

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 21, 2014**

PRESENT: Frank A. de la Fe, Hunter Mill District
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
James R. Hart, Commissioner At-Large
Janyce N. Hedetniemi, Commissioner At-Large
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District
Timothy J. Sargeant, Commissioner At-Large
John C. Ulfelder, Dranesville District

ABSENT: Ellen J. Hurley, Braddock District
Peter F. Murphy, Springfield District

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The meeting was called to order at 8:15 p.m., by Vice Chairman Frank A. de la Fe, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Hall announced that the minutes for the Planning Commission meetings from April and May 2013 had been distributed to the Commissioners. She said that all corrections must be submitted to John Cooper, Clerk to the Planning Commission, by the Planning Commission meeting on Wednesday, June 11, 2014, adding that she would move for approval of these minutes during that meeting.

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Commissioner Hedetniemi announced that the Planning Commission's Transportation Committee had met earlier in the evening. She said that she had been elected Chair of this committee and acknowledged the leadership of Commissioner de la Fe, who had been the previous Chair. In addition, she stated that the committee would meet again on Wednesday, July 23, 2014 at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center to discuss the County's plans for bicycle and bus routes and welcomed the public to attend.

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Commissioner Flanagan stated that the affidavit for SE 2013-MV-023 had not been reaffirmed within the appropriate timeframe; therefore, he MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2013-MV-023, HOPKINS HOUSE,

A CENTER FOR CHILDREN AND THEIR FAMILIES, TO A DATE CERTAIN OF WENDESDAY, JUNE 25, 2014.

Commissioner Lawrence seconded the motion which carried by a vote of 10-0. Commissioners Hurley and Murphy were absent from the meeting.

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FS-M14-7 – VERIZON WIRELESS, 6621 Columbia Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY COLOCATION IN FS-M14-7 PROPOSED BY VERIZON WIRELESS, AND TO BE LOCATED AT 6621 COLUMBIA PIKE, IS IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN,” PURSUANT TO *VIRGINIA CODE* 15.2-2232, AS AMENDED.

Commissioner Lawrence seconded the motion which carried by a vote of 10-0. Commissioners Hurley and Murphy were absent from the meeting.

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ORDER OF THE AGENDA

Secretary Hall established the following order of the agenda:

1. SE 2014-MV-002 – NAGMA F. ALI, d/b/a THE MAGIC FOREST ACADEMY

This order was accepted without objection.

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SE 2014-MV-002 – NAGMA F. ALI, d/b/a THE MAGIC FOREST ACADEMY – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8052 Paper Birch Dr., Lorton, 22079, on approx. 7,050 sq. ft. of land zoned PDH-4. Tax Map 107-2 ((8)) (F) 50. MOUNT VERNON DISTRICT. PUBLIC HEARING

Nagma Ali, Applicant/Title Owner, reaffirmed the affidavit dated March 21, 2014.

There were no disclosures by Commission members.

Carmen Bishop, 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 application SE 2014-MV-002.

Commissioner Flanagan said that he and Commissioner Hart had been informed that the proposed development conditions did not require that child pick-up and drop-off occur in the driveway of the home child care facility. Ms. Bishop confirmed that the development conditions did not specify a pick-up/drop-off location. A discussion ensued between Commissioner Flanagan and William O'Donnell, ZED, DPZ, regarding the circumstances in which home child care facilities were required to specify pick-up and drop-off locations wherein Mr. O'Donnell described other home child care facilities where suitable locations were limited and indicated that staff had concluded that, given the nature of the street and the location of the subject property, both the driveway and the curb were appropriate for drop-off and pick-up.

Commissioner Flanagan stated that the applicant had indicated that the outside areas would not be utilized for activities other than pick-up and drop-off and asked if the applicant would agree to specify a location for drop-off and pick-up. Ms. Bishop confirmed that staff had spoken to the applicant prior to the public hearing that they did not object to limiting drop-off and pick-up to the driveway. She added that staff did not object to this provision.

Commissioner Hart said that requiring the applicant to limit child pick-up and drop-off to the driveway would be consistent with the requirements prescribed in other home child care facilities that were permitted by Special Permit. He then indicated that he favored utilizing the driveway for pick-up and drop-off because it afforded greater safety.

Ms. Ali stated that she did not object to requiring that pick-up and drop-off occur in the driveway of the home child care facility.

Vice Chairman de la Fe called for speakers, but received no response; therefore, he noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Vice Chairman de la Fe closed the public hearing and recognized Commissioner Flanagan for action on this case. (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 APPROVE SE 2014-MV-002, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 6, 2014 WITH THE FOLLOWING MODIFICATION:

- ADD AN ADDITIONAL DEVELOPMENT CONDITION THAT STATES, "ALL PICK-UP AND DROP-OFF OF CHILDREN SHALL TAKE PLACE IN THE DRIVEWAY."

Commissioners Hart and Sargeant seconded the motion which carried by a vote of 10-0. Commissioners Hurley and Murphy were absent from the meeting.

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CLOSING

May 21, 2014

The meeting was adjourned at 8:27 p.m.

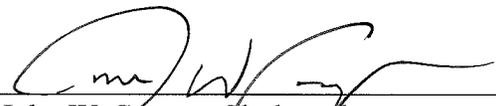
Peter F. Murphy, Chairman

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: Jacob Caporaletti

Approved on: November 20, 2014



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