

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 17, 1997**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon 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: Carl A. S. Coan, Jr., Providence District
Ronald W. Koch, Sully District

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The meeting was called to order at 7:40 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 Harsel MOVED THAT WE DEFER THE PUBLIC HEARING ON AREA PLANS REVIEW ITEM 97-II-1F, UNTIL NOVEMBER 5, 1997.

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

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Commissioner Harsel MOVED TO DEFER THE PUBLIC HEARING ON AREA PLANS REVIEW ITEM 97-II-10F TO A DATE CERTAIN OF SOMETIME IN MARCH 1998.

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

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Commissioner Downer, citing unresolved issues, announced her intent to defer the public hearing on RZ-1997-DR-034, Elm Street Development, Inc., from December 3, 1997 to January 1998.

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Chairman Murphy announced that a Housing Committee meeting would be held on September 24, 1997 at 7:00 p.m.

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ORDER OF THE AGENDA

Chairman Murphy announced that tonight's agenda would consist of the fourth of six scheduled public hearings on the 1997 Area Plans Review (APR), with markup scheduled on separate dates in October, and that the order would be as follows:

1. Braddock District nominations
2. Dranesville District nominations
3. Springfield District nominations

This order was accepted without objection.

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

Chairman Murphy explained the procedures to be followed during tonight's public hearings on proposed amendments to the Comprehensive Plan in the Braddock, Dranesville, and Springfield Districts. He noted that the Commission would not take up any new items after 12:00 midnight and that any items not heard by that time would be carried over to Wednesday, October 1, 1997. He added that, as at the previous public hearings, the staff report and Task Force presentations would be waived and the public hearing closed on any items for which there were no speakers.

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AREA PLANS REVIEW - BRADDOCK DISTRICT

97-I-9A - Vicinity of Markham St. and McWhorter St.; 5.24 ac.; from

.50 FAR to add options for residential at 12-16 du/ac and 16-20 du/ac;
Tax Map 71-1((1)) 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38A (38,
39, 40),41, 42.

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.

Chairman Murphy noted that the public hearing on 97-II-1F had been deferred to November 5, 1997.

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97-II-3F - 4051 Weirich Rd.; 2.06 ac.; from residential 1-2 du/ac to residential 2-3 du/ac; Tax Map 58-4((1)) 38A.

Bruce Kriviskey, 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.

Ray Steele, representing the Area II Subcommittee of the Braddock District Task Force, stated that the Task Force concurred with the staff recommendation.

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

Michael Jones, 4141 N. Henderson Rd., #8, Arlington, representing the nominator, Arthur Walters, owner of subject property, stated that the nomination sought to add one lot to an area already planned for two to three dwelling units per acre. He maintained that one more lot would not cause additional traffic congestion. (A copy of his remarks may is in the date file.)

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

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Chairman Murphy noted that 97-II-10F had been deferred earlier this evening to a date in March 1998.

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97-III-1P - Ox Rd.; 2.68 ac.; from residential 1-2 du/ac to residential 5-8 du/ac; Tax Map 68-3((1)) 91 A, 10A, 11 A, 12A.

Bruce Kriviskey, 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.

David Bulova, representing the Area III Subcommittee of the Braddock District Task Force, stated that the Task Force concurred with the staff recommendation.

Chairman Murphy called the first listed speaker.

John Shivik, 10815 Colton Street, Fairfax, President of the Country Club View Civic Association, expressed opposition to this nomination. He stated it was not compatible with existing homes and cited environmental and safety concerns. (A copy of his remarks is in the date file.)

Frank Rinaldi, 5506 Beech Ridge Drive, Fairfax, stated he was the nominator and owner of the subject property. He outlined his justification for this nomination and addressed concerns which had been raised. (A copy of his remarks is in the date file.)

In response to a question from Commissioner Byers, Mr. Rinaldi stated that he did not know why the subject property lots were not incorporated when Country Club View was developed. He also explained to Commissioner Byers why he believed this site was unsuitable for single family homes.

At Commissioner Harsel's request, Mr. Rinaldi pointed out on a map the location of townhouses on Route 123, after which they discussed the proximity of public transportation and access to this property.

Commissioner Downer and Mr. Rinaldi discussed the possibility of consolidating this property with that of an adjacent property.

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

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97-III-6P - Parts of or all of Gainesborough Rd., Allenby Rd., Nantucket Ct., Bessmer La., Tapestry Dr., Farndon Ct., Catterick Ct., Tapestry Ct., Heversham Ct.; 92.98 ac.; from residential 5-8 du/ac to residential 2-3 du/ac. Several parcels in Tax Maps 68-2((5)) and 68-4((6)).

Bruce Kriviskey, 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 65 of the staff report.

David Bulova, representing the Area III Subcommittee of the Braddock District Task Force, stated that the Task Force concurred with the staff recommendation.

Chairman Murphy called for speakers from the audience, but received no response. He therefore closed the public hearing.

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97-III-7P - Two parcels in the southeast quadrant of Guinea and Twinbrook Roads; 22.16 ac.; from public park to add text stating that telecommunications structures are inappropriate; Tax Map 69-3((6)) D, E.

Bruce Kriviskey, 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.

David Bulova, representing the Area III Subcommittee of the Braddock District Task Force, said the Task Force supported the nomination as submitted in order to specifically identify uses which were acceptable. He said the Task Force was concerned about the impact monopoles could have on this area.

Commissioners Hall and Byers, Sterling Wheeler, PD, OCP, and Mr. Bulova discussed vertically oriented uses in park land.

Chairman Murphy called for speakers from the audience, but received no response. He therefore closed the public hearing.

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97-III-9P - 5609, 5615, 5637 Guinea Rd., 5610 Sandy Lewis Dr.; 19.15 ac.; from industrial and public facilities on parcel 34 to industrial with additional conditions; Tax Map 77-2((1)) 29A, 29B, 29C, 32A, 34.

David Bulova, representing the Braddock District Task Force, said the Task Force supported the nomination as submitted because clarity was the key to ensuring that the local community would be protected. He added that the Task Force did not object to industrial uses, but wanted certain environmental considerations made clear.

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

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97-III-10P - 5701 Guinea Rd.; 3.35 ac. from industrial with VRE parking lot as an option to neighborhood park; Tax Map 77-2((1))35.

Bruce Kriviskey, 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 95 of the staff report.

David Bulova, representing the Area III Subcommittee of the Braddock District Task Force, said the Task Force supported the nomination as submitted because they believed circumstances had changed to the extent that industrial use was no longer appropriate for this site. Additionally, he cited environmental, traffic and safety concerns.

Thomas Lawson, Esquire, 10805 Main Street, Suite 200, Fairfax, represented the landowner, Clyde Wood, who was 91 years of age. He said that Mr. Wood had lived on this property for most of his life until the spring of 1996, at which time he became a resident of the Fairfax Nursing Home. Mr. Lawson outlined the reasons he believed that this property was not suitable for park use and said if this land were to be designated park land, a devaluation of his client's property, which represented his entire estate, would occur.

Chairman Byers questioned whether the Park Authority would want to use this land as a park. Chairman Murphy asked Mr. Wheeler to have the Park Authority submit a statement of the desirability of this site as a park prior to markup.

Commissioners Harsel and Alcorn, Mr. Bulova, and staff discussed environmental issues and use of this property as open space rather than industrial.

Commissioners Hall and Harsel and Mr. Lawson discussed the property's R-1 designation and its acreage.

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

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97-III-12P - On Guinea Rd.; 8.21 ac.; from public park to add option for private open space; Tax Map 78-1((1)) 1A, 1B.

David Bulova, representing the Area III Subcommittee of the Braddock District Task Force, stated that the Task Force supported approval of the nomination as submitted.

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

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97-III-13P - District wide; from overview section to additions to overview focused on environmental issues.

Bruce Kriviskey, 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 113 of the staff report.

David Bulova, representing the Area III Subcommittee of the Braddock District Task Force, stated that Task Force concurred with the staff recommendation with the exception of two matters: one was concerning inclusion of references to the Chesapeake Bay Preservation Ordinance and the second regarding transportation improvements.

Michael Shannon, representing the Springfield Task Force, stated that the Task Force felt the nomination language was vague and redundant and that the existing Plan language was satisfactory.

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

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97-CW-11ED - Text and figure revisions and updates of an editorial nature for the Annandale 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-CW-24T - Guinea Rd between Pomeroy Drive and Guinea Road Traffic Circle; from widen/improve to four lanes to engineer with curb and gutter, no raised median and minimum lane widths to preserve wooded buffer in right-of-way, and construct a bridge at Rabbit Branch to provide for movement of wildlife along Pohick Stream Valley; Tax Map 77-2, 78-1.

David Bulova, representing the Area III Subcommittee of the Braddock District Task Force, stated that the Task Force supported this nomination which would provide for the safe movement of wildlife.

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

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97-CW-25T - Ox Road from the City of Fairfax to Fairfax County Parkway; from widen/improve to six lanes between Braddock Road and the Fairfax County Parkway to delete planned improvement; Tax Map 58-3, 68-1, 68-3, 77-1, 77-3.

David Bulova representing the Area III Subcommittee of the Braddock District Task Force, stated that the Task Force recommended approval of this nomination.

In response to a question from Chairman Murphy, Lou Ann Hutchins, Office of Transportation, stated that although six lanes on Ox Road were not needed now, it was projected that they would be needed by the year 2020.

Commissioner Harsel and Ms. Hutchins discussed the possibility of a corridor study being done in the future.

Chairman Murphy and Mr. Bulova discussed Fairfax City and its roads in relation to this nomination.

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

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97-CW-26T - Twinbrook Road between Braddock and Guinea Roads; add text to preserve Twinbrook Road's rural character and limit improvements to those needed for safety reasons; Tax Map 69-3.

97-CW-27T - Burke Road from Guinea Road to Burke Lake Road; - add text to preserve Braddock Road's rural character and limit improvements to those needed for safety reasons; Tax Map 69-3.

David Bulova, representing the Area III Subcommittee of the Braddock District Task Force, stated that the purpose of these nominations was to keep Burke Road and Twinbrook Road as historic features of the Braddock District.

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

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97-CW-28T - New Guinea Road from Sideburn Road to Ox Road; -
from construct 4-lane arterial at new location to delete 4-lane
improvement and reevaluation planned extension with corridor study
after Roberts Road overpass completed; Tax Map 77-1, 77-2.

David Bulova, representing the Area III Subcommittee of the Braddock District Task Force, stated that the Task Force recommended approval of this nomination.

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

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97-CW-29T - Roberts Rd. between New Guinea Road and Route 236;
- from construct 2 lanes between Nellie White Lane and Collingham
Drive to minimize any cutting and filling, deed excess right-of-way to
County for linear park and nominate for designation by State as a
Virginia Byway; Tax Map 57-4, 68-2, 68-4, 77-2.

Lou Ann Hutchins, Office of Transportation, presented the staff report, a copy of which is in the date file. She noted that staff recommended that the nomination be denied and the adopted Plan retained.

David Bulova, representing the Area III Subcommittee of the Braddock District Task Force, stated that the Task Force recommended approval of the nomination.

Chairman Murphy called for speakers from the audience.

Bruce Bernhardt, 4301 Still Meadow Road, Fairfax, representing the Hickory Farms Community Association, supported the nomination.

William Reeder, 10406 Hollyoak Place, Fairfax, said he lived in the area affected by this nomination and was a member of the Task Force. He said he supported this nomination, citing concerns about stream valley systems.

In response to a comment by Commissioner Byers regarding maintaining this area as a linear park, Mr. Bulova said after meeting with the Park Authority, they now recommended it be utilized as undisturbed open space. A discussion was held as to whether similar alternative language could be substituted.

Commissioners Byers and Hall, Mr. Wheeler, Mr. Bulova, and Ms. Hutchins discussed maintaining this area as a linear park versus undisturbed open space, and ownership of the land.

Commissioner Harsel entered into the record letters from Peter Scala, President, Hickory Farms Homeowners Association; Judy Quast; Richard Quast; Peter Pund; and Anita Ready concerning proposed Area III transportation nominations. (Copies of these letters are in the date file.)

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

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AREA PLANS REVIEW ITEMS - DRANESVILLE DISTRICT

Commissioner Downer said she would like to continue the same procedure used at previous public hearings where staff report presentations and Task Force recommendations were waived and the public hearing closed on items for which there were no speakers.

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97-II-1M - 7600 Leesburg Pike; 10.2 ac.; from residential 5-8 du/ac to office up to .70 FAR; Tax Map 40-1((1)) 39.

Anita Capps, Planning Division (PD), Office of Comprehensive Planning (OCP), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 1 of the staff report.

Penny Chaboudy, Dranesville District Task Force Chairman, stated that the Task Force supported the staff's recommendation.

Chairman Murphy called the only listed speaker for this nomination.

Michael Giguere, Esquire, with McGuire, Woods, Battle, & Boothe, L.L.P., representing the nominator, John Hancock Life Insurance Company, explained that the nominator proposed development of additional office space on the subject property.

Commissioner Alcorn and Mr. Giguere discussed whether or not this property was a part of the Tysons Corner area.

In response to a question from Commissioner Downer, Mr. Giguere said this nomination would increase the FAR to .66. Sterling Wheeler, PD, OCP, commented that staff did not believe that was an appropriate density for the subject property.

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

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97-II-3M - E. of DAAR, W. of Greenwich St., N. of 1-66; 3.72 ac.;
from residential 2-3 du/ac to residential 5-8 du/ac; Tax Map 40-
4((1))1.

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

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Vice Chairman Byers assumed the Chair at this point.

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Penny Chaboudy, representing the Dranesville District Task Force, stated that the Task Force concurred with the staff recommendation.

Vice Chairman Byers called the first listed speaker.

Warren Weimer, 21 14 Greenwich Street, Falls Church, stated that if the development proposed by this nomination took place, it would seriously impact his property. He cited noise, pollution, loss of trees, and traffic concerns.

Commissioner Downer and Mr. Weiner discussed the history of this property.

Charles Landes, 2108 Greenwich Street, Falls Church, read a petition which opposed this nomination, citing environmental and safety concerns. (A copy of the petition is in the date file.)

Commissioner Byers suggested to Mr. Landes that perhaps the homeowners affected by this nomination would want to collectively purchase the subject property.

Commissioner Downer expressed her belief that this nomination would change the character of the neighborhood.

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

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97-II-7M - 1720, 1728 Kirby Rd.; 2.56 ac.; from residential 2-3 du/ac
to residential 2-3 du/ac with an option for elderly housing in facilities
with a FAR of up to .30; Tax Map 31-3((1)) 67, 74.

Anita Capps, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 29 of the staff report.

Penny Chaboudy, representing the Dranesville District Task Force, stated that the Task Force concurred with the staff recommendation.

Vice Chairman Byers called the first listed speaker.

James Morrison, 1723 East Avenue, McLean, was not opposed to the development, but had concerns about the height of the proposed building, traffic, parking, lighting, and landscaping. (A copy of his remarks is in the date file.)

Commissioners Downer and Byers and Mr. Morrison discussed height considerations and the adjacent property.

James Taylor, Chief Executive Officer of Vinson Hall Corporation, the nominator, stated that the Corporation operated a continuing care retirement community consisting of Vinson Hall, an independent living facility, and Arleigh Burke Pavilion, a nursing home and an assisted living facility. He agreed with the changes recommended by the staff, and said he would keep residents and representatives of nearby homeowners associations involved in the process as they proceeded.

In response to a question from Commissioner Downer regarding height restriction, Mr. Taylor said they would not build a facility higher than the Arleigh Burke Pavilion which was about a one and one-half story building.

Commissioner Downer and Mr. Wheeler discussed assisted living, independent living, and Zoning Ordinance requirements.

In response to a question from Commissioner Palatiello, Mr. Taylor said they were a non-profit, 501C-3 corporation.

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

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Chairman Murphy resumed the Chair at this time.

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97-II-8M - 8425 Lewinsville Rd.; 5.22 ac.; from residential 1-2 du/ac to assisted care living facility with 20-25 du/ac; Tax Map 29-1((1)) 51A.

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

Penny Chaboudy, representing the Dranesville District Task Force, stated that the Task Force concurred with the staff recommendation. She noted that, although they supported assisted living projects, they felt the density proposed was too high.

Chairman Murphy called the first listed speaker.

Valeska Ellis, 1332 Lancia Drive, McLean, representing Sugar Mill Meadow Homeowners Association, stated her opposition to this nomination because of concerns about traffic and storm drainage, in addition to the incongruous nature of a three story commercial building with a paved parking lot in a residential area. She presented photographs which she felt reflected these problems.

Commissioners Byers and Downer and Ms. Ellis discussed erosion problems on this site.

Commissioner Kelso and Sterling Wheeler, PD, OCP, discussed the number of dwelling units per acre and the use proposed in this nomination.

Charles Helein, 8465 Cloverleaf Drive, McLean, representing the McLean Estates, Summerwood and Woodley neighborhoods, voiced strong opposition to this nomination because of limited access to the site. He was especially concerned about emergency vehicles accessing the site.

Timothy Pecaro, 1344 Lancia Drive, McLean, resident of Sugarmill Meadows, was opposed to the nomination because of traffic volume and safety. He also said he did not believe it was compatible with the character of the existing neighborhood.

Renata Wade, 2231 Richelieu Drive, Vienna, Tysons Woods Civic Association, was sympathetic to the need for senior housing, but noted, however, that this parcel adjoined the Dulles Toll Road and expressed her concern about noise to which residents of the proposed development would be subjected on a daily basis. She also said she was concerned that in the event of a hazardous incident on the Dulles Toll Road, evacuation would be a major problem.

Merle Matthews, 1349 Lancia Drive, McLean, stated her opposition to locating the proposed facility in a residential area.

Stephen Fox, Esquire, with McCandlish and Lillard, co-nominator, outlined the history of the subject property and stated reasons why he thought the proposed use was compatible with a residential neighborhood. (Copies of his material are in the date file.)

Commissioner Alcorn and Mr. Fox discussed an appropriate density for this nomination.

Commissioner Byers, Mr. Fox, and Satvinder Sandhu, Office of Transportation, discussed acquisition of adjacent property and what affect it might have on this nomination. Mr. Wheeler commented that although access was a concern, the major issue was density.

Dr. Selwyn Paskowitz, 1323 Lancia Drive, McLean, said that the information provided to the Commission by the nominator had not been provided to the residents and members of the community being affected by this proposal.

In response to a question from Commissioner Downer, Dr. Paskowitz said he attended the Task Force meeting and the specific proposal presented to the Commission had not been presented to the community.

Ms. Chaboudy stated that she had received the packet in question and had addressed it at the meeting. (A copy of this packet is in the date file.)

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

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97-II-13M - Add text concerning development of shorter trail segments that link parts of older neighborhoods.

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-II-14M - Revise text in McLean Planning District, Kirby Planning Section, pertaining to vacation of rights of way of eight unbuilt streets in area.

Anita Capps, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 57 of the staff report.

Penny Chaboudy, representing the Dranesville District Task Force, stated that the Task Force concurred with the staff recommendation.

Chairman Murphy called for speakers from the audience

Yardena Mansoor stated that she lived on MacArthur Drive and her property was one of five residences adjoining the subject property. She opposed this nomination but would appreciate a better understanding of what the result would be if it was approved.

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

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97-III-3UP - 2025, 2033, 2039 Rock Hill Rd.; 12 ac.; from residential 12-16 du/ac, low rise garden apartments to residential 12-16 du/ac, single family attached or low-rise garden apartments. Clarify figure 165 of Area III Plan to ensure Rock Hill Rd. may be accessed by subject parcels. Tax Map 6-1((1)) 1, 2, 3, 7.

Anita Capps, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 71 of the staff report.

Penny Chaboudy, representing the Dranesville District Task Force, stated that the Task Force concurred with the staff recommendation.

Chairman Murphy called the first listed speaker.

Renata Wade, 2231 Richelieu Drive, Vienna, representing the Fairfax County Airports Advisory Committee, referred to an extract of a Fourth Quarter Report of the Washington Airports Authority on flight operations and aircraft noise, a copy of which is in the date file. She said they concurred with the staff recommendation on this nomination.

Ms. Wade explained to Commissioner Downer how to interpret the noise level chart contained in her handout.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich, and Lubeley, P. C., representing the nominator, requested that the nomination be adopted as amended by the Task Force for single family attached as an option, with a density of 8 to 10 dwelling units per acre.

Commissioner Downer stated that a rezoning was scheduled for this property on December 3, 1997, which she intended to defer until mid-January 1998, to allow staff time to prepare a report

Commissioner Alcorn, Mr. Wheeler, and Ms. Chaboudy discussed the townhouse option.

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

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97-CW-7ED - Text and figure revisions and updates of an editorial nature for the McLean 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-CW-2PK - 1938 Birch Rd.; 1.5 ac.; provide trail access to Franklin Woods Park; Tax Map 41-1((7)) 45.

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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AREA PLANS REVIEW - SPRINGFIELD DISTRICT

Chairman Murphy noted that in the absence of Michael Shannon, Springfield District Task Force Chairman, Pamela Nee would read the Task Force recommendation.

Chairman Murphy reminded the Commission that the same procedures would be followed for public hearings in the Springfield District where staff report presentations and Task Force recommendations would be waived and the public hearing closed on items for which there were no speakers.

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97-III-4P - 8213 Ox Rd.; 20.54 ac.; from residential .5-1 du/ac and 1-2 du/ac to residential 1-2-du/ac; Tax Map 97-3((1)) 3.

Pamela Nee, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that both the staff and the Task Force recommended that the nomination be denied and the adopted Plan retained.

Chairman Murphy called the first listed speaker.

George Bigus, Realty Support Services, Inc., 14200 Sullyfield Circle, Suite 205, Chantilly, a real estate broker, represented the subject property owner, Mr. David Reid, who was in his early 80's. He said Mr. Reid's court appointed guardian had contracted with him to sell the property at the best price possible and felt the increased density was compatible with the area.

In response to a question from Commissioner Palatiello, Ms. Nee said the black line on the map represented the division between .5 to 1 dwelling units per acre density to the west and one to two dwelling units per acre density to the east.

Mark Trostle, 9479 Silver King Court, Fairfax, representing Edgemoor Homes, the contract purchaser of the property, spoke in favor of the nomination.

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

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97-III-5P - 9004, 9008, 9012, 9016, 9020, 9024, 9028, 9100, 9104, 9112, 9116 Silverbrook Road; 8300 Bayberry Ridge Rd.; 14.02 ac.; from residential .5-1 du/ac and 1-2 du/ac to residential 3-4 du/ac; Tax Map 97-4((1)) 14; 97-4((2)) 1-11.

Pamela Nee, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. She noted that both staff and the Task Force recommended approval of alternative language as outlined on page 13 of the staff report.

Barnes Lawson, Jr., Esquire, 4141 N. Henderson Road, Arlington, said he had been working with residents for some time on consolidating and redeveloping the subject properties. He agreed with the recommendation of staff and the Task Force with one minor revision: deletion of the sentence "The entire area should be consolidated" and substituting the language "There should be substantial and logical consolidation." He said he would submit a letter to the Commissioners and staff clearly stating this recommendation prior to markup.

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

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97-CW-3ED - text and figure revisions and updates of an editorial nature for the Pohick 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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The meeting was adjourned at 11:32 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: March 17, 1999



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