

**MINUTES OF  
PLANNING COMMISSION MEETING  
MARCH 16, 1995**

PRESENT: John R. Byers, Mount Vernon District  
Janet R. Hall, Mason District  
Patrick M. Hanlon, Providence District  
Suzanne F. Harsel, Braddock District  
Robert v. L. Hartwell, Commissioner At-Large  
John W. Hunter, Commissioner At-Large  
Ronald W. Koch, Sully District  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Carl L. Sell, Jr., Lee District  
Alvin L. Thomas, Commissioner At-Large

ABSENT: Judith W. Downer, Dranesville District

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The meeting was called to order at 8:29 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Sell MOVED TO DEFER THE PUBLIC HEARING ON RZ-90-L-044, MOBRAY ARCH/EDGE HILL L.C., UNTIL JUNE 7, 1995.

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

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Commissioner Sell MOVED TO DEFER THE PUBLIC HEARING ON RZ-94-L-034 AND FDP-94-L-034, NAZIR BHAGAT, UNTIL APRIL 12, 1995.

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

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In the absence of Commissioner Hanlon, Chairman Murphy MOVED TO DEFER THE PUBLIC HEARING ON RZ-94-P-057 AND FDP-94-P-057, THE LAWRENCE DOLL COMPANY, TO A DATE CERTAIN OF APRIL 27, 1995.

Commissioners Byers and Koch seconded the motion which carried unanimously with Commissioner Hanlon not present for the vote; Commissioner Downer absent from the meeting.

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Without objection, at the request of Chairman Murphy, the Planning Commission constituted the Board of Supervisors/Planning Commission/Park Authority Committee to consist of three members from each of the three County bodies. Chairman Murphy noted that its first item of business would be to address monopolies. Commissioner Sell announced that the first meeting of the Committee would be held on April 5, 1995, at 7:30 p.m. in the Board Conference Room. He added that these meetings would be open to the public.

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Commissioner Palatiello announced his intent to defer the public hearing on PCA-88-C-039-5, PCA-88-C-091-5 and SEA-89-C-027-5, Bahman Batmanghelidj, from March 22, 1995 to April 26, 1995.

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RZ-94-H-043 – STANLEY MARTIN COMPANIES, INC.

FDP-94-H-043 – STANLEY MARTIN COMPANIES, INC. (Decisions Only)

(The public hearing on these applications was held on February 23, 1995. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-94-H-043, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 16, 1995.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Hanlon and Thomas not present for the vote; Commissioner Downer absent from the meeting.

Commissioner Palatiello FURTHER MOVED THAT THE PLANNING COMMISSION APPROVE FDP-94-H-043, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-94-H-043 AND SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT DATED JANUARY 26, 1995.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Hanlon and Thomas 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 tonight's agenda items:

1. RZ-94-V-002 – Allan H. Gasner, Trustee  
FDP-94-V-002 – Allan H. Gasner, Trustee
2. SEA-87-V-106 – Ourisman Dodge, Inc.
3. SE-94-M-010 – Mahmoud Moin-Amin
4. Capital Improvement Program (CIP)

This order was accepted without objection.

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RZ-94-V-002 – ALLAN H. GASNER, TRUSTEE – Appl. to rezone approx. 27.02 ac. located in the S.E. quadrant of the intersection of Telegraph Rd. & Accotink Rd. fr. R-1 to PDH-2 to permit residential development at a density of 1.30 du/ac. & approval of the CDP. Comp. Plan Rec: 1-2 du/ac. Tax Map 99-4((1))44, 45 & 48. (Concurrent with FDP-94-V-002.)  
MOUNT VERNON DISTRICT.

FDP-94-V-002 – ALLAN H. GASNER, TRUSTEE – Appl. to approve the FDP for RZ-94-V-002 to permit residential development on property located in the S.E. quadrant of the intersect. of Telegraph Rd. & Accotink Rd. on approx. 27.02 ac. zoned PDH-2. Tax Map 99-4((1))44, 45 & 48. (Concurrent with RZ-94-V-002.) MOUNT VERNON DISTRICT. JOINT PUBLIC HEARING.

Stephen K. Fox, Esquire, with Miles & Stockbridge, representing the applicant, reaffirmed the affidavit dated February 28, 1995. There were no disclosures by Commission members.

Ms. Catherine Chianese, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is contained in the date file. She stated that the application was in conformance with the Comprehensive Plan and staff recommended approval of both applications.

Ms. Chianese responded to Commissioner Byers' questions regarding stormwater management and ownership of the land contained in the EQC (environmental quality corridor) area; with the latter retained as private open space.

Mr. Fox pointed out that the proposed development contained a good deal of open space and consisted of single family detached homes, both of which were desirable factors. He pointed out that the applicant had addressed all issues raised by Mrs. Catherine Thorsen, an adjoining property owner, and the Mount Air Home Owners Association, and enjoyed their support as well as the Mount Vernon Civic Association's.

Chairman Murphy called the first speaker and outlined the Planning Commission's rules for speakers.

Ms. Willie Brown, 6700 Red Bird Woods Court, Lorton, voiced her support over the proposed development of single-family detached homes and the proposition for no parking along Accotink Road. She urged that sufficient buffer be provided for the three homes facing Accotink Road and requested hardwood trees such as dogwoods instead of pine trees. Ms. Brown asked that her property and the neighboring area be included in the Mount Air Historical Area as it had been erroneously left out. She also requested that the proposed tract of land be titled: "Twin Brook Estates at Mount Air".

Mr. Thomas Vanik, 6714 Mockingbird Woods Court, Lorton, submitted written testimony, a copy of which is in the date file. He represented the Mount Air Homeowners Association and summarized the association's position on the applications stating their support of staff's recommendation but noted several concerns and considerations regarding development of only single-family detached homes, proffered improvements to Accotink Road, parking restrictions along Accotink Road, and the access of a 30-inch water main.

The next listed speaker, Ms. Levell Dupell, 6700 Bulkley Road, Newington, representing the Newington Civic Association, was not present when called upon.

Ms. Catherine Thorsen, 8601 Accotink Road, Mount Air, presented written testimony, a copy of which is contained in the date file. She stated her support of the application if several issues and questions were addressed which concerned development of only single-family detached homes, the extension of water and sewer lines, the proposed future of Accotink Road, and the acceptance of EQC land by the Park Authority.

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

Mr. Fox responded to the issue of waterline provisions raised by Ms. Thorsen stating that the applicant would provide a connection for her. He said that the name, "Twin Brook", as recommended by Ms. Brown, would be considered. At Commissioner Byers' request, Mr. Fox agreed to have the trees marked which would be within Virginia Department of Transportation's (VDOT) right-of-way so that residents could visualize how much screening would remain.

There being no further questions or comments from the Commission and Ms. Chianese having no closing staff comments, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-94-V-002, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Sell seconded the motion which carried unanimously with Commissioner Harsel not present for the vote, Commissioner Downer absent from the meeting.

Commissioner Byers then MOVED THAT THE PLANNING COMMISSION APPROVE FDP-94-V-002, SUBJECT TO THE BOARD'S APPROVAL OF RZ-94-V-002.

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

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SEA-87-V-106 – OURISMAN DODGE, INC. – Appl. under Sec. 4-804 of the Zoning Ord. to amend SE-87-V-106 for a vehicle sales, rental & ancillary serv. estab. to permit building additions on prop. located @ 5900 Richmond Hwy. on approx. 5.29 ac. zoned C-8 & HC. Tax Map 83-2((1))2C. MOUNT VERNON DISTRICT. PUBLIC HEARING.

E. Andrew Keeney, Esquire, Baker & Hostetler Law Firm, reaffirmed the affidavit dated January 3, 1995. There were no disclosures by Commission members.

Ms. Phyllis Wilson, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is contained in the date file. She noted the revised set of development conditions dated March 16, 1995 which were submitted for clarity rather than substance and contained only a few minor changes to the original staff report. Ms. Wilson stated that staff recommended approval.

Mr. Keeney stated that the applicant sought to amend their Special Exception which had been adopted by the Board of Supervisors in 1988. He explained that they proposed significant landscaping and improvements which should enhance the visual impact when entering the County. Mr. Keeney pointed out that they concurred with all of staff's development conditions except Condition #7, which concerned hours of operation, which they hoped could be more

flexible to allow minor vehicle maintenance on Sundays; Condition #17, a provision to widen a travel lane; and Condition #18 which concerned a curb-cut. He asked for the Commission's consideration of those points and the provision of language which would address the applicant's requests.

Mr. Keeney responded to questions from Commissioner Palatiello regarding the hours of operation.

Chairman Murphy called for speakers.

Mr. Daniel Korengold, President of Ourisman Dodge, 6129 Richmond Highway, Alexandria, expressed his delight over the proposed improvements to their dealership. He mentioned his concern over the rumored widening of the Woodrow Wilson Bridge, as it would take a good amount of their property, however, he was enthusiastic about proceeding with the renovations.

Mr. Michael Bennett, speaking as an employee and officer of the Ourisman Automotive Group of Virginia, 6129 Richmond Highway, Alexandria, explained that he was also a long-time resident of the Route 1 area. He spoke fondly of the area affirming his anticipation of its redevelopment. He quoted an amount of over \$1,000,000 for the proposed renovations noting the importance of being able to service Ourisman's customers as well as provide a comfortable and convenient work environment for its employees. Mr. Bennett pointed out that they were contributing \$21,000 to the Southeast Fairfax Development Corporation for the maintenance of the median strip in front of the Howard Johnson Motel and the Huntwood Plaza Office Building and afterward would contribute \$5,000 for its maintenance and upkeep.

Commissioner Hartwell commented on Ourisman's generosity in their contribution for the median strip.

Ms. Evelyn Lincourt, representing the Huntington Creek Club Apartments, 2059 Huntington Avenue, Alexandria, voiced the need for transportation improvements along Old Richmond Highway. She requested that it be widened to three lanes.

At Commissioner Byers' request, a drawing prepared by Mr. Chuck Almquist, Office of Transportation, which clarified the thoroughfare in front of the dealership, was viewed on the overhead. Commissioner Byers noted the accessway which would be included in the development conditions.

Mr. Michael Masciolla, Southeast Fairfax Development Corporation, 7704 Richmond Highway, Alexandria, presented the Corporation's resolution supporting the proposed improvement project by Ourisman Dodge. (A copy of the resolution is contained in the date file.)

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

Mr. Keeney affirmed that the exhibit referenced by Commissioner Byers would be included in the development conditions because it addressed and clarified their concerns. He requested that there be a cap of \$100,000 dollars for the road improvements and a modification to Development Condition #18.

Discussion followed between Commissioners Hail and Hartwell and Mr. Chuck Almquist regarding the proposed expense to the applicant for the needed road improvements and the requested \$100,000 cap.

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

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS (THAT IT) APPROVE SEA-87-V-106, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 16, 1995, WITH THE FOLLOWING CHANGE:

ADD TO CONDITION #17, AT THE END OF THE PARAGRAPH, "SEE ATTACHMENT 1."

Commissioners Sell and Thomas seconded the motion which carried unanimously with Commissioner Downer absent from the meeting.

Commissioner Byers then MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT IT WAIVE THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY.

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

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SE-94-M-010 – MAHMOUD MOIN-AMIN – Appl. under Sec. 4-604 & 7-607 of the Zoning Ord. to permit renovation of an existing serv. sta. in a Highway Corridor Overlay Dist. on prop. located @ 7029 Columbia Pike on approx. 21,956 sq. ft. of land zoned C-6, HC & SC. Tax Map 71-1((1))102A. MASON DISTRICT. PUBLIC HEARING.

Mr. Arif Hodzic, Hodzic Architect, P.C., representing the applicant, reaffirmed the affidavit dated January 7, 1994. There were no disclosures from Commission members.

Ms. Denise James, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report, a copy of which is contained in the date file. She stated that staff recommended approval.

Mr. Hodzic noted that the applicant had worked with the Annandale Center Business District Planning Committee on streetscape improvements along Columbia Pike and hoped to influence other businesses to contribute towards landscape improvements. He said that the applicant agreed with staffs recommendations.

Chairman Murphy called for speakers from the audience. Receiving no response, he noted that no rebuttal was necessary. Ms. James had no closing staff comments; therefore Chairman Murphy closed the public hearing and recognized Commissioner Hall for a motion on this application. (Verbatim excerpts are in the date file.)

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Commissioner Hall MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-94-M-010, SUBJECT TO THE REVISED DEVELOPMENT CONDITIONS DATED MARCH 8, 1995.

Commissioners Hartwell and Koch seconded the motion which carried unanimously with Commissioners Byers, Sell and Thomas not present for the vote; Commissioner Downer absent from the meeting.

Commissioner Hall then MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE SERVICE DRIVE REQUIREMENT.

Commissioners Hartwell and Koch seconded the motion which carried unanimously with Commissioners Byers, Sell and Thomas not present for the vote; Commissioner Downer absent from the meeting.

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The Commission recessed at 10:09 p.m. and reconvened at 10:20 p.m.

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CAPITAL IMPROVEMENT PROGRAM – review of the Capital Improvement Program for Fiscal Years 1996 – 2000 consisting of development, renovation/modernization or replacement of 458 proposed physical public projects (92 Fairfax County Public Schools program projects; 36 Park Authority projects for park development and land acquisition; 23 Northern Virginia Regional Park Authority projects; 3 Fairfax County Public Library projects; 5 Human Services projects; 13 Community Development projects;

16 Human Development projects to provide affordable housing units; 8 Criminal Justice projects; 15 Public Safety projects; 7 Facilities Management and Maintenance projects; 8 Solid Waste projects; 50 Neighborhood Improvement projects; 148 Transportation projects; 19 Sanitary Sewerage System projects; and 15 Water Supply Projects). COUNTYWIDE. PUBLIC HEARING.

Chairman Murphy called upon Vice Chairman Hanlon for introductory remarks.

Vice Chairman Hanlon noted the increase over the past seven years in citizen interest and complimented staff on its excellent input and support. He commented that all citizen input was welcomed and seriously received.

Chairman Murphy advised that a workshop had been previously-conducted where agencies were invited to attend and present priority requests. He pointed out the three staff representatives, Mr. John Hardy, Ms. Pamela Nee, and Mr. David Marshall, all from the Planning Division of the Office of Comprehensive Planning, who were present for the public hearing and available to answer questions, if needed.

Mr. David Marshall gave a brief overview of the advertised Capital Improvement Program for Fiscal years 1996 through 2000 explaining that it scheduled funding for identified capital needs of general County agencies, Schools, the Sanitary Sewer System, Water and Park Authority projects, and County Road and Metro related Facilities. He noted that the advertised program, as in the previous budget year, again contained a detailed listing identified by County agencies of their projected capital requirements over the next 15-year period. A copy of his testimony is contained in the date file.

Chairman Murphy called the first speaker.

Mr. Herbert A. Doyle, Jr., Chairman, Fairfax County Public Library Board of Trustees, 7520 Arlington Boulevard, Falls Church, introduced several fellow library board members who were present in the audience. He noted the deplorable condition of the George Mason Regional Library and its dire need of renovation and repair. Mr. Doyle requested the Commission's support for the much needed funds in Fiscal Year 1996.

Ms. Jane Seeman, 600 Blackstone Terrace, N.W., Vienna, speaking on behalf of the George Mason Regional Library, showed slides of the out-of-date, antiquated electrical system, the severe damage caused by water leaks and termites, the building's structural condition evidencing cracks and leaks, and the dangerous, make-shift repairs to existing equipment. She maintained that the library was widely used and furnished a treasury of information and resources. Ms. Seeman requested the provision of funds to correct its defects as the library's renovation was of crucial importance.

Ms. Karen Milligan, Fairfax/Falls Church Community Services Board, 12011 Government Center Parkway, Suite 800, Fairfax, submitted written testimony, a copy of which is contained in the date file. She emphasized the grave need for the acceleration of funding for the Adult Home for People with Mental Illness noting that the financial costs of construction only increased and the human costs were detrimental as persons with mental illness had no suitable, safe place to go.

Mr. Edward Brazill, 1911 Youngblood Street, McLean, Alliance for the Mentally Ill of Northern Virginia, submitted written testimony, a copy of which is contained in the date file. He pointed out the critical need for the Adult Care Residence and requested the Commission's approval for necessary funding for its prompt establishment.

Ms. Ina Nenninger, 9024 Weatherwood Court, Vienna, President of McLean High School PTSA (Parent/Teacher/Student Association), voiced the need for renovations as the deterioration of the facility was leading to serious problems with costly repairs. Ms. Nenninger affirmed the importance of providing quality education to our young people and the value of a strong school system to the County. She submitted written testimony, a copy of which is retained in the date file.

Ms. Elizabeth Clements, 3810 Stuart Court, Annandale, representing George Mason Friends of the Library, informed the Commission of the numerous community activities the "Friends" perform to raise much needed funds for the library's upkeep and programs. She pointed out that all its members were hard-working volunteers. Ms. Clements noted the numerous activities, programs, and information made available to the community through the efforts of the library's competent and dedicated staff. She cited civic and community support for immediate renovation of the George Mason Regional Library. She agreed that the library had deteriorated to a shameful and, in some cases, dangerous state and requested that the Commission move favorably on the allotment of funding for the library.

Vice Chairman Hanlon commented that his wife was an officer of the George Mason Friends of the Library and the group had just received a certificate from the State which legally organized it as a corporation. He commended the group on their hard work and diligent efforts.

Ms. Jodi Katz, 6520 Heather Brook Court, McLean, submitted written testimony, a copy of which is contained in the date file. She addressed her comments to the portion of the CIP which related to the schools. Ms. Katz spoke of the deplorable condition of many schools, citing heating problems, crowded conditions for the students, inefficient and dangerous electrical systems, water problems with flooding and leaks, and indoor pollutants causing headaches, congestion and breathing problems. She conveyed the critical need to expedite the renovation of older schools and requested that the Planning Commission urge the Board of Supervisors to fully fund the CIP submitted by the School Board.

Commissioner Hall concurred with Ms. Katz's testimony noting the poor and dangerous condition of so many of the County's older schools. She stated that the County should take care of what it had.

Commissioner Sell pointed out that the County had renewal funds for such things as vehicles whereby funding was set aside over the years for replacements but it had no funding allotments for facilities such as schools and parks. Commissioner Sell affirmed that a method of acquiring and allocating funding for capital improvement projects deserved to be addressed by the Board because valuable bond funding should not be used for "rehabilitating" County facilities.

There being no further questions or comments by the Commission and since staff declined to make closing comments, Chairman Murphy closed the public hearing and recognized Vice Chairman Hanlon. (As the markup for this item is scheduled for April 6, 1995, there is no verbatim.)

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Vice Chairman Hanlon announced that the markup for the CIP was April 6, 1995. He asked that staff consider funding of the Human Services program, the Adult Home. He said that he believed the previous funding denial was because there had not been a site. Vice Chairman Hanlon stated that if staff's recommendation was not changed, then he would request an explanation as to why that relatively modest project was not chosen.

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The meeting was adjourned at 11:24 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

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

Minutes by: Paula A. McFarland

Approved on: January 16, 1997

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