

Summary of March 19, 2007 Lee District Land Use Committee Meeting

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

1. Eastwood Property
 - a) This property is located off Lackawanna Drive, near Hoes Road.
 - b) Although Committee members voted and approved the plan presented to them at their January 2007 meeting, Fairfax County staff expressed concerns over the amount of open space included in the plan and denied the request for rezoning of the site.
 - c) Since Fairfax County staff was not represented at the meeting, Rodney Lusk (Lee District Planning Commissioner) was asked to ensure that their concerns were fully understood.
 - d) In response to passage of a friendly amendment regarding thorough evaluation of feasibility of burying utility cables when Committee members approved the plan in January, the lawyer had fully examined the associated cost and found it to be prohibitive.
 - e) Committee members voted to re-approve the plan.
 - i) The vote was 25 for, 0 opposed and 1 abstaining.
2. Curtiss Property
 - a) This property is located at the Franconia Road/South Van Dorn Street interchange, next to Woodfield Estates.
 - b) At their December 2006 meeting, Committee members expressed support for a public access road to re-establish the connection between Woodfield Estates and South Van Dorn Street that would be lost due to changes in VDOT regulations related to the amount of buffer space needed for the nearby resource protection area (RPA) and environmental quality corridor (EQC).
 - c) In order to minimize disturbance to vegetation in the RPA, all work on the site will be conducted at once rather than going back in after the interchange work has been completed.
 - d) Recent proffers submitted for consideration by the developer were reviewed:
 - i) Hire an outside consultant to oversee and report on the status of the property throughout the construction period.
 - (1) Selection of this consultant will be approved by all relevant parties.
 - (2) Weekly inspections and periodic inspections (after rainfall events occur) will be conducted.
 - ii) Address costs associated with maintenance of the underground infiltration system.
 - iii) Reforestation of the area with native trees.
 - iv) Upgrade of the light at the intersection.
 - v) Commitment to disclose any additional changes to the relevant homeowners' associations.
 - vi) Most proffers have been rewritten to take out "wobble room" for the developer.
 - e) Committee members were invited to walk the site on March 22, 2007 at 2 PM.
 - f) Committee members voted to approve the plan as presented.
 - i) Vote was 21 for, 2 opposed and 2 abstaining.
3. Sharon Chapel
 - a) Committee members previously approved the plan for this site, however marine

- clay was found at the site, so rezoning from PDH2 to PDH3 was requested.
- b) Committee members voted to approve the requested rezoning with the contingency that Rodney Lusk (Lee District Planning Commissioner) would ensure that the developer submitted a proffer addressing problems that might arise in the future, particularly with storm water management.
 - i) Vote was 24 for, 0 opposed and 3 abstaining.