

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, APRIL 16, 2014**

PRESENT: Frank A. de la Fe, Hunter Mill District  
Earl L. Flanagan, Mount Vernon District  
James R. Hart, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Springfield District  
Timothy J. Sargeant, Commissioner At-Large  
John C. Ulfelder, Dranesville District

ABSENT: Janet R. Hall, Mason District  
Janyce N. Hedetniemi, Commissioner At-Large

The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Commissioner Lawrence announced that the Planning Commission's Tysons Committee had met earlier this evening to review the proposed amendment to the Tysons section of the Comprehensive Plan. He added that more work was necessary and that he would announce additional meeting dates as they were scheduled.

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Commissioner Migliaccio announced that the Commission's Parks Committee would meet on Thursday, May 1, 2014, at 7:00 p.m., in the Board Conference Room of the Fairfax County Government Center to continue the discussion on the Urban Parks Framework.

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456A-B95-23-1 – VERIZON WIRELESS, 7920 Woodruff Court  
FSA-V03-31-1 – SPRINT, 8751 Richmond Highway  
456A-S92-7-2 – AT&T, 11209 Fairfax Station Road

Chairman Murphy: WITHOUT OBJECTION, I MOVE THE CONSENT AGENDA ITEMS.

The motion carried by a vote of 10-0. Commissioners Hall and Hedetniemi were absent from the meeting.

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2232A-V00-36-2 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, 8101 Cinder Bed Road

Commissioner Flanagan: Regarding the last agenda item, 2232A-V00-36-2, I concur with the staff's conclusion that a 6,021 square foot addition to an existing Fairfax Connector bus maintenance facility at 8101 Cinder Bed Road, as proposed by the Department of Public Works and Environmental Services, is substantially in accord with recommendations of the adopted Comprehensive Plan and should be considered a "feature shown." The addition to the existing facility of 22,272 square feet is only a 27 percent increase in area that will provide two additional bus repair bays, an expanded parts storage area, space for tire service operations and interior building alterations, in addition to primarily bringing outdoor parking spaces into compliance with the Americans with Disability Act standards. I therefore MOVE THAT THE PLANNING COMMISSION FIND THAT APPLICATION 2232A-V00-36-2 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion to concur with the "feature shown" determination in 2232A-V00-36-2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Hall and Hedetniemi were absent from the meeting.

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RZ 2013-PR-014 – MHI - ARLINGTON BOULEVARD, LLC

Commissioner Lawrence: I've been informed that an applicant has asked for an indefinite deferral and it was an application were to hear tonight, a public hearing tonight; and it's application RZ 2013-PR-014, in the name of Arlington Boulevard, LLC, and they've asked for an indefinite deferral; and in accord with that request I SO MOVE.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor or the motion to defer indefinitely RZ 2013-PR-014, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Hall and Hedetniemi were absent from the meeting.

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ORDER OF THE AGENDA

In Secretary Hall's absence, Chairman Murphy established the following order of the agenda:

1. PCA 2004-LE-042 & SE 2012-LE-008 – VTLC, LLC

This agenda was accepted without objection.

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PCA 2004-LE-042 – VTLC, LLC – Appl. to amend the proffers for RZ 2004-LE-042 to permit a child care center with an overall Floor Area Ratio (FAR) of 0.25 with associated modifications to proffers and site design. Located on the N.E. side of Grovedale Dr., approx. 225 ft. S. of Franconia Rd. on approx. 1.09 ac. of land zoned C-5 and HC. Comp. Plan Rec: Office. Tax Map 81-3 ((5)) 13. (Concurrent with SE 2013-LE-008.) LEE DISTRICT.

SE 2012-LE-008 – VTLC, LLC – Appl. under Sect. 4-504 of the Zoning Ordinance to permit child care center with a total enrollment of 184 children. Located at 6309 Grovedale Dr., Alexandria on approx. 1.09 ac. of land zoned C-5 and HC. Tax Map 81-3 ((5)) 13. (Concurrent with PCA 2004-LE-042.) LEE DISTRICT. JOINT PUBLIC HEARING.

Charles Ashley, Applicant's Agent, CEI Engineering Associates, Inc. reaffirmed the affidavits, both dated February 21, 2014.

There were no disclosures by the Commissioners.

Commissioner Migliaccio asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Migliaccio for action on this case.

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Chairman Murphy: The public hearing is closed; recognize Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. This is a fairly simple and straightforward case in the Lee District. It's to allow a child care center on Grovedale Drive. It has the Lee District Land Use Committee's support, professional planning staff's support, and my support; therefore, I have two quick motions to make tonight. First, Mr. Chairman, I MOVE THAT THE

PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS  
APPROVAL OF PCA 2004-LE-042, SUBJECT TO THE PROFFERS DATED MARCH 25<sup>TH</sup>,  
2014.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 2004-LE-042, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: And secondly, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2013-LE-008, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED APRIL 16<sup>TH</sup>, 2014.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2013-LE-008, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

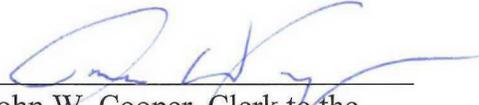
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The meeting was adjourned at 8:25 p.m.  
Peter F. Murphy, Chairman  
Janet R. Hall, Secretary

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: October 22, 2014

  
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John W. Cooper, Clerk to the  
Fairfax County Planning Commission