

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 20, 2016**

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

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The meeting was called to order at 8:17 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 de la Fe MOVED TO GO INTO CLOSED SESSION WITH ATTORNEYS FROM THE COUNTY ATTORNEY'S OFFICE TO DISCUSS (1) THE ACQUISITION OF REAL PROPERTY IN THE MASON DISTRICT PURSUANT TO VIRGINIA CODE SECTION 2.2-3711(3); (2) TO DISCUSS LEGAL MATTERS REQUIRING THE PROVISION OF LEGAL ADVICE, SPECIFICALLY RELATING TO APPLICATION NUMBERS RZ/FDP 2015-HM-012 AND DPA HM-117 AS PERMITTED BY VIRGINIA CODE SECTION 2.2-3711(7); AND (3) MATTERS RELATING TO LITIGATION FILED AGAINST THE BOARD OF SUPERVISORS IN CASE NUMBER CL-2016-9836, AS PERMITTED BY *VIRGINIA CODE* SECTION 2.2-3711(7).

Commissioner Hart seconded the motion which carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION MEMBERS CERTIFY THAT, TO THE BEST OF EACH MEMBER'S KNOWLEDGE, ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS UNDER THE *VIRGINIA FREEDOM OF INFORMATION ACT* AND ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION BY WHICH THE CLOSED SESSION WAS CONVENED WERE HEARD, DISCUSSED, OR CONSIDERED IN CLOSED SESSION.

Commission Hart seconded the motion which carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.

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RZ/FDP 2015-HM-012/DPA HM-117 – SEKAS HOMES, LTD

Commissioner de la Fe explained that on June 16, 2016, the Planning Commission took a series of votes all ending in ties on a series of three motions to recommend approval regarding the following:

- RZ 2015-HM-012; the Conceptual Development Plan subject to proffer conditions dated May 23, 2016;
- DPA HM-117; and
- FDP 2015-HM-012, subject to the Board of Supervisors approval of RZ 2015-HM-012 and the Conceptual Development Plan.

He said that due to the tied votes all three motions failed; however, under Section 19-105(7) of the Zoning Ordinance, the Planning Commission can take a valid action only if "authorized by a majority vote of those present and voting." Commissioner de la Fe said that as a result of the tied votes it did not constitute any action by the Planning Commission, only a failure to approve. He also noted that the applicant had executed new proffer conditions amending the ones dated May 23, 2016; therefore, because the Commission still had an opportunity to take action on these applications he was giving notice that tomorrow, July 21, 2016, he would take the following action:

- Move to recommend approval of RZ 2015-HM-012 and the Conceptual Development Plan subject to the proffer conditions dated July 11, 2016;
- Renew his motion to recommend approval of DPA HM-117 to permit the deletion of 22,834 square feet of land area from the PRC District; and

- Renew his motion to approve FDP 2015-HM-012, subject to the Board of Supervisor's approval of RZ 2015-HM-012 and the Conceptual Development Plan.

Furthermore, he requested that these applications be placed on the Commission's agenda for July 21, 2016 for decision, noting that the public hearing had been held on May 5, 2016.

Chairman Murphy announced that notice had been given that Commissioner de la Fe would move to approve RZ 2015-HM-012 and the Conceptual Development Plan subject to the proffered conditions dated July 11, 2016, to renew his motion to recommend approval of DPA HM-117 to permit the deletion of 22,834 square feet of land area from the PRC District, and renew his motion to approve FDP 2015-HM-012, subject to the Board of Supervisor's approval of RZ 2015-HM-012 and the Conceptual Development Plan.

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Commissioner Ulfelder announced his intent to further defer the decision regarding RZ 2015-DR-009, Gulick Group, Inc. at tomorrow's meeting, July 21, 2016, to a date to be determined in September.

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SEA 94-P-040-03 – PENTAGON FEDERAL CREDIT UNION

*(Start Verbatim Transcript)*

Commissioner Hart: Yes, thank you, Mr. Chairman. I have two deferrals. The first one - I MOVE THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SEA 94-P-040-03, PENTAGON FEDERAL CREDIT UNION, FROM TONIGHT TO TOMORROW NIGHT.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 11-0. Commissioners Lawrence was absent from the meeting.

*(End Verbatim Transcript)*

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PCA 2006-PR-027/SEA 00-P-050-02 – WM/OLAYAN HOLDINGS LLC

*(Start Verbatim Transcript)*

Commissioner Hart: Mr. Chairman, secondly, I MOVE THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARINGS FOR PCA 2006-PR-027, WM/OLAYAN HOLDINGS LLC, AND SEA 00-P-050-02, WM/OLAYAN HOLDINGS LLC, FROM TONIGHT TO TOMORROW NIGHT.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 11-0. Commissioners Lawrence was absent from the meeting.

*(End Verbatim Transcript)*

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RZ 2016-MV-008 – JR LAND, LLC

*(Start Verbatim Transcript)*

Commissioner Flanagan: Yes, thank you, Mr. Chairman. I also have a rezoning that was on the agenda for this evening RZ 2016-MV-008 and the JR Land in – rezoning from an R-1 to an I-6 zoning in the Lorton area at the intersection of Mims Street and Richmond Highway and, due to circumstances, I'm going to have to – I MOVE THAT THE – THAT HEARING BE MOVED TO TOMORROW NIGHT INSTEAD SO.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 11-0. Commissioners Lawrence was absent from the meeting.

*(End Verbatim Transcript)*

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Chairman Murphy announced his intention on September 14, 2016, to defer the Out-of-Turn Plan Amendment, PA 2016-III-T1, Shirley Gate Road Extension, which was scheduled for public hearing on September 14, 2016, indefinitely to allow staff more time to address issues.

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#### ORDER OF THE AGENDA

Secretary Hart established the following order of the agenda:

1. ZOA – SHAPE FACTOR IN THE R-C DISTRICT; INCREASE IN RESIDENTIAL BUILDING HEIGHT; AND MINOR LOT LINE ADJUSTMENT
2. 2232-M16-22 – PUBLIC PRIVATE PARTNERSHIP BRANCH, BBCD, DPWES

This agenda was accepted without objection.

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Z.O. AMENDMENT - SHAPE FACTOR IN THE R-C DISTRICT, INCREASE IN RESIDENTIAL BUILDING HEIGHT, AND MINOR LOT LINE ADJUSTMENT - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Allow a lot to be created in the R-C District that complies with the R-C District regulations and other applicable regulations, and such lot may be used for any use permitted in the R-C District pursuant to a Building Permit, provided that all such lots, except for lots designated as open space or lots developed under the cluster provisions requiring special exception approval from the Board of Supervisors (Board), shall have a shape factor of less than or equal to 35, or lots with a shape factor greater than 35 but less than 50 may be permitted with special exception approval by the Board of Supervisors. (2) When

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a lot is subject to a lot width waiver special exception approved by the Board, exclude the pipestem portion of such lot from the shape factor requirement. (3) Allow a minor adjustment of lot lines between corner lots and contiguous lots when such lots do not meet the current minimum district size, lot area, lot width and/or shape factor requirements of the zoning district in which located, but such lots met the requirements of the Zoning Ordinance in effect at the time of recordation, provided that the reconfigured lots contain either the same lot area as existed prior to the adjustment of the lot lines or a greater area than existed prior to the adjustment of lot lines which results in a reduced number of lots. Such minor adjustment of lot line between corner lots and contiguous lots may change the road frontage or orientation of the lot, provided that there shall be no additional lots or outlots created, the number of lots that does not comply with the current minimum lot width requirement shall not be increased, and the amount of lot width noncompliance shall not be aggravated. In addition, such adjustment of lot lines shall not create or aggravate any existing noncompliance with regard to minimum lot area, shape factor or minimum yard requirements. (4) Allow the maximum building height for single family detached dwellings to be increased [ranging from the current 35 feet up to a maximum of 45 feet] in the R-C, R-E and R-1 Districts, provided a minimum required yard of [ranging from 40 to 60 feet] is maintained from all lot lines for any dwelling with a height greater than 35 feet. COUNTY WIDE. PUBLIC HEARING.

Lorrie Kirst, Zoning Administration Division (ZAD), 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 Zoning Ordinance Amendment Shape Factor in the R-C District, Increase in Residential Building Height, and Minor Lot Line Adjustment.

Commissioner Hart announced his intent to defer the decision on this amendment at the end of the public hearing.

A discussion ensued between Commissioner Hart and Ms. Kirst; wherein, the following was determined:

- The R-C District was the only residential district with building activity in which the shape factor was unregulated;

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- A shape factor of 35 for by-right and a shape factor of 50 for special exception were comparable to the values that currently exist in the other zoning districts;
- Under this proposal, an applicant could apply for a special exception to increase the shape factor of 35; however, while a cluster provision would not be subject to the shape factor it would still require a special exception. In addition, it would also allow an applicant to have flexibility with lot lines in a cluster subdivision; and
- If the shape factor for a special exception was raised to 50 it would still require a review to determine if the lots met the criteria.

Ms. Kirst also noted that staff did extensive outreach to the citizens and the building industry for input into this Zoning Ordinance Amendment.

Chairman Murphy called the first listed speaker and recited the rules for testimony.

Judy Heisinger, 2907 Saintsbury Plaza, Fairfax, spoke in support of the amendment citing that due to the R-C District being excluded from the shape factor in 2006, it resulted in houses being built by-right in a cluster arrangement with odd shaped lots without the special exception process.

Fran Wallingford, Pine Ridge Civic Association, 3311 Mantua Drive, Fairfax, spoke against the increased residential building height to 40 feet with a 50 foot setback in the R-1 District because it would allow an applicant the option to request a variance to reduce the setback requirement which would negate the protection from the new height increase. In addition, she expressed a concern about special exception/permit applications and the issue of the angle of bulk plane. Ms. Wallingford said the formula used for this issue could result in a situation where the setback would be much less than the 50 foot cited in this amendment. She suggested that a requirement for a minimum setback for special exception and permit uses be considered by the Commission.

David Gill, McGuireWoods, LLP, 1750 Tysons Boulevard, Tysons, spoke on behalf of the Northern Virginia Building Industry Association in support of the residential building height and minor lot line adjustment amendments. With regards to the shape factor, Mr. Gill said that the proposed amendment would limit the industry's ability to be creative in an area of the county which was a challenge due to environmental issues such as the preservation of the Occoquan. He cited an example of a by-right development currently halfway through construction and the challenge of being able to reach the appropriate drain fields. Mr. Gill said he would be supportive of the shape factor amendment with an increase to 50 instead of the proposed 35.

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Chairman Murphy 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, Chairman Murphy closed the public hearing and recognized Commissioner Hart for action on this item.

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*(Start Verbatim Transcript)*

Chairman Murphy: Public hearing is closed; Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. I want to thank the folks for coming out tonight. I MOVE, Mr. Chairman, that we – we have some issues still to – to think about. I MOVE THAT WE DEFER THE DECISION ON THE ZONING ORDINANCE AMENDMENT FOR SHAPE FACTOR IN THE R-C DISTRICT, INCREASE IN RESIDENTIAL BUILDING HEIGHT AND MINOR LOT LINE ADJUSTMENTS TO A DATE CERTAIN OF JULY THE 28<sup>TH</sup>, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor of the motion to defer decision on this proposed Zoning Ordinance to a date certain of July 28<sup>th</sup>, with the record remaining open for written comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.

*(End Verbatim Transcript)*

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2232-M16-22 - PUBLIC PRIVATE PARTNERSHIP BRANCH,  
DEPARTMENT OF PUBLIC WORKS AND  
ENVIRONMENTAL SERVICES - Appl. under Sects. 15.2-2204  
and 15.2-2232 of the Code of Virginia to consider the proposal by  
Fairfax County Department of Public Works and Environmental  
Services to develop a Temporary Facility for the Bailey's



Crossroads Community Shelter located at 4710 North Chambliss  
Street, Alexandria, VA 22312. Tax Map: 72-2 ((1)) 43.  
Area I. MASON DISTRICT. PUBLIC HEARING.

Commissioner Strandlie announced her intent to defer the decision on this application at the end of the public hearing.

David Stinson, 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 approval of application 2232-M16-22.

Ms. Katayoon Shaya, Building Design and Construction, Department of Public Works and Environmental Services (DPWES), on behalf of the Board of Supervisors (BOS), explained that the current Bailey's Shelter was located on county owned property in an area which has undergone a number of revitalization efforts since 2005. She said that the shelter has been listed in the Capital Improvement Program for renewal and/or replacement since 2005 and would also be on the 2016 Bond Referendum in November. In addition, Ms. Shaya said that the county was presented with a development opportunity on this site that would provide for the consolidation of public and private properties for residential/office development along with the Seminary Road extension which would further promote the revitalization efforts in the area and would be in accordance with the Comprehensive Plan. As a result, she said that the BOS decided to relocate the shelter and has recently entered into a contract to purchase a permanent site with a projected occupancy of Fall of 2020. Ms. Shaya explained that a temporary site was required in order to maintain a continuity of services that were provided from the shelter to the homeless population. She said the proposed temporary site was selected for the following reasons:

- The site was county-owned property;
- There were no programmed uses of the field;
- The lot was flat and provided existing buffers with the adjacent residential uses;
- There would be minimal impact on the existing vegetation and natural features of the site;  
and
- The site was in close proximity to a main transportation artery and public transportation.

Chairman Murphy reminded the audience that the request before the Commission tonight was for a 2232 temporary facility and to limit remarks to that application only.

Dean Klein, Director, Fairfax County Office to Prevent and End Homelessness, said that his office oversees six community-based shelters located adjacent to residential and business areas. He said the temporary shelter would be operated by the Northern Virginia Family Services non-profit organization and would have two resident assistants on-duty 24 hours a day, along with an additional eight member day staff and numerous volunteers. Mr. Klein said that the shelter clients could either choose to leave the shelter in the morning to go to work, medical, counseling or housing appointments or choose to remain and engage in self-sufficiency and rehousing activities. He noted there would be a curfew of 9 p.m. on weekdays and 10 p.m. on weekends. In addition to the shelter, Mr. Klein said this location would also operate a Hyperthermia Prevention Program between December and March and a daytime drop-in program.

Chairman Murphy called the first listed speaker and recited the rules for testimony.

Meagan Perkins, 8202 Legion Drive, Lorton, staff member of the Bailey's Crossroads Shelter, spoke in support of the application and read comments from two current clients which spoke to the importance of maintaining a shelter in the Mason District.

Mary Anne Lecos, 3440 South Jefferson Street, Falls Church, spoke in support of the application citing the close proximity to public transportation, a shopping center, human services and job opportunities for the homeless clients.

Don DiSpirito, 4505 Windsor Arms Court, Annandale, Baileys Crossroads Community Shelter Advisory Council, spoke in support of the application and gave a brief overview of the support provided to the homeless population prior to the Baileys shelter being opened in 1989 and afterwards which resulted in the variety of services currently available and a 42 percent drop in homelessness in the county.

Kimberly Battaglia, 4608 Brookside Drive, Alexandria, Pinecrest Citizens Association, spoke in opposition to the application because it was not in substantial accord with the Comprehensive Plan for the following reasons:

- The application was inconsistent with the text of the Comprehensive Plan because it conflicted with the actual wording of the Plan;
- The proposed use of the homeless shelter was not compatible nor in character with the surrounding neighborhood; and
- There was no expediency exception to the substantial compliance requirement.

Furthermore, Ms. Battaglia said that the Lincolnia Senior Center green space was an existing community recreation resource, listed as one of two potential park recommendations for the Pinecrest Planning Sector, and was the only one within walking distance for the senior center.

Michael Ipsan, 6305 Lincolnia Road, Alexandria, spoke in opposition to the application because it would be a better situation for the homeless if they were moved directly to a permanent location. He also cited a concern over the location of the temporary shelter due to the close proximity to a major alcohol retailer and senior center.

Julia Gerald, 6324 Lincolnia Road, Alexandria, spoke in opposition to the application citing an increase in traffic congestion on Lincolnia Road which currently had a high volume of traffic.

Debbie Fraser, 6269 Shackelford Terrace, Alexandria, president of Stonegate at Landmark Homeowners Association, spoke in opposition to the application, echoing Ms. Battaglia's previous remarks. In addition, she said that the recreational field behind the senior center was identified and planned for in the Comprehensive Plan as a community recreational use and has been protected as such for over 30 years, quoting several sections of the Policy Plan and Comprehensive Plan recommendations which referred to this site. Ms. Fraser noted that the Mason District Land Use Committee recommended denial of the application.

Michael Blain, 6238 Shackelford Terrace, Alexandria, spoke in opposition to the application, citing a concern over increased crime at the Lincolnia Senior Center.

Mary Lee DiSpirito, Bailey's Meals on Wheels Organization, 4505 Windsor Arms Court, Annandale, spoke in support of the application citing the benefit that the shelter provides to the homeless as well as other members of the community by providing space for the storage of food for the Meals on Wheels Program and the Food For Others Group.

Michael L. O'Reilly, Governing Board of the Fairfax-Falls Church Partnership to Prevent and End Homelessness, 761 Monroe Street, Herndon, spoke in support of the application based on the need for a continuity of services to the homeless population. He provided pictures depicting two Fairfax County shelters noting that one was located adjacent to a neighborhood and the other within 50 yards of library and day care center.

Kathy Hoyt, 6108 Everglades Drive, Alexandria, spoke in opposition to the application by stating that the temporary shelter would have a negative impact on the character of the Lincolnia Senior Center by reducing the open green space utilized by the residents and the requirement of security measures to be implemented as a result of the temporary shelter being located in close proximity.

Chad Weinberg, 6236 Shackelford Terrace, Alexandria, spoke in opposition to this application because it would further reduce the options in the area for local recreational facilities to the Lincolnia residents and was in conflict with the Comprehensive Plan. He also noted a concern over a lack of timeline for relocating to a permanent shelter.

Lisa Fisher, on behalf of the Queen of Apostles Catholic Church, 4329 Sano Street, Alexandria, read comments from Pastor Leopoldo Vives, a copy of which is in the date file, that stated his opposition based on safety concerns for the community, school children and day care center, as well as the homeless population who might struggle with the relocation to an unfamiliar area.

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The Commission went into recess at 11:53 p.m. and reconvened in the Board Auditorium at 12:09 a.m.

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Jeff Lisanick, Consumer Advisory Council, 3442 Gunston Road, Alexandria spoke in support of the application stating that shelters were a critical tool in the prevention of homelessness for people in crisis. In addition, he said the temporary shelter would allow a needed revitalization to occur in the Mason District.

Reverend Keary Kincannon, Rising Hope United Methodist Mission Church, 8220 Russell Road, Alexandria, also spoke in support of the application and stated that shelters provide an important role by giving the homeless population a safe place to stay until they are able to support themselves.

Darcy Franz, 6206 North Morgan Street, Alexandria, spoke in opposition to the application stating that the both the homeless and elderly population have mental health or cognitive challenges that make daily living difficult. She said that collocating both groups in close proximity would require them to limit their movements and interactions in the community which would not serve either group well.

Jessica Cadima, Ridges of Alexandria, 6326 River Downs Road, Alexandria, spoke in opposition to the application stating that this use would generate additional traffic on roads that currently have high volume of traffic. She said that because this was a temporary solution it would cause a hardship for the homeless population by requiring them to relocate in a few years and could create a temporary disconnect from services.

Carol Turner, 3223 Sargeant Drive, Falls Church, spoke in opposition to the application citing traffic congestion and the detrimental impact on the environment and community. In addition,

she noted that the redevelopment of the southeast quadrant of Columbia Pike could wait a few years until the permanent shelter was available.

Mark Fraser, Lincolnia United Methodist Church, 6335 Little River Turnpike, Alexandria, spoke in opposition to the application and voiced concerns over the safety and security of the residents at the senior center and the impact on the community.

Laura Martin, 11705 Arbor Glen Way, Reston, spoke in support of the application because of the close proximity to support and services, such as retail and transportation that the shelter residents need.

Dan Aminoff, 6360 Brampton Court, Alexandria, spoke in support of the application stating that he agreed with the determination in the staff report, the county has correctly followed the land use process and that this proposal was in accord with the Comprehensive Plan.

Patricia Janssen, 4443 Brunt Pine Court, Alexandria, spoke in opposition to the application citing the county's lack of communication with the community over the proposal, create additional traffic in a high volume area, not adequate amount of public mass transit in area to serve the homeless residents and negative impact on the safety of the community.

Debbie Smith, Mason District Council of Community Associations, 3127 Juniper Lane, Falls Church, spoke in opposition to the application stating that this proposal contradicted the Comprehensive Plan because it would occupy more than 60 percent of the existing green field and trail thereby adding to the shortage of recreational space in the area. In addition, she said it contradicted the Public Facility Policy because this location was not centrally located in the Mason District nor the county; therefore, it would not provide service to the greatest number of users and it was not compatible with the existing character of the area.

Sosi Tesfa, 6237 Shackelford Terrace, Alexandria, spoke in opposition to the application citing safety and security issues for the community.

Rahel and Leila Selassie, 432 North Armistead Street, Alexandria, spoke in opposition to the application citing a negative impact on the seniors and the community by reducing the green outdoor space. She said it was the only one in the vicinity with a track and the only option besides the garden for the seniors to use for exercise.

Lois Steele, 301 North Beauregard Street, Alexandria, spoke in opposition to the application reiterating the previous speaker's comments regarding the negative impact on the area by reducing the green outdoor space.

Commissioner Hurley asked staff about the pilot program recently implemented that allowed the homeless residents to stay at the shelter during the day. Mr. Kline explained that this new program allowed the homeless clients to stay during the day time hours to receive additional services from professionals such as housing locators and employment specialists. He said a preliminary assessment showed that there was less loitering outside and around the neighborhoods.

Commissioner Hurley, Ms. Shaya, and Mr. Kline briefly discussed the security assessment and recommended upgrades for the senior center; wherein, Mr. Kline confirmed that the security cameras being installed at the senior center was a general security upgrade that would also be performed for other county senior centers and was not a result of the temporary shelter application.

Commissioner Sargeant, Mr. Chris Caperton, PD, DPZ, and Mr. Stinson discussed the Comprehensive Plan Recommendations, as contained in the staff report on page 11; wherein, the following was determined:

- The Lincolnia Senior Center and open field were considered one parcel of land;
- The open field would be restored after the temporary shelter was removed;
- This application for a temporary use conforms to the existing plan language; and
- After the temporary shelter was removed the public facilities description would still be applicable if there was a second application or proposal for use on this site.

Commissioner Strandlie noted that on pages 8-9 of the staff report there were comments from other agencies noting that the application did not provide specific details such as transitional screening, fencing and stormwater management. Ms. Shaya explained that because the site plan design and approval process occurred after the decision for a 2232 application, staff was currently in the process of developing more specific details. She noted that at this time the site plan had been developed to a concept level only. Commissioner Strandlie suggested that staff provide additional details over the next week.

Commissioner Flanagan and Ms. Shaya discussed the proposed temporary building; wherein, Ms. Shaya explained that it would be a modular unit building and after the leasing contract had ended the modular units would be returned to the company.

Commissioner Sargeant asked staff to clarify the transportation improvements and time frame, as referenced on page 5 of the staff report. Ms. Angie Martinez, Fairfax County Office of Transportation, said that the county would be completing a spot improvement project at the

intersection of Beauregard Street and North Chambliss Street to address the current weaving condition which occurred in the southbound travel lane on North Chambliss Street. She explained that the lane would be realigned to tie into the existing signal at Beauregard Street and the shopping plaza and a new right turn lane would be installed along with a grassy bump out to allow access to the pedestrian signal without the need to cross into a travel lane. Ms. Martinez noted that this project was in the early stages of design and estimated that, once initiated, this improvement project would require 18 to 24 months to complete.

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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 Strandlie for action on this case.

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*(Start Verbatim Transcript)*

Chairman Murphy: Public hearing is closed; Ms. Strandlie.

Commissioner Strandlie: Okay, thank you very much and thank you to everyone who participated in the process. There's been a lot of opportunities, we really appreciate everyone staying and voicing your opinions, both sides. It's very important for us to do our job, to hear from everyone, and we appreciate that. With that, I WOULD LIKE TO MAKE A MOTION TO DEFER THE DECISION ONLY ON APPLICATION 2232-M16-22, TO A DATE CERTAIN OF JULY 28TH, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to defer decision only on 2232-M16-22 to a date certain of July 28th, with the record remain – remaining open for written comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 11-0. Commissioners Lawrence was absent from the meeting.

*(End Verbatim Transcript)*

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The meeting was adjourned at 1:27 a.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: January 12, 2017



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John W. Cooper, Clerk  
Fairfax County Planning Commission