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The meeting was called to order at 9:45 a.m. with all Members being present, with the exception of Supervisor Hyland and Supervisor McConnell, and with Chairman Davis presiding.

Supervisor Hyland was absent from the entire meeting.

Supervisor McConnell arrived at 9:55 a.m.

Others present were William J. Leidinger, County Executive; David P. Bobzien, County Attorney; William O. Howland, Jr., Assistant to the County Executive, Barbara M. Jenkins, Assistant to the County Executive; and Ann Richardson, Clarice Morris, and Susan Erskine, Office of the Clerk to the Board of Supervisors.

2. **9:30 A.M. - PH ON REZONING APPLICATION RZ 94-Y-018 AND SPECIAL EXCEPTION APPLICATION SE 94-Y-023 (POHANKA PROPERTIES, INCORPORATED) (SULLY DISTRICT)** (Tape 1)

Mr. David S. Houston reaffirmed the validity of the affidavits for the record.

Chairman Davis disclosed the following which he had received:

- A contribution from the Political Action Committee of McGuire, Woods, Battle and Boothe to the Davis for Congress Campaign.

Mr. Houston had filed the necessary notices showing that at least 25 adjacent and/or interested persons had been notified of the date and hour of this public hearing and he proceeded to present his case.

Following the public hearing, Leslie Johnson, Senior Staff Coordinator, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff and Planning Commission recommendations.

Supervisor Frey moved that the Zoning Ordinance as it applies to the property which is the subject of Rezoning Application RZ 94-Y-018 be amended from the I-3, C-8, Highway Corridor, Airport Noise Impact Overlay and Water Supply Protection Overlay Districts to the C-8, Highway Corridor, Airport Noise Impact Overlay and Water Supply Protection Overlay Districts subject to the executed proffers dated October 13, 1994. This motion was seconded by Supervisor Berger and **CARRIED** by a recorded vote of five, Chairman Davis abstaining, Supervisor Alexander and Supervisor Hanley being out of the room, Supervisor McConnell not yet having arrived, Supervisor Hyland being absent.

Supervisor Frey moved approval of Special Exception Application SE 94-Y-023 subject to the development conditions dated October 11, 1994. This motion was seconded by Supervisor Berger and **CARRIED** by a recorded vote of five, Chairman Davis abstaining, Supervisor Alexander and Supervisor Hanley being out of the room, Supervisor McConnell not yet having arrived, Supervisor Hyland being absent.

Supervisor Frey moved modification of the transitional screening and waiver of the barrier requirement along the eastern boundary of Tax Map Number 34-4((1))53 to that shown on the Generalized Development Plan (GDP) and the Special Exception Plat. This motion was seconded by Supervisor Berger and **CARRIED** by a recorded vote of five, Chairman Davis abstaining, Supervisor Alexander and Supervisor Hanley being out of the room, Supervisor McConnell not yet having arrived, Supervisor Hyland being absent.

Supervisor Frey moved modification of the transitional screening requirement along the southern boundary of Tax Map Number 34-4((1))53 to that shown on the GDP and the Special Exception Plat. This motion was seconded by Supervisor Berger and **CARRIED** by a recorded vote of five, Chairman Davis abstaining, Supervisor Alexander and Supervisor Hanley being out of the room, Supervisor McConnell not yet having arrived, Supervisor Hyland being absent.

3. **9:30 A.M. - PH ON PROFFERED CONDITION AMENDMENT APPLICATION PCA 90-D-051 (EMERSON AVENUE LAND CORPORATION) (DRANESVILLE DISTRICT)** (Tape 1)

Mr. Mark G. Jenkins reaffirmed the validity of the affidavit for the record.

Mr. Jenkins had filed the necessary notices showing that at least 25 adjacent and/or interested persons had been notified of the date and hour of this public hearing and he proceeded to present his case.

Supervisor Berger disclosed the following campaign contribution which he had received:

- In the amount of \$250 from Dr. Gordon Davis to the Committee to Elect Berger.

Following the public hearing, Regina Murray, Senior Staff Coordinator, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff and Planning Commission recommendations.

Supervisor Berger moved approval of Proffered Condition Amendment Application PCA 90-D-051 subject to the executed proffers dated October 31, 1994. This motion was seconded by Supervisor Frey and carried by a vote of seven, Supervisor Alexander and Supervisor Dix being out of the room, Supervisor Hyland being absent.

Supervisor Berger moved modification of the transitional screening along the western and northern periphery of the site. This motion was seconded by Supervisor Trapnell and carried by a vote of seven, Supervisor Alexander and Supervisor Dix being out of the room, Supervisor Hyland being absent.

Supervisor Berger moved to vary the use limitations for secondary uses to allow the proposed veterinary hospital to occupy more than 25 percent of the area devoted to principal uses and acknowledge that the uses are designed and intended to serve the needs of the McLean Central Business District (CBD). This motion was seconded by Supervisor Trapnell and carried by a vote of seven, Supervisor Alexander and Supervisor Dix being out of the room, Supervisor Hyland being absent.

4. **DEFERRAL OF 11:00 A.M. PUBLIC HEARING ON OUT-OF-TURN PLAN AMENDMENT APPLICATION S94-III-UP1** (Tape 1)

Supervisor Berger moved to defer the public hearing on Out-of-Turn Plan Amendment Application S94-III-UP1 from 11:00 a.m. until 1:00 p.m. this afternoon. This motion was seconded by Supervisor Bulova and carried by a vote of seven, Supervisor Alexander and Supervisor Dix being out of the room, Supervisor Hyland being absent.

5. **9:30 A.M. - PH ON SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 84-M-010 (SHELTER HOUSE, INCORPORATED) (MASON DISTRICT)**
(Tape 1)

Ms. Carla Taylor reaffirmed the validity of the affidavit for the record.

Chairman Davis disclosed the following campaign contributions which he had received:

- In an amount over \$200 from Norris Mitchell to the Davis for Congress Campaign; and
- From Yancy Clark to the Davis for Chairman and Davis for Congress Campaigns.

Ms. Taylor had filed the necessary notices showing that at least 25 adjacent and/or interested persons had been notified of the date and hour of this public hearing and she

proceeded to present her case.

Following the public hearing, Diane Johnson-Quinn, Staff Coordinator, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff and Planning Commission recommendations.

Supervisor Trapnell moved that the Board:

- Approve Special Exception Amendment Application SEA 84-M-010 subject to the revised development conditions dated November 22, 1994;
- Waive the service drive requirement along the Route 7 frontage of the site;
- Direct the Director of the Department of Environmental Management (DEM) to process a Site Plan waiver for the subject development;
- Waive the sidewalk/trail requirement along Route 7; and
- Approve the existing parking for this use as being adequate to serve the proposed expansion.

This motion was seconded by Chairman Davis and carried by a vote of nine, Supervisor Hyland being absent.

6. **9:30 A.M. - PH ON SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 79-P-108 (ILIFF NURSING HOME, INCORPORATED) (PROVIDENCE DISTRICT)** (Tapes 1-2)

Ms. Lynne J. Strobel reaffirmed the validity of the affidavit for the record.

Ms. Strobel had filed the necessary notices showing that at least 25 adjacent and/or interested persons had been notified of the date and hour of this public hearing and she proceeded to present her case.

Following the public hearing, which included testimony by four speakers, Regina Murray, Senior Staff Coordinator, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff and Planning Commission recommendations.

Supervisor Hanley moved to defer Board decision on Special Exception Amendment Application SEA 79-P-108 until **December 12, 1994 at 5:30 p.m.** This motion was seconded by Chairman Davis and carried by a vote of nine, Supervisor Hyland being absent.

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7. **10:00 A.M. - PH ON PROFFERED CONDITION AMENDMENT APPLICATION PCA 74-2-113-3/DPA 74-2-113-6 (MCDONALD'S CORPORATION) (HUNTER MILL DISTRICT)** (Tape 3)

Supervisor Dix moved to defer indefinitely the public hearing on Proffered Condition Amendment Application PCA 74-2-113-3 and Development Plan Amendment Application DPA 74-2-113-6. This motion was seconded by Supervisor Bulova and carried by a vote of six, Supervisor Alexander, Supervisor Hanley, and Supervisor McConnell being out of the room, Supervisor Hyland being absent.

8. **10:00 A.M. - PH ON SPECIAL EXCEPTION APPLICATION SE 94-P-027 (SPRINGHILL FOOD SERVICE L.C.) (PROVIDENCE DISTRICT)** (Tape 3)

Chairman Davis announced that action on Special Exception Application SE 94-P-027 would be temporarily deferred.

(NOTE: Later in the meeting, action was taken to defer this public hearing. See Clerk's Summary Item CL#11.)

9. **10:00 A.M. - PH ON SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 76-C-152-3 (EXXON CORPORATION) (HUNTER MILL DISTRICT)** (Tape 3)

Mr. Keith Martin reaffirmed the validity of the affidavit for the record.

Chairman Davis disclosed that the Exxon Corporation contributed to his Congressional campaign.

Mr. Martin had filed the necessary notices showing that at least 25 adjacent and/or interested persons had been notified of the date and hour of this public hearing and he proceeded to present his case.

Following the public hearing, Diane Johnson-Quinn, Staff Coordinator, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff and Planning Commission recommendations.

Supervisor Dix moved approval of Special Exception Amendment Application SEA 76-C-152 subject to the development conditions dated September 12, 1994, with the following modification:

- Amend Condition 7 to read: "There shall be a minimum of two employees on site between the hours of 8:00 a.m. and 6:00 p.m."

This motion was seconded by Supervisor Berger and carried by a vote of eight, Supervisor McConnell being out of the room, Supervisor Hyland being absent.

10. **DEFERRAL OF PUBLIC HEARING ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-I-5J IN THE VICINITY OF ARLINGTON BOULEVARD AND ANNANDALE ROAD (MASON DISTRICT)** (Tape 3)

Supervisor Trapnell moved to defer the public hearing on proposed Area Plans Review (APR) Item 94-I-5J until **December 5, 1994 at 5:00 p.m.** This motion was seconded by Chairman Davis and carried by a vote of eight, Supervisor McConnell being out of the room, Supervisor Hyland being absent.

11. **DEFERRAL OF PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION SE 94-P-027 (SPRINGHILL FOOD SERVICE L.C.) (PROVIDENCE DISTRICT)** (Tape 3)

Supervisor Hanley moved to defer the public hearing on Special Exception Application SE 94-P-027 until **January 23, 1995 at 3:30 p.m.** This motion was seconded by Chairman Davis and carried by a vote of nine, Supervisor Hyland being absent.

12. **10:00 A.M. - PH ON PROPOSED AMENDMENT TO THE CODE OF THE COUNTY OF FAIRFAX, CHAPTER 112 (ZONING ORDINANCE) REGARDING SULLY HISTORIC OVERLAY DISTRICT** (Tape 3)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and November 10, 1994.

Following the public hearing, which included testimony by three speakers, Supervisor Frey moved to defer Board decision on the proposed amendment to the Code of the County of Fairfax, Chapter 112 (Zoning Ordinance) until **December 5, 1994 at 5:00 p.m.** This motion was seconded by Supervisor Berger and carried by a vote of eight, Chairman Davis being out of the room, Supervisor Hyland being absent.

13. **10:30 A.M. - PH ON THE CONVEYANCE OF A PORTION OF THE WHITTIER SCHOOL PROPERTY TO THE CITY OF FALLS CHURCH (PROVIDENCE DISTRICT)** (Tape 3)

- (R) A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and November 10, 1994.

Following the public hearing, Supervisor Hanley moved adoption of the Resolution authorizing the conveyance of a 9.64 acre parcel of land on the Whittier School property located north of Hillwood Avenue (Tax Map Number 50-2) to the City of Falls Church with the understanding that the parcel of land west of Hillwood Avenue (the ball fields)

stays with the ownership of Fairfax County. This motion was seconded by Supervisor Alexander and carried by a vote of seven, *Supervisor Dix* and Chairman Davis being out of the room, Supervisor Hyland being absent.

(NOTE: *Later in the meeting, Supervisor Dix asked to be recorded as voting "AYE" on this item. See Clerk's Summary Item CL#15.)

14. **11:00 A.M. - PH ON OUT-OF-TURN PLAN AMENDMENT S94-III-UP1 FOR PARCELS LOCATED ON BOTH SIDES OF SENECA ROAD NORTH OF ITS INTERSECTION WITH GEORGETOWN PIKE (DRANESVILLE DISTRICT)**
(Tape 3)

Supervisor Berger moved to defer the public hearing on Out-of-Turn Plan Amendment of Area Plans Review (APR) Item 94-III-UP1 until later in the day. This motion was seconded by Supervisor Alexander and carried by a vote of six, Supervisor Dix, Supervisor Frey, and Chairman Davis being out of the room, Supervisor Hyland being absent.

(NOTE: Later in the meeting, this public hearing was held. See Clerk's Summary Item CL#17.)

15. **REQUEST TO RECORD VOTE** (Tape 3)

Supervisor Dix asked unanimous consent to be recorded as voting "AYE" on the adoption of the Resolution authorizing the conveyance of a 9.64 acre parcel of land on the Whittier School property located north of Hillwood Avenue (Tax Map Number 50-2) to the City of Falls Church. Without objection, it was so ordered.

16. **BOARD RECESS** (Tape 3)

At 11:35 a.m., the Board recessed.

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At 1:10 p.m., the Board reconvened in the Board Auditorium with all Members present with the exception of Supervisor Hyland and Chairman Davis, and with Vice-Chairman McConnell presiding.

17. **11:00 A.M. - PH ON OUT-OF-TURN PLAN AMENDMENT S94-III-UP1 FOR PARCELS LOCATED ON BOTH SIDES OF SENECA ROAD NORTH OF ITS INTERSECTION WITH GEORGETOWN PIKE (DRANESVILLE DISTRICT)**
(Tape 4)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of

November 4 and 10, 1994.

Following the public hearing, which included testimony by one speaker, Supervisor Berger moved approval of Out-of-Turn Plan Amendment S94-III-UP1 as shown on page five of the staff report with the following modification:

- Addition of a fifth bullet to read:
 - "Right-in/right-out only access to a unified commercial development on Parcel 60B may be provided from Georgetown Pike if approved by the Virginia Department of Transportation (VDOT)."

This motion was seconded by Vice-Chairman McConnell and carried by a vote of eight, Chairman Davis being out of the room, Supervisor Hyland being absent.

18. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-I-1A, IN THE VICINITY OF WIMSATT AND BACKLICK ROADS (BRADDOCK DISTRICT)** (Tape 4)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, which included testimony by one speaker, Supervisor Bulova moved approval of Area Plans Review (APR) Item 94-I-1A to allow an increase in intensity for the existing industrial uses on the nominated parcels (Washington Post and Robinson Terminal sites), as recommended by the Planning Commission. This motion was seconded by Supervisor Alexander and carried by a vote of seven, Supervisor Hanley and Chairman Davis being out of the room, Supervisor Hyland being absent.

19. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-I-4A, IN THE VICINITY OF OLD HICKORY ROAD AND LITTLE RIVER TURNPIKE (BRADDOCK DISTRICT)** (Tape 4)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, Supervisor Bulova moved approval of Area Plans Review (APR) Item 94-I-4A to guide development and access for the nominated parcels as recommended by the Planning Commission. This motion was seconded by Supervisor Trapnell and carried by a vote of seven, Supervisor Hanley and Chairman Davis being out of the room, Supervisor Hyland being absent.

20. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-II-1F, IN THE VICINITY OF BURKE STATION AND BRADDOCK ROADS (BRADDOCK DISTRICT)** (Tape 4)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, which included testimony by one speaker, Supervisor Bulova moved approval of Area Plans Review (APR) Item 94-II-1F to add an option for 2-3 dwelling units per acre under certain conditions as recommended by the Planning Commission. This motion was seconded by Supervisor Frey and carried by a vote of seven, Supervisor Hanley and Chairman Davis being out of the room, Supervisor Hyland being absent.

21. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-II-5F, IN THE VICINITY OF OLLEY LANE AND BRADDOCK ROAD (BRADDOCK DISTRICT)** (Tape 4)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, Supervisor Bulova moved approval of Area Plans Review (APR) Item 94-II-5F to allow consideration of 2-3 dwelling units per acre under certain conditions as recommended by the Planning Commission. This motion was seconded by Supervisor Trapnell and carried by a vote of seven, Supervisor Hanley and Chairman Davis being out of the room, Supervisor Hyland being absent.

22. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-II-8F IN THE VICINITY OF ROBERTS AND BRADDOCK ROADS (BRADDOCK DISTRICT)** (Tape 4)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, which included testimony by one speaker, Supervisor Bulova referred to Area Plans Review (APR) Item 94-II-8F and moved that the Board retain the adopted Comprehensive Plan for 1-2 dwelling units per acre but modify the conditions for the option for 2-3 dwelling units per acre as recommended by the Planning Commission. This motion was seconded by Supervisor Trapnell and carried by a vote of seven, Supervisor Hanley and Chairman Davis being out of the room, Supervisor Hyland being absent.

23. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-II-6FC IN THE VICINITY OF LEE HIGHWAY AND SHIRLEY GATE ROAD (BRADDOCK DISTRICT)** (Tape 4)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, Supervisor Bulova referred to Area Plans Review (APR) Item 94-II-6FC and moved that the Board:

- Amend the adopted Comprehensive Plan to add an option for restaurant use under certain conditions for land planned for office use;
- Retain the adopted Plan for residential use for three dwelling units per acre for land planned for residential use; and
- Amend the adopted Plan to modify the conditions for residential use as recommended by the Planning Commission and as amended on November 21, 1994.

This motion was seconded by Supervisor Alexander and carried by a vote of six, Supervisor Hanley, Supervisor Trapnell, and Chairman Davis being out of the room, Supervisor Hyland being absent.

24. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-III-3P IN THE VICINITY OF TWINBROOK AND BRADDOCK ROADS (BRADDOCK DISTRICT)** (Tape 4)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, Supervisor Bulova referred to Area Plans Review (APR) Item 94-III-3P and moved that the Board:

- Retain the adopted Comprehensive Plan for 2-3 dwelling units per acre; and
- Amend the Plan to add conditions addressing consolidation, screening, buffering and access, as recommended by the Planning Commission and amended on October 27, 1994.

This motion was seconded by Supervisor Alexander and carried by a vote of six,

Supervisor Hanley, Supervisor Trapnell, and Chairman Davis being out of the room, Supervisor Hyland being absent.

25. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-II-7M IN THE VICINITY OF FLEETWOOD ROAD BETWEEN BEVERLY ROAD AND ELM STREET (DRANESVILLE DISTRICT)** (Tape 4)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, which included testimony by two speakers, Supervisor Berger moved approval of the staff alternative language for Area Plans Review (APR) Item 94-II-7M as shown on page 50 of the staff report with the following amendment:

- "5. The area bounded by Dolley Madison Boulevard, Beverly Road, Fleetwood Road and Elm Street, Sub-Areas 27 and 28, should develop as low-rise commercial. Future development should be carefully sited to face towards Dolley Madison Boulevard with access from Fleetwood Road. This area is intended as a transition from the higher density commercial core along Elm Street to the residential neighborhood beyond the Central Business District (CBD) boundary. As an option, townhouse-style residential use at 12-16 dwelling units per acre may be appropriate contingent upon substantial and logical parcel consolidation, high quality design and landscaping; to the extent practical, preservation of existing specimen trees along the periphery of the site; and access limited to Fleetwood Road. Upon consolidation of parcels 30-2((4))(P)1-7, 17-24, 1A, 8A, 9A, 24A, and 30-2((4))(H)16-49, 32A, and 33A, townhouse-style residential use up to 17.5 dwelling units per acre may be appropriate contingent upon previously listed conditions."

Following consultation with the attorney representing the applicant, Vice-Chairman McConnell clarified, for the record, that parcels 8A and 9A should be included in the (H) block rather than the (P) block.

This motion was seconded by Supervisor Alexander and carried by a vote of eight, Chairman Davis being out of the room, Supervisor Hyland being absent.

26. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-III-14UP IN THE VICINITY OF STUART ROAD AND LAUREL WAY (DRANESVILLE DISTRICT)** (Tape 4)

Supervisor Berger moved to defer the public hearing on Area Plans Review (APR) Item 94-III-14UP until **December 12, 1994 at 4:30 p.m.** This motion was seconded by

Supervisor Alexander and carried by a vote of seven, Supervisor Frey and Chairman Davis being out of the room, Supervisor Hyland being absent.

27. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-III-8UP AND OUT-OF-TURN PLAN AMENDMENT ITEM S94-III-UP3 IN THE VICINITY OF LAWYERS ROAD AND CALKINS ROAD (HUNTER MILL DISTRICT)** (Tape 4)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, Supervisor Dix moved approval of Area Plans Review (APR) Item 94-III-8UP and Out-of-Turn Plan Amendment S94-III-UP3 as recommended by the Planning Commission on October 6, 1994. This motion was seconded by Vice-Chairman McConnell and carried by a vote of seven, Supervisor Frey and Chairman Davis being out of the room, Supervisor Hyland being absent.

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28. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-IV-2RH IN THE VICINITY OF MANCHESTER LAKES DRIVE AND MANCHESTER BOULEVARD (LEE DISTRICT)** (Tape 5)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 7 and 14, 1994.

Following the public hearing, Supervisor Alexander moved approval of Area Plans Review (APR) Item 94-IV-2RH as recommended by the Planning Commission, which would provide an opportunity for residential development at up to 5-8 dwelling units per acre under certain conditions. This motion was seconded by Supervisor Bulova and carried by a vote of seven, Supervisor Trapnell and Chairman Davis being out of the room, Supervisor Hyland being absent.

29. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-IV-3S IN THE VICINITY OF ROLLING ROAD AND THE FULLERTON INDUSTRIAL AREA (LEE DISTRICT)** (Tape 5)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, Supervisor Alexander moved approval of Area Plans Review (APR) Item 94-IV-3S as recommended by the Planning Commission, which would permit residential use at 5-8 dwelling units per acre. This motion was seconded by Supervisor Berger and carried by a vote of seven, Supervisor Dix and Chairman Davis being out of the room, Supervisor Hyland being absent.

30. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-IV-5S IN THE VICINITY OF THE FRANCONIA-SPRINGFIELD PARKWAY AND ACCOTINK CREEK (LEE DISTRICT)** (Tape 5)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, Supervisor Alexander moved approval of Area Plans Review (APR) Item 94-IV-5S as recommended by the Planning Commission, which allows residential use at 1-2 dwelling units per acre and 2-3 dwelling units per acre if specific development conditions are met. This motion was seconded by Supervisor Frey and carried by a vote of seven, Supervisor Dix and Chairman Davis being out of the room, Supervisor Hyland being absent

31. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-I-2A IN THE VICINITY OF BACKLICK ROAD AND AUBURN STREET (MASON DISTRICT)** (Tape 5)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, which included testimony by two speakers, Supervisor Trapnell moved to defer Board decision on Area Plans Review (APR) Item 94-I-2A until **December 5, 1994 at 5:00 p.m.** This motion was seconded by Supervisor Alexander and carried by a vote of eight, Chairman Davis being out of the room, Supervisor Hyland being absent.

32. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-I-4B IN THE VICINITY OF WILLIAMS LANE AND CENTER LANE (MASON DISTRICT)** (Tape 5)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, Supervisor Trapnell moved approval of Area Plans Review (APR) Item 94-I-4B as amended by the Planning Commission and shown on page 77 of the staff report. This motion was seconded by Supervisor Alexander and carried by a vote of six, Supervisor Berger, Supervisor Dix, and Chairman Davis being out of the room, Supervisor Hyland being absent.

33. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-I-5J IN THE VICINITY OF ARLINGTON BOULEVARD AND ANNANDALE ROAD (MASON DISTRICT)** (Tape 5)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Supervisor Trapnell moved to defer the public hearing on proposed Area Plans Review (APR) Item 94-I-5J until **December 5, 1994 at 5:00 p.m.** This motion, the second to which was inaudible, carried by a vote of six, Supervisor Berger, Supervisor Dix, and Chairman Davis being out of the room, Supervisor Hyland being absent.

34. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-III-1P IN THE VICINITY OF OX ROAD AND THE FAIRFAX COUNTY PARKWAY (SPRINGFIELD DISTRICT)** (Tape 5)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, which included testimony by two speakers, Supervisor McConnell moved approval of Area Plans Review (APR) Item 94-III-1P as recommended by the Planning Commission. This motion was seconded by Acting-Chairman Alexander and carried by a vote of six, Supervisor Dix, Supervisor Trapnell, and Chairman Davis being out of the room, Supervisor Hyland being absent.

35. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-CW-3T, HENDERSON ROAD BETWEEN OLD YATES FORD ROAD AND ROUTE 123 (SPRINGFIELD DISTRICT)** (Tape 5)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, which included testimony by three speakers, Supervisor McConnell moved approval of Area Plans Review (APR) Item 94-CW-3T as recommended by the Planning Commission, with the following amendment to the second paragraph after "Improvements and/or expansions to roads in the Clifton/Fairfax Station area":

- Delete "Clifton/Fairfax Station;" and

- Add "west of Route 123, south of Braddock Road, east of Route 28 and north of the Occoquan River should be provided only after the completion of a comprehensive corridor study of all potential transportation routes in the area as stated in the Policy Plan, Transportation Objective 1, Policies b and c.

Spot improvements at individual locations for safety and/or maintenance purposes performed by Virginia Department of Transportation (VDOT) and/or the County shall be permitted."

This motion was seconded by Supervisor Bulova and carried by a vote of eight, Chairman Davis being out of the room, Supervisor Hyland being absent.

36. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-CW-1TR, SOUTH RUN STREAM VALLEY TRAIL SEGMENT FROM BURKE LAKE ROAD TO OX ROAD (SPRINGFIELD DISTRICT)** (Tape 5)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, which included testimony by one speaker, Supervisor McConnell moved that the Board approve Area Plans Review (APR) Item 94-CW-1TR as recommended by the Planning Commission. This motion was seconded by Acting-Chairman Alexander and carried by a vote of seven, Supervisor Berger and Chairman Davis being out of the room, Supervisor Hyland being absent.

37. **1:00 P.M. - PH ON PROPOSED AREA PLANS REVIEW (APR) ITEM 94-CW-2H, CONSERVATION AREAS, REDEVELOPMENT AREAS AND COMMUNITY IMPROVEMENT NEIGHBORHOODS (COUNTYWIDE)** (Tape 5)

A Certificate of Publication was filed from the Editor of the Fairfax Journal showing that notice of said public hearing had been duly advertised in that Newspaper in the issues of November 4 and 10, 1994.

Following the public hearing, Supervisor Bulova moved that the Board approve Area Plans Review (APR) Item 94-CW-2H as shown on pages 54 through 65 of the staff report and amended by the Planning Commission. This motion was seconded by Supervisor Trapnell and carried by a vote of seven, Supervisor Berger and Chairman Davis being out of the room, Supervisor Hyland being absent.

38. **CORRECTION TO AREA PLANS REVIEW (APR) ITEM 94-III-14UP, IN THE VICINITY OF STUART ROAD AND LAUREL WAY (DRANESVILLE DISTRICT)** (Tape 5)

(NOTE: Earlier in the meeting, this public hearing was deferred. See Clerk's Summary Item CL#25.)

William O. Howland, Jr., Assistant to the County Executive, stated that there was a correction, for the record, to Item 94-III-14UP. The public hearing is being advertised for **December 12, 1994 at 4:30 p.m.**, instead of 5:30 p.m. as previously mentioned.

39. **BOARD ADJOURNMENT** (Tape 5)

At 2:50 p.m., the Board adjourned.