

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 16, 2015**

PRESENT: Peter F. Murphy, Springfield District
Frank A. de la Fe, Hunter Mill District
James R. Hart, Commissioner At-Large
Janyce N. Hedetniemi, Commissioner At-Large
Ellen J. Hurley, Braddock District
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District
Timothy J. Sargeant, Commissioner At-Large
John C. Ulfelder, Dranesville District

ABSENT: Earl L. Flanagan, Mount Vernon District
Kenneth A. Lawrence, Providence District
Julie M. Strandlie, Mason District

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The meeting was called to order at 8:16 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

On behalf of the Planning Commission, Chairman Murphy expressed sympathy and condolences to the friends and family of Sarah Ann de la Fe, the wife of Commissioner de la Fe, who passed away on August 17, 2015. He said that Mrs. de la Fe was active in the Reston community with her husband and frequently participated in charitable volunteer work. In addition, he stated that she was a supporter and volunteer at St. Thomas a Becket Church. Commissioner de la Fe thanked members of the Planning Commission and County staff for their support of him and his family.

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On behalf of the Planning Commission, Chairman Murphy expressed sympathy and condolences to the family of Kimberly Bassarab, Deputy Director to the Planning Commission, whose father passed away during the August recess.

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On behalf of the Planning Commission, Chairman Murphy expressed sympathy and condolences to the friends and family of Suzanne Harsel, former Planning Commissioner of the Braddock District, who had passed away on August 27, 2015. He said that Ms. Harsel had been appointed

to the Planning Commission as the representative to the Annandale District, which was later consolidated into the Braddock District, and she served with the Commission for 29 years before retiring in 2011. Chairman Murphy noted Ms. Harsel's service to the Commission and the citizens of her community, adding that she served as the Planning Commission's Secretary for 22 years. He also commended the ceremony that had been held on Saturday, September 5, 2015 in her honor.

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Chairman Murphy announced that Planning Commission meetings were now being broadcast in high-definition and these broadcasts could be viewed on the appropriate channel provided by Cox Communications. However, he noted that customers of Verizon did not have access to this channel at the time because an agreement with Fairfax County Channel 16 had not yet been finalized.

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Commissioner Hart announced his intent to move to approve the minutes from January 2015 to April 2015 at the Planning Commission's meeting on Thursday, September 17, 2015. He then asked that Commissioners forward him any additional changes prior to this meeting. In addition, he said that additional sets of minutes would be sent to the Commission for review in the coming weeks.

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On behalf of Commissioner Lawrence, Commissioner Migliaccio announced that the meeting for the Planning Commission's Policy and Procedures Committee scheduled for Thursday, September 17, 2015, had been cancelled. He indicated that staff was still finalizing their preparations for this meeting and the Committee would meet on a date to be determined.

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PCA 2006-PR-027/SEA 00-P-050-02 – WM/OLAYAN HOLDINGS, LLC

On behalf of Commissioner Lawrence, Commissioner Hart MOVED THAT THE PLANNING COMMISSION DEFER THE JOINT PUBLIC HEARING FOR PCA 2006-PR-027/SEA 00-P-050-02, WM/OLAYAN HOLDINGS, LLC, TO A DATE CERTAIN OF WEDNESDAY, OCTOBER 7, 2015.

Commissioner Sargeant seconded the motion, which carried by a vote of 9-0. Commissioners Flanagan, Lawrence, and Strandlie were absent from the meeting.

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SE 2015-SU-010 – CLAUDIO A. VARGAS

Commissioner Litzenberger said that the applicant for SE 2015-SU-010, Claudio A. Vargas, had requested that the public hearing be deferred to a later date; therefore, he MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2015-SU-010, CLAUDIO A. VARGAS, TO A DATE CERTAIN OF WEDNESDAY, OCTOBER 14, 2015.

Commissioner Hedetniemi seconded the motion, which carried by a vote of 9-0. Commissioners Flanagan, Lawrence, and Strandlie were absent from the meeting.

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SE 2015-BR-011 – JAYE S. BAWA

Commissioner Hurley MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2015-BR-011, JAYE S. BAWA, TO A DATE CERTAIN OF THURSDAY, SEPTEMBER 24, 2015.

Commissioner Migliaccio seconded the motion, which carried by a vote of 9-0. Commissioners Flanagan, Lawrence, and Strandlie were absent from the meeting.

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SEA 97-M-016 – EXTRA SPACE STORAGE INC.

On behalf of Commissioner Strandlie, Commissioner Hedetniemi said that due to a scheduling conflict with the Back to School Night event being conducted by Holmes Middle School, the two public hearings for the two cases in the Mason District that had been scheduled for tonight would be deferred. Subsequently, she MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SEA 97-M-016, EXTRA SPACE STORAGE INC., TO A DATE CERTAIN OF THURSDAY, SEPTEMBER 17, 2015.

Commissioner Litzenberger seconded the motion, which carried by a vote of 9-0. Commissioners Flanagan, Lawrence, and Strandlie were absent from the meeting.

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SEA 84-M-012-02 – QUAN Q. NGUYEN & NGAN T. NGUYEN

On behalf of Commissioner Strandlie, Commissioner Hedetniemi MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SEA 84-M-012-02, QUAN Q. NGUYEN & NGAN T. NGUYEN, TO A DATE CERTAIN OF THURSDAY, SEPTEMBER 17, 2015.

Commissioner Litzenberger seconded the motion, which carried by a vote of 9-0. Commissioners Flanagan, Lawrence, and Strandlie were absent from the meeting.

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Commissioner Ulfelder announced his intent to further defer the decision only for FS-D14-53, BC Consultants for the Falls Church City School Board and the City Of Falls Church, which was currently scheduled for Thursday, September 17, 2015, to a date to be determined. He added that the City of Falls Church had issued a press release to the community announcing this deferral.

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ORDER OF THE AGENDA

Secretary Hart established the following order of the agenda:

1. SEA 89-Y-035 – HAFT/EQUITIES-SULLY PLAZA LIMITED PARTNERSHIP
2. PA 2013-CW-T3 – COMPREHENSIVE PLAN AMENDMENT (COMPLETED TRANSPORTATION FACILITIES)

This order was accepted without objection.

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SEA 89-Y-035 – HAFT/EQUITIES-SULLY PLAZA LIMITED PARTNERSHIP – Appl. under Sect. 9-620 of the Zoning Ordinance to amend SE 89-Y-035 previously approved for a drive-in financial institution and a waiver of minimum lot size and lot width requirements to permit modifications to site design and development conditions to permit waiver of certain sign regulations and an increase in sign height and sign area in a highway corridor overlay district and reaffirm waivers of minimum lot size and lot width requirements. Located at 13960 Lee Jackson Memorial Highway, Chantilly, 20151, on approx. 20,600 sq. ft. of land zoned C-8, WS, and HC. Tax Map 34-4 ((1)) 16C pt. SULLY DISTRICT. PUBLIC HEARING.

Inda Stagg, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC, reaffirmed the affidavit dated July 31, 2015.

Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had a case where attorneys in Ms. Stagg's firm were representing an adverse party. However, he noted that this matter and those parties were not related to this case and there was no business or financial relationship; therefore, it would not affect his ability to participate in this case.

Commissioner Litzenberger 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 Litzenberger for action on this case.

(Begin Verbatim Transcript)

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Commissioner Litzenberger: I MOVE THE PLANNING COMMISSION APPROVE SEA 89-Y-035, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 14TH, 2015.

Chairman Murphy: Is there a second to the-

Commissioner Hart: Sure. Second.

Chairman Murphy: You sure?

Commissioner: Yes.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those –

Commissioner Ulfelder: The applicant – do we need the applicant to-

Commissioner Hart: -to get the development conditions?

Chairman Murphy: Oh, do you want to do the development conditions? We have been – we're really rusty.

Commissioner Sargeant: I came in. I got lost.

Chairman Murphy: This is going down in history as the shortest case the Haft Empire ever had and we're screwing it up here.

Commissioner de la Fe: They're all the same except – only three and seven are changed?

Chairman Murphy: Would you come up and satisfy the requirement put on us by the legislator that you understand the development-

Inda Stagg, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC: We agree to these development conditions.

Chairman Murphy: All right. Thank you very much. All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 89-Y-035, as articulated by everyone who is confused, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: One more motion.

Chairman Murphy: Okay.

Commissioner Litzenberger: I MOVE THE PLANNING COMMISSION APPROVE THE REAFFIRMATION OF THE WAIVERS OF MINIMUM LOT AREA AND MINIMUM LOT WIDTH REQUIREMENTS.

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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

(End Verbatim Transcript)

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PA 2013-CW-T3 – COMPREHENSIVE PLAN AMENDMENT
(COMPLETED TRANSPORTATION FACILITIES) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns removing completed transportation improvements from the Comprehensive Plan, including the Area Plans, the Countywide Transportation Plan Map, and the Comprehensive Land Use Plan Map. The amendment also proposes to add county-owned commuter parking facilities to the maps, to modify the maps' legends, and to correct editorial oversights. COUNTYWIDE. PUBLIC HEARING.

Commissioner Hedetniemi explained that the proposed Amendment would update the County Transportation Plan Map, the Comprehensive Land Use Plan Map, and the Area Plan volumes of the Comprehensive Plan to reflect existing conditions. She also said that the revised Plan maps and text would reflect completed improvements of existing facilities. In addition, she indicated that the proposed Amendment would incorporate publicly owned commuter parking facilities to the maps and minor editorial changes. Commissioner Hedetniemi stated that the proposed Amendment would not incorporate outstanding Transportation Plan Amendments currently under review and the modifications within these Amendments would be included at a later time.

Kristin Calkins, Transportation Planning Division, Fairfax County Department of Transportation (FCDOT), presented the staff report, a copy of which is in the date file. She noted that staff recommended adoption of the modifications to the Comprehensive Plan articulated on pages 5 through 20 of the staff report for PA 2013-CW-T3.

Commissioner Migliaccio asked whether the proposed modifications to the Plan Map Legends would include symbols for bus rapid transit stops. Leonard Wolfenstein, FCDOT, indicated that this information would be incorporated into the Plan Map in conjunction with an outstanding Plan Amendment involving the Route 1 Corridor.

Chairman Murphy called for speakers from the audience, 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 Commissioner Hedetniemi for action on this item.

(Begin Verbatim Transcript)

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Chairman Murphy: Public hearing is closed. Recognize Ms. Hedetniemi.

Commissioner Hedetniemi: Thank you, Mr. Chairman. I want to commend staff for their hard work on this. As you can see by the heft of the document, it's a complicated and carefully constructed approach to amending this transportation plan. Therefore, Mr. Chairman, as staff mentioned, the proposed Plan Amendment 2013-CW-T3 would revise the Countywide Transportation Plan Map, Comprehensive Land Use Plan Map, and Area Plan volumes of the Comprehensive Plan to reflect completed transportation facilities since the last Plan adoption. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE PROPOSED AMENDMENT OF THE COMPREHENSIVE PLAN, AS SHOWN ON PAGES 5 THROUGH 20 OF THE STAFF REPORT, FOR PA 2013-CW-T3, DATED SEPTEMBER 2ND, 2015. Thank you, Mr. Chairman.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt Plan Amendment 2013-CW-T3, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

The motion carried by a vote of 9-0. Commissioners Flanagan, Lawrence, and Strandlie were absent from the meeting.

(End Verbatim Transcript)

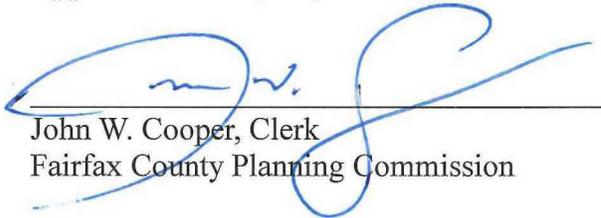
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The meeting was adjourned at 8:42 p.m.
Peter F. Murphy, Chairman
James R. Hart, Secretary

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: Jacob Caporaletti

Approved on: May 18, 2016



John W. Cooper, Clerk
Fairfax County Planning Commission