

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 28, 2013**

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

ABSENT: None

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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

Commissioner Lawrence announced that the Planning Commission's Policy and Procedures Committee met earlier this evening with Fairfax County staff for a final discussion on replacing the Area Plans Review process with a new method to review and amend the Comprehensive Plan through a work program called Fairfax Forward. He noted that staff would review input received and make improvements as needed. He said that the Committee had unanimously endorsed staff's proposal for a public hearing to be held before the Commission on Wednesday, March 6, 2013.

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Commissioner Hart announced that the Commission's Environment Committee would meet at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center, on Thursday, March 7, 2013 to receive a presentation from Stephen Schey, Director, Stakeholder Services, ECOTality, North America, Inc., related to electric vehicle supply equipment. He said that everyone was welcome to attend.

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Chairman Murphy announced that former At-Large Commissioner Walter L. Alcorn would be honored at an appreciation dinner on Sunday, April 28, 2013, at 6:00 p.m. at The Waterford at

Fair Oaks. He added that the Board of Supervisors would also honor Mr. Alcorn during the morning session of its meeting on Tuesday, March 5, 2013.

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Chairman Murphy introduced Kimberly Bassarab as the new Assistant Director of the Planning Commission Office. He noted that she had previously worked with the County's Department of Public Works and Environmental Services. He welcomed her to the Planning Commission, adding his thanks to the Commission members who had assisted in the lengthy interview process.

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RZ/FDP 2012-SU-010 – NORTHERN VIRGINIA HEALTH INVESTORS, LLC (Decisions Only) (Public Hearing held on December 5, 2012)

Commissioner Litzenberger noted that although the decision for this case had been deferred several times, revisions to the application had been made after meeting with County staff, Supervisor Frey's staff, and the applicant. Commissioner Litzenberger asked Brent Krasner, Staff Coordinator, Zoning Evaluation Division, Department of Planning and Zoning, to provide a brief synopsis of the changes during the deferral period.

Mr. Krasner stated that staff had reversed its recommendation for denial of the application as a result of revisions to the development plan and minor changes to the development conditions proffers, which include:

- a shift of the skilled nursing facility to be closer to the independent living facility;
- relocation of several parking spaces from surface parking to an area in the subsurface garage;
- addition of an entrance feature along Centreville Road;
- revision of the design of the landscape berm along Centreville Road to provide additional trees, shrubs, and ground cover;
- reduction in the height of the retaining wall along the western and southern edges of the site;
- revision of the design of the outdoor courtyards to provide more plantings for adequate shade and areas to dine, walk, and participate in passive recreation activities.

Mr. Krasner also noted that Proffer Number 16, Medical Care Facility (Skilled Nursing Facility) Operation, had been revised to extend the proffer time period to five years. He added that the

Health Care Advisory Board had reviewed the revision and noted its satisfaction with the revised commitment.

Commissioner Litzenberger noted that after speaking with Supervisor Frey's staff, additional revisions to the proffers were needed as follows:

- In Proffer 3C, strike the end of the last sentence beginning with, "Fairfax County for future..." and replace it with "the Sully District Trail Fund";
- In Proffer 15A, strike the word "residential" from the second sentence; and
- In Proffer 15C, insert the word "businesses" after "buildings".

Jonathan Puvak, Esquire, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, and Mr. Krasner both concurred with these revisions.

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Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2012-SU-010, SUBJECT TO THE EXECUTION OF THE PROFFERS, CONSISTENT WITH THOSE DATED FEBRUARY 27, 2013, WITH THE FOLLOWING THREE MINOR CHANGES:

- PROFFER 3C, STRIKE THE LAST SENTENCE OF THE PARAGRAPH WHERE IT BEGINS WITH "FAIRFAX COUNTY FOR FUTURE...", AND REPLACE IT WITH "THE SULLY DISTRICT TRAIL FUND";
- PROFFER 15A, IN THE SECOND SENTENCE, STRIKE THE WORD "RESIDENTIAL"; AND
- PROFFER 15C, AFTER "BUILDINGS," INSERT THE TERM "BUSINESSES".

Commissioners de la Fe and Flanagan seconded the motion which carried unanimously.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2012-SU-010, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 26, 2013.

Commissioner Flanagan seconded the motion which carried unanimously.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF PARAGRAPH 6 OF SECTION 6-406 OF THE ZONING ORDINANCE, TO ALLOW A SECONDARY PERMITTED USE TO COMPRISE 50.305

PERCENT OF THE TOTAL GROSS FLOOR AREA OF A PROPOSED PRM DISTRICT WHERE THE MAXIMUM ALLOWED IS 50 PERCENT.

Commissioner Flanagan seconded the motion which carried unanimously.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF SECTION 6-0303.8 OF THE PUBLIC FACILITIES MANUAL, TO LOCATE UNDERGROUND STORMWATER MANAGEMENT FACILITIES IN A RESIDENTIAL AREA, SUBJECT TO WAIVER NUMBER 009329-WPFM-001-1, AND CONDITIONS DATED NOVEMBER 20, 2012.

Commissioner Flanagan seconded the motion which carried unanimously.

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF SECTION 12-0508 OF THE PUBLIC FACILITIES MANUAL, TO PERMIT A TREE PRESERVATION TARGET AREA OF 25,125 SQUARE FEET IN LIEU OF THE 27,824 SQUARE FEET REQUIRED.

Commissioner Flanagan seconded the motion which carried unanimously.

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ORDER OF THE AGENDA

On behalf of Commissioner Hall, Chairman Murphy noted that there would be only one public hearing this evening.

1. S12-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (HERITAGE RESOURCES INVENTORY UPDATE)

This agenda was accepted without objection.

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S12-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (HERITAGE RESOURCES INVENTORY UPDATE) – To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment concerns a Countywide amendment to update the Inventory of Historic Sites tables and maps that appear in the Area Plans to revise the language in the Heritage Resources sections of the Area Plans to reflect changes that have taken place, such as where new research has uncovered more accurate information on a site, and to add six additional locations of a currently listed site. A list of The Inventory of Historic Sites may be obtained from the Department of Planning and Zoning, 7th

floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz/historic/ihs>.
COUNTYWIDE. PUBLIC HEARING.

Laurie Turkawski, Staff Coordinator, Planning Division, 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 the proposed Amendment.

Chairman Murphy called for speakers from the audience and recited the rules for public testimony.

Sheila Dunheimer, 10505 William Terry Drive, Vienna, expressed concern about a flashing sign on Hunter Mill Road between Vale and Lawyers Roads, noting that such signage should not be placed on a designated Virginia scenic byway without notice and/or public debate. She was also concerned that Fairfax County had not performed a comprehensive review of its sign ordinance since 1982 and therefore proposed that the Planning Commission pursue the development of an addendum to the current Comprehensive Plan defining parameters for design elements that would include signage to maintain the scenic and historic aspects of designated historic/scenic roads. In addition, she proposed that Hunter Mill Road be considered for immediate inclusion into the Fairfax County Inventory of Historic Sites.

Commissioner Sargeant asked Ms. Dunheimer if she had discussed her proposal to the Fairfax County History Commission. She confirmed that she had submitted written testimony and said that she was awaiting a response. Commissioner Sargeant stated that the History Commission needed to make a recommendation prior to the Planning Commission as to whether Hunter Mill Road should be included in the Fairfax County Inventory of Historic Sites.

Commissioner Sargeant asked Linda Blank, Staff Coordinator, Planning Division, DPZ if signage had been considered, in relation to historically significant roadways. Ms. Blank said that it had never been an issue. When Commissioner Sargeant requested that staff include signage and lighting in its next review of historical sites, Ms. Blank said that she would work with zoning staff to include additional language and said that the Planning Commission would be notified about the status of any updates.

Ms. Blank pointed out that a process was in place to nominate sites to the Inventory and added that Hunter Mill Road might be on an existing list of potential sites. She suggested that someone place the nomination to expedite its placement on the List.

Commissioner Hurley pointed out that the signage for churches was different than that of other areas and asked staff to review and clarify the regulations for lighted signs.

Commissioner Hart stated that Hunter Mill Road would likely be included in the next review of the County's Heritage Resources. He pointed out that the issue of lighted signs would likely become a zoning issue, adding that he too had received a number of complaints about the sign on

Hunter Mill Road. He added that the Zoning Ordinance did not address many of the signs currently in existence, which caused a great deal of concern from residents regarding inappropriate signage in residential areas.

A brief discussion ensued with Ms. Dunheimer regarding the sign, after which Commissioner Hart pointed out that applications for non-residential uses in residential areas demanded extra attention from citizens in order to prevent the kind of situation that existed on Hunter Mill Road.

Commissioner Litzenberger noted that the sign not only affected Hunter Mill Road, but also Sully District; however, he noted that it should not affect the addition of the Manassas Gap Rail Road to the Inventory.

Commissioner Lawrence suggested that Ms. Dunheimer look into traffic analyses regarding the impacts of flashing/rapidly changing signs on drivers, particularly in light of the fact that Hunter Mill Road was narrow and might be difficult to navigate at night or in inclement weather.

Chairman Murphy questioned earlier remarks regarding signs near churches and requested that staff review the sign regulations.

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 Flanagan for action on this item.

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Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT S12-CW-1CP, AS SET FORTH IN THE STAFF REPORT DATED JANUARY 31, 2013.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Flanagan MOVED TO MAKE A FRIENDLY AMENDMENT TO THE PUBLISHED DRAFT TEXT TO INCLUDE THE FOLLOWING THREE CHANGES:

- ON PAGE 15 OF 17 OF THE STAFF REPORT, FIGURE 4, "INVENTORY OF HISTORIC SITES, MOUNT VERNON PLANNING DISTRICT," CHANGE THE ADDRESS FOR MOUNT VERNON MEMORIAL HIGHWAY AS FOLLOWS TO CLARIFY THAT MOUNT VERNON MEMORIAL HIGHWAY AND GEORGE WASHINGTON MEMORIAL PARKWAY ARE TWO DIFFERENT NAMES FOR THE SAME ROAD (HISTORIC NAME AND CURRENT NAME):

GEORGE WASHINGTON MEMORIAL PARKWAY (CURRENT NAME);
FROM ALEXANDRIA BORDER TO MOUNT VERNON

- CHANGE THE HEADER ON ALL INVENTORY OF HISTORIC SITES TABLES IN THE 13 PLANNING DISTRICTS AND 2 SPECIAL PLANNING AREAS FAIRFAX CENTER AND DULLES SUBURBAN CENTER, AS FOLLOWS, TO CLARIFY THAT THE LOCATION OF A HISTORIC SITE MAY NOT BE A SPECIFIC STREET ADDRESS:

<u>Name</u>	<u>Address Location</u>	<u>Planning Sector</u>	<u>Parcel Number</u>	<u>Date</u>
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- ON PAGE 16 OF 17 OF THE STAFF REPORT, FIGURE 5, “INVENTORY OF HISTORIC SITES, MOUNT VERNON PLANNING DISTRICT, GENERAL LOCATOR MAP,” ADD THE CURRENT STREET NAME, “GEORGE WASHINGTON MEMORIAL PARKWAY,” TO IDENTIFY THE ROAD FROM THE CITY OF ALEXANDRIA TO MOUNT VERNON AS OTHER MAJOR ROADS IN THE DISTRICT ARE CURRENTLY IDENTIFIED. THIS NAME WOULD BE IN ADDITION TO THE PURPLE NAME NOTING THE STREET’S HISTORIC NAME, “MOUNT VERNON MEMORIAL HIGHWAY.”

Without objection, Commissioner Sargeant accepted the amendment and the motion as amended carried unanimously.

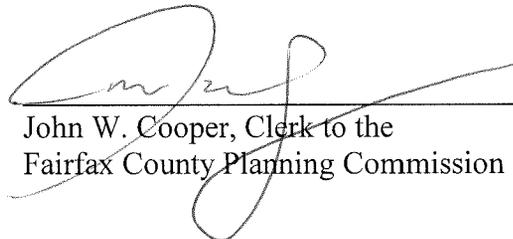
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The meeting was adjourned at 8:56 p.m.
Peter F. Murphy, Chairman
Janet R. Hall, Secretary

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: January 23, 2014



John W. Cooper, Clerk to the
Fairfax County Planning Commission