

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 11, 2014**

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

ABSENT: Peter F. Murphy, Springfield District
Earl L. Flanagan, Mount Vernon District

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.

COMMISSION MATTERS

FS-M14-31 – VERIZON WIRELESS, 6351 Columbia Pike

Commissioner Hall: I RECOMMEND THAT WE CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY INSTALLATION PROPOSED BY VERIZON WIRELESS, TO BE LOCATED AT 6351 COLUMBIA PIKE, FALLS CHURCH, VIRGINIA, 22041, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS AMENDED; AND THAT APPLICATION NUMBER IS FS-M14-31.

Commissioners Hart and Litzenberger: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hart and – what's his name. No, Murphy's not here – Commissioner Lawrence, Tysons Commissioner. 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 10-0. Commissioners Flanagan and Murphy were absent from the meeting.

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FS-M14-23 – SPRINT, 4114 Woodland Road

Commissioner Hall: I MOVE THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY SPRINT, LOCATED AT 4114 WOODLAND ROAD, ANNANDALE, VIRGINIA, 22003, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN,” PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED; AND THAT APPLICATION NUMBER IS FS-M14-23.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hart. 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 10-0. Commissioners Flanagan 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. CSPA 84-D-049-03 – HOMART NEWCO ONE INC.
2. ZONING ORDINANCE AMENDMENT (PLANNED DEVELOPMENT DISTRICT RECREATIONAL FEE)

This agenda was accepted without objection.

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CSPA 84-D-049-03 – HOMART NEWCO ONE, INC. –
 Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 84-D-049 to permit sign modifications. Located in the N.E. quadrant of the intersection of International Dr. and Galleria Dr. on approx. 23.62 ac. of land zoned PDC, HC, and SC. Tax Map 29-4 ((10)) 1C1. PROVIDENCE DISTRICT. PUBLIC HEARING.

Commissioner Lawrence asked that Vice Chairman de la Fe 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,

Vice Chairman de la Fe closed the public hearing and recognized Commissioner Lawrence for action on this case.

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Vice Chairman de la Fe: I will close the public hearing. Commissioner Lawrence.

Commissioner Lawrence: Thank you, Mr. Chairman. We have before us a straightforward sign plan application with only one wrinkle. On page 10 of the staff report, commissioners will have noted staff did not concur with one of the proposed monument signs. It's labeled M3 and it's at the intersection of International Drive and Galleria. I felt the same way in looking at the proposal. Staff does recommend approval with a development condition saying that we're not going to have that – that monument sign. I understand the applicant – that's acceptable to the applicant. Therefore, Mr. Chairman, I'd like to make a motion on the matter. I MOVE THAT THE PLANNING COMMISSION APPROVE CSPA 84-D-049-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED AUGUST 27th, 2014.

Commissioner Litzenberger: Second.

Vice Chairman de la Fe: Seconded by Commissioner Litzenberger. 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 unanimously.

Commissioner Lawrence: Mr. Chairman, one more item just for the record. Does the applicant agree to Development Condition Number 2? Please identify yourself and state that you do, I hope.

Russ Forno, Land Use Planner, Odin, Feldman, & Pittleman, P.C.: Good evening, Commissioner Lawrence. My name is Russ Forno with Odin, Feldman, & Pittleman, and a representative for the applicant and owner of this application, we concur with the conditions.

Commissioner Lawrence: Thank you very much.

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

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ZONING ORDINANCE AMENDMENT (PLANNED DEVELOPMENT DISTRICT RECREATIONAL FEE) –

Amendment to increase the minimum expenditure per dwelling unit for recreational facilities in the PDH, PDC, PRM, and PTC Districts from \$1,700 to \$1,800 per unit. Affordable dwelling units are exempted from this requirement. COUNTYWIDE. PUBLIC HEARING.

Heath Eddy, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ), and Gayle Hooper, Planning and Development Division, Fairfax County Park Authority (FCPA) presented the staff report, a copy of which is in the date file. They noted that staff recommended approval of the Zoning Ordinance Amendment (Planned Development District Recreational Fee).

Commissioner Sargeant asked staff how often the fee would be reviewed. Mr. Eddy stated that it would be reviewed every two years. Commissioner Sargeant pointed out that the fee had been adjusted based on the Construction Cost Index (CCI) increase and was consistent with increases in construction costs.

Commissioner Hurley noted that there were three applications in the Braddock District that might be affected by this amendment and asked for clarification regarding the March 1, 2015 “grandfather” recommendation in the first bullet on page 3 of the staff report. Mr. Eddy explained that applications approved by March 1, 2015, would be grandfathered from this amendment.

Vice Chairman de la Fe called for speakers, but received no response; therefore, he noted that a rebuttal statement was not necessary.

Vice Chairman de la Fe pointed out that the subject fee had not changed for a long time, adding that he supported the increase. In addition, he also noted that while recreational facilities must be provided on-site by the developer, the Board could also approve the provision of the facilities on land which was not part of the subject P District.

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 Sargeant for action on this case.

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Vice Chairman de la Fe: I will close the public hearing. Commissioner Sargeant.

Commissioner Sargeant: Thank you, Mr. Chairman. First, let me begin by thanking Gail Hooper and Heath Eddy for their magnificent work in this case. This is a straightforward amendment, as requested by the Board of Supervisors on a biennial basis to increase the minimum recreational expenditure requirement for new residential planned development district developments from \$1,700 to \$1,800 per dwelling unit. The amendment has staff’s favorable recommendation with which I concur; therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT FOR THE PLANNED DEVELOPMENT DISTRICT RECREATIONAL FEE, AS SET FORTH IN THE STAFF REPORT DATED JULY 29TH, 2014.

Commissioners Hall and Migliaccio: Second.

Vice Chairman de la Fe: Seconded by Mrs. Hall and Mr. Hart [*sic*].

Commissioner Hart: No, Migliaccio.

Vice Chairman de la Fe: Oh, Migliaccio, I'm sorry.

Commissioner Migliaccio: Take your pick.

Vice Chairman de la Fe: Okay, Mrs. Hall and Mr. Migliaccio. 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.

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The meeting was adjourned at 8:30 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: March 26, 2015



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