

**MINUTES OF
PLANNING COMMISSION MEETING
SEPTEMBER 28, 1994**

PRESENT: Lawrence C. Baldwin, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Patrick M. Hanlon, Providence District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Carl L. Sell, Jr., Lee District
Henry E. Strickland, Mason District
Alvin L. Thomas, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 7:35 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Strickland, due to scheduling problems and also at the request of the applicant, MOVED THAT SE-94-M-024, BARTMARC L.C./CROSSROADS LIMITED PARTNERSHIP, BE DEFERRED TO A DATE OF DECEMBER 1, 1994.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Hartwell and Thomas not present for the vote.

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Commissioner Koch, due to scheduling problems, MOVED THAT SEA-93-Y-006, JAN C. LEE, BE DEFERRED UNTIL OCTOBER 12, 1994.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hartwell and Thomas not present for the vote.

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Commissioner Koch, due to scheduling problems, MOVED THAT RZ-94-Y-014, TETRA PARTNERSHIPS, BE DEFERRED UNTIL OCTOBER 19, 1994.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hartwell and Thomas not present for the vote.

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Commissioner Koch, due to scheduling problems, MOVED THAT THE DECISION ONLY ON RZ-93-Y-040, RICHARD C. WALSH, BE FURTHER DEFERRED UNTIL OCTOBER 26, 1994.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hartwell and Thomas not present for the vote.

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Commissioner Palatiello, due to scheduling problems, MOVED THAT THE PLANNING COMMISSION DEFER ITS PUBLIC HEARING ON FDP-86-C-054, FAIRFAX COUNTY BOARD OF SUPERVISORS, TO A DATE CERTAIN OF OCTOBER 19, 1994.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Thomas not present for the vote.

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Commissioner Palatiello, due to scheduling problems, MOVED THAT THE DECISION ONLY ON SE-93-H-060 AND PCA-74-2-113-2, MOBIL OIL CORPORATION, BE FURTHER DEFERRED UNTIL SEPTEMBER 29, 1994.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Thomas not present for the vote.

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Commissioner Sell, due to scheduling problems, MOVED THAT THE DECISION ONLY ON FDP-C-448-20, SECTION 6 KINGSTOWNE L. C., BE FURTHER DEFERRED UNTIL SEPTEMBER 29, 1994.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel, Palatiello, and Thomas not present for the vote.

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Commissioner Koch announced his intention to take action tomorrow night, September 29, 1994, on the landscaping and design plan for the central plaza of the Fairfax Towne Center, in accord with the proffers associated with PCA-83-P-107-2 and FDPA-83-P-107-2.

AREA PLANS REVIEW - PROVIDENCE AND
HUNTER MILL DISTRICTS

September 28, 1994

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Chairman Murphy explained the procedures to be followed during this last of six scheduled public hearings on proposed amendments to the Comprehensive Plan. He stated that tonight's public hearings would concern items in the Providence and Hunter Mill Districts that had been carried over from previous meetings. He added that some items would be marked up at the conclusion of tonight's public hearings and that the decision on others would be deferred until one of three scheduled markup dates as follows: Wednesday, October 5, 1994, Thursday, October 6, 1994, and Wednesday, October 12, 1994 (Mount Vernon items). Chairman Murphy pointed out that at the conclusion of each public hearing he would turn to the appropriate commissioner for action. He then outlined the rules and time limits for speakers.

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AREA PLANS REVIEW - PROVIDENCE DISTRICT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with *Code of VA*, Title 15.1, Chapter 11. The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 1994 Area Plans Review Process for Providence District items as summarized in the newsprint document "Fairfax County Comprehensive Plan, 1994 Area Plans Review Public Hearings." PUBLIC HEARINGS.

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94-CW-3TR - Miller Rd. & Miller Heights Rd.; from equestrian trail to bicycle/equestrian trail; Tax Maps 47-1; 47-2; 47-3.

Mr. David Marshall, 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 staff alternative as outlined in the staff report.

Mr. Joseph Annunziata, representing the Providence District Task Force, supported the staff recommendation.

Chairman Murphy called for speakers, but received no response. He therefore closed the public hearing and recognized Commissioner Hanlon for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Hanlon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF NOMINATION 94-CW-3TR.

Commissioner Byers seconded the motion which carried by a vote of 10-0-2 with Commissioners Palatiello and Thomas abstaining.

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94-CW-4TR - Part 1 (nominator): E. side of Buckelew Dr., between W&OD trail and Allan Ave.; from private open space & residential at 3-4 du/ac. to trail; Tax Map 403((1)) 53; ((18))1, 15, 16.

Part 2 (Trails Committee): add Tax Map 40-3((19))30.

Part 3 (OCP expansion): N. side of Allan Ave. between Buckelew Dr. and West St.; from residential at 3-4 du/ac to trail; Tax Maps 40-3((19))30, 31; 50-1((2))32A-38A; ((3))1.2, 40-48.

Mr. David Marshall, 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 nomination as submitted as well as an additional spur of the trail along Allan Avenue.

Mr. Joseph Annunziata, representing the Providence District Task Force, supported the staff recommendation.

Chairman Murphy called for speakers and reviewed the rules for public testimony while the first speaker approached the podium.

Mr. Ron Lord, Chairman of the Providence District Trails Committee, noted that he was the nominator of this item. He explained that the addition of a spur along Buckelew Drive would benefit Metro riders. Mr. Lord also concurred with the additional spur suggested by OCP staff.

In response to a question from Commissioner Hanlon, Mr. Lord said the Allan Avenue portion had not been included in the original nomination because of citizen opposition.

Mr. Gerald Fogleman, 2503 Buckelew Drive, Falls Church, was opposed to the addition of a trail along Buckelew Drive. He said it would destroy front yards along Buckelew and restrict parking for Buckelew residents.

Dr. Vicki Funk, 7308 Allan Avenue, Falls Church, suggested that there was a need for a sidewalk on the west side of Buckelew, but not the east side. She added that she was opposed to any trail or sidewalk on Allan Avenue.

There being no further comments or questions, Chairman Murphy closed the public hearing and recognized Commissioner Hanlon for action on this item.

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Commissioner Hanlon announced his intention to defer the decision on this item until the October 6, 1994 markup date.

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94-CW-2PARK - 3144, 3200, 3248 Jermantown Rd.; 140 ac.; add text to prohibit lighting for nighttime activities.

Mr. David Marshall, 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 alternative language as suggested in the staff report which would allow lighting at the park under certain conditions.

Mr. Joseph Annunziata, representing the Providence District Task Force, disagreed with the staff recommendation and supported the nomination as submitted.

Ms. Katherine Hanley, Supervisor, Providence District, noted that she was the nominator of this item. She explained that the lights proposed by the Park Authority were opposed by residents in the vicinity of Oak Marr Park and would harm the residential character of the area.

In response to a question from Commissioner Koch, Mr. Marshall explained that there had been four 456 applications regarding Oak Marr Park, mainly for acquisition of land to expand the Park. He added that none of the applications specifically requested lights.

Commissioner Koch, Commissioner Sell and Supervisor Hanley discussed the 456 procedure. Commissioner Koch noted that it was his understanding that approval of a 456 gave the Park Authority the right to develop the park as it saw fit. Supervisor Hanley stated that the staff report for the most recent 456 application for Oak Marr Park did not contemplate the addition of lights. Commissioner Sell commented that it was his understanding that that had been corrected at the public hearing, where it was noted that lights were planned. He added that the Commission could not, under the 456 process as defined in the *Code of Virginia*, legally impose conditions on the application.

Mr. Marshall and Mr. Bill Therens, Park Authority staff, responded to questions from Commissioner Byers concerning the proposed location of the lights on the Park property.

Chairman Murphy called the first listed speaker for this application.

Mr. Samuel Hope, 10717 Rosehaven Street, Fairfax, spoke in support of the nomination. He said he was not opposed to the Park Authority's plans for a golf driving range, only to the plan for lights that would allow operation of the range at night.

Mr. Hope responded to questions from Commissioners Strickland, Sell, and Palatiello concerning his position.

Mr. Bruce Grand Pre, 10707 Miller Road, Oakton, spoke in support of the nomination. He expressed his concern for the Park Authority's public hearing process to determine what facilities were appropriate for Oak Marr. (A copy of Mr. Grand Pre's statement is in the date file.)

Mr. Harold Strickland, Chairman of the Park Authority, noted that the Park Authority recommended denial of the nomination and retention of the current Plan language. He explained that Oak Marr was a district park, not a local park. He commented on the public hearing process and maintained that the proposed facilities, with lights, were appropriate and necessary for Oak Marr and were in accord with the currently adopted Comprehensive Plan.

Mr. Strickland responded to questions from Commissioners Hanlon, Strickland, and Sell regarding the public hearing process and development of parks.

Ms. Patricia Tennant, 10703 Miller Road, Oakton, spoke in support of the nomination.

Mr. Richard Tennant, 10703 Miller Road, Oakton, supported the nomination. He also submitted a statement of support from the Miller Heights Road Neighborhood Association, a copy of which is in the date file.

Ms. Barbara Coen, 11698 Fox Glen Drive, Oakton, spoke on behalf of Homeowners Against Neighborhood Destruction (HAND). She said that HAND was opposed to the use of lights for nighttime activities at Oak Marr and concerned about the impact on environmental quality corridor (EQC) areas on park property. (A copy of HAND's position statement is in the date file.)

Ms. Rena Tidwell, 3713 Highland Place, Fairfax, supported the nomination to prohibit lights at Oak Marr Park. (A copy of Ms. Tidwell's statement is in the date file.)

Ms. Bobbie Leahey, 3104 Mereworth Court, Oakton, supported the nomination and opposed lights at Oak Marr.

Mr. John Thoburn, 1630 Hunter Mill Road, Vienna, was opposed to the proposal for a lighted golf driving range at Oak Marr Park. He said the County should not be in competition with the private sector for commercial recreational activities.

Commissioner Hartwell and Mr. Thoburn discussed the revenue-producing effect of the proposed golf driving range.

Chairman Murphy reminded everyone that the Commission should focus on land use issues.

Ms. Elaine Cox, 10930 Blue Roan Road, Oakton, supported the nomination to prohibit lights at Oak Marr Park. She was also concerned about the noise associated with a golf driving range.

Ms. Jeannette Twomey, 1504 Brookemoade Place, Vienna, spoke on behalf of the Hunter Mill Defense League (HMDL), in opposition to the installation of lights at Oak Marr. (A copy of

HMDL's position statement is in the date file.)

Mr. Bruce Bennett, 14619 Flower Hill Drive, Centreville, supported the nomination to prohibit lights at Oak Marr Park.

There being no further speakers for this item, Chairman Murphy closed the public hearing and recognized Commissioner Hanlon for action on this item.

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Commissioner Hanlon announced his intention to defer the decision on this item until the October 6, 1994 markup date.

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AREA PLANS REVIEW - HUNTER MILL DISTRICT - to consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with *Code of VA*, Title 15.1, Chapter 11. The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 1994 Area Plans Review Process for Hunter Mill District items as summarized in the newsprint document "Fairfax County Comprehensive Plan, 1994 Area Plans Review Public Hearings." PUBLIC HEARINGS.

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94-III-3UP - 12526 Sunset Valley Dr. & 2301 Monroe St.; 34.78 ac.; from office or mixed use up to .50 FAR to mixed use; Tax Map 16-4((1)) 14A, 15, 16A.

Mr. Michael Hines, 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 staff alternative language as outlined on pages 15 and 16 of the staff report addendum.

Ms. Deanne Faucheux, representing the Hunter Mill District Task Force, supported the staff recommendation.

Chairman Murphy called the first listed speaker for this item.

Antonio Calabrese, Esquire, McGuire, Woods, Battle and Boothe, spoke on behalf of the nominator, Reston Land Corporation. He discussed the reason for the residential option proposed and supported the staff's alternative language.

Mr. Scott Honiberg, 12739 Hitchcock Court, Reston, represented the Polo Fields Citizens Association. He said that residents in the area were concerned about the higher density proposed

and that, while Reston Land concurred with staff's alternative language, as did the citizens, further discussion and perhaps further compromise should be considered.

Mr. Bruce Hall, 12703 Hitchcock Court, Reston, spoke in opposition to the proposal. He concurred with Mr. Honiberg that further discussion of the matter was needed.

There being no further speakers, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER ACTION ON 94-III-3UP PENDING FURTHER REVIEW.

Commissioner Baldwin seconded the motion which carried unanimously with Commissioners Hartwell and Sell not present for the vote.

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94-III-6UP - 2540 Centreville Rd.; 9.5 ac.; from mixed use at .50 to 1.0 FAR to residential at 8-12 du/ac.; Tax Maps 16-3((1))14; 15-4((1))31; 24-2((1))7.

Mr. Michael Hines, Planning Division, Office of Comprehensive Planning, presented the staff report addendum, a copy of which is in the date file. He noted that staff recommended approval of the alternative language as outlined on page 21 of the staff report addendum.

Ms. Deanne Faucheux, representing the Hunter Mill District Task Force, concurred with the staff recommendation.

Chairman Murphy called the only listed speaker for this item.

Mr. Joseph Annunziata, 31.32 Wynford Drive, Fairfax, spoke on behalf of the Airports Advisory Committee. He spoke in opposition to the proposed amendment for high density residential use because of the subject property's proximity to Dulles Airport.

There being no further speakers for this item, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE RECOMMENDATION OUTLINED ON PACE 21 OF THE ADDENDUM.

Commissioners Baldwin and Thomas seconded the motion which carried unanimously with Commissioners Hartwell and Sell not present for the vote.

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94-III-8UP - 12328 Lawyers Rd.; 7.89 ac.; from residential at 1-2 du/ac. to residential at 2-3 du/ac.; Tax Map 25-4 ((1))4.

Mr. Michael Hines, Planning Division, Office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He added that Out-of-Turn Plan Amendment S94-III-UP3, as authorized by the Board of Supervisors, had been combined with this nomination for a joint public hearing. He noted that staff recommended alternative language which would retain the current planned density, but allow an option for residential use at the 2 to 3 dwelling units per acre (du/ac) level with consolidation, as outlined on page 28 of the staff report addendum.

Ms. Deanne Faucheux, representing the Hunter Mill District Task Force, disagreed with the staff recommendation. She said that the Task Force recommended a density no higher than 2.5 du/ac and that consolidation not be required.

Chairman Murphy called the first listed speaker for this item.

Mr. Russell Corser, 12562 Wendell Holmes Road, Herndon, representing the Fox Mill Homeowners Association, spoke in opposition to the proposed amendment. He suggested that the current Plan language be retained.

Mr. Corser responded to questions from Commissioners Palatiello and Sell regarding Fox Mill's position.

Ms. Carol Ann Rybicki, 1.2459 Wendell Holmes Road, Herndon, was opposed to the nominator's request. She said that higher density would be incompatible with surrounding development.

Ms. Rybicki responded to questions from Commissioners Downer, Palatiello, Sell and Strickland concerning density and lot sizes.

Ms. Susan Hardy, 12458 Wendell Homes Road, Herndon, said that she would like to see the subject property developed at a density identical to that of the Fox Hill Subdivision. She therefore suggested that the current Plan designation of 1 to 2 du/ac be retained.

Ms. Hardy responded to questions from Commissioners Sell and Downer regarding cluster subdivisions and transportation access, respectively.

Bernard Fagelson, Esquire, Fagelson, Schonberger, Payne & Deichmeister, spoke on behalf of the John J. Nagel Family Trust, Morris Sahr, Trustee. He supported the staff's alternative language.

Keith Martin, Esquire, Walsh, Colucci, Stackhouse, Emrich and Lubeley, spoke on behalf of Alicia Payne, nominator of this Plan amendment. He supported the Task Force's recommendation for a density of 2.5 du/ac with lot sizes compatible with the Fox Hill Subdivision.

Mr. Martin responded to questions from Commissioner Strickland regarding the density proposed.

Ms. Barbara Birchard, 12423 Wendell Holmes Road, Herndon, spoke about lot sizes in Fox Mill. She said it was important that any new development have compatible lot sizes.

Mr. Robert Moore, Office of Transportation, responded to questions from Commissioner Downer regarding traffic patterns in the area.

There being no further speakers for this item, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this item.

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Commissioner Palatiello announced his intention to defer the decision on this item until the October 6, 1994 markup date.

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94-III-10UP - S. of Dulles Access Rd. between Horse Pen Rd. and Fox Mill Rd.; 63.62 ac.; from mixed use at .5-1.0 FAR to mixed use, high density office, retail, hotel, & residential at 10-20 du/ac.; Tax Map 15-4(1)2, 4.

Mr. Michael Hines, Planning Division, office of Comprehensive Planning, presented the staff report, a copy of which is in the date file. He noted that staff recommended retention of the current Plan language and denial of the nomination.

Ms. Deanne Faucheux, representing the Hunter Mill District Task Force, concurred with the staff recommendation.

Chairman Murphy stated that Mr. Joseph Annunziata, Chairman of the Airports Advisory Committee, had noted that his testimony for this item was the same as for 94-III-6UP, i.e., that residential use was inappropriate because of the subject property's proximity to Dulles Airport. Chairman Murphy then called for speakers from the audience for this Plan Amendment.

There being no speakers, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this item.

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Commissioner Palatiello announced his intention to defer the decision on this item until the October 6, 1994 markup date.

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Commissioner Palatiello noted that the next item, 94-III-11UP, was closely related to 94-III-12UP, 94-III-13UP, and 94-III-18UP. He added that the same people were signed up to speak to all four items and requested that a joint public hearing be held. There being no objection, it was so ordered.

94-III-11UP - southern boundary of Bachman farm, between Campagna and Thoburn property lines, to Crowell/Hunter Mill Rds.; 8.0 ac.; from residential at .2-.5 du/ac. to right-of-way for realigned Sunset Hills Rd.; Tax Map 18-3((7))C, B; ((1))pt. 1; ((3))pt. 1, pt. 2A.

94-III-12UP - 1621, 1627 Hunter Mill Rd., 1619, 1623, 1627, 1631, 1615 Crowell Rd.; 48.67 ac.; from residential at .2-.5 du/ac. to residential at 8-12 du/ac. w/option for institutional & alternative uses (golf & recreation center); Tax Map 18-3((7))C, B; ((1))pt.1; ((3))pt.1, pt.2A.

94-III-13UP - 10920 Sunset Hills Rd.; 8.66 ac.; from low intensity light industrial/R&D use at a max. of .25 FAR; Tax Map 26-1((1))5A, 5C.

94-III-18UP - Part 1 (Thoburn nomination): 10906, 10900, 10808, 10804, 10720, 10800 Sunset Hills Rd.; 1620, 1624, 1628, 1630 Hunter Mill Rd.; 56.3 ac.; from residential at .2-.5 du/ac. to residential at 20+ du/ac. w/option for institutional, commuter parking and indoor/outdoor recreation; Tax Map 18-3 ((1))4, 5; ((2))1, 2A, 4, 5, 6; ((3))2A, 3A, 4A.

Part 2 (OCP expansion): 10906, 10900, 10808, 10804, 10720 Sunset Hills Rd.; 1632 Hunter Mill Rd.; 13.11 ac.; presently planned for residential at .2-.5 du/ac.; Tax Map 18-3 ((1))6; ((2))2, 3, 7A, 7B, 7C, 7D.

Mr. Michael Hines, Planning Division, Office of Comprehensive Planning, presented the staff report for 94-III-11UP, a copy of which is in the date file. He noted that staff recommended retention of the current Plan language and denial of the nomination.

Ms. Deanne Faucheux, representing the Hunter Hill District Task Force, concurred with the staff recommendation.

Mr. Hines presented the staff report for 94-III-12UP, a copy of which is in the date file. He noted that staff recommended retention of the current Plan language and denial of the nomination.

Ms. Faucheux concurred with the staff recommendation.

Mr. Hines presented the staff report for 94-III-13UP, a copy of which is in the date file. He noted that staff recommended retention of the current Plan language and denial of the nomination.

Ms. Faucheux concurred with the staff recommendation.

Mr. Hines presented the staff report for 94-III-18UP, a copy of which is in the date file. He noted that staff recommended retention of the current Plan language and denial of the nomination.

Ms. Faucheux concurred with the staff recommendation.

Chairman Murphy called the first listed speaker for these items.

Mr. John Thoburn, 1630 Hunter Hill Road, Vienna, nominator of these items, presented his justification for the proposal outlined in 94-III-11UP. He spoke about land use changes in the area which he said made the subject property inappropriate for low density residential use. He mentioned road improvements planned by the Virginia Department of Transportation (VDOT). Mr. Thoburn maintained that these things contributed to the changing character of the area and that land uses should be changed as well to accommodate it. He further noted that the subject properties were located in proximity to two major employment centers, i.e., Tysons Corner and Reston. He said that the location of a nearby VDOT maintenance facility, a commuter park-and-ride lot, and light rail station further substantiated the justification for industrial use. Mr. Thoburn said that environmental protections would have to be provided for any development proposed on the subject properties, and the fact that the land was located in the Difficult Run Watershed was not a valid issue because the Government Center itself was located in the Watershed, as was the Sheraton Premier in Tysons Corner. He added that any development on the properties would be sufficiently buffered to avoid adverse visual impact. He presented background on previous land use and transportation changes made in the area through the Plan amendment process.

In response to a question from Commissioner Koch, Mr. Thoburn said it was his understanding that the Task Force vote was 10 to 4 to oppose his nominations. He added that he considered it progress that he got four votes, inasmuch as by the time staff had finished its presentation at the Task Force meeting anyone who was somewhat undecided had been swayed to the side of that small group of residents in the area who he said had consistently opposed him in any proposal he made.

In response to questions from Commissioner Sell, Mr. Thoburn said the last time he had requested a Plan change was during the last Plan Review cycle in 1991. He confirmed that his nominations had not been approved at that time, but that the park-and-ride lot and rail station were.

Mr. George Loud, 1.628 Crowell Road, Vienna, spoke in opposition to the nominator's proposal (94-III-11UP) for the realignment of Sunset Hills Road. He said that such a realignment would assist the nominator in his attempt to have the property rezoned to a density which Mr. Loud felt would be incompatible with surrounding uses. He added that realignment would bring an unacceptable volume of traffic onto Crowell Road. Mr. Loud was also opposed to the other nominations, basing his objections on the need to maintain the rural character of the area by denying high density residential and industrial uses.

Mr. Don Skidmore, 10900 Equestrian Court, Reston, spoke on behalf of the Equestrian Park Homeowners Association. He was opposed to both the realignment of Sunset Hills Road (94-III-11UP) and to the increased density requested in the other nominations.

Mr. Elliott Eder, 1616 Crowell Road, Vienna, spoke in opposition to all of the nominations. He said that approval of the nominations would undermine the character of the area and that the nominator had not provided sufficient justification for his requests.

Ms. Jeannette Twomey, 1504 Brookmeade Place, Vienna, spoke on behalf of the Hunter Mill Defense League (HMDL). She noted that the League opposed all of the subject nominations. Ms. Twomey stated that the guidelines outlined in the "Citizens Guide to the Plan Review Process" indicated that nominations may not be considered favorably if substantially the same nomination had been considered unfavorably during the previous Plan Review cycle and if there had been no significant change in circumstances relating to the nomination. She said that Mr. Thoburn had made substantially the same nominations in the previous cycle and, therefore, under the guidelines, the current nominations should be denied. Ms. Twomey said that the HMDL supported the staff and Task Force recommendations for denial and listed the reasons. (A copy of the HMDL's position statement is in the date file.)

In response to an inquiry from Chairman Murphy, Mr. Fred Selden, Planning Division, Office of Comprehensive Planning, noted that the guidelines stated that a nomination ". . . may not be considered favorably if substantially the same nomination had been considered unfavorably . . ." before.

Commissioner Harsel and Mr. Selden discussed the Plan Review process that took place in 1990 and 1991. Mr. Selden confirmed that the purpose of that Review was to look at the entire Plan and that the formal nomination process did not apply.

Ms. Twomey responded that that was not the citizens' understanding of the process.

Commissioner Palatiello commented that there was a big difference between "may" and "shall".

He added that whether the same nomination was submitted in the previous cycle or not was a moot point, inasmuch as circumstances in the area had changed, i.e., operation of a golf park on one portion of the subject property as approved by the Board of Zoning Appeals, approval by the Commonwealth Transportation Board of two additional lanes on the Dulles Toll Road, and commencement of construction by Toll Brothers on a nearby subdivision. Ms. Twomey and Commissioner Palatiello further discussed this issue.

Mr. Bruce Bennett, 1.459 Hunter View Farms, Vienna, spoke in opposition to all of the nominations. He said that there was not sufficient justification for changing the Plan. Ms. Donna Schuster, 1620 Crowell Road, Vienna, spoke in opposition to all of the nominations. She said that no significant changes had taken place in the area to warrant alteration of the Comprehensive Plan.

Mr. John Dowd, 1529 Crowell Road, Vienna, was opposed to all of the nominations. (A copy of his statement is in the date file.)

Ms. Carole Dowd, 1529 Crowell Road, Vienna, was opposed to all of the nominations. She concurred with Mr. Dowd's remarks.

Ms. Jody Bennett, 1459 Hunter View Farms, Vienna, spoke on behalf of Dr. Jack Mansfield, who was unable to be present this evening. Ms. Bennett read Dr. Mansfield's statement, indicating his opposition to the nominations, a copy of which is in the date file.

Mr. Phillip Hudock, 10502 Hunting Crest Lane, Vienna, was opposed to the subject nominations. He said that the subject properties were not appropriate for recreational or institutional uses.

Mr. Jack Hiller, 1542 Crowell Road, Vienna, spoke in opposition to all four nominations. His main concern was the additional traffic that would be generated by development as requested by the nominator.

Ms. Jody Bennett, 1459 Hunter View Farms, Vienna, spoke specifically to 94-III-12UP, to which she was opposed. (A copy of Ms. Bennett's statement is in the date file.)

There being no further speakers for these items, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER ACTION ON THE NOMINATION (94-III-11UP) PENDING FURTHER REVIEW.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Baldwin abstaining; Commissioners Hartwell and Sell not present for the vote.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION (94-III-12UP) AS SUBMITTED.

Commissioner Hanlon seconded the motion which carried unanimously with Commissioner Hartwell not present for the vote.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION (94-III-13UP) AS SUBMITTED.

Commissioner Hanlon seconded the motion which carried unanimously with Commissioner Hartwell not present for the vote.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION (94-III-18UP) AS SUBMITTED AND RECOMMEND THAT THE CURRENT PLAN LANGUAGE BE RETAINED.

Commissioner Baldwin seconded the motion which carried by a vote of 10-1 with Commissioner Sell opposed; Commissioner Hartwell not present for the vote.

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94-III-17UP - 12360, 12370, 12380, 12390 Pinecrest Rd.; 8.66 ac.;
from low intensity light industrial/R&D use at a max of .25 FAR to
residential at 4-5 du/ac.; Tax Map 26-1((1)) 5A, 5C.

Mr. Michael Hines, 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 staff alternative language as outlined on page 32 of the staff report addendum.

Ms. Deanne Faucheux, representing the Hunter Mill District Task Force, concurred with the staff recommendation.

There being no speakers for this nomination, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE NOMINATION AS MODIFIED ON PAGE 32 OF THE ADDENDUM.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Hartwell not present for the vote.

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94-CW-1CP - Courthouse Rd., Beulah Rd., John Marshall Dr., Lawyers Rd., Abbotsford Dr., Jerry Ln., Sideling Ct., James Madison Dr. and Rhapsody Dr.; 56.96 ac.; from Town of Vienna residential designations to similar Fairfax County designations; Tax Map 28-4((14))A; 38-1((1))31; ((14))13D; 38-2((1))5, ((22))12, 22; ((48))1A, 5A; 39-1((3))55A, 65, 65A.

There being no speakers present for this item, Commissioner Palatiello asked that presentations by staff and the Task Force representative be waived. No objection was expressed and it was so ordered.

Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello, with regard to that portion of 94-CW-1CP in the Hunter Mill District, **MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS.**

Commissioner Hanlon seconded the motion which carried unanimously with Commissioner Hartwell not present for the vote.

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Commissioner Palatiello noted that item 94-CW-12T had been deferred for further study on Commissioner Downer's motion at an earlier public hearing. He therefore stated that no further action was required by the Planning Commission on this item at this time.

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The meeting was adjourned at 12:47 a.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

September 28, 1994

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 26, 1995


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