

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 7, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 7:30 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

RZ/FDP-2001-PR-032 - STANLEY-MARTIN (Decision Only)

(The public hearing on these applications was held on January 10, 2002. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2001-PR-032 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 6, 2002.

Commissioners Hall and Byers seconded the motion which carried by of vote of 9-0-1 with Commissioner Moon abstaining; Commissioners Alcorn and Kelso not present for the vote.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-PR-032, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2001-PR-032 AND THE CONCEPTUAL DEVELOPMENT PLAN AND SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 6, 2002.

Commissioner Hall seconded the motion which carried by of vote of 9-0-1 with Commissioner Moon abstaining; Commissioners Alcorn and Kelso not present for the vote.

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VC-01-L-199 - LAWRENCE DOLL COMPANY

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION PULL FROM THE BOARD OF ZONING APPEALS' AGENDA, APPLICATION VC-01-L-199 FOR THE PROPERTY LOCATED AT 6001 SOUTH VAN DORN STREET IN ALEXANDRIA, FOR A PLANNING COMMISSION ADMINISTRATIVE HEARING TO BE HELD ON MARCH 6, 2002, AND FURTHER THAT THE PLANNING COMMISSION SUBMIT A REQUEST THAT THE BZA DEFER ITS DECISION ON THE APPLICATION UNTIL AFTER RECEIPT OF THE PLANNING COMMISSION'S RECOMMENDATION MADE AFTER SUCH ADMINISTRATIVE HEARING.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Kelso not present for the vote.

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FS-Y01-69 - NEXTEL COMMUNICATIONS - 14650 Old Lee Road

Commissioner Koch MOVED THAT WE FIND THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., FOR THE TOWER LOCATED AT THE COX COMMUNICATIONS PROPERTY AT 14650 LEE ROAD IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Kelso not present for the vote.

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FS-V01-68 - CINGULAR WIRELESS - 8101 Lorton Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE STAFF'S DETERMINATION THAT THE PROPOSED TELECOMMUNICATIONS FACILITY BY CINGULAR WIRELESS FOR THE MONOPOLE LOCATED AT 8101 LORTON ROAD, IS IN CONFORMANCE WITH THE RECOMMENDATION OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioners Kelso and Hall seconded the motion which carried unanimously with Commissioners Alcorn and Moon not present for the vote.

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ORDER OF THE AGENDA:

Chairman Murphy announced that carryover and deferred items from the 2001 North County Cycle Area Plans Review process for the Dranesville, Providence and Sully Districts would be heard tonight in the following order: *(Note: He did not call upon the Secretary to set the order.)*

1. AREA PLANS REVIEW - DRANESVILLE DISTRICT - CARRYOVER ITEMS
2. AREA PLANS REVIEW - PROVIDENCE DISTRICT - CARRYOVER ITEMS
3. AREA PLANS REVIEW - SULLY DISTRICT - DEFERRED ITEMS
4. AREA PLANS REVIEW- PROVIDENCE DISTRICT - APR-01-II-4V

He noted that markup of the Dranesville District items was scheduled for Wednesday, February 27, 2002, and markup of the Sully District and Providence District items was scheduled for Thursday, February, 28, 2002.

This order was accepted without objection.

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AREA PLANS REVIEW - The Planning Commission will consider proposed nominations submitted as part of the 2001 North County Cycle Area Plans Review process for the Dranesville, Providence and Sully Districts as summarized in the newsprint document "Fairfax County Comprehensive Plan 2001 North Cycle Area Plans Review Public Hearings." PUBLIC HEARINGS.

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DRANESVILLE DISTRICT

APR-01-III-16UP - Located at 1619, 1623 1627 & 1631 Crowell Rd.; 1621& 1627 Hunter Mill Rd. & unaddressed parcel 18-4((8))A & 18-4(1)26 on 46.13 ac. Adopted Plan: Resident. .2-.5 du/ac. Nominated Plan: Resident. 8-12 du/ac.

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff and the Dranesville and Hunter Mill District Task Forces recommended denial of the nomination and retention of the current Comprehensive Plan.

Chairman Murphy called the first listed speaker and recited rules for testimony before the Planning Commission.

Mr. Remo Perini, 1415 Rosewood Hill Drive, Vienna, representing the Chase Hill Civic Association, expressed opposition to the nomination because an increase in density would adversely affect the quality of life in his community. (A copy of his remarks is in the date file.)

Ms. Rea Patton, 1628 Crowell Road, Vienna, requested that the nomination be denied because it would drastically change the character of the neighborhood.

Mr. Elliot Eder, 1616 Crowell Road, Vienna, said he was opposed to the nomination, citing inadequate infrastructure to support an increase in density.

Ms. Donna Schuster, 1620 Crowell Road, Vienna, said she was opposed to increasing the density of the subject property and requested that the nomination be denied.

Mr. John Thoburn, 1630 Hunter Mill Road, Vienna, nominator, expressed support for the nomination as explained in his handout "Reston's Eastern Gateway - Smart Growth Opportunity", a copy of which is in the date file.

Ms. Jeannette Twomey, 1504 Brookmeade Place, Vienna, President, Hunter Mill Defense League, expressed opposition to an increase in density in the area, and requested that the nomination be denied.

Mr. Kevin Hendzel, 10316 Forest Maple Road, Vienna, stated that he believed the proposed amendment to replace low-density housing with high-density housing was not workable. (A copy of his remarks is in the date file.)

Ms. Jody Bennett, 1459 Hunter View Farms, Vienna, said the proposed amendment had no redeeming value and requested that the nomination be denied.

Mr. Sterling Wheeler, Planning Division, DPZ, responded to a question from Commissioner Wilson about by-right development of the subject property.

Mr. Bob Ruedisueli, 1537 Crowell Road, Vienna, expressing opposition to the proposed nomination, cited environmental and transportation concerns. (A copy of his remarks is in the date file.)

Mr. Bruce Bennett, 1459 Hunter View Farms, Vienna, expressed opposition to an increase in density and requested that the nomination be denied.

Mr. John Dowd, owner of property at 1525, 1529 and 1536 Crowell Road, Vienna, recommended that the nomination be denied.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

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APR-01-III-19UP - Located at 9800 Georgetown Pi. on 22.78 ac. Adopted Plan: Resident. .2-.5 du/ac. Nominated Plan: Add option for park.

Ms. Clara Quintero-Johnson, Planning 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 an alternative, as found on page 62 of the staff report. She said the Dranesville District Task Force supported the staff alternative.

Chairman Murphy called the first listed speaker.

Mr. John Ulfelder, 9151 Old Dominion Drive, McLean, nominator of APR-01-III-19UP, and representing the Great Falls Citizens Association, expressed support for the staff alternative. He added that he did not believe a proposed park use option would negatively impact property values. (A copy of his remarks is in the date file.)

Stephen Moriarty, Esquire, 9990 Lee Highway, Fairfax, on behalf of the owners of the subject property, said that his clients did not support or oppose the nomination. He explained that they had no immediate plans to rezone, sell or develop the property.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

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APR-01-III-21UP - Located at unaddressed parcels 8-3((1))45Z & 45V on 31.97 ac. Adopted Plan: Resident. .2-.5 du/ac. Nominated Plan: Add option for park.

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of an alternative, as found on page 70 of the staff report. She said the Dranesville District Task Force supported the staff alternative.

Mr. Sterling Wheeler and Mr. Fred Selden, PD, DPZ, responded to a question from Commissioner Wilson about the need for park land in the area.

Chairman Murphy called the only listed speaker.

Mr. John Ulfelder, 9151 Old Dominion Drive, McLean, nominator, and representing the Great Falls Civic Association, expressed support for the staff alternative. (A copy of his remarks is in the date file.)

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

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APR-01-III-24UP - Located at 10208 Colvin Run Rd. on 6 ac. Adopted Plan: Resident. .2-.5 du/ac, retail & other. Nominated Plan: Resident. .2-.5.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that both staff and the Dranesville District Task Force recommended that the nomination be denied and the current Comprehensive Plan retained.

Chairman Murphy called the first listed speaker.

Thomas Dugan, Esquire, 4010 University Drive, Fairfax, representing the property owner, Dr. Edward Michelitch, pointed out that the nominator was not present this evening and had not attended Task Force meetings. He expressed opposition to the nomination because there was no evidence to support the assertion that development of the subject parcel, in accordance with current Comprehensive Plan recommendations, would harm the Colvin Run community. He said his letter to the Planning Commission dated January 30, 2002 more fully explained his position. (A copy of this letter is in the date file.)

Ms. Judith Thompson Isom, 10200 Colvin Run Road, Great Falls, requested that the nomination be denied for the reasons stated by Mr. Dugan.

Mr. Walter Harrison, 10201 Colvin Run Road, Great Falls, President, Colvin Run Citizens Association, supported retention of the current Comprehensive Plan, for the reasons stated by Mr. Dugan.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

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APR-01-III-25UP - Located in Upper Potomac Planning District N. of Leesburg Pi. Adopted Plan: Predominantly low density resident. use. Nominated Plan: Add language to protect the dark night sky around the planned observatory in Turner Farm Park.

Ms. Clara Quintero-Johnson, Planning 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

an alternative, as found on page 96 of the staff report. She said the Dranesville District Task Force supported the staff alternative.

Chairman Murphy called the first listed speaker.

Mr. John Ulfelder, 9151 Old Dominion Drive, McLean, nominator, and on behalf of the Great Falls Citizens Association, expressed support of the staff alternative. (A copy of his remarks is in the date file.)

Mr. Ulfelder responded to a question from Commissioner de la Fe about the impact of this nomination, if approved, on the lighting at Nike Park.

Dr. Jeffrey Kretsch, 166 Sulgrave Court, Sterling, Analemma Society, expressed support for the nomination. (A copy of his remarks is in the date file.)

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

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APR-01-III-26UP - UP1 Planning Sector. Adopted Plan: No cluster subdivisions allowed. Nominated Plan: Allow cluster subdivisions.

APR-01-III-29UP - UP2 Planning Sector. Adopted Plan: No cluster subdivisions allowed. Nominated Plan: Allow cluster subdivisions.

Ms. Clara Quintero-Johnson, Planning 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 an alternative, as found on page 107 of the staff report. She said the Dranesville District Task Force recommended approval of the nomination with modification, as found on page 37 of the Task Force report.

Chairman Murphy called the only listed speaker.

Mr. John Ulfelder, 9151 Old Dominion Drive, McLean, nominator, and on behalf of the Great Falls Citizens Association, recommended approval of alternative language as found in the attachment to his remarks. He requested that if the Planning Commission did not support this revised language, that the current Comprehensive Plan be retained. (A copy of his remarks is in the date file.)

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

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APR-01-III-30UP - Located in the Dranesville Tavern Area on 13.26 ac.
Adopted Plan: Consider establishing a Great Falls Grange Historic Dist. & language identifying existing Dranesville Tavern Historic Dist. Nominated Plan: Modify language considering a potential historic dist. in the area of Great Falls Grange & add language about expanding existing Dranesville Tavern Historic Dist.

Mr. Bruce Kriviskey, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of an alternative, as found on page 122 of the staff report. He said that the Dranesville District Task Force concurred with the staff recommendation.

Chairman Murphy called the first listed speaker.

Ms. Karen Washburn, 9818 Arnon Chapel Road, Great Falls, nominator, explained her rationale for the nomination.

Mr. Walter Harrison, 10201 Colvin Run Road, Great Falls, said that although his property was included in the nomination, he had not received notification. He expressed opposition to an expansion of the historic overlay district because it could impact the use of his property.

In response to a question from Commissioner Byers, Mr. Fred Selden, PD, DPZ, said that if a nomination did not request a change in the use, intensity or density, property owners did not have to be notified. He added that the tabloid, containing information about proposed amendments to the Comprehensive Plan, had been sent to all Fairfax County property owners.

Responding to a question from Commissioner Wilson, Mr. Selden said the nomination was not requesting the creation of an historic district, instead, it was merely suggesting that an expansion of a district be considered. Commissioner Alcorn pointed out that an expansion of an historic overlay district would require notification to property owners.

Ms. Judith Thompson Isom, 9805 Leesburg Pike, Vienna, President, Colvin Run Historic Society, agreed with the position of Mr. Harrison.

Mr. John Ulfelder, 9151 Old Dominion Drive, McLean, expressed support for the nomination.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

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APR-01-III-31UP - Located in the area bounded by Hunter Mill Rd., Colvin Run, Leesburg Pi., Difficult Run & Dulles Airport Access Road. Adopted Plan: Resident. .2-.5 du/ac. Nominated Plan: Add language that states the area is not appropriate for industrial, office & retail uses.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the current Plan. She said the Dranesville District Task Force supported the staff recommendation, but the Hunter Mill Task Force recommended an alternative which would add Plan text addressing low density residential development in the area.

Chairman Murphy called the first listed speaker.

Ms. Jody Bennett, 1459 Hunter View Farms, Vienna, nominator, and representing the Hunter Mill Defense League, expressed support for the nomination.

Mr. Walter Harrison, 10201 Colvin Run Road, Great Falls, President, Colvin Run Citizens Association, concurred with the staff recommendation that the nomination be denied.

Mr. John Thoburn, 1630 Hunter Mill Road, Vienna, said he was opposed to the nomination because it would adversely affect the use of his property.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

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APR-01-III-33UP - Located in the Colvin Run Mill Historic Dist. Area.
 Adopted Plan: Language identifying the existing Colvin Run Mill Historic Dist.
 Adopted Plan: Add language to expand the Colvin Run Mill Historic Dist. & to recognize Colvin Run Rd. as a VA Byway.

Mr. Bruce Kriviskey, Planning 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 an alternative, as found on page 143 of the staff report. He said that the Dranesville District Task Force concurred with the staff recommendation.

Chairman Murphy called the first listed speaker.

Gregory Riegle, Esquire, 1750 Tysons Boulevard, McLean, on behalf of the owner of parcel 32, 10200 Colvin Run Road, expressed opposition to the nomination because it could adversely affect property that may not be historically significant. He suggested that policy be developed dealing with historic structures on an individual basis.

Ms. Karen Washburn, 9818 Arnon Chapel Road, Great Falls, nominator, expressed support for the nomination.

Ms. Judith Thompson Isom, 10200 Colvin Run Road, Great Falls, President, Colvin Run Historic Society, agreed with the remarks of Mr. Riegle. She requested that the Colvin Run Mill historic overlay district not be expanded because it could negatively impact existing uses, such as Thelma's Ice Cream.

In response to a question from Commissioner Kelso, Mr. Kriviskey said designation as an historic overlay district did not preclude commercial use.

Responding to a question from Commissioner Smyth, Mr. Kriviskey said that Thelma's Ice Cream could be nominated for inclusion in the Fairfax County Inventory of Historic Sites.

Mr. Walter Harrison, 10201 Colvin Run Road, Great Falls, President, Colvin Run Citizens Association, said he did not support non-historic properties being included in an historic overlay district.

Thomas Dugan, Esquire, 4010 University Drive, Fairfax, representing Dr. Edward Michelitch, whose property would be affected by the expansion of the historic overlay district, expressed opposition to the nomination. He noted that his client's property was not historical.

Commissioner DuBois pointed out that no specific boundaries for the historic overlay district were being proposed at this time; only that consideration be given to expansion.

Ms. Amelia Clark, 322 Chesapeake Drive, Great Falls, aligned herself with the comments of Ms. Isom.

Mr. David Olin, 10010 Colvin Run Road, Great Falls, member of the Fairfax County History Commission, representing Great Falls Heritage, said he supported historic preservation, but expressed concern about protecting property rights. He also said he was in favor of the preservation of Colvin Run Road.

Commissioner Koch pointed out that too many restrictions could discourage uses such as Thelma's Ice Cream. Commissioner Alcorn agreed with him and added that being in an historic overlay district did not ensure economic success.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

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Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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PROVIDENCE DISRICT

APR-01-II-15V - Located at 2701, 2719, 2725 & 2731 Chain Bridge Rd. on 2.75 ac. Adopted Plan: Resident. 3-4 du/ac. Nominated Plan: Office (commercial, townhouse).

Ms. Charlene Furhman-Schulz, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff and the Providence District Task Force recommended that the nomination be denied and the current Comprehensive Plan retained.

Vice Chairman Byers called the listed speaker.

Mr. David Wilson, 9707 Hidden Valley Road, Vienna, President, representing the Courthouse Oaks Homeowners Association, requested that the current Comprehensive Plan be retained because commercial intrusion into the community would permanently alter its character.

There were no further speakers, comments or questions, therefore, Vice Chairman Byers closed the public hearing.

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Chairman Murphy resumed the Chair.

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APR-01-II-19V - Located at 01953 Gallows Rd.; 08055 Leesburg Pike; & unaddressed parcels 039-2((02))D2 & 114 A on 16.47 ac. Adopted Plan: Office w/support retail & service uses at 1.2 FAR on northern portion & 1.0 FAR on southern portion. Nominated Plan: Add mixed use option for 1.4 FAR to include 100,000 sq. ft. hotel.

APR-01-II-20V - Located at 8055 Leesburg Pike on 10.58 ac. Adopted Plan: Office w/support retail & service uses up to 1.2 FAR on northern portion & 1.0 FAR on southern portion. Nominated Plan: Place entire parcel in Sub-unit F4; Plan property for mixed use up to 1.2 FAR & increase bldg. height on southern portion from 60 ft. to 105 ft.

Ms. Charlene Furhman-Schulz, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff and the Providence District Task Force recommended approval of a staff alternative as found on page 197 of the staff report.

Chairman Murphy called the first listed speaker.

Gregory Riegle, Esquire, 1750 Tysons Boulevard, McLean, nominator of APR-01-II-19V, explained that he had only a minor disagreement with the staff and the Task Force recommendations. He said staff supported a FAR of 1.2 and he supported a FAR of 1.27.

Mr. Riegle responded to a question from Commissioner Alcorn about pedestrian circulation of the proposed development subject to this nomination.

In response to a question from Commissioner Byers, Mr. Sterling Wheeler, PD, DPZ, said that staff would be willing to consider an increase in the FAR to 1.3.

Mr. Riegle and Mr. Wheeler responded to questions from Commissioner Wilson about potential development plans for the site. Commissioner Smyth pointed out that the specifics of development, which would be allowed if the nomination were approved, were not the issues before the Planning Commission tonight.

Ms. Ina Stagg, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, 2200 Clarendon Boulevard, Arlington, nominator of APR-01-II-20V, said that approval of the nomination would facilitate design improvements to the site.

Mr. Timothy Reed, 8205 Bucknell Drive, Vienna, Dunn Loring Woods Homeowners Association, expressed concerns about the traffic impact, design elements and height of development which would be allowed if the nomination were approved.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

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The Commission recessed at 10:15 p.m. and reconvened in the Board Auditorium at 10:30 p.m.

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SULLY DISTRICT ITEMS

APR-01-III-3BR - Located at 14519 & 14529 Old Mill Rd. on 4.39 ac.
Adopted Plan: Resident. 1-2 du/ac. Nominated Plan: Resident. 2-3 du/ac.

APR-01-III-8BR - Located at 14501& 14504 Mt. Olive Rd.; 14538 & 14539 Caddington Rd; 14511, 14519, 14529 & 14533 Old Mill Rd.; 6600 & 6608 Old Centreville Rd.; & unaddressed parcels 65-1((1))6, 21, 45 on 38 ac.
Adopted Plan: Resident. 1-2 du/ac. Nominated Plan: Resident. 2-3 du/ac.

Mr. Fred Selden, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended an alternative, as found on page 41 of the staff report.

Mr. Glenn Stroup, Chairman, Sully District Task Force, said that the Task Force supported the staff alternative with a minor modification as found on page 1 of the Task Force report.

In response to a question from Commissioner Alcorn, Mr. Selden and Mr. Stroup said that they did not recall a discussion about the impact approval of the nomination would have on area schools.

Chairman Murphy called the first listed speaker.

Ms. Janet Bowman, 6818 Farrahs Calvary, Centreville, representing the Confederate Ridge II Homeowners Association, requested transportation improvements be made to area roads. (A copy of her remarks is in the date file.)

Ms. Carol Hawn, 6500 Harvest Mill Court, Centreville, on behalf of the Old Mill Community Association, said that transportation language must be included in the Plan if an increase in density was approved.

Mr. Douglas Matyas, 145 Picket Oaks Road, Centreville, submitted for the record a copy of a letter from the Izaak Walton League of America to Supervisor Michael Frey, Sully District, dated October 10, 2001, with a petition attached concerning the proposed changes to density of properties located on Old Mill Road. (Copies of the letter and attachment are in the date file.) He said that he did not oppose the nomination, but expressed environmental concerns. (A copy of his remarks is in the date file.)

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

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APR-01-III-8UP - Located at 3721, 3627, 3633, 3639, 3701, 3709, 3715, 3727, 3733, 3739, 3745, 3801, 3807 Rugby Rd.; 12601& 12603 Ox Tr; 3590 Joseph Siewick Dr. & unaddressed parcels 45-2((2)) 25L, 39B, 40B on 72.2 ac. Adopted Plan: Hospital & related low intensity service uses & clinics up to .20 FAR & park (on specified parcels), max. bldg. height of 60 ft. Nominated Plan: Increase FAR to 0.30, add medical office uses, increase bldg. height to 100 ft.

Mr. Fred Selden, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended an alternative, as found on page 134 of the staff report.

Mr. Glenn Stroup, Chairman, Sully District Task Force, said that the Task Force supported an amended nomination as found on page 15 of the Task Force report.

Responding to a question from Commissioner Byers, Mr. Selden said approval of the nomination would allow more flexibility in locating the office buildings on the site.

Chairman Murphy called the first listed speaker.

Timothy Sampson, Esquire, Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, 2200 Clarendon Boulevard, Arlington, representing the nominator, explained in some detail the

proposed expansion of the hospital campus and said he supported the staff and Task Force recommendations.

Mr. Sampson and Mr. Selden responded to a question from Commissioner Wilson about the height of the proposed development.

Commissioner Koch noted that a representative of the Fair Oaks Glen Homeowners Association had contacted him to express support for the staff and the Task Force recommendations.

Mr. David Reed, 3711 Mill Pond Court, Fairfax, expressed concerns about the visual and traffic impacts approval of the nomination would have on his community.

Mr. Behdad Kashanian, 12609 Dusty Wheel Lane, Fairfax, said while he supported expansion of the hospital, he was opposed to additional medical office buildings. He also expressed concern about the impact expansion would have on already congested area roads.

Mr. Tom Kollaja, 12592 Misty Creek, Lane Fairfax, said he was concerned that the proposed expansion could negatively affect residential property values.

Mr. Andrew Girard, 12465 Meadow Hunt Drive, Fairfax, speaking on behalf of citizens from the Westvale subdivision, expressed opposition to the nomination. He cited concerns about traffic, noise, loss of buffering, and building height. (A copy of his remarks is in the date file.)

Commissioner Koch noted that Mr. Girard's community was new and therefore had not had an opportunity to meet with representatives of Inova/Fair Oaks Hospital, and suggested that the two parties meet.

Mr. James McMichael, 12600 Dusty Wheel Lane, Fairfax, expressed concerns about traffic and buffering.

Mr. Curtiss White, 12601 Dusty Wheel Lane, Fairfax, said he was opposed to expansion of the hospital and expressed concern about the size and the condition of the buffer along Ox Trail Road.

Mr. Adrian Stanton, Inova Fair Oaks Hospital, on behalf of the administrative team at Inova/Fair Oaks Hospital, explained that an expansion of the hospital was desperately needed.

Mr. Stanton responded to a question from Commissioner Byers about the overcrowded conditions at Fair Oaks Hospital.

Mr. Roger Stern, 12772 Alder Woods Drive, Fairfax, on behalf of Fair Oaks Hunt, expressed general support for the nomination, but cited concerns about area traffic.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

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PROVIDENCE DISTRICT ITEM - APR-01-II-4V

APR-01-II-4V - Located at: 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2947, 2945, 2946, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2957, 3001, 3002, 3003, 3004, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3014, 3015 & 3016 Fairlee Dr.; 2929, 2930, 2931, 2932, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2949, 2950, 2951, 3001, 3005, 3011 & 3012 Maple Dr.; 09338 Lee Hwy.; & unaddressed parcel 48-3((01))55 on 36.40 ac. Adopted Plan: Land unit I: 1-2 du/ac w/option for resident. 5-8 du/ac w/full consolidation of "I" & option resident. 16-20 du/ac w/full consolidation of Land Units "I" & "C." Nominated Plan: Resident.-mixed use up to 30 du/ac or 1.10 FAR w/75% consolidation of Land Unit "I".

Ms. Charlene Furhman-Schulz, Planning 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 an alternative as found on page 5 of the staff report addendum.

Mr. Joseph Annunziata, Chairman, Providence District Task Force, stated that the Task Force voted to deny the nomination and retain the current Comprehensive Plan. He noted that at the time the Task Force considered this nomination, a staff recommendation had not been available. He said the alternative now being proposed by staff had been developed without discussion with the Task Force.

Mr. Leonard Wolfenstein, Fairfax County Department of Transportation, responded to questions from Commissioner Smyth about the transportation improvements associated with this nomination.

Chairman Murphy called the first listed speaker.

Ms. Brenda Smonskey, 3002 Fairlee Drive, Fairfax, Fairlee II Homeowners Association, expressed support for the retention of the current Comprehensive Plan language requiring full consolidation for higher density and a bridge connection. She said she strongly disagreed with staff's recommendation and expressed concerns about the impact it would have on her community. (A copy of her remarks is in the date file.)

Mr. David Keyes, 2931 Deer Hollow Way, Fairfax, on behalf of the Hunters Branch Condominium Association, expressed concerns about stormwater management, density, height, commercial development, and inadequate infrastructure. (A copy of his remarks is in the date file.)

Mr. Nicholas Vidnovic, 3003 Fairlee Drive, Fairfax, on behalf of the Fairlee Homeowners Association, expressed support for nomination because the proposed development adopted the principles of smart growth. He recognized those persons in the audience who agreed with his position.

Ms. Peggy Turley, 2938 Fairlee Drive, Fairfax, said she strongly opposed staff's alternative language and supported the Task Force recommendation that the current Comprehensive Plan be retained because the proposed development was not compatible with the existing homes. (A copy of her remarks is in the date file.)

Chairman Murphy relinquished the Chair to Vice Chairman Byers.

Mr. Jonathan Hoyes, 9337 Branchside Lane, Fairfax, Vice President, Hunters Branch Townhome Association, said he did not believe that the staff recommendation contained enough information for citizens to make an informed and intelligent decision on whether the proposed community was sustainable.

Ms. Alexandra Simpson, 9353 Deer Glen Court, Fairfax, expressed support for the Task Force recommendation. She said she agreed with Mr. Hoyes that more information was needed.

Mr. Timothy Reed, 8205 Bucknell Drive, Vienna, on behalf of the Dunn Loring Woods Homeowners Association, recommended that the current Plan be retained. He said the proposed development did not represent smart growth.

Mr. David Guernsey, 1129 20th Street, NW, Washington, DC, representing the Greater Washington Board of Trade, expressed support for the nomination because it would maximize the use of mass transit. (A copy of his remarks is in the date file.)

Mr. Roger Diedrich, 3322 Prince William Drive, Fairfax, on behalf of the Sierra Club, Great Falls Group, encouraged approval of proposed development at the upper end of the density range because it would maximize the amount of transit-oriented development. (A copy of his remarks is in the date file.)

Mr. Kenneth Lawrence, 2850 Maple Lane, Fairfax, representing the Briarwood Citizens Association, requested that the current Comprehensive Plan be retained. He said the requested density was not justified because full consolidation had not been achieved. (A copy of his remarks is in the date file.)

Mr. Brian Kelly, 2944 Fairlee Drive, Fairfax, said he supported retention of the current Comprehensive Plan because of the adverse impact high density development would have on the area. (A copy of his remarks is in the date file.)

Dr. James Fahs, 2927 Sayre Road, Fairfax, spoke in opposition to the nomination because of the impact development would have on local traffic. (A copy of his remarks is in the date file.)

Timothy Sampson, Esquire, Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, 2200 Clarendon Boulevard, Arlington, nominator, expressed support for the staff alternative which was consistent with sound planning principles and compatible with adjacent development. He acknowledged that the proposal would have an impact on surrounding development and said measures to mitigate these impacts had been incorporated in staff's recommendation.

Mr. Scott Teixeira, 3029 White Birch Court, Fairfax, on behalf of the Circle Woods Homeowners Association, expressed support for the nomination because development of the Fairlee area was inevitable and the development plan was well conceived.

Ms. Karen Hunt, 2431 Villanova Drive, Vienna, Vice President, Stonewall Manor Community Association, requested that the current Comprehensive Plan language be retained because staff's recommendation did not adequately address concerns about the impact of high density development.

Ms. Rebecca Cate, 8119 Westchester Drive, Vienna, representing Dunn Loring Improvement Association, recommended that the current Comprehensive Plan be retained, because the impact of development on traffic and schools had not been addressed.

Mr. Jose Castro, 2939 Maple Drive, Fairfax, expressed support for the nomination because the area needed to be redeveloped.

Mr. Stephen Pastorkovich, 2909 Nutley Street, Fairfax, said that approval of the nomination would allow development that the current transportation infrastructure could not support. (A copy of his remarks is in the date file.)

Mr. Lincoln Rhoads, 3013 Winter Pine Court, Fairfax, expressed opposition to the nomination, citing concerns about traffic and stormwater management.

Mr. William Mann, 2937 Maple Drive, Fairfax, said he supported the proposed Fairlee development because high density development around a Metro Station represented smart growth. (A copy of his remarks is in the date file)

Mr. Tom Schach, 2941 Maple Drive, Fairfax, said he was in favor of high density development around a rapid transit station.

Mr. Stuart Schwartz, address unknown, on behalf of the Coalition for Smarter Growth, expressed support for the nomination because it would reduce traffic and air pollution and encourage non-automobile traffic. (A copy of his remarks is in the date file.)

Ms. Anne Pastorkovich, 2909 Nutley Street, Fairfax, said she was opposed to the nomination, because she was not convinced the proposals of the nominator or staff represented smart growth.

Mr. Clarence Seigler, 649 Willis Road, Meadows of Dan, Virginia, owner of property in Fairlee, read into the record his letter to the Planning Commission dated January 19, 2002, urging the

Planning Commission to recommend approval of the nomination because the area needed to be redeveloped. (A copy of his letter is in the date file.)

Ms. Bonnie Potts, 2950 Fairlee Drive, Fairfax, who said she had lived on Fairlee Drive all her life, expressed support for the nomination, citing the decline of the neighborhood.

Mr. John Torti, Torti, Gallas and Partners, 1300 Spring Street, Silver Spring, Maryland, architects and planners for the proposed development, said it represented smart growth, consisting of a full range of densities and types of houses, with connectivity within the neighborhood and to the region.

Ms. Brenda Chalkey, 2946 Fairlee Drive, Fairfax, said she was in favor of the nomination and that 75 percent consolidation was adequate.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing. He noted that this completed the public hearings for the 2002 North County Area Plans Review process.

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The meeting was adjourned at 1:45 p.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: Linda B. Rodeffer

Approved on: September 10, 2003

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