

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 16, 2010**

PRESENT: Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District

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The meeting was called to order at 7:30 p.m., by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR APR ITEM #09-IV-2FS UNTIL WEDNESDAY, JULY 14, 2010.

Commissioner Hart seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Alcorn, de la Fe, Lawrence, and Litzenberger absent from the meeting.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF APR ITEM #09-IV-1RH.

Commissioners Hall and Hart seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioners Alcorn, de la Fe, Lawrence, and Litzenberger absent from the meeting.

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ORDER OF THE AGENDA

Chairman Murphy announced that tonight's public hearings would focus exclusively on proposed nominations to amend the Comprehensive Plan in the 2009-2010 South County Area Plans Review (APR) nominations which did not require Virginia Department of Transportation (VDOT) review. He reviewed the procedures for this evening and announced that after hearing each nomination, the public hearing would be closed, the record would remain open for written comment, and the markup for all nominations would be deferred to June 30, 2010, at 8:15 p.m. Chairman Murphy announced that tonight's public hearings would be called in the following order:

1. Lee/Mount Vernon District Combined nominations
2. Lee District nominations
3. Mason District nominations

This order was accepted without objection.

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AREA PLANS REVIEW – The Planning Commission will hold public hearings on proposed Plan Amendment nominations submitted as part of the 2009-2010 South County Area Plans Review (APR) process for the Lee, Mason, and combined Lee/Mount Vernon Magisterial Districts. *AP = Adopted Plan; NP = Nominated Plan; res. = residential; du/ac = dwelling units per acre, FAR = floor area ratio, ac = acres, sf= square feet.*

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COMBINED ITEMS IN THE LEE AND MOUNT VERNON DISTRICTS:

APR# 09-IV-1FS: W. of Backlick Road, E. of Rolling Road, N. of Fairfax County Pkwy., on 803.00 ac. AP: Public facilities, government and institutional, and public parks. Option: mixed-use at overall intensity of .17 FAR. NP: Public facilities, government and institutional, and public parks; remove mixed-use option.

Kimberly Rybold, 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 the nomination with modification, as shown on pages 249 through 251 of the Staff Report Book.

John Byers, Chairman, Mount Vernon APR Task Force, noted that the Task Force had voted to approve the staff alternative, as shown on page 17 of the Task Force Report.

Chairman Murphy called for speakers for this nomination, but received no response. There were no comments or questions from the Commission or staff; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-7MV: Generally located S. of Fairfax County - Alexandria City line, W. of Potomac River and NE of Fort Belvoir. AP: General policy text in Mount Vernon Planning District, Planning Objectives and Environment sections related to land use and environmental resources. NP: Add text to encourage pedestrian and bicycle safety, resource protection, stormwater management, and LID practices consistent with watershed management plan.

Aaron Klibaner, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the nomination with modifications, as shown on pages 339 through 341 of the Staff Report Book.

John Byers noted that the Task Force had voted to approve the nomination with modifications, as shown on page 33 of the Task Force Report.

Chairman Murphy called for speakers for this nomination.

Patrick Rea, Nominator speaking on behalf of the Mount Vernon Council of Citizens Associations, Inc., P.O. Box 203, Mount Vernon, expressed concern about the deletion of language concerning watershed plan consultation during redevelopment.

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

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APR# 09-IV-11MV: Area generally surrounding Richmond Hwy. from the City of Alexandria boundary to the Woodlawn Plantation. AP: Richmond Hwy. Corridor Area plan seeks to promote revitalization and redevelopment while maintaining an acceptable land use and transportation balance. NP: Strengthen recommendations to reduce stormwater runoff and be consistent with county watershed plans.

Kimberly Rybold, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination with modifications, as shown on pages 360 and 361 of the Staff Report Book.

John Byers noted that the Task Force had voted to approve the nomination with modifications, as shown on page 36 of the Task Force Report.

Chairman Murphy called for speakers for this nomination.

Patrick Rea reiterated that language concerning watershed plan consultation during redevelopment should be reinstated, particularly for cases involving road widening.

Commissioner Hart pointed out that the policies set by the Virginia Department of Transportation outweighed those set by the County.

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

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APR# 09-IV-12MV: W. side of Richmond Hwy., generally near Fordson Road intersection, on 121.72 ac. AP: Land Unit recommendations for Hybla Valley/Gum Springs CBC address conditions for redevelopment. NP: Add text to control stormwater runoff and employ LID practices consistent with watershed plan recommendations.

APR# 09-IV-14MV: W. & E. side of Richmond Hwy., generally near Beacon Hill Road intersection, on 75.97 ac. AP: Land Unit recommendations for Beacon/Groveton CBC address conditions for redevelopment. NP: Add text to control stormwater runoff and employ LID practices consistent with watershed plan recommendations.

Kimberly Rybold, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nominations with modifications, as shown on pages 383 through 396 of the Staff Report Book.

John Byers noted that the Task Force had voted to approve the nominations with modifications, as shown on pages 37 and 39 of the Task Force Report.

Chairman Murphy called for speakers for this nomination.

Patrick Rea echoed previous remarks regarding watershed management, but also expressed concern regarding language that had been omitted in APR Item 09-IV-14MV specific to Sub-unit A2. He also requested clarification as to how language in the nomination might make redevelopment more difficult.

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

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APR# 09-IV-17MV: Richmond Hwy. Corridor. AP: General policy text in Richmond Hwy. Corridor related to orientation/alignment of commercial buildings toward road, where feasible.
NP: General policy text in Richmond Hwy. Corridor related to orientation/alignment of commercial buildings toward road, where feasible, unless required for green building certification.

Kimberly Rybold, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended that the adopted Comprehensive Plan be retained, as shown on page 425 of the Staff Report Book.

John Byers noted that the Task Force had voted to approve the nomination as submitted, as shown on page 41 of the Task Force Report.

Commissioner Flanagan expressed concern that several businesses along the Richmond Highway Corridor had been developed by-right and therefore were not in compliance with the County's Urban Design recommendations relative to orientation and alignment toward the road.

Commissioner Lusk cautioned against allowing green building measures to take priority over County recommendations because it might preclude development according to the Urban Design Guidelines.

Commissioners Flanagan, Hart, and Sargeant discussed the uniform application of the Urban Design Guidelines for the Richmond Highway Corridor and its relation to a previous application.

Chairman Murphy called for speakers for this nomination.

Patrick Rea expressed concern with the words "where feasible" in the nomination and suggested that development was not uniform along the Richmond Highway Corridor because only the rezoned developments had complied with the required setbacks.

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

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LEE DISTRICT:

APR# 09-IV-3FS: N. of Franconia-Springfield Parkway and E. of Frontier Dr. on 20.06 ac. AP: Office and retail use up to 0.30 FAR with option for res. use at a density up to 20 du/ac. NP: Res., office, and retail use up to 1.8 FAR.

Meghan Van Dam, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination with modifications, as shown on pages 112 and 113 of the Staff Report Book. She added that the Lee District APR Task Force agreed with this recommendation.

Chairman Murphy called the one listed speaker for this nomination.

Mark Viani, Esquire, McGuire Woods LLP, Nominator, 1750 Tysons Boulevard, Suite 1800, McLean, noted that he had met with the Springfield Forest community and the Lee District Land Use Committee and suggested that the density could be higher given the location of the site and its proximity to Metro.

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

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APR# 09-IV-4FS: SE of Springfield Center Dr. and NW of CSX railroad tracks, on 4.14 ac. AP: Industrial use up to 0.35 FAR with option for biotech/research and development use up to 0.50 FAR. NP: Office and retail use up to 1.0 FAR.

Meghan Van Dam, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination with modifications, as shown on page 138 of the Staff Report Book. She noted that the Lee District Task Force recommended that the Comprehensive Plan be retained.

Chairman Murphy called for speakers for this nomination, but received no response. There were no comments or questions from the Commission or staff; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-20MV: S. of Buckman Road, N. of Rolling Hills Road, NW of Richmond Hwy., on 10.09 ac. AP: Res. 2-3 du/ac; office/retail up to .25 FAR. Option: Res. 25 du/ac with 50,000-80,000 sq. ft. of office/retail. NP: Option for res. 12-16 du/ac.

APR# 09-IV-21MV: S. of Rolling Hills Ave, E. of Janna Lee Ave., NW of Richmond Hwy., on 6.08 ac. NP: Res. 2-3 du/ac; office/retail up to .25 FAR. Option: Res. 25 du/ac with 50,000-80,000 sq. ft. of office/retail. NP: Option for res. 20-30 du/ac, office and retail up to 80,000 sq. ft. with minimum of 10,000 sq. ft. retail.

Kimberly Rybold, PD, DPZ, presented the staff reports, copies of which are in the date file. She noted that for APR# 09-IV-20MV staff recommended approval of the nomination with modifications, and that for APR# 09-IV-21MV staff recommended that the adopted Comprehensive Plan be retained, as shown on pages 164 and 165 of the Staff Report Book. She added that the Lee District APR Task Force agreed with these recommendations.

Chairman Murphy called for speakers for this nomination.

John Thillman, Nominator, Landmark Property Development, LLC, 2700 South Nelson Street, Arlington, explained that APR Item 09-IV-20MV was a request for a reduction in the number of residential units from a nine-story condominium project to single-family townhomes and that APR Item 09-IV-21MV would align the residential use in that location.

Kim Gunia, 6720 Yates Ford Road, Manassas, explained that her property had been negatively impacted during a previously approved zoning process and expressed concern that a lack of consolidation could have similar impacts.

Commissioner Lusk noted that he had received a letter from Vicki McLeod, representing the Lee District Land Use Committee, who said the Committee had voted favorably for both APR items. He added that the Committee would need to discuss any changes to APR Item 09-IV-21MV.

Commissioner Flanagan and Meghan Van Dam, PD, DPZ, discussed the difference between the current Comprehensive Plan text and the nominated text.

Commissioner Sargeant noted that a review of APR Item 09-IV-21MV would provide an opportunity to look at the existing use associated with transportation and trip generation.

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

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MASON DISTRICT:

APR# 09-I-1A: SE corner of Little River Tnpk. and Willow Run Dr. on 8.794 ac. AP: Infill development of compatible use, type, and intensity. NP: Mixed use res. 3-4 du/ac, office, retail up to .31 FAR.

Bernie Suchicital, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the nomination with modifications, as shown on pages 6 and 7 of the Staff Report Book.

Alan Ackerman, Mason District APR Task Force Chairman, noted that the Task Force had voted to approve the nomination with modifications, as shown on page 65 of the Task Force Report.

Chairman Murphy called the first listed speaker for this nomination.

Colleen Coughlin, Vice President, Pinecrest Community Association, c/o Community Management Corp., P.O. Box 10821, Chantilly, spoke on behalf of the Board of Directors of Pinecrest and noted that the Association did not consider the increase in residential use excessive, but noted that the existing bus stop at the intersection of Willow Run and Little River Turnpike should be upgraded to a bus shelter. She further noted that eastbound turns onto Little River Turnpike had become increasingly difficult and suggested that a traffic light might be warranted. Ms. Coughlin also indicated that convenience stores and fast-food restaurants would not be welcome in the neighborhood.

Jack Haberle, Willow Run Civic Association, 4816 Randolph Drive, Annandale, noted that cut-through traffic was very problematic and expressed concern that the final development would not ultimately address the existing problems in his neighborhood. (A copy of Mr. Haberle's remarks is in the date file.)

Chairman Murphy said the Willow Run Civic Association would be notified and given the opportunity to review any rezoning applications filed on the property to ensure that all concerns were addressed.

Jim Campbell, Owner, Campbell and Ferrara Nursery, 6651 Little River Turnpike, Alexandria, explained that the nursery industry had evolved from field-grown to container-grown plant material, allowing him to have a retail center that addressed the more high-end designs and outdoor living landscapes customers wanted.

Gregory J. Budnik, GJB Engineering, Inc., P.O. Box 1214, Newington, said the Comprehensive Plan was a "dated document" with regard to its guidance in comparison to the surrounding development. He noted that he preferred that the residential use was maintained at three to four dwelling units per acre. (A copy of Mr. Budnik's statement 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# 09-I-1B: Generally S. of Leesburg Pike and Glen Forest Dr. intersection on 0.98 ac. AP: Office up to .35 FAR with conditions. NP: Neighborhood serving retail up to .35 FAR. Option for office up to .50 FAR.

Bernie Suchicital, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the nomination with modifications, as shown on pages 25 and 26 of the Staff Report Book.

Alan Ackerman noted that the Task Force had voted to limit the development to .125 floor area ratio (FAR), as shown on page 66 of the Task Force Report.

In response to a question from Commissioner Hart, Aaron Klibaner, PD, DPZ said the recommendation to retain the adopted Plan, as shown on the APR Nomination Summary Chart provided to the Planning Commission this evening, was incorrect.

Chairman Murphy called for speakers for this nomination.

William B. Lawson, Jr., Nominator, Lawson, Tarter & Charvet, PC, 6045 Wilson Boulevard, Suite 100, Arlington, explained that the subject property could not accommodate the authorized FAR. He added that the staff alternative was acceptable; however, he requested that language regarding drive-through facilities remain intact. He noted that while drive-through facilities would be unlikely, the option should be available if the neighboring property to the east became available for consolidation.

In response to a question from Commissioner Sargeant, Mr. Klibaner confirmed that the consolidation noted in the second paragraph on page 24 of the Staff Report Book was the same as that referenced by Mr. Lawson.

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

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APR# 09-I-3B: Generally at the eastern terminus of Arnet St. and W. of Danny's Lane on 5.00 ac. AP: Infill development should be of compatible use, type, and intensity. NP: Option for mixed use institutional up to .21 FAR and res. up to 5-8 du/ac.

Bernie Suchicital, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the nomination with modifications, as shown on pages 43 and 44 of the Staff Report Book.

Alan Ackerman noted that the Task Force had voted to approve the nomination, as shown on page 67 of the Task Force Report. He added that the additional housing in the neighborhood would mitigate noise and safety concerns expressed by citizens.

Chairman Murphy called the first listed speaker for this nomination.

Scott Adams, Nominator, McGuire Woods, 1750 Tysons Boulevard, Suite 1800, McLean, on behalf of Habitat for Humanity of Northern Virginia, spoke in favor of the nomination. He suggested the words, “or equivalent” be added to the language regarding affordable and workforce housing units, as Habitat for Humanity was a separate entity from the County. Echoing Mr. Ackerman’s remarks, he said he was working toward community improvement solutions.

Marmie Edwards, Westbriar Condominium Complex, 3712 N. Rosser, #103, Alexandria, expressed concern about access to the subject property during the development process and its impact on the surrounding roads. She added that there was a significant increase in traffic with no corresponding increase in traffic signals.

In response to a question from Commissioner Flanagan, Aaron Klibaner, PD, DPZ, explained that Scoville Street would be the access point to the Moose Lodge and Arnet Street would be the access point to the new townhouse community.

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

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APR# 09-I-1J: Generally E. of Cedarwood Lane, S. of Arlington Blvd., and parcels front E. and W. of Aspen Lane on 10.06 ac. AP: Retain single family res. use and discourage commercial. NP: Res. 8-12 du/ac.

Bernie Suchicital, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the nomination and that the adopted Comprehensive Plan be retained, as shown on page 57 of the Staff Report Book. He said the current Plan reflected existing development and would maintain the stability of the well established neighborhood of single family homes to the south.

Alan Ackerman noted that the Task Force had voted to retain the current adopted Comprehensive Plan, as shown on page 68 of the Task Force Report.

Chairman Murphy called the first listed speaker for this nomination.

Cynthia Fox, 3014 Sylvan Drive, Falls Church, spoke in opposition to the nomination and noted that a small group of concerned citizens were in the audience. She briefly described the Sleepy Hollow neighborhood and said that Hillwood had historically been considered part of Sleepy Hollow. Ms. Fox stated that the nominator had submitted the nomination without consulting the nearby residents, Sleepy Hollow Civic Association, or homeowners included in the nomination. She said two of the homeowners from Aspen Lane requested that their properties be removed from the nomination at a meeting of the APR Task Force, and submitted a letter from Jennifer Costescu of 2971 Aspen Lane in Falls Church, which is in the date file. (A copy of Ms. Fox's remarks is in the date file.)

Paul Byrtus, Chairman, Land Use and Zoning Committee, Sleepy Hollow Citizens Association, 3009 Beechwood Lane, Falls Church, said it would be more appropriate to divide the subject property into three separate nominations that would enable each neighborhood to develop appropriately.

Prakash Soman, 6541 South Street, Falls Church, expressed concern about existing traffic issues and the impacts additional development would have on the area.

Albert Riveros, Nominator, 6443 Arlington Boulevard, Falls Church, pointed out his long history of attempts to amend the Comprehensive Plan for the frontage along Route 50 and he explained that while higher by-right density residential might be allowed, it would not be feasible.

Following further discussion, Commissioner Hall said she thought that Planned Development Housing development would be more desirable and better supported by the community.

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

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The meeting was adjourned at 9:20 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035.

Minutes by: Jeanette Nord

Approved: September 8, 2011

Kara A. DeArrastia, Clerk to the
Fairfax County Planning Commission