

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
SATURDAY, SEPTEMBER 13, 1997**

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
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: Ronald W. Koch, Sully District

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The meeting was called to order at 10:10 a.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 Byers MOVED TO DEFER THE PUBLIC HEARINGS ON AREA PLANS REVIEW ITEMS 97-IV-2MV AND 97-IV-3MV TO A DATE CERTAIN OF NOVEMBER 19, 1997.

Commissioners Alcorn and Hall seconded the motion which carried 8-0-1 with Commissioner Thomas abstaining; Commissioners Harsel and Coan not present for the vote; Commissioner Koch absent from the meeting.

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ORDER OF THE AGENDA

Chairman Murphy announced that today's agenda would consist of the third of six scheduled public hearings on the 1997 Area Plans Review (APR), and that only nominations in the Mount Vernon District would be heard. This was accepted without objection.

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

Chairman Murphy announced that no new item would be taken up after 6:00 p.m. He explained that any item on today's agenda that was not able to be heard would be carried over to Wednesday, October 1, 1997 at 7.30 p.m. or Thursday, October 2, 1997 at 7:30 p.m. He said that decisions on these items were scheduled for two markup dates; Wednesday, October 22, 1997 at 8:15 p.m. and Thursday, October 23, 1997 at 7:30 p.m. He noted that nominations approved in their original or amended forms would go to the Board of Supervisors for a public hearing and that nominations denied by the Commission would go no further.

Chairman Murphy introduced Office of Comprehensive Planning staff and Mount Vernon District Task Force representatives and outlined the procedures for today's hearings.

Prior to public hearings on nominations in the Mount Vernon District, Commissioner Byers requested and received unanimous consent that the staff report presentations and Task Force recommendations be waived and the public hearing closed on items for which there were no speakers.

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AREA PLANS REVIEW - MOUNT VERNON DISTRICT

97-IV-1LP - 8207, 8209, 8211, 8213, 8215, 8217, 8219 Lorton Rd. and parcel 107-3((2))5C off of Lorton Rd; 8200, 8202, 8203, 8206, 8207, 8210 Legion Dr and parcel 107-3((1))5 on Legion Dr., 9420 9404 Fourth Pl.; 8205, 9300, 9306, 9318, 9320 Sanger St.; 25.61 ac.; from residential 1-2 du/ac with an option for 16-20 du/ac to residential 1-2 du/ac with an option for 3-4 du/ac; Tax Map 1073((1))5, 6, 7, 8, 9, 10, 11, 11 A, ((2))1, 2, 3, 4, 5A, 513, 5C.

97-IV-13LP - 9404, 9600 Sanger St.; 8221, 8223 Dixon St.; 9411, 9401, 9415, 9417, 9423, 9427 Fourth Pl.; Lorton Station Parcels 83, 84 and 1 A; 125.31 ac.; from residential 1-2 du/ac and private open space with option for residential 16-20 du/ac with substantial consolidation and other conditions to residential 1-2 du/ac and private open space with option for residential 3-4 du/ac with conditions. Tax Maps 107-3((3))43, 44, 45, 46; 107-4((7))47, 48; 107-4((7))83, 84, 85A; 113-2(00, 1A; 107-3((1))13, 14, 15, 16.

Kenneth Doggett, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the alternative language outlined on page 1 of the staff report.

Neal McBride, Vice Chairman, Mount Vernon District Task Force, concurred with staff's alternative recommendation.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Robert Podunavac, 9417 Fourth Place, Lorton, stated his opposition to 97-IV-13LP which he said did not represent the desires of the neighborhood.

Daniel Lester, 8219 Lorton Road, Lorton, also opposed the nominations and outlined reasons he believed the subject property was not suitable for the proposed density. He also said that he had been involved in the process which resulted in the current density, but had not been consulted about the proposed change.

Mary-Anne Sullivan, 9401 Fourth Place, Lorton, stated her strong opposition to the nominations and said if they were approved, it would decrease the value of her property.

Robert Lundy, 8828 Ox Road, Lorton, President of the Federation of Lorton Communities, supported the compromise represented by staff's alternative.

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

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97-IV-2LP - 9007, 9011, 9015, 9019, 9023, 9027, 9031, 9035
Telegraph Rd; 7206 Lockport Pl.; 20.04 ac.; from residential 8-12
du/ac with substantial consolidation above the low end and other
conditions to residential 5-8 du/ac with substantial consolidation above
the low end and other conditions; Tax Map 108-1((1))12, 13, 14, 15,
16, 17, 18, ((3))11, 2, 2A.

97-IV-22LP - 9007, 9011, 9015, 9019, 9023, 9027, 9031, & 9035
Telegraph Rd.; 7206 Lockport Pl.; & right of way; 20 ac.; from
residential at 8-12 du/ac with substantial consolidation above the low
end and other conditions to residential at 16-20 du/ac with same
conditions as Adopted Plan; Tax Map 108-1 ((1)) 12, 13, 14, 15, 16,
17, 18, ((3))11, 2, 2A.

Kenneth Doggett, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the alternative language outlined on page 37 of the staff report.

Mr. Neal McBride, Vice Chairman, Mount Vernon District Task Force, supported staff's alternative recommendation.

The following individuals spoke in opposition to the nomination, noting that replanning as suggested would result in devaluation of their property.

1. Randle Evans, 9031 Telegraph Road, Lorton
2. Helen Bolton, 9007 Telegraph Road, Lorton
3. Kathryn Riso, 91 Flightline Drive, Fredericksburg
4. Patrick Sullivan, 8866 Old Mill Run, Manassas, speaking for Blanche Shepherd, 9023 Telegraph Road, Lorton
5. Ron Penn, 7619 Devries Drive, Lorton
6. Janet Rose, 9019 Telegraph Road, Lorton
7. James Spears, 9035 Telegraph Road, Lorton

Robert Lundy, 8828 Ox Road, Lorton, President of the Federation of Lorton Communities, supported staff's alternative.

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

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97-IV-3LP - 8252, 8254, 8256, 8258, 8262, 8270 Silverbrook Rd.; 9195, 9197, 9201, 9205, 9209, 9215 Plaskett La; 8100, 8102, 8104, 8106, 8108 Fleenor La.; 68.45 ac.; from residential 16-20 du/ac with conditions to residential 8-12 du/ac with conditions; Tax Maps 107-1((1))1, 2; 107-2((1))30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 107-4((1))3, 6.

97-IV-7LP - 8251, 8255 Silverbrook Rd.; 9.89 ac.; from residential 16-20 du/ac with conditions to residential 8-12 du/ac with conditions, Tax Map 107-1((1))3, 4.

Kenneth Doggett, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. For 97-IV-3LP, he noted that staff recommended approval of the alternative language outlined on page 99 of the staff report. For 98-IV-7LP, he noted that staff recommended that the nomination be denied and the adopted Plan retained.

Neal McBride, Vice Chairman, Mount Vernon District Task Force, supported the nominations as submitted.

Richard Carter, 8251 Silverbrook Road, Alexandria, said that his family had owned the property located at 8212 Silverbrook Road for over one hundred years and would like to see the density stay at the higher level.

Donald Reiser, 8255 Silverbrook Road, Alexandria, stated his opposition to a decrease in density.

In response to a question from Commissioner Byers, Mr. Reiser confirmed the fact that he had a rezoning application pending before the Commission (RZ-95-V-046 scheduled for September 24, 1997).

Myron Bruns, 3905 Rive Drive, Alexandria, said that he was speaking on behalf of several property owners in the area and expressed opposition to these nominations. (A copy of his remarks is in the date file.)

Commissioner Byers clarified for the record that the Board of Supervisors was not recommending that the prison site be turned into a park. He noted that the Board said that they would have no problem with the site becoming a park if the Department of the Interior assumed financial responsibility for it. However, Commissioner Byers said that was not likely to happen, and if the property was turned over to a developer, then the Board would be in favor of the Task Force recommendation that a substantial amount of it be kept as park land with the remainder being developed. He said he wanted everyone in the Lorton community to understand that because the information in the article in *The Washington Post* was incorrect.

Robert Lundy, 8828 Ox Road, Lorton, President of the Federation of Lorton Communities, supported the compromise on this nomination. He said, however, the message they wanted to convey to the developer was to either decrease the density or provide more parking.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich, and Lubeley, represented the subject property owners of 97-IV-7LP and pointed out that the nominator did not own property. He said that the owners had held this property for approximately 30 years with the expectation that it would be developed. He requested that the nomination be denied because if approved, it would significantly decrease the value of their property.

Sarah Hall, Esquire, with Blankingship and Keith, said she represented the Blunt and Paternaster families, owners of parcel 32. She referred to a letter dated September 11, 1997 to Commission members and urged them to consider the points made in it. (A copy of the letter is in the date file.) She said that a petition signed by the owners of the fourteen properties in subunit A2, who opposed the downzoning of this property, was attached to the letter.

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

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97-IV-4LP - 9814, 9818 Gunston Rd; 9815 Richmond Hwy; 18.9 ac.; from residential 5-8 du/ac with substantial consolidation and other conditions to residential 3-4 du/ac with substantial consolidation and other conditions; retail on portion of parcel 22 that fronts on Route 1; Tax Map 113-2((1)) 22, 26 ,27.

97-IV-16LP - 9815 Richmond Hwy.; 10 ac.; from residential 5-8 du/ac with conditions to industrial on 7 ac, along Richmond Highway and residential 5-8 du/ac on remaining 3 acres; Tax Map 113-2((1))22.

Kenneth Doggett, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the nominations be denied and the adopted Plan retained.

Neal McBride, Vice Chairman, Mount Vernon District Task Force, supported 97-IV-4LP as submitted and recommended that 97-IV-16LP be approved with modification, as outlined in the Task Force report, a copy of which is in the date file.

Robert Lundy, 8828 Ox Road, Lorton, President of the Federation of Lorton Communities, supported the Task Force recommendations.

Gene Hendrix, 5901 Mount Vernon Boulevard, Lorton, strongly recommended that lot 26 and three to five acres of lot 22 remain residential at 5-8 du/ac as presently planned. (A copy of his remarks is in the date file.)

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

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97-IV-6LP - 9377, 9381, 9387 Richmond Hwy; 7.61 ac.; from alternative uses: residential facility for special needs housing, multifamily residential or neighborhood retail up to .15 FAR to public facilities with text restricting use to undisturbed buffer area. Tax Map 108-3((1))12A, 13A, 14.

Kenneth Doggett, Planning Division (PD), Office of Comprehensive Planning (OCP), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the alternative language outlined on page 147 of the staff report.

Neal McBride, Vice Chairman, Mount Vernon District Task Force, recommended approval of the nomination with modification, as outlined in the Task Force report, a copy of which is in the date file.

Robert Lundy, 8828 Ox Road, Lorton, President of the Federation of Lorton Communities, supported the nomination with the modifications made by the staff and the Task Force.

In response to a question by Commissioner Palatiello, Sterling Wheeler, PD, OCP, explained the meaning of the term "alternative uses."

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

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97-IV-8LP - 9315 Richmond Hwy.; 39.5 ac.; from residential 4-5 du/ac with conditions to residential 2-3 du/ac with conditions; Tax Map 108-1((1))27.

Kenneth Doggett, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the nomination be denied and the adopted Plan retained.

Neal McBride, Vice Chairman, Mount Vernon District Task Force, recommended approval of the nomination as submitted.

Robert Lundy, 8828 Ox Road, Lorton, President of the Federation of Lorton Communities, concurred with the nomination as submitted.

Richard Heintze, 7409 Rhondda Drive, Lorton, represented Pohick Church which had no objection to the proposed amendment. He pointed out that 9315 Richmond Highway was the rectory of the Pohick Church and the address in the nomination was in error.

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

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97-IV-9LP - Editorial text revisions to the Concept for Future Development for Lorton-South Route 1 Community Planning Sector.

Kenneth Doggett, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the nomination be denied and the adopted Plan retained.

Neal McBride, Vice Chairman, Mount Vernon District Task Force, recommended approval of the nomination as submitted.

Robert Lundy, 8828 Ox Road, Lorton, President of the Federation of Lorton Communities, supported the Task Force recommendation.

There being no further speakers, comment or questions, Chairman Murphy closed the public hearing.

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97-IV-10LP - Revise major objectives recommendations for LP2
Lorton-South Route 1 Community Planning Sector.

Kenneth Doggett, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the alternative language outlined on page 191 of the staff report.

Neal McBride, Vice Chairman, Mount Vernon District Task Force, recommended approval of the nomination as submitted.

Robert Lundy, 8828 Ox Road, Lorton, President of the Federation of Lorton Communities, supported the Task Force recommendation.

Commissioner Byers commented that he had some problem with parts of this nomination and would provide the Task Force and the Lorton community with his proposed revisions prior to markup.

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

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97-IV-11LP - From text indicates commuter rail station is planned
south of Lorton Road to revise station location to be north of Lorton
Road.

Kenneth Doggett, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the alternative language outlined on page 221 of the staff report.

Neal McBride, Vice Chairman, Mount Vernon District Task Force, recommended approval of the nomination as submitted.

Robert Lundy, 8828 Ox Road, Lorton, President of the Federation of Lorton Communities, supported the Task Force recommendation.

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

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97-IV-14LP - N. E. quadrant of the intersection of Richmond Hwy. & Telegraph Rd.; 61.72 ac.; from low rise office up to .21 FAR, elderly housing and nursing care facility to residential 8-12 du/ac; Tax Map 108-1((1))47,47A.

Kenneth Doggett, Planning Division (PD), Office of Comprehensive Planning (OCP), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the alternative language outlined on page 235 of the staff report.

Commissioner Coan disclosed that many years ago his law firm represented Cook Inlet, but had not had any association with them for a long time and he did not think it would affect in any way his dealing with this matter, but he wanted it put on the public record.

Neal McBride, Vice Chairman, Mount Vernon District Task Force, recommended approval of the staff alternative.

Richard Heintze, 7409 Rhondda Drive, Lorton, stated he represented Pohick Church which was opposed to this nomination because it was their position that an elderly housing and nursing care facility was greatly needed.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich, and Lubeley, representing the nominator, Cook Inlet Region, Inc., outlined the history of the subject property. He said the staff recommendation of 4 to 5 dwelling units per acre would make the project economically infeasible, and therefore was requesting that the Comprehensive Plan be amended to include an option for residential development on the property at five to eight dwelling units per acre.

Commissioner Coan and Mr. Martin discussed affordable housing in relation to this nomination. Commissioner Byers, Mr. Doggett and Sterling Wheeler, PD, OCP, discussed a possible density of 4 to 6 dwelling units per acre.

In response to a question by Commissioner Harsel, Mr. Martin said his client was opposed to the staff alternative.

Commissioner Kelso and Mr. Martin discussed what an appropriate transition would be between an airport and a military establishment.

Joe Adenaro, a resident of The Fairfax at 9000 Belvoir Woods Parkway, Fort Belvoir, stated that The Fairfax Resident Association supported the replanning from office to residential and an increase in density.

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

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97-IV-15LP - Text and figure revisions and updates of an editorial nature for the Lower Potomac Planning District.

Chairman Murphy called for speakers from the audience, but received no response. He therefore waived the presentation of the staff report and Task Force recommendation, and closed the public hearing.

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97-IV-17LP - 9824, 9830, 9834, 9842, 9900, 9908 Gunston Rd.; 11 3 ((1))28, 29, 30, 31, 32, 33, 36, 37; 37.73 ac.; from residential .2-.5 du/ac to residential 3-4 du/ac; Tax Map 113-2 ((1))28, 29, 30, 31, 32, 33, 36, 37.

Kenneth Doggett, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the nomination be denied and the adopted Plan retained.

Neal McBride, Vice Chairman, Mount Vernon District Task Force, recommended the nomination be approved with modification, as outlined in the Task Force report, a copy of which is in the date file.

Jack Hunter, Esquire, address unknown, said he represented the nominator, Mason Neck Limited Partnership, and urged the Commission to adopt the Task Force recommendation.

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

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97-IV-18LP - 9917 Richmond Hwy. (parcels bounded by Richmond Hwy., Old Colchester Rd. & Gunston Rd.); 105 ac.; from private recreation (golf course and other active recreation uses) when existing debris landfill is built out; .2-.5 du/ac on part of parcel 42 to private recreation (golf course and driving range) as existing debris landfill is

built out. Tax Map 113-2 ((1) 142, 57, 58, 59, 73.

Kenneth Doggett, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the nomination be denied and the adopted Plan retained.

Neal McBride, Vice Chairman, Mount Vernon District Task Force, recommended approval of the nomination with one modification: change the word "when" to "as."

Jack Hunter, Esquire, address unknown, said he represented the nominator, Rainwater Concrete, and that the nomination was filed for clarification to reflect that a private recreation facility would be built on the closed portions of the landfill and that the proposed golf course would include a driving range.

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

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The Commission went into recess at 12:30 p.m. and reconvened at 12:45 p.m. in the Board Auditorium.

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97-IV-19LP - 7708, 7720, 7724, 7728 Dolly Dr.; 10336, 10340, 10344, 10408, 10412, 10418, 10501, 10505, 10508 Madison Dr.; 7721, 7725 Gunston Dr; 10329, 10331, 10333, 10405, 10409, 10410, 10500, 10504, 10505, 10512, 10513 Belmont Blvd; 7700, 7708, 7712, 7713 Henry Pl.; 10408, 10412, 10416, 10417, 10420, 10504, 10508, 10512, 10515, 10519, 10520 Midway La.; 7609, 7612, 7613, 7620, 7621, 7623, 7631 Wiley Dr.; 7612, 7624, 7628 Guadalcanal Dr.; 7609, 7612, 7613, 7617, 7621, 7624, 7625, 7628, 7632 Anzio La.; 35.5 ac.; from vacant parcels: no public sewer; developed parcels with single family detached dwellings: public sewer under certain conditions; to all parcels: public sewer without reservation. Tax Map 113-4((4)) 3, 6, 7, 8, 10, 11, 12, 15, 16, 17, 20, 38, 39, 52, 53, 61, 63, 64, 67, 68, 69, 71, 72; 114-3((3))2, 4, 5, 7, 8, 9, 10, 11; 114-3((2))(1)13, 14, 15, 16; 114-3((2))1(2)6, 7, 8, 9, 11; 114-3((2)) (3)5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 22; 114 3((2))(4)1, 3, 4, 6, 8, 9, 27, 28, 29.

Kenneth Doggett, Planning Division (PD), Office of Comprehensive Planning (OCP), presented the staff report, a copy of which is in the date file. He noted that staff recommended that the nomination be denied and the adopted Plan retained.

Neal McBride, Vice Chairman, Mount Vernon District Task Force, recommended approval of an alternative which would allow limited forced main sewer lines, as outlined in the Task Force report, a copy of which is in the date file.

John Cochran, 10418 Madison Drive, Lorton, stated his support of this nomination and said he was opposed to a pump and haul system because of the expense, the risk of raw sewage spillage, traffic associated with pump and haul, and his belief that it would not stop development. (A copy of his remarks is in the date file.)

David Collyer, 7620 Wiley Drive, Lorton, stated his support of the nomination citing health hazards, pump and haul traffic, and the need for sewers in the entire Mason Neck area.

Commissioner Byers and Mr. Collyer discussed the definition of a limited force main sewer line.

Sally Dravis, 7613 Wiley Drive, Lorton, said she was in favor of the nomination. She referred to a chronology of events concerning sewers for Gunston-Wiley, a copy of which is in the date file.

Commissioner Byers and Ms. Dravis discussed septic field permits.

Ms. Dravis explained to Commissioner Palatiello the difference between a pump and haul system and the septic system she currently had.

Chairman Murphy commented that in Clifton, pump and haul trucks went to a common community holding tank; they did not go to individual homes.

Staff located the properties affected by this nomination on a map for Commissioner Coan.

Mary Collyer, 7620 Wiley Drive, Lorton, continued the chronology of events begun by Ms. Dravis concerning this issue, and stated she was in favor of the nomination. (A copy of her remarks is in the date file.)

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Chairman Murphy relinquished the Chair to Secretary Harsel.

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Donald Dere, 10428 Midway Lane, Lorton, said he was in favor of the nomination, and noted that, because of the current situation, homeowners could not sell their homes or make improvements to them. He also said he would like to see sewers provided for vacant lots, in addition to existing houses. (A copy of his remarks is in the date file.)

Commissioner Palatiello said he would like to know why the entire community was not included in this nomination, noting that further Plan amendments would be necessary to include those properties which were omitted from this nomination.

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Chairman Murphy resumed the Chair at this point.

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In response to a question by Commissioner Alcorn, Pamela Nee, PD, OCP, stated that, to the best of her knowledge, a limited force main sewer system was an extension of a so-called conventional sewer system, meaning there would be pumping stations to transport sewage to a treatment plant.

In response to a question by Commissioner Coan, Mr. McBride said as he understood it, the intention of the Task Force was to provide limited force main sewers only to the Gunston-Wiley properties included in the nomination.

After a discussion by Commissioners and staff about who would or would not be served if this nomination were approved, Commissioner Coan said he thought there were some technical issues related to this nomination which needed to be addressed by staff.

Annette Schelhorn, 7625 Anzio Lane, Lorton, stated her support of the nomination and outlined the history of the sewer problem in Gunston-Wiley. She presented the response to a survey of residents of Mason Neck. (A copy of her remarks is in the date file.)

Susan Cochran, 10418 Madison Drive, Lorton, stated her support of the nomination and discussed the relationship between sewage disposal and land development. (A copy of her remarks is in the date file.)

Addressing the downzoning issue raised by Ms. Cochran, Commissioner Byers said Mason Neck could not be downzoned. He then discussed with staff the limitations currently imposed when the County issued building permits for septic systems.

In response to a question by Commissioner Kelso, Commissioner Byers cited statistics for the pump and haul operation in Clifton.

Al Benko, 7609 Anvil Lane, Lorton, said he was in favor of this nomination, citing health hazards and property depreciation. (A copy of his remarks is in the date file.) Commission members commended Mr. Benko for his excellent presentation.

Lea Carleton, 5750 Hallowing Drive, Lorton, stated she was a resident of Mason Neck and was opposed to this nomination, citing financial and environmental concerns.

In response to a question by Commissioner Coan, Ms. Carleton said she had had no problem with the septic system at her residence where she had lived for about nine years. She told him that if she had had a problem she would still be opposed to this nomination because of the negative effect it would have on the Mason Neck area.

Commissioner Coan requested that staff provide information on the current zoning for the Mason Neck area.

Chairman Murphy acknowledged that there were two sides to this issue and requested that proper decorum be maintained.

Ellen Web, 7735 Dolly Drive, Lorton, said she was in favor of this nomination because she faced the possibility of her property being condemned because of a failing septic system. (A copy of her remarks is in the date file.)

Russell Haggerty, 7609 Wiley Drive, Lorton, said he was in favor of this nomination and recited a chronology of events which had taken place concerning this issue. (A copy of his remarks is in the date file.)

Betty Marshall, 1508 Midway Lane, Lorton, said she was in favor of the nomination, citing health hazards. After many years of unsuccessful attempts to solve this problem, she said she sought the help of Mr. Joe Wiltse, the nominator of 97-IV-19LP. (A copy of her remarks is in the date file.)

Mary Jane Reyes, 5929 Hallowing Drive, Lorton, Chairman, Friends of Mason Neck referred to a report done by Richard Klein, President, Community and Environmental Defense Services, about environmental impacts of residential development on Mason Neck. (A copy of her remarks is in the date file.)

Chairman Murphy, Commissioner Byers, Sterling Wheeler, PD, OCP, and Ms. Reyes discussed a draft Mason Neck Overlay District Task Force Study Report.

Referring to Ms. Reyes' statement about build out in Mason Neck, Commissioner Hall said she felt the focus of this nomination should be the dwelling units or lots subject to this nomination.

Commissioner Alcorn and Ms. Reyes discussed the impact of septic systems on the water quality.

Commissioner Coan noted his objection to the reference to the Mason Neck Overlay District Task Force Study Report when it does not exist.

Commissioner Palatiello asked Ms. Reyes about several points she raised in her statement, including land speculators and toxic metals loading in Mason Neck waterways.

Commissioner Kelso commented that since the Comprehensive Plan controlled development in the Mason Neck area, why not sewer the whole Mason Neck area.

Emma Benko, 7609 Anvil Lane, Lorton, said she felt pump and haul was a temporary solution and voiced her support for a forced main line sewer. (A copy of her remarks is in the date file.)

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Chairman Murphy relinquished the Chair to Secretary Harsel.

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Beverly Bussard, 7712 Henry Place, Lorton, stated her opposition to pump and haul and support for the limited forced main sewer. (A copy of her remarks is in the date file.)

Commissioner Byers questioned the number of pump and haul trucks Ms. Bussard said would be necessary for the Gunston-Wiley area.

Don Bussard, 7712 Henry Place, Lorton, stated his belief that this was not a political or zoning issue, and said he wanted limited forced main sewer and he wanted it now. (A copy of his remarks is in the date file.)

Ralph Edwards, 10906 Belmont Boulevard, Lorton, stated his support of the nomination and said he felt the County had the power to control development on the Neck. (A copy of his remarks is in the date file.)

Jeanne Hampton, 7729 Dolly Drive, Lorton, expressed her support of limited forced main sewer for the Gunston-Wiley area and her opposition to the pump and haul system, citing financial and safety concerns. (A copy of her remarks is in the date file.)

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Chairman Murphy resumed the Chair at this point.

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Elaine Crawford, 10329 Belmont Boulevard, Lorton, asked the Commission to vote in favor of installation of a limited force main sewer system with direct hook-up to the sewage plant. (A copy of her remarks is in the date file.)

Frank Crawford, 10329 Belmont Boulevard, Lorton, stated his opposition to a pump and haul system. He favored public sewer. (A copy of his remarks is in the date file.)

Marilyn Amoroso, 10601 Old Colchester Road, Lorton, represented the Colchester Citizens Association, supported the pump and haul system. She commented on the present health hazards caused by failing septic systems and reiterated that the pump and haul system would alleviate the health hazards while protecting the environment on Mason Neck. She presented a letter from Helen Parsons Buller, Councilwoman, Town of Clifton, describing and recommending the pump and haul system used in Clifton. (A copy of the letter is in the date file.)

Ms. Amoroso responded to questions from Commissioners Byers and Coan regarding her position and how the pump and haul system would work on Mason Neck.

In response to a question from Commissioner Hall, Mr. Wheeler commented on the current zoning and approximate lot sizes of the subject properties.

Joe Wiltse, 5227 Stallion Drive, Broad Run, the nominator of this item, presented background information and the rationale for his proposal. He explained that public sewer was desperately needed and that a pump and haul system was not a viable solution. (Copies of his remarks and backup materials are in the date file.)

Mr. Wiltse responded to questions from Commissioners Coan and Alcorn regarding how vacant lots on the subject property would be treated.

Kurt Moses, 10020 Old Colchester Road, Lorton, spoke in opposition to the proposal. He submitted a survey gathered from citizens in the Mason Neck Citizens Association, a copy of which is in the date file. He cited statistics from the survey, noting that a majority of respondents favored the pump and haul system for existing homes only, with little or no access for undeveloped properties.

In response to questions from Commissioner Coan, Mr. Moses stated that he was not a lawyer. Commissioner Coan commented that the statements in the survey seemed to indicate a legal opinion which he himself, as an attorney, would hesitate to offer.

In response to a question from Commissioner Byers, Mr. Moses reiterated that a majority of survey respondents were opposed to public sewer and favored the pump and haul system for existing homes only.

Mr. Moses responded to questions from Commissioner Palatiello regarding who the survey was sent to and who responded. Commissioner Palatiello pointed out that the Commission was bound to review this nomination in terms of land use, not solely by public opinion or statistics.

Joseph Chudzik, 10916 Harley Road, Lorton, representing Mason Collar Civic Association, was opposed to the extension of public sewer lines into Mason Neck because he felt it would cause uncontrolled development. He said that the residents of Mason Collar had no problems with their septic systems and did not want nor need public sewer. He supported the pump and haul

system for the Gunston-Wiley area, referring the Commission to the letter from Councilwoman Buller of Clifton.

Mr. Chudzik responded to questions from Commissioner Byers regarding the ages of homes in Mason Collar and the zoning on Mason Neck itself.

In response to a question from Commissioner Coan, Mr. Chudzik stated that the average lot size in Mason Collar was five acres. Commissioner Coan commented that that probably explained why they didn't have septic problems. Mr. Chudzik noted the residents of Mason Collar maintained their septic systems in accordance with Health Department standards, which included occasionally pumping out waste and silt and replacing pipes.

In response to Commissioner Coan's question as to whether Mr. Chudzik was implying that the residents of Gunston-Wiley were having problems because they didn't maintain their septic systems properly, Mr. Chudzik replied that more research would be required to find out why those systems were failing. Commissioner Coan suggested that one reason for the failing systems in Gunston-Wiley was probably the smaller lot sizes which meant smaller drain fields.

In reply to Commissioner Palatiello's questions, Mr. Chudzik reiterated that the residents of Mason Collar had well water, not public water, and explained his definition of uncontrolled growth.

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The Commission went into recess at 4:10 p.m. and reconvened at 4:20 p.m. in the Board Auditorium.

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Referring to questions raised during the recess as to why staff from the Department of Public Works, the Health Department, and others were not present, Chairman Murphy explained the difference between planning and zoning, noting that engineering details were generally discussed during the rezoning process.

Dale Davidson, 7605 Anzio Lane, Lorton, spoke about septic system problems in his neighborhood. He said he would support a limited forced main sewer system, but understood that there were problems in how such a system could be limited. He stated that he understood the Commission's dilemma and hoped that whatever decision was made, that the Commission would consider these two facts: 1) the Gunston-Wiley area needed an immediate remedy to failing septic systems; and 2) Mason Neck should be protected. (A copy of his letter is in the date file.)

Paula Clark, 14816 Ashdale Avenue, Woodbridge, spoke in favor of extending public sewer to

the Gunston-Wiley subdivision. (A copy of her remarks is in the date file.)

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Pede Fraser, 6032 Chapman Road, Lorton, supported the pump and haul system. She felt this was the best solution to the problem of how to help Gunston-Wiley residents while still protecting the environmental integrity of Mason Neck. (A copy of her letter is in the date file.)

Ms. Fraser responded to questions from Commissioner Byers concerning her position.

Glenn Ryburn, 8019, Crosby Street, Lorton, representing the Mason Neck Citizens Association (MNCA), said that the problems in Gunston-Wiley needed to be fixed as soon as possible. He added that the covenants restricting home improvements should be lifted. He favored the pump and haul system.

Commissioner Byers pointed out that any property owner on Mason Neck could submit a rezoning application or develop his property by right at any time, with or without the extension of sewer service. He acknowledged, however, that development would no doubt be hastened if full sewer service was approved.

Commissioner Coan commented on his understanding of the situation as it presently existed. He expressed dismay at what he felt was a lack of confidence in their elected officials to exercise good judgment in the future that seemed to be implied by many speakers. Commissioner Coan stated that there was a system in place to safeguard communities and citizens should trust that system and allow it to function.

Mr. Ryburn commented that part of the system was the public hearing process and that the survey conducted by the MNCA was intended to provide the Commission with input from citizens in the area so that an informed decision could be made.

In response to questions from Commissioner Palatiello, Mr. Ryburn stated that he personally and MNCA supported removal of the covenants restricting enlargement of homes and other home improvements.

In reply to a question from Commissioner Palatiello, Ms. Nee stated that staff could not comment on the covenant issue at this time. She added that the matter would no doubt be addressed by the County Attorney's Office in the Executive Session scheduled on this Plan nomination.

Tim Rizer, 5905 River Drive, Lorton, representing the Hallowing Point Homeowners Association, opposed the extension of full sewer service and supported the pump and haul system and removal of the covenants restricting home improvements. He concurred with Commissioners Coan and Palatiello that there were still unresolved issues and unanswered questions. He added that when he had contacted the County Attorney's Office to get information, he was told that the matter was in litigation and therefore the County Attorney could not comment. He stated that this lack of definitive information had led some people to

base their votes on an emotional reaction to the plight of those with failing septic systems rather than a full understanding of the possible solutions. Mr. Rizer said that a compromise position should be sought which would resolve the health issues while protecting Mason Neck.

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Commissioner Byers noted that, at his request, OCP staff had provided the following information on what would be allowed in the Lorton area under current planning and zoning: 22,215 single family detached dwellings; 13,638 single family attached dwellings (townhouses); and 6,236 multi-family dwellings.

He noted that this represented a total of 42,089 dwellings, a preponderance of which were single family.

Mr. Rizer said that those statistics were misleading because they included areas outside of the LP2 planning sector. Commissioner Byers commented that the Commission had to look at the larger area and consider what the impact on surrounding sectors would be if significant changes were made in LP2.

Charlie Creighton, 5905 Oak Grove Street, Lorton, spoke about the need to protect the environment. He was opposed to the extension of sewer service into Mason Neck and favored a pump and haul system for homes in the Gunston-Wiley Subdivision with failing septic systems.

Robert Podunavac, 9417 Fourth Place, Lorton, commented on the covenants restricting expansion of homes and said that he favored the extension of public sewer over the pump and haul system.

Randy Streufert, 5801 Nicotine Trail, Lorton, was opposed to the extension of public sewer service. He supported the pump and haul system.

Jane Brown, a resident of the Gunston-Wiley Subdivision, exact address unknown, urged the Commission to consider the health problems associated with failing septic systems and encouraged them to reach a decision that would resolve the situation.

Sallie Lyons, 10705 Old Colchester Road, Lorton, expressed her concern for the heritage resources on Mason Neck that needed to be investigated before any development took place.

Gene Hendricks, 5901 Mount Vernon Boulevard, Lorton, suggested that the entire County be declared a sewer service area, thereby taking the decision out of the hands of politicians and placing it where it should be: in the hands of engineers and planners who were better qualified to determine where sewer should be allowed or not allowed. He said that he realized that this was not the proposal before the Commission today, and expressed his support for full sewer service to Mason Neck.

Bob Lundy, 8828 Ox Road, Lorton, President of the Federation of Lorton Communities, said that the situation in the Gunston-Wiley Subdivision needed an immediate solution. He was opposed to approval of full sewer service and supported the pump and haul system.

Harry Lattimore, 14278 Round Hill Road, King George, commented on the severe health problems that could occur if the situation in Gunston-Wiley was not remedied immediately. He was opposed to the pump and haul system and supported full sewer service.

Jim Venskus, 9906 Old Colchester Road, Lorton, supported full sewer service. (A document from Mr. Venskus responding to MNCA's letter is in the date file.)

Phil Brooks, 10200 Old Colchester Road, Lorton, opposed the pump and haul system and supported full sewer service. (A copy of his letter is in the date file.)

Linwood Gorham, 6036 Chapman Road, Lorton, supported the pump and haul solution.

There being no more speakers, Commissioner Byers briefly commented on the dilemma he faced. He assured the audience that he took this matter very seriously and would carefully consider all the issues involved. He thanked everyone who had taken time out of their busy schedules to attend today's meeting as well as all those who served on the Task Force.

There being no further comments or questions, Chairman Murphy closed the public hearing.

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Chairman Murphy noted that the public hearings on the remainder of the Mount Vernon District items, listed below, would be carried over to Wednesday, October 1, 1998.

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|------------|------------|------------|------------|
| 97-IV-14MV | 97-CW-2T | 97-CW-15T | 97-IV-17MV |
| 97-CW-3T | 97-CW-17T | 97-IV-36MV | 97-CW-4T |
| 97-CW-18T | 97-IV-42MV | 97-CW-5T | 97-CW-19T |
| 97-CW-1CP | 97-CW-12T | 97-CW-20T | 97-CW-3CP |
| 97-CW-13T | 97-CW-21T | 97-CW-4CP | 97-CW-14T |
| 97-CW-22T | 97-CW-10ED | | |

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The meeting was adjourned at 5:55 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

September 13, 1997

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 and
Gloria L. Watkins

Approved on: March 17, 1999

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