

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 14, 2013**

PRESENT: Frank A. de la Fe, Hunter Mill District
Earl L. Flanagan, Mount Vernon District
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
James T. Migliaccio, Lee District
Peter F. Murphy, Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Jay P. Donahue, Dranesville District
Janet R. Hall, Mason District
Janyce N. Hedetniemi, Commissioner At-Large
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District

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The meeting was called to order at 8:21 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

Commissioner Sargeant stated that the Commission had received feedback from citizens and elected officials regarding the current draft for the proposed Zoning Ordinance Amendment for Residential Studio Units (RSU), which focused primarily on the compatibility of the use and the quality and character of established residential neighborhoods. He said that there would be opportunities for RSUs within other districts; therefore, he announced his intent to ask the Planning Commission's RSU Committee at its next meeting to recommend that the ongoing review of the proposed ordinance focus on locating RSUs in higher density Residential, Commercial, Industrial, and Mixed-Use Planned Districts, thereby removing low-density R-Districts from consideration in this Zoning Ordinance Amendment. In addition, Commissioner Sargeant said that he would request that staff revise the proposed Zoning Ordinance Amendment accordingly while continuing their review of other outstanding issues, such as code enforcement, parking, street access, occupancy, and other standards. He then announced that the RSU Committee's next meeting would be held on Wednesday, November 20, 2013, at 7:00 p.m. in Room 106/107 of the Herry Building at 12055 Government Center Parkway.

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On behalf of the Commission, Chairman Murphy congratulated the Honorable John T. Frey, Clerk of the Circuit Court, for receiving the Open Government award from the Virginia Coalition for Open Government.

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Chairman Murphy stated that on Wednesday, October 30, 2013, Commissioner Lawrence announced his intent to present an item to the Planning Commission in response to a directive by the Board of Supervisors on Fairfax Forward, explaining that the directive instructed staff to develop a procedure to allow for proposed Comprehensive Plan Amendments to be submitted to the County at any time. He said that the Policy and Procedures Committee had been coordinating with staff on this item and information about the procedure was available at the Fairfax Forward website: <http://www.fairfaxcounty.gov/dpz/fairfaxforward/>. He added that in Commissioner Lawrence's absence, the presentation of this item would be deferred to Thursday, November 21, 2013.

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Commissioner Hurley stated that revised proffers and revisions for RZ/FDP 2012-BR-2020 had been distributed and in order to provide sufficient time for review by the Commission and the community, she MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ/FDP 2012-BR-020, EASTWOOD PROPERTIES, INC., TO A DATE CERTAIN OF THURSDAY, NOVEMBER 21, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Migliaccio seconded the motion which carried by a vote of 7-0. Commissioners Donahue, Hall, Hedetniemi, Lawrence, and Litzenberger were absent from the meeting.

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Chairman Murphy announced his intent to further defer the decision only for RZ 2013-SP-005, MHI-Spring Lake, LLC, at the Planning Commission's meeting on Thursday, November 21, 2013, to a date to be determined.

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RZ/FDP 2013-MV-001 – A&R HUNTINGTON METRO, LLC (Decisions Only)
(The public hearing on these applications was held on October 24, 2013. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2013-MV-001 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN (CDP), SUBJECT TO THE EXECUTION OF PROFFERS DATED NOVEMBER 14, 2013.

Commissioner Sargeant seconded the motion which carried by a vote of 4-0-3. Commissioners Hart, Migliaccio, and Murphy abstained. Commissioners Donahue, Hall, Hedetniemi, Lawrence, and Litzenberger were absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2013-MV-001, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 10, 2013, AND THE BOARD'S APPROVAL OF RZ 2013-MV-001 AND THE ASSOCIATED CDP.

Commissioner Sargeant seconded the motion which carried by a vote of 4-0-3. Commissioners Hart, Migliaccio, and Murphy abstained. Commissioners Donahue, Hall, Hedetniemi, Lawrence, and Litzenberger were absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING WAIVERS AND MODIFICATIONS:

- A WAIVER (#25678-WPFM-001-1) TO LOCATE UNDERGROUND FACILITIES IN A RESIDENTIAL AREA (PFM SECTION 6-0303.8), SUBJECT TO CONDITIONS DATED JULY 10, 2013 CONTAINED IN APPENDIX 10 AS ATTACHMENT A;
- A WAIVER OF PARAGRAPH 1 OF SECTION 6-407 OF THE ZONING ORDINANCE FOR THE MINIMUM DISTRICT SIZE FOR THE PRM DISTRICT;
- A WAIVER OF SECTION 13-303 OF THE ZONING ORDINANCE FOR TRANSITIONAL SCREENING AND SECTION 13-304 FOR THE BARRIER REQUIREMENTS BETWEEN THE USES WITHIN THE PROPOSED DEVELOPMENT AND MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS FOR THE SURROUNDING PROPERTIES;
- A DEVIATION FROM THE TREE PRESERVATION TARGET PURSUANT TO SECTION 12-0508 OF THE PUBLIC FACILITIES MANUAL (PFM);
- A MODIFICATION OF SECTION 12-0510.4E(5) OF THE PFM TO PERMIT A REDUCTION OF THE MINIMUM FOUR FOOT PLANTING DISTANCE FROM A RESTRICTIVE BARRIER;
- A WAIVER OF PARAGRAPH 3 OF SECTION 8-0201 OF THE PFM AND PARAGRAPH 2 OF SECTION 17-201 OF THE ZONING ORDINANCE FOR THE REQUIREMENT TO CONSTRUCT AN ON-ROAD BIKE LANE IN FAVOR OF A CONTRIBUTION FOR FUTURE FUNDING;
- A WAIVER OF PARAGRAPH 3 OF SECTION 17-201 OF THE ZONING ORDINANCE FOR THE REQUIREMENT TO PROVIDE INTER-PARCEL CONNECTIONS TO ADJOINING PARCELS; AND
- A WAIVER OF PARAGRAPH 4 AND 10 OF SECTION 17-201 OF THE ZONING ORDINANCE FOR FURTHER CONSTRUCTION AND/OR WIDENING OF EXISTING ROADS SURROUNDING THE APPLICATION PROPERTY AND OF THE REQUIREMENT FOR UNDER-GROUNDING EXISTING UTILITIES.

Commissioner Sargeant seconded the motion which carried by a vote of 4-0-3. Commissioners Hart, Migliaccio, and Murphy abstained. Commissioners Donahue, Hall, Hedetniemi, Lawrence, and Litzenberger were absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING ADDITIONAL WAIVERS:

- A WAIVER OF SECTION 6-1307-2E IN THE PFM FOR THE MINIMUM SETBACKS OF BIORETENTION FILTER BASINS FROM BUILDING FOUNDATIONS AND PROPERTY LINES; AND
- A WAIVER OF SECTION 7-0802-2 OF THE PFM FOR PARKING GEOMETRIC STANDARDS TO ALLOW PROJECTIONS OF THE STRUCTURAL COLUMNS WITHIN THE PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA.

Commissioner Sargeant seconded the motion which carried by a vote of 4-0-3. Commissioners Hart, Migliaccio, and Murphy abstained. Commissioners Donahue, Hall, Hedetniemi, Lawrence, and Litzenberger were absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF SECTION 11-203 OF THE ZONING ORDINANCE FOR REQUIRED LOADING SPACES TO PERMIT THE LOADING SPACE DEPICTED ON THE CDP/FDP.

Commissioner Sargeant seconded the motion which carried by a vote of 4-1-2. Commissioner Hart voted in opposition. Commissioners Migliaccio and Murphy abstained. Commissioners Donahue, Hall, Hedetniemi, Lawrence, and Litzenberger were absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE A DEVIATION FROM THE TREE PRESERVATION TARGET, PURSUANT TO SECTION 12-0508 OF THE PFM.

Commissioner Sargeant seconded the motion which carried by a vote of 4-0-3. Commissioners Hart, Migliaccio, and Murphy abstained. Commissioners Donahue, Hall, Hedetniemi, Lawrence, and Litzenberger were 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. SE 2013-HM-012 – BLUE OCEAN DEVELOPMENT, INC.
2. APR 09-IV-1MV AND APR 09-IV-15MV – COMPREHENSIVE PLAN AMENDMENT (NORTH GATEWAY)

This order was accepted without objection.

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SE 2013-HM-012 – BLUE OCEAN DEVELOPMENT, INC. –
Appl. under Sect. 9-610 of the Zoning Ordinance to permit waiver of the minimum lot width requirements. Located at 9805 Leesburg Pk., Vienna, 22182, on approx. 2.45 ac. of land zoned R-1. Tax Map 19-1 ((1)) 27. HUNTER MILL DISTRICT. PUBLIC HEARING

Jonathan Puvak, Applicants Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavit dated April 17, 2013.

Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had an ongoing case where attorneys from Mr. Puvak's firm were representing an adverse party, but that matter and those parties were unrelated to this case and there was no financial relationship; therefore, it would not affect his ability to participate in this public hearing.

Megan Duca, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of application, SE 2013-HM-012.

Mr. Puvak explained that the subject application would permit a waiver for the minimum lot width requirement to allow an additional dwelling unit on the subject property, noting that this unit was consistent with the character of the neighborhood and the recommendations of the Comprehensive Plan. He added that the manner in which the lot width was calculated was what necessitated this application. Mr. Puvak said that the applicant had coordinated with staff on this proposal, saying that it would improve the existing dwelling unit. He also indicated that the proposed dwelling unit would be constructed to Energy STAR Certification standards. In addition, he pointed out that the applicant would provide stormwater management systems for both the existing and proposed dwelling unit, noting that the existing septic system would be upgraded at the request of the Fairfax County Health Department. Mr. Puvak stated that the applicant would also make a contribution to the Fairfax County Park Authority. In addition, he indicated that five trees would be removed to construct the proposed dwelling unit and the remainder of the trees on the site would be preserved.

Commissioner de la Fe stated that he did not object to the proposal, but noted that the Hunter Mill Land Use Committee had not voted on a recommendation for the subject application; therefore, he announced his intent to defer the decision only on this application at the conclusion of the public hearing. In addition, he said that he had been informed that the applicant had some concerns about the development conditions and asked that they be addressed with staff during the deferral period.

There being no listed speakers, Chairman Murphy called for speakers from the audience and recited the rules for public testimony.

Lionel Brown, 9735 Middleton Ridge, Vienna, stated that he owned the property behind the subject property. He indicated that while he did not object to the proposed density on the site, he expressed concern about the trees that would be planted on the site. He then requested that the applicant plant evergreen trees to improve screening.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Puvak, who declined. 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 de la Fe for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2013-HM-012, BLUE OCEAN DEVELOPMENT, INC., TO A DATE CERTAIN OF THURSDAY, NOVEMBER 21, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Hart seconded the motion which carried by a vote of 7-0. Commissioners Donahue, Hall, Hedetniemi, Lawrence, and Litzenberger were absent from the meeting.

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APR 09-IV-1MV AND APR 09-IV-15MV – COMPREHENSIVE PLAN AMENDMENT (NORTH GATEWAY) – To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The proposed Amendment concerns approximately 17 acres generally located northwest of Richmond Highway (Route 1) and northeast of Huntington Avenue in Subunits A-1 and A-2 of the North Gateway Community Business Center (Tax Maps for 09-IV-1MV: 83-2((1))2A, 2B, 2C, 83-4((1))1; Tax Maps for 09-IV-15MV: 83-3((1))67A, 69, 69A, 70, 83-4((1))2). The nominations propose to replace the redevelopment options with office, hotel, and retail mixed-use at an intensity up to 2.0 FAR with conditions.
MOUNT VERNON DISTRICT. PUBLIC HEARING

Aaron Klibaner, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of an alternative option for proposed Amendments, APR 09-IV-1MV and APR 09-IV-15MV, for mixed-use redevelopment on the site to include residential, office, hotel, and retail uses at an overall intensity of up to 1.65 floor area ratio (FAR). However, he noted that staff did not support the deletion of the proposed interim use guidelines because this issue was already addressed in Appendix 6 of the Policy Plan, “Interim Improvement of Commercial Establishments,” and additional restrictions may unintentionally limit desirable opportunities in the area.

When Commissioner Flanagan asked staff whether a Virginia Department of Transportation (VDOT) 527 Review had been conducted for this nomination using the recommendations of the Mount Vernon APR Task Force rather than the recommendation of the nominator, Mr. Klibaner confirmed that the recommendations of the task force had been utilized. Commissioner Flanagan then noted that the task force recommendations were articulated in a document that had been distributed to the Commission prior to the public hearing. Mr. Klibaner added that the alternative option recommended by staff was based on the recommendations of the task force. (A copy of the document is in the date file.)

In response to questions from Commissioner Flanagan, Mr. Klibaner confirmed that the intention of the task force recommendations was to create an overall FAR of 1.65 and that this figure was determined based on the average FAR in three parcels.

Meghan Van Dam, PD, DPZ, also indicated that it would be possible for certain portions of the area to develop at an FAR greater than 2.0, but she noted that this possibility was contingent on the consolidation of the parcels. A discussion ensued between Commissioner Flanagan and Ms. Van Dam regarding previous applications that had the potential for greater density than what was proposed and how this could affect development in other areas.

Commissioner Flanagan advised the Commission that there could be future applications where the applicant sought to develop a property at a higher density on a certain portion of land, thereby reducing the FAR of other undeveloped portions. Ms. Van Dam concurred with Commissioner Flanagan's remarks, stating that the intent of the task force's recommendations was to concentrate development away from sensitive areas, such as Resource Protection Areas and areas with noise considerations. She added that these impacts would be evaluated on a case-by-case basis. She also reiterated that certain portions of an area could have an FAR greater than 1.65 if the density in other portions of the consolidated land were lowered.

When Commissioner Migliaccio asked for clarification on whether funding had been identified for the Huntington Affected Area study, Thomas Burke, Transportation Planning, Fairfax County Department of Transportation (FCDOT), indicated that there was funding allocated for this study.

Responding to questions from Commissioner Hart, Mr. Klibaner explained that the portion of Old Richmond Highway that would be vacated, as described in the second bullet on page 20 of the staff report, served the existing car dealerships on Sub-Unit A1 and the existing motel and bank on Sub-Unit A2. He then clarified that the apartment building located near Cameron Run Terrace currently had access to Huntington Avenue. A discussion ensued between Commissioner Hart and Ms. Van Dam regarding the possibility that the streetscape could become fragmented if Old Richmond Highway were vacated wherein Ms. Van Dam identified the portion of Old Richmond Highway that would be vacated on the map on page 3 of the staff report, adding that a segment of this road that extended from Huntington Avenue to Cameron Run Terrace would remain. Commissioner Hart suggested that staff correct the language in the staff report to reflect this.

Chairman Murphy called the first listed speaker.

Patrick Rea, 9417 Mount Vernon Circle, Alexandria, representing the Mount Vernon Council of Citizens Association (MVCCA), stated that he was the nominator for this APR and that this proposal had been developed by working groups organized by the MVCCA. He noted the importance of the subject property, saying that it was the primary gateway to Mount Vernon and that Richmond Highway was the primary route of access. Mr. Rea pointed out that the existing development in the area was outdated and visually unappealing. He then indicated that the proposed amendments would facilitate the revitalization of the area by permitting mixed-use development at an FAR of 2.0. He added that the amendments initially did not contain a residential option, but said that this was added because market conditions could change to make such an option more desirable. Mr. Rea also stated that the proposed amendments recommended substantial consolidation of the area, but noted that full consolidation was not necessary. In addition, he said that the proposed 2.0 FAR had been determined after consultation with developers and this density would ensure the profitability of future development. He then indicated that while he did not object to a lower FAR, he stated that this could limit the development potential in the area. Mr. Rea stated that a traffic study conducted by FCDOT had concluded that the recommended development in these amendments would not incur significant traffic issues, but pointed out that there were existing traffic issues in the area that could hinder development. He added that there were ongoing traffic studies in the area, but he expressed concern that these studies would lead to inaccurate conclusions that would further hinder development if a lower FAR was utilized. He reiterated the need to revitalize the area and indicated that the community would coordinate with developers to address traffic concerns and encourage redevelopment.

When Commissioner Flanagan asked whether the proposed amendments had the support of the Southeast Fairfax Development Corporation, Mr. Rae confirmed that these amendments did have their support.

A discussion ensued between Commissioner Flanagan and Mr. Klibaner regarding the commercial revitalization standards in Appendix 7 of the Zoning Ordinance that impeded the revitalization of the Richmond Highway Corridor wherein Mr. Klibaner confirmed that the proposed area was located within the Richmond Highway Revitalization District and was identified as a Commercial Revitalization District.

In reply to questions from Commissioner Flanagan, Marianne Gardner, Director, PD, DPZ, explained there was flexibility within the standards in the Zoning Ordinance under Appendix 7 that permitted a greater amount of commercial use, but noted that this flexibility only applied to C6 and C8-Districts. She added that these standards would not apply to the area because the current FAR recommendations did not accommodate a C6 or C8-District, but indicated that the area could be rezoned to exercise these standards. She then confirmed that it was likely that the subject area would be rezoned as a P-District, but pointed out that the standards in the Zoning Ordinance under Appendix 7 did not address P-Districts.

Commissioner Migliaccio stated that he understood and supported the need for sufficient FAR to redevelop the area, but expressed concern about the lack of flexibility regarding different FAR recommendations. He also cited applications for interim uses that had been rejected because of insufficient FAR and requested assurance that applicants would not be hindered by this issue. Mr.

Klibaner pointed out that VDOT prohibited staff from recommending a 2.0 FAR because the traffic study utilized the 1.65 FAR recommended by the task force.

Katherine Ward, 1029 Gladstone Place, Alexandria, representing the Wellington Civic Association, showed the Commission a series of photographs depicting the existing development in the area and echoed Mr. Rea's remarks regarding the need for redevelopment. She then reiterated that FCDOT's study of the area did not account for a 2.0 FAR and utilized the 1.65 FAR recommended by the task force instead, but she indicated that she supported a 2.0 FAR or a consideration for higher densities in the future, subject to the results of additional studies. Ms. Ward stated that she supported re-adding language that permitted interim uses, subject to the approval of a Special Exception, to further encourage development. Referring to page 22 of the staff report, she asked staff to clarify whether consolidation of Sub-Unit A2 would have to be done at a lower FAR.

Addressing Ms. Ward's concerns, Ms. Van Dam explained that if consolidation with Sub-Unit A1 could not be achieved, then consolidation with Sub-Unit A2 was recommended for mixed-use development at a lower intensity than the 1.65 FAR recommended by the task force. She added that this provision encouraged greater consolidation because it would accommodate sufficient amenities and an optimum site design.

Continuing her testimony, Ms. Ward encouraged the Commission to adopt the proposed amendments, but recommended that the language be revised to permit additional FAR. In addition, she indicated that numerous developers have expressed interest in developing this area. (Copies of Ms. Ward's photographs are in the date file.)

Answering questions from Commissioner Flanagan, Ms. Van Dam explained that if portions of Sub-Unit A1 and Sub-Unit A2 were consolidated and developed at a lower intensity than the 1.65 recommended by the task force, then the remaining portions could be developed in the future at an FAR of 1.65. She also clarified that density not utilized on these consolidations could not be transferred to separate developments on unconsolidated portions. Ms. Van Dam then indicated that it would be possible under the Fairfax Forward Work Program to revise the density recommendations for the area if a traffic study concluded that it was feasible. A discussion ensued between Commissioner Flanagan and Ms. Gardner regarding the criteria in Appendix 7 of the Zoning Ordinance for dealing with areas such as the Richmond Highway Corridor wherein Ms. Gardner pointed out these guidelines stated that the Board of Supervisors could authorize a Comprehensive Plan Amendment within a Revitalization District at any time to encourage redevelopment, adding that a concurrent Rezoning application could be included if a developer was involved.

Commissioner Flanagan assured the MVCCA that there was potential to increase the density recommendations for the site.

Commissioner Sargeant expressed confidence that the proposed language for the amendments would permit development at greater densities throughout the area, adding that Sub-Unit A1 and Sub-Unit A2 might be appropriate for increased FAR if the transportation issues in the area were

addressed. He also reiterated that there was funding for an Affected Area Study in the area and indicated that other studies would be conducted as deemed necessary.

Replying to questions from Commissioner Hart, Mr. Klibaner confirmed that staff supported removing the language that permitted interim uses because this issue was already sufficiently addressed by the Policy Plan. Ms. Van Dam also indicated that issues regarding interim uses would not affect a possible grade-separated interchange at Richmond Highway and Huntington Avenue, adding that this interchange would be part of the Affected Area Study and alternative concepts would be evaluated for this area. Mr. Burke concurred with Ms. Van Dam's statement, stating that FCDOT would coordinate with consultants to develop these alternative concepts for the interchange. He also acknowledged that these concepts could impact certain portions of the site, such as Sub-Unit A2. Ms. Gardner then reiterated that staff supported removing the language in the proposed amendments regarding interim uses because the provisions in the Policy Plan and Comprehensive Plan would be sufficient, adding that the proposed language was too specific for the area. In addition, she pointed out that the Policy Plan had criteria for considering interim uses, including a criterion that recommended that the interim use should not preclude further redevelopment in the area. A discussion ensued between Commissioner Hart and Ms. Gardner regarding the possibility that a grade-separated interchange could affect the FAR of future redevelopment in the subject area wherein Ms. Gardner indicated that this was contingent on the plans of developers and would be evaluated at the time of rezoning.

There being no more speakers, Chairman Murphy called for concluding remarks from staff, Mr. Klibaner declined.

Referring to page 19 in the staff report, Commissioner Hurley asked why staff supported a parking management plan that might include parking reductions to levels below the requirements in the County Code. Mr. Burke explained that the parking management plan was intended to be part of a Transportation Demand Management plan for the area and parking reductions could provide incentive to promote public transportation. Commissioner Hurley noted that distance between the subject area and the nearest Metrorail Station was approximately three-quarters of a mile and expressed concern that this distance was too great to support parking reductions. Commissioner Sargeant addressed Commissioner Hurley's concern, stating that shuttle services to Metrorail Stations were often provided by high-density developments. Chairman Murphy then stated that the existing transportation patterns in the area favored cars and noted the difficulty of changing these patterns.

There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Flanagan for action on these items. (A verbatim excerpt is in the date file.)

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Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT STAFF'S ALTERNATIVE RECOMMENDATION FOR 2009-2010 SOUTH COUNTY AREA PLANS REVIEW NOMINATIONS 09-IV-1MV AND 09-IV-15MV, AS ARTICULATED IN THE DOCUMENT

ENTITLED “PLANNING COMMISSION RECOMMENDED PLAN TEXT,” DATED NOVEMBER 14, 2013. THE ALTERNATIVE SUPPORTS THE STAFF RECOMMENDATIONS WITH ADDITIONAL LANGUAGE THAT RECOGNIZES THE UPCOMING TRANSPORTATION STUDIES AND POSSIBLE FUTURE NEED TO REEXAMINE THE PLAN RECOMMENDATIONS. THE ALTERNATIVE ALSO MODIFIES LANGUAGE ABOUT ACCESS IN SUB-UNIT A-2, TO ALLOW FLEXIBILITY TO DETERMINE THE LOCATION AT REZONING STAGE.

Commissioner Sargeant seconded the motion.

Commissioner Hart MOVED A FRIENDLY AMENDMENT FOR THE COMMISSION TO ALSO RECOMMEND THAT STAFF CLARIFY IN THE FINAL BULLET AT THE BOTTOM OF PAGE TWO OF THE DOCUMENT ENTITLED, “PLANNING COMMISSION RECOMMENDED PLAN TEXT,” WHICH PORTIONS OF OLD RICHMOND HIGHWAY WOULD BE VACATED.

Commissioner Flanagan accepted the amendment and the motion carried by a vote of 7-0. Commissioners Donahue, Hall, Hedetniemi, Lawrence, and Litzenberger were absent from the meeting.

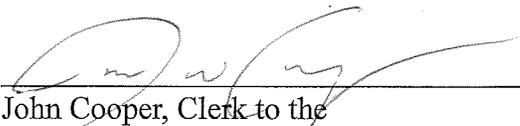
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The meeting was adjourned at 9:45 p.m.
Peter F. Murphy, Chairman
Janet R. Hall, Secretary

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: Jacob Caporaletti

Approved on: July 30, 2014



John Cooper, Clerk to the
Fairfax County Planning Commission