

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 17, 2012**

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  
Ellen J. Hurley, Braddock District  
Kenneth A. Lawrence, Providence District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Jr., Springfield District  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large  
Janet R. Hall, Mason District  
John L. Litzenberger, Jr., Sully District

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The meeting was called to order at 8:19 p.m., by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner Donahue welcomed members of Boy Scout Troop 869 from McLean who were attending the meeting as part of an exercise dealing with community and communication. He also asked them to stand and be recognized.

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Commissioner de la Fe announced that the Planning Commission's Transportation Committee had met earlier in the evening to receive a briefing on the Fairfax County Bicycle Master Plan and the Countywide Transit Network Study.

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Commissioner Migliaccio announced that the administrative item by Vornado on RZ 2007-LE-007, Springfield Town Center, Exterior Design Package, would be deferred until Thursday, November 1, 2012, to allow additional time for outstanding issues to be addressed.

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Chairman Murphy announced that the Board of Supervisors had held a public hearing on the Commission's Tysons Corner Financing Plan Recommendations on Tuesday, October 16, 2012. He noted that members of the Commission's Tysons Corner Committee had also attended this hearing, including Committee Chairman Walter Alcorn. He added that the plan had been approved and commended the Commissioners for their work on this effort.

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Chairman Murphy announced that the Planning Commission's Schools Committee would meet on Thursday, November 1, 2012, at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center. He noted that the meeting was open to the public.

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Chairman Murphy announced that the Planning Commission would hold a seminar on Saturday, October 27, 2012, in the Board Conference Room from 9:00 a.m. to 3:00 p.m. to receive presentations on telecommunications trends and developments.

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On behalf of the Planning Commission, Chairman Murphy congratulated Barbara Lippa, Executive Director of the Planning Commission Office, for receiving the Marge Bleiweis Peace Builder Award for demonstrating exemplary conflict resolution skills in the workplace or community. He noted that the award would be presented on Thursday, October 25, 2012, at 10:30 a.m. in the Conference Reception Area of the Government Center and encouraged Commissioners to attend.

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2012-HM-009, INSITE REAL ESTATE INVESTMENT PROPERTIES, LLC, TO A DATE CERTAIN OF WEDNESDAY, DECEMBER 5, 2012.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

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Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION INDEFINITELY DEFER THE PUBLIC HEARING FOR RZ 2012-MV-015, MCSHAY COMMUNITIES, INC., TO ALLOW STAFF AND THE SOUTH COUNTY LAND USE COMMITTEE TIME TO CONSIDER THIS APPLICATION AND ADVERTISE A NEW PUBLIC HEARING DATE BASED UPON THE RESOLUTION OF OUTSTANDING ISSUES.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

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FSA-S04-61-1 – SPRINT, 4643 West Ox Road

Chairman Murphy MOVED APPROVAL OF THE CONSENT AGENDA ITEM.

Without objection, the motion carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

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PCA 88-D-005-07 – CITYLINE PARTNERS, LLC

RZ/FDP 2011-PR-023 – CITYLINE PARTNERS, LLC

FDP 2011-PR-023-02 – THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

FDP 2011-PR-023-03 – CITYLINE PARTNERS, LLC (Decisions Only)

(The public hearing for these applications was held on September 27, 2012. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2011-PR-023, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 16, 2012, AS AMENDED.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-PR-023.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-PR-023-02.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2011-PR-023-03.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 88-D-005-07, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 14, 2011.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION TO SECTION 2-506, PARAGRAPH 2 OF THE ZONING ORDINANCE, IN ORDER TO PERMIT THE PROPOSED ROOF/ROOF SCREEN FEATURE ELEMENT IN BLOCK F, AS DEPICTED ON THE CDP/FDP.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING:

- A WAIVER OF SECTION 16-403 OF THE ZONING ORDINANCE, IN ORDER TO PERMIT A PUBLIC IMPROVEMENT PLAN FOR FRONTAGE IMPROVEMENTS ALONG WESTPARK AND WESTBRANCH DRIVE TO BE FILED WITHOUT THE NEED FOR AN FDP;
- A WAIVER OF SECTION 6-505, PARAGRAPH 7 OF THE ZONING ORDINANCE, IN ORDER TO PERMIT OUTDOOR DISPLAYS AND SEATING ASSOCIATED WITH A PERMITTED USE WITHOUT THE NEED FOR AN FDP;
- A MODIFICATION OF SECTION 10-104, PARAGRAPH 3E AND 3G OF THE ZONING ORDINANCE, TO PERMIT THE MAXIMUM FENCE HEIGHT ASSOCIATED WITH OUTDOOR RECREATION/SPORTS COURTS ON BLOCK TO BE BETWEEN 7 AND 14 FEET HIGH AS DEPICTED ON THE CDP;
- A MODIFICATION OF SECTION 11-102, PARAGRAPH 12 OF THE ZONING ORDINANCE, AND SECTION 7-0800 OF THE PUBLIC FACILITIES MANUAL TO PERMIT TANDEM AND VALET SPACES TO BE COUNTED TOWARD THE REQUIRED PARKING ONLY IN THOSE INSTANCES CONTAINED IN THE PROFFERS;

- A MODIFICATION OF SECTIONS 11-201 AND 11-203 OF THE ZONING ORDINANCE, TO PERMIT THE MINIMUM REQUIRED LOADING SPACES TO BE TWO SPACES PER BUILDING AS DEPICTED ON THE CDP;
- A MODIFICATION OF SECTION 11-202, PARAGRAPH 4 OF THE ZONING ORDINANCE, TO PERMIT THE LOADING SPACE IN BUILDING A-2 TO BE AS SHOWN ON THE CDP;
- A MODIFICATION OF SECTION 13-202, PARAGRAPH 8 OF THE ZONING ORDINANCE, TO PERMIT THE DEPICTED TRELLISES AND/OR VEGETATED ARBORS, AS SHOWN ON THE CDP, IN LIEU OF THE REQUIRED INTERIOR PARKING LOT LANDSCAPING;
- A MODIFICATION OF SECTION 13-202, PARAGRAPH 8 OF THE ZONING ORDINANCE, TO PERMIT THE EXISTING PARKING LOT LANDSCAPING, AS DEPICTED ON THE CDP AND AS DESCRIBED IN THE PROFFERS, TO SERVE AS THE INTERIOR PARKING LOT LANDSCAPING ON AN INTERIM BASIS;
- A MODIFICATION OF SECTION 13-202, PARAGRAPH 8 OF THE ZONING ORDINANCE, TO PERMIT THE LANDSCAPING WITHIN THE AMENITY COURTYARD OF BLOCK E, IN LIEU OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT;
- A MODIFICATION OF SECTION 13-203, PARAGRAPH 5 OF THE ZONING ORDINANCE, TO PERMIT THE LANDSCAPING DEPICTED ON THE ABOVE-GRADE PARKING STRUCTURES AND WITHIN THE INTERIM SURFACE PARKING LOTS, AS SHOWN ON THE CDP AND DESCRIBED IN THE PROFFERS;
- A MODIFICATION OF SECTION 17-201, PARAGRAPHS 2 AND 4 OF THE ZONING ORDINANCE, TO PERMIT THE INTERIM ROAD IMPROVEMENTS ALONG THE BLOCK F FRONTAGE AS SHOWN ON THE CDP;
- A WAIVER OF SECTION 17-201, PARAGRAPH 3B OF THE ZONING ORDINANCE, TO PERMIT ONLY THOSE AREAS OF INTERPARCEL ACCESS SHOWN ON THE CDP/FDPS AND DESCRIBED IN THE PROFFERS TO BE PROVIDED;
- A WAIVER OF SECTION 17-201, PARAGRAPHS 3B, 4, 12, 13, AND 14 OF THE ZONING ORDINANCE, TO PERMIT THE PROPOSED JONES BRANCH DRIVE FRONTAGE IMPROVEMENTS ALONG TAX MAP PARCEL 29-2 ((15)) B2, AS DEPICTED ON EXHIBIT A OF THE PROFFERS;
- A MODIFICATION OF SECTION 7-0800.2 OF THE PUBLIC FACILITIES MANUAL, TO ALLOW UP TO 1.5 FEET OF STRUCTURAL COLUMNS TO PROJECT INTO

THE REQUIRED PARKING STALL AREA FOR NO MORE THAN 10 PERCENT OF THE TOTAL PARKING SPACES PROVIDED;

- A MODIFICATION OF THE TREE PRESERVATION TARGET, IN FAVOR OF THAT SHOWN ON THE PLANS AND AS PROFFERED; AND
- A WAIVER TO ALLOW THE USE OF UNDERGROUND STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES IN A RESIDENTIAL DEVELOPMENT, SUBJECT TO WAIVER NUMBER 6377-WPFM-004-1.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger 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. AF 2012-SU-001 – JON AND KIM HICKOX (THE WINERY AT BULL RUN)
2. PCA/FDPA 2006-SU-007 – TIMBER RIDGE AT EDS, LLC

This order was accepted without objection.

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AF 2012-SU-001 – JON AND KIM HICKOX (THE WINERY AT BULL RUN) – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit the creation of an agricultural and forestall district. Located at 15950 Lee Hwy., Centreville, 20120, on approx. 21.0 ac. of land zoned R-C and WS. Tax Map 64-1 ((4)) 7C. SULLY DISTRICT. PUBLIC HEARING.

Chairman Murphy noted that Commissioner Hart would handle this case in Commissioner Litzenberger’s absence.

Brent Krasner, Zoning Evaluation Division, Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Jon Hickox, applicant/property owner, expressed no objections to the recommendations articulated by staff.

Answering questions from Commissioner Hart, Mr. Hickox confirmed that the sign for the winery was not subject to County signage regulations because it was located on Manassas National Battlefield Park property. However, he explained that after discussions with Meaghan Kiefer, Chief of Staff, Sully District Supervisor's Office; Leslie Johnson, Fairfax County Zoning Administrator; Linda Blank, Fairfax County Historic Preservation Planner, Planning Division, DPZ; and Ed Clark, Superintendent, Manassas National Battlefield Park, it was determined that the County's criteria for signage applicable to properties within the Bull Run Bridge Historic Overlay District would be utilized.

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 Commissioner Hart for action on this case. (A verbatim excerpt is in the date file.)

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On behalf of Commissioner Litzenberger, Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AF 2012-SU-001 AND AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO ESTABLISH THE HICKOX LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO ORDINANCE PROVISIONS DATED SEPTEMBER 14, 2012.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

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In the absence of Commissioner Litzenberger, Chairman Murphy announced that he would handle the following cases; therefore, he relinquished the Chair to Parliamentarian de la Fe.

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PCA 2006-SU-007 AND FDP A 2006-SU-007 – TIMBER RIDGE AT EDS, LLC – Appls. to amend the proffers, conceptual and final development plans for RZ 2006-SU-007, previously approved for mixed-use development to permit modifications to the residential portion of the development and associated modifications to proffers and site design at a density of 0.80 dwelling units per acre (du/ac) inclusive of ADU and bonus units associated with workforce housing and ADU. Located W. of Centreville Rd. between Wall Rd. and EDS Dr. on approx. 37.4 ac. of land zoned PRM, AN, and WS. Comp. Plan Rec: Mixed Use at 0.70 FAR. The

overall FAR for the entire development will remain 0.69. Tax Map 24-4 ((1)) 6C3 and 6C4. SULLY DISTRICT. JOINT PUBLIC HEARING.

Sara Mariska, Esquire, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavit dated September 26, 2012. There were no disclosures by Commission members.

Commissioner Murphy pointed out that Commissioners had received a revised set of proffers, dated October 16, 2012, which contained a minor revision. He also announced that the applications were scheduled for a Board of Supervisors' public hearing on October 30, 2012; therefore, he noted his intent to move on these applications tonight.

In response to a question from Commissioner de la Fe, William O'Donnell, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), explained that the only change made to the proffers affected Proffer Number 1, Substantial Conformance, wherein the phrase, "revised through September 12, 2012" had been changed to "revised through October 16, 2012," to reflect recent changes to the plans. He added that the concurrent development conditions had also been modified to reflect this change. (A copy of the revised proffers is in the date file.)

Mr. O'Donnell presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Ms. Mariska explained that the proposal would modify the residential portion of a previously-approved mixed-use development by reducing the number of dwelling units by approximately a third. She added that the proffers from the original rezoning would be retained, most notably the significant transportation improvements and a new 17-acre recreational field complex. In addition, she indicated that the applicant had reached out to the surrounding community, including the Franklin Farm Foundation, Chantilly Highlands Homeowners Association, and Sully District Council. She added that the Western Fairfax County Citizens Association's (WFCCA) Land Use Committee had endorsed the proposal.

Referring to a letter sent via email dated October 14, 2012, from Jim Katcham, Chairman of the WFCCA's Land Use Committee, Commissioner Murphy asked whether the applicant had agreed to make the architectural design and building materials consistent with those presented to this committee and coordinate with staff and the Commission on the workforce dwelling units (WDUs). In response, Ms. Mariska stated that Proffer Number 26, Additional Residential Design, addressed the architectural concerns and Proffer Number 44, WDU, ensured that the WDUs would comply with the County's Workforce Housing Policy, and allow flexibility for the applicant to enter into an agreement with the appropriate County agency regarding the administration of the WDUs. She added that these proffers also addressed concerns expressed by Commissioner Litzenberger and the community. (A copy of Mr. Katcham's letter is in the date file.)

Responding to an additional question from Commissioner Murphy, Mr. Mariska confirmed that the applicant had agreed to carry forward all the proffers from the previously-approved rezoning, including the proffered transportation improvements, despite the proposed decrease in density.

Answering questions from Commissioner Hart, Ms. Mariska stated that the applicant sought to modify the previously-approved development due to a change in market conditions. She also addressed an issue previously-raised by Commissioner Litzenberger regarding whether the mix of WDUs could be adjusted to provide units with universal design features to accommodate disabled military veterans who were employed by a nearby federal government agency. She noted that Proffer Number 44 provided flexibility for the applicant to enter into a separate binding agreement with the appropriate County agency as to the terms and conditions of the administration of the WDUs that could possibly reduce the number of WDUs in exchange for units that incorporated universal design features. She added that Commissioner Litzenberger was satisfied that this proffer would allow this discussion to continue.

Replying to another question from Commissioner Hart, Mr. O'Donnell explained that while Proffer Number 44 allowed for continued discussion on the WDUs, the current Workforce Housing Policy prohibited marketing units to a specific class of people, in conformance with the Fair Housing Act.

Parliamentarian de la Fe said he did not believe that incorporating universal design features in some of the residential units would automatically reserve them for people employed by a nearby federal government agency. Kristen Abrahamson, ZED, DPZ, replied that the Virginia Uniform Statewide Building Code required a number of universal design features and Proffer Number 44 would not preclude the installation of such features in certain units. However, she noted that staff had expressed concern about targeting the marketing of the WDUs for disabled veterans and federal government employees.

In response to a question from Commissioner Hart, Ms. Mariska stated that the adjacent retail center might be redeveloped as currently approved but it was not part of the subject development. She indicated that the applicant still planned to provide pedestrian connections between the new development and the retail center.

Commissioner Lawrence suggested advertising the availability of the WDUs to the public and via email to the human resources departments of nearby federal government agencies. Ms. Mariska agreed with this suggestion. Ms. Abrahamson also noted that such correspondence could include written literature and contact information. Mr. O'Donnell pointed out that the Resident Transportation Coordinator could perform this function.

Lewis Grimm, 13152 Autumn Hill Lane, Oak Hill, Chairman of the Franklin Farm Foundation's Zoning, Land Use and Transportation Committee, expressed neither support nor opposition to the proposal. However, he voiced concern about the increased traffic in the area and requested that the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) undertake a comprehensive cumulative traffic impact assessment of the

proposal and all the currently-approved development projects along the Centreville Road Corridor. He identified the area of primary concern, listed the proposed development plans for this area, and cited the steady growth in traffic volumes within the Franklin Farm community from 2001 to 2011, as reported by VDOT. Mr. Grimm also noted the increasing amount of cut-through traffic on the streets in his community, particularly on Franklin Farm Road. In addition, he cited other areas in the County where comprehensive areawide traffic studies had been conducted. He said such an assessment in the Centreville Road Corridor would help identify measures to mitigate impacts on traffic operations and safety in the Franklin Farm community. He added that the residents were willing to work with County and Virginia staff in defining the scope of work for this study. (A copy of Mr. Grimm's statement is in the date file.)

Parliamentarian de la Fe informed Mr. Grimm that he would refer his request for a comprehensive traffic impact study for the Centreville Road Corridor to FCDOT, but pointed out that such studies were generally requested by the Board of Supervisors.

Commissioner Lawrence suggested that Mr. Grimm coordinate with Commissioner Litzenberger and Sully District Supervisor Michael Frey to determine whether the Franklin Farm community would be part of a traffic impact study for the Centreville Road Corridor. He also suggested that Mr. Grimm coordinate with prospective business developers in this area in asking Supervisor Frey to direct staff to conduct a traffic impact study. In response, Mr. Grimm noted that members in his community had already reached out to Supervisor Frey in asking that he forward their request for the study to the Board of Supervisors. He said the other communities in this area, such as Chantilly Highlands, were also concerned about increased traffic, noting that some of the residents frequently had trouble accessing Franklin Farm Road from their side streets.

Commissioner Donahue encouraged Mr. Grimm to continue coordinating with Supervisor Frey on this issue and discussed the importance of monitoring future developments in the western portion of Fairfax County and in Loudoun County.

Commissioner Hart informed Mr. Grimm that the new public North-South Collector Road would help alleviate traffic on Centreville Road and divert traffic farther west away from Franklin Farm Road. He also reiterated that the proposed development would result in significantly fewer peak-hour trips than that previously approved. In addition, he explained that the County could not impose development conditions on an applicant requiring it to mitigate an impact that its development project was not directly causing. .

Commissioner Murphy advised Mr. Grimm to meet with the other members of the Franklin Farm Foundation to identify preferred locations for traffic mitigation measures and other transportation improvements like road widening that would have minimal impact on their community. In response, Mr. Grimm pointed out that the residents had previously coordinated with FCDOT and VDOT to implement successful traffic-calming measures on three secondary streets in the community. However, he acknowledged the possibility that implementing such measures on Franklin Farm Road might not have a positive impact on the community.

There being no more speakers, Parliamentarian de la Fe called for a rebuttal statement from Ms. Mariska, who pointed out that the traffic study for the proposal had encompassed a comprehensive assessment of the impact with input from VDOT. In addition, she stated that the proposed transportation improvements and reduction in density would sufficiently mitigate the impact of the development.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Parliamentarian de la Fe closed the public hearing and recognized Commissioner Murphy for action on these cases. (A verbatim excerpt is in the date file.)

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On behalf of Commissioner Litzenberger, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FORWARD THE WRITTEN TESTIMONY OF LEWIS GRIMM, ON BEHALF OF THE FRANKLIN FARM FOUNDATION, DATED OCTOBER 17, 2012, TO COMMISSIONER LITZENBERGER AND SULLY DISTRICT SUPERVISOR MICHAEL FREY FOR THEIR REVIEW.

Without objection, the motion carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2006-SU-007 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 16, 2012.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2006-SU-007, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 16, 2012.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM ALL PREVIOUSLY-APPROVED WAIVERS AND MODIFICATIONS RELATED TO THE PCA/FDPA AREA AS FOLLOWS:

- A MODIFICATION OF THE LOADING SPACE REQUIREMENT TO ALLOW FEWER SPACES, AS SHOWN ON THE TABULATIONS ON THE CDPA/FDPA;

- A MODIFICATION OF THE TRANSITIONAL SCREENING ALONG CENTREVILLE ROAD, IN FAVOR OF THE LANDSCAPE BUFFER TREATMENT SHOWN ON THE CDPA/FDPA;
- A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE EASTERN PROPERTY BOUNDARY, BETWEEN THE PROPOSED MULTI-FAMILY RESIDENTIAL USES AND NONRESIDENTIAL USES AND THE OFF-SITE SINGLE-FAMILY DETACHED HOUSES, IN FAVOR OF THAT SHOWN ON THE CDPA/FDPA;
- A MODIFICATION TO PERMIT PRIVATE STREETS IN EXCESS OF 600 LINEAR FEET; AND
- A WAIVER OF THE INTERPARCEL ACCESS REQUIREMENT TO THE EDS CAMPUS TO THE WEST, AT TAX MAP 24-4 ((1)) 6B, AND TO THE OFFICE USES ON THE COX PROPERTY TO THE NORTH, ON TAX MAP PARCELS 24-4 ((1)) 6E AND 6F.

Commissioner Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hall, and Litzenberger absent from the meeting.

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Chairman Murphy resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 9:27 p.m.  
Peter F. Murphy, Jr., 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: February 21, 2013

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Kara A. DeArrastia, Clerk to the  
Fairfax County Planning Commission