

**Greater Arlington / Beaches ~ Citizens Planning Advisory Committee**

**Regency Square Branch Library – 9900 Regency Square Blvd.  
December 10, 2007 6:00 p.m.**

**Meeting Summary**

**Members and Alternates**

James Blache  
Larry Belge  
Albert Cherry  
Michele Davis  
Kacy Evans  
David Evans

William Figueroa  
Lad Hawkins  
Sandra Hibbard  
Carroll Huffines  
Joe Lek  
Helen Ludwig

Dewey Marshall  
Lynn Murray  
Eddi Parsons  
H. Roger Sharp  
Richard Witzel

**Members Excused**

Michelle Jerkins  
Marcella Lowe

Jay Olchak  
John Slough

Roberta Thomas

**Guests**

Bobby Cherry  
Tamera Branam

**Staff/Resources**

Michael Koerner, Planning & Development Department  
Rosemary Wesolowski, Community Development, Housing & Neighborhoods

**Call to Order**

Joe Lek called the meeting to order at 6:05 p.m. and established that a quorum was present. An inspirational moment was led by Helen Ludwig and followed by the Pledge of Allegiance.

**Approval of the Minutes**

Motion to approve the November 19, 2007 meeting summary was properly seconded and approved by the group.

## Subcommittee Reports

PARKS & RECREATION – no report.

BEAUTIFICATION – no report

LAND USE & ZONING – Joe Lek presented several motions:

- **Opposition to LU-2007C-49 (SE quadrant of Kernan Blvd and McCormick Rd) land use change from LDR to NC on 2.5 acres to allow for commercial development.**

*The District 2 Citizens Planning Advisory Committee (CPAC) are in opposition to the Land Use Change 2007C-049 and rezoning 2007-XXX to change 2.56 acres land use category from LDR to NC and zoning district from RR to CN to allow the construction of a commercial neighborhood uses on the southeast quadrant of Kernan Boulevard and McCormick Road for the following reasons: The proposed land use change is inconsistent with the Future Land Use Map series (FLUM) of the 2010 Comprehensive Plan and the Wonderwood Connector Corridor Land Use and Zoning Study dated April 2002 and adopted by City Council via Ordinance 2002-512.*

- **Opposition to LU-2007C-052 (south of McCormick Road between Challeux Dr. & Fulton Rd. S.) land use change from LDR to NC on 2.5 acres to allow for relocation of a Gate Food Post/Filling Station.**

*The District 2 Citizens Planning Advisory Committee (CPAC) are in opposition to the Land Use Change LU 2007C-052 and Rezoning 2007-XXX to change 2.72 acres land use category from LDR to NGR and zoning district from RLD-D to PUD to allow the allow the construction of a Gates Food Post and Filling Station on the south side of Leon Road between Challeux Drive South and Fulton Road South for the following reasons: The proposed land use change is inconsistent with the Future Land Use Map series (FLUM) and the 2010 Comprehensive Plan and the Wonderwood Connector Corridor Land Use and Zoning Study dated April 2002 and adopted by City Council via Ordinance 2002-512, there will be commercial intrusion into residential neighborhood and the highest and best use of the property is to build homes and incorporate into the adjacent "Buck Park", not commercial development.*

All motions were properly seconded and approved by the group.

**The next meeting of the LUZ Subcommittee will be held  
Monday, January 14, 2008 at 5:00 p.m.  
in the Community Meeting Room at Regency Square Mall.**

MEMBERSHIP – no report

SCHOOLS – no report

TRANSPORTATION – no report.

**The Transportation subcommittee is scheduled to meet the 3<sup>rd</sup> Thursday of the month. Please call Bill Figueroa at 482-0300 to confirm time and location**

ENVIRONMENT – no report

### **Staff Reports**

MAYOR'S REPRESENTATIVE – no report

JSO – reminded the group to take extra precaution over the holidays. This is an opportune time for auto / home burglaries, money and credit card theft will increase. While shopping a lot of crimes will take place in parking lots; remember to keep your valuables out of sight and lock in your trunk, lock your vehicle and don't leave your keys in your car. If traveling at night, be aware of your surroundings.

DCSB – no report

PLANNING & DEVELOPMENT – no report

FDOT – no report

WONDERWOOD 3 PROJECT – no report

DCHD – no report

LANDSCAPE/BUILDING CODE ENFORCEMENT – no report

PROPERTY SAFETY – no report

HOUSING & NEIGHBORHOODS: Community Service Division – no report

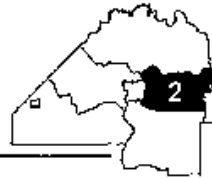
REPORT FROM THE CHAIR – Joe recognized the CPAC subcommittee chairs that were in attendance and presented them with a Certificate of Appreciation. On behalf of Mayor Peyton, Wight Greger, Director of Housing and Neighborhoods and Ken Pinnix, Chief of Community Development, Greater Arlington / Beaches CPAC chair, Joe Lek was presented with an appreciation plaque for his dedication to the District 2 CPAC. The gavel was then passed to 2008 GAB CPAC Chair, Helen Ludwig.

Helen shared with the group that due to various reasons the Greater Arlington / Beaches CPAC would meet at new location. The permanent location will be announced as soon as it is determined. Helen also asked the CPAC Subcommittee chairs to inform her if they are interested in working with their subcommittee in 2008.

There being no other business, the meeting was adjourned at 6:35 p.m.

The next meeting will take place on  
**Monday, January 14, 2008 6:30 pm**  
**at the Regency Square Mall Meeting Room**  
9501 Arlington Expressway.

**GREATER ARLINGTON/BEACHES**  
**Citizens Planning Advisory Committee**  
*Chair: Joseph Lebl*      *Vice-Chair: Jay Olchak*



December 10, 2007

To: Eddio Johnson, Chair, Planning Commission  
Hon. Michael Corrigan, Chair, City Council Land, Use, & Zoning Committee

**Re: Opposition to the Land Use Change LU 2007C-052 and Rezoning 2007-XXX to change 2.72 acres land use category from LDR to NC and zoning district from RLD-D to PUD to allow the construction of a Gates Food Post and Filling Station on the south side of Leon Road between Challeux Drive South and Fulton Road South.**

The District 2 Citizens Planning Advisory Committee (CPAC) are in Opposition to the Land Use Change LU 2007C-052 and Rezoning 2007-XXX to change 2.72 acres land use category from LDR to NGC and zoning district from RLD-D to PUD to allow the construction of a Gates Food Post and Filling Station on the south side of Leon Road between Challeux Drive South and Fulton Road South for the following reasons:

- The proposed land use change is inconsistent with the Future Land Use Map series (FLUM) of the 2010 Comprehensive Plan and the Wonderwood Connector Corridor Land Use and Zoning Study dated April 2002 and adopted by City Council via Ordinance 2002-512.
- The study states 'The overall purpose of the study is to develop sound growth management strategies to preserve the quality of life of the many people who now and someday live along this corridor' and recommends;
  - (Page 15 Map 9) (Related to current Gas Station site) intersection of Ft. Caroline and McCormick Roads; "The site remaining after realignment is now zoned Commercial Neighborhood and in a Neighborhood Commercial land use category, and should be redeveloped consistent with those designations."
  - (Page 10) The study also warns that the Wonderwood Connector Corridor would ideally be served by about 600 acres of commercial land use, and given the almost 700 acres of built and un-built commercial land exists this area has a potential to become over-served by commercial acreage without experiencing any changes to existing land use designations.
  - (Page 5) "The Wonderwood Connector" is not intended for strip commercial development, as neither the existing land uses and zoning, the policies of the 2010 Comprehensive Plan nor the future interests of viable and established residential neighborhoods support this position".

City of Falls Church: HOUSING & NEIGHBORHOODS DEPARTMENT | 1700 Main Street - Suite 200 | Falls Church, Virginia 22048  
James Richardson, District 2 Councilmember | james.richardson@fallschurchva.gov | 703.261.0000 | fax 703.261.2000

- There will be commercial intrusion into a residential neighborhood.
- The highest and best use of the property is to build homes and incorporate into the adjacent "Buck Park", not commercial development.

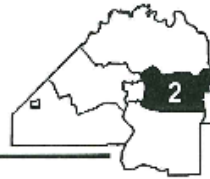
Sincerely,



Joseph Lek, Chair  
Greater/Arlington/Beaches Citizens Planning Advisory Committee

cc: Hon. John Peyton, Mayor  
Brad Thoburn, Director, Planning Department  
Sandy Simmons, Planning Department

**GREATER ARLINGTON/BEACHES**  
**Citizens Planning Advisory Committee**  
*Chair: Joseph Lek Vice-Chair: Jay Oichak*



December 10, 2007

To: Eddie Johnson, Chair, Planning Commission  
Hon. Michael Corrigan, Chair, City Council Land, Use, & Zoning Committee

**Re: Opposition to the Land Use Change LU 2007C-049 and Rezoning 2007-XXX to change 2.56 acres land use category from LDR to NC and zoning district from RR to CN to allow the construction of a commercial neighborhood uses on the southeast quadrant of Kernan Boulevard and McCormick Road.**

The District 2 Citizens Planning Advisory Committee (CPAC) are in Opposition to the Land Use Change LU 2007C 049 and Rezoning 2007-XXX to change 2.56 acres land use category from LDR to NC and zoning district from RR to CN to allow the construction of a commercial neighborhood uses on the southeast quadrant of Kernan Boulevard and McCormick Road for the following reasons:

- The proposed land use change is inconsistent with the Future Land Use Map series (FLUM) of the 2010 Comprehensive Plan and the Wonderwood Connector Corridor Land Use and Zoning Study dated April 2002 and adopted by City Council via Ordinance 2002-512.
- The study states "The overall purpose of the study is to develop sound growth management strategies to preserve the quality of life of the many people who now and someday live along this corridor" and recommends;
  - (Page 10) The study also warns that the Wonderwood Connector Corridor would ideally be served by about 600 acres of commercial land use, and given the almost 700 acres of built and un-built commercial land exists this area has a potential to become over-served by commercial acreage without experiencing any changes to existing land use designations.
  - (Page 5) "The Wonderwood Connector" is not intended for strip commercial development, as neither the existing land uses and zoning, the policies of the 2010 Comprehensive Plan nor the future interests of viable and established residential neighborhoods support this position".

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joseph Lek'.

Joseph Lek, Chair  
Greater/Arlington/Beaches Citizens Planning Advisory Committee

cc: Hon. John Peyton, Mayor  
Brad Thoburn, Director, Planning Department  
Sandy Simmons, Planning Department

City of Jacksonville 1003336 & JACKSONVILLE DEPARTMENT 1 West Adams Street - Suite 200 Jacksonville, Florida 32202  
Press Release Director & Coordinator jrichard@coj.net  
RT41 031-333 Fax 904 530-1286