

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 13, 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 8:28 p.m. by Vice Chairman Frank 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

Commissioner Hart announced that the minutes from the meetings on January 2016 through February 2016 had been distributed to the Planning Commission. He then announced his intent to move to approve these minutes at the Commission's meeting on Thursday, July 14, 2016.

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Commissioner Hedetniemi announced that the Commission's Tysons Committee would meet at 6:30 p.m. in the Board Conference Room of the Fairfax County Government Center on Wednesday, July 20, 2016.

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Commissioner Sargeant announced that the Commission's Schools Committee concluded its review of the Public Facility Section of the Policy Plan tonight regarding the inclusion of language related to urban or vertical design for schools and school facilities. He then announced that there would be a public hearing regarding this matter scheduled for July 28, 2016.

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2232-M16-24 – VERIZON WIRELESS, 5575 Vincent Gate Terrace

(Start Verbatim Transcript)

Commissioner Strandlie: Thank you, Mr. Chairman. This is regarding telecommunications site and I just wanted to offer this, I CONCUR WITH THE STAFF - STAFF'S CONCLUSION. IT'S 2232-M16-24, OVER AT VINCENT GATE TERRACE IN ALEXANDRIA, AT THE PROPOSAL BY VERIZON WIRELESS TO INSTALL TWO PANEL ANTENNAS ENCLOSED BY STEALTH CHIMNEYS ON A COMMERCIAL BUILDING AT 5575 VINCENT GATE TERRACE, ALEXANDRIA, VIRGINIA, SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION FIND SUBJECT APPLICATION 2232-M16-24, SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. 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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ORDER OF THE AGENDA

Secretary Hart established the following order of the agenda:

1. SEA 97-L-065 – DOGWOOD PETROLEUM REALTY, LLC
2. CSP 2011-PR-011-02 – JLB MCLEAN LLC
3. RZ 2016-SU-003 – CARRHOMES, LLC
4. PCA-B-715/RZ 2015-MV-015/SE 2015-MV-030 – L&F BOCK FARM, LLC

This agenda was accepted without objection.

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SEA 97-L-065 - DOGWOOD PETROLEUM REALTY, LLC –
Appl. under Sects. 4-604 and 2-414 of the Zoning Ordinance to
amend SE 97-L-065, previously approved for a service
station/mini-mart, to convert to a service station/quick service food
store and permit associated modifications to site design and
development conditions; and, to permit modification to the 75 ft.
setback from an interstate right-of-way. Located at 8071 Alban
Rd., Springfield, 22150, on approx. 1.24 ac. of land zoned C-6.
Tax Map 99-1 ((17)) 3. MOUNT VERNON DISTRICT. PUBLIC
HEARING.

Sara Mariska, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the
affidavit dated June 1, 2016.

Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had two cases with Ms.
Mariska's law firm in which there were attorneys representing an adverse party, but indicated
that it would not affect his ability to participate in this case.

Angelica Gonzalez, Zoning Evaluation Division, Department of Planning and Zoning, presented
the staff report, a copy of which is in the date file. She noted that staff recommended approval of
application SEA 97-L-065.

Commission Flanagan asked that Vice Chairman de la Fe ascertain whether there were any
speakers for this application. There being none, he asked that presentations by the applicant be
waived, and the public hearing was closed. No objections were expressed; therefore, Vice
Chairman de la Fe closed the public hearing and recognized Commissioner Flanagan for action
on this case.

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(Start Verbatim Transcript)

Vice Chairman de la Fe: I will close the public hearing and move to the motion. Yes?

Commissioner Flanagan: Yes.

Vice Chairman de la Fe: Mr. Flanagan.

Commissioner Flanagan: Thank you, Mr. Chairman. At this time, though, I would like to request
that the applicant confirm for the record their agreement to the proposed development conditions
dated June 28, 2016.

Ms. Sara Mariska, Walsh, Colucci, Lubeley & Walsh, P.C., Applicant's Attorney: We agree to those conditions, thank you.

Commissioner Flanagan: Thank you. I, THEREFORE, MOVE THEN, Mr. Chairman, THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 97-L-065, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 28, 2016 AND APPROVAL OF A MODIFICATION OF SECTION 2-414 OF THE ZONING ORDINANCE REQUIRING THAT COMMERCIAL BUILDINGS BE LOCATED 75 FEET FROM AN INTERSTATE RIGHT-OF-WAY TO PERMIT THE BUILDING TO REMAIN APPROXIMATELY 58 FEET.

Commissioner Sargeant: From the right-of-way.

Vice Chairman de la Fe: From the right-of-way.

Commissioner Flanagan: FROM THE RIGHT-OF-WAY, yes.

Commissioner Hedetniemi and Sargeant: Second.

Vice Chairman de la Fe: Seconded by Commissioner 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.

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

(End Verbatim Transcript)

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CSP 2011-PR-011-02 - JLB MCLEAN LLC – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2011-PR-011. Located on the E. side of Dolley Madison Blvd., N. side of Anderson Rd., and W. side of Chain Bridge Rd., on approx. 2.51 ac. of land zoned PTC, HC. Tax Map 30-3 ((1)) 6A. PROVIDENCE DISTRICT. PUBLIC HEARING.

Bob Katai, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. Mr. Katai said that the proposed comprehensive sign plan application could be improved, as noted in the staff report, with the following modifications:

- Signs A & B should have a bolder typeface or increase in thickness of the letters due to staff's concerns over legibility during daytime hours.
- Sign D should be relocated so it would not be blocked by the proposed street trees.
- Signs F & G would be ineffective as wayfinding signs due to the lack of visibility to drivers attempting to locate the garages. He noted that notwithstanding these suggestions, staff did find that the application was consistent with the Comprehensive Plan and met the Zoning Ordinance provisions; therefore, staff recommended approval of application CSP 2011-PR-011-02.

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The Commission went into recess due to technical issues at 8:44 p.m. and reconvened in the Board Auditorium at 8:49 p.m.

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In response to questions from Commissioner Hart, Mr. Katai said that subsequent to the publication of the staff report there had been further discussions with the applicant regarding staff's suggested improvements. He said that the applicant noted that the recommended development conditions would allow them the flexibility to address staff's concerns at a later date; therefore, the applicant decided to move forward with the proposed application.

Commissioner Ulfelder noted that wayfinding was an important issue due to the location of this site and asked staff when a sign plan would be implemented for the Tysons area. Mr. Katai explained that currently, The Tysons Partnership did not have a deadline set for creating an overall wayfinding plan design for the Tysons area.

Lynne Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC, said that the Scotts Run South Development was approved in 2013 and was the first residential building being constructed on this site. She explained that the applicant had retained a professional sign company to design appropriate signs for this location and agreed that the development conditions provided the applicant with enough flexibility to change the letter style on the signs, if necessary, without an amendment to this application. She also noted that it was a requirement in the proffers of this development to work with the Tysons Partnership regarding the wayfinding signs which would be fulfilled once a coordinated package of signage was implemented and agreed upon.

Commissioner Ulfelder and Ms. Strobel discussed the parking situation and signs; wherein, the following was determined:

- There would be seven short term visitor parking spaces located in front of the entrances to the high-rise and mid-rise buildings;
- The number of parking spaces provided in the garage was determined by the Tyson standard and met the Zoning Ordinance requirement;
- Electric charging parking spaces would be provided in each garage; and
- Proffer 41, part of the Scotts Run South Development approval, would continue to run with the land; therefore, the applicant would be required to participate with the Tysons sign plan upon implementation.

Commissioner Hart and Ms. Strobel discussed the purpose of the signs located on the outside upper portion of the building; wherein, Ms. Strobel explained that it would provide visibility from further away, such as Chain Bridge Road and the Silver Line Metro.

Vice Chairman de la Fe called for speakers from the audience, but received no response. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Vice Chairman de la Fe closed the public hearing and recognized Commissioner Hart for action on this item.

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(Start Verbatim Transcript)

Vice Chairman de la Fe: Public hearing is closed. Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. Let me have, if I may, Ms. Strobel, if you'd come back to the podium. Ms. Strobel, can you confirm that you have - you and your client have reviewed the proposed development conditions in the staff report and you understand those and agree with those?

Ms. Lynne Strobel, Walsh, Colucci, Lubeley & Walsh, P.C., Applicant's Attorney: Yes, we do.

Commissioner Hart: Thank you. Mr. Chairman, this is a sign plan which may not perfect but I think in the development conditions we have accommodated enough flexibility that it can get better over time without requiring them to come back and I - I think that we - we want to have signage with this project and that the conditions will allow them to improve it if they choose to do that. With that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION

APPROVE CSP 2011-PR-011-02, SUBJECT TO THE DEVELOPMENT CONDITIONS
DATED JUNE 29, 2016.

Commissioner Sargeant: Second.

Vice Chairman de la Fe: Seconded by Mr. Sargeant. Any discussion? Yes, Mr. Flanagan.

Commissioner Flanagan: Yes, in the staff report they indicate that they don't find in the Zoning Ordinance the necessary criteria for accomplishing what they would really like to accomplish in this regard to solve some of these problems that they now are not able to solve. Is this going to be added to our - our Work Program for changes to the Zoning Ordinance?

Mr. William Mayland, Zoning Evaluation Division, Department of Planning and Zoning:
William Mayland, Department of Planning and Zoning. I know Zoning Administration is in process of looking at the Sign Ordinance comprehensively but, to address other issues. I don't know if they plan on addressing issues related to comprehensive sign plans but I know the Sign Ordinance is certainly a priority one project for the Zoning Administration Branch.

Commissioner Flanagan: I just don't want that observation of staff to go unnoticed or unattended to. Thank you.

Vice Chairman de la Fe: Okay. Any other comments? 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 2016-SU-003 - CARRHOMES, LLC – Appl. to rezone from
R-1, WS and HC to R-12, WS and HC, to permit residential
development with a total density of 10.3 dwelling units per acre
(du/ac). Located in the S.W. quadrant of the intersection of Vernon
St. and Elmwood St., on approx. 2.34 ac. of land. Comp. Plan Rec:
Residential, 16-20 du/ac. Tax Maps 34-4 ((6)) 49, 68, 69, 70, and
A2. SULLY DISTRICT. PUBLIC HEARING.

Robert Brant, Applicant's Attorney, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated June 30, 2016.

Commissioner Hart disclosed that his law firm, Hart & Horan, PC, had three cases with Mr. Brant's law firm in which there were attorneys representing an adverse party, but indicated that it would not affect his ability to participate in this case.

Carmen Bishop, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of application RZ 2016-SU-003.

Commissioner Hart, Commissioner Ulfelder and Ms. Bishop discussed the proposed townhome garages and driveways; wherein, Ms. Bishop explained that all of the townhome units would have a driveway length of 20 feet to accommodate two vehicles. She noted that if the seven front loading units had garages narrower than 20 feet of interior clearance those affected units would be marketed as a one car garage townhome. Ms. Bishop said that Proffer 4C required the applicant to disclose the garage dimensions to prospective buyers.

Commissioner Strandlie requested that the proffer language regarding the garage dimension disclosure requirement be amended to include direct purchasers from the developer along with subsequent purchasers in resale.

Commissioner Flanagan confirmed with Ms. Bishop that the Zoning Ordinance required 2.7 parking spaces per dwelling unit and the applicant had provided 4.7 spaces.

Mr. Brant said that the applicant was requesting a rezoning for five parcels of land for properties in the R-1 District that had not yet been redeveloped and the proposed development was compatible with the existing neighborhoods in the area. He said that the applicant would also provide an open green space to consist of the following: benches, lawn areas, seasonal landscaping/decoration, and pathways. He noted that the pathways would connect the proposed community with the existing sidewalk network to continue the pedestrian friendly amenities of the area. Addressing concerns raised by the Commission, Mr. Brant said the applicant would disclose to prospective purchasers the garage dimensions and the proximity to the airport in a readable disclosure document and he would work with the applicant to address amending the proffer language to include resale buyers prior to the Board's hearing. In closing, Mr. Brant noted the approval of the Western Fairfax County Citizens Association and the Sully District Council.

In response to questions from Commissioner Hart, Mr. Brant explained that he had confirmed with the Virginia Department of Transportation (VDOT) that on-street parking would be an option for Elmwood Street; however, it was determined that due to the smaller width of Vernon Street it would not have on-street parking. He noted that there was a proffer that required the applicant to install no parking signs along the frontage of Vernon Street.

Commissioner Keys-Gamarra asked Mr. Brant to address a request raised by the community regarding the removal of two utility poles and relocation of lines to below ground. He explained that according to preliminary research, conducted by Charles B. Johnson and Associates, those utility poles served more than just the application property, it also carried power lines which served the street lights on top of those poles; therefore, they would need to further research the issue and would address it at the time of site plan submission.

Vice Chairman de la Fe called for speakers from the audience and recited the rules for testimony.

Tina McAdams, 13928 Rockland Village Drive, Chantilly, spoke in opposition to the development citing a concern over the lack of tree preservation, specifically noting the existing trees along the fence line behind her apartment building and the applicant's property. Commissioner Keys-Gamarra asked Ms. McAdams where she lived in relation to the subject site. Ms. McAdams indicated the location of her residence on a Fairfax County map provided by county staff.

There being no more speakers, Vice Chairman de la Fe called for a rebuttal statement from Mr. Brant, who said that the proposed application provided sufficient landscaping to offset any impacts to the adjacent property and noted that the applicant was able to identify a tree save area along with additional landscaping between the proposed townhomes and multi-family apartments.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Vice Chairman de la Fe closed the public hearing and recognized Commissioner Keys-Gamarra for action on this case.

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(Start Verbatim Transcript)

Vice Chairman de la Fe: Public hearing is closed, Ms. Keys-Gamarra.

Commissioner Keys-Gamarra: With that, Mr. Chairman, I WOULD MOVE TO DEFER THE DECISION ONLY FOR RZ 2016-SU-003 TO TOMORROW WHICH IS, I believe, THE 14TH?

Vice Chairman de la Fe: 14th.

Commissioner Keys-Gamarra: JULY THE 14TH, WITH THE RECORD REMAINING OPEN FOR WRITTEN TESTIMONY.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. 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 2015-MV-015 - L&F BOCK FARM, LLC – Appl. to rezone from PDH-5 to R-8 to permit independent living facilities and modification of the minimum district size requirements with a total density of 29.22 dwelling units per acre (du/ac). Located approx. 0.1 mile S.W. of the intersection of Hinson Farm Rd. and Parkers Ln., on approx. 4.38 ac. of land. Comp. Plan Rec: Residential 5-8 du/ac. Tax Map 102-1 ((1)) 3C (part). (Concurrent with PCA B-715 and SE 2015-MV-030.) MOUNT VERNON DISTRICT. PUBLIC HEARING.

PCA B-715 - L&F BOCK FARM, LLC – Appl. to amend the proffers for RZ B-715, previously approved for residential use, to permit deletion of land area. Located approx. 0.1 mile S.W. of the intersection of Hinson Farm Rd. and Parkers Ln., on approx. 4.38 ac. of land zoned PDH-5. Comp. Plan Rec: Residential 5-8 du/ac. Tax Map 102-1 ((1)) 3C (part). (Concurrent with RZ 2015-MV-015 and SE 2015-MV-030.) MOUNT VERNON DISTRICT. PUBLIC HEARING.

SE 2015-MV-030 - L&F BOCK FARM, LLC – Appl. under Sect. 3-604 of the Zoning Ordinance to permit independent living facilities. Located approx. 0.1 mile S.W. of the intersection of Hinson Farm Rd. and Parkers Ln., on approx. 4.38 ac. of land zoned PDH-5 and proposed as R-8. Tax Map 102-1 ((1)) 3C (part). (Concurrent with RZ 2015-MV-015 and PCA B-715.) MOUNT VERNON DISTRICT. PUBLIC HEARING.

Greg Riegler, Applicant's Attorney, McGuireWoods LLP, reaffirmed the affidavits for RZ 2015-MV-015 and SE 2015-MV-030, both dated June 9, 2016.

Commissioner Sargeant disclosed that the applicant contributed to his campaign for county supervisor in 2015; however, because the contribution occurred beyond the twelve month window for disclosure he indicated that he would participate in this case.

Laura Arseneau, Zoning Evaluation Division (ZED), 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 applications RZ 2015-MV-015/ PCA B-715/SE 2015-MV-030. Furthermore, Ms. Arseneau recommended approval of the waivers and modifications with the exception of the modification of a loading space requirement listed in Section 11-203 of the Zoning Ordinance.

Commissioner Ulfelder noted that public transportation was an important issue for this development and asked staff where the closest public transportation was located. Ms. Arseneau deferred to the applicant for a response.

Commissioner Sargeant requested staff to clarify the language between Proffer 15 and Development Condition 10 which both appear to address turn lanes at the intersection of Hinson Farm Road and Parkers Lane. Ms. Arseneau explained that Proffer 15, the restriping of Parkers Lane in order to add a right turn lane onto Hinson Farm Road, was added by the applicant to address community concerns. She said that staff had added Development Condition 10 which requested a left turn lane into the subject property from Hinson Farm Road heading westbound. Ms. Arseneau noted that she had discussed the issue with the Fairfax County Transportation staff and it appeared that Hinson Farm Road provided adequate space to add the left turn lane without the need to widen it.

Noting the high traffic volume in the area, Commissioner Strandlie asked staff if a traffic study would be conducted and the scope. Ms. Arseneau said a traffic study was not required for this application; therefore, only an operational analysis was completed. Commissioner Strandlie requested a traffic study be conducted to encompass a wider area.

Commissioner Flanagan noted that the Virginia Department of Transportation (VDOT) agreed to the installation of a four way stop sign at Hollin Hall Road and Sherwood Hall Road. He requested that Mr. Riegle address the public transportation and traffic issues raised by Commissioner Ulfelder and Commissioner Strandlie during his presentation.

Commissioner Migliaccio discussed with Ms. Arseneau the reason for staff's recommendation of denial for a waiver for a loading dock; wherein, Ms. Arseneau explained that the loading space was currently located on the western most part of the development and staff had requested at least one more to serve the eastern part. Commissioner Migliaccio suggested that a more centrally located loading dock contained within one of the four buildings would be a solution. Ms. Arseneau agreed.

Addressing earlier issues raised by the Commission, Mr. Riegle explained that there was an existing bus stop located on Parkers Lane within close proximity to the proposed development.

He noted that the applicant would install a sidewalk connection that would provide a pedestrian link along the frontage of this development and an off-site portion to allow residents a convenient walking route to that bus stop. Mr. Riegle said the trips generated by this development were estimated to be approximately 26 during the peak morning time and 33 during the evening which would be offset by the addition of turn lanes and a traffic control sign. He said that the applicant agreed with staff's recommendation regarding additional loading space noting that it was included in the Development Conditions. Mr. Riegle described the development as an over age 50 community located in close proximity to medical offices, hospital and a rehabilitation center. Furthermore, he said that the applicant has obligated 15 percent to affordable dwelling units. In closing, Mr. Riegle noted the support of the Mount Vernon Council.

Commissioner Ulfelder and Mr. Riegle discussed the parking on the development; wherein, Mr. Riegle explained that there were a total of 32 units and each would be assigned one parking space in the underground parking garage. He said there were also an additional 33 surface spaces available for overflow.

Commissioner Migliaccio discussed with Mr. Riegle the Park Authority contribution; wherein, Mr. Riegle explained that due to the age restricted demographic of the development the residents were not expected to be heavy users of the park facilities so the applicant adjusted the contribution accordingly. Mr. Riegle said the applicant was willing to work further with Commissioner Flanagan prior to the Board of Supervisors hearing regarding this issue.

Commissioner Hedetniemi and Mr. Riegle discussed whether transportation would be provided to the residents without vehicles; wherein, Mr. Riegle explained that because this was an ownership property and not a rental property the applicant would leave some amenities open for the community to decide upon depending on the demographic makeup and the needs of the residents.

A discussion ensued between Commissioner Flanagan and Mr. Riegle regarding services available in the area regarding transportation for seniors; wherein, Mr. Riegle explained that due to the expanding scope of services available the trend in senior housing has been aimed at options that allow for services to be provided in a residence. He said the applicant's vision for these units would allow for an age-in-place option; therefore, the Universal Design Features of the units would consist of: one level units, elevators and covered parking.

Vice Chairman de la Fe called the first listed speaker and recited the rules for testimony.

Barbara Sullivan, Mount Vernon At Home, Inc., 2501 Sherwood Hall Lane, Alexandria, spoke in support of the application stating that she has been a senior care advocate for the aging since 2001. She spoke to the challenges and issues that senior residents face living in suburban neighborhoods such as transportation accessibility to physicians, educational venues and

recreation. Ms. Sullivan said there was a demand for affordable independent living alternatives for people 62 years and older which this application would address.

Commissioner Flanagan asked Ms. Sullivan about the transportation that was available to seniors in the Mount Vernon area. She explained that the three assisted living communities in the area provided their own residents with transportation and Mount Vernon At Home, Inc. provided transportation to area seniors for doctor appointments and grocery stores through a network of volunteers.

Charlotte and Richard De Costa, 1116 Collingwood Road, Alexandria, supported the application citing the ability to downsize while continuing to live in their current community, maintaining the same health and dental care providers, and the availability of senior amenities.

Vice Chairman de la Fe called for speakers from the audience.

Gerry Hyland, 1708 Annandale Road, Alexandria, spoke in support of the application due to the Mount Vernon community having the highest percentage of seniors than any other magisterial district along with the location of stores, medical center, and other amenities within walking distance.

Karen Corbett Sanders, 8330 Blowing Rock Road, Alexandria, also spoke in support of the application, echoing remarks from Mr. and Mrs. DeCosta but also citing the importance of keeping seniors in the neighborhoods as support to the schools as mentors and volunteers.

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 case.

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(Start Verbatim Transcript)

Vice Chairman de la Fe: I will close the public hearing, Mr. Flanagan.

Commissioner Flanagan: Before we go on verbatim, Mr. Chairman, I would like to ask the applicant about the two issues that were raised by the Commissioners and one was the – the shuttle will run, what kind of services, you know you – you might be in your advertising would be able to provide and the other is the location of a recommended loading area elsewhere on the site. And the – are you willing to, I thought I heard you say you were willing to pursue that?

Mr. Greg Riegle, McGuireWoods LLP, Applicant's Attorney: Yes, sir. We will gladly commit to providing the disclosure of transportation options and the loading space, I believe, is addressed

in staff's proposed conditions and while I am at the podium I will indicate our acceptance and concurrence with those same conditions.

Commissioner Flanagan: So between now and the Board hearing you would be willing to work with staff to add in some language that would assure those two issues would be addressed?

Mr. Riegle: Yes, as I said, the one issue I believe is addressed and we will address the disclosure that you mentioned, yes sir. Yes to both.

Commissioner Flanagan: Then while you are still standing there, and I'll go on, I don't know that I'm on verbatim yet but...

Vice Chairman de la Fe: Yes, you can go--

Commissioner Flanagan: I'd like to request that you confirm for the record agreement to the proposed development conditions dated July 1, 19 -- or 2016?

Mr. Riegle: Yes sir, we do.

Commissioner Flanagan: Thank you.

Vice Chairman de la Fe: Go ahead.

Commissioner Flanagan: With that now we go on verbatim.

Vice Chairman de la Fe: Yeah, you have the verbatim, you can.

Commissioner Flanagan: I MOVE, before I go -- maybe I better not --

Vice Chairman de la Fe: No, just go ahead.

Commissioner Flanagan: Before we go on verbatim I would like to ask if there is any objection of the Commissioners to having a single motion on this particular application with all of the three motions. Is that okay?

Commissioner Sargeant: Mr. Chairman, I don't see any, any problem with that, I -- its just no mention of a lob's but other than that.

Vice Chairman de la Fe: No, that's fine.

Commissioner Flanagan: Thank you, Mr. Chairman, I that event, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING:

- APPROVAL OF PCA-B-715 TO REMOVE 4.38 ACRES FROM THE ORIGINAL ZONING APPLICATION B-715, APPROVED FOR PDH-5.
- THE NEXT MOVE, APPROVAL OF THE RZ 2015-MV-015, TO REZONE THE PROPERTY FROM THE PDH-5 DISTRICT TO THE R-8 DISTRICT TO PERMIT A SPECIAL EXCEPTION TO ALLOW THE CONSTRUCTION OF 4-STORY INDEPENDENT LIVING FACILITY BUILDINGS – FOUR 4-STORY INDEPENDENT LIVING FACILITY BUILDINGS, SUBJECT TO THE PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.
- MY NEXT MOVE, APPROVAL OF THE SE 2015-MV-030, TO PERMIT FOUR 4-STORY BUILDINGS AS AN INDEPENDENT LIVING FACILITY FOR 128 UNITS AND A 3,250 SQUARE FOOT CLUB HOUSE AND ASSOCIATED PARKING, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.
- And then lastly, I MOVE APPROVAL OF THE WAIVERS AND THE MODIFICATIONS CONTAINED IN THE HANDOUT DISTRIBUTED TO YOU THIS EVENING DATED JULY 13, 2016.

Commissioners Hedetniemi and Sargeant: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Sargeant. Is there any discussion?

Commissioner Migliaccio: Mr. Chairman.

Commissioner Hart: Mr. Chairman.

Commissioner Migliaccio: I am going to be happy to support this. I'd be happier if they had a smidgeon more for the Park Authority to get it up to six figures some, that's all. Thank you.

Vice Chairman de la Fe: Okay, Mr. Hart.

Commissioner Hart: Yes, thank you. Mr. Chairman, I was going to suggest a friendly amendment to Development Condition 13. I think staff said it should be "eastern" rather than "western" in the second line of 13.

Vice Chairman de la Fe: I think that that would – would be correct.

Commissioner Flanagan: That's accepted, I would accept that as a friendly amendment.

Commissioner Hart: Thank you.

Vice Chairman de la Fe: Anything else? Okay, 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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The meeting was adjourned at 10:51 p.m.

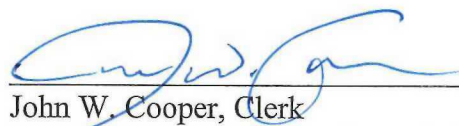
Frank A. de la Fe, Vice Chairman

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: January 12, 2017



John W. Cooper, Clerk
Fairfax County Planning Commission