

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 2, 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  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Ilryong Moon, Commissioner At-Large

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The meeting was called to order at 7:33 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 de la Fe explained that two 1997 Area Plans Review items in Hunter Mill District, APR-97-III-9UP and APR-97-III-47UP, had been deferred by the Planning Commission to allow time for consideration of school and park issues. He noted that new proposals had been submitted that offered an opportunity to address some of those concerns through the dedication of an elementary school site. Commissioner de la Fe therefore **MOVED THAT THE PLANNING COMMISSION ACTIVATE THESE TWO DEFERRED APR ITEMS ONCE AGAIN FOR CONSIDERATION.**

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

Commissioner de la Fe added that these items would likely be scheduled for public hearings in late 2002 or early 2003.

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RZ-2002-MV-020 - CHRISTOPHER MGMT./TRUSTEES ENGLSIDE BAPTIST CHURCH  
FDP-2002-MV-020 - CHRISTOPHER MGMT./TRUSTEES ENGLSIDE BAPTIST CHURCH  
SE-2002-MV-022 - TRUSTEES OF ENGLSIDE BAPTIST CHURCH (Decisions Only)

(The public hearing on these applications was held on September 19, 2002. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Byers MOVED THAT WE RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2002-MV-020, SUBJECT TO THE PROFFERS NOW DATED OCTOBER 2, 2002.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-MV-020, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE SE-2002-MV-022, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 26, 2002.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE CHURCH AND SCHOOL AND THE RESIDENTIAL PORTION OF THE APPLICATION PROPERTY AND THE RESIDENTIAL USES TO THE NORTH IN FAVOR OF THE LANDSCAPING DEPICTED ON THE SE PLAT.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE SERVICE DRIVE ALONG RICHMOND HIGHWAY.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A WAIVER OF THE HEIGHT OF A NOISE WALL ALONG RICHMOND HIGHWAY.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Hall, Harsel and Wilson not present for the vote; Commissioner Moon absent from the meeting.

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Chairman Murphy announced that withdrawal of APR-02-III-3P had been accepted by the Planning Commission last week and therefore no public hearing on that item would be held tonight.

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SEA-98-V-042 - BELLE HAVEN COUNTRY CLUB (Decision Only)  
(The public hearing on this application was held on September 12, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA-98-V-042, SUBJECT TO APPROVAL OF THE STAFF'S REVISED DEVELOPMENT CONDITIONS DATED OCTOBER 1, 2002, WITH A MODIFICATION TO CONDITION 27 TO LIMIT THE PROPOSED ESCROW AMOUNT TO NOT GREATER THAN \$180,000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE MODIFICATION TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE EASTERN, WESTERN AND SOUTHERN LOT LINES TO ALLOW EXISTING VEGETATION, SUPPLEMENTED BY PLANTINGS DEPICTED ON THE SE PLAT, AND AN EXISTING CHAIN LINK FENCE TO SATISFY THE REQUIREMENTS.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Moon absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION TO THE TRAIL REQUIREMENT, AS SET FORTH IN THE REVISED DEVELOPMENT CONDITIONS DATED OCTOBER 1, 2002.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Moon absent from the meeting.

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ORDER OF THE AGENDA

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

1. Lee District nominations
2. Springfield 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 Lee District markup was scheduled for Wednesday, October 23, 2002 and Springfield District markup was scheduled for Wednesday, October 9, 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 Lee and Springfield Magisterial Districts as summarized in the newsprint document "Fairfax County Comprehensive Plan 2002 South County Cycle Area Plans Review Public Hearings." PUBLIC HEARINGS.

LEE DISTRICT

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

APR-02-IV-11MV - Area bounded by Buckman Rd, Richmond Hwy. & Janna Lee Ave. Adopted Plan: For parcels fronting Richmond Hwy: Townhouse-style office & retail up to .25 FAR, option for mixed use res.

8-12 du/ac & commercial up to .35 FAR with consolidation & conditions.  
Remaining parcels res. 2-3 du/ac & public facilities at the base level.  
Nominated Plan: For parcels fronting Richmond Hwy: Office & retail up to  
.50 FAR, option for mixed use res. 8-12 du/ac & commercial up to .50 FAR  
with conditions.

Mr. Jayjeev Hada, Planning Division (PD), Department of Planning and Zoning (DPZ), 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 pages 5 and 6 of the Lee District staff report book and that the Lee District Task Force concurred, with the addition of a condition that necessary right-of-way for the Richmond Highway expansion was provided.

Commissioner Kelso noted that these first six nominations were located along Richmond Highway in close proximity to the Mount Vernon District and that Mount Vernon District Task Force representatives had attended Lee Task Force meetings and provided input.

In response to questions from Commissioner Smyth, Ms. Marianne Gardner, PD, DPZ, explained that the .5 floor area ratio (FAR) was recommended as an option to provide an opportunity for redevelopment as well as recognize existing zoning and staff did not feel a height limit was necessary.

In response to questions from Commissioner Kelso, Ms. Gardner confirmed that the subject property was not in a revitalization area.

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

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.

Commissioner Alcorn and Mr. Neel discussed economic and political realities and the balance needed between the two.

In response to questions from Commissioner Harsel, Ms. Gardner explained that staff's recommendation did not include the increase in base density suggested by the original nomination.

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

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APR-02-IV-12MV - Area bounded by Buckman Rd, Richmond Hwy., Janna Lee Ave. & the boundary of Roxbury of Mt. Vernon townhomes. Adopted Plan: Mixed use residential 8-12 du/ac & commercial uses up to .35 FAR with consolidation for parcels fronting Richmond Hwy; Landscaping contractor's office or nursery w/conditions as an option for parcels 101-4 ((1)) 11A, 12; Remaining parcels residential 2-3, 12-16, & 16-20 du/ac. Nominated Plan: Res. 8-12 du/ac & commercial use up to .50 FAR with consolidation; Expand SNA.

Mr. Jayjeev Hada, 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 alternative language outlined on pages 17 and 18 of the Lee District staff report book and that the Lee 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-13MV - Area bounded by Buckman Rd., Richmond Hwy., Russell Rd. & the w. boundary of Roxbury of Mt. Vernon townhomes. Adopted Plan: Land unit 8: res. 5-8 du/ac as base, as option 12-16 du/ac with conditions; Parcel 101-4 ((1))9A retail up to .35 FAR; Parcels 101-4 ((1))8, 9 res. 16-20 du/ac. Nominated Plan: Parcels fronting Richmond Hwy, 101-4((1))9A, ((5))A1, B2, ((1))10: retail up to .50 FAR, others res. 12-16 du/ac; Expand SNA.

Mr. Jayjeev Hada, 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 alternative language outlined on page 29 of the Lee District staff report book and that the Lee 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-16MV - Area bounded by Blankenship St., Richmond Hwy., Frye Rd. & s. of parcel 101-3((1))7. Adopted Plan: Res. 16-20 du/ac. Nominated Plan: Res. 12-16 du/ac, option for mixed use up to .70 FAR; Designate as new SNA land unit.

Mr. Jayjeev Hada, 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 alternative language outlined on page 40 of the Lee District staff report book and that the Lee 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-27MV - Area bounded by Buckman Rd, Richmond Hwy, Russell Rd & Chateaufort townhouses. Adopted Plan: Parcels 101-4((4))3, 4, 5, 8, 11, 12, 501, 502 & 503: residential use 2-3 du/ac; Parcels 101-4((1))5B & 101-4((4))6, 7, 13, 14B & 14C: retail up to .35 FAR; Parcels 101-4((4))1, 2: retail and/or office use up to .25 FAR; Parcels 101-4((1))4, 5, 101-3((1))16A (pt): residential 8-12 du/ac; Parcels 101-3((1))16A (pt), 17, 17B, 19: retail up to .35 FAR; Option 1: mixed use office up to .35 FAR & residential 12-16 du/ac; Option 2: office use w/ county services up to .50 FAR. Nominated Plan: Office and/or retail and/or mixed use up to .70 FAR; Change land unit from SNA to CBC & expand area to include adjacent parcels.

Mr. Jayjeev Hada, 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 alternative language outlined on pages 53 and 54 of the Lee District staff report book and that the Lee District Task Force recommended approval of the nomination as submitted, with the addition of language for tapering of building heights and screening requirements.

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

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APR-02-IV-29MV - 8410, 8412, 8428 & 8430 Richmond Hwy & 101-3((26))C. Adopted Plan: Retail & office up to .35 FAR. Nominated Plan: Change land unit from SNA to CBC.

Mr. Jayjeev Hada, 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 Lee 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-23MV - Kings Garden Apts: Located s. of Penn Daw Plaza on S. Kings Hwy. Adopted Plan: No site specific text; Map: res. 16-20 du/ac. Nominated Plan: Reflect Plan map designation in text; Designate as CBC land unit.

Mr. Jayjeev Hada, 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 alternative language outlined on page 74 of the Lee District staff report book and that the Lee District Task Force concurred.

Ms. Laura Boudon, 2932 Huntington Grove Square, Alexandria, representing the Huntington Grove Homeowners Association, spoke in opposition. She said that the current designation of the subject property as a Suburban Neighborhood Area was appropriate and there was no justification for an increase in intensity.

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

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S02-IV-RH1 - OUT-OF-TURN PLAN AMENDMENT - (also in Mt. Vernon)(previously APR-02-IV-7RH): Area n. of Telegraph Rd., e. of Beulah St., s. of Kingstowne & w. of parcels 100-1((1))22, ((6))1, ((8))1, A, ((7)) 1, ((3))3,4; Excludes parcels 100-1((1))16, 19, 20 along Beulah St. Adopted Plan: Private recreation with an option for 2-3 du/ac with conditions. Nominated Plan: Private recreation with medium to high density res. & commercial uses.

Mr. Jayjeev Hada, 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 alternative language outlined on pages 87 and 88 of the Lee District staff report book and that the Lee District Task Force concurred.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the nominator, strongly disagreed with staff's alternative proposal. She said that her client would prefer no change at all rather than approval of the staff alternative. She briefly presented a land use history of the site and spoke about the expenses already incurred to improve the property.

Commissioner Kelso noted that the difference in opinion between the nominator and staff appeared to be a matter of density and that resolution was unlikely. He suggested that perhaps the best alternative was no change at all.

In response to a question from Commissioner Alcorn, Ms. Strobel reiterated that the nominator preferred the current Plan language over staff's alternative.

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

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APR-02-IV-8S - 91-1((1))23C, s.w. quadrant of the Walker La./Beulah St. intersection. Adopted Plan: Base Plan: res. 3-4 du/ac, options for office or hotel with conditions or office with support retail up to .55 FAR & 110,000 GFA for child care & hotel with conditions. Nominated Plan: Res. 3-4 du/ac, with options for office or hotel with conditions or office with support retail up to .55 FAR & 110,000 GFA for office with option for child care center; increase height limitations.

Mr. Jayjeev Hada, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the nomination, but that the Lee District Task Force recommended approval, with the provision that transportation and other impacts would not exceed current Plan levels.

Mr. Bill Shuttleworth, 6254 Lewin Drive, Alexandria, stated that approval of the nominator's proposal would undermine the ability of Land Unit C, which contained his neighborhood, Lewin Park, to develop in accordance with the Comprehensive Plan and he therefore opposed the nomination. He added that the primary concern was one of access to Lewin Park. (A copy of Mr. Shuttleworth's letter explaining the situation in detail is in the date file.)

In response to questions from Commissioner Harsel, Ms. Marianne Gardner, PD, DPZ, confirmed that the staff recommendation at the bottom of page 165 of the staff report, which referred to alternative language, was incorrect.

Carson Lee Fifer, Esquire, with McGuire, Woods, Battle and Boothe, representing the nominator, explained that market conditions were not favorable for hotel development in this area, but office space was needed. He stated that the proposal would not increase the intensity of development on the site and that trip generation would actually be lower than that associated with a hotel.

Mr. Fifer responded to questions from Commissioners Kelso and Smyth about the proposal and traffic generation.

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

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APR-02-IV-1S - Area n. of Crestleigh Way, e. of Amberleigh, s. of Hillary St., w. of Beulah St. Adopted Plan: Res. 1-2 du/ac. Nominated Plan: Res. 5-8 du/ac.

APR-02-IV-5S - 6313, 6319 Windsor Ave; 7200, 7204, 7208, 7214, 7220 Beulah St. Adopted Plan: Retail & other; Res. 1-2 du/ac. Nominated Plan: Res. 5-8 du/ac.

APR-02-IV-1RH - Area n. & w. of Kingstowne, s. of Crestleigh subdivision & w. of Beulah St. Adopted Plan: Res. 1-2 du/ac. Nominated Plan: Res. 3-4 du/ac.

APR-02-IV-3RH - 6331 Steinway St. Adopted Plan: Res. 1-2 du/ac. Nominated Plan: Res. 8-12 du/ac.

APR-02-IV-4RH - 6321 Steinway St. Adopted Plan: Res. 1-2 du/ac. Nominated Plan: Res. 8-12 du/ac.

APR-02-IV-5RH - 7401 Beulah St. Adopted Plan: Res. 1-2 du/ac. Nominated Plan: Res. 8-12 du/ac.

APR-02-IV-8RH - 7213, 7221, 7301, 7313, 7317 Beulah St; 6324, 6328 Steinway St. Adopted Plan: Res. 1-2 du/ac. Nominated Plan: Res. 8-12 du/ac.

Mr. Jayjeev Hada, 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 alternative language outlined on pages 122 for 1S, 5S and 1RH and denial of 3RH, 4RH, 5RH and 8RH. He added that the Task Force agreed with staff for 5S and 1RH and recommended denial of 1S, 3RH, 4RH, 5RH and 8RH.

Ms. Leah Lamba-Skidmore, 7501 Bulfinch Court, Alexandria, representing the Crestleigh Homeowners Association, supported the staff recommendations.

Ms. Inda Stagg, a planner with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the nominators of 5S, stated that staff's recommendation omitted parcels 5 and 6 which were currently planned for retail and other uses. She noted that the nominator was prepared to submit a rezoning request for residential use that would include a consolidation of all seven parcels of

5S. She explained that this course of action would alleviate concerns expressed by the residents of Windsor Park about possible commercial uses close to their neighborhood and at the same time preclude an undesirable additional access point on Beulah Street. She added that the nominator's proposal had the support of the Lee District Land Use Advisory Committee.

Mr. Robert Lord, 6424 Casperson Road, Alexandria, directed his comments to item 1S. He supported the proposal for increased density, citing its proximity to the Metro Station.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the nominator of 1RH, said that the proposal for 3 to 4 dwelling units per acre would be compatible with surrounding densities. She suggested that the words "reasonable land consolidation" be considered to allow more flexibility.

John Carter, Esquire, nominator of items 3RH, 4RH, 5RH and 8RH, suggested that the proposed density of 8 to 12 dwelling units per acre was an appropriate use of the subject properties due to their location on a minor arterial and proximity to major arterials and a Metro Station. He stated that condominium development would provide affordable housing and that access to the subject parcels would be Steinway Street, precluding an undesirable access point on Beulah Street.

Mr. Charles Case, 6423 Rockshire Street, Alexandria, expressed his opposition to any additional density on the properties nominated in 1S. He cited loss of wildlife and water runoff as his major concerns.

Commissioners Byers and Kelso commented on the drainage problems and how they were addressed during the rezoning process.

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

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APR-02-IV-2S - Area n. of Loisdale Estates, e. of Shirley Hwy, S. of Franconia-Springfield Metro Station; w. of railroad tracks. Adopted Plan: Land Unit D1: Industrial up to .50 FAR, option for mixed use up to .70 FAR; Land Unit D2: Industrial up to .50 FAR, option for res. 16-20 du/ac. Nominated Plan: Revise option for industrial, office, retail, & res.

Ms. Charlene Fuhrman-Schulz, 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 alternative language outlined on pages 159 to 162 of the Lee District staff report book. She did not present the Lee District Task Force recommendation.

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

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APR-02-IV-9RH - Meadowview Swim Club & adjacent parcels on May Blvd. Adopted Plan: Private recreation & res. 2-3 du/ac. Nominated Plan: Res. 4-5 du/ac.

Mr. Jayjeev Hada, 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 alternative language outlined on page 110 of the Lee District staff report book and that the Lee District Task Force concurred.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the nominator, supported the staff alternative.

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

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APR-02-IV-2RH - 81-4((3))A1, A-H, J-M, R, S; 81-4((3))2C, 10A, 10B, 11, 12, 12A, 12B, 12C in the n.w. quadrant of S. Van Dorn St./Lake Village Dr. intersection. Adopted Plan: Res. 2-3 du/ac, option for 4-5 du/ac with conditions. Nominated Plan: Res. 5-8 du/ac, option for 8-12 du/ac with conditions.

APR-02-IV-6RH - 81-4((3))A1, A-H, J-M, R, S; 81-4((3))2C, 10A, 10B, 11, 12, 12A, 12B, 12C in the n.w. quadrant of S. Van Dorn St./Lake Village Dr. intersection. Adopted Plan: Res. 2-3 du/ac, option for 4-5 du/ac with conditions. Nominated Plan: Res. 2-3 du/ac, option for 8-12 du/ac with conditions.

Mr. Jayjeev Hada, 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 alternative language outlined on pages 98 and 99 of the Lee District staff report book and that the Lee District Task Force concurred.

Greg Riegle, Esquire, with McGuire Woods, representing the nominator of 6RH, supported staff's alternative language, which he said would encourage appropriate redevelopment of the area.

Commissioner Kelso commented that the nominator of 2RH was working with Mr. Riegle to present a coordinated redevelopment.

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

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(The Commission went into recess at 9:10 p.m. and reconvened in the Board Auditorium at 9:20 p.m.)

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Prior to the public hearings of items in the Springfield District, Vice Chairman Byers assumed the Chair.

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**SPRINGFIELD DISTRICT**

APR-02-II-3F - 4100, 4102, 4104, 4106, 4108 Legato Rd. Adopted Plan: Parcel 48: Baseline: office up to .25 FAR; Intermediate: office/mix up to .55 FAR; Overlay: office/mix up to 1.0 FAR; Parcels 45, 46, 47, 49, 50: Institutional use up to .15 FAR. Nominated Plan: Baseline: res. 5 du/ac; Intermediate: institutional up to .50 FAR, office/mix up to .55 FAR; Overlay: institutional up to .55 FAR; Office/mix up to 1.0 FAR.

Ms. Alison Kriviskey, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on pages 6 and 7 of the Springfield District staff report book and that the Springfield District Task Force concurred.

John Farrell, Esquire, with McCandlish & Lillard, representing the nominator, supported staff's alternative. When he asked the people in the audience who had come this evening to show their support for this item to stand and be recognized; approximately 50 people stood.

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

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APR-02-III-1BR - 13101 Lee Hwy. Adopted Plan: Baseline: res. 1 du/ac; Intermediate: res. 1.5 du/ac; Overlay: res. 2 du/ac. Nominated Plan: Retail & other.

Ms. Alison Kriviskey, 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 Springfield District Task Force concurred.

Mr. Ebrahim Babazadeh, 13101 Lee Highway, Centreville, explained that the subject property had previously been approved for a commercial use and commercial was a reasonable use now.

Commissioner Koch explained that the commercial use had taken place before the Comprehensive Plan existed and that the current Plan recommendation prohibited retail uses.

In response to questions from Commissioner Hall, Mr. Fred Selden, PD, DPZ, explained that a Special Exception application previously approved for the subject property had expired.

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

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APR-02-III-2BR - 12510, 12414, 12518, 12522 Braddock Rd. Adopted  
Plan: Plan text: res. 1-2 du/ac; Plan map: res. 1-2 du/ac. Nominated Plan:  
Option for res. 1-2 du/ac.

Ms. Alison Kriviskey, 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 approval of an alternative outlined on page 23 of the Springfield District staff report book that would amend the Plan map only to clarify the intended planned use and that the Springfield District Task Force recommended approval of the nomination, with conditions regarding certain transportation improvements.

In response to questions from Commissioner Koch, Mr. Fred Selden, PD, DPZ, explained that the subject property was zoned R-1 and located in a different drainage divide than the R-C zoned parcels immediately to the east.

Greg Riegle, Esquire, with McGuire Woods, representing the nominator, stated that a 1 to 2 dwelling units per acre density was a reasonable use of the subject property which was not located in the Occoquan Watershed and therefore not subject to the restrictions on development in the watershed. He pointed out that easements were available to provide sewer to the property and that citizens in the area supported the nomination.

In response to questions from Commissioner Wilson, Mr. Riegle said the nominator would like to provide an R-2 cluster development on the subject property, similar to the adjacent Hampton Forest subdivision.

Mr. Doug Doughty, 5463 Ashleigh Road, Fairfax, had no objection to development of the property at 1 to 2 dwelling units per acre, but asked that the existing trees immediately adjacent to Hampton Forest be retained in a buffer area.

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

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APR-02-III-1P - 6314 Lee Chapel Rd. Adopted Plan: Res. 2-3 du/ac.  
Nominated Plan: Res. 5-8 du/ac.

Ms. Alison Kriviskey, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 35 of the Springfield District staff report book and that the Springfield District Task Force concurred.

Ms. Terry Lamb, 6352 Tisbury Drive, Burke, representing the Britford Community Association, explained that 15 homes in Britford abutted the subject property and that there was a difference in elevation that should be considered in any development. She also expressed her concern about traffic flow, parking and tree save.

Ms. Lamb responded to questions from Commissioner Murphy regarding the entrance to Britford and traffic patterns in the area.

Ms. Kriviskey responded to questions from Commissioner Murphy regarding the approved density in Britford and parking regulations in the R-2 District.

Mr. William Black, 6315 Tisbury Drive, Burke, reiterated Ms. Lamb's remarks regarding the hill between Britford and the subject property. He maintained that any changes to the hill would endanger the structural integrity of the homes on Tisbury Drive in Britford.

Mr. Black responded to questions from Commissioners Byers, Smyth and Murphy regarding the hill situation.

Ms. Diane Caron, 6313 Tisbury Drive, Burke, supported the comments made by Ms. Lamb and Mr. Black.

Robert Lawrence, Esquire, with Reed, Smith, Hazel, and Thomas, representing the nominator, spoke about the surrounding land uses and explained that a preliminary design had been presented to the Britford community. Based on issues raised by the Britford residents, he submitted proposed Plan language for development at a density of 4 to 6.6 dwelling units per acre, with conditions to address citizen concerns. (A copy of the language is in the date file.)

Mr. Lawrence stated that the nominator would be willing to add a condition requiring a geotechnical study to ensure that there would be no adverse impact on the Britford homes immediately adjacent to the subject property.

Mr. Lawrence responded to questions from Commissioners Murphy and Alcorn regarding the density requested and the parking proposed. He assured the Commission that the Britford community would be well buffered. Commissioner Murphy stated that a more thorough review of the nominator's proposal by the citizens and staff was needed.

In response to questions from Commissioner Smyth, Mr. Lawrence said there was a trade-off between saving trees and providing adequate parking, but that it was his understanding that the nominator's proposal met Public Facilities Manual requirements.

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

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Chairman Murphy resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 10:20 p.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: September 9, 2004

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