

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 25, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John B. Kelso, Lee District

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The meeting was called to order at 7:35 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 Byers announced his intention to further defer the decision only on a Mount Vernon District application, SEA-98-V-042, Belle Haven Country Club, until Wednesday, October 2, 2002, to allow time for staff and the applicant to meet and hopefully resolve an outstanding issue regarding trails. He noted that the application was currently scheduled for decision tomorrow night, Thursday, September 26, 2002.

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At the request of the nominator, Commissioner Murphy MOVED TO ACCEPT WITHDRAWAL OF APR-02-III-3P. He noted that this item was located in both Springfield and Mount Vernon Districts and had been scheduled for public hearing on Wednesday, October 2, 2002.

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

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Commissioner Byers referred to a Mount Vernon District Area Plans Review item, currently scheduled for public hearing tonight, and; at the request of the nominator, MOVED TO ACCEPT WITHDRAWAL OF APR-02-IV-7S.

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

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ORDER OF THE AGENDA

Chairman Murphy announced that tonight's agenda would consist of the first of three scheduled public hearing sessions on the 2002 South County Cycle Area Plans Review (APR) nominations as follows:

1. Mount Vernon District nominations.

He noted that no new items would be taken up after 12:00 a.m. and that any items not heard would be carried over to Thursday, October 3, 2002. He added that markup was scheduled for Wednesday, October 23, 2002.

This order was accepted without objection.

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AREA PLANS REVIEW - The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 2002 South County Cycle Area Plans Review process for the Mount Vernon Magisterial District as summarized in the newsprint document "Fairfax County Comprehensive Plan 2002 South County Cycle Area Plans Review Public Hearings." PUBLIC HEARINGS.

Chairman Murphy reviewed the rules for public testimony and called the first item.

APR-02-IV-1MV - NE corner of Richmond Hwy. & Arlington Dr.  
Adopted Plan: Office or hotel up to .50 FAR or up to .70 with conditions.  
Nominated Plan: Retail & other with ancillary service station.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the nomination and that the Mount Vernon District Task Force concurred.

Ms. Linda Cunningham, 2440 Windbreak Drive, Alexandria, representing Mount Vernon Square, spoke in opposition to the nomination. (A copy of Ms. Cunningham's statement is in the date file.)

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

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APR-02-IV-2MV - 7929 Richmond Hwy. Adopted Plan: Office (according to Gum Springs Conservation Plan). Nominated Plan: Retail & other.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the nomination and that the Mount Vernon District Task Force concurred.

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

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APR-02-IV-4MV - All properties located n. of Huntington Ave along Foley St & west side of Hunting Creek Rd. Adopted Plan: Res. 3-4 du/ac with an option for 16-20 du/ac with consolidation. Nominated Plan: Res. 3-4 du/ac, option for 16-20 du/ac with consolidation of developable land.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the nomination and that the Mount Vernon District Task Force recommended approval as submitted.

Ms. Phyllis Hardbower-Evans, 5809 Foley Street, Alexandria, spoke in support of the nomination. She said that her 50-year old home needed extensive repairs and that consolidation and redevelopment of the land outside the floodplain was the best solution for the neighborhood.

Mr. Robert Vander Zee, 2056 Huntington Avenue, Alexandria, spoke in opposition. He maintained that his home had historic value and should be preserved.

Mr. William Hamblet, 2060 Huntington Avenue, Alexandria, supported the nomination. He said that complete consolidation, as currently recommended in the Comprehensive Plan, was impossible.

Mr. Ralph Raymer, 2064 Huntington Avenue, Alexandria, supported the nomination. He spoke about speeding problems on Huntington Avenue.

Ms. Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the nominator, noted that previous consolidation efforts had failed due to problems acquiring the environmentally sensitive properties to the north. She added that these properties would be protected by current zoning regulations regardless of consolidation and that the nomination did not suggest any increase in density.

Ms. Baker responded to questions from Commissioners Byers, Smyth, Wilson and Moon regarding previous and current consolidation efforts.

Ms. Dana Ballenger, 5824 Foley Street, Alexandria, spoke in support of the nomination. She said this area of older homes was in need of redevelopment.

Ms. Betsy Sutherland, 5733 Foley Street, Alexandria, supported the nomination.

Mr. Swindell Sutton, 5829 Foley Street, Alexandria, supported the nomination.

Ms. Marion Atchley, 5814 Foley Street, Alexandria, supported the nomination.

Mr. Robert Woideck, 2100 Huntington Avenue, Alexandria, supported the nomination.

Mr. Randall Morgan, 2056 Huntington Avenue, Alexandria, spoke in opposition. He wanted to know which homeowners had signed contracts with the nominator.

Mr. Wayne Weller, 5824 Foley Street, Alexandria, supported the nomination. He agreed with previous speakers that redevelopment was needed.

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

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APR-02-IV-6MV - SE side of Richmond Hwy. just south of Dogue Creek.  
Adopted Plan: Retail up to .35 FAR with an option for up to .50 FAR for hotel conference center. Nominated Plan: Res. 5-8 du/ac with an option for retail, hotel and/or mixed use up to .70 FAR.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the nomination and that the Mount Vernon District Task Force concurred.

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

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APR-02-IV-7MV - Huntington Run & Huntington Walk Condos;  
Groveton Baptist Church & parcel 93-1 ((1))27. Adopted Plan: Res. at  
20+ du/ac. Nominated Plan: Res. 16-20 du/ac or office up to .50 FAR.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of alternative language outlined on page 15 of Book 2 of the staff report. He added that the Mount Vernon District Task Force recommended approval as submitted.

Mr. Rick Neel, representing the Southeast Fairfax Development Corporation, the nominator of this item and several others, explained that his remarks on this item applied to his other nominations as well. He presented his rationale for the proposed Comprehensive Plan changes and concurred with the Task Force's recommendations.

Mr. Neel responded to questions from Commissioners Alcorn, Byers, Wilson and Smyth regarding his proposals.

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

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APR-02-IV-8MV - 6601, 6615, 6621, 6631, 6677, 6701, 6711 Richmond Hwy.; 6719, 6723 Beddoo St; 2800 Beacon Hill Rd. Adopted Plan: Office and/or retail up to .35 FAR, res. 8-12 du/ac; Option for office/retail up to .50 FAR; Parcels 75A, 76A, 78: office up to .35 FAR. Nominated Plan: Remove res. option; Increase intensity to .50 FAR & .70 FAR; No change for parcels 75A, 76A & 78.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the nomination and that the Mount Vernon District Task Force recommended approval as submitted.

In response to questions from Commissioner Byers, Mr. Tim Sergeant, Co-Chairman of the Task Force, confirmed that the Task Force had originally voted to deny this nomination, but had reconsidered its position and voted to recommend approval.

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

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APR-02-IV-14MV - Potomac Square office park at the corner of Richmond Hwy & Radford Ave. Adopted Plan: Townhouse style office and/or retail up to .35 FAR. Nominated Plan: Change from SNA to part of CBC for South County CBC.

APR-02-IV-24MV - 8219, 8225, 8229, 8235, 8243, 8249, 8257, 8263 Richmond Hwy; 8230, 8300, 8304 Central Ave; None Assigned for parcel 101-4 ((6))7C. Adopted Plan: Res. 5-8 du/ac with conditions. Nominated Plan: Res. 5-8 du/ac or retail/office/mixed use up to .50 FAR with conditions; Change from SNA to part of CBC for South County CBC.

APR-02-IV-25MV - 301, 8304, 8305 Richmond Hwy; 4010, 4012 Maury Pl in the Mount Zephyr Business Center; None Assigned for parcel 22B. Adopted Plan: Office/retail up to .35 FAR. Nominated Plan: Change from SNA to part of CBC for South County CBC.

APR-02-IV-26MV - 8323, 8333, 8339 Richmond Hwy; 8340 Reddick Ave; None Assigned for parcel 1A. Adopted Plan: Public facilities & institutional use. Nominated Plan: Change from SNA to part of CBC for South County CBC.

APR-02-IV-28MV - 8334, 8351, 8357, 8359, 8361, 8365, 8369, 8383 Richmond Hwy; 8331, 8335, 8404 Washington Ave. Adopted Plan: Res. 5-8 du/ac with an option for retail/office up to .35 FAR. Nominated Plan: Change from SNA to part of CBC for South County CBC.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the nominations and that the Mount Vernon District Task Force concurred.

Ms. Shirley Kappa, 8429 Washington Avenue, Alexandria, representing the Mount Zephyr Homeowners Association, spoke in opposition. She said the neighborhood did not want commercial or fast food uses and was concerned about the possibility of cut-through traffic.

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

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APR-02-IV-15MV - 8431, 8453, 8457, 8459, 8463 Richmond Hwy; None Assigned for parcels 29C, 31B, and 31C. Adopted Plan: Res. 5-8 du/ac with option for mixed use up to .50 FAR with consolidation. Nominated Plan: Add a new option to .70 FAR; Increase existing option up to 1.0 FAR.

APR-02-IV-17MV - 8501, 8515, 8537, 8539, 8541 Richmond Hwy; 8537, 8543 Forest Pl; None Assigned for parcels 1-4. Adopted Plan: Res. 5-8 du/ac with an option for mixed use up to .50 FAR with consolidation. Nominated Plan: Add a new option to .70 FAR; Increase existing option up to 1.0 FAR.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the nomination and that the Mount Vernon District Task Force recommended approval of alternative language.

In response to a question from Commissioner Harsel, Mr. Schreiner explained that the conditions suggested by the Task Force were shown on page 92 of Book 2 of the staff report.

Ms. Verdella Carter, representing the Spirit of Faithful Gospel Church, 8431 Richmond Highway, Alexandria, spoke in opposition. She objected to any increase in intensity on the subject property.

Pastor William Carter, Spirit of Faithful Gospel Church, 8431 Richmond Highway, Alexandria, also opposed the nomination. He noted recent improvements made to the church property and said that any increase in intensity would put pressure on the church to sell and move.

Commissioner Byers explained that the church could not be forced to sell its property against its will. Pastor Carter said he understood that, but maintained his opposition to the nomination.

Ms. Laurie Blackburn, 2511 Toron Court, Alexandria, representing the Lee-Mount Vernon Chamber of Commerce, supported the nomination. She said this was a good site for high quality economic development.

Ms. Blackburn responded to questions from Commissioners Byers and Alcorn regarding the Chamber's position.

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

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APR-02-IV-18MV - 8545, 8588, 8592 Richmond Hwy; 8500-8558 Towne Manor Court; None Assigned for parcel 101-3 ((1))38. Adopted Plan: Retail/office up to .35 FAR or res. 12-16 du/ac; Skyview Apts: res. 16-20 du/ac. Nominated Plan: Change from CBC to SNA, add Skyview Apts. to land unit, increase retail/office to .50 FAR.

APR-02-IV-19MV - Properties along w. side of Richmond Hwy. between Knights of Columbus & Engleside Plaza; Parcels along Highland Ln. & Engleside St. between Richmond Hwy. & Woodlawn St. Adopted Plan: Retail up to .25 FAR with an option for office up to .25 FAR with design criteria; Engleside neighborhood: res. 2-3 du/ac. Nominated Plan: Change from CBC to SNA, add res. area to land unit, increase retail/office to .50 FAR & res. at 5-8 du/ac.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of alternative language outlined on page 112 of Book 2 of the staff report. He added that the Mount Vernon District Task Force recommended approval of the nomination with the floor area ratio (FAR) reduced to .25.

Ms. Virginia Wells, 8522 Highland Lane, Alexandria, addressed her comments to 19MV. She opposed the nomination, noting that there was no need for redevelopment of the subject property.

In response to questions from Commissioner Alcorn, Mr. Rick Neel, representing the Southeast Fairfax Development Corporation, the nominator of this item, agreed with the .25 FAR.

In response to questions from Commissioner Byers, Mr. Neel agreed that the Skyview Apartment, located on Lot 38, should be deleted from 18MV.

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

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APR-02-IV-20MV - 8559 Richmond Hwy & Washington Square Apartments; None Assigned for parcels A, C, 1A and 1B. Adopted Plan: Res. 5-8 du/ac with an option for retail/office up to .50 FAR for parcel 101-3 ((1))35; Res. 8-12 for remaining parcels. Nominated Plan: Change from CBC to SNA.

APR-02-IV-21MV - 8595, 8601, 8605, 8609, 8615, 8623, 8625, 8629 Richmond Hwy; None Assigned for parcel 104. Adopted Plan: Res. 5-8 du/ac & retail/office up to .50 FAR. Nominated Plan: Change from CBC to SNA.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended alternative language outlined on page 130 of Book 2 for 20MV and denial of 21MV. He added that the Mount Vernon District Task Force recommended approval of both items with the floor area ratio (FAR) reduced to .35.

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

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APR-02-IV-10MV - Cherry Arms Apartments on Richmond Hwy. & Grand View Dr. Adopted Plan: Res. 16-20 du/ac (map only). Nominated Plan: Add Plan text reflecting Plan map; Add to SNA.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the nomination as submitted and that the Mount Vernon District Task Force concurred.

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

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APR-02-IV-22MV - 8850, 8860 Richmond Hwy. Adopted Plan: Retail & other. Nominated Plan: Office/retail/hotel conference center up to .50 FAR.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of alternative language outlined on pages 145 and 145 of Book 2 and that the Mount Vernon District Task Force concurred.

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

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

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APR-02-IV-4S - E. corner of Backlick Rd. & Cinder Bed Rd. Adopted Plan: Industrial up to .50 FAR. Nominated Plan: Public park & open space.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the nomination and that the Mount Vernon District Task Force recommended approval as submitted.

Ms. Cynthia Smith, representing the Newington Civic Association, the nominator, supported the nomination as submitted. She said the area was an eyesore that needed improvement.

Commissioner Byers pointed out that the Park Authority had not expressed interest in acquiring the property. Ms. Smith said that a designation of private open space would be acceptable.

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

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APR-02-IV-6S - 6900 Newington Rd., 6969 Allen Park Rd.; None Assigned for parcels 1 and 2. Adopted Plan: Industrial up to .35 FAR. Nominated Plan: Limit parcels 99-2((15))1, 2, 3 & 99-4((1))17 to .15 FAR; Add transportation environmental conditions.

Mr. Ed Schreiner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of alternative language outlined on page 167 of Book 2 and that the Mount Vernon District Task Force recommended approval with the floor area ratio (FAR) reduced to .15.

Ms. Cynthia Smith, representing the Newington Civic Association, the nominator, read a letter into the record from Lonny Flaherty, owner of the subject property. (A copy of the letter is in the date file.) Mr. Flaherty supported the nomination as submitted.

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

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APR-02-IV-1LP - Southwest quadrant of Lorton Rd. & I-95 interchange. Adopted Plan: Public facilities, private open space, res. 8-12 du/ac s. & e. of Giles Run with conditions. Nominated Plan: Hotel, office & res. mixed use e. of Sanger St. & s. of Lorton Rd., res. 1-2 du/ac s. & e. of Giles Run.

APR-02-IV-6LP - SW quadrant of Lorton Rd. & I-95 interchange. Adopted Plan: Public facilities, governmental & institutional. Nominated Plan: Office/retail/hotel up to .70 FAR (specified uses).

APR-02-IV-8LP - SW quadrant of Lorton Rd. & I-95 interchange. Adopted Plan: Res. 1-2 du/ac & res. 3-4, 8-12, 12-16 du/ac with conditions. Nominated Plan: Res. 1-2 du/ac.

Ms. Charlene Fuhrman-Schultz, 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 denial of 1LP and alternative language outlined on pages 32 and 33 of Book 1 of the staff report for 6LP and 8LP. She added that the Mount Vernon District Task Force recommended denial of 1LP and approval as submitted of 6LP and 8LP.

Mr. Marty Schirmacher, 9534 Third Place, Lorton, representing the Shirley Acres Citizens Association, supported both 6LP and 8LP as submitted. He was opposed to high density development.

In response to questions from Commissioner Wilson regarding staff's alternative for an option for 3 to 4 dwelling units per acre (du/ac), Mr. Schirmacher said he preferred the original designation of 1 to 2 du/ac.

Mr. Linwood Gorham, 6036 Chapman Road, Lorton, supported both 6LP and 8LP as submitted. He opposed staff's proposal for a 3 to 4 du/ac option.

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

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APR-02-IV-2LP - 9251, 9253, 9255, 9257, 9259, 9261, 9263 Plaskett La. Adopted Plan: Community serving retail up to .15 FAR with an option for res. 16-20 du/ac with consolidation. Nominated Plan: Private recreation & private open space.

APR-02-IV-7LP - 9251, 9253, 9257, 9255, 9259 Plaskett La.; None Assigned for parcel 16A. Adopted Plan: Retail up to .15 FAR with an option for res. 16-20 du/ac with consolidation. Nominated Plan: Add an option for parks.

APR-02-IV-10LP - 107-4((1))4A. Adopted Plan: Community serving retail up to .15 FAR with an option for res. 16-20 du/ac with consolidation. Nominated Plan: Private recreation & private open space.

Ms. Charlene Fuhrman-Schultz, 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 denial of all three nominations and that the Mount Vernon District Task Force recommended denial of 2LP and 10LP and approval of 7LP with the deletion of lot 16A.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing several of the subject property owners, supported staff's recommendation that these nominations be denied. She maintained that it was inappropriate to downplan adjacent properties to provide open space for an existing development, especially when such downplanning was contrary to the property owners' wishes. She commented on surrounding uses and added that the subject properties were not a good location for private open space.

In response to questions from Commissioner Byers, Ms. Strobel pointed out that parcel 16A, part of 7LP, had recently been developed by Cox Communications and was an unlikely candidate for open space or park land. Commissioner Byers said he had talked with the Mount Vernon representative on the Park Authority Board and had been informed that the Park Authority would not be opposed to a small pocket park in the area, but there were currently no funds to acquire the land. Ms. Strobel stated that, at the very least, the subject property owners should be adequately compensated for their land at fair market value.

Commissioner Alcorn and Ms. Strobel discussed whether there was any harm in adding a park option in the Comprehensive Plan recommendations.

Mr. Linwood Gorham, 6036 Chapman Road, Lorton, said there was a need for open space or park land in the area and supported the addition of such an option.

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

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APR-02-IV-3LP - Generally at the intersection of Lorton Rd. & Richmond Hwy. Adopted Plan: Retail up to .25 FAR. Nominated Plan: Add an option for public park.

Ms. Charlene Fuhrman-Schultz, 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 denial of the nomination and that the Mount Vernon District Task Force recommended approval as submitted.

In response to questions from Commissioner Byers, Mr. Linwood Gorham, 6036 Chapman Road, Lorton, representing the Federation of Lorton Communities, said that the parcel where an existing assisted living facility was located was included in the nomination because it was grouped with the parcels to the north in the current Comprehensive Plan recommendation.

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

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APR-02-IV-4LP - Approximately 2,974 acres bounded by the Occoquan River to the s. & the former DC Department of Corrections property lines to the north, east and southwest. Adopted Plan: A mix of uses including low/medium density res., public facilities & park/open space. Nominated Plan: Map & text revisions to recognize change in circumstances.

Ms. Charlene Fuhrman-Schultz, 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 alternative language outlined on pages 76 through 124 of Book 1 of the staff report and that the Mount Vernon District Task Force concurred.

Mr. Gerald Martire, 10511 Alverton Street, Lorton, spoke about the need for a site to fly radio-controlled model aircraft. He spoke about previous locations that were no longer available due to changes at Fort Belvoir and requested that such a site be provided at Laurel Hill. (A copy of Mr. Martire's statement is in the date file.)

Mr. Martire responded to questions from Commissioners Murphy and Byers regarding his request. Commissioner de la Fe suggested that Mr. Martire contact the Park Authority and get involved in its master planning process. Commissioner Byers said he would pass the request on to the Mount Vernon District representative on the Park Authority Board.

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

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APR-02-IV-5LP - Encompassing Land Units F, F-1, F-2, H-3 & H-4 of the Lorton-South, Route 1 Planning Sector in their entirety; Generally located e. of I-95 and s. of Lorton Rd. Adopted Plan: Land Units F, F-1 & F-2: Industrial, flex & retail & other; Land Unit H-3: recreation use & res. .2-.5 du/ac; Land Unit H-4: res. .2-.5 du/ac. Nominated Plan: Reduce industrial use, add office/retail use; Add option for up to .70 FAR in Land Unit F & ensure that sewer cannot be extended to Land Units H-3 & H-4.

Ms. Charlene Fuhrman-Schultz, 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 denial of the nomination and that the Mount Vernon District Task Force recommended approval of the nomination as an option only.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing five property owners in Land Unit F, spoke in opposition to the proposed reduction in industrial use.

He stated that his clients provided needed products and services and feared that the legal use of their properties would be jeopardized. He commented that this was one of the last industrial areas in Fairfax County and it should be preserved as such. Mr. Martin maintained that offices would be an inappropriate use of the property.

Mr. Linwood Gorham, 6036 Chapman Road, Lorton, supported the Task Force recommendation for an option.

Mr. John Fedorshik, 9000 Ridgely Drive, Lorton, said that a mixed use was needed in the area because the industrial properties were not occupied at night or on weekends and dumping and other illegal activities often occurred. He stated that Lorton had very few office buildings and more office sites were needed.

Commissioner Wilson commended the citizens of Lorton for their efforts to improve the area.

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

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APR-02-IV-9LP - North of the Occoquan River with I-95 bisecting the subject property. Adopted Plan: Mixed use up to .25 FAR with conditions. Nominated Plan: Revision of conditions to eliminate limit on office use; Expand developable area; Allow service station, fast food & similar uses.

Ms. Charlene Fuhrman-Schultz, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and that the Mount Vernon District Task Force concurred.

In response to questions from Commissioner Wilson, Ms. Marianne Gardner, PD, DPZ, confirmed that the originally proposed changes for Furnace Road and an equestrian trail were outside of the scope of advertising and therefore no longer part of this nomination.

Mr. Marty Schirmacher, 9534 Third Place, Lorton, representing the Shirley Acres Citizens Association, expressed his opposition to the nomination.

Mr. Schirmacher responded to questions from Commissioner Byers regarding the Task Force recommendation and his position on this nomination.

Ms. Ina Stagg, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the nominator, supported the nomination as proposed. She stated that office uses were needed in the area and the fast food and service station would support such uses.

Mr. Laing Hinson, 8101 Hinson Farm Road, Suite 317, Alexandria, supported the nomination. He presented a land use history of the subject property, including the costs of infrastructure improvements already made.

Mr. Michael Webb, a partner of Colchester Land, the nominator, 8757 Heritage Drive, Suite 300, Annandale, also supported the nomination. He said that office buildings would improve the image of Lorton and the fast food restaurant and service station would serve those buildings.

Mr. Harry Lattimore, 1231 American Legion Road, Fredericksburg, and owner of property at 9920 Richmond Highway, Lorton, supported the nomination. (A copy of Mr. Lattimore's statement is in the date file.)

Mr. John Fedorshik, 9000 Ridgely Drive, Lorton, supported the proposed office uses, but disagreed with the proposal to allow a fast food restaurant and service station.

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

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APR-02-IV-11LP - Meadowood Farms: located s. of Colchester & Gunston Rds., bisected by Belmont Blvd., excluding Gunston Heights (Sec. 1)/Wiley & Belmont Park subdivisions. Adopted Plan: Res. .1-.2 du/ac. Nominated Plan: Public park.

Ms. Charlene Fuhrman-Schultz, 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 and that the Mount Vernon District Task Force concurred.

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

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APR-02-III-2P - 7421 Swope La. Adopted Plan: Res. 2-3 du/ac. Nominated Plan: Res. 5-8 du/ac.

Ms. Charlene Fuhrman-Schultz, 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 denial of the nomination and that the Mount Vernon District Task Force concurred.

Mr. Douglas Allis, 7432 Ridge Road, Springfield, spoke in opposition to the application. He cited harm to the environment as his major concern. (A copy of Mr. Allis' statement is in the date file.)

Ms. Melody Elliott, 8334 Kings Ridge Court, Springfield, and owner of property at 8212 Southwater Court, Springfield, opposed the nomination. She said that the floodplain area running through the property should be protected.

Ms. Patrice Mull, 9219 Southwater Court, Springfield, also opposed the nomination. She said that an increase in density would adversely affect the environment and create excessive additional traffic.

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

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The meeting adjourned at 12:09 a.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

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

Minutes by: Gloria L. Watkins

Approved on: July 14, 2004

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission