

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 26, 2008**

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  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Kenneth A. Lawrence, Providence District  
Peter F. Murphy, Jr., Springfield District  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District  
John L. Litzenberger, Jr., Sully District  
Rodney L. Lusk, Lee District

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner Hart announced that the Planning Commission's Environment Committee would meet on Thursday, March 27, 2008 at 7:30 p.m. in the Board Conference Room, to receive staff presentations on the status of the "green" building incentives project and the implementation of regulations for restoration of upstream areas. He said everyone was welcome to attend.

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Commissioner Donahue MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2007-DR-018, WILLIAM P. SLOAN, TO A DATE CERTAIN OF MAY 15, 2008.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Sargeant not present for the vote; Commissioner Hart having recused himself from the vote; Commissioners Hall, Litzenberger, and Lusk absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PUBLIC HEARING ON SEA 94-P-040, RP MRP TYSONS, LLC, BE DEFERRED TO A DATE CERTAIN OF MAY 15, 2008.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall, Litzenberger, and Lusk absent from the meeting.

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Commissioner Lawrence noted that Commissioners had received this evening updated development conditions for SEA 90-P-031, St. Philips Catholic Church c/o Bishop of Arlington, which was scheduled for decision only on Thursday, March 27, 2008.

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Commissioner Lawrence announced that on Thursday, March 27, 2008, he would make a recommendation on the final building designs for 2900 Fairview Park Drive, LLC, in accordance with Development Condition Number 18 for FDPA 80-P-073-03-05.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. PUBLIC FACILITIES MANUAL AMENDMENTS (TRASH AND RECYCLING, HIGH DENSITY POLYETHYLENE PIPES, INSPECTION REQUIREMENTS FOR STORM DRAIN PIPES, SHARED UTILITY EASEMENTS, SERVICE DRIVES, AND EDITORIAL CHANGES)
2. PCA 91-W-023-03 - FAIRFAX COUNTY BOARD OF SUPERVISORS  
FDPA 91-W-023-02 - FAIRFAX COUNTY BOARD OF SUPERVISORS

This order was accepted without objection.

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PUBLIC FACILITIES MANUAL AMENDMENTS (TRASH AND RECYCLING, HIGH DENSITY POLYETHYLENE PIPES, INSPECTION REQUIREMENTS FOR STORM DRAIN PIPES, SHARED UTILITY EASEMENTS, SERVICE DRIVES, AND EDITORIAL CHANGES) - To amend the Public Facilities Manual (PFM), Subdivision Ordinance, and Zoning Ordinance to revise the provisions related to trash and recycling to align them with Chapter 109.1 (Solid Waste Management) of the County Code. The proposed amendment to Zoning Ordinance §17-106 requires that all site plans include the location of solid waste and recycling containers. The proposed PFM amendment establishes standards for the size of proposed trash and recycling containers and requires that they be located on the site plan to avoid open space, tree save areas,

floodplains, and resource protection areas. The PFM amendments also provide standards for access to recycling and solid waste collection and storage areas. Proposed amendments to the PFM revise the provisions related to storm drainage to permit the use of high density polyethylene pipe (HDPE) for certain storm drainage applications and to incorporate standards, including the American Association of State and Highway Transportation Official's (AASHTO's) recommendations, pertaining to the field inspection of HDPE, concrete, and corrugated metal pipe installations. Proposed amendments to the PFM, Subdivision Ordinance, and Zoning Ordinance revise the provisions for the conveyance of shared utility easements to franchised cable television operators furnishing cable television and public service corporations furnishing cable television, gas, telephone, and electric service to proposed subdivisions to align them with §15.2-2241(6) of the *Code of Virginia*. The revisions to the shared utility easement provisions of the PFM, Subdivision Ordinance and Zoning Ordinance eliminate the existing requirement for shared utility easements to be shown on plats and plans as a prerequisite to the approval of such plats and plans by the County and replace it with a requirement that a note be placed on plats and plans that the future conveyance of shared utility easements must comply with §15.2-2241(6) of the *Code of Virginia*. Proposed amendments to the PFM and Zoning Ordinance clarify that primary roadways do not have assigned numbers greater than 7000. Editorial changes to the PFM are also proposed. Specifically, changes to PFM Table 6.31 (Vegetated Channel Sizing) make the values in the table match the values in the Virginia Stormwater Management Handbook, Volume 1, and changes to Plate 81-6 (Reforested Area, Bioretention, or Vegetated Swale Sign) will make the minimum distance between signs consistent with the distance in the PFM text. COUNTYWIDE. PUBLIC HEARING.

Commissioner Sargeant disclosed that he was employed by Dominion Resources Services, Inc., which provided support to Dominion Virginia Power, but indicated that since the proposed amendments did not pertain to a specific shared utility easement or contain an affidavit it would not affect his ability to participate in this public hearing.

Jan Leavitt, Code Analysis Group, Land Development Services, Department of Public Works and Environmental Services (DPWES), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the proposed amendments to the Public Facilities Manual (PFM), Subdivision Ordinance, and Zoning Ordinance.

In response to a question from Commissioner Hart, Ms. Leavitt said the proposed revisions to the shared utility easement provisions would align with the amendment to Section 15.2-2241(6) of the *Code of Virginia* that had gone into effect on July 1, 2007.

Responding to a question from Commissioner Sargeant, Craig Carinci, Director of the Stormwater Planning Division, DPWES, stated that since gas and electric utilities were under the jurisdiction of the Virginia State Corporation Commission, they were not subject to the PFM guidelines.

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

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Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED AMENDMENTS TO THE PUBLIC FACILITIES MANUAL AND CHAPTERS 101, SUBDIVISION ORDINANCE, AND 112, ZONING ORDINANCE OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA, AS SET FORTH IN THE STAFF REPORT DATED FEBRUARY 25, 2008, AND FURTHER THAT THESE AMENDMENTS SHALL BECOME EFFECTIVE AT 12:01 A.M. ON APRIL 29, 2008.

Commissioners Lawrence and Flanagan seconded the motion which carried unanimously with Commissioners Hall, Litzenberger, and Lusk absent from the meeting.

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PCA 91-W-023-03 - FAIRFAX COUNTY BOARD OF SUPERVISORS - Appl. to amend the proffers for RZ 91-W-023 previously approved for public safety center to permit the addition of a Less-Secure Shelter (12,000 sq. ft.) adjacent to the existing Juvenile Detention Center (77,000 sq. ft.) on 7.52 ac. of the public safety center and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.79. Located on the S. side of Page Ave. N. of Judicial Dr. and W. of Chain Bridge Rd. on approx. 47.8 ac. of land zoned PDC. Comp. Plan Rec: Public Facilities. Tax Map 57-3 ((1)) 17 and 57-4 ((1)) 14 and 14A. (Concurrent with FDPA 91-W-023-02.) PROVIDENCE DISTRICT.

FDPA 91-W-023-02 - FAIRFAX COUNTY BOARD OF SUPERVISORS - Appl. to amend the final development plans for FDP 91-W-023-02 previously approved for public safety center to permit site modifications and associated changes to development conditions. Located on the S. side of Page Ave. N. of Judicial Dr. and W. of Chain Bridge Rd. on approx. 7.52 ac. of land zoned PDC. Tax Map 57-3 ((1)) 17 and 57-4 ((1)) 14. (Concurrent with PCA 91-W-023-03.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Toni Ogurcak, Project Manager, Planning and Design Division, Department of Public Works and Environmental Services, reaffirmed the affidavits dated January 4, 2008. There were no disclosures by Commission members.

Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

In response to questions from Commissioner Lawrence, Mr. Braham explained the proposed facility met the first design standard in Section 16-102 of the Zoning Ordinance.

Responding to a question from Commissioner Alcorn, Mr. Braham noted that FDPA 91-W-023-02 would be forwarded to the Board of Supervisors to be consistent with previous applications associated with the Public Safety Center.

In response to a question from Commissioner Sargeant, Mr. Braham said the new facility met the second general standard in Section 16-101 of the Zoning Ordinance for innovative and creative design of a commercial development. He indicated that the parking lot across Judicial Drive from the Burkholder Administrative Center was proposed to be converted to a multi-purpose court and landscaped area.

Commissioner Sargeant pointed out that in the last sentence of the bottom paragraph on page 9 of the staff report the phrase “the Public Safety Center will adversely affect the commercial uses...” should be revised. Mr. Braham said staff would revise this phrase to state that the center will not adversely affect the commercial uses.

Ms. Ogurcak described the design of the building, noting that it would comply with the Leadership in Energy and Environmental Design (LEED) certification program. She stated that Planning and Design Division staff had coordinated with Providence District Supervisor Linda Smyth and the City of Fairfax on the project and also offered to meet with the surrounding community. She said the proposed modifications made a positive impact to the overall project and complemented the campus character.

Commissioner Sargeant commented that the facility was a good example of an innovative LEED designed commercial development.

Responding to a question from Commissioner Harsel, Mr. Braham indicated on the map the locations of the facility, the Burkholder Administrative Center, and the multi-purpose court.

Chairman Murphy called for speakers but received no response; therefore, he noted that a rebuttal statement was not necessary.

Commissioner Lawrence complimented the applicant and staff on incorporating into the tree preservation proffers a comparable set of guarantees that would address any unauthorized construction activities that damaged trees.

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

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT PCA 91-W-023-03 AND FDPA 91-W-023-02 BE APPROVED BY THE BOARD OF SUPERVISORS, SUBJECT TO THE PROFFERS DATED MARCH 21, 2008.

Commissioners Alcorn and Hart seconded the motion which carried unanimously with Commissioners Hall, Litzenberger, and Lusk absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE PREVIOUSLY-APPROVED MODIFICATIONS OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS, IN FAVOR OF THE EXISTING CONDITIONS ALONG THE WESTERN BOUNDARY OF THE PUBLIC SAFETY CENTER, BE REAFFIRMED.

Commissioners Alcorn and Hart seconded the motion which carried unanimously with Commissioners Hall, Litzenberger, and Lusk absent from the meeting.

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The meeting was adjourned at 8:43 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: Kara A. DeArrastia

Approved on: September 9, 2009

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission