

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
SITE-SPECIFIC PLAN AMENDMENT WORKSHOP
THURSDAY, MARCH 9, 2023**

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, Providence District
Timothy J. Sargeant, Vice Chairman, Commission At-Large
Evelyn S. Spain, Secretary, Sully District
John C. Ulfelder, Parliamentarian, Dranesville District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Franconia District
Daren Shumate, Mason District
Walter C. Clarke, Mount Vernon District
Peter F. Murphy, Springfield District
Candice Bennett, Commissioner At-Large

ABSENT: Andres Jimenez, Commissioner At-Large

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The meeting was called to order at 7:30 p.m., by Chairman Niedzielski-Eichner, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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2022-2023 COUNTYWIDE SITE-SPECIFIC PLAN AMENDMENT PROCESS

Chairman Niedzielski-Eichner made preliminary comments on the purpose of the Countywide Site-Specific Plan Amendment (SSPA), the nomination process, and its association with the Comprehensive Plan. This workshop would include consideration of nominations from the Braddock, Dranesville, Franconia, and Mason Districts. A final workshop would be held on Thursday, March 23, 2023 for consideration of nominations from the Hunter Mill and Providence Districts. A decision on which nominations would be added to the Comprehensive Plan Work Program would be held on Wednesday, March 29, 2023. The record would remain open for written comments until a final decision was made.

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Chairman Niedzielski-Eichner recognized Graham Owen, Planning Division, Department of Planning and Development, for an overview of the SSPA process.

Mr. Owen introduced members of his team, which included Leanna O'Donnell, Director, Planning Division, Department of Planning and Development, followed by a staff presentation on the SSPA process.

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Chairman Niedzielski-Eichner commended Mr. Owen on his presentation to the Commission. He added that the nominations would be considered in the following order:

- The first grouping would be considered as part of the consent agenda package; a draft list of nominations was provided by staff and received by the Commission;
- Presentations and discussion for nominations included in the consent agenda package would be waived;
- Presentations, discussions, commentary, and testimony would be conducted for nominations not included in the consent agenda package;
- The first group of nominations in the draft consent package that were recommended by staff would be included as part of the work program as Tier 1 or Tier 2 priority items, with one nomination being recommended for Tier 3;
- The second group of nominations would be discussed individually, which included nominator presentations, discussions, commentary, and public testimony; and
- A proposal that the motions be introductory, with a final vote on the work program scheduled on Wednesday, March 29, 2023 and the record for each nomination remaining open for public comment.

There being no listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience regarding the nominations included in the consent agenda package.

One speaker from the audience expressed interest in providing testimony on CPN22-LE-002, 6320 Grovedale Drive.

CPN22-LE-002 - 6320 Grovedale Drive was removed from the consent agenda package.

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Chairman Niedzielski-Eichner relinquished the Chair to Vice Chairman Sargeant.

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CONSENT AGENDA SITE-SPECIFIC PLAN AMENDMENT (SSPA) NOMINATIONS

There were no listed speakers on the consent agenda package, no speakers from the audience, no rebuttal from the nominators, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND THE FOLLOWING SSPA NOMINATIONS BE ADDED TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS RECOMMENDED BY STAFF IN THE SSPA WHITE PAPER:

BRADDOCK DISTRICT:

- BR-001 - EVERGREEN INVESTMENT CO. LLC
- BR-002 - EQR FAIRFAX CORNER

DRANESVILLE DISTRICT:

- DR-001 - INNOVATION CENTER
- DR-003 - ELM STREET COMMUNITIES
- DR-004 - ROCK HILL DEVELOPMENT
- DR-006 – TRUSTEES OF DRANESVILLE UNITED METHODIST CHURCH

FRANCONIA DISTRICT:

- LE-003 - BEULAH STREET
- LE-004 - INOVA – SPRINGFIELD CENTER DRIVE
- LE-005 - VINE STREET
- LE-006/009 - SPRINGFIELD BOULEVARD/AMHERST AVENUE
- LE-008 - FRONTIER DRIVE

MASON DISTRICT:

- MA-003 - CHURCH STREET
- MA-004 - CAVALIER CLUB
- MA-007 - PISTONE'S

Commissioner Ulfelder seconded the motion, which was carried by a vote of 11-0.
Commissioner Jimenez was absent from the meeting.

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Chairman Niedzielski-Eichner resumed duties of the Chair.

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Commissioner Niedzielski-Eichner announced the order in which the Commission would review the remaining SSPA nominations.

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR BRADDOCK DISTRICT

CPN22-BR-003 - CHURCH OF THE GOOD SHEPHARD – Located at 9350 Braddock Road. Tax Map Parcel 69-4 ((1)) 6A. Current Plan Map/Text:

Residential use generally should not exceed one dwelling unit per acre (du/ac).
Nomination: Residential use at 2-3 du/ac to allow development of approximately 8 detached residences; the church would remain.

Lynne Strobel, Nominator's Agent, Walsh Colucci, Lubeley and Walsh PC, gave a presentation on the subject nomination.

Ryan Stewart, Planning Division (PD), Department of Planning and Development (DPD), gave a presentation on the proposed nomination. Staff supported adding the nomination to the Comprehensive Plan Work Program as a Tier 3 item.

There was a discussion between Mr. Stewart, Ms. Strobel, and multiple Commissioners regarding the following:

- Clarification on whether removing the parcel of land in the Olley Lane corridor would impact the other group of single-family residential parcels planned for that area;
- Clarification on whether the Sharon Bulova Tree Proffer would be considered as an additional proffer for tree preservation at the site;
- Clarification on the differences between a stormwater easement and a conservation easement;
- Whether the conservation easement on the church's property was permanent; and
- Clarification on whether the proposed parcel was anticipated for high density development and whether the character of that development was consistent with the surrounding area.

Chairman Niedzielski-Eichner called the first listed speaker.

Daniel Feil, 9343 Hobart Court, Fairfax, opposed the proposal. A copy of Mr. Feil's statement is in the date file.

Jane Froehlich, 9370 Colbert Court, Fairfax, opposed the proposal. A copy of Ms. Froehlich's statement is in the date file.

Frank Kohn, 9337 Hobart Court, Fairfax, opposed the proposal. A copy of Mr. Kohn's statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience.

John Morris, 9021 Windflower Lane, Annandale, supported the proposal. A copy of Mr. Morris' statement is in the date file.

There were no additional speakers, no further comments or questions from the Commission, and staff had no closing remarks, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Cortina for a motion on this nomination.

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Commissioner Cortina MOVED TO RECOMMEND THE STAFF RECOMMENDATION, AS DESCRIBED IN THE SSPA WHITE PAPER, FOR THE FOLLOWING NOMINATION:

- ADD BR-003, CHURCH OF THE GOOD SHEPHERD, TO THE COMPREHENSIVE PLAN WORK PROGRAM AS A TIER THREE PRIORITY ITEM WITH THE FOLLOWING CONSIDERATIONS:
 - THE ITEM SHOULD BE DEFERRED PENDING ADDITIONAL COMMUNITY OUTREACH BY THE NOMINATOR; AND
 - THE ITEM SHOULD BE CONSIDERED FOR AFFORDABLE HOUSING, TREE PRESERVATION, USEFUL OPEN SPACE, AND ANY OTHER FACTORS TO ACHIEVE COMPATIBILITY WITH THE SURROUNDING NEIGHBORHOOD.

Commissioner Bennett seconded the motion which was carried by a vote of 11-0. Commissioner Jimenez was absent from the meeting.

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR DRANESVILLE DISTRICT

CPN22-DR-002 - INNOVATION AVENUE – Located at 2214, 2210, and 2205 Rock Hill Road, Herndon, VA 20170. Tax Map Parcels 15-2 ((1)) 15A, 16 and 17A. Nomination: Increase to 5.0 FAR within $\frac{1}{4}$ of the Metrorail Station and to 2.5 FAR between $\frac{1}{4}$ and $\frac{1}{2}$ mile of the station. Remove limitations to percentage of residential and office component in the mix of uses.

Antonio Calabrese, Nominator's Agent, DLA Piper LLP, gave a presentation on the subject nomination.

Clara Johnson, PD, DPD, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 1 item.

There was a discussion between Mr. Calabrese, and multiple Commissioners regarding the following:

- Clarification on whether the staff's recommendation to include the nomination as a Tier 1 included Land Units L-1 and L-2, and the Rock Hill Development nomination located north of Innovation Avenue;

- Whether there were access ramps from the toll road to the subject property;
- Staff's determination on an application that favored two opposite boundaries, and the process in which negotiations would occur in terms of discussions of proffers and other inter-jurisdictional responsibilities; and
- Clarification on whether the nominator planned to use the resource protection area as the redevelopment's active space and the ownership status of those areas.

Chairman Niedzielski-Eichner called the first listed speaker.

Sonya Breehey, 2902 Marshall Street, Fairfax, addressed concerns regarding the proposal. A copy of Ms. Breehey's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Chairman Niedzielski-Eichner called for speakers from the audience and received no response.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the next nomination.

CPN22-DR-005 - SPRING HILL ROAD HOMES – Located at 1336, 1340, 1344, 1348 Spring Hill Road, McLean, VA 22101. Tax Map Parcels 29-1 ((1)) 45; 29-1 ((4)) 1, 2, 3. Nomination: Single-family attached or detached residential use at 3-4 du/ac.

Matthew G. Roberts, Nominator's Agent, Hirschler Fleischer, gave a presentation on the subject nomination.

Clara Johnson, PD, DPD, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 3 item. Staff also recommended revisions to the concept plan that would demonstrate compatible density, including more details of a proposed open space site access.

There was a discussion between Ms. Johnson, Mr. Roberts, and Commissioner Ulfelder on the reasons for the second concept of the detached dwelling units. Mr. Roberts stated that the SSPA process this year required the nominator to submit one concept. The applicant submitted the concept they believed met the goals of the Comprehensive Plan. The nominator generated a second plan for public consumption for this stage of the nomination process. The nominator was also open to limiting their nomination to single-family detached dwellings. There was also a discussion about the differences between the current Comprehensive Plan and the proposal and the number of dwelling units allowed in an area zoned R-1.

Chairman Niedzielski-Eichner called the first listed speaker.

Irwin Auerbach, 8633 Overlook Road, McLean, representing the Lewinsville Coalition, opposed the proposal. A copy of Mr. Auerbach statement is in the date file.

Susan Bartrum, 1204 Winter Hunt Road, McLean, representing McLean Hunt Estates Civic Association, opposed the proposal. A copy of Ms. Bartrum's statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience.

William Andrie, 8011 Snow Pine Way, McLean, opposed the proposal because of the value of the property, listing price, contract agreement, and broker relationship.

There were no further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Ulfelder for a motion on these nominations.

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Commissioner Ulfelder MOVED TO RECOMMEND THE STAFF RECOMMENDATION, AS DESCRIBED IN THE SSPA WHITE PAPER, FOR THE FOLLOWING NOMINATIONS:

- ADD DR-002, INNOVATION AVENUE, TO THE COMPREHENSIVE PLAN WORK PROGRAM AS A TIER ONE PRIORITY ITEM WITH A COMBINED STUDY OF LAND UNIT L OF THE DULLES SUBURBAN CENTER, WHICH ENCOMPASSES AREAS NOMINATED WITH DR-001 AND DR-004, AS WELL AS ADDITIONAL PROPERTIES NORTH OF THE DULLES TOLL ROAD WITHIN THE INNOVATION CENTER STATION TSA. THE LOCATION OF TRANSPORTATION IMPROVEMENTS ASSOCIATED WITH THE REVIEW OF THIS STUDY SHOULD BE CAREFULLY CONSIDERED TO ENSURE ADHERENCE TO THE COUNTY'S TRANSIT-ORIENTED DEVELOPMENT GUIDELINES; AND
- ADD DR-005, SPRING HILL ROAD HOMES, TO THE COMPREHENSIVE PLAN WORK PROGRAM AS A TIER THREE PRIORITY ITEM BUT DEFER CONSIDERATION PENDING REVISIONS TO THE CONCEPT PLAN THAT CAN ENSURE A COMPATIBLE DENSITY, FORM, ARRANGEMENT OF OPEN SPACES, AND SITE ACCESS.

Commissioner Murphy seconded the motions which was carried by a vote of 11-0.
Commissioner Jimenez was absent from the meeting.

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Chairman Niedzielski-Eichner announced that CPN22-LE-001 – Rose Hill Shopping Center was the subsequent item on the agenda. He added that halfway through the list of speakers, the Commission would go into recess and resume the public hearing. Chairman Niedzielski-Eichner asked that civility be exercised, commended the audience for their enthusiasm, and requested that the speakers be allowed to voice their concerns in order to move expeditiously through the process.

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR FRANCONIA DISTRICT

CPN22-LE-001 - ROSE HILL SHOPPING CENTER – Located at 6116 Rose Hill Drive. Tax Map Parcels 82-3 ((1)) 41E. Nomination: Mixed-use consisting of multifamily residential and retail use.

Gregory A. Riegle, Nominator’s Agent, McGuireWoods LLP, gave a presentation on the subject nomination.

David Stinson, PD, DPD, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 3 item, pending further community outreach by the nominator. The nomination proposed 400 residential units at 1,000 square feet, 36,000 square feet of retail space, and a floor area ratio of 0.94.

Commissioner Lagana made preliminary comments on the proposed nomination. He added that he supported the staff’s recommendation.

There was a discussion between Leanna O’Donnell, Planning Division, Department of Planning and Development; Aisha Hill, Nominator; and multiple Commissioners regarding the following:

- Clarification on the nature of the retail leases, renovation plans for the leasing space, tenant negotiation, usage of the existing retail space, and the decision making process for this development;
- Concern regarding the stormwater runoff generated by the site due to the amount of impervious surface on the site;
- The Rose Hill Shopping Center leases were set to expire in the year 2027;
- The period for the workplan phase of the construction project was based on the process for rezoning, public outreach, site design, permitting, financing, and obtaining full access to the site;
- Adding multi-family development to existing shopping centers mirrored the concerns of gentrification;
- Clarification on how the nominator planned to integrate the existing shopping center into the proposed newly developed multi-family units;
- The nominator’s plan to address the rising rent prices and overhead costs for tenants who were interested in renewing their leases; and
- Clarification on whether the Comprehensive Plan provided guidance on opportunities for retail establishments who expressed interest in returning to a community.

Chairman Niedzielski-Eichner called the first listed speaker and reiterated his request for civility during citizen testimony.

Alexis Glenn, 5929 Williamsburg Road, Alexandria, supported the proposal. A copy of Ms. Glenn's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Sharada Gilkey, 5782 Westchester Street, Alexandria, opposed the proposal. A copy of Ms. Gilkey's statement is in the date file.

Aaron Wilkowitz, 6800 Walnut Street, Falls Church, supported the proposal. A copy of Mr. Wilkowitz's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Akbar Naqvi, 5731 Cassel Glen Court, Alexandria, supported the proposal. A copy of Mr. Naqvi's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Thomas O'Neill, 5003 Greenhaven Place, Alexandria, opposed the nomination because of the following:

- The current proposal was better suited for an urban community and not a suburban community;
- The proposal should not be considered a transit-oriented development unless significant investment was made to increase the transit infrastructure;
- The proposed new residents would have a significant impact on traffic and pollution;
- The nominator refused to continually engage with the community;
- The proposal would reduce the size of retail spaces;
- An opinion that vacant storefronts increased the crime rates;
- The nominator would benefit from the retention of more service oriented retail services;
- The community's loss of privacy due to the proposed building height was a major concern; and
- The proposal would add to the community's overcrowded school capacity.

Anne Blas, 5556 La Vista Drive, Alexandria, opposed the proposal. A copy of Ms. Blas' YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Ian MacIntire, 6504 Cottonwood Drive, Alexandria, opposed the proposal. A copy of Mr. MacIntire's statement is in the date file.

Becca Gizzarelli, 5567 La Vista Drive, Alexandria, addressed concerns regarding the proposal. A copy of Ms. Gizzarelli's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Sonya Breehey, 2902 Marshall Street, Falls Church, opposed the proposal. A copy of Ms. Breehey's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Donald Krause, 6300 Rose Hill Drive, Alexandria, opposed the proposal because of the following:

- Rose Hill Drive comprised of a single traffic lane and a bike lane, which could not adequately support the development;
- The community's age demographic and student projections for school facilities was not factored into the proposal; and
- Integration of affordable housing into the existing community was a major concern.

Nina Tisara, 6408 Hayfield Place, Alexandria, opposed the nomination. A copy of Ms. Tisara's statement is in the date file.

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The Commission went into recess at 10:22 p.m. and reconvened in the Board Auditorium at 10:38 p.m.

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Warren Detrick, 4517 Apple Tree Drive, Alexandria, opposed the proposal. Mr. Detrick stated he made attempts to add an addition to his home and was denied a special permit because the request did not conform to the neighborhood's design. Mr. Detrick requested the nominator's proposal also be denied because it did not conform to the neighborhood's design.

Rosana Montequin, 4806 Apple Tree Drive, Alexandria, opposed the proposal because of the following:

- Articulated concerns for **pedestrian safety**;
- There would be an increase in traffic from the proposed four hundred affordable dwelling units;
- The proposal was not comparable with the character of the surrounding area; and

- The County should adhere to the guidance of the Comprehensive Plan in redeveloping the site.

Anh Detrick, 4517 Apple Tree Drive, Alexandria, opposed the proposal. Ms. Detrick concurred with Mr. Krause's testimony that addressed the community's age demographic. She added that the County should support the elderly in an equitable manner that allowed them to age in place. Ms. Detrick added that the proposal would hinder that ability because it would limit access to services, as well as decrease the walkability of the area. The traffic on Rose Hill would be negatively impacted by the proposal. Ms. Detrick articulated concerns for pedestrian safety as a result of the increased traffic.

Darrell Meyer, 5782 Westchester Street, Alexandria, opposed the proposal and stated the following:

- Based on promises made by the nominator, the needs of the community were not met;
- The livelihood of small business owners would be impacted from the loss of revenue as a result of the proposal; and
- Support for the nomination by outside organizations did not reflect the views of the community.

Chairman Niedzielski-Eichner called for speakers from the audience.

Paul M. Olin, 5140 Hopterle Drive, Alexandria, opposed the proposal. A copy of Mr. Olin's statement is in the date file.

Lloyd Valdemar, 5723 Apple Tree Drive, Alexandria, opposed the proposal and concurred with the concerns from previous speakers. Mr. Valdemar added that a housing crisis was manufactured.

Robert Thompson, 6302 Cottonwood Drive, Alexandria, opposed the proposal. A copy of Mr. Thompson's statement is in the date file.

Renee Grebe, 5706 Evergreen Knoll Court, Alexandria, supported the proposal and echoed Commissioner Cortina's concerns. Ms. Grebe added that opportunities for tenants to remain in the community would improve the way stormwater was managed. Ms. Grebe addressed concerns for surface parking lots, stormwater management, and runoff, which she viewed as detrimental to the environment and the quality of drinking water. Adding affordable housing would be a benefit to the area. Existing residents would have access to a library, green space and walking trails to Van Dorn and Huntley Meadows Park.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the following nomination.

CPN22-LE-002 - 6320 GROVEDALE DRIVE – Located at 6320 Grovedale Drive. Tax Map Parcels 81-3 ((5)) 10. Nomination: Childcare center with the capacity for 140-160 children.

David Stinson, PD, DPD, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 2 item.

Chairman Niedzielski-Eichner called for speakers from the audience and received no response.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the following nomination.

CPN22-LE-007 - SHERIDONNA LANE – Located at 6981 and 6988 Telegraph Road, 7015, 7018, 7019, and 7101 Sheridonna Lane. Tax Map Parcels 92-1 ((1)) 8, 9, 10, 11, 12, 13 and 92-3 ((1)) 1, 2 and 5. Nomination: Independent living facility up to 8 du/ac.

Antonio Calabrese, Nominator’s Agent, DLA Piper LLP (US), gave a presentation on the subject nomination.

David Stinson, PD, DPD, gave a presentation on the subject nomination. Staff does not recommend including the nomination in the Comprehensive Plan Work Program because the site was located in a resource protection area and flood plain.

Commissioners Lagana and Cortina supported the staff’s recommendation to omit the nomination from the Comprehensive Plan Work Program. The Comprehensive Plan offered guidance that prohibited new residential uses within flood plains and resource protection areas.

Chairman Niedzielski-Eichner called the first listed speaker.

Phillip Latasa, 5584 Cavalier Woods Land, Clifton, representing Friends of Accotink Creek, opposed the proposal. A copy of Mr. Latasa’s statement is in the date file.

Catherine Ledec, 3701 Lockheed Boulevard, Alexandria, representing Fiends of Huntley Meadows Park, opposed the proposal. A copy of Ms. Ledec’s statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience.

Renee Grebe, 5706 Evergreen Knoll Court, Alexandria, opposed the proposal. A copy of Ms. Grebe’s statement is in the date file.

There were no additional speakers, no further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Lagana for a motion on these nominations.

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Commissioner Lagana MOVED TO RECOMMEND THE STAFF RECOMMENDATION, AS DESCRIBED IN THE SSPA WHITE PAPER, FOR THE FOLLOWING NOMINATIONS:

- ADD LE-001, ROSE HILL SHOPPING CENTER, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS A TIER THREE PRIORITY ITEM, BUT DEFER CONSIDERATION PENDING ADDITIONAL COMMUNITY OUTREACH BY THE NOMINATOR;
- ADD LE-002, 6320 GROVEDALE DRIVE, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS A TIER TWO PRIORITY ITEM; AND
- NOT ADD LE-007 SHERIDONNA LANE, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM.

Commissioner Bennett seconded the motions which was carried by a vote of 11-0.
Commissioner Jimenez was absent from the meeting.

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR MASON DISTRICT

CPN22-MA-001 - 6675 LITTLE RIVER TURNPIKE – Located at 6675 Little River Turnpike. Tax Map Parcels 71-2 ((10)) 1, 2, 11, 12. Nomination: Residential mixed use up to 1.69 FAR, including 105 residential units and 18,000 square feet of retail use.

Keith Martin, Nominator's Agent, Law Office of Keith C. Martin, PLLC, gave a presentation on the subject nomination.

Michael Burton, PD, DPD, gave a presentation on the subject nomination. The staff did not recommend including the nomination in the Comprehensive Plan Work Program for a number of reasons, including site limitations that would limit the ability to provide adequate buffering opportunities to the adjacent uses. There was a significant increase in density and the location of the site was wedged between two existing activity centers.

Commissioner Shumate requested that speakers be allowed to testify before Commission discussion.

Commissioner Lagana asked whether the nominator's submission mirrored what was presented at the public hearing. Mr. Burton stated that the nominator tried to address the community's concerns. He added that staff received the nominator's presentation about one week prior to the public hearing. Mr. Burton added that it was made clear to the nominator that the staff's assessment was based on the nominator's original submission.

Chairman Niedzielski-Eichner called the first listed speaker.

Emily Chavez, 4620 Randolph Drive, Annandale, opposed the nomination. A copy of Ms. Chavez's statement is in the date file.

Kevin O'Brien, 4860 Randolph Drive, Annandale, opposed the proposal and addressed the following concerns:

- All impacted property owners on Randolph Drive were not notified of the proposal. Homeowners adjacent to the proposed site were the only ones notified;
- Traffic and safety concerns impacted all properties on Randolph Drive;
- The increased danger to pedestrians would also include Thomas Jefferson High School and retail customers that utilized Randolph Drive; and
- The nominator made inadequate attempts to fully engage with the community.

Chairman Niedzielski-Eichner inquired about the location of Thomas Jefferson High School in relation to the proposed site. Mr. Burton stated the school was southeast of the site.

Norberto Vignoli, 4713 Randolph Court, Annandale, addressed the following concerns:

- The proposal impacted parking and traffic to and from Columbia Road and Randolph Drive;
- Columbia Road and Randolph Drive could not accommodate high volumes of traffic;
- The proposed density was a major concern;
- The overflow of parking from the proposed development would impact the residents along Randolph Drive; and
- The height of the proposed development was not compatible in character or density with the adjacent communities.

John Haberle, 4816 Randolph Drive, Annandale, opposed the proposal. A copy of Mr. Haberle's statement is in the date file.

David Laux, 4613 Randolph Drive, Annandale, opposed the proposal because it would enhance the already existing stormwater management issues on Randolph Drive. Mr. Laux stated that there was a 48-inch culvert that deposited water from the Pine Curst residential area and Little River Turn Pike into a creek behind his home. There were no water retention devices that captured that runoff. Mr. Laux stated that the homes on Randolph Drive could not withstand any additional runoff. The nominator did not present a plan that would mitigate the community's stormwater management concerns.

Cathy Liss, 4828 Randolph Drive, Annandale, opposed the nomination and supported testimony that addressed traffic concerns. Ms. Liss disclosed she was a victim of a hit-and-run and has refrained from walking during peak traffic hours. She added that the community embarked on an effort that successfully prevented commercial trucks from traveling through the neighborhood and more recently, speed bumps were installed to mitigate these issues. The proposed development would prohibit recreational activities in the neighborhood. Ms. Liss stated that the Comprehensive Plan recommended that the predominant residential development character to area should be maintained by promoting compatible land uses and intensities. She added that changes to the plan would represent an unacceptable departure from the current character of the neighborhood.

Randy Noranbrock, 4841 Randolph Drive, Annandale, representing Willow Run Civic Association, opposed the nomination and echoed the concerns of Jack Haberle, the association's former President. Mr. Noranbrock stated that he submitted written testimony that reflected same.

Jacquelyn Allman-Coppage, 4625 Randolph Drive, Annandale, opposed the proposal and echoed the community's concerns. Ms. Allman-Coppage added that the community's schools were at full capacity and could not support the development.

Chairman Niedzielski-Eichner called for speakers from the audience.

Donald Neil McCloud, 4609 Columbia Road, Annandale, opposed the proposal. Mr. McCloud added that the site was listed by the previous owners for 13 years with no offers. He agreed that the site should be developed but not with the current proposal. Mr. McCloud added that the nominator did not engage with the community until after the preliminary SSPA. He disclosed conversations that transpired between the nominator and the community via a Zoom meeting, in which the community voiced opposition to the development.

There were no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the following nomination.

CPN22-MA-006 - GALLOWS ROAD ASSEMBLAGE – Located at 3402, 3404, 3406, and 3408 Gallows Road; 7816, 7818, 7820 Libeau Lane. Tax Map Parcels 59-2 ((11)) 29A, 30, 31, 32, 33, 34, and 35. Nomination: Option for a planned density of 3-4 dwelling units per acre.

Russell Rosenberger, Nominator, Madison Acquisitions, LLC, gave a presentation on the subject nomination.

Michael Burton, PD, DPD, gave a presentation on the subject nomination. Staff supported adding the nomination to the Comprehensive Plan Work Program as a Tier 2 item. The staff was open to the current process and recommended the nominator work with the subsequent district office to solicit support. Staff supported the addition of housing, with opportunities that addressed improvements along Gallows Road and enhanced stormwater management practices.

Commissioner Shumate made preliminary comments on the subject nomination.

There was a discussion between Ms. Johnson and Commissioner Cortina regarding the planning of the remaining lots. Ms. Johnson stated that when staff conduct a study for the proposal, they would consider how the pattern of development would fit into the fabric of the neighboring property. The five acre included in the proposal was sufficient and would have room to work with the design. If the consolidation were kept in its current form, there would not be an opportunity to expand the area for more intense development.

Chairman Niedzielski-Eichner called the first listed speaker.

Gerry Andrianopoulos, 3406 Wheatwheel Lane, Annandale, representing Raintree Homeowners Association addressed the association's concerns regarding the proposal. A copy of Mr. Andrianopoulos' statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience and received no response.

There were no further comments or questions from the Commission, and staff had no closing remarks, therefore Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Shumate for a motion on these nominations.

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Commissioner Shumate MOVED TO RECOMMEND THE STAFF RECOMMENDATION, AS DESCRIBED IN THE SSPA WHITE PAPER, FOR THE FOLLOWING NOMINATIONS:

- NOT ADD MA-001, 6675 LITTLE RIVER TURNPIKE, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM; AND
- ADD MA-006, GALLOWS ROAD, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS A TIER TWO PRIORITY ITEM WITH CONCURRENT REVIEW OF A DEVELOPMENT APPLICATION.

Commissioners Clarke and Lagana seconded the motions which was carried by a vote of 11-0. Commissioner Jimenez was absent from the meeting.

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The meeting was adjourned at 12:17 a.m.
Phillip A. Niedzielski-Eichner, Chairman
Evelyn S. Spain, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Samantha Lawrence

Approved on: June 7, 2023

Jacob Caporaletti

Jacob L. Caporaletti, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 14th day of June 2023, by

Notary Seal

Kevin Jackson

Signature of Notary

Notary registration number: 8018276

Commission expiration: January 31, 2026



