

## **Summary of May 14, 2007 Lee District Land Use Committee Meeting**

Four major issues were addressed during the course of the meeting:

1. Springfield Monopole
  - a) This proposal from T-Mobile involves installation of a cellular telephone transmission pole in an area of Springfield where a coverage gap now exists.
  - b) In response to the numerous questions and concerns raised by Committee members, the T-Mobile representatives agreed to provide additional information at the June 11<sup>th</sup> Committee meeting.
2. Kingstowne Library/Lee Village at Silver Lake
  - a) This 6.64 acre property is located next to Beulah Park, off Beulah Street near Manchester Lakes Blvd.
  - b) Although the land was originally purchased by Fairfax County for a regional library and accompanying parking spaces, which was scheduled to open in 2018, a developer worked with Fairfax County personnel in a public-private partnership to modify the original plan so that the land will now contain not only the regional library and parking area but also workforce housing units, active adult/independent living apartments (for County residents age 55 and older), public meeting and office space, a café, and a community green/plaza.
  - c) The proposed project is expected to be funded in approximately 2011.
    - i) Based on the way bond spending in the County has been going in recent years.
    - ii) Current plans call for the County to pay for construction of the library and the developer to pay for the remainder of the planned construction on the site.
  - d) Committee members expressed concern about the potential impact on traffic in the area and suggested that a traffic analysis should be conducted before the project was approved.
  - e) Committee members asked Lee District Planning Commissioner Rodney Lusk to coordinate with the County attorney to ensure that appropriate language was included in the plan so that housing units could, in fact, be designated for workforce and active adult purchase.
3. Crown Gas Station on Franconia Road/Petroleum Marketing Group
  - a) A special exception was requested to change the name of the facility from Crown to Shell.
  - b) No change to employees or facilities is currently anticipated.
  - c) Committee members requested several improvements to the site:
    - i) Improved lighting
    - ii) Less impervious surfaces
    - iii) Additional fencing or marking of part of the area
      - (1) To prevent cars coming out of the carwash from blocking access to the parking lot for the adjacent facility.
  - d) Although this issue was to be brought before the Planning Commission on May 16, 2007, based on the number of issues raised by Committee members Commissioner Lusk agreed to have a decision on this matter deferred until after the Committee's June meeting.
  - e) Committee members voted to have this matter be brought back to them for further consideration.
    - i) Vote was 18 for, 1 opposed and 1 abstaining.

4. Comfort Inn, South Van Dorn Street
  - a) A special exception was requested so that the hotel could have a Thrifty car rental agency in its lobby.
    - i) The car rental agency would be open from 8 AM – 6 PM, would be staffed by 2 people, and was expected to serve approximately 15 people per day.
    - ii) Approximately 15 of the hotel's 254 parking spaces would be taken up by cars for the rental agency.
    - iii) No car refueling or maintenance would be conducted on-site.
  - b) Committee members voted to approve the request as presented.
    - i) Vote was 22 for, 0 opposed and 0 abstaining.