MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 1, 2012

UNAPPROVED
JANUARY 17, 2013
REVISED
FEBRUARY 19, 2013

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
Ellen J. Hurley, Braddock District
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District
Peter F. Murphy, Jr., Springfield District

ABSENT: James R. Hart, Commissioner At-Large
Timothy J. Sargeant, Commissioner At-Large

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The meeting was called to order at 8:18 p.m., by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Chairman Murphy announced that Commissioners had attended an all-day seminar on Saturday, October 27, 2012, where they received presentations from representatives of the telecommunications industry regarding trends and developments. He commended the presenters and the Commission Office staff for their work.

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Chairman Murphy announced that on Tuesday, November 20, 2012, the Board of Supervisors planned to authorize the advertisement of public hearings on a proposed Comprehensive Plan Amendment in accord with the recommendations forwarded by the Planning Commission's Telecommunications Committee.

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Chairman Murphy announced that Dawn Ashbacher, Assistant Director of the Planning Commission Office, had accepted a position as the Town Manager of Sykesville, Maryland. He

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noted that Ms. Ashbacher would be recognized for her contributions to the Commission at its meeting on Thursday, November 8, 2012.

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Commissioner Donahue announced his intent to defer the public hearing on RZ 2012-DR-017, Christopher and Karen Barth, originally scheduled for Thursday, November 15, 2012, to a date certain of Thursday, November 29, 2012.

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Commissioner Hall announced that the minutes of Commission meetings held from May 2012 through July 2012 were available for review online and encouraged Commissioners to submit any necessary changes to the Commission Office staff. She added that she intended to move approval of these minutes at the meeting on Thursday, November 15, 2012.

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ARCHITECTURAL REVIEW OF SPRINGFIELD TOWN CENTER PLANS PER PROFFER NUMBER 9 OF RZ 2007-LE-007

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION FIND THAT THE APPLICANT HAD SATISFIED PROFFER NUMBER 9 AS APPROVED WITH RZ 2007-LE-007.

Commissioners Flanagan and Lawrence seconded the motion which carried unanimously with Commissioners Hart and Sargeant absent from the meeting.

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FSA-P99-8-1 – SPRINT, 9411 Lee Highway (Circle Towers Apartments)
FSA-V12-11-1 – SPRINT, 6677 Richmond Highway

Chairman Murphy MOVED APPROVAL OF THE CONSENT AGENDA ITEMS.

Without objection, the motion carried unanimously with Commissioners Hart and Sargeant absent from the meeting.

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FSA-D97-41-3 – SPRINT, 1350 Beverly Road

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN THE MEMORANDUM DATED

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OCTOBER 17, 2012, THAT FSA-D97-41-3, SPRINT, AT 1350 BEVERLY ROAD, MCLEAN, WAS IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Hart and Sargeant absent from the meeting.

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CSP 86-C-119 – DISCOVERY SQUARE, LLC
CSP 86-C-121-03 – RESTON VA 939, LLC AND DISCOVERY SQUARE, LLC
(Decisions Only) (The public hearing on these applications was held on October 11, 2012. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE CSP 86-C-119, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 25, 2012.

Commissioners Lawrence and Litzenberger seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Hart and Sargeant absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE CSP 86-C-121-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 25, 2012.

Commissioners Flanagan and Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Hart and Sargeant absent from the meeting.

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ORDER OF THE AGENDA

Secretary Hall established the following order of the agenda:

1. PRC 86-C-121-04 – RESTON SPECTRUM, LLLP AND HARRIS TEETER PROPERTIES, LLC (Hunter Mill District)
2. RZ 2012-HM-013 – SEKAS HOMES, LTD.

This order was accepted without objection.

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PRC 86-C-121-04 – RESTON SPECTRUM, LLLP AND HARRIS TEETER PROPERTIES, LLC – Appl. to approve the PRC Plan

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associated with RZ 86-C-121 to permit mixed-use development. Located N. of New Dominion Pkwy., E. of Fountain Dr., W. of Reston Pkwy., and S. of Baron Cameron Ave. on approx. 24.29 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-1 ((1)) 3K, 3P, and 3Q. HUNTER MILL DISTRICT. PUBLIC HEARING.

St. Clair Williams, 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 reply to a question from Commissioner de la Fe, Mr. Williams confirmed that action on this case had been deferred at the request of the applicants to resolve additional issues discovered after the original public hearing on September 29, 2011.

Mr. Looney explained that the subject application mirrored the original proposal to redevelop an existing commercial retail center into a mixed-use development that was more oriented to the Reston Town Center and the North County Government Center. He added that the proposed development would include ground-floor retail along Fountain Drive and additional east/west connections to contribute to an urban character. He briefly discussed the applicant's reasons for deferring the application and identified the following modifications that had been made to the original proposal:

- The on-site circulation and access to the parking for the planned hotel in Land Bay B had been redesigned to facilitate hotel operations;

- The second-story pedestrian connection between the existing Harris Teeter grocery store and the planned multi-family residential buildings in Land Bay C had been removed; and

- The parking plan for the Harris Teeter had been revised to include an above-grade parking structure.

Referencing conceptual views of the original and revised plans, Mr. Looney pointed out the aforementioned modifications.

Commissioner de la Fe identified two previously-approved developments near the site and described their status.

In response to a question from Commissioner Hurley, Mr. Looney said that the hotel and multi-family residential buildings would utilize Energy Star standards, but noted that other standards, such as LEED, would also be considered.

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Responding to questions from Commissioner Lawrence, Mr. Looney described the pedestrian connection through the Spectrum site via a covered, internal passageway through or between the buildings. Commissioner Lawrence expressed support for these provisions and encouraged greater energy savings for the buildings.

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

John Curran, 1830 Fountain Drive, Unit 304, Reston, spoke in support of the application because it would contribute to the success of the Reston Town Center. However, he expressed concern about traffic congestion at the intersection of Fountain Drive and the entrance to the Spectrum site and the uncertainty as to whether the Virginia Department of Transportation (VDOT) would approve a traffic signal at this intersection. He described the current traffic patterns around the subject property and noted that the proposal did not indicate whether the intersection could accommodate the additional traffic. Mr. Curran recommended that the traffic issues be addressed before the proposed parallel parking along Fountain Drive was pursued. In addition, he recommended that the development maintain the pedestrian-oriented character of the Reston Town Center to include outdoor seating and street-fronting shops and restaurants.

Jane Rockwood, 1830 Fountain Drive, Unit 507, Reston, spoke in opposition to the application citing concerns about pedestrians' ability to safely cross New Dominion Parkway from Fountain Drive, excessive density, hindrance to the value of the Reston Town Center, and diminished quality of life for the neighboring residents.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Looney, who addressed concerns about pedestrian safety. He explained that the proposal would shift the character of the existing Spectrum shopping center from vehicle-oriented to pedestrian-oriented, thereby increasing the number of pedestrians and improving their mobility. He also pointed out that the addition of two new vehicular entrance/exit points and the enhancement of an existing access point would help reduce the peak hour trips significantly.

Mr. Looney responded to a question from Commissioner Alcorn regarding the feasibility of straightening Fountain Drive to improve sight distances along this road by noting that the applicant had requested permission from VDOT to provide on-street parking within the right-of-way during non-peak hours to help improve pedestrian safety.

At the request of Commissioner Lawrence, Mr. Williams said he would determine whether the timing of the pedestrian signal at the intersection of Fountain Drive and New Dominion Parkway provided adequate time to cross. Commissioner de la Fe said he believed that the pedestrian signals in the Reston Town Center area were designed to allow sufficient time to cross the street safely.

Addressing the possibility of a traffic signal at the intersection of Fountain Drive and the entrance to the Spectrum site, Commissioner de la Fe said this was unlikely due to VDOT

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distance standards. However, he indicated that in the event VDOT determined a pedestrian crosswalk/traffic signal at the intersection of Fountain Drive and Baron Cameron Avenue was warranted, the applicant would implement such modifications. In addition, he stated that there were ongoing discussions regarding the removal of a travel lane from New Dominion Parkway to facilitate pedestrian traffic.

When Commissioner Flanagan suggested that a median be included in the center of Fountain Drive to provide refuge for pedestrians, Mr. Looney stated that this was not viable because Fountain Drive was designed to VDOT standards for four undivided lanes.

At the request of Commissioner de la Fe, Michael Davis, Fairfax County Department of Transportation, described the potential for the provision of on-street parking along Fountain Drive during non-peak hours. In addition, he noted that shortening the crossing distance and implementing other pedestrian-friendly design modifications to Fountain Drive required adequate capacity.

Responding to a question from Commissioner Litzenberger, Commissioner Flanagan stated that vehicles were required to yield to pedestrians at 35 miles per hour or less. Further discussion ensued, with input from Commissioners Murphy and Lawrence, regarding speed limits on VDOT-owned roads and signage at pedestrian crosswalks.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PRC 86-C-121-04, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 24, 2012.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hart and Sargeant absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE LOADING SPACE REQUIREMENT TO THAT SHOWN ON THE PRC PLAN.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hart and Sargeant absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRAIL

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REQUIREMENT ALONG THE BARON CAMERON AVENUE PROPERTY FRONTAGE TO THAT SHOWN ON THE PRC PLAN.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hart and Sargeant absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE PARKING LOT SETBACK REQUIREMENT ALONG FOUNTAIN DRIVE TO THAT SHOWN ON THE PRC PLAN.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hart and Sargeant absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ALONG FOUNTAIN DRIVE TO THAT SHOWN ON THE PRC PLAN.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hart and Sargeant absent from the meeting.

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RZ 2012-HM-013 – SEKAS HOMES, LTD. – Appl. to rezone from R-1 to R-2 to permit a residential development at a density of 2.0 dwelling units per acre (du/ac). Located 2,000 ft. N.W. from the intersection of Old Courthouse Rd. and Drewlaine Dr. on approx. 2.5 ac. of land. Comp. Plan Rec: 102 du/ac. Tax Map 28-4 ((1)) 12. HUNTER MILL DISTRICT. PUBLIC HEARING.

Kelly Atkinson, Senior Project Planner, Land Design Consultants, reaffirmed the affidavit dated September 28, 2012. There were no disclosures by the Commissioners.

Megan Brady, 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.

Ms. Atkinson explained that the applicant sought to rezone the subject property to the R-2 District to allow the construction of five single-family detached houses at a density of two dwelling units per acre. She noted that the proposal was in conformance with the Comprehensive Plan, surrounding densities, and the Residential Development Criteria. She said the only requested waiver was for the Secondary Street Acceptance Requirement to allow Drewlaine

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Drive to terminate in a permanent cul-de-sac, which had already been approved by the Virginia Department of Transportation (VDOT). Ms. Atkinson described the proposed transportation improvements, tree preservation and supplemental planting areas, commitment to the ENERGY STAR Qualified Homes designation, and stormwater management/best management practices using an on-site aggregate infiltration trench. She stated that the applicant had reached out to residents in the adjacent Manors at Wolftrap Subdivision and agreed to provide additional plantings, fencing, and other measures to help mitigate potential impacts of the proposed development. In addition, she indicated that the proposal had the support of the Hunter Mill Land Use Committee and the residents of the Wolf Trap Downs, Section 1 Subdivision, which had invited the proposed Wolf Trap Downs, Section 2 development, to join their homeowners association.

Chairman Murphy called the first listed speaker.

Robert Slahetka, 1689 Drewlaine Drive, Vienna, spoke in support of the application because it would improve a blighted property, enhance the surrounding community with quality development, increase property values, and be compatible with the rest of the community.

Jacqueline Hunt, 1689 Drewlaine Drive, Vienna, spoke in support of the application, echoing the remarks made by Mr. Slahetka about the blighted state of the property and the benefits the proposal would bring to the community. In addition, she confirmed the Wolf Trap Downs, Section 1 Homeowners Association's intention to incorporate the proposed development into their association, as indicated in a letter sent to John Sekas, President of Sekas Homes, Ltd. She also noted that residents would continue discussions with Mr. Sekas concerning stormwater drainage issues.

Neal Olesker, 1683 Drewlaine Drive, Vienna, spoke in support of the application because it would improve the stormwater runoff conditions on his property by installing curb and gutter and raising his driveway. He also expressed support for the proposed extension of Drewlaine Drive and its sidewalk. In addition, he echoed remarks made by previous speakers regarding the current blighted state of the site.

Tracy Ryan, 1592 Lupine Den Court, representing the Manors at Wolftrap Homeowners Association (MWTHOA), said she supported the redevelopment of the blighted property. However, she expressed concerns about the proposed development because the density would be higher than that of adjacent properties, the footprint of the houses would be excessive, the permanent cul-de-sac would be unnecessary, the tree canopy and green space would be reduced, flooding in the area would be exacerbated, and the development would not be compatible with the surrounding communities.

In reply to questions from Commissioner Hall, Ms. Brady stated that the R-2 District permitted two dwelling units per acre and the Comprehensive Plan recommended development of the site at a density of one to two dwelling units per acre. She said the surrounding properties were zoned

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R-1, R-2, or R-2 Cluster. She added that the lots in the adjacent neighborhoods were larger than the proposed lot sizes.

Ms. Ryan reiterated her concern about the excessive footprint of the new houses, noting that they would be larger than most of the homes in the Manors at Wolftrap. She also noted that the proposed setbacks of the dwellings were minimal compared to that in her neighborhood.

Responding to more questions from Commissioner Hall, Ms. Brady pointed out that the average area of the proposed lots was slightly higher than the minimum R-2 requirement. She noted that the applicant did not propose to construct the houses in a cluster development. In response, Ms. Ryan said MWTHOA preferred a cluster development because it would be more palatable and have a lesser impact on the community.

Answering questions from Commissioner Flanagan, Ms. Ryan confirmed that the Manors at Wolftrap Subdivision was zoned R-2 Cluster at a density of 1.32 dwelling units per acre. She said she favored the R-2 Cluster zoning for the subject site because it would provide more green space and tree preservation areas and the lot sizes and house footprints would be consistent with the rest of the community. Therefore, Ms. Ryan requested that the proposed density be reduced from five to three dwelling units per acre.

Replying to questions from Commissioner Lawrence, Ms. Brady confirmed that the R-2 Cluster zoning was typically utilized on certain sites to protect ecologically significant features or accommodate Resource Protection Areas or steep slopes. However, she noted that there were no such features on the subject property. She also confirmed that the limits of the structure size on a given lot were governed by the setback requirements, the building envelope was defined by the required amount of setback, and the proposed development satisfied the setback requirements for the building envelopes, the applicable Zoning Ordinance provisions, the Residential Development Criteria, and was compatible with the existing residential development.

Chairman Murphy pointed out that the Comprehensive Plan did not indicate that an infill parcel had to be developed identical to the surrounding community. However, he said the Plan recommended that an infill residential development be compatible with the existing residential development in the surrounding area to a certain extent and in conformance with the Residential Development Criteria.

David Gibson, 1605 Lupine Den Court, Vienna, spoke in opposition to the application, citing the proposal's adherence to the bare minimum provisions of the Comprehensive Plan, lack of recognition of the Spring Lake Community Planning Sector land use recommendations, and absence of a justification for developing at the maximum upper limit of the Plan range. He also expressed concerns about the loss of green space and tree cover, steep topography and poor soil conditions in the area, insufficient stormwater management features, and discharge of water runoff into MWTHOA's stormwater management facility. Mr. Gibson stated that a letter dated April 30, 2012, detailing MWTHOA's concerns and a petition signed by all MWTHOA members opposing the application had been submitted to the Commission, the Hunter Mill Land

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Use Committee, and the Hunter Mill District Supervisor's Office. In addition, he noted that the proposal would remove 80 percent of the mature-growth trees and cover 35 percent of the site with impervious area. (A copy of Mr. Gibson's letter and the petition is in the date file.)

Commissioner Migliaccio asked Mr. Gibson to clarify the unresolved issue identified in his written statement about the staff report ignoring or dismissing affected party engagement. Mr. Gibson pointed out that the staff report had failed to mention the frequency and content of the discussions and written submissions exchanged between the residents and County officials. Chairman Murphy explained to Mr. Gibson that such information was generally not included in staff reports.

Kimberly Gibson, 1605 Lupine Den Court, Vienna, said she did not oppose development of the subject property to help improve its appearance. However, she voiced opposition to the proposed development because it would be incompatible with the rest of the community, allow the rear of one of the new homes to face the cul-de-sac, be too dense, reduce the amount of open space, provide inadequate privacy space for the neighboring properties, and increase the amount of impervious surface.

In response to a question from Commissioner Hall, Ms. Brady confirmed that Lupine Den Court was part of the Manors at Wolftrap Subdivision and the R-2 Cluster District.

Michael Sciulla, 1606 Lupine Den Court, Vienna, said he supported the developer's right to build two houses on the subject property at the current R-1 zoning but indicated his objection to rezoning the property to the R-2 District at the maximum allowable density. He asked why the staff report, dated October 18, 2012, had neglected to mention the petition signed by all MWTHOA members in opposition to the proposed rezoning, which had been presented to both County staff and the Hunter Mill Land Use Committee on September 24, 2012.

Chairman Murphy explained to Mr. Sciulla that letters, petitions, and other correspondence submitted by residents to the Planning Commission and Board of Supervisors became part of the public record but were not included in the staff report. He clarified that the staff report contained the professional staff's analysis of and recommendation on the application based on input from various staff agencies in the County. He said the Commission and Board public hearings and land use committee meetings provided additional opportunities for residents to provide their input. Mr. Sciulla confirmed that he understood the process.

Continuing his testimony, Mr. Sciulla said he also opposed the application because it would exacerbate the current stormwater problems in the community, and establish a precedent for the development of the adjacent infill sites at the maximum allowable density. He presented photographs of previous instances of flooding in the area. He requested that the Commission recommend denial of the applicant's request or at least defer the decision until a mutually acceptable alternative could be reached between the applicant and MWTHOA. (Copies of Mr. Sciulla's statement and photographs are in the date file.)

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Matthew Estes, 1590 Lupine Den Court, Vienna, stated that after numerous meetings with the applicant, MWTHOA had submitted a letter, dated October 24, 2012, that proposed an alternative design to build five houses in a R-2 Cluster development similar to the Manors at Wolftrap Subdivision that would be accessed via a private road from the existing cul-de-sac on Drewlaine Drive. He noted, however, that to the extent that the County required a larger cul-de-sac, the existing temporary cul-de-sac should be finished and improved. Mr. Estes explained that the alternative proposal would greatly reduce the amount of impervious surface and stormwater runoff, move the new houses closer to the center of the property, permit additional tree save and greater distance between the subject and adjacent properties, create a conservation easement to be maintained by the future homeowners association, and reduce the footprints. In addition, he also requested that the Commission defer the decision on this application to allow time for MWTHOA members to engage in further discussions with Mr. Sekas to reach a mutual agreement. (A copy of MWTHOA's letter is in the date file.)

Commissioner Alcorn encouraged Mr. Estes to refer to the applicable Comprehensive Plan and Zoning Ordinance provisions for guidance during further discussions with the applicant to develop a constructive, mutually agreeable solution.

Mr. Estes responded to questions from Commissioner Hall regarding the viability of building the five houses in a cluster development using a pipestem lot as suggested in the alternative design. Commissioner Hall pointed out that the County tended to avoid pipestem lots because they presented certain problems. Commissioner Hurley agreed, noting that pipestem lots did not provide adequate space for fire engines to turn around. She added that the slope would be too steep to accommodate a pipestem lot at the end of the cul-de-sac that would allow fire truck movement.

Commissioner Hall said she believed that it was the intent of Commissioner de la Fe to defer the decision on this case.

Replying to questions from Commissioner Flanagan, Mr. Estes stated that while the Manors at Wolftrap residents did not utilize Drewlaine Drive and were therefore not concerned about the traffic on this road, they believed that the proposed development would adversely affect their community due to the proximity of the houses and loss of trees.

Referencing Mr. Sciulla's photographs, Commissioner Litzenberger asked staff if there were any plans to deal with ongoing flooding issues in the Vienna area. Durga Kharel, Senior Engineer, Site Development and Inspection Division, Department of Public Works and Environmental Services, explained that while the proposed stormwater management facility would not completely resolve the flooding problems, it would help reduce the stormwater peak flow for 2-year and 10-year storms by 60 and 43 percent respectively and detain the stormwater runoff on-site.

Commissioner Lawrence suggested that during the deferral period, staff consider the possibility of rezoning the site to the P-District to facilitate an expansion of the tree save area and examine

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the issue of adequate outfall. Mr. Kharel replied that the stormwater management facility met the adequate outfall requirements as outlined in the Public Facilities Manual (PFM).

Herbert Hopwood, 1699 Drewlaine Drive, Vienna, spoke in support of the proposed development. He also advised against the use of a pipestem lot. He pointed out that flooding occurred in the area due to stormwater runoff from Foxstone Park and that the development would not exasperate that problem.

Pamela Kondé, 1736 Key West Lane, Vienna, President of the Greater Tysons Green Civic Association, said her association did not have an official position on the proposal. However, she encouraged the Commission to exercise discretion in considering the rezoning of the site, given the potential of setting a precedent for the other infill lots in the area, impacts on the Difficult Run Watershed, flooding on Old Courthouse Road, increased traffic, and overcrowding of nearby schools.

Commissioner Alcorn encouraged Ms. Kondé and other members of her association to review the Comprehensive Plan language for the area and consider proposing an amendment to discourage the use of certain features, such as cul-de-sacs, in future infill developments.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Ms. Atkinson, who deferred to Mr. Sekas.

Mr. Sekas described the extensive outreach to members of the community to inform them of the proposal and address their concerns. He explained that the R-2 Cluster and P-District zoning options were considered, but it was determined that neither was feasible because the applicable development requirements could not be met. He stated that five houses would fit the property nicely, meet the tree preservation requirement, provide the standard R-2 setbacks, and comply with the PFM and Comprehensive Plan. Mr. Sekas expressed opposition to the construction of only four houses because they would have larger footprints and be less marketable. In addition, Mr. Sekas said the proposed cul-de-sac would accommodate the needs of VDOT, the Fire Marshall, emergency vehicles, and school buses. He added that he would continue to reach out to the community and offer additional mitigation measures to address their concerns.

Answering questions from Commissioner Hall, Ms. Brady explained that staff only evaluated the specific proposal and did not propose or review other development options such as the R-2 Cluster.

Chairman Murphy explained that the County's professional land use planners applied their experience, expertise, backgrounds, and knowledge to analyze each application as submitted and make a legitimate effort to provide a recommendation based on all relevant criteria in the Comprehensive Plan, Zoning Ordinance, Residential Development Criteria, and PFM. In addition, he noted that meetings were held in the community to discuss development proposals. He commented that this process was transparent and afforded considerable time for the affected community to scrutinize each application.

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There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2012-HM-013, SEKAS HOMES, LTD., TO A DATE CERTAIN OF NOVEMBER 29, 2012, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioners Alcorn and Lawrence seconded the motion which carried unanimously with Commissioners Hart and Sargeant absent from the meeting.

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The meeting was adjourned at 10:54 p.m.
Peter F. Murphy, Jr., Chairman
Janet R. Hall, 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: Jacob Caporaletti

Approved on: _____

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Kara A. DeArrastia, Clerk to the
Fairfax County Planning Commission

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