

**County of Fairfax, Virginia  
Planning Commission Meeting  
October 18, 2018  
Verbatim Excerpt**

*PA 2017-III-P1 – COMPREHENSIVE PLAN AMENDMENT (NOVA TRAINING CENTER SITE AND STATE POLICE SITE) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. PA 2017-III-P1 concerns approx. 95 acres located at 9911 and 9801 Braddock Road (Tax Map # 69-1 ((1)) 34 and 69-1((1))34A), located in the Braddock Supervisor District. The area is planned for public facilities, governmental and institutional use with a portion of the western edge of the subject property planned for public parks. From a broad range of potential land uses authorized by the Board of Supervisors for consideration, the Plan amendment was narrowed to consider residential uses up to 2-3 dwelling units per acre, public park uses and a continuing care facility at an intensity up to 0.60 FAR with a mix of independent and assisted accommodation units. Recommendations relating to the transportation network may also be modified. (Braddock District)*

After Close of Public Hearing

Commissioner Hurley: Thank you, Mr. Chairman. I'm going to recommend deferral of this case for one week to come up with the clarification of the wording at the top of Page 14 and to see if we can come up with some sort of height limit in feet instead of – at least a maximum. I don't remember any other particular concerns that were still remaining. But let me know if you do. The – but I do want to mention although I'm going to defer – while we're on the record – to paraphrase from Winston Churchill, this is not the end of this product – this is not even the beginning of the end of this process, but is the end of the beginning. I've been on the Planning Commission for almost 7 years and in Braddock District we've been concerned about the future of this large property. Ninety-one acres is a lot of property anywhere in this County. And last night, by the way – last night was the one year anniversary of the first community information meeting convened by Supervisor John Cook at Robinson. There have been couple other community information meetings since then. They had a Saturday workshop – thank you to the staff. There were like a dozen staff members there for that. And, as mentioned, the task force had something like 11 meetings. Thank you for the task force and please pass my thanks to Nancy Mercer, who is the Chairman. She's not available to be here tonight for medical reasons. I'd also like to thank Clara Johnson who has been to just about every meeting and has – some of them had run very long. Marianne Gardner, who has spent many hours – sometimes tense minutes with me on the phone trying to explain to me these little details about what's the difference between this and that. They – well, particularly, I need to thank Marcia – Marcia Pape out there in the audience, John Cook's Land Use Aide, who has been at every one of those meetings I just talked to. And as I said, some of those have run very long and she has spent many hours on the phone and in one-on-one meetings with the community and all that. We have almost 79 acres for the training site, another almost 10 for the state police station, which is not being – it's not going away, we love the state police. It's just as long as we're doing this project, we don't have want to do spot zoning so it's not being – nobody is talking about closing that. And another 4 – almost 4 acres for the Department of Motor Vehicles. We don't know if and when the State is going to actually activate that. The recommendation does reflect the task force recommendations with the – provide so that they're saying 2 to3 acres instead of – I'm sorry 2-3 houses per acre instead of one. But both the task force and the Land Use Committee strongly endorse the idea of a continuing care facility at this site. However, we do need to work out those couple of details and are there any other concerns from?

Commissioner Hart: Yeah. Mr. Chairman, just...

Chairman Murphy: Go ahead.

Commissioner Hart: The third thing I would add in – Mr. Burke may have said he was gonna look at this. While we were moving on I went to the Tax Map and it does look like there's a public street coming into the property from the south. And just if we could reflect on that – should we say something or not. If it is too steep and inappropriate, maybe that's one thing. Maybe it isn't. But – could we just check that please. It's called – it's on the Tax Map it says Aspen Hollow Way. It looks like a dedicated right-of-way right up into the site.

Chairman Murphy: Yeah. Ms. Hurley.

Commissioner Hurley: With that Mr. Chairman, I MOVE TO DEFER THE DECISION ONLY ON THIS CASE WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT UNTIL NEXT THURSDAY, THE 25<sup>TH</sup> OF OCTOBER.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to defer decision only on PA 2017-III-P1 to a date certain of October 25<sup>th</sup> with the record remaining open for written comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

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