

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 3, 2011**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
James R. Hart, Commissioner At-Large
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District
Peter F. Murphy, Jr., Springfield District

ABSENT: Suzanne F. Harsel, Braddock District
Timothy J. Sargeant, Commissioner At-Large

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The meeting was called to order at 8:25 p.m., by Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Litzenberger MOVED TO ACCEPT THE FOLLOWING SLATE OF PLANNING COMMISSION OFFICERS FOR 2011:

Chairman – Peter F. Murphy, Jr., Springfield District
Vice Chairman – Walter L. Alcorn, At-Large
Secretary – Suzanne F. Harsel, Braddock District
Parliamentarian – Frank de la Fe, Hunter Mill District

Commissioners Lawrence and Flanagan seconded the motion which carried unanimously with Commissioners Harsel and Sargeant absent from the meeting

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Chairman Murphy congratulated Kara DeArrastia on her promotion as of January 29, 2011, from Deputy Clerk to Clerk to the Commission/Administrative Assistant V, filling the vacancy that occurred when Linda Rodeffer retired in November, 2010. He added that Kara had demonstrated

her proficiencies very well and had been outstanding in each position she has held since joining the Planning Commission Office in 2004.

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Chairman Murphy requested that Commissioners submit their 2011 Preference Form for Planning Commission Committees to Barbara Lippa, Executive Director, no later than Wednesday, February 9, 2011.

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Chairman Murphy announced that the Tysons Corner Committee would remain intact, with Lee District Planning Commissioner James Migliaccio taking Rodney Lusk's former seat on the Committee. He added that the monitoring process for Tysons Corner would begin this year with bi-monthly briefings from staff.

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Chairman Murphy suggested that the Planning Commission hold a Saturday Planning Commission Seminar during the spring and requested that Commissioners submit ideas for discussion to Barbara Lippa, Executive Director, or Robin Ransom, Assistant Director, Planning Commission Office.

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Chairman Murphy noted that the Planning Commission Roundtable program would continue and said that suggestions for discussion subjects were welcome.

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Chairman Murphy announced that the following items had been rescheduled as a result of the canceled meeting on Wednesday, January 26, 2011:

- RZ 2010-HM-006 – SEKAS HOMES, LTD. – Decision Only to February 9, 2011
- SE 2008-PR-021 – JAMES W. JACKSON – Public Hearing to February 16, 2011
- SEA 84-M-121-03 – WESTMINSTER SCHOOL, INC. – Public Hearing to February 16, 2011
- RZ 2010-PR-010 – NEIGHBORHOODS VI, LLC – Public Hearing to February 16, 2011
- ZONING ORDINANCE AMENDMENT (STATE CODE REVISIONS, EDITS & OTHER MINOR REVISIONS) – Public Hearing to February 16, 2011

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Commissioner Hart announced that the Planning Commission's Environment Committee had met earlier this evening and received a presentation from staff on stormwater management. He announced that the Committee would again meet at 7:00 p.m., in the Board Conference Room of the Government Center, on the following dates, and said that everyone was welcome to attend.

- February 24, 2011 – Review strawman document for changes to Green Building Policy;
- March 10, 2011 – Agenda to be determined.

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FS-D09-208 – DCWASA, Potomac Interceptor Odor Control Facility

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION CONCUR THAT THE DETERMINATION IN FS-D09-208, POTOMAC INTERCEPTOR ODOR CONTROL FACILITY, IS IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN” PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Migliaccio seconded the motion which carried unanimously with Commissioners Harsel and Sargeant absent from the meeting.

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2232-L10-17 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
SE 2010-LE-017 – ISKALO CBR, LLC (Decisions Only) (The public hearing on these applications was held on January 13, 2011. A verbatim transcript of the decisions made is in the date file.)

Commissioner Migliaccio MOVED THAT THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-L10-17 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners de la Fe and Alcorn seconded the motion.

Commissioner Flanagan MOVED (a substitute motion) TO DEFER 2232-L10-17 TO FEBRUARY 9, 2011.

Commissioner Litzenberger seconded the motion which failed by a vote of 2-7-1 with Commissioners Flanagan and Litzenberger in support; Commissioner Hall abstaining; Commissioners Harsel and Sargeant absent from the meeting.

The main motion to approve 2232-L10-17 carried by a vote of 8-1-1 with Commissioner Flanagan opposed; Commissioner Hall abstaining; Commissioners Harsel and Sargeant absent from the meeting.

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2010-LE-017, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 2, 2011.

Commissioners de la Fe and Alcorn second the motion.

Commissioner Flanagan MOVED (a substitute motion) TO DEFER SE 2010-LE-017 TO FEBRUARY 9, 2011, IN ORDER TO INCLUDE REFERENCES TO SECTION 9-400 OF THE ZONING ORDINANCE AND RECEIVE RESPONSES FROM STAFF.

Commissioner Litzenberger seconded the motion which failed by a vote of 2-7-1 with Commissioners Flanagan and Litzenberger in support; Commissioner Hall abstaining; Commissioners Harsel and Sargeant absent from the meeting.

Commissioner Flanagan then MOVED AN AMENDMENT TO THE SE MAIN MOTION TO RECOMMEND THAT DEVELOPMENT CONDITION NUMBER 15 BE AMENDED TO ADD THE FOLLOWING TEXT: "NO BUSES SHALL USE TELEGRAPH ROAD NORTH OF THE FAIRFAX COUNTY PARKWAY UNLESS NEEDED TO ACCESS ROUTES THAT ORIGINATE DIRECTLY FROM TELEGRAPH ROAD." ALSO, "NO BUSES SHALL USE RICHMOND HIGHWAY NORTH OF THE FAIRFAX COUNTY PARKWAY UNTIL RICHMOND HIGHWAY IS IMPROVED TO SIX LANES OR WHEN THE LEVEL OF SERVICE IS 'D' OR BETTER, UNLESS NEEDED TO ACCESS ROUTES THAT ORIGINATE DIRECTLY FROM RICHMOND HIGHWAY."

Commissioner Litzenberger seconded the motion which failed by a vote of 2-7-1 with Commissioners Flanagan and Litzenberger in support; Commissioner Hall abstaining; Commissioners Harsel and Sargeant absent from the meeting.

The main motion to recommend approval of SE 2010-LE-017 carried by a vote of 8-1-1 with Commissioner Flanagan opposed; Commissioner Hall abstaining; Commissioners Harsel and Sargeant absent from the meeting.

Commissioner Migliaccio also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS, IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Harsel and Sargeant absent from the meeting.

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ORDER OF THE AGENDA

In Secretary Harsel's absence, Chairman Murphy established the following agenda:

1. RZ/FDP 2010-SP-012 – WESTBROOK PROPERTY, LLC
2. S10-IV-FS1 – OUT-OF-TURN PLAN AMENDMENT
3. BRAC AREA PLANS REVIEW (APR) NOMINATION #08-IV-4MV

This order was accepted without objection.

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The first public hearing was in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman Alcorn.

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RZ/FDP 2010-SP-012 – WESTBROOK PROPERTY, LLC –
Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development at a density of 1.93 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located at the E. terminus of Autumn Willow Dr. approx. 2,300 ft. E. of Stringfellow Road on approx. 7.27 ac. of land. Comp. Plan Rec: Fairfax Center Area: 2 du/ac at Overlay Level. Tax Map 55-4 ((3)) R7. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Francis A. McDermott, Esquire, Hunton and Williams, LLP, reaffirmed the affidavit dated December 21, 2010. There were no disclosures by the Commissioners.

Suzianne Zottl, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Commissioner Murphy announced his intent to defer the decision on these applications.

Responding to questions from Commissioner Lawrence, Ms. Zottl said the applicant had agreed to increase the proposed tree preservation area on the site.

Commissioner Lawrence referred to Appendix 3 of the staff report, in which the applicant requested a waiver to the tree canopy target. He asked if it was possible for staff to compile a summary report of all of the applicant requests for waivers to the tree canopy target and the responses/decisions to those requests. Kristen Abrahamson, ZED, DPZ, said a report could be assembled, adding that there had been numerous requests for waivers for sites where the

existing trees were either damaged or required replacement. Recognizing that the proposed site had little development, Ms. Abrahamson pointed out that the applicant had provided a good tree save plan. However, she added that the Urban Forester would be consulted to ensure that the waiver would be appropriate .

Using a Tax Map depiction from a handout entitled “Westbrook,” Mr. McDermott demonstrated that the proposed homes would be consistent with surrounding neighborhoods. He briefly described the existing road network and noted that there was opposition to the connection between Lincoln Drive and Autumn Willow Drive. He explained that this connection had been adopted into the Comprehensive Plan in the early 1990s and would provide alternate access to Stringfellow Road. He mentioned said that residents of the Heatherbrook community had commented on the increase in internal traffic to Westbrook Drive as residents drove to the signalized intersection. Mr. McDermott referred to Drawing Number 6 in the staff report and discussed the connection between Lincoln Drive and Autumn Willow Drive. He explained that the applicant had dedicated 26,000 square feet of land along the connector road to the Fairfax County Park Authority (FCPA). He added that the applicant had agreed to retain a small piece of land near Autumn Willow Drive since it was separated from the dedicated park property and noted that an open space buffer, with considerable tree save, would surround the entire site. Mr. McDermott also pointed out that although the dedicated park land contained considerable tree save area, the applicant would not receive credit for it. He said the applicant could easily meet the tree canopy target if the dedicated property were included in the calculations. Citing the exclusion of the park land as one of the reasons for the tree canopy target waiver, he briefly discussed the tree canopy calculations. (A copy of Mr. McDermott’s handout is in the date file.)

Responding to a question from Commissioner de la Fe, Mr. McDermott confirmed that a full connection would be made between Lincoln Drive and Autumn Willow Drive.

Answering questions from Commissioner Hart, Mr. McDermott explained that this site was the final piece of a much larger property that had belonged to Marshall Farms. He said that if the applications were not approved, the connection between Lincoln Drive and Autumn Willow Drive might not occur. Mr. McDermott also confirmed that the applicant had proffered to provide a trail connection from Lot 1.

In reply to questions from Commissioner Flanagan, Ms. Abrahamson explained that staff did not recommend approval of the waiver of the tree canopy target, adding that further discussion with the Urban Forester would be undertaken to determine if the method of calculation should be modified. She pointed out that the applicant had increased the tree preservation area by cutting the lot sizes. She noted, however, that the applicant could make a reasonable argument that credit should be given for tree save in the dedicated FCPA area.

Answering questions from Commissioner Lawrence, Ms. Abrahamson explained that the Urban Forester typically visited a site and subsequently made a recommendation, adding that detailed tree analyses were requested for specific conditions or in cases where more detail was needed. She acknowledged the considerable tree preservation on the site and noted that although the tree canopy target might still fall short, it would be worthwhile to revisit the calculations.

Mr. McDermott pointed out that the applicant had also proffered additional tree save at the site of an existing temporary cul-de-sac located at the end of Lincoln Drive.

Vice Chairman Alcorn called the one listed speaker and recited the rules for public testimony.

Jack Chudovan, Ashton Wells Homeowners Association, 5003 Lincoln Drive, Fairfax, stated that his association would support the development as an improvement to the community, but would not support the connection of Lincoln Drive and Autumn Willow Drive because it would destroy the character of the area. He recognized that the connection was required by the Comprehensive Plan, but noted that the development had changed considerably since its adoption in the early 1990s. He expressed concern that the connection would become a major throughway in a development comprised of small communities that would be forced to contend with speeding traffic. Mr. Chudovan asked that the residents' concerns be taken into consideration and suggested that the applicant and staff work together with the residents to develop an alternative to the proposed connection.

Responding to questions from Vice Chairman Alcorn, Mr. Chudovan confirmed that the cut-through traffic would be local. He also voiced concern that the additional traffic would create a hazardous situation at a nearby intersection.

Commissioner Hart provided a brief history of the development, describing the original roads in the area and noted the concern about redirecting traffic from the subdivisions onto Westbrook Drive. He explained that the connection was adopted in order to improve traffic flow and said that such connections would ultimately remedy additional traffic congestion issues that arose from events on single-access roads.

Mr. Chudovan disagreed and said that only a few homes had a single access point. He added that the existing subdivided neighborhoods were precisely what gave the development its character. A brief discussion ensued wherein Commissioner Hart reiterated his earlier remarks and said it would be more beneficial to provide better access and spread traffic more evenly throughout the community.

Harris Arlinsky, President, Fair Lakes Glen Homeowners Association, 13070 Autumn Willow Drive, Fairfax, objected to the street connection because it would create dangerous traffic conditions. He suggested that the applicant install a cul-de-sac that would be accessible from Autumn Willow Drive, and said the new homes could be incorporated into the Fair Lakes Glen Homeowners Association. He said such a plan would be consistent with the existing community, slow traffic down, and increase the tree save area.

Responding to questions from Commissioner Flanagan, Mr. Arlinsky said parking was permitted at the end of Autumn Willow Drive; however, there was no open space or recreational use there.

Answering questions from Vice Chairman Alcorn, Mr. Arlinsky said that the cut-through traffic on Whisper Willow Drive was not enough of a problem to require the proposed street connection.

Chong Yi, 13009 Dunhill Drive, Fairfax, noted that his neighborhood directly abutted the proposed development. He expressed concern that the tree save area proposed for Lots 5, 6, and 7 would not be sufficient to provide the natural barrier currently shielding his residence from the new development.

There being no more speakers, Vice Chairman Alcorn called for a rebuttal statement from Mr. McDermott.

Mr. McDermott described a 20-foot landscape buffer between the proposed development and Mr. Yi's property. He described the topography of the area and explained that the residents along Westbrook Drive had requested that the large hedgerow of tall boxwoods remain and no access be created from Ashton Wells to Lincoln Drive. Briefly describing the road network surrounding the proposed development, Mr. McDermott explained that the Lincoln Drive-Autumn Willow Drive intersection would not experience additional traffic because more direct routes to Stringfellow Road and Route 29 were available. He added that the proposed connection would relieve cut-through traffic issues on Whisper Willow Road. Addressing Commissioner Hart's earlier remarks, Mr. McDermott explained the details of the Comprehensive Plan Amendment adopted in 1991.

Responding to a question from Vice Chairman Alcorn, Mr. McDermott said there had been no requests from the Planning Commission to place signs notifying residents about temporary cul-de-sacs.

Commissioner Murphy reiterated that he would defer the decision only for these applications and thanked the speakers for their testimony. He echoed Commissioner Hart's remarks regarding the improved traffic flow and the citizens' support for the connection. He pointed out that no nominations had been submitted to the County to change the required connection and stated that the option to change the Comprehensive Plan was no longer available. He noted, however, that mitigating measures could be added to the proffers and development conditions to reduce the impact of the road connection on the community. Commissioner Murphy noted that the revised proffers, dated February 3, 2011, contained a new item in Proffer 6, "Transportation Improvements, Item 6C stating: "Subject to VDOT and Department of Public Works approval, as an appropriate traffic-calming measure, the applicant shall provide signage for a three-way stop at the intersection of Lincoln Drive Extended and the proposed cul-de-sac street (referenced in Proffer 6B above)." Noting that these traffic calming measures needed VDOT approval, Commissioner Murphy said that he had requested the addition to the proffer as follows: "Should VDOT not approve the three-way stop sign in 6C, the applicant shall provide, subject to VDOT approval, center line markings plus striping and signing for east-west bicycle lanes on Autumn Willow Drive between the recreation areas at Stringfellow Road and the proposed park entrance opposite the applicant's proposed cul-de-sac. The markings and signage shall be installed prior to the opening of the Autumn Willow Drive/Lincoln Drive segment of the roadway on the applicant's property, except that if permitted by VDOT final striping on the onsite segment may be deferred until final surfacing of the road."

He said the three-way stop sign would be the preferred traffic calming method and noted that some citizens had expressed concern about speeding through the neighborhoods. He said the proffers would provide such measures, but suggested forming a neighborhood watch group to monitor the traffic.

Commissioner Hall recalled the traffic congestion during the winter storm earlier this week and stated that she might have been stranded had there been only one way to access her development since some roads had been shut down due to fallen trees and limbs. She expressed concern about the residents' safety and said the requirement in the Comprehensive Plan would provide alternative means for emergency and protective services to reach citizens.

There were no further comments or questions from the Commission, and staff had no closing remarks; therefore, Vice Chairman Alcorn closed the public hearing and recognized Commissioner Murphy for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2010-SP-012, WESTBROOK PROPERTY, LLC, TO A DATE CERTAIN OF FEBRUARY 9, 2011, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Lawrence and Hall seconded the motion which carried unanimously with Commissioners Harsel and Sargeant absent from the meeting.

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S10-IV-FS1 – OUT-OF-TURN PLAN AMENDMENT – To consider amending the Comprehensive Plan concerning approx. 1.6 ac. generally west of Amherst Avenue, N. of Old Keene Mill Road, and S. and E. of Bland Str. (Tax Map 80-4((9)) 4, 5 and 6) in the Springfield Community Business Center. The area is planned for office use with support retail up to .50 FAR with an option for hotel use up to 110,000 SF. The amendment will consider an increase in the Plan option for hotel use up to a total of 120,000 SF. LEE DISTRICT. PUBLIC HEARING.

Megan Van Dam, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended adoption of the proposed Comprehensive Plan Amendment.

Lynne Strobel, Esquire, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, representing White/Peterman Properties, pointed out that the proposal had been submitted to the Planning Commission during the Base Realignment and Closure (BRAC) Area Plans Review Process

and was subsequently adopted. She stated that the Amendment would permit the addition of 10,000 square feet to the hotel use, adding that the conditions associated with the original nomination would remain unchanged. Ms. Strobel also noted that a rezoning application associated with the Amendment had been filed and was currently under evaluation. She added that the development was in a revitalization district and noted that the Lee District Land Use Committee had supported the adoption of the Amendment.

Commissioner de la Fe noted that the Amendment would increase the square footage by less than 10 percent of the original proposal and suggested that a provision be made in the Comprehensive Plan to preclude the necessity for a public hearing for minor revisions.

Vice Chairman Alcorn called for speakers from the audience, but received no response. There were no comments or questions from the Commission and staff had no further remarks; therefore, Vice Chairman Alcorn closed the public hearing and recognized Commissioner Migliaccio for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT S10-IV-FS1, FOUND ON PAGES 4 AND 5 OF THE STAFF REPORT DATED JANUARY 20, 2011.

Commissioners Lawrence and Hall seconded the motion which carried unanimously with Commissioners Harsel and Sargeant absent from the meeting.

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Chairman Murphy resumed the chair.

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The Commission went into recess at 10:36 p.m. and reconvened in the Board Auditorium at 10:52 p.m.

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BRAC AREA PLANS REVIEW (APR) NOMINATION

#08-IV-4MV – Area Plans Review (APR) nomination concerning approx. 28.1 acres generally located N. of Richmond Hwy., E. of Huntington Ave. and W. of Old Richmond Hwy. (Tax Map 83-3 ((1)) 101), to consider proposed revisions to the Fairfax County The nomination proposes mixed-use development retaining the existing multi-family use with approximately 602 additional

Primarily multi-family units in 4-5 story structures with first-floor retail and structured parking at intensity up to 1.65 FAR. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Aaron Klibaner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of the nomination as stated on pages 1 and 3 in the staff report dated January 20, 2011.

In response to a question from Commissioner Flanagan, Mr. Klibaner confirmed that the current proposal reflected a reduction in the number of multi-family units from 602 to 501.

Chairman Murphy called the first speaker.

Patrick Rea, 9417 Mount Vernon Circle, Alexandria, spoke on behalf of the Mount Vernon Council of Citizens Associations in support of the nomination. He said the proposed development would complement the commercial uses nearby and praised the stormwater management plan because it would improve the deteriorated conditions at the Cameron Run watershed.

Patti Shwayder, Nominator, Senior Vice President, AIMCO Properties, LP, 4582 S. Ulster Street Parkway, Denver, CO, noted that staff had recommended denial of the nomination when it was submitted during the 2008 BRAC Area Plans Review process. She added that the current nomination was the culmination of meetings with the neighboring communities and staff and said it would provide much needed housing in the area. She described the existing site and emphasized the large amount of parking area and the lack of stormwater management facilities. Ms. Shwayder listed several goals for developing the property, which would include residential development; architectural and landscaping schemes to blend in with the neighboring communities; and construction of a segment of Cameron Run Trail. She added that, at the request of one of the neighboring communities, the applicant would provide retail to create a more active street front along Huntington Avenue and Old Richmond Highway. She noted that the existing site had been developed in the late 60's without stormwater facilities and said that they would be provided as part of the redevelopment. While acknowledging that this was not a transit-oriented development (TOD), Ms. Shwayder pointed out that the Metro would be readily accessible by bicycle and a proposed onsite shuttle. She added that the existing open space would be improved to make it easily accessible and more functional.

Responding to questions from Commissioner Flanagan, Ms. Shwayder confirmed that the existing medical/dental practices would not be required to leave the development and that convenience parking would be still be available.

Inda Stagg, Urban Planner with Walsh, Colucci, Lubeley, Emrich & Walsh, PC, representing the nominator, echoed Ms. Shwayder's remarks and expressed appreciation to Commissioner Flanagan and staff for their work on this nomination.

In reply to questions from Commissioner Lawrence, Thomas Burke, Transportation Planning Section, Fairfax County Department of Transportation, said staff was satisfied with the nominator's traffic analysis, but added that a more thorough examination of the traffic management demand proffers and conditions would occur during the rezoning. When Commissioner Lawrence asked about bicycle provisions, Mr. Klibaner referred to page 3, bullet 5 of the motion for the Proposed Comprehensive Plan Language, BRAC Area Plans Review 08-IV-4MV, dated February 3, 2011, which addressed the issue.

There were no more speakers, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Flanagan for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE RECOMMENDATION FOR BRAC APR 08-IV-4MV, SHOWN ON MY HANDOUT DATED FEBRUARY 3, 2011. THE LANGUAGE REFLECTS THAT SHOWN IN THE STAFF REPORT DATED JANUARY 20, 2011, WITH A CHANGE TO EMPHASIZE THE INTENDED MID-RISE CHARACTER OF THE NEW DEVELOPMENT AND CLARIFY, IN THE FOURTH BULLET OF THE TEXT, "STORMWATER MANAGEMENT GUIDANCE."

Commissioners Lawrence and Migliaccio seconded the motion carried unanimously with Commissioners Harsel and Sargeant absent from the meeting.

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The meeting was adjourned at 11:13 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jeanette Nord

Approved on: April 18, 2012

Kara A. DeArrastia, Clerk to the
Fairfax County Planning Commission