

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JUNE 11, 2015**

PRESENT: Peter F. Murphy, Springfield 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: Frank A. de la Fe, Hunter Mill District  
Kenneth A. Lawrence, Providence District  
Timothy J. Sargeant, Commissioner At-Large

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The meeting was called to order at 8:20 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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COMMISSION MATTERS

Chairman Murphy announced that the Planning Commission's Telecommunications Committee would meet on Wednesday, June 17, 2015, at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center. He added that everyone was welcome to attend.

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FS-P15-9 – SIRIUS XM SATELLITE RADIO, INC., 2704 Dorr Avenue

*(Start Verbatim Transcript)*

Commissioner Hart: I have a "feature shown." It is a "feature shown" application, number FS-P15-9, located at 2704 Dorr Avenue to add two dish antennas, one panel antenna, and an equipment cabinet on that site. Mr. Chairman I MOVE THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S RECOMMENDATION THAT THE PROPOSED FACILITIES LOCATED AT 2704 DORR AVENUE SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion. All those in favor of the motion to concur with the “feature shown” determination as articulated by Mr. Hart, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 9-0. Commissioners de la Fe, Lawrence, and Sargeant were absent from the meeting.

*(End Verbatim Transcript)*

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FS-S15-3 – CELLCO PARTNERS/VERIZON WIRELESS, 9010 Silverbrook Road

*(Start Verbatim Transcript)*

Chairman Murphy: I also have a “feature shown” to add nine antennas to an existing 120-foot pole with an accompanying equipment shelter at 9010 Silverbrook Road; and I CONCUR WITH THE STAFF’S RECOMMENDATION THAT THIS IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE *STATE CODE*. THEREFORE, I RECOMMEND THAT THE PLANNING COMMISSION ADOPT FS-S15-3.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 9-0. Commissioners de la Fe, Lawrence, and Sargeant were absent from the meeting.

*(End Verbatim Transcript)*

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Secretary Hart established the following order of the agenda:

1. 2232-H15-8 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA)/VIRGINIA DRPT/WMATA
2. SE 2014-LE-050 – SANDRA SCRUGGS/BUILDING BLOCKS CHILD CARE
3. SE 2014-DR-033 – KRISHNA R. MURTHY

4. RZ 2014-LE-010/SEA 2005-LE-028/SEA 2005-LE-027-02 – PINEY RUN ELM INVESTMENTS LC

This agenda was accepted without objection.

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2232-H15-8 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA)/VIRGINIA DRPT/WMATA – Appl.  
under *Code of Virginia* Sects. 15.2-2204 and 15.2-2232 to consider the proposal by Metropolitan Washington Airports Authority and the Virginia Department of Rail and Public Transportation on behalf of the Washington Metropolitan Area Transit Authority to locate Traction Power Sub Station #13, which is part of the Washington Metropolitan Area Transit Authority's electrically-powered regional rail transit facilities, at 12530 Sunrise Valley Drive, Herndon, VA. Tax Map: 16-4 ((1)) 0027. Area III.  
HUNTER MILL DISTRICT. PUBLIC HEARING.

Commissioner Ulfelder 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 Ulfelder for action on this case.

*(Start Verbatim Transcript)*

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Chairman Murphy: Public hearing is closed; Mr. Ulfelder.

Commissioner Ulfelder: Thank you, Mr. Chairman. This is the final traction power substation for the Silver Line in Fairfax County to – that we need to approve. All the other sites have been already approved for the Silver Line. So, with that, I -- I MOVE THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S CONCLUSION THE PROPOSAL BY THE METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION, ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, AS AMENDED, FOR THE CONSTRUCTION OF TRACTION POWERED SUBSTATION NUMBER 13, LOCATED AT 12530 SUNRISE VALLEY DRIVE IN HERNDON, SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Hart. Is there any discussion of that motion? All those in favor of the motion to approve 2232-H15-8, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 9-0. Commissioners de la Fe, Lawrence, and Sargeant were absent from the meeting.

*(End Verbatim Transcript)*

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SE 2014-LE-050 – SANDRA SCRUGGS/BUILDING BLOCKS  
CHILD CARE – Appl. under Sects. 6-105, 6-106, and 8-305 of the  
Zoning Ordinance to permit a home child care facility. Located at  
6076 Joust Lane, Alexandria, on approx. 1,950 sq. ft. of land zoned  
PDH-4 and NR. Tax Map 91-4 ((9)) (24) 40. LEE DISTRICT.  
PUBLIC HEARING.

Sandra Scruggs, Owner, Building Blocks Child Care, reaffirmed the affidavit dated August 6, 2014.

There were no disclosures by Commission members.

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.

*(Start Verbatim Transcript)*

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Chairman Murphy: Public hearing is closed; recognize Mr. Migliaccio. You'll take the motion. Okay, there we go.

Commissioner Migliaccio: Thank you, Mr. Chairman. Ms. Scruggs, can you just please confirm for the record that you agree to the proposed development conditions dated June 11<sup>th</sup>, 2015?

Sandra Scruggs, Owner, Building Blocks Child Care: Yes, I do.

Commissioner Migliaccio: Thank you very much.

Ms. Scruggs: Thanks.

Commissioner Migliaccio: Thank you, Mr. Chairman. I have one quick motion. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2014-LE-050, SUBJECT TO CONDITIONS DATED JUNE 11<sup>TH</sup>, 2015.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there any discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2014-LE-050, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 9-0. Commissioners de la Fe, Lawrence, and Sargeant were absent from the meeting.

*(End Verbatim Transcript)*

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SE 2014-DR-033 – KRISHNA R. MURTHY – Appl. under Sects. 9-606 and 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located 8512 Lewinsville Road, McLean, on approx. 25,564 sq. ft. of land zoned R-1. Tax Map 29-1 ((1)) 25. Also, under the Board's Consideration will be the Water Quality Impact Assessment Request #6100-WQ-003-2 and Resource Protection Area Encroachment Exception Request # 6100-WRPA-005-2 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA) for the purpose of placing fill in the RPA. DRANESVILLE DISTRICT. PUBLIC HEARING.

Krishna R. Murthy, Applicant, reaffirmed the affidavit dated September 9, 2014.

There were no disclosures by Commission members.

Commissioner Ulfelder 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 Ulfelder for action on this case.

*(Start Verbatim Transcript)*

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Chairman Murphy: Public hearing is closed; recognize Mr. Ulfelder.

Commissioner Ulfelder: Yes, Mr. Murthy, would you confirm for the record that you agree to the proposed development conditions dated April 1<sup>st</sup> as well as the proposed development --- for the special exception – and as well as the proposed development conditions in Attachment A of Appendix 4 of the staff report for the RPA exception and the water quality impact assessment.

Krishna R. Murthy, Applicant: Yes, I do.

Commissioner Ulfelder: Okay, thank you very much. With that, as I mentioned last evening, we actually heard this back in April. There was an issue about the advertisement at that time – had not referenced the RPA encroachment exception or the water quality impact assessment and, therefore, we had to readvertise. And I would like to extend an apology to you for – for that and the delay that we – we’ve had to go through in order to finally get to this point where we can move this application forward. So I thank you for your patience and – and again want to apologize for that delay.

Mr. Murthy: Sure, thank you, sir.

Commissioner Ulfelder: With that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2014-DR-033, SUBJECT TO CONDITIONS DATED APRIL 1<sup>ST</sup>, 2015.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there any discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2014-DR-033, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: One other motion. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RESOURCE PROTECTION AREA ENCROACHMENT EXCEPTION NUMBER 6100-WRPA-005-2 AND WATER QUALITY IMPACT ASSESSMENT NUMBER 6100-WQ-003-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT A OF APPENDIX 4 OF THE STAFF REPORT.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

*(End Verbatim Transcript)*

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RZ 2014-LE-010 – PINEY RUN ELM INVESTMENTS LC – Appl. to rezone from R-1 and NR to R-1 and NR to permit independent living facilities with a total density of 5.46 units/ac., and a waiver of the minimum lot size and lot width requirements. Located on the N. side of Telegraph Road, approx. 2,000 ft. E. of its intersection with Beulah St., on approx. 47.40 ac. of land. Comp. Plan Rec: 3-4 du/ac., and Private Recreation. Tax Map 100-1 ((1)) 9B pt., 19, 20, 23A, 24, and 25. Also, under the Board's Consideration will be the Water Quality Impact Assessment Request # 7239-WQ-002-1 and Resource Protection Area Encroachment Exception Request # 7239- WRPA-004-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA) for the purpose of storm water management and related improvements. (Concurrent with SEA 2005-LE-028 and SEA 2005-LE-027-02.) LEE DISTRICT.

SEA 2005-LE-028 – PINEY RUN ELM INVESTMENTS LC – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 2005-LE-028 previously approved for independent living facility to permit increase in land area and associated modifications to site design and development conditions. Located at 7906, 7908, 7912 and 7836 Telegraph Road, Alexandria, on approx. 47.40 ac. of land zoned R-1 and NR. Tax Map 100-1 ((1)) 9B pt., 19, 20, 23A, 24, and 25. (Concurrent with RZ 2014-LE-010 and SEA 2005-LE-027-02.) LEE DISTRICT.

SEA 2005-LE-027-02 – PINEY RUN ELM INVESTMENTS LC – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SEA 2005-LE-027 previously approved for golf course to permit deletion of land area and associated modifications to site design and development conditions. Located at 7928 and 7836 Telegraph Road, Alexandria, on approx. 79.20 ac. of land zoned R-1 and NR. Tax Map 100-1 ((1)) 9 B pt., 17 and 23A pt. (Concurrent with RZ 2014-LE-010 and SEA 2005-LE-028.) LEE DISTRICT. JOINT PUBLIC HEARING.

Lynne Strobel, Esquire, Applicant's Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavit for applications RZ 2014-LE-010 and SEA 2005-LE-028, dated June 1, 2015; and the affidavit for application SEA 2005-LE-027-02, dated May 26, 2015.

Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had a pending case with Ms. Strobel's law firm in which there were attorneys representing an adverse party, but indicated that it would not affect his ability to participate in this case.

Bob Katai, 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 applications RZ 2014-LE-010, SEA 2005-LE-028, and SEA 2005-LE-027-02. Commissioner Migliaccio referenced the first paragraph on page 14 of the staff report and asked Mr. Katai what the contingency would be in the event that the construction of the sewer line affected the acceptance of the conservation easement over the Resource Protection Area (RPA) by the Northern Virginia Conservation Trust (NVCT). Mr. Katai said he did not know, adding that he would consult with a representative from the Fairfax County Park Authority (FCPA).

Commissioner Hart referenced the revised development conditions for SEA 2005-LE-028, dated June 11, a copy of which is in the date file, and expressed concern about the garage dimensions noted in Development Condition Number 6. He said that typical parking space sizes might not be adequate for the proposed garages.

Commissioner Flanagan asked if there was a contingency plan in the event something happened to the bridge. Mr. Katai said no, explaining that the applicant had committed to replace the current bridge with a new one that would meet the standards set forth by the Virginia Department of Transportation (VDOT); thus there was no requirement for a secondary access. He added that since the bridge would meet VDOT standards, it would also be maintained by VDOT. He further added that the bridge would be installed above flood level.

Ms. Strobel provided a brief history of the application and the subject site and noted that significant changes had been made since its first submittal. She noted that the housing types had been diversified to include single family attached and detached units as well as multi-family units, which would create a more vibrant and age-diverse community and allow residents to age in place. As a result, she pointed out that the new housing mix resulted in a reduction in the overall number of units on the site. She also pointed out that two neighboring parcels located on Telegraph Road had now been consolidated into this site, resulting in an increased amount of land area from 35 to approximately 47 acres. She stated that many amenities were offered, the most notable being the trails. She said that the original proffer commitments had been carried forward from the original application, adding that because of the changes on Telegraph Road during the process, the applicant would provide monetary contributions toward transportation. In addition, she stated that the applicant would construct a significant part of the access road into the property. She added that the access road and the bridge it led to would be public and maintained by VDOT. She said that construction along the frontage of Telegraph Road would take place first and noted that no other residential occupancy applications would be submitted until the bridge was completed. Ms. Strobel noted that, unlike the original application, Green Building and Sustainable Design features were included in the proffers, pointing out that the

Park Authority contribution had also been increased. In addition, she said that the applicant was working closely with Fairfax County staff with regard to the dam replacement in the conservation easement area. With regard to parking spaces, she clarified that there was additional on-street parking space that did not meet the standards set forth in the Public Facilities Manual (PFM) and noted that it was not counted in the parking tabulations in the staff report. She added that the applicant wished to reaffirm the age restriction from 62 to 55, which had been approved with the original application submittal. She stated that the applicant had met with the neighboring communities, particularly the residents from the Hayfield neighborhood, who unanimously supported this proposal. Additionally, she said that the application had the support of the Lee District Land Use Committee and county staff, and requested the Commission's recommendation of approval.

Commissioner Migliaccio asked Ms. Strobel what buildings would be seen from Telegraph Road. Ms. Strobel stated that single family detached homes would be visible.

Commissioner Litzenberger asked what percentage of the proposed units would have Universal Design features. Ms. Strobel stated that while she didn't have a specific number, the applicant would provide a number of Universal Design features in all of the units. In addition, she pointed out that Proffer Number 12, Design, Paragraph B addressed the Federal Housing and Urban Development Agency's Fair Housing Accessibility Guidelines for the multifamily units, while Paragraph E listed a number of Universal Design features for the single family attached and detached units.

Commissioner Flanagan noted that Universal Design features were generally provided as an option to purchasers in the proffers. Ms. Strobel agreed and noted that this was also the case in this application. Commissioner Flanagan asked whether a separate driveway would be provided for lost drivers to turn around and leave the site, rather than using the private residents' driveways. James L. Perry, Applicant's Agent, Piney Run Elm Investments LC, said no, adding that the distance from the main road would be under 100 feet and did not require such a provision.

Commissioner Ulfelder questioned the rationale for the age reduction from 62 to 55. Ms. Strobel said that it was likely a marketing tool, adding that the average typical age tended to be higher in these communities. She also confirmed that only one person in a couple needed to be 55 or older to qualify for a unit. Commissioner Ulfelder asked Ms. Strobel whether the applicant had continued discussions with the NVCT and the Audubon Society regarding the potential issues with the RPA. Ms. Strobel said that while the applicant had met with representatives from both organizations, it had been some time, and assured the Commission that the discussions would be renewed.

Commissioner Migliaccio noted that the NVCT was designated in the proffers because the Lee District Land Use Committee specifically requested it. Ms. Strobel ensured that the conservation area would be preserved as requested.

Referencing the draft proffers for RZ 2014-LE-010, Proffer Number 6, Preservation Area,

Commissioner Hart suggested a contingency plan be in place in the event that the NVCT did not take over the access easement. He noted that language was available from a previous application and could be used in this case to make a newly-formed homeowner association (HOA) responsible for the open space and its maintenance. He then reiterated his earlier concerns regarding the garage dimensions and asked whether the applicant knew how large they would be. Mr. Perry stated that the garages for the single family detached units would be 32 feet wide. He said that for the townhomes, the rear-load garages would be 24 feet wide, while the front-load garages would be 19.5 to 20 feet wide. He pointed out that there was a development condition regarding townhomes with front-load garages noting that the driveways must be at least 18 feet.

Commissioner Hedetniemi asked if a shuttle service would be available for the residents. Ms. Strobel said that after talking with staff from the Fairfax County Department of Transportation, the applicant opted to provide transportation funding, noting that a shuttle tended to be expensive and might not be used very often.

Chairman Murphy noted that he had advocated shuttle service in an age-restricted community on a previous case in Springfield and discovered that its use by the residents was negligible. He added that the community was now responsible for the costs of the shuttle and was considering a proffered condition amendment to remove it.

Commissioner Migliaccio asked Ms. Strobel if the applicant would provide seed money to a new HOA if the NVCT decided not to accept the conservation easement. Ms. Strobel said that she would review this request prior to the Board of Supervisors' hearing.

Chairman Murphy called for speakers from the audience, but received no response. 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 Migliaccio for action on this item.

*(Start Verbatim Transcript)*

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Chairman Murphy: Public hearing is closed; Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. As we heard tonight, this application seeks to provide a 259-unit independent living community for residents over 55 years of age on the current site of the Hilltop Golf Course Driving Range. These 259 units will be a mixture of townhomes, detached single family homes, and multifamily dwellings, and will include 39 affordable dwelling units. As we heard tonight, we have one - we have an extensive proffer package. We will be working on the RPA Northern Virginia Conservation Trust fund proffer to get Plan B in place, just in case we need it. Just to recap a few other items in the proffer package, it includes funding for a trail along Telegraph Road from Hayfield Road to South Kings Highway, which is very much needed. It includes money for bus shelters along Telegraph Road and a substantial contribution to the Park Authority. As was noted earlier, the applicant has received a positive vote at the Lee District Land Use Advisory Committee. Our professional

planning staff also recommends approval. Therefore, Mr. Chairman, I have a few motions to make this evening. First, Mr. Chairman, can I get -- Ms. Strobel, can you please come back up? Can you confirm on the record your agreement to the proposed development conditions dated June 11<sup>th</sup>, 2015, for SEA 2005-LE-028 and for SEA 2005-LE-027-02?

Lynne Strobel, Esquire, Walsh, Colucci, Lubeley, Emrich & Walsh, PC: Yes.

Commissioner Migliaccio: Thank you very much. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2014-LE-010, SUBJECT TO THE PROFFERS DATED JUNE 5<sup>TH</sup>, 2015.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there any discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2014-LE-010, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Migliaccio.

Commissioner Migliaccio: Thank you. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS approval – APPROVAL OF THE MODIFICATIONS AND WAIVERS AS LISTED IN THE HANDOUT DATED JUNE 11<sup>TH</sup>, 2014 – 2014, THAT WAS PROVIDED TO YOU TONIGHT AND WHICH SHALL BE MADE A PART OF THE RECORD OF THIS CASE.

Commissioners Flanagan and Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Flanagan and Mr. Litzenberger. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 2005-LE-028, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: And also, Mr. Chairman, I'd like to get a REAFFIRMATION OF THE MODIFICATION OF THE MINIMUM AGE RESTRICTION FOR AN INDEPENDENT LIVING DEVELOPMENT FROM 62 TO 55 YEARS OF AGE FOR SE 2005-LE-028.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 2005-LE-028, SUBJECT TO THE CONDITIONS DATED JUNE 11<sup>TH</sup>, 2015, AS REVISED AT THIS MEETING.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there any discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 2014-LE-027-02 [*sic*], subject to conditions dated June 11<sup>th</sup>, 2015, as listed in the staff report.

Cathy Lewis, Department of Planning and Zoning: Mr. Migliaccio, I think you mean “2005-LE-027-02.” Sorry about that. Your motion is wrong. Sorry about that.

Commissioner Migliaccio: Okay, SEA 2005-LE-027-02, SUBJECT TO CONDITIONS DATED JUNE 11<sup>TH</sup>, 2015, AS LISTED IN THE STAFF REPORT.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE WATER QUALITY IMPACT ASSESSMENT REQUEST NUMBER 7239-WQ-002-1 AND RESOURCE PROTECTION AREA ENCROACHMENT EXCEPTION REQUEST NUMBER 7239-WRPA-004-1, subject to the – SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN EXHIBIT A OF APPENDIX 15 OF THE STAFF REPORT.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

*(End Verbatim Transcript)*

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The meeting was adjourned at 9:21 p.m.

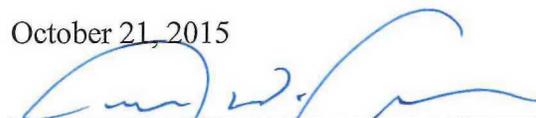
Peter F. Murphy, Chairman

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

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