

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 9, 1998**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John W. Hunter, Commissioner At-Large
John B. Kelso, Lee District
Ronald W. Koch, Sully District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 7:30 p.m. by Vice Chairman John R. Byers, 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 Hunter announced that a Transportation Committee meeting was scheduled for Wednesday, September 23, 1998, at 7:00 p.m. in the Board Conference Room. He said that the Areawide Transportation Plan Amendment and District Plan Amendments with transportation implications would be discussed.

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98-I-4B - MASON AREA PLANS REVIEW ITEM

Commissioner Hall MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF APPLICATION 98-I-4B.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Downer, and Palatiello not present for the vote; Commissioner Murphy absent from the meeting.

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COMMISSION MATTERS

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98-IV-2MV - LEE AREA PLANS REVIEW ITEM

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF NOMINATION 98-IV-2MV IN LEE DISTRICT.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Downer, and Palatiello not present for the vote; Commissioner Murphy absent from the meeting.

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97-III-10BR - SULLY AREA PLANS REVIEW ITEM

Commissioner Koch MOVED THAT NOMINATION 97-III-10BR BE WITHDRAWN.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Downer, and Palatiello not present for the vote; Commissioner Murphy absent from the meeting.

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98-III-7BR - SULLY AREA PLANS REVIEW ITEM

Commissioner Koch MOVED THAT 98-III-7BR BE DEFERRED INDEFINITELY.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Downer, and Palatiello not present for the vote; Commissioner Murphy absent from the meeting.

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98-III-2TR - DRANESVILLE AREA PLANS REVIEW ITEM

Vice Chairman Byers, in the absence of Commissioner Downer, MOVED THAT WE ACCEPT THE WITHDRAWAL OF 98-III-2TR.

Commissioner Hunter seconded the motion which carried unanimously with Commissioners Alcorn, Coan, Downer, and Palatiello not present for the vote; Commissioner Murphy absent from the meeting.

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HUNTER MILL AREA PLANS REVIEW ITEMS

Commissioner Palatiello MOVED THAT THE PUBLIC HEARINGS ON THE FOLLOWING APR ITEMS BE DEFERRED INDEFINITELY: 97-III-SUP, 97-III-14UP-44UP, 97-III-51UP, 97-III-52UP, 97-III-54UP, 98-III-4UP, 98-III-7UP, 98-III-9UP, 98-III-10UP, 98-III-11UP, 98-II-2V, and 98-II-7V. HE FURTHER MOVED THAT THE PUBLIC HEARING ON APR ITEM 98-III-SUP ALSO BE DEFERRED.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Coan and Hall not present for the vote; Commissioner Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the Sully District Area Plans Review Items:

- | | |
|-------------|------------|
| 97-III-11BR | 98-III-5T |
| 97-II-15F | 98-III-3TR |
| 98-III-4BR | 98-III-4TR |
| 98-III-5BR | 98-III-5TR |
| 98-III-5ED | 98-III-1UP |
| 98-III-4T | 98-III-2UP |

This order was accepted without objection.

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Vice Chairman Byers noted that no new public hearings would begin after midnight and that any item not heard before midnight would be carried over until Wednesday, September 23, 1998 at 7:30 p.m.

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AREA PLANS REVIEW - The Planning Commission will consider proposed nominations submitted as part of the 1997/1998 Area Plans Review Process for the Sully Magisterial District as summarized in the newsprint document "Fairfax County Comprehensive Plan, 1998 Area Plans Review Public Hearings." PUBLIC HEARINGS.

AREA PLANS REVIEW - SULLY DISTRICT

97-III-11BR - Located at Anna Mohr Estates, Marshall Farms (parcel K), & Fair Lakes outlot B on 47.50 ac.; Adopted Plan: Sub-unit M1:
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Baseline: Residential 1 du/ac; Intermediate: residential at 1.75 du/ac;
Overlay: residential at 2.5 du/ac. Sub-unit M2 (pt.): Baseline:
Residential 1 du/ac, Intermediate: 1.5 du/ac, Overlay: 2 du/ac. Plan
Nomination: Option for Senior Care Community at residential density
of up to 4 du/ac at Overlay level.

Alison Kriviskey, 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 that the current language in the Comprehensive Plan for this area be retained.

Glenn Stroup, on behalf of the Sully District Task Force, stated that the Task Force recommended approval of the nomination with modification.

H. Joe Wiltse, 5227 Stallion Road, Broad Run, nominator, stated that the subject nomination had been filed on behalf of seven families in the Westbrook Road area. He said that it was an excellent solution for a tract of land that had for many years been subject to problems created by 1-66 as well as physical and neighborhood concerns. He described the design of the proposed senior care facility and the services it would provide and said its location would satisfy existing and projected needs for elderly housing and assisted care in the area. He noted that the nomination had the support of citizens who had lived in the immediate vicinity for many years because they felt it was less intensive than other possible uses. Mr. Wiltse requested that the western cul-de-sac be deleted and that Westbrook Road remain open to provide principal access to the property. He also explained that he did not think the deletion of what was referred to as Stueben Pike was necessary. He addressed the three issues raised by staff: traffic, Policy Plan guidelines for location of elderly housing, and land use compatibility. He referred to exhibits distributed to each Commissioner which supported his position. (A copy of the exhibits is in the date file.)

Vice Chairman Byers called for speakers from the audience and recited rules for public testimony before the Commission.

Susan King, 5153 Gagne Drive, Fairfax, President, Ashton Wells Community Association, spoke in opposition to the subject nomination and in support of the staff recommendation. She said she believed the proposed density and the location of the senior care facility would have a negative impact on neighboring communities and on area traffic. Ms. King read into the record a letter from Ethel Conlisk, 12901 Westbrook Drive, Fairfax, which expressed her opposition to this nomination. (A copy of Ms. King's remarks and the letter from Ms. Conlisk are in the date file.)

Xiaoou Li, 5017 Lincoln Drive, Fairfax, expressed opposition to the subject nomination because he thought that the property was an unsuitable location for a senior care facility.

Jeffrey Cochran, 5023 Whisper Willow Drive, Fairfax, concurred with the staff recommendation that the proposed development would have a negative impact on the surrounding low density
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residential community and would not provide an effective transition to it. Mr. Cochran referred

to a petition containing signatures from over 70 households which opposed this nomination. (A copy of his remarks and the petition are in the date file.)

Mr. Stephen Harris, 5007 Lincoln Drive, Fairfax, concurred with the staff recommendation because he did not feel it was compatible with the existing community.

Louise Welter, 13006 Westbrook Drive, Fairfax, expressed support for the subject nomination because she felt the proposed development, with appropriate fencing and buffering, would be an excellent neighbor and would have less of an impact than single family homes or townhouses. (A copy of her remarks is in the date file.)

In response to a question from Commissioner Alcorn, Ms. Weller said she would be supplying the right-of-way for the proposed development.

Susan Woodaman, 12816 Westbrook Drive, Fairfax, representing Westbrook Civic Association, stated that she lived with her 80 year old mother, Elsa Woodaman, who had owned her property since 1953. She expressed enthusiastic support for the nomination and cited the need for retirement homes in the area.

In response to a question from Commissioner Koch, Ms. Woodaman said her mother also supported this nomination.

Responding to a question from Commissioner Alcorn, Ms. Woodaman said that her property was not a part of this nomination.

In response to a question from Commissioner Coan, Ms. Woodaman identified members of the Westbrook Civic Association.

Janell Banit, 13069 Autumn Willow Drive, Fairfax, President, Fair Lakes Glen Community Association, expressed support for the subject nomination and explained procedures followed by the Association when considering land use issues.

Eric Kravchick, 5163 Gagne Court, Fairfax, was concerned about the possibility that those who supported this nomination did so because they stood to gain financially and not because it was good for the community.

Mr. Kravchick responded to questions from Commissioner Hall about his position.

Commissioner Downer commented that investment in land was sometimes a means by which property owners intended to fund their retirement. She said in many cases the land had been purchased years ago when very few retirement or pension plans existed.

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In response to a question from Commissioner Downer, staff compared traffic projections for single family homes to that of a senior care facility.

Addressing the issue raised by Mr. Kravchick, Commissioner Koch said that he did not believe the motive of the supporters of this nomination was one of financial gain.

In response to a question from Commissioner Coan, Mr. Wiltse said that if this nomination were approved, Fralin and Waldron would develop the senior care facility. That being the case, Commissioner Coan recused himself from consideration of this matter because Fralin and Waldron were clients of his law firm.

Patricia Kays, 5107 Myrtle Leaf Drive, Fairfax, expressed opposition to this nomination, citing traffic concerns. She said she was hopeful that the Ashton Wells Community Association and the Fair Lakes Glen Community Association could come to an agreement to oppose this nomination. Ms. Kays also expressed the concern that if this nomination were approved, it would set a precedent for increasing the density of other parcels of land in the area.

There being no further speakers, closing staff remarks, or comments or questions from the Commission, Vice Chairman Byers closed the public hearing.

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97-II-15F - Located on Tax Map 56-2((1))69A, Lee Hwy. E of terminus of Government Center Pkwy. on 79.94 ac. Adopted Plan: Baseline: Residential I du/ac (Q5), 5 du/ac (P3 & P4), office at .25 FAR (P4); Intermediate: residential/mix 8 du/ac (P3), office mix up to .30 FAR (P4 & Q5); Overlay: residential/mix 10 du/ac (P3), office/mix to .40 FAR (P4, Q5), residential or residential/mix 12 du/ac (Q5). Plan Nomination: Reconfigure into single sub-unit & replan: Baseline: Office to .25 FAR, residential/mix 8 du/ac, neighborhood/community retail; Intermediate: Office mix to .30 FAR, residential/mix to 10 du/ac, neighborhood/community retail; Overlay: Office/mix to .40 FAR, residential/mix to 12 du/ac, neighborhood/community retail.

Alison Kriviskey, 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 an alternative as outlined in the Staff Report.

Glenn Stroup, on behalf of the Sully District Task Force, stated that the Task Force concurred with the staff recommendation.

Martin D. Walsh, Esquire, with Walsh, Colucci, Stackhouse, Emrich, and Lubeley, PC, representing the nominator and title owners of the property, said the purpose of the nomination
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was to permit residential densities at a level consistent with that which was currently on the Plan for the surrounding areas. Mr. Walsh noted that the nominator was in agreement with the

recommended staff alternative which had also received the approval of the Sully District Task Force. He said they were looking forward to working with the adjacent property owners in Carriage Park concerning issues related to the rezoning application.

Vice Chairman Byers called for speakers from the audience.

Jeffrey Handler, 11748 Rockaway Lane, Fairfax, Vice President, Carriage Park Condominium Association, stated that the proposed shopping center's entrance on Government Center Parkway was located immediately opposite to their main entrance and therefore, they would be directly impacted by the proposed development. He said issues they would like to see addressed included buffer requirements, the relocation of a linear park, control of construction traffic, hours, noise, and dust, and that the architectural treatment be compatible with that of existing development. He said the Association looked forward to working with the developer to ensure that a harmonious, compatible, high-quality development would occur. (A copy of his remarks is in the date file.)

Commissioner Koch noted that a decision on this matter would not be made until September 30, 1998 and said he hoped Mr. Handler would continue to work with the nominator and staff to address his concerns.

In response to a question from Commissioner Alcorn, Mr. Walsh said that no language existed in the nomination which addressed the concerns raised by Mr. Handler.

Charlotte White, 11701 Trumbrel Court, Fairfax, presented a brief history of Carriage Park and outlined the struggles they had survived. She requested assurance that their concerns regarding safety, traffic, privacy, environmental issues, and development conditions would be considered. (A copy of her remarks is in the date file.)

Joseph White, 11701 Trumbrel Court, Fairfax, expressed concerns about traffic, safety, privacy, and the environment. (A copy of his remarks is in the date file.)

Peter Gallagher, 11829 Wayland Street, Oakton, referred to a letter dated September 8, 1998 he had written to the Planning Commission which expressed his opposition to the subject nomination. (A copy of this letter is in the date file.)

There being no further speakers, closing staff remarks, or comments or questions from the Commission, Vice Chairman Byers closed the public hearing.

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98-111-4BR - Located at 4501 Pleasant Valley Rd. on 4.20 ac.
Adopted Plan: Residential .1-.2 du/ac. Plan Nomination: Residential
2-3 du/ac.

Alison Kriviskey, 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 that the nomination be denied and that the Adopted Plan language be retained.

Glenn Stroup, on behalf of the Sully District Task Force, stated that the Task Force concurred with the staff recommendation.

Vice Chairman Byers called for speakers from the audience.

Stanley Augustine, 12806 Mill Meadow Court, Fairfax, nominator and owner of the subject property, addressed the issues of noise and watershed protection raised by staff.

Glenn Stroup, speaking on behalf of the Sully District Land Use and Transportation Committee, stated that the Committee unanimously supported the staff recommendation. He said the Committee felt that the property was clearly subject to vital land use policies which governed airport noise and the Occoquan watershed and felt that neither of those policies should be endangered by granting an exception.

Carol Hawn, 6114B Hoskins Hollow Circle, Centreville, representing the Airports Advisory Committee, said the Committee supported the staff recommendation because the subject property was in the Airport Noise Impact Overlay District.

There being no further speakers, closing staff remarks, or comments or questions from the Commission, Vice Chairman Byers closed the public hearing.

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98-III-5BR - Located on Tax Map 44-1((9))A, B, C, D, E, & F, including 4320 & 4368 Chantilly Shopping Center & 4 other non-addressed parcels on 50.82 ac. Adopted Plan: Community-serving retail shopping center up to .35 FAR. Plan Nomination: Mixed use at .50 FAR, office use, retail, exhibition center, & hotel uses.

Alison Kriviskey, 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 an alternative as outlined in the Staff Report

Glenn Stroup, on behalf of the Sully District Task Force, stated that the Task Force recommended approval of the nomination as submitted.

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Francis McDermott, Esquire, with Hunton and Williams, speaking on behalf of the property owner and nominator, stated that current Plan language limited development at Chantilly Place Center to a .35 FAR, less than the .5 allowed in a C-6 district, as a result of downzoning policies which had since been reversed. He said a .5 FAR would provide an opportunity for an increase

in the variety of uses on the site which would support the Capital Expo Center and retail uses.

Commissioner Koch and Mr. McDermott discussed the zoning history of the subject property.

Vice Chairman Byers called for speakers from the audience.

Glenn Stroup, 13615 Flintwood Place, Oak Hill, representing the Sully District Council Land Use and Transportation Committee, stated that the Committee was in general agreement with the nomination with the exception of the proposed density of .5 FAR. (A copy of his remarks is in the date file.)

Mr. Stroup responded to a question from Commissioner Alcorn about the vote of the Land Use and Transportation Committee on this nomination.

Richard Frank, 6720 White Post Road, Centreville, Sully District Transportation Commissioner, expressed support for the staff alternative. He said approval of the nomination as written would have a negative impact on transportation goals for the area.

Mr. Frank responded to a question from Vice Chairman Byers about the location of nodal areas.

Marianne Gardner, PD, DPZ, responded to questions from Commissioners Koch and Harsel about the zoning of surrounding development.

There being no further speakers, closing staff remarks, or comments or questions from the Commission, Vice Chairman Byers closed the public hearing.

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98-III-5ED - Adopted Plan: Erroneous reference to Policy Plan
Environmental Objective 5. Plan Nomination: Re-number as
Environmental Objective 4.

Alison Kriviskey, 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 the nomination as submitted.

Glenn Stroup, on behalf of the Sully District Task Force, stated that the Task Force concurred with the recommendation of staff.

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Vice Chairman Byers called for speakers from the audience, but received no response. Ms. Kriviskey had no closing staff remarks, and there were no comments or questions from the Commission; therefore, Vice Chairman Byers closed the public hearing.

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98-III-4T - Adopted Plan: Cul-de-sac on W. end of Westbrook Dr.; connection of Autumn Willow Dr. to Lincoln Dr. Plan Nomination: Delete cul-de-sac on W. end of Westbrook Dr.; delete connection of Autumn Willow to Lincoln Dr.

Lou Ann Hutchins, Department of Transportation, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of a staff alternative as outlined in the staff report.

Glenn Stroup, on behalf of the Sully District Task Force, stated that the Task Force recommended approval of a Task Force alternative as outlined in the Task Force Report.

Janell Banit, 13069 Autumn Willow Drive, Fairfax, President of Fair Lakes Glen Community Association, agent for the nominators, said that the Association unanimously supported Westbrook Drive remaining open to Stringfellow Road.

Mr. Stroup responded to a question from Vice Chairman Byers about the position of the Task Force.

At Commissioner Coan's request, Ms. Banit explained why she was opposed to connecting Lincoln and Autumn Willow Drives.

Ms. Kriviskey responded to questions from Commissioner Coan about future development along Lincoln Drive.

Vice Chairman Byers called for speakers from the audience.

Susan Woodaman, 12816 Westbrook Drive, Fairfax, Westbrook Civic Association, spoke in opposition to the connection of Autumn Willow Drive and Lincoln Drive.

Ms. Woodaman responded to questions from Vice Chairman Byers about her position.

Susan King, 5153 Gagne Court, Fairfax, representing the Ashton Wells Community Association, expressed support for the original nomination.

Stephen Harris, 5007 Lincoln Drive, Fairfax, expressed opposition to the connection of Autumn Willow Drive and Lincoln Drive.

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James M. Whalan, 5019 Stringfellow Road, Fairfax, spoke in opposition to the nomination. (A copy of his remarks is in the date file.)

Jeannette Godlewski, 5110 Whisper Willow Drive, Fairfax, urged the Commission to consider the traffic impact on the north end of Whisper Willow Drive if a senior care facility was built and when the Chantilly Youth Association ballfields were in use.

Richard Frank, 6720 White Post Road, Centreville, Sully District Transportation Commissioner, explained why he supported staff's alternative recommendation.

Christine Sullivan, 5009 Lincoln Drive, Fairfax, expressed opposition to the connection of Autumn Willow Drive and Lincoln Drive.

There being no further speakers, closing staff remarks, or comments or questions from the Commission, Vice Chairman Byers closed the public hearing.

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The Commission went into recess at 10:15 p.m. and reconvened in the Board Auditorium at 10:25 p.m.

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98-III-5T - Adopted Plan: Braddock Rd.: 2 lanes between Flatlick Branch & Pleasant Valley Rd. Plan Nomination: Upgrade Braddock Rd. to 4 lanes between Loudoun Co. line & Old Lee Rd. Extended; widen & realign Old Lee Rd. as 4 lanes between Stonecroft Blvd. & Braddock Rd.

Lou Ann Hutchins, Department of Transportation, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination as submitted.

Glenn Stroup, on behalf of the Sully District Task Force, stated that the Task Force recommended retention of the current language in the Adopted Plan.

Vice Chairman Byers called for speakers from the audience.

Gilbert Kesser, 14317 Brookmere Drive, Centreville, representing the Sully Station Homeowners Association, spoke in opposition to the nomination and said additional studies were needed before any proposal was adopted.

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Ms. Hutchins responded to questions from Commissioners Coan and Harsel about the number of miles of Braddock Road which were to be widened to four lanes and about proposed improvements to Old Lee and Braddock Roads.

William Keach, address unknown, President, Westfields Business Owners Association, and former Executive Vice President of the Henry A. Long Company, the developer of Westfields, requested that the nomination be deferred until all major transportation issues in and around

Westfields could be addressed. He said that Supervisor Michael Frey, Sully District, had agreed to form a Task Force to study these issues. He said the Westfields Business Owners opposed the nomination as currently written.

Richard Frank, 6720 White Post Road, Centreville, Sully District Transportation Commissioner, recommended approval of the nomination conditioned on the inclusion of the following three provisions:

- (1) The segment of Braddock Road that would tie into the new realigned road west of Old Lee Road should come in at a 90 degree angle to ensure that it is not perceived as the main road, and should continue to be identified in the Comprehensive Plan as a two lane local collector road for the adjacent communities.
- (2) Braddock Road between Pleasant Valley and the Loudoun County line should become a four lane road only if there is an approved alignment for the Tri-County Connector and a state funding commitment supported by Loudoun County;
- (3) Plan language should be included which encourages County staff to continue to develop methodology to facilitate the movement of traffic in the Westfields area. (A copy of his remarks is in the date file.)

Glenn Stroup, 13615 Flintwood Place, Oak Hill, representing the Sully District Council Land Use and Transportation Committee, spoke in support of the staff alternative with the three provisions as outlined by Mr. Frank.

Mr. Frank responded to a question from Commissioner Coan about the proposed Tri-County Connector road.

James Hart, Land Use Chair and past President of the Western Fairfax County Citizens Association, supported the nomination provided it included the three conditions outlined by Mr. Frank.

There being no further speakers, closing staff remarks, or comments or questions from the Commission, Vice Chairman Byers closed the public hearing.

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98-III-3TR - (8,500 linear ft.) Adopted Plan: Trails Plan: Equestrian trail from Compton Run W along Colonial Pipeline easement through Bull Run Regional Park to Bull Run Dr. Plan Nomination: Delete trail.

98-III-4TR - (14,000 linear ft.) Adopted Plan: Trails Plan: Stream Valley & Bicycle Type I trails along Cub Run W of Compton Rd, crossing under 1-66 & continuing to Blue Trail at Cub Run confluence with Bull Run. Plan Nomination: Delete Stream Valley & Bicycle

Type I trails.

98-III-5TR - (5,000 linear ft.) Adopted Plan: Trails Plan: Equestrian Trail on Bull Run Dr. E to beginning of Blue Trail. Plan Nomination: Relocate to existing equestrian trails in Bull Run Park.

Alison Kriviskey, 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 the nominations as submitted.

Glenn Stroup, on behalf of the Sully District Task Force, stated that the Task Force concurred with the recommendation of staff provided that alternative routes be designated for each trail deleted.

Kate Rudacille, on behalf of the nominator, Northern Virginia Regional Park Authority, explained why the Plan amendments were being sought.

Vice Chairman Byers called for speakers from the audience.

Mark McConn, 7408 Bull Run Drive, Centreville, representing the Bull Run Civic Association, requested that these nominations be deferred until staff and the Northern Virginia Regional Park Authority had looked at other alternatives.

Wayne Brim, 15500 Brim Lane, Centreville, concurred with Mr. McConn's recommendation that these nominations be deferred to allow for a more comprehensive study of the entire trails system in the area.

There being no further speakers, closing staff remarks, or comments or questions from the Commission, Vice Chairman Byers closed the public hearing.

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98-III-1UP - Located at 13040, 13042, 13060, 13100, 13110, & 13118
Thompson Rd. on 34.41 ac. Adopted Plan: Residential .5-1 du/ac.
Plan Nomination: Residential .5-1 du/ac with option for 1-2 du/ac.

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Alison Kriviskey, 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 that the nomination be denied and that the Adopted Plan language be retained.

Glenn Stroup, on behalf of the Sully District Task Force, stated that the Task Force concurred with the staff recommendation that the Adopted Plan be retained.

Vice Chairman Byers called for speakers from the audience.

Anthony Dorrzapf, 12833 Oxon Road, Herndon, representing the Navy-Vale Community League, expressed opposition to the nomination. (A copy of his remarks is in the date file.)

Glenn Stroup, 13615 Flintwood Place, Herndon, representing the Board of Trustees of the Franklin Farm Foundation, urged the Commission to support the staff recommendation. Mr. Stroup explained that the next speaker, Martha Ashby Barton, 12842 Oxon Road, Herndon, could not attend tonight's meeting and asked that her written statement which expressed her opposition to the nomination, be made a part of the record. (Copies of Mr. Stroup's remarks and Ms. Barton's letter are in the date file.)

Chris Malkerson, 11913 Wayland Street, Oakton, said that she had talked to the nominator, Scott Meyer, who said that he had conceded the defeat of this nomination. She spoke in support of the nomination and said it should be considered on its merit and not denied because the community was against it.

There being no further speakers, closing staff remarks, or comments or questions from the Commission, Vice Chairman Byers closed the public hearing.

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98-III-2UP - Located at 13950 Barnsfield Rd. (34-2((1))1) & 3 other non-addressed parcels (34-2((1))1A, 10A & 24-4((1))7A) on 105.63 ac. Adopted Plan: Campus-style office & industrial/flex up to .35 FAR; retail & support services as ancillary uses not to exceed 20%. Options: hotel, mixed use, community-serving recreation uses, & uses supporting airport & Air and Space Museum. Plan Nomination: Mixed use up to .50 FAR, with office, industrial/flex, retail, cultural, lodging, recreation, and/or entertainment facilities that serve tourists.

Alison Kriviskey, 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 outlined in the staff report and as modified by the Task Force.

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Glenn Stroup, on behalf of the Sully District Task Force, stated that the Task Force supported the staff alternative with modification as outlined in the Task Force report.

Vice Chairman Byers called for speakers from the audience.

Francis McDermott, Esquire, with Hunton and Williams, speaking on behalf of the nominator, stated that the nominator, staff, and Task Force were in agreement on this nomination.

Glenn Stroup, 13615 Flintwood Place, Oak Hill, representing the Sully District Council Land Use and Transportation Committee and the Franklin Farm community, expressed support for the

staff alternative as modified by the Task Force.

There being no further speakers, closing staff remarks, or comments or questions from the Commission, Vice Chairman Byers closed the public hearing.

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The meeting was adjourned at 11:19 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, Virginia 22035.

Minutes by: Linda B. Gibson

Approved on: February 24, 2000

A handwritten signature in cursive script that reads "Mary A. Pascoe". The signature is written in black ink and is positioned above a horizontal line.

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