

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 26, 2016**

PRESENT: Frank A. de la Fe, Hunter Mill District
James R. Hart, Commissioner At-Large
Timothy J. Sargeant, Commission At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Julie M. Strandlie, Mason District
Earl L. Flanagan, Mount Vernon District
Karen Keys-Gamarra, Sully District
Janyce N. Hedetniemi, Commissioner At Large

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

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The meeting was called to order at 8:24 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

SE 2015-MV-019 – CHARLES COUNTY SAND & GRAVEL COMPANY
(Decision Only) (The public hearing was held on February 25, 2016)

(Start Verbatim Transcript)

Commissioner Flanagan: Thank you, I'm very glad to be back among my friends and I have one motion and one announcement. The first one that I have is the agenda item on a decision only for SE 2015-MV-019, that's Charles County Sand and Gravel Company. Since the public hearing on February 25, issues raised by the Commissioners have resulted in a new resolution by the Lorton Land Use Committee and the Lorton community and that takes into consideration the staff report not previously available. In addition, the applicant requested and had a meeting with Supervisor Storck and now reviewing the results of those events. I THEREFORE MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION FOR SE 2015-MV-019, TO A DATE CERTAIN OF JUNE 16, 2016, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioners Hedetniemi and Sargeant: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and 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.

The motion carried by a vote of 10-0. Commissioners Lawrence and Murphy were absent from the meeting.

(End Verbatim Transcript)

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SE 2015-MV-035 – STARBUCKS COFFEE COMPANY

(Start Verbatim Transcript)

Commissioner Flanagan: Also have an announcement, Mr. Chairman.

Vice Chairmen de la Fe: Yes?

Commissioner Flanagan: And that is, that I will be deferring the public hearing scheduled for this evening as well. Later, when we get to it.

Vice Chairman de la Fe: Well, could we do it now? Could we?

Commissioner Flanagan: Yes.

Vice Chairman de la Fe: He could make that announcement now, we could do that.

Commissioner Flanagan: Okay.

Vice Chairman de la Fe: And that means that we will have no public hearings tonight.

Commissioner Flanagan: Yeah. The, in this particular case, the applicant has requested this deferral because the staff report has in it a condition that they would like to have settled before we make a Planning Commission decision and they need a decision from VDOT. And, so consequently, we're going to take thirty days and in order for them to accomplish that. So, I MOVE THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2015-MV-035, TO A DATE CERTAIN OF JUNE 30, 2016, AND THAT THE BOARD OF SUPERVISORS DEFER THIS MATTER FROM THEIR JUNE 7, 2016, MEETING TO A DATE AFTER THE PLANNING COMMISSION TAKES ACTION.

Commissioners Hedetniemi and Sargeant: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Sargeant. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Lawrence and Murphy were absent from the meeting.

(End Verbatim Transcript)

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ZONING ORDINANCE AMENDMENT (PDC/PRM INCREASE IN FAR) (Countywide)
(Decision Only) (The public hearing was held on May 25, 2016)

(Start Verbatim Transcript)

Commissioner Sargeant: Thank you, Mr. Chairman. The Zoning Ordinance Amendment for PCD/PRM Increase in FAR requires additional time for consideration. As a result, I AM GOING TO DEFER THE DECISION ONLY ON THIS ZONING ORDINANCE AMENDMENT UNTIL A DATE CERTAIN OF JUNE 15TH, 2016, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hart. 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 motion carried by a vote of 10-0. Commissioners Lawrence and Murphy were absent from the meeting.

(End Verbatim Transcript)

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RZ/FDP 2015-HM-012/DPA-HM-117 – SEKAS HOMES, LTD
(Decision Only) (The public hearing was held on May 5, 2016)

Vice Chairman de la Fe: And I also have a decision only tonight that was scheduled for decision, however, I believe that we, I need a little bit more time before I make a recommendation.

Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION, or I'm the Chairman but I, I'll - I'll - I'll MOVE THAT THE DECISION ONLY FOR RZ/FDP-2015-HM-012/DPA-HM-117, IN THE NAME OF SEKAS HOMES BE DEFERRED TO A DATE CERTAIN OF JUNE 16TH.

Commissioner Hart: Second.

Vice Chairman de la Fe: Any discussion? Yes?

Commissioner Hurley: Thank you, Mr. Chairman. This, I agree with a deferral. I'd like to say why and that's because at this point I could not vote for approval of this project until the Breuer Building has undergone a determination of eligibility, a DOE, for the National Register of Historic Places. I understand the building has not yet been evaluated, in part, because it's not yet 50 years old but many sites across the country are listed or determined eligible that are less than 50 years old. There is enough scholarly research on Breuer and Brutalism to be able to make that determination, at this time. This building is also significant because near the end of his life the architect was hired to design a compatible addition to it. That the owners sought to preserve the relatively new building points to more possible architectural significance even early on. There might be a determination of exceptional significance within the architecture and/or development context in Reston or Northern Virginia or Virginia as a whole. I understand that many do not like Brutalism but this architecture style is significant in the narrative to American Architecture. We may not all like this particular style but once it's gone, it's gone.

Vice Chairman de la Fe: Okay, I would just say that we don't make decisions on the likes and dislikes of individuals and we use the Comprehensive Plan and the, what is in the Comprehensive Plan now not what may be in, what is in the various registers now not what may be in the future. So, I don't know, being brutal whether you might be...

Commissioner Hurley: I support the...

Commissioner Chairman de la Fe: Whether you will, yeah, I don't know what I will decide but I will make a recommended decision on the 16th. Okay, oh, go ahead.

Secretary Hart: Oh, oh, I'm sorry.

Commissioner Chairman de la Fe: Since I made...

Secretary Hart: I guess I'm chairing...

Commissioner Chairman de la Fe: Since I made the motion...

Secretary Hart: Yeah, well right. Well yes, motion's been made and seconded. Is there further discussion on the motion as articulated by Commissioner de la Fe? Seeing none oh, I'm sorry, Commissioner Ulfelder.

Commissioner Ulfelder: I think the point that the, this particular site and this particular building have not been taken into account in the most recent Plan Review for the area is unfortunate. And

I know we had that, I was not present for the public hearing but I did review it from the archive afterwards, I read the materials and I did attend the ARB meeting on Tuesday evening. And the fact that we, the fact that the county overlooked it and did not include it does not detract from the importance of the building and what it represents in terms of Marcel Breuer's architectural work and it's the only building designed by him that's in the, not just in Fairfax County, but in the entire Commonwealth of Virginia. But I understand that we have an issue related to the fact that the current Plan did not denote this building and did not include Plan language concerning its future. And I hope that during the deferral we can take a look at that situation. My understanding is that the Department of Planning and Zoning is now stepping up efforts to take a closer look, particularly in Reston, to see if there are other "overlooked" or missed sites or buildings that may be worthy of further protection under the Comprehensive Plan so that they are, their futures will be better protected.

Secretary Hart: Thank you, further discussion? I will say that I appreciate the deferral because, I think, given the correspondence we've gotten yesterday and today I'd like the opportunity to at least see the inside of the building before we take our vote. And I think the deferral allows us the opportunity for that and I think that's a good thing.

Commissioner de la Fe: Mr. Chairman.

Secretary Hart: Commissioner de la Fe.

Commissioner de la Fe: Related to that a time has been set on, for June 2nd at 2 p.m., at the site, if any commission member that wishes to visit the building. If that is inconvenient I'm sure that individual tours might be made available between but that would be time set, June 2nd, 2 p.m. at the building site.

Commissioner Flanagan: Mr. Chairman.

Secretary Hart: Commissioner Flanagan.

Commissioner Flanagan: Is it, does the public meeting of more than two commissioners become involved in this case?

Commissioner de la Fe: That's why I'm making the announcement right now, that we are having the meeting and.

Commissioner Flanagan: Oh, I see. Okay.

Commissioner de la Fe: That, that anybody who wants to go, June 2nd.

Commissioner Flanagan: So that does, anybody who wants to can, can get. Okay, thank you.

Secretary Hart: Yeah, anybody who wants to go, can go and we'll be there then whether there's air conditioning or whatever but we'll, we'll deal with it. I know there's no air conditioning, that's why I say that but maybe it will be a smaller crowd. The, is there any other discussion

before we move to a vote. All right, all in favor of the motion as articulated by Commissioner de la Fe, please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? Chair votes aye, the motion carries.

The motion carried by a vote of 10-0. Commissioners Lawrence and Murphy were absent from the meeting.

(End Verbatim Transcript)

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Vice Chairman de la Fe announced that a site visit had been scheduled for the Planning Commissioners regarding applications RZ 2015-HM-012/FDP 2015-HM-012/DPA-HN-117, SEKAS HOMES, LTD on June 2, 2016, at 2 p.m.

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Commissioner Hart announced that the Commission's Environment Committee would meet at 7 p.m. in the Board Conference Room of the Fairfax County Government Center on September 29, 2016.

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The meeting was adjourned at 8:35 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: Teresa M. Wang

Approved on: October 6, 2016



John W. Cooper, Clerk
Fairfax County Planning Commission