers also MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 97-IV-13LP AS FOUND ON PAGES 6 AND 7 OF THE MOUNT VERNON STAFF REPORTS BOOK.

97-IV-2LP and 97-IV-22LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 97-IV-2LP AND APR ITEM 97-IV-22LP AS FOUND ON PAGES 41 AND 42 OF THE MOUNT VERNON DISTRICT STAFF REPORTS BOOK.

97-IV-3LP and 97-IV-7LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE NOMINATION AS SUBMITTED FOR APR ITEM 97-IV-3LP, AS FOUND ON PAGE 108 OF THE MOUNT VERNON DISTRICT STAFF REPORTS BOOK.

Commissioner Byers also MOVED THAT THE PLANNING COMMISSION DENY APR ITEM 97-IV-7LP AND RETAIN THE CURRENT PLANNED RESIDENTIAL DENSITY OF 16 TO 20 DWELLING UNITS PER ACRE.

97-IV-4LP and 97-IV-16LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY APR ITEMS 97-IV-4LP AND 97-IV-16LP AND THAT THE CURRENT PLAN BE RETAINED.

97-IV-6LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 97-IV-6LP, AS FOUND ON PAGES 151 AND 152 OF THE MOUNT VERNON DISTRICT STAFF REPORTS BOOK, WITH MODIFICATIONS AS FOLLOWS:

- TO PLAN THE AREA AS AN UNDISTURBED BUFFER; CHANGE "ROUTE 1" TO "RICHMOND HIGHWAY."

97-IV-8LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY APR ITEM 97-IV-8LP.

97-IV-9LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE AN ALTERNATIVE FOR APR ITEM 97-IV-9LP, WHICH MODIFIES THE PLAN TEXT, AS FOLLOWS:

- "THE CONCEPT FOR FUTURE CONCEPT DEVELOPMENT RECOMMENDS THAT THE LORTON-SOUTH ROUTE 1 COMMUNITY PLANNING SECTOR DEVELOP GENERALLY AS A SUBURBAN CENTER WITH PORTIONS DESIGNATED SUBURBAN NEIGHBORHOODS AND A LOW DENSITY RESIDENTIAL AREA. LAND CLASSIFIED AS "SUBURBAN NEIGHBORHOOD" ARE THOSE WITH DENSITIES EQUAL OR LESS THAN FIVE DWELLING UNITS PER ACRE. LAND CLASSIFIED AS AN AREA OF "LOW DENSITY RESIDENTIAL AREA" IS LOCATED ON THE WEST SIDE OF OLD COLCHESTER ROAD AND SOUTH OF THE LOWER POTOMAC POLLUTION CONTROL PLANT AND IS DESIGNATED AS SUB-UNITS H2, H3, H4, H5, AND H6. SUB-UNITS A1, E2, E6, E11, G1, AND G2 ARE PLANNED AS SUBURBAN NEIGHBORHOODS. ALL OTHER LAND IN THE SECTOR IS CLASSIFIED AS A SUBURBAN CENTER."

97-IV-10LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 97-IV-10LP, AS FOUND ON PAGES 199 THROUGH 202 OF THE MOUNT VERNON STAFF REPORTS BOOK, WITH MODIFICATIONS IN THE FIRST, FIFTH, AND EIGHTH BULLETS OF THE LAND USE RECOMMENDATIONS ON PAGE 199 TO READ:

- FIRST BULLET: "IMPLEMENT THE POSITIVE IMAGE AND SENSE OF PLACE THROUGH THE "TOWN CENTER" CONCEPT AND PROVIDE FOR RETAIL, GOVERNMENTAL AND COMMERCIAL OFFICES, CULTURAL FACILITIES, AND COMMUNITY SERVICES AT THE CENTER AND AT OTHER KEY SUB-UNITS;"
- IN THE FIFTH BULLET, CHANGE "ROUTE 1" TO "RICHMOND HIGHWAY;"
- IN THE EIGHTH BULLET: "CONSTRUCT A COMPREHENSIVE, UNDERSTANDABLE, AND ATTRACTIVE SIGNAGE SYSTEM. DISCOURAGE

97-IV-11LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE, AS FOUND ON PAGE 223 OF THE MOUNT VERNON DISTRICT STAFF REPORTS BOOK, WHICH CORRECTLY REFLECTS THE LOCATION AND STATUS OF THE LORTON COMMUTER RAIL STATION AND CORRECTLY RETAINS THE EXISTING PARK AND RIDE LOT DESIGNATION SOUTH OF LORTON ROAD.

97-IV-14LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR ITEM 97-IV-14LP, AS FOUND ON PAGES 239 AND 240 OF THE MOUNT VERNON DISTRICT STAFF REPORTS BOOK, EXCEPT CHANGE THE OPTION FOR RESIDENTIAL USE TO 4 TO 6 DWELLING UNITS PER ACRE WITH CONDITIONS.

97-IV-15LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE NOMINATION AS SUBMITTED FOR APR ITEM 97-IV-15LP, AS FOUND ON PAGE 249 OF THE MOUNT VERNON DISTRICT STAFF REPORTS BOOK.

97-IV-17LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE TASK FORCE ALTERNATIVE FOR APR ITEM 97-IV-17LP, AS FOUND ON PAGE 30 OF THE MOUNT VERNON DISTRICT TASK FORCE REPORT.

97-IV-18LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE TASK FORCE ALTERNATIVE FOR APR ITEM 97-IV-18LP, AS FOUND ON PAGE 31 OF THE MOUNT VERNON DISTRICT TASK FORCE REPORT.

97-IV-14MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE NOMINATION AS SUBMITTED FOR APR ITEM 97-IV-14MV, AS FOUND ON PAGE 321 OF THE MOUNT VERNON DISTRICT STAFF REPORTS BOOK, WITH A MODIFICATION THAT RETAINS THE THIRD BULLET ADDRESSING CONSOLIDATION.

97-IV-17MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE NOMINATION AS SUBMITTED FOR APR ITEM 97-IV-17MV, AS FOUND ON PAGE 332 OF THE MOUNT VERNON DISTRICT STAFF REPORT BOOK.

97-IV-36MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 97-IV-36MV, AS FOUND ON PAGE 341 OF THE MOUNT VERNON DISTRICT STAFF REPORTS BOOK, WITH MODIFICATIONS THAT INCREASE THE OFFICE/RETAIL INTENSITY FROM .25 FAR TO .35 FAR AND BUILDING HEIGHT FROM 35 FEET TO 40 FEET, THAT CHANGES ALL REFERENCES TO ROUTE 1 TO RICHMOND HIGHWAY, AND THAT DELETES THE REQUIREMENT THAT BUILDINGS BE ORIENTED TOWARDS RICHMOND HIGHWAY.

97-IV-42MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY APR ITEM 97-IV-42MV.

97-CW-1CP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE TASK FORCE ALTERNATIVE FOR APR ITEM 97-CW-1CP, WHICH SHOWS CHANGES TO THE RICHMOND HIGHWAY CONCEPT PLAN, AS FOUND ON PAGES 48 TO 57 OF THE MOUNT VERNON DISTRICT TASK FORCE REPORT WITH MODIFICATIONS TO THE MOUNT VERNON TASK FORCE REPORT AS SHOWN BELOW:

- PAGE 51, SECOND BULLET, LAST LINE, CHANGE IT TO READ: "WILL BE CONSIDERED AS INTERIM USES;"
- PAGE 53, FIRST PARAGRAPH, SECOND LINE: "...THIS LAND USE PLAN HAS BEEN REDESIGNED TO FACILITATE...."
- PAGE 53, LAST LINE, DELETE THE LAST SENTENCE.

97-CW-3CP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEM 97-CW-3CP, AS FOUND ON

WITH MODIFICATIONS TO THE FIFTH AND TENTH BULLETS AS FOLLOWS:

- ADD PHRASE AT END OF FIFTH BULLET TO READ: "...AND PROMOTES TOURISM AND RELATED ACTIVITIES."
- MODIFY THE TENTH BULLET TO READ: "IMPROVE THE PUBLIC'S PERCEPTION OF THE ENVIRONMENTAL AND HERITAGE RESOURCES OF THE MOUNT VERNON AREA."

97-IV-CW-4CP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE TASK FORCE ALTERNATIVE FOR APR ITEM 97-CW-4CP, AS SHOWN ON PAGE 61 OF THE MOUNT VERNON DISTRICT TASK FORCE REPORT.

97-CW-2T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF AN ALTERNATIVE TO THE NOMINATION, AS SHOWN IN THE HANDOUT DATED OCTOBER 17, 1997 DISTRIBUTED TO THE PLANNING COMMISSION, AND THE MODIFICATION WOULD BE ON FIGURE 123 TO ADD A NOTE POINTING TO HOOES ROAD TO READ: "STUDY HOOES ROAD FOR TRAFFIC IMPACTS BEFORE WIDENING TO FOUR LANES. THE TRAFFIC STUDY SHOULD BE CONTINGENT UPON THE COMPLETION OF ALL OTHER PLANNED TRANSPORTATION IMPROVEMENTS IN THE AREA."

97-CW-3T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE NOMINATION AS SUBMITTED, AS FOUND ON PAGE 453 OF THE MOUNT VERNON MAGISTERIAL DISTRICT STAFF REPORTS BOOK 3 OF 3.

97-CW-4T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE NOMINATION AS SUBMITTED, AS FOUND ON PAGE 471 OF THE MOUNT VERNON MAGISTERIAL DISTRICT STAFF REPORTS BOOK 3 OF 3.

97-CW-5T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE NOMINATION AS SUBMITTED, AS SHOWN IN THE HANDOUT DATED OCTOBER 17, 1997 DISTRIBUTED TO THE PLANNING

COMMISSION. IT WOULD READ AS FOLLOWS AS A NOTE ON FIGURE 16, WOULD
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POINT TO THE GUNSTON COVE ROAD BRIDGE OVER THE RF&P RAILROAD, AND
THE NOTE WOULD READ. "BUILD A NEW BRIDGE TO REPLACE THE CURRENT
WOODEN BRIDGE. UNTIL SUCH TIME AS THE EXISTING BRIDGE IS REPLACED.
RESTRICT THE BRIDGE-WEIGHT CARRYING CAPACITY TO LESS THAN FIVE TONS."

97-CW-12T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND
APPROVAL OF THE NOMINATION AS SUBMITTED, AS FOUND ON PAGE 504 OF THE
MOUNT VERNON MAGISTERIAL DISTRICT STAFF REPORTS BOOK.

97-CW-13T

Commissioner Byers MOVED THAT THE, PLANNING COMMISSION RECOMMEND
APPROVAL OF THE STAFF ALTERNATIVE FOUND ON PAGE 513 OF THE MOUNT
VERNON DISTRICT STAFF REPORTS BOOK.

97-CW-14T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND
APPROVAL OF THE STAFF ALTERNATIVE FOUND ON PAGE 523 OF THE MOUNT
VERNON MAGISTERIAL DISTRICT STAFF REPORTS BOOK.

97-CW-15T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND
APPROVAL OF THE NOMINATION AS SUBMITTED AND AS SHOWN IN THE
HANDOUT DATED OCTOBER 17, 1997 DISTRIBUTED TO THE PLANNING
COMMISSION.

97-CW-17T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY THIS
NOMINATION AND THAT THE CURRENT PLAN BE RETAINED.

97-CW-18T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND
APPROVAL OF THE NOMINATION AS SUBMITTED, AS FOUND ON PAGE 560 OF THE
MOUNT VERNON MAGISTERIAL DISTRICT STAFF REPORTS BOOK.

97-CW-19T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE ADOPTED PLAN BE RETAINED PENDING COMPLETION OF THE VDOT STUDY.

97-CW-20T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE ADOPTED PLAN BE RETAINED PENDING COMPLETION OF THE VDOT STUDY.

97-CW-21T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE ADOPTED PLAN BE RETAINED PENDING COMPLETION OF THE VDOT STUDY.

97-CW-22T

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE ADOPTED PLAN BE RETAINED PENDING COMPLETION OF THE VDOT STUDY.

97-IV-19LP

Commissioner Byers MOVED THAT WE CONCUR WITH THE STAFF'S RECOMMENDATION TO KEEP THE PLAN UNCHANGED AND DENY NOMINATION 97-IV-19LP.

Commissioner Byers also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PROPOSED RESTRICTIVE COVENANTS BE REMOVED AND THAT ALL EXISTING HOUSES IN THE GUNSTON-WILEY SUBDIVISIONS BE ALLOWED ACCESS INTO A COUNTY-SUPPORTED PUMP-AND-HAUL SYSTEM WITHOUT FURTHER RESTRICTIONS.

Commissioner Byers lastly MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY DIRECT PUBLIC WORKS TO START IMMEDIATELY TO INSTALL THE PUMP-AND-HAUL SYSTEM.

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There being no further items before the Commission, Commissioner Byers MOVED THAT THE PLANNING COMMISSION RATIFY EACH OF THE ACTIONS PREVIOUSLY TAKEN AS

A COMMITTEE OF THE WHOLE FOR THE SCHEDULE OF ITEMS IN THE BRADDOCK,
MOUNT VERNON, PROVIDENCE, AND SPRINGFIELD DISTRICTS AND REQUEST
THAT THE STAFF INFORM THE BOARD OF SUPERVISORS OF OUR ACTIONS.
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Commissioners Kelso, Hunter, Coan seconded the motion which carried by a vote of 11 -01 with
Commissioner Koch abstaining.

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The meeting was adjourned at 9:35 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Gloria L. Watkins

Approved on: March 17, 1999



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