

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2013**

PRESENT: Frank A. de la Fe, Hunter Mill District  
Jay P. Donahue, Dranesville District  
Earl L. Flanagan, Mount Vernon District  
Janyce N. Hedetniemi, At-Large  
Ellen J. Hurley, Braddock District  
John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Springfield District  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District  
James R. Hart, Commissioner At-Large  
Kenneth A. Lawrence, Providence District

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The meeting was called to order at 8:15 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

Chairman Murphy noted that the Veterans Day holiday would be observed on Monday, November 11, 2013. On behalf of the Planning Commission, he paid tribute to the men and women serving in the United States Armed Forces and wounded veterans, or "Wounded Warriors," thanking them for their service, and their families for their support.

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2232A-D01-4-1 – SIRIUS XM, 1350 Beverly Road

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN THE MEMORANDUM DATED OCTOBER 23<sup>RD</sup>, 2013 CONCERNING 2232A-D01-4-1, SIRIUS XM, 1350 BEVERLY ROAD IN MCLEAN, THAT IT IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232 AS AMENDED.

Commissioner de la Fe seconded the motion, which carried by a vote of 9-0. Commissioners Hall, Hart, and Lawrence were absent from the meeting.

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Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ/FDP 2013-MV-001 TO A DATE CERTAIN OF NOVEMBER 14, 2013, WITH THE RECORD REMAINING OPEN FOR COMMENT.

Commissioners Litzenberger and Migliaccio seconded the motion, which carried by a vote of 9-0. Commissioners Hall, Hart, and Lawrence were absent from the meeting.

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ORDER OF THE AGENDA

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

1. CSPA 2002-PR-016-02 – THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY
2. RZ 2013-PR-006 – FAIRFAX PLAZA, LLC

This order was accepted without objection.

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CSPA 2002-PR-016-02 – THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY – Appl. Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously-approved Comprehensive Sign Plan associated with RZ 2002-PR-016 to permit sign modifications. Located at 8200, 8210 and 8220 Crestwood Heights Drive, McLean, on approx. 13.54 ac. of land zoned PRM. Tax Map 29-4 ((7)) A9, E, F, G, H, and J; 29-4 ((13)) 1B, 1C, C1; 102-105, 107-109, 112-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1703, 1705-1719, 1801-1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901-1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1919, and 29-4 ((14)) C1, 1C.  
PROVIDENCE DISTRICT. PUBLIC HEARING.

In Commissioner Lawrence's absence, Commissioner Sargeant 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 Sargeant for action on this case. (A verbatim excerpt of the decision is in the date file.)

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On behalf of Commissioner Lawrence Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 2002-PR-016-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 24, 2013.

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

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RZ 2013-PR-006 – FAIRFAX PLAZA, LLC – Appl. to rezone from R-2, C-8, and HC to C-8 and HC to permit commercial development and waiver of minimum lot size requirement with an overall Floor Area Ratio (FAR) of 0.17. Located on the W. side of Lee Hwy. approx. 300 ft. S. of its intersection with Blake Lane on approx. 20,989 sq. ft. of land. Comp. Plan Rec: Retail and Other Commercial Uses. Tax Map 48-3 ((1)) 31. PROVIDENCE DISTRICT. PUBLIC HEARING.

William Lawson, Jr., Esquire, Lawson, Tarter & Charvet, PC, reaffirmed the affidavit dated April 19, 2013. There were no disclosures by the Commissioners.

In Commissioner Lawrence’s absence, Commissioner Sargeant 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 Sargeant for action on this case. (A verbatim excerpt of the decision is in the date file.)

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On behalf of Commissioner Lawrence Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2013-PR-006 AND THE GENERALIZED DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 9, 2013.

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

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On behalf of Commissioner Lawrence Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS AND MODIFICATIONS:

NUMBER 1: MODIFICATION OF SECTION. 13-303 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING ALONG THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN;

NUMBER 2: WAIVER OF SECTION. 4-806 OF THE ZONING ORDINANCE FOR THE 40,000 SQUARE FOOT MINIMUM LOT AREA REQUIREMENT OF THE C-8 DISTRICT;

NUMBER 3: DEVIATION OF THE TREE PRESERVATION TARGET,  
PURSUANT TO PUBLIC FACILITIES MANUAL SECTION  
12-0508.3A; AND

NUMBER 4: MODIFICATION OF SECTION 10-104 OF THE ZONING  
ORDINANCE TO INCREASE THE HEIGHT OF A FENCE  
LOCATED IN THE REAR YARD TO THAT SHOWN ON THE  
GDP.

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

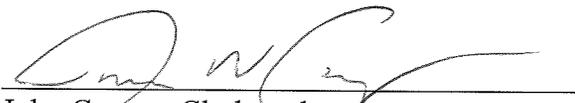
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The meeting was adjourned at 8:22 p.m.  
Peter F. Murphy, Chairman  
Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jeanette Nord

Approved on: July 30, 2014

  
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John Cooper, Clerk to the  
Fairfax County Planning Commission