

# Lee District Land Use Committee

The Lee District Land Use Committee met on November 13, 2006. Four major issues were addressed during the course of the meeting:

- Future meeting dates -- December 11th, January 8th, February 12th, March 19th, May 19th and June 11th.
- 8247 Gregory Drive -- Informational Briefing
  - This County property, currently used as a residential treatment center, is to be re-developed into a 16-bed co-ed residential facility for people suffering from both mental health and substance abuse problems, with 16 staff members. The property is located on the Lee District side of Richmond Highway, across Gregory Drive from the South County Government Center.
  - The application has already been submitted to the Planning Commission and a hearing is currently scheduled for January
  - A waiver has been requested for storm water run-off screening
  - A neighborhood advisory board will be created to address any continuing concerns over the facility
  - Committee members requested copies of the actual site plan and asked the speaker to return in the future
- Starco Property/Jamal Building
  - This building is located at 6910 Richmond Highway, one block south of Beacon Mall (Giant, Lowe's).
  - No building or site modifications are proposed, just the removal of an existing special exception limiting office use to 75% so that additional office space can be created
  - 100% office space is desired, with up to 25% flexibility
  - An existing vehicle sale and lease function will be deleted, since that capability is no longer needed
  - Concept was presented to the Southeast Fairfax Development Corporation (SFDC) in early November
  - Presentation to the Planning Commission is scheduled for December 7<sup>th</sup>
  - A January 8th Board date has been set
  - Rodney Lusk (Lee District Planning Commissioner) requested specific information on proposed office uses and supported the idea of additional tree planting and improved storm water management on the property
  - Zoning for the property will need to be reviewed to ensure that nothing would change for the current tenants
  - Committee members voted to approve the request to remove the existing special exception
- Corner of Beulah and Fleet
  - 9 parcels of land have been assembled, with 1 hold-out property owner
  - 49 town houses are to be built on 5.9 acres
  - Neighbors have been consulted on the project and are supportive
  - A \$950 per unit proffer will be given to Manchester Lakes Park for improvements
  - Lee District Park Commission representative will provide information on desired improvements to Manchester Lakes Park
  - Since the new development will be right next to Franconia Commons, new owners there will likely be invited to become part of that community
  - Committee members voted to approve the plan as presented.