

**MINUTES OF
PLANNING COMMISSION MEETING
DECEMBER 5, 1996**

PRESENT: John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
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: Judith W. Downer, Dranesville District

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Kelso announced his intention to defer application SE-95-L-059, MT Associates Ltd. Partnership, from Thursday, December 12, 1996 to an indefinite date.

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Commissioner Palatiello, as Chairman of the CIP Committee, announced his intention to seek approval of the minutes of the last CIP Committee meeting on Wednesday, December 11, 1996.

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Commissioner Hartwell, as Chairman of the Environment Committee, announced his intention to seek the Commission's approval on Thursday, December 12, 1996 of a letter to the Board of Supervisors regarding the Committee's recommendations.

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FS-S96-14 – AMERICAN PERSONAL COMMUNICATIONS, 6140 Rolling Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION OF SECTION 15.1-456 OF THE CODE OF VIRGINIA, THAT IT IS IN FACT IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.

Commissioner Coan seconded the motion which carried unanimously with Commissioner Downer absent from the meeting.

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1996 POLICY PLAN REVIEW MARKUP SESSION

GOALS AND INTRODUCTION, GLOSSARY, AND NEW SECTIONS

(The public hearing on these items was held on October 26, 1996. A complete verbatim transcript of tonight's markup session is in the date file.)

Chairman Murphy MOVED THAT THE PLANNING COMMISSION RESOLVE ITSELF INTO A COMMITTEE-OF-THE-WHOLE FOR THE PURPOSE OF TAKING ACTION ON THE 1996 PROPOSED AMENDMENTS TO THE POLICY PLAN AS DEFERRED EARLIER.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hartwell not present for the vote; Commissioner Downer absent from the meeting.

The Commission took action on 18 items and deferred 2 items as follows:

GOALS & INTRODUCTION, GLOSSARY, NEW SECTIONS:

Forwarded to the Board of Supervisors with modifications: PY-96-GI-07, PY-96-GI-08, PY-96-GI-09, PY-96-GI-10, PY-96-GI-11, PY-96-GL-02, PY-96-GL-04, PY-96-NS-01.

The motion to recommend approval of item PY-96-NS-01 carried by a vote of 10-0-1 with Commissioner Coan abstaining; Commissioner Hartwell not present for the vote; Commissioner Downer absent from the meeting.

Denied: PY-96-GI-01, PY-96-GI-03*, PY-96-GI-05, PY-96-GI-06, PY-96-GL-01, PY-96-GL-03, PY-96-NS-02, PY-96-NS-03.

* including items PY-96-LU-17, PY-96-TR-17, PY-96-HO-06, PY-96-EN-09, PY-96-PF-04, PY-96-HS-01, PY-96-PR-07.

Deferred to December 12, 1996: PY-96-GI-02, PY-96-NS-04.

Chairman Murphy MOVED THE RATIFICATION OF THOSE ACTIONS TAKEN THIS EVENING BY THE PLANNING COMMISSION AS A COMMITTEE-OF-THE-WHOLE FOR THE 1996 PROPOSED AMENDMENTS TO THE POLICY PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hartwell not present for the vote; Commissioner Downer absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel established the following order for the agenda items:

1. 456-V96-8 – AT&T WIRELESS SERVICES
2. 456-D96-9 – AT&T WIRELESS SERVICES
3. RZ-96-P-024 – STORAGE USA, INC.
4. RZ-96-V-006 – CURRY DEVELOPMENT, INC.

This order was accepted without objection.

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456-V96-8 – AT&T WIRELESS SERVICES – Under provisions of Sec. 15.1-456, the Code of VA, as amended, to construct a telecommunications facility (radio link) at 8229 Richmond Hwy., Alexandria. The facility will include a new 100-ft. tall monopole with 9 panel antennas to replace an existing 80-ft. tall guyed tower, & an equipment/control cabinet on the ground near the base of the monopole. Tax Map: 101-4((6))1. Area IV. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Mr. David Jillson, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the application because the site was located completely within a residential area and approval of additional telecommunications facilities might hinder the eventual redevelopment of the subject property.

Edward Donohue, Esquire, with Margolius, Mallios, Davis, Rider & Tomar, noted that the applicant had chosen the subject property because of the existing tower. He said that the proposal would improve the site, but added that the applicant would continue to seek alternatives if this application was denied.

Chairman Murphy called for speakers, but received no response. Mr. Jillson had no closing staff comments; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION, IN ACCORDANCE WITH SECTION 15.1-456 OF THE CODE OF VIRGINIA, FIND THAT THE PROPOSAL BY AT&T WIRELESS SERVICES IN 456-V96-8, IS NOT IN ACCORD WITH THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Kelso seconded the motion which carried by a vote of 10-0-1 with Commissioner Coan abstaining; Commissioner Downer absent from the meeting.

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Chairman Murphy explained that Commissioner Downer was not present this evening due to a minor injury and that she had asked him to conduct the public hearing on the next application. He added that Commissioner Downer would be watching the proceedings on television at home and would handle the decision which would be deferred until December 12, 1996.

Chairman Murphy then relinquished the Chair to Vice Chairman Byers.

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456-D96-9 – AT&T WIRELESS SERVICES – Under provisions of Sec. 15.1-456, the Code of VA, as amended, to construct a telecommunications facility (radio link) at 10516 Leesburg Pike, between Reston & Great Falls. The facility will include a new 135-ft. tall monopole with 9 panel antennas, & an equipment/control cabinet on the ground near the base of the monopole. Tax Map 12-4 ((1))54. Area III. DRANESVILLE DISTRICT. PUBLIC HEARING.

Mr. David Jillson, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Jillson responded to questions from Commissioner Palatiello regarding the existing facilities, nearby residential development, and proposed screening.

Edward Donohue, Esquire, with Margolius, Mallios, Davis, Rider & Tomar, commented on the existing facilities and explained the alternatives considered. He noted that the area was largely industrially-zoned and that the nearest residential development was more than 500 feet away.

Mr. Donohue outlined the screening to be provided and added that the applicant would continue to work with citizens in the area to improve the screening.

Vice Chairman Byers called the first listed speaker and reviewed the rules for public testimony.

Mr. George Gilmer, 6445 Shepherds Town Road, Warrenton, explained that he was the property owner at 1202 Downey Drive, adjacent to the subject property. He read into the record a letter from representatives of his current tenant, Datsun Dynamics, an auto repair facility. The owners of Datsun Dynamics were concerned about large amounts of droppings caused by birds which were attracted to the pole during their twice a year migratory journeys. It was noted that this problem prevented the use of 75 percent of the parking lot. The letter went on to say that when the problem had been brought to the attention of Cellular One, the current user of the pole, the only response had been to install a plastic owl which did little to remedy the situation. The operators requested that the applicant devise a plan to deal with the bird problem. The letter, a copy of which is in the date file, was signed by Greg Masters, President, and Brian Downey, Vice President.

Mr. John Da Rocha, 10600 Springvale Court, Great Falls, representing the Springvale Woods Homeowners Association (SWHOA), explained that the Association did not object when the existing pole had been erected; however, they did object to the current proposal to expand the facilities. (A copy of the letter from SWHOA is in the date file.)

There being no further speakers, Vice Chairman Byers called upon Mr. Donohue for a rebuttal statement. Mr. Donohue declined and Mr. Jillson had no closing staff remarks; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this application. (Verbatim excerpts are in the date file.)

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In Commissioner Downer's absence, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON 456-D96-9 TO A DATE CERTAIN OF DECEMBER 12, 1996, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hartwell seconded the motion which carried unanimously with Commissioner Downer absent from the meeting.

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At the conclusion of this case, Chairman Murphy resumed the Chair.

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RZ-96-P-024 – STORAGE USA, INC – Appl. to rezone approx. 2.28 ac. of land located at 2944 Prosperity Ave. from R-1 & HC to I-4 & HC to permit a mini-warehousing establishment with an overall FAR of 0.50. Comp. Plan Rec: Industrial use. Tax Map 49-3 ((1)) 39. PROVIDENCE DISTRICT. PUBLIC HEARING.

Robert Lawrence, Esquire, with Hazel and Thomas, reaffirmed the affidavit dated November 21, 1996. There were no disclosures by Commission members.

Ms. Inda Stagg, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to questions from Commissioner Coan, Ms. Stagg read the definitions of "cellar" and "basement" from the Zoning Ordinance.

Commissioner Byers commented on this issue, noting that, in an earlier case in the Mount Vernon District, he had had similar questions and had been told by staff that, according to the Zoning Ordinance, cellars were not included in floor area ratio (FAR) calculations. Ms. Stagg confirmed this and Commissioner Byers suggested that perhaps the Zoning Ordinance should be changed.

In response to a question from Commissioner Harsel, Mr. Lawrence explained that the gate referred to in the paragraph at the bottom of page 3 of the staff report would be a pedestrian gate to allow Storage U.S.A. employees to access the transitional yard outside the wall.

Mr. Lawrence explained that this application, which was in conformance with the Comprehensive Plan, had the support of staff and the Greater Merrifield Business Association. He noted that the generalized development plan and the proffers had been revised to address concerns expressed by staff and citizens, resulting in substantial changes. He listed those changes as follows: brick facades on all visible walls; earth tone colors for all building materials visible from off-site locations; internally oriented doors; increased transitional yard (35 feet); an additional proffer regarding tree save and limits of clearing; and a 6-foot brick wall on the western side accompanied by a planting strip even though that area was adjacent to industrially planned property where no transitional screening was required. Mr. Lawrence added that the height of the proposed buildings had been reduced to decrease bulk and mass on the site. He said that the traffic impact would be minimal, roughly equivalent to development of six residential units, and that the proposed cellar would be almost 100 percent below grade.

Commissioner Coan asked that Mr. Lawrence provide more information concerning the usable square footage and building elevations proposed, and the traffic studies done. He announced his intention to defer decision on this item to allow time for that information to be submitted.

In response to questions from Commissioner Harsel, Mr. Lawrence stated that the office space on the premises would be used by the caretaker.

Chairman Murphy called the first of five listed speakers for this application.

Mr. Henry Hahn, 2936 Rosemoor Lane, Fairfax, representing the North Pine Ridge Civic Association, spoke in opposition. He said he was not aware of the Plan Amendments that had revised the proposed use of the subject property and felt that the buffer to be provided would be insufficient. (Two letters from Mr. Hahn are in the date file.)

Mr. Hahn responded to questions from Commissioners Byers and Coan regarding his position.

Mr. William Heitz, 8527 Robin Ridge Drive, Fairfax, also opposed the application. He said the subject property should be developed residentially.

In response to questions from Commissioner Coan, Mr. Heitz acknowledged that he had not been involved in the Plan Amendment process in 1991.

Mr. Marc Surette, 3002 Rosemoor Lane, Fairfax, concurred with Mr. Heitz's opinion that residential development was preferable. He submitted a letter for the record, a copy of which is in the date file, from Batal Builders, indicating their interest in acquiring the subject property for the purpose of residential development.

Chairman Murphy noted that alternate uses of the subject property were outside of the scope of this application and that the Commission was obligated to render a decision on the application before it.

Mr. Surette responded to questions from Commissioner Coan regarding his position.

Mr. Luis Araya, 8516 Spartan Road, Fairfax, was opposed to commercial use of the subject property. He cited noise and inadequate screening as his main objections.

Mr. Charles Kackley, 8517 Spartan Road, Fairfax, said that the proffers for this application were insufficient and suggested additional commitments on the applicant's part, such as larger trees, additional landscaping, noise mitigation measures, and a limitation on the hours of operation.

This being the last listed speaker, Chairman Murphy called for speakers from the audience.

Mr. Raymond Jones, 3004 Rosemoor Lane, Fairfax, concurred with the suggestions outlined in Mr. Hahn's letter of December 4, 1996, a copy of which is in the date file.

In response to a question from Commissioner Coan, Mr. Jones confirmed that he would prefer that the facility not be open on Sundays.

Mr. Bob Burdette, 4231 Great Oak Road, Rockville, Maryland, explained that he was the owner of Lot 38, immediately south of the subject property. He said that the proposed rezoning would be acceptable if carefully planned and landscaped to lessen the impact on nearby residential properties.

Ms. Mary Brosnan, representing The Greater Merrifield Business Association, spoke in support of the application. She said that the proposed storage facility would be a low traffic generator that would provide an appropriate transitional use.

There being no further speakers, Chairman Murphy called upon Mr. Lawrence for a rebuttal statement.

Mr. Lawrence noted that the applicant's proposal was in accord with the recommendations of the Comprehensive Plan. He said that the storage facility would be a low intensity use and that the subject property was not suitable for residential development.

In response to a question from Commissioner Hall, Mr. Lawrence reiterated that many changes had already been made to address residents concerns, but assured her that he would continue to work with citizens in the area.

In reply to a question from Commissioner Coan, Mr. Lawrence said the applicant would consider reducing the grade level on the subject property to lessen the impact of the proposed use.

There being no further comments or questions from the Commission and no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Coan for a deferral motion. (Verbatim excerpts are in the date file.)

Commissioner Coan MOVED TO DEFER DECISION ONLY WITH THE RECORD REMAINING OPEN ON THIS MATTER TO A DATE CERTAIN OF THURSDAY, DECEMBER 12, 1996.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Downer absent from the meeting.

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The Commission went into recess at 10:25 p.m. and reconvened in the Board Auditorium at 10:40 p.m.

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RZ-96-V-006 – CURRY DEVELOPMENT, INC. – Appl. to rezone on approx. 29.80 ac. located in the N.E. quadrant of the intersection of Richmond Hwy. & Gunston Rd. from R-1 to PDH-8 to permit residential development at a density of 7.28 du/ac. & approval of the CDP. Comp. Plan Rec: 5-8 du/ac. Tax Map 107-4 ((1)) 38; 113-2 ((1)) 7-10 and 15. (Concurrent with FDP-96-V-006.) MOUNT VERNON DISTRICT.

FDP-96-V-006 – CURRY DEVELOPMENT, INC. – Appl. to approve the FDP for RZ-96-V-006 to permit residential development on property located in the N.E. quadrant of the intersection of Richmond Hwy. & Gunston Rd. on approx. 29.80 ac. of land zoned PDH-8. Tax Map 107-4((1))38; 113-2((1))7-10 & 15. (Concurrent with RZ-96-V-006.) MOUNT VERNON DISTRICT.
JOINT PUBLIC HEARING.

Antonio Calabrese, Esquire, with McGuire, Woods, Battle and Boothe, reaffirmed the affidavit dated November 26, 1996.

Commissioner Byers announced his intention to defer the decision on these applications to Thursday, December 12, 1996.

Commissioner Palatiello disclosed that Karen Hastie Williams, an attorney on the Board of Directors of Washington Gas Light Company, one of the landowners involved in these applications, had represented him and his organization in the past. He added that he would consult with the County Attorney prior to December 12, 1996 to determine whether it was appropriate for him to vote on these applications. There were no further disclosures by Commission members.

Ms. Inda Stagg, Zoning Evaluation Division, Office of Comprehensive Planning (OCP), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Ms. Stagg responded to questions from Commissioner Byers regarding planned and approved densities on nearby properties and from Commissioner Hartwell regarding the applicant's requested density. Ms. Stagg confirmed that the applicant's request was above the base line of planned development, but did not reach the high end of the development range.

Mr. Calabrese explained that the property owners had initially sought to develop the subject property for commercial or retail uses, but had, after many Lorton Task Force meetings, settled for residential use. He stated that expansion of the Lower Potomac Pollution Control Plant and adoption of the Affordable Dwelling Unit (ADU) Ordinance predated the Comprehensive Plan recommendations for this site, and that these matters were documented in Exhibits 2 and 3 of his

handout, a copy of which is in the date file. He pointed out that this was important to note because the assertion had been made that these occurrences constituted a change in circumstances that rendered the planned density inappropriate. Mr. Calabrese commented on the number of meetings held with citizens and reviewed the changes made by the applicant to address their concerns. He noted that Exhibit 9 of the handout represented the latest version of the development plan, which showed 192 residential units at a density of 6.4 dwelling units per acre (du/ac). He stated that 31 percent open space would be provided when only 22 percent was required. He commented on the tree save areas and said that the development would have no direct access to Route 1. Mr. Calabrese pointed out that there were no environmental quality corridors (EQCs) or resource protection areas (RPAs) on the subject property. He concluded by stating that this would be a high quality development and requested the Commission's favorable consideration.

Mr. Calabrese responded to questions from Commissioner Byers regarding landscaping along Route 1; from Commissioner Hartwell regarding the applicant's participation in the Lorton Task Force meetings; and from Commissioner Palatiello regarding the source of the map in Exhibit 2 depicting the Mason Neck Area.

In response to this last issue, Mr. Bruce Douglas, Planning Division, OCP, explained that there was no definitive line separating Mason Neck from the rest of the Mount Vernon District. He noted that this issue had been in contention for some time and no overall agreement as to the boundary had ever been reached.

Chairman Murphy asked what constituted the Mason Neck Overlay District referred to in correspondence from some citizens, to which Mr. Douglas replied that there was no Mason Neck Overlay District, as such, that was officially recognized by Fairfax County.

In reply to questions from Commissioners Hall and Coan, Mr. Calabrese explained that the ADUs would be scattered throughout the townhouse portion of the proposed development and that that assurance could be documented in the proffers.

Chairman Murphy reminded the audience that the rules for public testimony still applied and called the first listed speaker.

The following individuals spoke in favor of the applications. They noted that the applications were in accord with the recommendations in the Comprehensive Plan and spoke about the many concessions and accommodations already made by the applicant to address citizen concerns.

2. Harry Lattimore, 9920 Richmond Highway, Lorton
3. Laurie Frost, 8950 Hooes Road, Lorton
4. Irma Clifton, 8912 Ox Road, Lorton
5. Phil Brooks, 10200 Old Colchester Road, Lorton
6. Carol Mullins, 161 President Street, Brooklyn, NY

7. Doris Bubb, 13224 Occoquan Road, Woodbridge
8. Pat McNellis, 3970 Blysdale Lane, Woodbridge
10. T. William Dowdy, 7709 Manor House Drive, Fairfax Station
representing Judge Quinlan Hancock and Viola Hancock
13. Bob Lundy, 8828 Ox Road, Lorton, representing himself (see #1)

Ms. Frost submitted a letter and Mr. Brooks submitted a memorandum, copies of which are in the date file. Ms. Mullins noted that she was one of the subject property owners.

The following individuals spoke in opposition to the applications. Their objections were: 1) the density was too high; 2) the applicant had requested too many waivers; 3) the development was too close to the Lower Potomac Pollution Control Plant; 4) the public facilities in the area, i.e., schools, parks, and roads, were inadequate to support the applicant's proposal; 5) the service drive recommended in the Comprehensive Plan was not provided; and 6) the tree save areas were inadequate.

1. Bob Lundy, 8828 Ox Road, Lorton, Federation of Lorton Communities (see #13)
9. Susan McClure, 9658 Dutchman Drive, Lorton, Overlook HOA
11. Julia Taft, 9829 Gunston Road, Lorton
12. William Taft, 9829 Gunston Road, Lorton
14. Linwood Gorham, 6036 Chapman Road, Lorton, Hallowing Point HOA
15. Charles Dudrow, 9658 Dutchman Drive, Lorton
16. Marilyn Amoroso, 10601 Old Colchester Rd., Lorton, Colchester Citizens Assn.
17. John Murphy, 5750 Hallowing Drive, Lorton
18. Glenn Ryburn, 8109 Crosby Street, Lorton, Mason Neck Citizens Association
19. Robert Simmons, 6318 Columbia Pike, Falls Church, Fairfax ReLeaf, Inc.
20. Elvin R. Heiberg, ill, 10715 Harley Road, Lorton, Mason Collar Citizens Assn.
21. Dolores Moseke, 10524 Belmont Boulevard, Lorton
22. Leon Parker, 9401 Ox Road, Lorton, Gunston Manor Property Owners Assn.
23. Randy Streusert, 5801 Nicotine Trail, Lorton, Friends of Mason Neck
24. John Dega, 6017 Chapman Road, Lorton
25. Gary Knipling, 7685 Armistead Road, Lorton, Mason Neck Overlay Task Force
26. Lowell Curtis, 11375 River Road, Lorton
27. George Arnold, 10913 Belmont Boulevard, Lorton
28. Andrew McDonald, 420 South Lee Street, Alexandria,
Coastal Plains Environmental Council
29. Julie Crenshaw, 813 Queens Street, Alexandria, Mount Vernon Sierra Club
30. Roxanna McCarter, 6800 Springfield Drive, Lorton
31. Timothy Rizer, 5905 River Drive, Lorton, Hallowing Point HOA
32. Mara Foulois, 10910 Belmont Boulevard, Lorton
33. Ilene Campbell, 10520 Madison Drive, Lorton
34. Thomas Goeller, 10909 Belmont Boulevard, Lorton
35. Gene Hendrix, 5901 Mount Vernon Boulevard, Lorton

Statements and/or letters, copies of which are in the date file, were submitted by Mr. and Mrs. Taft, Mr. Ryburn, Mr. Simmons, Mr. Heiberg, Mr. Parker, and Mr. McDonald.

Mr. Taft, Mrs. Taft, Ms. Amoroso, Mr. Ryburn, Mr. Simmons, Mr. Streusert, Mr. Arnold, Mr. McDonald, Ms. Crenshaw, Ms. Campbell, and Mr. Goeller responded to questions from Commissioners regarding their positions.

Mr. Chuck Almquist, Office of Transportation, presented staff comments regarding the service drive issue following Mr. Taft's testimony.

The following individuals were listed on the Speakers List, but did not appear when called:

David Albo, 8313 Garfield Court, Springfield, 42nd District, VA House of Representatives
Mary Collier, 7620 Wiley Drive, Lorton
Lee Majewski, 9905 Old Colchester Road, Lorton
Richard Swanson, 10812 Anita Drive, Lorton
Joseph McCarter-Grosson, 6800 Springfield Drive, Lorton

There being no further speakers, Chairman Murphy called upon Mr. Calabrese for a rebuttal statement.

Mr. Calabrese spoke about other properties in the area and addressed the issues raised by the speakers. He noted that the internal private streets proposed would both discourage cut-through traffic and reduce the amount of asphalt. He commented on the expansion of the Lower Potomac Pollution Control Plant.

In response to a question from Commissioner Harsel, Mr. Calabrese stated that the average lot size would be 4,000 square feet.

In reply to questions from various Commissioners, Mr. Calabrese explained why the waivers were being requested, how the applicant intended to address the service drive issue, how the development would be phased, why private streets were being proposed, and how access to the subject property would be provided.

Chairman Murphy called upon Ms. Stagg for closing staff comments. She declined, but in response to questions from Commissioner Coan, explained that the Department of Public Works recommended a 100-foot buffer between the subject property and the Lower Potomac Pollution Control Plant property and the applicant had proffered to 50 feet.

Commissioner Coan asked that staff provide details regarding the proposed expansion of the Plant before the Commission made its decision on these applications.

RZ-96-V-006 – CURRY DEVELOPMENT, INC.
FDP-96-V-006 – CURRY DEVELOPMENT, INC.

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In reply to questions from Commissioner Coan, Mr. Douglas noted that there were no EQC areas on site. Commissioner Coan asked that staff provide further details on this issue. Mr. Calabrese explained that best management practices would be followed in providing stormwater management facilities. He added that a wetlands analysis had been completed and the applicant had secured a permit from the Army Corps of Engineers.

Chairman Murphy thanked everyone who had participated in tonight's public hearing.

There being no further comments or questions, he closed the public hearing and recognized Commissioner Byers for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ-96-V-006 {AND FDP-96-V-006}, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT, TO A DATE CERTAIN OF DECEMBER 12, 1996.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Downer absent from the meeting.

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The meeting was adjourned at 3:15 a.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: May 13, 1998


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