

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 21, 2015**

PRESENT: Frank A. de la Fe, Hunter Mill District
Julie Strandlie, Mason District
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Earl L. Flanagan, Mount Vernon District
John L. Litzenberger, Jr., Sully District
Janyce N. Hedetniemi, Commissioner At-Large

ABSENT: Peter F. Murphy, Springfield District
Kenneth A. Lawrence, Providence District
Timothy J. Sargeant, Commissioner At-Large

//

The meeting was called to order at 8:16 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.

//

COMMISSION MATTERS

PCA 76-M-007-02 – FAIRFAX COUNTY SCHOOL BOARD (Decision Only) (The public hearing on this application was held on May 20, 2015.)

(Start Verbatim Transcript)

Commissioner Strandlie: Thank you, Mr. Chairman. We have the decision in the Bailey's upper playground case. That is PCA 76-M-007-02, and I'd like to call the representatives of the School Board up to the podium. And since last evening, we have been working to simplify Proffer Number 12. It's always more difficult to write less is – less than more, so we have been diligently working on that today, and we have circulated to everyone the revised proffers, and you will see that Proffer Number 12 has lots of red lining in it. We have also circulated another document that is the actual language without all the red lining in it, and with one minor omission on the second paragraph, line 3. It should say the interparcel connection on the property shall be constructed by the applicant – the words "by the applicant" are missing -- at the same time. So, Mr. McGranahan, would you summarize our conversation and confirm that – that we have agreed to this language and we will revise these proffers?

John McGranahan, Jr., Esquire, Hunton & Williams LLP: Yes, yes. And Commissioner Strandlie described what you have in front of you. The revised proffers do have this language in it, but it's – it's so substantially revised, we thought it was better for you, and easier and quicker for you to read the clean version. But we did – we worked with Commissioner Strandlie and with staff

throughout the day. We had a couple – I had a couple of meetings and was out of the office and I know Ms. Abrahamson had a couple of meetings and she was tied up. So, it was kind of tight as we were wrapping things up and your meeting was approaching but, essentially, it memorializes what we discussed last night and I think what you see here in front of you is that the interparcel access is provided for and there's the commitment that when it happens, either with the redevelopment of the next door neighbor's property or with a VDOT project for Leesburg Pike/Route 7, that the School Board would make sure that that connection on their property is constructed to tie into that so that you get it. And then the following paragraphs talk about what happens to that existing entrance once that alternative is in place, if you will. So with that, I think we have addressed the staff's issues to the School Board's satisfaction and are in good shape.

Vice Chairman de la Fe: Ms. Hurley.

Commissioner Hurley: Thank you, Mr. Chairman. I have a – I asked last night if the direct access to Route 7 would be closed off to all except school buses that would staff, as well as the parents, as well service clerks, etcetera, use the interparcel road. And last night, I thought we – the answer was yes, staff would use the interparcel access. This proffer says the driveway entrance onto Route 7 service shall be restricted to bus and staff use. So, will staff continue to go directly onto Route 7? I don't particularly care either way. I'm just looking for – seeking clarification.

Mr. McGranahan: Yes, I mean, really, it is both. That's essentially what happens now. I mean, right now, there are two entrances onto Route 7. One of them is for student drop off, kiss-and-ride, as it's known; and then the other is for the buses and the – and the staff. And they're segregated that way. The concept is that the new interparcel connection in the back, or to the south, would replace the – the current parent/student drop off.

Commissioner Hurley: So I's basically –

Mr. McGranahan: – and so that function moves but the other function remains in place, and that's why it says –

Commissioner Hurley: It's only for the kiss-and-ride function and the service trucks delivering food, books, whatever, will use the Route 7 access as well, then. Everybody except the kiss-and-ride?

Mr. McGranahan: No, I mean, I think the way the proffer's written, it's buses and staff –

Commissioner Hurley: I'm trying to find –

Mr. McGranahan: – and staff

Commissioner Hurley: Only staff.

Mr. McGranahan: Yes.

Commissioner Hurley: But that doesn't mean the service truck staff. It only means teaching staff. I'm thinking about the trucks.

Mr. McGranahan: Correct. Staff means school staff.

Commissioner Hurley: Okay, you might clarify that a little bit before it gets to the Board of Supervisors, because the trucks are a different kind of traffic.

Commissioner Strandlie: We can do that.

Commissioner Hurley: I don't have any problems with it, but I just want it clarified.

Commissioner Hart: Mr. Chairman?

Vice Chairman de la Fe: Yes, Mr. Hart.

Commissioner Hart: Let me – let me just suggest – I – I – I read 12 and 13 several times before the public hearing yesterday and I couldn't quite get it, but what I was going to suggest... I think everyone knows what we mean. And this is, I think, very close to that, and we just – since we've got, sort of complicated changes at the last minute – I know there's a Board date and we have to vote tonight. Mr. McGranahan, if there's some slight word-smithing to capture what everyone's agreed to in concept between now and the Board, you – you don't have a problem with that, do you?

Mr. McGranahan: No problem whatsoever, and I think, quite frankly, the three of us who were working on it right up until 7:30 – we might see something that needs to be tweaked to get to the intent. I – I don't anticipate that, but we have no problem with what you just said, Commissioner Hart.

Commissioner Hart: Thank you.

Vice Chairman de la Fe: Okay.

Commissioner Strandlie: Thank you.

Vice Chairman de la Fe: Okay, Ms. Strandlie.

Commissioner Strandlie: And heretofore, it's student drop- – drop off and pickup, as opposed to kiss-and-ride or parent drop off, because obviously other people than parents, guardians, grandparents and after-school programs do drop-offs, and they don't kiss. So – so that – we'll – we'll clarify – that has been clarified in this. So if anyone has any other questions, we'll go forward with a motion.

Mr. McGranahan: Thank you.

Commissioner Strandlie: And we'll continue to fine-tune this as – as needed. I therefore MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 76-M-00-202 [*sic*] – let me try that again – PCA 76-M-77-02 [*sic*], SUBJECT TO THE EXECUTION OF PROFFERS DATED MAY 21ST, 2015, AS AMENDED BY THE APPLICANT THIS EVENING, AND DISTRIBUTED THIS EVENING WHICH ADDS THE WORDS TO

PROFFER NUMBER 12 BY THE APPLICANT AFTER THE WORDS CONSTRUCTION IN paragraph – LINE 3 OF PARAGRAPH 2 AND AS FINE-TUNED AS SUGGESTED BY COMMISSIONER HART. I therefore move that the planning Commission recommend approval of the following: modification –

Vice Chairman de la Fe: Could – could we vote on each –

Commissioner Strandlie: Sure.

Vice Chairman de la Fe: – separately? Is there a second for the first one?

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion?

Commissioner Hart: Mr. Chairman?

Vice Chairman de la Fe: Yes.

Commissioner Hart: I think what Ms. Strandlie meant to say was after the word “CONSTRUCTED,” rather than “construction.”

Commissioner Strandlie: Okay.

Vice Chairman de la Fe: Okay.

Commissioner Strandlie: Right, after – after “shall be constructed.”

Commissioner Hart: Yes.

Vice Chairman de la Fe: Okay, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Commissioner Strandlie.

Commissioner Strandlie: Okay, thank you. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE FOLLOWING:

- MODIFICATION OF THE FRONT YARD SETBACK FROM 20 FEET TO 11 FEET, PURSUANT TO PARAGRAPH 1A OF SECTION 9-622 OF THE ZONING ORDINANCE, IN FAVOR OF THE ALTERNATIVES AS SHOWN ON THE PROPOSED GDP AND AS CONDITIONED;
- MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG A PORTION OF THE WESTERN PROPERTY LINE adjacent – ADJACENT TO LOT 12A, PURSUANT TO PARAGRAPH 14 OF SECTION 13-305 OF THE ZONING

ORDINANCE, IN FAVOR OF THE ALTERNATIVES AS SHOWN ON THE PROPOSED GDP AND AS CONDITIONED; AND

- MODIFICATION OF THE LOCATION OF THE BARRIER, PURSUANT TO PARAGRAPH 14 OF SECTION 13-305 OF THE ZONING ORDINANCE, IN FAVOR OF THE LOCATION AS SHOWN ON THE PROPOSED GDP AND AS CONDITIONED.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Each motion carried by a vote of 9-0. Commissioners Lawrence, and Murphy, and Sargeant were absent from the meeting.

(End Verbatim Transcript)

//

ORDER OF THE AGENDA

Secretary Hart established the following order of the agenda:

1. RZ/SE 2015-BR-001 – AREC 2018, LLC
2. ZONING ORDINANCE AMENDMENT ON ARTICLES 7 & 19 – ARCHITECTURAL REVIEW BOARD (ARB) PROJECT APPROVAL PROCESS AND VOTING MEMBERSHIP

This agenda was accepted without objection.

//

RZ 2015-BR-001 – AREC 2018, LLC – Appl. to rezone from I-4 to I-5 to permit mini-warehouse, truck, heavy equipment, and specialized vehicle rental with an overall Floor Area Ratio (FAR) of 0.90. Located on the E. side of Port Royal Road S. of Braddock Road, on approx. 5.03 ac. of land. Comp. Plan Rec: Industrial. Tax Map 70-4 ((10)) 503 and 503A. (Concurrent with SE 2015-BR-001.) BRADDOCK DISTRICT.

SE 2015-BR-001 – AREC 2018, LLC – Appl. under Sect(s). 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio

(FAR) to 0.90. Located at 5271 and 5285 Port Royal Road, Springfield, on approx. 5.03 ac. of land proposed to be zoned from I-4 to I-5. Tax Map 70-4 ((10)) 503 and 503A. (Concurrent with RZ 2015-BR-001.) BRADDOCK DISTRICT. JOINT PUBLIC HEARING.

Sarah Hall, Applicant's Agent, Blankingship & Keith, PC, reaffirmed the affidavit dated April 17, 2015.

Commissioner Hart disclosed that within the last two years his law firm, Hart & Horan, PC, had a pending case with Ms. Hall's law firm in which there were attorneys representing an adverse party. In addition, he noted that approximately three years ago, he had been hired as an expert witness by other attorneys in Ms. Hall's law firm for a case which had concluded within the past two years. He indicated that neither case would affect his ability to participate in this case.

Commissioner Hurley noted that the applicant would address concerns regarding lighting on the site. She added, however, that the homeowner associations near this site did not object to the application and said that the Braddock District Land Use Committee supported the application.

Sharon Williams, 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 applications RZ 2015-BR-001 and SE 2015-BR-001.

Commissioner Ulfelder noted that the Fairfax County Department of Transportation (FCDOT) memorandum in Appendix 6 of the staff report made no mention of the county planning staff's recommendation for a waiver of the bike lane and asked what the current process was for determining whether there would be a bike lane. William O'Donnell, ZED, DPZ, explained that the applicant had not submitted a formal request for the bike lane waiver in its statement of justification. He added that there was nothing for a bike lane to connect to at the moment, adding that FCDOT typically made such determinations and noted that this was an unusual instance in that both FCDOT and ZED would review bike lane determinations in the future. He further assured Commissioner Ulfelder that staff had done due diligence in ensuring that the waiver recommendation was well founded.

Commissioner Hedetniemi noted that large trucks often parked alongside the subject site and said that if a bike lane were to be installed in the future, then something must be done to restrict extended parking. Mr. O'Donnell agreed, but noted that the site was industrial in character. Commissioner Hedetniemi countered that the industrial character was what attracted the trucks to the site and said that getting around them could be difficult.

Ms. Hall concurred with the staff report, adding that she had met with Ravensworth and North Springfield citizens earlier in the week and had received unanimous support from the Braddock District Land Use Committee. She said that the applicant had addressed citizen concerns regarding lighting on the site and agreed to have any lighting facing residential neighborhoods turned off from 10:00 p.m. to 5:00 a.m. She also noted that the proposed security lighting on the same side of the site would be shielded so as not to reflect beyond the property line.

Commissioner Flanagan referenced the photograph of the southwest view of the building shown on Sheet P-0601 of the staff report and noted that excessive lighting in the windows tended to be very distracting to nearby traffic and requested assurance from Ms. Hall that the windows would not be lit in any way that might distract drivers.

Commissioner Hurley reiterated Ms. Hall's remarks regarding the lighting facing the residential neighborhoods across the beltway, adding that signs would also be turned off during the same time period. Ms. Hall replied that only one sign faced the residential neighborhood. Mr. O'Donnell stated that Proffer Number 5, Signage, could be modified to add language about dimming the lighting on the stairwells to ensure that there would be no glare.

Vice Chairman de la Fe called for speakers from the audience but received no response; therefore, he noted that a rebuttal statement was not necessary. He then called for concluding remarks from the Planning Commission.

Commissioner Hurley asked Ms. Hall if she accepted the Development Conditions dated May 1, 2015. Ms. Hall stated that she did.

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 Hurley for action on this item.

(Start Verbatim Transcript)

//

Vice Chairman de la Fe: The public hearing is closed; Ms. Hurley.

Commissioner Hurley: Thank you, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2015-BR-001, AND THE ASSOCIATED GENERALIZED DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED APRIL 23RD, 2015.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Hurley: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL RECOMMEND APPROVAL OF SE 2015-BR-001, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MAY 1ST, 2015.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Hurley: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL RECOMMEND APPROVAL OF A WAIVER OF THE MAJOR REGIONAL TRAIL SYSTEM ALONG INTERSTATE 495.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? All those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Hurley: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS ALONG THE NORTHERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Hurley: And finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL RECOMMEND APPROVAL OF A WAIVER OF THE PLANNED ON-ROAD BIKE LANE ALONG PORT ROYAL ROAD.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Each motion carried by a vote of 9-0. Commissioners Lawrence, Murphy, and Sargeant were absent from the meeting.

(End Verbatim Transcript)

//

ZONING ORDINANCE AMENDMENT ON ARTICLES 7 AND 19 - ARCHITECTURAL REVIEW BOARD (ARB) PROJECT APPROVAL PROCESS AND VOTING MEMBERSHIP –

- (1) Revises the administration of Historic Overlay District regulations, as set forth in Part 2 of Article 7, by:
- a. no longer requiring Architectural Review Board (ARB) approval for building permits for additions to buildings and structures, or for accessory structures, when such proposed development is not adjacent to nor visible from a major thoroughfare, historic byway, or road listed or determined to be eligible for listing in the National Register and;
 - b. removing the redundant phrase “within a Historic Overlay District” from several paragraphs.
- (2) Revises the membership criteria of the ARB, as set forth in Part 3 of Article 19, to:
- a. allow the member from the History Commission to vote;
 - b. modify the professional standards required which members must possess to serve on the ARB;
 - c. require that ARB membership include one historian who meets the Secretary of the Interior’s Professional Qualification Standards for History;
 - d. enlarge the pool of professional groups from which membership draws;
 - e. clarify that the History Commission member is selected by the History Commission and not appointed, and therefore not subject to the appointment terms which affect the remaining ARB membership; and
 - f. require that members possess a demonstrated interest, competence, or knowledge of historic preservation.

COUNTYWIDE. PUBLIC HEARING.

Commissioner Hedetniemi announced her intent to defer the decision on this amendment at the end of the public hearing.

Anthony Robalik, Zoning Administration Division, Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of the proposed Zoning Ordinance Amendment on Articles 7 and 19, Architectural Review Board (ARB) Project Approval Process and Voting Membership.

Commissioner Ulfelder asked how long the History Commissioners’ terms were, to which Linda Blank, Planning Division, DPZ, stated they were three years. When he asked whether the terms

were staggered, she said yes, adding that a History Commissioner could be require to step down from the ARB (or “the Board”) as a result of his/her term on the History Commission ending. Referencing the Colvin Run Mill Historic Overlay District (HOD) map distributed by staff this evening, a copy of which is in the date file, Commissioner Ulfelder asked what the difference was between the core boundary areas and the overall boundary areas and whether it would impact the changes proposed in the amendment. Mr. Robalik said the regulations would not be impacted, while Ms. Blank explained that the core boundary area encompassed historic properties. Ms. Blank added that changes within a district core boundary would need to be reviewed as they might be within the view shed of an application property. Commissioner Ulfelder pointed out that the term “view shed” was ambiguous, since the view changed throughout the year. With regard to Section 19-303, Membership, Paragraph 1A, Commissioner Ulfelder suggested adding the words “at least” to ensure that at least one of the licensed architects met the Secretary of the Interior’s Professional Qualification Standards for Historic Architecture.

Commissioner Hurley suggested that the language in Section 19-303, Paragraph 4 be modified to say “and” knowledge instead of “or.”

Referencing Section 19-303, Membership (“Section 19”), Paragraph 1A, Commissioner Flanagan expressed concern that the words, “at least,” could lead to a situation where the ARB would have several licensed architects, rather than the breakout suggested in the paragraphs that followed. Additionally, he expressed concern that the language proposed in Article 7, Overlay and Commercial Revitalization District Regulations, was unclear in that it suggested that the ARB could essentially do more than was required of it. Mr. Robalik disagreed, saying that county staff would more likely approve building permits for HOD’s without the ARB’s intervention. When Commissioner Flanagan noted an earlier case in which the ARB was actively involved with the interior changes to a historic building, Ms. Blank pointed out that interior alterations only would be subject to ARB review and approval, and said that the architect in the earlier case was likely not acting as an ARB member, but rather individually in consideration of the buildings’ historic importance.

Commissioner Hart referenced Article 19, Boards, Commissions, Committees, Part 3, Architectural Review Board, and noted that the language in Paragraphs 1 and 4 under Section 19 were very similar. He suggested that the two paragraphs be combined into one. Additionally, he referenced Paragraphs 1B, 1C, and 1D and questioned whether a cap was intended on the number of proposed members in each profession. He stated that the terminology in Paragraph 1C must be modified to state either the Virginia Bar Association, which was a voluntary group; or the Virginia State Bar, which was a mandatory group. He added that a lawyer from the latter would be preferable. He also noted that Paragraph 1G might cause confusion, adding that the language should be modified in Paragraph 1 to clarify that ARB members would be elected by the Board of Supervisors, except for one, as noted in Paragraph 1G, who would be elected by the History Commission, for a total of eleven ARB members.

Referencing Article 7, Paragraph 4B, Commissioner Hart asked how visibility was determined from an application site. Ms. Blank explained that pictometry was used to provide a realistic and detailed view of the building and the surrounding streets.

Commissioner Strandlie reiterated Commissioner Hart's earlier remarks regarding Section 19, Paragraph 1C. She then questioned why the paragraph had been included, pointing out that members of on the ARB would not be serving as lawyers but as architects on the Board. Mr. Robalik replied that it was the Board's intention to have at least one member with legal expertise.

Commissioner Migliaccio referenced Article 19, Paragraph 1B, and asked why the words, "authorized to practice in Virginia" were stricken. Ms. Blank explained that the Board had decided to strike the language to allow for a broader group of architects, not all of whom were licensed in Virginia. She added that all of the architects on the ARB were licensed in the State of Virginia. Commissioner Migliaccio noted concern that such a provision would allow architects not currently practicing in the State of Virginia on the Board.

Commissioner Flanagan referenced Article 7, Paragraph 4B, and asked staff to clarify the proposed new language. Ms. Blank explained that the intent was for the Board to review and/or approve building permits for structures near roads that were both listed and determined eligible to be listed on the National Register; thereby ensuring the protection of those roadways.

In response to a question from Commissioner Ulfelder, Ms. Blank explained that the language in Article 19, Paragraph 1G had been added because the ARB wanted the ex officio History Commission member to meet the same criteria as the other Board members. Commissioner Ulfelder expressed concern that the ex officio member might be the only one on the History Commission with the required qualifications. Ms. Blank agreed; however, she pointed out that seven of the current History Commission members met the required qualifications to sit on the Board.

Commissioner Hurley asked whether a historic architectural preservationist would be included as part of the 36 CFR requirement.

Commissioner Hedetniemi pointed out that Paragraph 1 of Article 19 addressed preservation of historical architectural sites, adding that the issue could be more specifically reviewed during the deferral period.

Addressing Commissioner Hart's concerns regarding Article 19, Paragraphs 1 and 4, Ms. Blank stated that the ARB had specifically requested the language in Paragraph 4 and asked for suggestions on its clarification. Commissioner Hart reiterated his earlier concerns about the actual number of members on the ARB.

Commissioner Flanagan asked what would happen in the event there was no qualified History Commission member to fulfill the requirement set forth in Paragraph G. Ms. Blank acknowledged that this should be addressed and reiterated her earlier comments regarding the History Commission currently having several qualified members.

Vice Chairman de la Fe pointed out that tonight's public hearing was not the appropriate venue for discussion on of the membership of the History Commission. He then called for speakers, but

received no response. 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 Hedetniemi for action on this item.

(Start Verbatim Transcript)

//

Vice Chairman de la Fe: I will close the public hearing and, Commissioner Hedetniemi.

Commissioner Hurley: Thank you, Mr. Chairman and thank all the members of the Commission who have so eloquently helped us bring this back into a current condition. We will take the time to review this, make it a better document, a more current document, and we will have it back to you. Therefore, Mr. Chairman, I MOVE to – THAT THE PLANNING COMMISSION DEFER DECISION ON THE PROPOSED ZONING ORDINANCE AMENDMENT REGARDING THE ARCHITECTURAL REVIEW BOARD APPROVAL PROCESS AND VOTING MEMBERSHIP TO A DATE CERTAIN OF JUNE 18TH, 2015, AND THAT THE RECORD REMAIN OPEN UNTIL SUCH TIME FOR WRITTEN COMMENTS.

Commissioner Flanagan: Second.

Vice Chairman de la Fe: Seconded by Commissioner Flanagan. Any discussion? Hearing and seeing none all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

The motion carried by a vote of 8-0. Commissioner Litzenberger was not present for the vote. Commissioners Lawrence, Murphy, and Sargeant were absent from the meeting.

(End Verbatim Transcript)

//

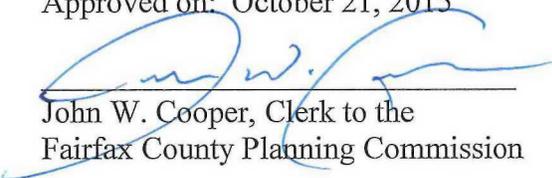
CLOSING
PROCESS AND VOTING MEMBERSHIP

May 21, 2015

The meeting was adjourned at 9:35 p.m.
Peter F. Murphy, Chairman
James R. Hart, 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 21, 2015



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