

MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JULY 25, 2013

PRESENT: Frank A. de la Fe, Hunter Mill District  
Jay P. Donahue, Dranesville District  
Earl L. Flanagan, Mount Vernon District  
James R. Hart, Commissioner At-Large  
Janyce N. Hedetniemi, 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

ABSENT: Janet R. Hall, Mason District  
Timothy J. Sargeant, Commissioner At-Large

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The meeting was called to order at 8:19 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

Commissioner de la Fe noted that revised proffers had been distributed to the Planning Commission for application RZ 2011-HM-032, Tysons West Residential, LLC and JBG/Tysons Hotel, LLC, which was currently scheduled for public hearing on Wednesday, July 31, 2013.

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Chairman Murphy announced that the Commission would meet once more on Wednesday, July 31, 2013, before the August recess, adding that the first meeting after the recess would take place on Thursday, September 12, 2013.

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Chairman Murphy stated that the Planning Commission's Land Use Process Review Committee would meet at 7:00 p.m. in the Board Conference Room on Wednesday, July 31, 2013.

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Commissioner Hart announced that the Planning Commission's Environment Committee had met earlier in the evening to continue discussion on electric vehicle charging station infrastructure. He added that the Committee would meet again at 7:00 p.m. in the Board

Conference Room of the Fairfax County Government Center on the following dates and invited the public to attend:

- Thursday, September 19, 2013 (Briefing on proposed changes to the Stormwater Management Ordinance)
- Thursday, October 17, 2013 (Discussion on electric vehicle supply equipment)
- Wednesday, November 6, 2013 (Discussion on electric vehicle supply equipment)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY FOR APPLICATION SEA-2009-DR-008, OAKCREST SCHOOL, TO A DATE CERTAIN OF JULY 31, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

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

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456A-H95-20-1 – SPRINT, 2610 Reston Parkway (Fox Mill Fire Station)  
FSA-H11-17-1 – VERIZON WIRELESS, 11975 Lake Newport Road (VEPCO Utility Easement)

Chairman Murphy moved to approve consent agenda items 456-H95-20-1 and FSA-H11-17-1.

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

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FSA-L10-63-1 – APC REALTY & EQUIPMENT COMPANY, LLC d/b/a SPRINT, 6540 Franconia Road

Commissioner Migliaccio moved that the Planning Commission find that FSA-L10-63-1, a co-location on behalf of APC Realty & Equipment company, LLC, d/b/a Sprint, at Lee High School, located at 6540 Franconia Road, is a “feature shown,” pursuant to *Virginia Code* 15.2-2232, as amended.

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

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ORDER OF THE AGENDA

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

1. PCA 2008-PR-009-02 – INOVA HEALTH CARE SERVICES
2. PCA 2000-SU-032-04 – INOVA HEALTH CARE SERVICES
3. PCA 94-V-010 – INOVA HEALTH CARE SERVICES

This order was accepted without objection.

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PCA 2008-PR-009-02 – INOVA HEALTH CARE SERVICES – Appl. to amend the proffers for RZ 2008-PR-009, previously approved for a medical care facility (hospital) with a child care center with overall Floor Area Ratio (FAR) of 0.80, to permit modifications of approved proffers associated with the child care center. Located in the N.W. quadrant of the intersection of Gallows Road and Woodburn Road on approx. 64.89 ac. of land zoned C-3. Comp. Plan Rec: Public Facilities, Government and Institutional Uses. Tax Map 49-3 ((39)) 4B, 5B, 6, 7, 7L and 59-2 ((1)) 1A1, and 1D1. PROVIDENCE DISTRICT.

PCA 2000-SU-032-04 – INOVA HEALTH CARE SERVICES – Appl. to amend the proffers for RZ 2000-SU-032, previously approved for a medical care facility (hospital) with a child care center with overall Floor Area Ratio (FAR) of 0.34, to permit modifications of approved proffers associated with the child care center. Located S. of Ox Trail, E. of Rugby Road, N. and S. of Alder Woods Dr. on approx. 62.79 ac. of land zoned C-3 and WS. Comp. Plan Rec: Public Facilities, Government and Institutional Uses. Tax Map 45-2 ((1)) 41B1, 41L, 41L3, 41L4, 41L5; 45-2 ((2)) 38, 39A, 39B, 46A1, and 51A1. SULLY DISTRICT.  
PUBLIC HEARING

PCA 94-V-010 – INOVA HEALTH CARE SERVICES – Appl. to amend the proffers for RZ 94-V-010, previously approved for a medical care facility (hospital) with a child care center with overall Floor Area Ratio (FAR) of 0.62, to permit modifications of approved proffers associated with the child care center. Located in the N.W. quadrant of the intersection of Holland Road and Hinson Farm Road on approx. 26.37 ac. of land zoned C-3. Comp. Plan Rec: Public Facilities, Government and Institutional Uses. Tax Map 102-1 ((1)) 4 pt. MOUNT VERNON DISTRICT. JOINT PUBLIC HEARING.

Chairman Murphy announced that since the three applications for tonight had the same applicant and the same representative, all three applications would be heard together in a joint public hearing.

Timothy Sampson, Esquire, Applicants Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavits for applications PCA 2008-PR-009-02, PCA 2000-SU-032-04, and PCA 94-V-010 dated July 8, 2013.

Mr. Hart disclosed that his law firm, Hart & Horan, PC, had an ongoing case in where attorneys from Mr. Sampson's firm were representing an adverse party. He also noted that the matter and those parties were unrelated to this case and there was no financial relationship; therefore, it would not affect his ability to participate in this public hearing.

Without objection, Chairman Murphy stated that staff's presentation of the staff reports were waived, as previously agreed upon by Commissioners Lawrence, Litzenberger, and Flanagan. He then asked Mr. Sampson to make a statement about these applications.

Mr. Sampson explained that the use of the existing child care centers on the subject properties were restricted to employees of the hospital. He said that due to this restriction, the child care centers operated significantly below capacity. He then indicated that the subject applications would eliminate this restriction, thereby allowing children from the surrounding communities to utilize these facilities. He added that there would be no changes to the child care facilities, the hospital campuses, or the associated hours of operation. Mr. Sampson indicated that the applicant had met with the surrounding communities and they were in support of the proposals. In addition, he said that the child care centers would be operated by a third party. He then thanked staff for their work and pointed out that these applications were on an expedited schedule and would be heard by the Board of Supervisors on Tuesday, July 30, 2013.

In response to a question from Commissioner Hedetniemi, Mr. Sampson indicated that hospital employees would still have priority for the use of the child care centers.

In reply to questions from Commissioner Hurley, Mr. Sampson stated that the applicant had considered expanding the hours of operation of the child care centers and concluded that there was not sufficient demand; therefore, the proposal did not include changes to the current hours of operation.

Chairman Murphy 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, Chairman Murphy closed the public hearing and recognized Commissioners Lawrence, Litzenberger, and Flanagan for action on these cases. (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 APPLICATION PCA 94-V-010, SUBJECT TO THE EXECUTION OF PROFFERS DATED JUNE 25, 2013.

July 25, 2013

Commissioners Hedetniemi and Litzenberger seconded the motion which carried by a vote of 10-0. Commissioners Hall and Sargeant were absent from the meeting.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE APPLICATION PCA 2000-SU-032-04, SUBJECT TO THE EXECUTION OF PROFFERS DATED MAY 31, 2013.

Commissioners Flanagan and Hedetniemi seconded the motion which carried by a vote of 10-0. Commissioners Hall and Sargeant were absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE APPLICATION PCA 2008-PR-009-02, SUBJECT TO THE EXECUTION OF PROFFERS DATED JULY 16, 2013.

Commissioner Hedetniemi seconded the motion which carried by a vote of 10-0. Commissioners Hall and Sargeant were absent from the meeting.

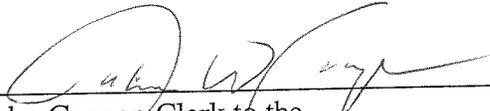
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The meeting was adjourned at 8:31 p.m.  
Peter F. Murphy, Chairman  
Janet R. Hall, Secretary

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: July 17, 2014

  
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John Cooper, Clerk to the  
Fairfax County Planning Commission