

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, OCTOBER 15, 2015**

PRESENT: Frank A. de la Fe, Hunter Mill District  
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  
James R. Hart, Commissioner At-Large  
Janyce N. Hedetniemi, Commissioner At-Large  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Julie Strandlie, Mason District  
Peter F. Murphy, Springfield District  
Kenneth A. Lawrence, Providence District

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The meeting was called to order at 8:14 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.

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COMMISSION MATTERS

RZ/FDP 2015-SU-002/PCA 86-S-071-04 – JLB REALTY, LLC (Decision Only) (The public hearing on this application was held on October 14, 2015.)

*(Start Verbatim Transcript)*

Commissioner Litzenberger: Thank you, Mr. Chairman. I do have a question for Mr. Looney. Sir, will you request that the applicant confirm for the record their agreement to the proposed RPA Exception conditions contained in Appendix 10 of the staff report and dated September 16<sup>th</sup>, 2015?

Mark Looney, Esquire, Applicant's Agent, Cooley LLP: Yes, sir, we do.

Commissioner Litzenberger: Okay, thank you. We don't need to ask for the development conditions since there aren't any, and the proffered conditions have already been signed. So, should I go ahead with the motions?

Vice Chairman de la Fe: Go ahead.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 86-S-071-04.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

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

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2015-SU-002 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 15<sup>TH</sup>, 2015.

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.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2015-SU-002, SUBJECT TO THE BOARD APPROVAL OF RZ 2015-SU-002.

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.

Commissioner Litzenberger: Two more. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVERS AND MODIFICATIONS LISTED IN THE STAFF REPORT, WHICH HAVE ALSO BEEN DISTRIBUTED TO YOU ON A SHEET, DATED OCTOBER 14<sup>TH</sup>, 2015.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

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

Commissioner Litzenberger: Thank you. Lastly, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE ASSOCIATED RPA EXCEPTION REQUEST AND WATER QUALITY IMPACT ASSESSMENT, SUBJECT TO EXCEPTION CONDITIONS CONSISTENT WITH THOSE CONTAINED IN THE STAFF REPORT.

Commissioner Flanagan: Second.

Vice Chairman de la Fe: Seconded by Commissioner Flanagan. All those in - any discussion? 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 Strandlie were absent from the meeting.

*(End Verbatim Transcript)*

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SE 2015-BR-015 – SUOLIANG “LEON” XIE

*(Start Verbatim Transcript)*

Commissioner Hurley: SE 2015-BR-015, with Leon Xie as the applicant, is a Category 3 Special Exception filed for 4008 Tyler Drive [*sic*] – Taylor Drive, for a congregate living facility for teenagers between 14 and 19 years of age who have entered the county on F1 student visas for the stated purpose of attending local private high schools. The case is currently scheduled to be heard by the Planning Commission on November 19<sup>th</sup>, 2015. On September 5, 2015, at the request of Supervisor Cook, the Board of Supervisors directed staff to review whether this is an appropriate category of use under the Zoning Ordinance and what kind of social service oversight these minor children might require. Staff is in the process of responding to the request. In addition, while the application has already been presented to the Braddock Land Use Committee, several outstanding issues raised by members and by the affected community need to be addressed before the Committee to make a recommendation. In summary, more time is needed to analyze this application adequately and, therefore, it is my intent to defer SE 2015-BR-015 until 27 January, 2016.

Vice Chairman de la Fe: Okay, that is your intention; therefore, we have heard it and staff has heard it. Thank you very much.

*(End Verbatim Transcript)*

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SEA 83-V-083 – SEJ ASSET MANAGEMENT AND INVESTMENT COMPANY (Decision Only) (The public hearing on this application was held on October 14, 2015.)

*(Start Verbatim Transcript)*

Commissioner Flanagan: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 83-V-083, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 14, 2015, WITH THE FOLLOWING CHANGES: CONDITION 6 SHALL BE DELETED. That took place between - last night and today. And A NEW CONDITION SHALL BE ADDED AS FOLLOWS:

"NOTWITHSTANDING THE IMPROVEMENTS SHOWN ON THE SEA PLAT, THE APPLICANT MAY CONTINUE USE OF THE ARMISTEAD ROAD ACCESS POINT IN A MANNER ACCEPTABLE TO VDOT. IMPROVEMENTS TO THE ARMISTEAD ROAD ACCESS POINT, SUCH AS THOSE REQUIRED AS A RESULT OF AN ACCESS MANAGEMENT EXCEPTION REVIEW, SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF VDOT AND SHALL BE INCORPORATED INTO THE APPLICANT'S SITE PLAN SUBMISSION PRIOR TO FINAL SITE PLAN APPROVAL."

William O'Donnell, Zoning Evaluation Division, Department of Planning and Zoning:  
Commissioner Flanagan, you may just want to ask the representative of the applicant to come up and agree on the record to that change.

Commissioner Flanagan: Okay. Is the - - Oh, the applicant is here. Okay, fine.

Karen Cohen, Esquire, Applicant's Agent, Vanderpool, Frostick, and Nishanian, PC: Karen Cohen with Vanderpool, Frostick, and Nishanian, on behalf of the applicant.

Commissioner Flanagan: Last -- after the public hearing there was not an opportunity to ask you to - whether you confirm the conditions of SEA that were dated October 14. Do you agree with the conditions that are dated October 14, 2015?

Ms. Cohen: As revised tonight.

Commissioner Flanagan: And also do you - - Do you also affirm your acceptance of the new condition that I - that I just read?

Ms. Cohen: We do.

Commissioner Flanagan: You do? Thank you.

Vice Chairman de la Fe: Okay.

Commissioner Hart: Mr. Chairman?

Commissioner Flanagan: That's the - the motion.

Commissioner Litzenberger: Second.

Vice Chairman de la Fe: Seconded by Mr. Litzenberger. Any discussion? Questions? Let's go down - - Ms. Hurley first? Or -

Commissioner Migliaccio: Do we have it written down anywhere that we can see it? And has staff looked at this and approved it?

Mr. O'Donnell: Yes, staff has reviewed it internally and it's a - it's a condition that's being modified per the discussion from the Planning Commission and, therefore, it was prudent that he made the motion to make the change. But staff has reviewed it; it's okay, the applicant has agreed to it; and what it's doing is it's basically giving VDOT the - the ability to review any changes to that access point and make sure it meets the Access Management requirements.

Commissioner Migliaccio: And do you have copies so we can at least say we read it before I vote on it?

Mr. O'Donnell: This - - On a change like this, we've - we've done this on other applications before. I mean, it could have been done yesterday. And this is a situation where Commissioner Flanagan and the applicant both agree that we're changing it through a motion rather than through a staff-imposed development condition. Because staff's - staff's development condition was Condition Number 6, which is being deleted.

Commissioner Migliaccio: I understand that. I was just curious if we had a written thing, if Commissioner Flanagan had copies or anything that we could look at. That's all.

Vice Chairman de la Fe: Okay, Commissioner Hurley.

Commissioner Hurley: Yes. In part because we don't have a written copy of what you just read, I still don't understand. Are we still telling people that, okay, for now the entrance will remain as it is, but if VDOT wants to, we're going to tell people to make 180-degree turns and all of those other really bizarre changes to try to get to the south light at Richmond Highway? Is that what it says?

Mr. O'Donnell: The condition is saying that the applicant can use the access point, but if it becomes a problem VDOT has the ability to make the change, and - and that's basically what we're trying to do. Our development condition before was trying to, you know, improve the - the access as best as possible through signage and - and deterring the ability. This condition is saying VDOT is going to look at it through the Access Management process.

Commissioner Hurley: But I'm not understanding. It's not - - I'm not concerned about the applicant's access. We already said that the trucks, the gas tankers are still going to have to use the existing access, but the general public is going to have to make that bizarre U-turn through the veterinary hospital. So I'm not talking about the applicant's access. I'm talking about the general public. And so from what this motion says, VDOT could impose that weird 180-degree turn to get out of and through the veteran's [sic] - I'm sorry, the veterinary hospital to get out to the stop light. I'm still not sure what we're voting on and I can't support the motion when I really don't understand it.

Vice Chairman de la Fe: Okay, Commissioner Hart.

Commissioner Hart: Yes, thank you, Mr. Chairman. I have objected from time to time when we try and vote on last-minute handouts that we haven't had a chance to understand, and we don't even have a handout now. I heard what Commissioner Flanagan said. I was trying to listen to it and I was trying to understand, and about the best I can understand from it is that it's something like, notwithstanding what's on the plat, we're going to try and leave it the way it is for now until VDOT says no. And then, I guess, when VDOT says no, we're back to the mish-mash that nobody seemed to like last night. I'm not sure that's a resolution so much as a - a - kicking it down the road a little bit or - or avoiding the - the - us taking a position on what the - that confusing traffic movement was. And so procedurally, I have a problem voting on something that's not in front of me, and I haven't been able to think about, and we haven't really vetted with staff. We had a lot of questions last night that - I think I might have had more. Having said that, under 9-006, General Standards for a Special Exception, Subsection 4, all these standards have to be met. But Subsection 4 says the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. I was not satisfied last night that the proposed use - and this is - "shall" is mandatory - that the proposed use shall be such that pedestrian and vehicular traffic associated with such use would not be hazardous or conflict with the existing and anticipated traffic. I thought there were conflicts with the in-coming left-turn traffic crossing directly in front of the people going out to Armistead Road with that, sort of, left-hand movement through the veterinary hospital. I thought there was another conflict with all of the in and out in that very narrow spot with the three parking spaces in front it. And I hadn't quite heard how we were getting around that, so I think - - if I understand what we're voting on - and we have to vote tonight to get this to the Board by Tuesday - I'm not persuaded at least that 9-006, Subsection 4 has been satisfied. Because I think we're still leaving open, as long as VDOT says no, this - this strange crisscrossing tangle at the point where they cross over to the animal hospital. So unless somebody can explain that to me, I don't think I can support this. Thank you.

Vice Chairman de la Fe: Commissioner Sargeant, you had -

Commissioner Sargeant: Two questions - - just to confirm that there was a conversation with the occupants and operators at the animal hospital.

Commissioner Flanagan: Yes, today I did make a trip down - - I had to go down to Dale City. They have another animal hospital in Dale City, so I had to go all the way down to Dale City to meet with the owner at their facility there. And they did indicate to me that they had received the letter - registered letter - that asked them to review and to object if they wished, you know, to the arrangements that are in this application about crossing their property, and they indicated that they had no problem with that. In fact, when they got the building permit for their building, they had to agree to allow the - the station to have access to the site across their property. And so I then asked the owner if the - there was anything in the proffer - or the condition, rather, that they had any limitation on the, you know, the number of vehicles that could cross in front of their property. And they said no, it was just unlimited; any amount of vehicles coming across their property was okay. And then I asked them if they had any objection to this application as it has been presented to the Planning Commission and they said they had no objections. And I asked

for that to be confirmed in a - in an email to me, which I had not yet received when I came out here this evening, but I can, probably, you know, provide that as part of the record if you wish.

Commissioner Sargeant: And my second question is if you could re-read the motion.

Commissioner Flanagan: The condition?

Commissioner Sargeant: Yes.

Vice Chairman de la Fe: Okay, Mr. Ulfelder. Do you want the -

Commissioner Flanagan: He wants me to - he wants me to - to read it again.

Vice Chairman de la Fe: Yes, read it again.

Commissioner Flanagan: Yes.

Vice Chairman de la Fe: Slowly, so that everybody understands it.

Commissioner Flanagan: The new condition that replaces Condition Number 6, which is on the same subject, is that, "Notwithstanding the improvements shown on the SEA plat, the applicant may continue the use of the Armistead Road access point in a manner acceptable to VDOT. Improvements to the Armistead Road access point, such as those required as a result of an Access Management Exception Review, shall be subject to the review and approval of VDOT and shall be incorporated into the applicant's site plan submission prior to the final site plan approval." Now, I received this latest revision a few minutes before I left for the meeting tonight, and it may be that the staff has some explanation of the Access Management Review that is mentioned.

Mr. O'Donnell: I - I wasn't the coordinator. It's - it's my understanding that, you know, the access is too close to the main intersection as it is and this is a situation where there's minor changes occurring to the site and we did not want to preclude those changes and the ability for the - for the, I guess it's the 7-Eleven, to continue to operate. We did have a development condition as part of our recommendation that tried to make it as less usable as possible, but still usable. This development condition is no longer - - is basically saying show - show us at site plan, with VDOT at the table, to make sure that this is safe. And as part of that, if it's not, well then they have to go through this Access Management process and it's - it's even more rigorous from that point. So in both - both regards, I think the development condition is doing the same thing. It's making sure that this access is safe while allowing for the continued operation of the use. That's the best I can go without being the coordinator on the case.

Vice Chairman de la Fe: Okay, I know that there's some more questions; however, I would just remind you that we are on verbatim; so, Mr. Ulfelder.

Commissioner Ulfelder: Thank you, Mr. Chairman. If paragraph 6 [*sic*] is struck, and if VDOT says no, why don't they have to come back for an SEA for a - for - going back through what I

consider not to be a minor issue - the ingress/egress issue, concerning the neighboring property and Armistead Road?

Mr. O'Donnell: No, they will have to come back for an SEA. That's the risk they're taking by not addressing this now. They could have filed the Access Management waiver earlier in the process and we would have had a better idea. That was a choice they didn't - they decided not to do. It's not a requirement of the zoning, it's a requirement of the site plan. So it is a risk.

Commissioner Ulfelder: And with that in mind, is the only solution - - If VDOT decides there isn't enough space between the - the stop light - the stop light and the access ingress/egress that's currently there - is the only solution to go back through the animal hospital parking lot?

Mr. O'Donnell: Yes. You would have to close this access and you would have to establish an interparcel access from there. Yes, but again, I don't know the full details of it, but I mean...

Commissioner Ulfelder: Well, that's an awfully big question to leave hanging at this point, to me.

Mr. O'Donnell: Understood.

Vice Chairman de la Fe: Commissioner Hedetniemi.

Commissioner Hedetniemi: Last night, the applicant agreed to a development condition that would essentially say that if it became a problem you would be willing to close off the - the access point between 7-Eleven and the veterinary hospital. Is this amendment taking the place of that?

Mr. O'Donnell: Well, they don't have it. To my knowledge, we don't an option on the development plan that shows that the access is closed. We can ask the applicant to verify that - what I'm saying, but it's my understanding that we don't have an option. If they could - if they could close the access in a manner that's in substantial conformance and they get permission to - to do the access off the veterinarian, we could look at it from the administrative approval process, but more than likely it would require an SEA. So they'd have to come back through this process.

Commissioner Hedetniemi: You're at a disadvantage because you weren't case handler.

Mr. O'Donnell: I feel it. Yes.

Commissioner Hedetniemi: But there is a real issue here in terms of safety as far as I'm concerned and I'm just not comfortable with VDOT having the final say on - on something that is so open-ended.

Vice Chairman de la Fe: Okay, Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman. I'm wading in here on behalf of Mr. O'Donnell. After the Trinity Center negotiations in Sully, I asked Kris Abrahamson about this

case because it was so unusual. Her response was that when the veterinary clinic got their rezoning approved, they agreed to all the requirements of that cut-through to comply with the requests of VDOT, so they really don't have a say. The fact that they stuck some parking spots adjacent to that, that was their decision because it's their property. But part of their rezoning approval was creating that cut-through, so I don't think we could close it even if we wanted to because then they would be in - in violation of their rezoning. So the way Kris explained it is that this is perfectly legal and that VDOT will support it. I just wanted to help us through this, since we're all on verbatim.

Vice Chairman de la Fe: Okay, Mr. Migliaccio. I just realized that I misspoke when I said this was going to be the easy one.

Commissioner Migliaccio: I was just thinking that. After - during this debate, I had a chance to walk over and read the new development condition. We've had it read twice. Based on what staff has said and what Mr. Flanagan has said, I'm going to support his motion tonight to get this to the Board. And I think that if we fell back to Development Condition Number 6 that we had last night, I was in support of that option also. So, thank you.

Vice Chairman de la Fe: Okay, any further comments? None? Having heard all that discussion, all those in favor of approving SEA 83-V-083, subject to the development conditions as outlined tonight by Commissioner Flanagan - all those in favor please signify by saying aye.

Commissioners de la Fe, Flanagan, Litzenberger Migliaccio, and Sargeant: Aye.

Vice Chairman de la Fe: Opposed?

Commissioner Hurley: Aye. Aye. [*sic*] Nay.

Vice Chairman de la Fe: Okay, no. Okay.

Commissioner Hart: No.

Vice Chairman de la Fe: Okay, let's - let's take division. Mr. Ulfelder?

Commissioner Ulfelder: No.

Vice Chairman de la Fe: Ms. Hurley?

Commissioner Hurley: No.

Vice Chairman de la Fe: Mr. Migliaccio?

Commissioner Migliaccio: Aye.

Vice Chairman de la Fe: Mr. Sargeant?

Commissioner Sargeant: Aye.

Vice Chairman de la Fe: Mr. Hart?

Commissioner Hart: No.

Vice Chairman de la Fe: Mr. Flanagan?

Commissioner Flanagan: Aye.

Vice Chairman de la Fe: Mr. Litzenberger?

Commissioner Litzenberger: Aye.

Vice Chairman de la Fe: Ms. Hedetniemi?

Commissioner Hedetniemi: No.

Vice Chairman de la Fe: And the Chairman votes aye, and the motion carries five to four, if I did it - if my scribblings are correct. Okay, the motion carries.

Commissioner Flanagan: Thank you, Mr. Chairman.

Vice Chairman de la Fe: Mr. - okay, well you have others.

Commissioner Flanagan: Yes, I have another -

Vice Chairman de la Fe: No, I mean on this one. Don't you have some -

Commissioner Flanagan: Yes, we have two more motions.

Vice Chairman de la Fe: Okay.

Commissioner Flanagan: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE MINIMUM REAR YARD REQUIREMENT FOR THE EXISTING SERVICE STATION/QUICK SERVICE FOOD STORE BUILDING IN ACCORDANCE WITH SECTION 9-625 OF THE ZONING ORDINANCE TO PERMIT THE BUILDING TO REMAIN AS SHOWN ON THE SEA PLAT.

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 de la Fe, Flanagan, Litzenberger, Migliaccio, and Sargeant: Aye.

Vice Chairman de la Fe: Opposed?

Commissioners Hart, Hedetniemi, Hurley, and Ulfelder: Nay.

Vice Chairman de la Fe: So it's the same division, I assume, and the motion carries five to four.

Commissioner Flanagan: Thank you, Mr. Chairman. I NOW MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE FRONTAGE IMPROVEMENTS REQUIREMENT FOUND IN SECTION 17-201 OF THE ZONING ORDINANCE IN FAVOR OF THAT SHOWN ON THE SEA PLAT.

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 de la Fe, Flanagan, Litzenberger, Migliaccio, and Sargeant: Aye.

Vice Chairman de la Fe: Opposed?

Commissioners Hedetniemi, Hurley, and Ulfelder: Nay.

Commissioner Hart: Nay. I'm sorry. I'm reading the wrong one again here.

Vice Chairman de la Fe: Same division as before; the motion carries five to four.

Commissioner Flanagan: And then the last motion that I have, Mr. Chairman, is I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN SECTION 13-302 OF THE ZONING ORDINANCE ALONG THE WESTERN PROPERTY BOUNDARY, and that's it.

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 de la Fe, Flanagan, Litzenberger, Migliaccio, and Sargeant: Aye.

Vice Chairman de la Fe: Opposed?

Commissioners Hart, Hedetniemi, Hurley, and Ulfelder: Nay.

Vice Chairman de la Fe: Same division as before; the motion carries five to four. Thank you very much.

Each motion carried by a vote of 5-4. Commissioners Hart, Hedetniemi, Hurley, and Ulfelder opposed the motion; Commissioners Lawrence, Murphy, Strandlie were absent from the meeting.

*(End Verbatim Transcript)*

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PA 2015-IV-MV2 – PLAN AMENDMENT (HUNTINGTON CLUB CONDOMINIUMS)  
(Decision Only) (The public hearing on this application was held on October 1, 2015.)

*(Start Verbatim Transcript)*

Commissioner Flanagan: On June 23, 2015, the Board of Supervisors authorized Plan Amendment 2015-IV-MV2. The authorization directed staff to consider altering or eliminating the office component from the planned mixed-use redevelopment option for an intensity of up to 3.0 FAR for Land Unit I of the Huntington Transit Station Area. The Huntington Club's 364 condominium units, which occupy almost all of the land unit, are now 50 years old and badly in need of redevelopment. This action was intended to facilitate reuse of the property and overcome a concern that demand for office space near the Huntington Metro station may be unlikely in the short term. A public hearing was held on October 1, 2015. Decision was deferred to allow time for further discussion on the amendment. Planning and Zoning and Economic Development Authority staff, representatives from the Huntington Club Home Owners Association, Commissioner Sargeant and myself, and the potential developers of the site have met at various points since the deferral. Resulting from these meetings, an agreement to modifications of the current Plan option has been reached - and that is supported by all of the parties, including staff - as well as recognition that another amendment should be evaluated for an alternative development proposal on the site at a higher planned intensity. Therefore, I believe that the Planning Commission should recommend revising the existing Comprehensive Plan option to add text in support of phasing, allowing the development to be sequenced to include office at a later date. Such a phasing plan at the rezoning stage would ensure a viable, well-designed mixed use project, with careful consideration given to interim conditions. I have included proposed language in support of this notion below. Following the Commission's action on this text, I will offer a follow-on motion to encourage further consideration of the intensity and the mix - mix of uses at Huntington Club. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT A PLANNING COMMISSION ALTERNATIVE FOR PLAN AMENDMENT 2015-IV-MV2, AS FOUND ON MY HANDOUT DATED OCTOBER 15, 2015.

Commissioner Sargeant: Second.

Vice Chairman de la Fe: Seconded by Commissioner Sargeant. Is there any discussion? Let's start with Mr. Ulfelder.

Commissioner Ulfelder: I just have one suggestion in the language itself. The underscored language in the first line where it talks about, it should be a component of "the" rezoning application. I would SUBSTITUTE "ANY" FOR "THE," because we don't actually have a rezoning application in connection with this.

Vice Chairman de la Fe: Is that a friendly amendment?

Commissioner Flanagan: I do accept that.

Commission Hurley: I just want to verify, you know, there's no change to the comprehensive land use map plans, so 25 percent - just under 5 acres - will be reserved for office space. Is that correct?

Commissioner Flanagan: That's right.

Commissioner Hurley: Thank you.

Vice Chairman de la Fe: Okay, any further discussion. Okay, this was the difficult one. Hearing and seeing none, all those in favor of the motion as friendly amended by Commissioner Ulfelder, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: All opposed? The motion carries.

Commissioner Hedetniemi: Abstain; I was not here.

Vice Chairman de la Fe: Okay. Motion carries with one abstention; Commissioner Hedetniemi was not here for the public hearing. That you very much.

Commissioner Flanagan: No, I have a couple of motions.

Vice Chairman de la Fe: Oh, I'm sorry. You have the follow-on motion.

Commissioner Hart: Wait, there's more.

Vice Chairman de la Fe: Well, thank you very much for this one.

Commissioner Flanagan: Very important follow-on motion. Mr. Chairman, recent discussions suggest that there may be benefit in considering an increase in the residential units while retaining the current adopted level of office, retail, and hotel use. In an effort to facilitate dialogue on the matter, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS AUTHORIZE A PLAN AMENDMENT TO DIRECT STAFF TO CONSIDER A MIX OF USES UP TO 4.0 FAR, WITH A FOCUS ON AN INCREASED PROPORTION OF RESIDENTIAL UNITS AND OFFICE USE. THE AUTHORIZATION WOULD BE SUBJECT TO AN ANALYSIS OF IMPACTS TO THE SURROUNDING NEIGHBORHOODS, TRANSPORTATION NETWORK, PARKS, PUBLIC FACILITIES INCLUDING SCHOOLS, AMONG OTHER CONSIDERATIONS.

Commissioner Sargeant: Second.

Vice Chairman de la Fe: Seconded by Commissioner Sargeant. Is there 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 first motion carried by a vote of 8-0-1. Commissioner Hedetniemi abstained from the motion; Commissioners Lawrence, Murphy, and Strandlie were absent from the meeting.

The second motion carried by a vote of 8-0-1. Commissioner Hedetniemi was not present for the vote; Commissioners Lawrence, Murphy, and Strandlie were absent from the meeting.

*(End Verbatim Transcript)*

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#### ORDER OF THE AGENDA

Secretary Hart established the following order of the agenda:

1. AMENDMENT TO THE FAIRFAX COUNTY CODE (COUNTY SOILS MAP)
2. SE 2015-SU-018 – CHANTILLY AUTO CARE CENTER, LLC
3. PRC 76-C-111/FS-H14-41 – FAIRFAX COUNTY SCHOOL BOARD

This agenda was accepted without objection.

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AMENDMENT TO THE FAIRFAX COUNTY CODE (COUNTY SOILS MAP) – Amendment to the County Soils Map, Chapter 107 (Problem Soils), of the Code of the County of Fairfax, Virginia, as follows: the proposed amendment updates the official County Soils Map to more accurately delineate the extent of potential areas of Naturally Occurring Asbestos (NOA) in Fairfax County. The proposed changes increase the total area of potential NOA in Fairfax County from 10.53 square miles to 10.67 square miles and impacts the following pages on the county's Official Soils Map: Tax Grid Numbers 37-2, 38-3, 46-4, 47-2, 47-3, 47-4, and 48-1. COUNTYWIDE. PUBLIC HEARING.

Thakur Dhakal, Land Development Services, Department of Public Works and Environmental Services, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the Fairfax County Code Amendment to update the County Soils Map.

There were no disclosures by the Commission.

Commissioner Ulfelder asked Mr. Dhakal who regulated naturally occurring asbestos, to which Mr. Dhakal responded that the Occupational Safety & Health Administration (OSHA) set the standards which the county adhered to. Daniel Schwartz, Soil Scientist, Northern Virginia Soil and Water Conservation District, explained OSHA set general standards restricting the fiber content of asbestos in the air, regardless of its source, to ensure a safe workplace.

Commissioner Ulfelder asked what would happen in the event an applicant whose property was within the defined area wanted to build or add to their existing structure. Mr. Dhakal said that during the application review process, county staff would note its location and determine the proper requirements for development onsite. When Commissioner Ulfelder asked if there might be other disturbances that did not require a permit, Mr. Schwartz noted that landscaping required no permit, but pointed out that naturally occurring asbestos was typically found in deeper soils. Commissioner Ulfelder asked how someone might learn that their property was within the subject area, to which Mr. Schwartz replied that the soils maps were available on the county's website. Noting that most residents did not view the county's soils maps, Commissioner Ulfelder suggested that the zoning maps be annotated to direct viewers to check the soils maps, particularly given the added time and expense if asbestos remediation.

Commissioner Hart asked Mr. Dhakal to confirm that the proposed amendment would update the current maps, which Mr. Dhakal did. Commissioner Hart then asked if any additional changes would be made, Mr. Schwartz said no more changes were expected.

Vice Chairman de la Fe 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, Vice Chairman de la Fe closed the public hearing and recognized Commissioner Hart for action on this item.

*(Start Verbatim Transcript)*

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Vice Chairman de la Fe: The public hearing is closed; Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. This is a - a pretty straightforward amendment. We are making corrections to maps to more accurately depict what we should be showing. I want to thank staff for their help: Mr. Dhakal, Ms. Leavitt, and also let me thank Mr. Schwartz and Ms. Grape for coming out tonight. The amendment has staff's support, with which I concur. Therefore, Mr. Chairman, I I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPT THE PROPOSED AMENDMENT TO THE 2011 OFFICIAL COUNTY SOILS MAP, CHAPTER 107, PROBLEM SOILS, OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA, RELATED TO THE EXTENT OF NATURALLY-OCCURRING ASBESTOS (NOA), AS SET FORTH IN THE STAFF REPORT, DATE AUGUST 14, 2015.

Commissioner Sargeant: Second.

Vice Chairman de la Fe: Seconded by Commissioner Sargeant. 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. Thank you very much.

Commissioner Hart: Mr. Chairman?

Vice Chairman de la Fe: Yes.

Commissioner Hart: Secondly, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THIS AMENDMENT SHALL BECOME EFFECTIVE AT 12:01 A.M. ON NOVEMBER 18, 2015.

Commissioner Sargeant: Second.

Vice Chairman de la Fe: Seconded by Commissioner Sargeant. Is there 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 Strandlie were absent from the meeting.

*(End Verbatim Transcript)*

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SE 2015-SU-018 – CHANTILLY AUTO CARE CENTER, LLC –  
Appl. under Sects. 4-804 and 7-607 of the Zoning Ordinance to permit a service station/mini-mart in a highway corridor overlay district and to permit a waiver of the minimum lot width requirements for the C-8 zoning district. Located at 13704 Lee Jackson Memorial Hwy., Chantilly, on approx. 1.06 ac. of land zoned C-8, WS, and HC. Tax Map 34-4 ((5)) A. SULLY DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, Applicant's Agent, Tramonte, Yeonas, Roberts & Martin, PLLC, reaffirmed the affidavit dated September 9, 2015.

There were no disclosures by Commission members.

Commissioner Litzenberger 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 Litzenberger for action on this case.

*(Start Verbatim Transcript)*

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Vice Chairman de la Fe: I'll will close the public hearing; Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman. Mr. Martin, could you please confirm for the record to the proposed development conditions dated September 30th, 2015?

Keith Martin, Esquire, Applicant's Agent, Tramonte, Yeonas, Roberts & Martin, PLLC: Yes, we agree to that.

Commissioner Litzenberger: This is a fairly straightforward application. It's the result of the eldercare facility going in across the street and they had to kind of clean up the site here to have access on the service road; so therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2015-SU-018, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 30<sup>TH</sup>, 2015.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Is there any discussion?

Commissioner Flanagan: Yes.

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

Commissioner Flanagan: On page 4 of the staff report, there is a layout of the station and it shows that the station faces Lee Jackson Memorial Highway. Is that correct?

William O'Donnell: That's correct.

Commissioner Flanagan: And it shows an access into the station fairly close to Lee Jackson Highway. Is that correct?

Mr. O'Donnell: What it shows is there's - - Actually, there's four existing access points on the site today. There's two on Downs Drive. Oh, there it goes. There's two on Downs Drive, and then there's the service road, and then there's two existing off of Lee Jackson Memorial Highway. Those were built - those were available when the station was first built, probably in the 70s. This applicant with the proposal is proposing to close the access- - The two on the service drive stay, but they're closing this access point here and then one of the Downs Drive access points here, and then they're doing the sidewalk improvement. They're adding the ability to store more cars here for their service station and then in this location right here they're adding an ability to queue

up for state inspections. So they're actually doing quite a good amount of improvements to the existing site as it is today.

Commissioner Flanagan: But right up there, just to the right of your cursor -

Commissioner Litzenberger: Do you know we're on verbatim, Mr. Flanagan?

Vice Chairman de la Fe: Yes, we - we are on verbatim and this is, you know, we -

Commissioner Litzenberger: If you want a staff report -

Vice Chairman de la Fe: You had the - you had the opportunity before.

Commissioner Flanagan: I just wanted to draw attention to the similarity of the geometry of this case and the one we were previously talking about.

Vice Chairman de la Fe: Well, that's okay. Any further 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 Litzenberger: I have three more, Mr. Chairman. We support this 100 percent, which is one of the reasons we're doing this at this time. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO THE NORTH, WEST, AND EAST, IN FAVOR OF THE LANDSCAPING TREATMENTS DEPICTED ON THE SE PLAT AS CONDITIONED.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Is there 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 Litzenberger: Two more. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING IN FAVOR OF THE LANDSCAPING TREATMENT AS DEPICTED ON THE SE PLAT AND AS CONDITIONED.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Is there 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 Litzenberger: Lastly, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENTS ON ROUTE 50, WHICH IS LEE JACKSON MEMORIAL HIGHWAY, IN FAVOR OF THE EXISTING EIGHT-FOOT WIDE TRAIL AND THE PROPOSED TEN-FOOT WIDE TRAIL SHOWN ON THE SE PLAT.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Is there 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 Strandlie were absent from the meeting.

*(End Verbatim Transcript)*

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Since the following case was in the Hunter Mill District, Secretary Hart assumed the chair.

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PRC 76-C-111/FS-H14-41 – FAIRFAX COUNTY SCHOOL BOARD – Appl. to approve the PRC Plan associated with RZ 76-C-111 to permit a building addition and site improvements to the existing public school facility. Located on the N. side of South Lakes Dr., approx. 1,600 ft. E. of Soapstone Dr., on approx. 48.40 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Governmental, and Institutional. Tax Map 26-2 ((18)) 7 and 8pt. HUNTER MILL DISTRICT. PUBLIC HEARING.

Megan Duca, 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 application PRC 76-C-111.

Commissioner Hurley asked whether bicycle racks would be installed anywhere on the site. Ms. Duca explained that one of the development condition addressed bike racks.

Referencing an email sent to the Planning Commission, a copy of which is in the date file, Commissioner Hart asked how staff and the applicant might address the extension of the sidewalk along Seahawks Drive to improve the pedestrian connection to the school. Ms. Duca noted that although county staff had not identified it as a connection, but recognized that it was used by nearby residents as an informal walkway. Commissioner de la Fe stated that he had development condition language for this connection and would reference it when he made his motion.

John McGranahan, Jr., Esquire, Applicant's Agent, Hunton & Williams LLP, stated that the applicant would provide the aforementioned connection. He said that after addressing questions arising from the meeting with the Reston Planning and Zoning Committee in July, the applicant had modified the onsite traffic circulation and the Committee then voted to support the application. He added that stormwater issues had also been addressed after having met with county staff, Supervisor Hudgins, the Reston Association, and the Fairfax County School Board. Addressing Commissioner Hurley's question regarding bike racks, Mr. McGranahan said that the school's principal had identified a need for at least one more, which would be installed. He then requested the Planning Commission approve the applications.

Commissioner de la Fe noted that citizens had suggested signage on Seahawks Drive indicating it as a shared roadway for bike riders and asked why the applicant was opposed to the signage. Mr. McGranahan explained that there was concern that Seahawks Drive was a private road and the signage would encourage people to use it as a cut-through. Commissioner de la Fe countered that the current residents already use it, as does the school's attendants, and said that the signs would instead serve as protection, not as encouragement to otherwise unaware drivers.

Commissioner Hurley noted that since Reston was pedestrian and bicycle friendly, the applicant should consider sharrows near the school. She also suggested that, should more than one bike rack be needed, they should not all be located in one area. She further suggested that the applicant work with the county's public bus system regarding student pick-up and drop-off. Referencing an email by Audrey Cannamela, dated October 7, 2015, a copy of which is in the date file, Ms. Hurley requested that the applicant consider concerns regarding additional landscaping. Mr. McGranahan said that he would respond once he obtained a copy of the email. When Commissioner Hurley asked Mr. McGranahan why the special education modular classrooms would remain, Mr. McGranahan stated that the Fairfax County Public Schools (FCPS) had requested that they remain, adding that he would determine the reason.

Commissioner Ulfelder suggested that a bicycle coordinator be designated for the school. He asked what the future student capacity projection was. Mr. McGranahan noted that the capacity in the staff report was based on a 2013 Bond Referendum. He added that parking on the site would be a constraint to any additional capacity over the proposed 2,500 students. Commissioner Ulfelder expressed concern about the possibility of installing additional modular classrooms in the future. Mr. McGranahan pointed to Development Condition Number 9, regarding future modular space, and said that while the applicant wished to reserve the flexibility to have those

additional classrooms, they could not be installed onsite without meeting a number of requirements, including the number of parking spaces, which was very limited.

Commissioner Litzenberger noted that the FCPS had transferred students from Westfield High School to South Lakes High School, leaving the former under capacity. He asked Mr. McGranahan if he might know why the School Board would create such an imbalance, to which Mr. McGranahan said no.

Commissioner Hedetniemi expressed concern that critical areas regarding pedestrian access were not being addressed as a result of the number of items in the staff report that were contingent upon the site review process, particular since bicycle ridership was encouraged in the area. Mr. McGranahan explained that some of that was due in part to the PRC (Planned Residential Community) application process. He reassured Commissioner Hedetniemi, however, that the school had existing walkways and paths which worked well. He noted that the applicant would provide the connection mentioned earlier in the conversation with Commissioner Hart.

Commissioner Flanagan asked how many classrooms would be added as a result of this application. Mr. McGranahan stated there would be 12 classrooms and 6 laboratories, which would be used for freshmen courses.

Secretary Hart called for speakers from the audience and recited the rules for testimony.

Charles Hoffman, 11422 Tanbark Drive, Reston, expressed concern about excessive speeds prior to the morning peak hour traffic, the traffic backup during the morning peak time, and insufficient guards at the accesses to the school to help ease the traffic flow. In addition, he noted that the sidewalk along South Lakes Drive was not continuous and posed a danger to pedestrians and bike riders who would then have to drive on the road.

Commissioner Litzenberger suggested speed bumps to mitigate speeding on the road. Mr. Hoffman said that he believed an additional traffic guard at the western entrance to the school would better mitigate the speed and flow of traffic.

Commissioner Ulfelder asked Mr. Hoffman how drivers were using Tanbark Drive to get to the school. Mr. Hoffman explained that drivers would enter from the west to go to the school's east entrance, because a crossing guard was stationed there. He stated that only the morning peak time was problematic.

Commissioner Hurley asked Mr. Hoffman if the change in school hours had affected the traffic patterns in his area. He said that it might have actually reduced the number of cars, as many parents were unavailable to drive their children to school at the later start time.

There being no more speakers, Secretary Hart called for a rebuttal statement from Mr. McGranahan, who thanked Mr. Hoffman for his testimony and said that he had not previously heard about the issues on Tanbark Drive. He stated that he would speak to Mr. Hoffman further and try to find a resolution.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Secretary Hart closed the public hearing and recognized Commissioner de la Fe for action on this case.

*(Start Verbatim Transcript)*

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Secretary Hart: I'll close the public hearing and recognize Commissioner de la Fe.

Commissioner de la Fe: Thank you very much, Mr. Chairman. Like any school, this presents problems and we - we all have heard about, you know, traffic - bicycle, pedestrian, living on a street that fronts an elementary school. We learned 40 years ago that there was a 15 to 20 minute period that we avoided getting out of this street. But what I think with the development conditions that we have we are trying to minimize the number of cars to what is required by Code - increase, although it is not specified because it will be done at site plan, the number of bicycle racks and spreading them out. Hopefully, you will consider the signage of the shared road. I will add a condition, which you have agreed to already, but I will ask you later: The applicant shall extend the existing asphalt path located to the north of the northernmost parking lot to provide a pedestrian connection from this path to the existing asphalt path located to the east of the basketball courts. I believe that that is what was required, but if not you could - but that - that would be my - you know, my - my recommended additional condition to take care. If that is too specific, I will just say that you will extend the existing path so that there isn't that gap that was shown in the photograph, but that's the - the - that's what it - the addition means.

John McGranahan, Jr., Esquire, Applicant's Agent, Hunton & Williams LLP: And - and we would agree with that condition and - and may agree with this one. I - I'm - - Mr. Sarno and I was talking - is it asphalt or is it concrete; I think it's asphalt, though, from the photograph, and I don't know if those are tennis courts or basketballs courts -

Commissioner de la Fe: No, it - it is asphalt.

Mr. McGranahan: I think - I think it is asphalt. See, because it's the left.

Commissioner de la Fe: There's - there's the concrete entrance, but then there's asphalt.

Secretary Hart: Looks like both.

Mr. McGranahan: So I - I think certainly addressing the gap shown in that photo and perhaps -

Commissioner de la Fe: If you look at it across the way...

Mr. McGranahan: Mr. Sarno's making a good point; if it needs to be ADA accessible, it may be -

Commissioner de la Fe: Right.

Mr. McGranahan: - better to use concrete to pick up from there and go to the curb with a curb cut, because you're going to need a - not a curb cut but a - an ADA compliant ramp.

Commissioner de la Fe: If we don't say what you will - - We say said you will extend but it doesn't -

Mr. McGranahan: How about -

Commissioner de la Fe: It says the existing - so you - you can extend it with something else, you know, whether it's concrete or asphalt. But we - we - the reference for the asphalt there is the paths that are being connected are asphalt; so, you know, that you - you connect with something -

Mr. McGranahan: I - I think if you strike "asphalt" in the first line - the applicant shall extend the existing path -

Commissioner de la Fe: The existing path.

Mr. McGranahan: - located to the north of the northernmost parking lot to provide a pedestrian connection from this path to the existing asphalt path located to the east of the basketball courts. And I do -

Commissioner de la Fe: Well, why don't we just drop "asphalt" -

Mr. McGranahan: Okay.

Commissioner de la Fe: - from that the condition so it says, "the applicant shall extend the existing path," and then in the last, it will say, again, the - again, dropping the word "asphalt."

Commissioner de la Fe: Okay?

Mr. McGranahan: Then that's acceptable and I think everyone here and staff know the intent. So, this will fill the gap.

Commissioner de la Fe: Okay.

Mr. McGranahan: Thank you.

Commissioner de la Fe: Mr. Chairman, with that I move - - First of all, Mr. McGranahan, do you accept the development conditions that are contained in the staff report plus the one that we just -

Mr. McGranahan: Yes, on behalf of the applicant we agree with the conditions.

Commissioner de la Fe: Okay. Okay, thank you very much. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC 76-C-111, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 1<sup>ST</sup>, WITH THE FOLLOWING ADDITION TO THE CONDITIONS:

THE APPLICANT SHALL EXTEND THE EXISTING PATH LOCATED TO THE NORTH OF THE NORTHERNMOST PARKING LOT TO PROVIDE A PEDESTRIAN CONNECTION FROM THIS PATH TO THE EXISTING PATH LOCATED TO THE EAST OF THE BASKETBALL COURT.

Commissioner Flanagan: Second.

Secretary Hart: The motion is seconded by Commissioner Flanagan. Any discussion? Seeing none, we'll move to vote. All in favor, please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? That motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN, EASTERN, AND WESTERN PROPERTY BOUNDARIES, PURSUANT TO SECTION 13-305 OF THE ZONING ORDINANCE, IN FAVOR OF THAT SHOWN ON THE PRC PLANS.

Commissioner Flanagan: Second.

Secretary Hart: Seconded by Commissioner Flanagan. Any discussion? Seeing none, we'll move to vote. All in favor, please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? That motion carries.

Commissioner de la Fe: And Mr. Chairman, in conjunction with this application - this PRC application - there also as you notice in the agenda - there is a 22 - a "feature shown."

Secretary Hart: A "feature shown."

Commissioner de la Fe: - which I did not move earlier because it was concurrent with this. But I MOVE THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE "FEATURE SHOWN" FS-H14-41, FAIRFAX COUNTY SCHOOL BOARD, AT 11400 SOUTH LAKES DRIVE, IS IN CONFORMANCE WITH THE PROVISIONS OF 2232 [sic] AND THE COMPREHENSIVE PLAN.

Commissioner Flanagan: Second.

Secretary Hart: Seconded by Commissioner Flanagan. Any discussion? Seeing none, we'll move to vote. All in favor, please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? That motion carries.

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

*(End Verbatim Transcript)*

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Vice Chairman de la Fe resumed the chair and adjourned the meeting.

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The meeting was adjourned at 9:59 p.m.

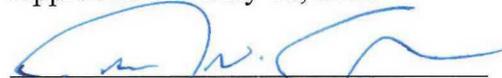
Peter F. Murphy, Chairman

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: May 18, 2016



John W. Cooper, Clerk  
Fairfax County Planning Commission