

**MINUTES OF
PLANNING COMMISSION MEETING
OCTOBER 26, 1996**

PRESENT: John R. Byers, Mount Vernon District
Carl A. S. Coan, Jr., Providence District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
John W. Hunter, Commissioner At-Large
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Alvin L. Thomas, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 9:09 a.m. by Chairman Peter F. Murphy, Jr.,

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COMMISSION MATTERS

None

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ORDER OF THE AGENDA:

Chairman Murphy announced that the only item on today's agenda was the public hearing on the proposed nominations for the 1996 Policy Plan Review of the Comprehensive Plan for Fairfax County, Virginia. He noted that the nominations would be heard in the following order:

- 1) Land Use (LU)
- 2) Preface, Introduction, Glossary and New Sections (GI, GL, NS)
- 3) Transportation (TR) and S96-CW-1CP – Out-of-Turn Plan Amendment
- 4) Housing (HO) and S96-CW-2CP – Out-of-Turn Plan Amendment
- 5) Environment (EN)
- 6) Heritage Resources (HR)
- 7) Public Facilities (PF)
- 8) Human Services (HS)
- 9) Parks and Recreation (PR)

This order was accepted without objection.

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1996 POLICY PLAN: THE COUNTYWIDE POLICY ELEMENT OF THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA – to consider proposed revisions to the 1990 edition of the Policy Plan: The Countywide Policy Element of the Comprehensive Plan for Fairfax County, amended through June 26, 1995 in accordance w/the Code of Virginia, Title 15.1-431, 446.1, 448 and 453. The Planning Commission will consider proposed Plan Amendment nominations submitted as a part of the 1996 Policy Plan Review Year and two Out-of-Turn Plan Amendments concerning cut-through traffic and neighborhood spot blight abatement.

The Policy Plan is composed of four major sections: Preface, Introduction, Countywide Planning Objectives, and Glossary. The Countywide Planning Objectives section addresses goals, objectives, and policies relating to Land Use, Transportation, Housing, Environment, Heritage Resources, Public Facilities, Human Services, and Parks and Recreation. Nominations to amend the Policy Plan and the proposed Out-of-Turn Plan amendments are summarized below, but this is not a detailed description. All Sections: Modify "Purpose, Scope and Legal Authority of the Plan" and place in all Policy Plan sections. PUBLIC HEARING.

LAND USE: 20 nominations were received. The nominations address demographic changes; Plan monitoring; parking standards; land use, density and public transportation use in, and the size of, transit station areas; increasing opportunities for mixed use and higher intensity development; consolidation, redevelopment, preservation and revitalization policies; location and density/intensity for medical care facilities/elderly housing; acceptable land use change limits; development pattern, intensity, pace and location; public services and facilities; development guidelines and incentives; economic development; mass transit usage; the level of planned residential use; and editorial revisions. PUBLIC HEARING

Chairman Murphy reviewed the rules and procedures for addressing the Planning Commission and called the first three listed speakers for the Land Use section. He stated that these rules would apply to all speakers for the entire day.

Mr. Glen Stroup, 13615 Flintwood Place, representing the Fairfax County Federation of Citizens Associations, made general comments regarding the proposed nominations rather than specific comments to any one nomination. He noted that several of the nominations offered conflicting material, especially where statistics and illustrative data were provided, and suggested that this

data be correlated and integrated to be consistent. Mr. Stroup's second suggestion was that the nominations for which staff recommended that the item be considered as an implementation tool be evaluated in a separate process. (A copy of his statement may be found in the date file.)

Mr. Sean Coleman, 10007 Cotton Farm Road, Fairfax, representing the Braddock District Land Use Committee, expressed support for the staff version of the new Economic Development section, but said that this section should not be the primary focus of the Plan. He added that the amendments offered in LU-06, LU-18, LU-19, TR-18, TR-19 and GL-02 were already provided for in the Zoning Ordinance that these nominations should be rejected. Mr. Coleman also commented on the Parks and Recreation, Environment, and Transportation sections. (A copy of his statement may be found in the date file.)

Ms. Jean Packard, representing the Citizens Committee on Land Use and Transportation, spoke for Ms. Sally Ormsby, the listed speaker. She noted that the Committee supported staff recommendations on nominations LU-04, LU-13, and LU-14, addressing neighborhood consolidation and redevelopment. (A copy of her statement may be found in the date file.)

Ms. Susan Magnotti, 2408 Hay Rake Court, Herndon, representing both the McNair Farms Land Bay 11 Homeowners Association and Western Fairfax County Advisory Council, said that so many of the nominations were potential harmful to the quality of life in Fairfax County that oral comments could not adequately convey their opinions. She was specifically opposed to LU-15 and LU-16 which proposed to remove requirements for specific standards which would leave the County with no guidelines and no responsibility for determining the level of necessary public facilities to balance the high intensity development areas. She said that LU-8 would directly negate the balanced plan for Fairfax County by placing high intensity core areas where none were planned before and would betray the County's contract with its citizens. She stated that LU-5 would radically change the plans for transit station areas and expressed the opinion that two miles was not a reasonable walking distance.

In response to a question from Commissioner Byers, Ms. Magnotti reassured him that she would furnish written comments well before the mark-up date of Thursday, November 14, 1996. (A copy of a position paper from McNair Farms and the Western Fairfax County Advisory Council may be found in the date file.)

Mr. Herb Becker, Vice Chairman of the Planning and Zoning Committee of the McLean Citizens Association, addressed the Commission in the place of Ms. Merrily Pierce, the listed speaker. He provided the following recommendations:

- LU-01 – supported the general statement only, noting that specifics belonged in implementation documents
- LU-02, LU-03, LU-10 – supported existing language, no need for change
- LU-04, LU-13, LU-14 – supported the staff recommendation

- LU-06 – supported existing language
- LU-07 – supported the staff recommendation
- LU-08 – opposed
- LU-11, LU-12 – supported general statement only, noting that specifics belonged in implementation documents
- LU-18, LU-19 – supported mass transit, but opposed the proposed two-mile radius
- LU-20 – supported suggestions regarding demographics, data bases, and industrial uses, but opposed to description of dwelling types.

Ms. Susan Cochran, 10917 Beckman Way, Great Falls, representing the League of Women Voters, spoke in opposition to LU-08 and LU-15 and supported the staff recommendation for LU-16. (A copy of her statement may be found in the date file.)

Ms. Lois Gonzales, 13124 Ashnut Lane, Herndon, spoke for both the Western Fairfax County Advisory Council and the McNair Farms Advisory Council. She said that she did not have enough time to discuss each individual nomination and therefore would concentrate on those most affecting the citizens of Area III. Ms. Gonzales was opposed to nominations LU-08, LU-15 and LU-16, specifically the proposal for development incentives to facilitate provision of public facilities mentioned in LU-16. (A copy of her statement may be found in the date file.)

Mr. George Kain, 11621 Quail Ridge Court, representing the Hunter Mill District Council, spoke in opposition to LU-08, LU-15, LU-18 and LU-19. (A copy of his statement may be found in the date file.)

Mr. Mark Trostle, 9489 Silver King Court, Fairfax, spoke for the Northern Virginia Building Industry Association (NVBIA). He presented a document with four pages detailing the 24 nominations opposed by NVBIA (including nine Land Use items; seven Transportation items; four Environment items; one Heritage Resource item; one Glossary item; and two New Section items) and three pages detailing the 21 nominations supported by NVBIA (including four Land Use items; four Transportation items; two Environment items; one Heritage Resource item; three Preface and Introduction items; one Glossary item; two New Section items; one Housing item; one Public Facilities item; one Parks and Recreation item; one Human Services item.) (A copy of the document may be found in the date file.)

Mr. Lawrence Baldwin, 13708 Leland Road, Centreville, commented on LU-03, LU-04, LU-10, LU-11, LU-12, LU-13 and LU-14; however his comments did not state a clear position in favor of or in opposition to these proposed amendments. (Mr. Baldwin's statement, a copy of which may be found in the date file, also included his comments on Preface and Introduction, Environment and Public Facilities items.)

Mr. William Janssen, 2910 Beau Lane, Fairfax, noted that he was President of the Vienna Metro Homeowners Association and nominator for LU-18 and LU-19, both of which dealt with encouraging mixed use development within a two-mile radius of transit stations. He presented his rationale for suggesting the amendments. (Mr. Janssen's subsequently mailed in a copy of his detailed position statement which may be found in the date file.)

Mr. Janssen responded to questions from Commissioners Coan, Palatiello and Hartwell regarding his position.

Mr. Earl Flanagan, 3117 Waterside Lane, Alexandria, noted that he was a member of the Transportation Task Force which was tasked with reviewing the transportation nominations. He spoke about the need for higher density in transit stations areas and supported Mr. Janssen's proposals, LU-18 and LU-19, as well as his own, LU-05.

Commissioner Kelso concurred with Mr. Janssen's and Mr. Flanagan's remarks and commented that there was a new transit area in Lee District where there were opportunities for increased density which would have little impact on existing residential development. He stated his intention to support the proposed new policies at markup.

Mr. Jack Mitchell, 1005 Country Club Drive, Vienna, representing the Westbriar Civic Association, spoke in support of the staff recommendations that nominations LU-02, LU-08, LU-15, LU-18, and LU-19 not be adopted. (A copy of his statement may be found in the date file. Mr. Mitchell's statement also included remarks on Preface, Introduction, Glossary, New Sections, Transportation, Parks and Recreation, Environment and Human Services items.)

Ms. Laurie Frost, 8950 Hooes Road, Lorton, representing the Federation of Lorton Communities, explained why the Federation suggested, in LU-01, an increase in the parking requirements for townhouse and multi-family uses. She noted that the current policies and regulations did not account for a realistic number of cars per household which resulted in parking problems for the new developments themselves as well as existing surrounding residential areas. She also suggested that the Zoning Ordinance be amended to reflect the need for additional parking.

Commissioner Byers stated that he agreed with the staff opinion that the original nomination was too specific for the Policy Plan, but noted that staff had found a potential place to insert a general statement regarding parking. He added that more work was needed on this matter.

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PREFACE AND INTRODUCTION: 10 nominations were received. The nominations address "Purpose, Scope and Legal Authority of the Plan;" the Action Agenda and Policy Plan Supplement; general guidance relating to development location, guidelines and incentives; including Economic Development, Interrelationships and Energy goals; updating data to reflect new planning actions; and editorial revisions.

NEW SECTIONS: 4 nominations were received. These address creating new sections on energy, fiscal impact, and economic development.

GLOSSARY: 4 nominations were received. The nominations address the definitions of "neighborhood, residential," "affordable housing," "transit station areas;" "DNL (Idn)" "Resource Management Areas," "Resource Protection Areas" and "Tributary Stream;" and deleting the definition of "Idn." JOINT PUBLIC HEARING.

Mr. Glenn Stroup, 13815 Flintwood Place, Herndon, representing the Fairfax County Federation of Citizen Associations, spoke in opposition to GI-03 and GI-08 as well as the other nominations in various sections regarding the legal authority of the Comprehensive Plan. He stated that the current language was both proper and desirable and said there was no reason to change it. (A copy of his statement may be found in the date file.)

Commissioner Harsel explained that the next listed speaker, Mr. Sean Coleman, who was to represent the Braddock District Plan Review Task Force, was not present. She added however that a copy of the Task Force's recommendations had been distributed to all Commissioners. (A copy of the recommendations may be found in the date file.)

Ms. Jean Packard, representing the Citizens Committee on Land Use and Transportation, spoke for Ms. Sally Ormsby, the listed speaker. She supported retention of the current language in the Plan regarding legal authority. In addition, she noted that the Committee supported nominations GI-08 and GL-01. Regarding NS-01, she said the Committee supported the staff recommendation. Ms. Packard noted that the Committee had submitted detailed comments on the proposed New Sections. (A copy of her statement and the Committee's recommendations for the New Sections, may be found in the date file.)

Ms. Merrily Pierce, 1063 Carper Street, McLean, President, McLean Citizens Association (MCA), presented the Associations recommendations for items in the Preface, Introduction, Glossary, and New Sections, a copy of which may be found in the date file. (MCA's statement also included remarks on Land Use, Environment, Transportation, Public Facilities, and Parks and Recreation.) Ms. Pierce added that additional testimony would be submitted by MCA before markup.

Mr. John Farrell, representing the Fairfax County Chamber of Commerce, 8391 Old Courthouse Road, Vienna, presented rationale for the Chamber's nominations. He said that the Chamber was concerned that the Comprehensive Plan had reached a level of specificity that was reactive in nature, becoming, in essence, a super zoning ordinance. He added that this tendency restricted opportunities for new industries and new economic development. Mr. Farrell reiterated that the Chamber's nominations were intended to raise the concern that the Plan had drifted away from its purpose, which was to be a general guideline for the overall development of Fairfax County.

Mr. George Kain, 11621 Quail Ridge Court, Reston, representing the Hunter Mill District Council, spoke in opposition to nominations GI-01, GI-03, and GL-03. He noted that the Council supported staffs position on nominations NS-02, NS-03, and NS-04. (A copy of Mr. Kain's statement may be found in the date file.)

Mr. Mark Trostle, 9489 Silver King Court, Fairfax, speaking for the Northern Virginia Building Industry Association (NVBIA), stated that the Association opposed GL-01, NS-01, and NS-02 and supported GI-01, GI-02, GI-03, GL-04, NS-03 and NS-04. (A copy of his statement, which includes NVBIA's position on other nominations, may be found in the date file.)

Mr. Lawrence Baldwin, 13708 Leland Road, Centreville, spoke in support of GI-05. He opposed nominations GI-09, GI-10, GI-11, in which he said the figures used for population and employment growth were not consistent with the data in the socio-economic characteristics report, nor with some of the conclusions made by staff. He suggested that further work was needed in this area. Mr. Baldwin supported GL-01, but opposed NS-04. (A copy of his statement regarding all these nominations may be found in the date file with the position statements on the Land Use section.)

Mr. Jack Mitchell, 1005 Country Club Drive, Vienna, representing the Westbriar Civic Association, supported the staff recommendations of denial for GI-01, GI-03 and GL-03.

Commissioner Coan noted that a letter had been received from Mayor Robinson of the Town of Vienna regarding the Town's position on development with a two-mile radius around transit stations.

Commissioner Palatiello commented that, while he did not necessarily support the two-mile radius concept, he felt further consideration of the issue was merited.

While some of the speakers had already mistakenly addressed the New Sections and Glossary nominations, Ms. Robin Hardy, Administrative Assistant, Planning Commission Office, pointed out that Page 3 of the Speakers List had two separate lists for these two sections. Chairman Murphy therefore called the next listed speaker.

Commissioner Harsel explained that Mr. Sean Coleman, who was to represent the Braddock District Plan Review Task Force, was not present. She added however that a copy of the Task Force's recommendations regarding the proposed New Sections had been distributed to all Commissioners. (A copy of the recommendations may be found in the date file.)

Chairman Murphy noted that the next listed speaker, Merrily Pierce, had already addressed the New Sections and Glossary nominations in her previous testimony.

Mr. John Farrell, representing the Fairfax County Chamber of Commerce, presented rationale for the Chamber's nomination, NS-03, regarding economic development. He noted that the Chamber supported the language which would be suggested by the next speaker, Mr. Michael Horwatt, representing the Economic Advisory Commission, but added that the Chamber and the Commission would continue to work with staff to refine that language prior to markup. Mr. Farrell said that Dulles Airport was a unique asset to Fairfax County and represented opportunities for growth.

Mr. Michael Horwatt, 11400 Washington Plaza West, #402, Reston, spoke on behalf of the Economic Advisory Commission. He said that economic development and land use were inextricably connected. He added that Fairfax County was part of a global economy, competing with not only neighboring counties, but with other states and countries around the world. He strongly supported the inclusion of a new Economic Development Section in the Comprehensive Plan and reiterated Mr. Farrell's offer to continue to work on the exact language to be used.

Mr. George Kain, 11621 Quail Ridge Court, Reston, representing the Hunter Mill District Council, noted that he had already addressed the New Sections and Glossary and reiterated that the Council supported economic development with the understanding that it be done in a and concise way with public involvement being encouraged.

Chairman Murphy noted that most of the speakers listed under the Glossary subsection had already presented testimony.

Commissioner Harsel pointed out that the Braddock District Plan Review Task Force had submitted recommendations and comments regarding Glossary nominations.

Mr. Earl Flanagan, 3117 Waterside Lane, Alexandria, expressed his support for his own nomination, GL-02, which he noted had staff's favorable recommendation with a slight modification of language.

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TRANSPORTATION: 31 nominations were received. The nominations address establishing a citizen's advisory panel to monitor certain transportation projects; on-demand ridesharing systems; balancing road and other facilities design with land use; community support of transportation projects; home-to-work commuter trips; multi-modal transportation systems in the Washington/Dulles International Airport area; intermodal and multi-modal transportation networks; non-motorized and public transportation; use of Transportation Management Associations to promote transit use and ridesharing; transit use; non-motorized connections and pedestrian facilities; traffic minimization; review and implementation of transportation policies; access to, expansion of, and mixed use in, transit station areas; transportation funding; land use and transportation relationship in certain areas; local residential streets standards; changes to clarify text; evaluating and updating transportation related data; alternatives to single occupancy vehicles and editorial changes.

S96-CW-1 CP – OUT-OF-TURN-PLAN AMENDMENT – Authorized by the Board of Supervisors on June 3, 1996, addressing cut-through traffic measures in neighborhoods. JOINT PUBLIC HEARING.

Mr. Glenn Stroup, 13615 Flintwood Place, representing the Fairfax County Federation of Citizens Associations, spoke specifically about TR-23 concerning transportation funding. He concurred with the intent of seeking funds from all possible sources, but did not agree that the term "multi-jurisdictional funding sources" was the best possible choice of words. He suggested that there be further discussion of the proper terminology. (A copy of his statement may be found in the date file.)

Commissioner Harsel explained that the next listed speaker, Mr. Sean Coleman, who was to represent the Braddock District Plan Review Task Force, was not present. She added however that a copy of the Task Force's recommendations had been distributed to all Commissioners. (A copy of the recommendations may be found in the Land Use section of the date file.)

Mr. William Rucker, representing the Dulles Area Transportation Association (DATA), 2340 Dulles Corner Boulevard, Herndon, briefly outlined the Association's mission and stated its support of TR-06 and TR-08 regarding inter- and intra-county transportation alternatives, TR-09 regarding transportation management associations, TR-22 regarding non-peak hour transportation options, and TR-07 regarding transportation support for Dulles Airport. (A copy of his statement may be found in the date file.)

Mr. Rucker responded to questions from Commissioners Byers and Coan concerning DATA's position.

Ms. Jean Packard, represented the Citizens Committee on Land Use and Transportation for Ms. Sally Ormsby, who was the listed speaker. She expressed the Committee's support for nominations TR-06, TR-13, TR-21, and TR-23 as well as its opposition to TR-08 and TR-24. In addition, she presented minor editorial comments regarding TR-14, TR-25, and TR-27. (A copy of her statement may be found in the date file.)

Mr. Matt Ravencraft, represented the Fairfax County Chamber of Commerce, 8391 Old Courthouse Road, Vienna, for Mr. Mark Looney, who was the listed speaker. He noted that the Chamber largely supported staffs recommendations for the transportation nominations and would be submitting a written report to the Commission before markup. Referring to nomination TR-07, submitted by the Chamber, he pointed out that it was imperative to recognize the economic importance of Dulles Airport and said that the Chamber was willing to modify its original suggestion to simply make the stated objective a new policy under existing Objective 2 in the Transportation section. He added that objectives and policies were needed to address the growing suburb to suburb traffic, emphasizing inter jurisdictional cooperation.

Mr. Donald McPherson, 13138 Ashnut Lane, Herndon, agreed with the previous speakers that future transportation plans should be multi-modal. He said that transit station areas (TSAs) should be integrated into the neighborhood, not imposed by a compass on a map and that the definition of TSA should reflect that goal. Mr. McPherson stated that more emphasis should be placed on pedestrian access to commercial areas. He expressed his support for TR-22 and TR-27 and his opposition to TR-18 and TR-19.

Mr. George Kain, 11621 Quail Ridge Court, Reston, representing the Hunter Mill District Council, noted that the Council supported nomination TR-01 and concurred with staff comments regarding TR-23. He added that the Council was opposed to TR-07, TR-18, and TR-19. (A copy of his statement maybe found in the date file.)

Mr. Dick Frank, 6720 White Post Road, Centreville, Vice Chairman of the Transportation Advisory Commission (TAC), commented on the number and quality of nominations in the Transportation section and spoke about the hard work by Commissioners, citizens and staff that had gone into the review of these items. Addressing TR-15 and TR-16 specifically, he said that TAC concurred with staff that these nominations had potential for a significant increase in workload and suggested alternative language which would accomplish the intent without imposing on staff. (A copy of TAC's proposed language may be found in the date file.)

Commissioner Hunter complimented Mr. Frank and the rest of the members of TAC for their efforts in this Policy Plan Review.

Ms. Laurie Frost, 8950 Hooes Road, Lorton, spoke in opposition to TR-31, specifically the portion of that nomination which proposed to redesignate Hooes, from Route 123 to the Fairfax County Parkway from two lanes to four lanes. She expressed her concern that she only found out about this proposal as a result of her involvement on a task force reviewing possible land uses on the Lorton Reformatory site. Ms. Frost said that this Policy Plan Review was not an appropriate forum to address road widenings and that more study was needed before a decision to widen Hooes Road was made.

In response to questions from Commissioner Byers, Mr. Bob Owolabi, Office of Transportation (OT), explained how and why this nomination was proposed. Commissioners Harsel and Hunter also commented on this issue and asked that further rationale be prepared by OT and submitted to the Commission prior to markup.

Mr. Neal McBride, 8201 South Run Road, Springfield, representing the Newington Forest Community Association, explained that he was involved in the effort a couple of years ago to first suggest widening of Hooes Road. He said that the original proposal was for six lanes. He concurred with Ms. Frost that the widening of Hooes Road was to be a last resort if it was still needed after other already planned road improvements were completed. He submitted a statement detailing his transportation recommendations, which included road widenings, improvement of mass transit systems and expansion of traffic demand management systems. (A copy of Mr. McBride`s statement may be found in the date file.)

Mr. Jack Mitchell, 1005 Country Club Drive, NE, Vienna, spoke on behalf of the Westbriar Civic Association. He supported nomination TR-01, opposed nominations TR-18 and TR-19 and presented his rationale for each.

Mr. Peppino Vlannes, 2934 Beau Lane, Fairfax, said he didn't object to anyone making a profit from his property, as long as it was done responsibly, accountably, legally, and ethically. He was opposed to all the nominations suggested by Mr. Janssen in the Land Use, Transportation, and Glossary sections. He explained why Mr. Janssen's proposals had been denied in the past and why they should be denied again in their present form.

Mr. Earl Flanagan, 3117 Waterside Lane, Alexandria, speaking on behalf of the Mount Vernon Council, presented rationale for TR-15 and TR-16 concerning implementation of transportation policies. He noted that page 76 of the Policy Plan referred to a Lockheed Boulevard project between Route 1 and Telegraph Road, a reference which he said was in error and should be corrected. He said that there was some confusion at the last Mount Vernon Council meeting over the recommended width of minor arterial roads, specifically as referred to on page 67 of the Policy Plan where a 120 foot right-of-way was mentioned. Mr. Flanagan said it was his understanding that only 90 feet was required for two-lane arterials.

Ms. Laurie Frost, 8950 Hooes Road, Lorton, appeared again, this time on behalf of the Federation of Lorton Communities. She noted that the Federation concurred with her earlier comments concerning the widening of Hooes Road.

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(The Commission went into recess at 12:20 p.m. and reconvened at 1:20 p.m.)

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HOUSING: 6 nominations were received. The nominations address annual plan implementation and public review; the distribution of affordable housing; encouraging residential use; and editorial changes.

S96-CW-2CP – OUT-OF-TURN PLAN AMENDMENT – Authorized by the Board of Supervisors on June 3, 1996, addressing spot blight abatement. JOINT PUBLIC HEARING.

Commissioner Harsel explained that the first listed speaker, Mr. Sean Coleman, who was to represent the Braddock District Plan Review Task Force, was not present. She added however that a copy of the Task Force's recommendations had been distributed to all Commissioners. (A copy of the recommendations may be found in the Land Use section of the date file.)

Mr. Earl Flanagan, 3117 Waterside Lane, Alexandria, presented additional rationale for nomination HO-02, submitted by the Mount Vernon Council, which suggested distribution of housing throughout Fairfax County. (A copy of his statement, with supporting statistical data, may be found in the date file.)

Mr. Flanagan responded to questions from Commissioners Downer, Coan, Harsel, and Hartwell regarding his position, the statistical data submitted, and affordable housing policies in general.

Ms. Sally Ormsby, 9114 Coronado Terrace, Fairfax, representing the Citizens Committee on Land Use and Transportation, commented on S96-CW-2CP regarding spot blight. She asked why the proposed amendment did not address non-residential properties since the enabling state legislation applied to both residential and non-residential sites. (A copy of her statement may be found in the date file.)

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ENVIRONMENT: 10 nominations were received. The nominations address Environmental Quality Corridor criteria; notification of new sources of air pollution; stormwater utility fees; minimization of impervious surfaces; pipeline safety; tree preservation; developing an Environmental Quality Master Plan; ecological inventories; updating and/or re-organizing information; changes in air and water quality standards; and editorial changes. PUBLIC HEARING.

Commissioner Palatiello pointed out that the Commission had received a letter from John Bellaschi, Esquire, with McGuire, Woods, Battle and Boothe, withdrawing nomination EN-01. (A copy of Mr. Bellaschi's letter may be found in the date file.)

Mr. Glenn Stroup, 13615 Flintwood Place, representing the Fairfax County Federation of Citizens Associations, noted that the first part of his prepared testimony was moot in light of Commissioner Palatiello's announcement. He therefore only commented on EN-07, which he supported in concept, regardless of the ultimate mechanism chosen to implement the proposed consolidation and coordination of environmental planning and enforcement. (A copy of his statement may be found in the date file.)

Commissioner Harsel explained that the next listed speaker, Mr. Sean Coleman, who was to represent the Braddock District Plan Review Task Force, was not present. She added however that a copy of the Task Force's recommendations had been distributed to all Commissioners. (A copy of the recommendations may be found in the Land Use section of the date file.)

Ms. Sally Ormsby, 9114 Coronado Terrace, Fairfax, representing the Citizens Committee on Land Use and Transportation, also noted that her prepared testimony on EN-01 was unnecessary. She went on to present detailed recommendations on EN-02, EN-03, EN-04, EN-06, EN-07, and EN-10, all of which the Committee supported in whole or in part. (A copy of her statement may be found in the date file.)

Ms. Susan Magnotti, 2408 Hay Rake Court, Herndon, representing the McNair Farms Land Bay 11 Homeowners Association, disagreed with staffs recommendation for denial of EN-07. She noted that there were plenty of citizen volunteers willing to assist County staff if requested.

Mr. Frank Crandall, spoke on behalf of Ms. Merrily Pierce, 1063 Carper Street, McLean, representing the McLean Citizens Association. He noted that the Association supported EN-02, EN-03, EN-04, EN-05, EN-08, and parts of EN-10; opposed EN-09 and suggested alternative language for EN-06. (A copy of the Association's position statement may be found in the Glossary section of the date file.)

Mr. Noel Kaplan, Planning Division, Office of Comprehensive Planning, responded to a question from Commissioner Palatiello regarding the County's limited authority to implement the suggestion in nomination EN-05 regarding maintenance and operation of pipelines.

Ms. Mary Nightlinger, 9424 Hermitage Drive, Fairfax, representing the League of Women Voters, spoke in support of the staff nominations as well as those of the Citizens Committee on Land Use and Transportation. (A copy of her statement may be found in the date file.)

Ms. Camille Klein, spoke on behalf of Mr. George Kain, 11621 Quail Ridge Court, Reston, who was to represent the Hunter Mill District Council. She expressed her opposition to EN-01, and asked if the proposed withdrawal would preclude the nomination coming back in the form of an Out-of-Turn Plan Amendment. Chairman Murphy replied that Out-of-Turn Plan Amendments were authorized by the Board of Supervisors and that the Planning Commission had no control over that process, but that if such an event occurred, a public hearing would be held in accordance with normal procedures. He added that the withdrawal, which would be formally accepted at markup, would preclude further action by the Commission on the nomination during this Policy Plan Review process. (A copy of the Council's statement may be found in the date file.)

Ms. Lois Gonzalez, 13124 Ashnut Lane, Herndon, representing both the Western Fairfax County Advisory Council and McNair Farms Advisory Council, applauded the withdrawal of EN-01 and supported EN-07.

Mr. Jack Mitchell, 1005 Country Club Drive, Vienna, representing the Westbriar Civic Association, concurred with Ms. Gonzalez's comments, opposing EN-01 and supporting EN-07.

Mr. Mark Looney, representing the Fairfax County Chamber of Commerce, 8391 Old Courthouse Road, Vienna, concurred with the staff recommendation for denial of EN-03 and suggested alternative language for EN-10. (A copy of the Chamber's recommendations may be found in the date file.)

Mr. Roger Diedrich, 3322 Prince William Drive, Fairfax, representing the Sierra Club and the Audubon Society, echoed the previous speakers opposing EN-01 and supporting EN-07.

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HERITAGE RESOURCES: 3 nominations were received. The nominations address heritage resources awareness and protection; updating data; and editorial changes. PUBLIC HEARING.

Commissioner Harsel explained that the only listed speaker, Mr. Sean Coleman, who was to represent the Braddock District Plan Review Task Force, was not present. She added however that a copy of the Task Force's recommendations had been distributed to all Commissioners. She noted that the Braddock District appointee to the History Commission had been instrumental in the comments regarding separation of historic and archeological sites in keeping with state and national standards. (A copy of the recommendations may be found in the Land Use section of the date file.)

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PUBLIC FACILITIES: 18 nominations were received. The nominations address telecommunications facilities; pro rata water districts; libraries; police; the Office of the Sheriff; the General District Court; water supply; sanitary sewer service, including alternative options to address public health hazards caused by failing septic or individual sewage disposal systems; drainage and storm water management; solid waste; equipment management; fire and rescue; electrical supply; school expansions; updating and/or clarifying information and data; and editorial changes. PUBLIC HEARING.

Commissioner Harsel explained that the first listed speaker, Mr. Sean Coleman, who was to represent the Braddock District Plan Review Task Force, was not present. She added however that a copy of the Task Force's recommendations had been distributed to all Commissioners. She noted that the Task Force recommended a minor wording change on PFM-13. (A copy of the recommendations is in the Land Use section of the date file.)

Chairman Murphy noted for the record that PF-01 and PF-02, dealing with communications, had been withdrawn.

Mr. Mark Looney, representing the Fairfax County Chamber of Commerce, 8391 Old Courthouse Road, Vienna, expressed opposition to the first part of nomination PF-07, noting that staffing levels for police or any other County agency were not appropriate for inclusion in the Comprehensive Plan. (A copy of the Chamber's position paper is in the date file.)

Commissioner Coan explained that he had raised the same concern at the Commission's Policy Plan workshop and noted that staff had agreed to delete the reference to staffing levels.

Mr. Lawrence Baldwin, 13708 Leland Road, Centreville, explained that he had recently taken a course at Western Kentucky University on the great aquifer of the Mammoth Cave Basin. He said this course impressed upon him the importance of preserving the water supply and spoke in support of PF-03 regarding pro rata water districts. Regarding PF-03, he suggested that the

words "to development" be deleted from the sentence: "The provision of utility infrastructure is essential to development." (A copy of Mr. Baldwin's statement may be found in the Land Use section of the date file.)

Mr. Baldwin, Commissioners Kelso and Coan and Mr. David Marshall, Planning Division, Office Comprehensive Planning, discussed pro rata water districts.

Ms. Sally Ormsby, 9114 Coronado Terrace, Fairfax, representing the Citizens Committee on Land Use and Transportation, disagreed with Mr. Looney and Commissioner Coan regarding the inclusion of staffing levels in PF-07, explaining that the Committee was concerned about the decreasing standards in many areas, including the Police, Fire and Rescue, and Sheriff Departments. She said that these levels should be included in the Plan because they addressed County policy for levels of service. Ms. Ormsby suggested a couple of minor editorial changes to PF-10 and supported PF-12. (A copy of her statement maybe found in the date file.)

Commissioner Coan explained that he opposed changing the Comprehensive Plan to reflect a one or two year budget problem, which was the reason for the reduced standards. He said that if the standards were changed frequently, there was no need for them to be in the Plan. Ms. Ormsby disagreed, saying that the standards should be in the Plan and if they required changing every year, then so be it.

Chief Mark Wheatley, Fire and Rescue Department, explained that the revision to the response time criteria was being revised to clarify the actual time involved, since the current standards did not include time for the 911 call to be routed to the appropriate station. He added that the change would not reduce Fire and Rescue's level of service in any way.

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HUMAN SERVICES: 6 nominations were received. The nominations address updating information, editorial changes, and revising text relating to: the Fairfax-Falls Church Community Services Board; Dept. of Health; Juvenile and Domestic Relations Court; and the Office for Children; and to reflect the Human Services business process redesign. PUBLIC HEARING.

Mr. Glenn Stroup, 13815 Flintwood Place, Herndon, representing the Fairfax County Federation of Citizen Associations, commented on HS-02. He opposed the deletion of a prohibition against group homes near schools and supported the use of both "supervised" and "supported" when referring to human services.

Commissioner Coan noted that there had been a recent Supreme Court decision regarding the placement of group homes and that any regulation prohibiting such homes near schools could be deemed discriminatory. Mr. Stroup said the concern was not regarding facilities for the handicapped, per se, but to substance abuse recovery programs. Commissioner Coan stated that persons in substance abuse recovery programs should not be considered to be the same as active substance abusers.

In response to questions from Chairman Murphy, Mr. Marshall said that there were definitions of group homes that were used for budgetary and operational purposes by agencies providing such services, but the term was not defined in the Comprehensive Plan.

Commissioner Coan stated that he had read the proposal more carefully and noted that the words proposed to be stricken referred only to homes for people with substance abuse problems, not group homes in general. He felt there still might be legal difficulties with that narrow description.

Commissioner Hall pointed out that there was another type of group home, for battered and abused teens and adult women, which did not fall into either the "handicapped" or "substance abuse" categories.

Commissioner Harsel explained that the next listed speaker, Mr. Sean Coleman, who was to represent the Braddock District Plan Review Task Force, was not present. She added however that a copy of the Task Force's recommendations had been distributed to all Commissioners. She noted that the Task Force was also opposed to the deletion of language regarding group homes as proposed in HS-02. (A copy of the recommendations may be found in the Land Use section of the date file.)

Ms. Inta Sraders, spoke on behalf of the Fairfax/Falls Church Community Services Board, 6620 Benson Drive, Alexandria. She briefly outlined the Board's mission and explained that the term "supported" included supervision as one type of support a client might receive in a residential program. Further, she explained that the Board took the position that prohibition of group homes for substance abusers near schools not only severely reduced the number of possible sites, but was discriminatory as well. (A copy of her statement may be found in the date file.)

Ms. Sally Ormsby, 9114 Coronado Terrace, Fairfax, representing the Citizens Committee on Land Use and Transportation, concurred with Mr. Stroup regarding the terms "supported" and "supervised." (A copy of the Committee's statement may be found in the date file.) Speaking on her own behalf, she agreed with Ms. Sraders that the prohibition should be removed. She pointed out that homes for substance abusers were strictly controlled and that such homes were probably safer near schools than regular residences which were not monitored in any way.

Ms. Susan Magnotti, 2408 Hay Rake Court, Herndon, representing the McNair Farms Land Bay 11 Homeowners Association, concurred with Ms. Ormsby's statements; i.e., that both "supervised" and "supported" be used and that the prohibition on group homes near schools be retained.

Mr. Jack Mitchell, 1005 Country Club Drive, Vienna, representing the Westbriar Civic Association, spoke in opposition to the proposal in HS-02 to delete the prohibition on group homes for substance abusers near schools.

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PARKS AND RECREATION: 6 nominations were received. The nominations address the new park master plan; the listing of facilities to be permitted in all parks without further review by the Planning Commission or Board of Supervisors; addition of lights at certain types of parks such as community and district parks; citizen participation in the decision-making process on the use of parkland; telecommunications; and editorial changes. PUBLIC HEARING.

Prior to calling the first listed speaker, Chairman Murphy announced that PR-06 would be withdrawn by formal action during markup.

Mr. Frank de La Fe, representing the Fairfax County Park Authority, 12055 Government Center Parkway, Fairfax, provided additional justification for PR-08. He noted that the Planning Commission's Parks Committee, in conjunction with the Park Authority, had reviewed and modified the proposal and that he supported the recommendations outlined in the memorandum dated September 26, 1996 from Commissioner Hall, Chairman of the Parks Committee. (A copy of the memorandum may be found in the date file.)

Commissioner Hall noted that the term "greenway" was used on pages 5, 8, and 21 of the recommendations and commented that perhaps more scrutiny was needed. She added that the proposed standard of 15 acres of parkland per 1,000 residents was supported by the League of Women Voters and the Citizens Committee on Land Use and Transportation.

Commissioner Harsel explained that the next listed speaker, Mr. Sean Coleman, who was to represent the Braddock District Plan Review Task Force, was not present. She added however that a copy of the Task Force's recommendations had been distributed to all Commissioners. She asked that the Commission take particular note of the Task Force's comment that additional time would be needed to evaluate the impact in Braddock District of the list of facilities that could be provided in parks without further review. (A copy of the recommendations may be found in the Land Use section of the date file.)

Ms. Diane D'Arcy, spoke on behalf of Ms. Merrily Pierce, 1063 Carper Street, McLean, representing the McLean Citizens Association. She applauded the withdrawal of PR-06 and opposed PR-07 on the grounds that it would be redundant and confusing. She expressed dismay at the virtual disappearance of references to passive recreation in Appendix 1 regarding the Park Classification System. Ms. D'Arcy was concerned about the 456 review process which precluded review by the Board of Supervisors. She was also concerned about the possible "grandfathering" of certain facilities that would be allowed in parks without further review which she said did not provide sufficient opportunity for citizen input. Regarding Appendix 2, she was opposed to the proposal to reduce the acreage standard from 17 acres per 1,000 residents to 15 acres per 1,000.

Commissioner Hall pointed out that the list of facilities that could be provided in parks was not intended to imply that all such facilities could be located in all parks. She asked Park Authority staff to comment.

Ms. Lynn Tadlock, Director, Planning and Development Division, Park Authority, explained the Park Authority's public involvement process and Park Classification System.

Commissioners Harsel, Coan, Kelso, Ms. Tadlock and Mr. Marshall discussed the 456 review process and the list of facilities that could be provided in parks.

Ms. Camille Klein, spoke on behalf of Mr. George Kain, 11621 Quail Ridge Court, Reston, who was to represent the Hunter Mill District Council. She said that the Council had adopted a position in opposition to PR-08 because it did not allow sufficient citizen participation in allowing new facilities in parks. She added that the proposed mechanism for reclassification of a park was not clear. She said that the definition of "Multiple Resource Park" should be amended to specifically exclude baseball stadiums. (A copy of the Council's recommendations may be found in the date file.)

Mr. Jack Mitchell, 1005 Country Club Drive, Vienna, representing the Westbriar Civic Association, spoke in opposition to the proposal in PR-08 to allow certain uses in parks without further review.

Ms. Sally Ormsby, 9114 Coronado Terrace, Fairfax, representing the Citizens Committee on Land Use and Transportation, supported the proposed standard of 15 acres of parkland per 1,000 residents. She advocated retention of the term "greenway" which she said was a readily recognizable term used in the Area Plans as well. Ms. Ormsby suggested a definition in the Glossary would clear up any confusion. (A copy of her statement may be found in the date file.)

Chairman Murphy noted that this concluded the scheduled subjects for public hearing today. He asked if there was anyone in the audience who wished to address any section of the Policy Plan.

Mr. Mansfield Smith, representing the Providence District Council, submitted a statement related to various sections. (A copy of Mr. Smith's statement may be found in the date file.)

Chairman Murphy once again called for speakers, but received no further response. He called for comments or questions from the Commission.

Commissioner Coan read a statement from the Briarwood Citizens Association expressing their opposition to LU-18, LU-19, GL-03, TR-18, TR-19, and LU-02. (A copy of the statement may be found in the date file.)

In response to questions from Commissioner Hall, Ms. Susan Allen, Planning and Development Division, Park Authority, explained the difference between a greenway and an environmental quality corridor. Commissioner Hall commented that the language in Appendix 2 was confusing and suggested that additional revisions be made before markup.

Commissioner Palatiello, as Chairman of the Policy and Procedures Committee, noted that the Planning Commission's original schedule was altered when citizens suggested that more time

was needed between when staff reports were available and the public hearing. He commended Chairman Murphy for his suggestion to hold today's marathon Saturday session which he said went well. He thanked staff of all the agencies who assisted in the analysis of these nominations as well as the Planning Commission staff for their efforts. Commissioner Palatiello thanked all the citizens who participated, particularly those from the Hunter Mill District.

Chairman Murphy closed the public hearing at this point. (Verbatim excerpts may be found in the date file.)

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Chairman Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE MARKUP ON THE POLICY PLAN REVIEW TO A DATE CERTAIN OF THURSDAY, NOVEMBER 14, 1996, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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The meeting adjourned at 3:29 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: Dorothy E. Brittingham
and Gloria L. Watkins

Approved on: May 13, 1998


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