

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 7, 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 A. Keys-Gamarra, Jr., 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 8:19 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

Chairman Murphy announced that on Tuesday, December 6, 2016, the Board of Supervisors voted to reappoint Commissioner Hedetniemi, At-Large, and Commissioner Ulfelder, Dranesville District, for an additional four-year term. In addition, he stated that the Board of Supervisors voted to appoint Phillip Niedzielski-Eichner as the Planning Commissioner for the Providence District, who will succeed Commissioner Lawrence at the conclusion of his term. Chairman Murphy then indicated that each Commissioner would be sworn in at the Planning Commission's first meeting in 2017, which was scheduled for Wednesday, January 11, 2017.

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In the absence of Commissioner Lawrence, Commissioner Hart stated that the applicant for PCA 2011-PR-011-02/FDP 2011-PR-011-04, Cityline Partners, LLC, had requested that the joint public hearing for these cases be deferred; therefore, he MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR PCA 2011-PR-011-02/FDP 2011-PR-011-04, CITYLINE PARTNERS, LLC, TO A DATE CERTAIN OF JANUARY 27, 2016.

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

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Commissioner Flanagan said that the applicant for 2232-V16-38, Verizon Wireless, had requested a deferral to the public hearing and an extension to the decision deadline to permit additional time for the Mount Vernon District Land Use Committee to review this application; therefore, he MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR 2232-V16-38, VERIZON WIRELESS, TO A DATE CERTAIN OF JANUARY 27, 2016.

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

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Commissioner Ulfelder said that the applicant for 2232-D16-37, Verizon Wireless, had requested a deferral to the public hearing and an extension to the decision deadline to permit additional time for the McLean Citizens Association and the McLean Planning Committee to review this application; therefore, he MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR 2232-D16-37, VERIZON WIRELESS, TO A DATE CERTAIN OF JANUARY 27, 2016.

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 Ulfelder announced his intent to further defer the decision only for SE 2015-DR-027, Mahlon A. Burnette, III and Mary H. Burnette, to a date to be determined at the Planning Commission's meeting on Thursday, December 8, 2016. However, he stated that he intended to move for decision on RZ 2015-DR-009, Gullick Group, Inc., at this same meeting.

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2232-V16-30 – FAIRFAX COUNTY PARK AUTHORITY, 10646 Old Colchester Road

(Start Verbatim Transcript)

Commissioner Flanagan: Yes, there are two "features shown" shown on the agenda and I'm prepared to move on one of those tonight. So the application listed on the agenda tonight is 2232-V16-30, which staff has asked us to consider as a "feature shown," a Park Authority Master Plan for the Old Colchester Park and Preserve at 10646 Old Colchester Road in Lorton, as shown in the Comprehensive Plan, was adopted by the Park Authority after two public hearings on May 27, 2015. The Park Authority now asks the Planning Commission to concur that the planned uses are substantially in accord with the Comprehensive Plan. Staff has reviewed the application and recommends that the Planning Commission concur with their determination that the Master Plan improvements to Old Colchester Park and Preserve should be considered a "feature shown" and are substantially in accord with the Comprehensive Plan. I concur with staff's conclusion. I, THEREFORE, MOVE THAT THE PLANNING COMMISSION FIND APPLICATION

2232-V16-30 MEETS THE CRITERIA AS A “FEATURE SHOWN” AND IS SUBSTANTIALLY IN ACCORD WITH THE COMPREHENSIVE PLAN AS TO LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to concur with the “feature shown” determination in item 2232-V16-30, 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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PCA 95-Y-016-06/SEA 95-Y-024-06 – COSTCO WHOLESALE CORPORATION (Decisions Only) (The public hearing on these applications was held on November 10, 2016.)

(Start Verbatim Transcript)

Commissioner Keys-Gamarra: Costco Wholesale Corporation has filed applications for a proffered condition amendment and a special exception amendment on Tax Map 34-3 ((1)) 41B to amend RZ 95-Y-016 and SE 95-Y-024 respectively, previously approved for a mixed-use commercial development, to add a service station. In light of the discussion at the Planning Commission public hearing regarding transportation in the area, the applicant has indicated a willingness to design and install a traffic signal at the intersection of Penrose Place and Lee Road, which would help facilitate movement to their site. The applicant is currently coordinating with staff regarding updates to their proffers for the installation of that signal. While I intend to move that the – move that the Planning Commission recommend approval of the applications, it is with the understanding that proffer revisions will continue to be coordinated regarding a commitment to the design and installation of the traffic signal. Mr. Chairman, first of all I request the applicant confirm for the record their agreement to the proffers dated September 6, 2016 and the development conditions dated September 7, 2016, with the understanding that proffer updates will continue to be coordinated with the County regarding the traffic signal.

David Gill, Applicant’s Agent, McGuireWoods, LLP: Good evening. My name is David Gill with McGuireWoods, here on behalf of Costco, and I reaffirm both development conditions and proffers with the dates you indicated, as well as our support for continuing to work on a signal for the traffic signal.

Commissioner Keys-Gamarra: Thank you.

Mr. Gill: Thank you.

Commissioner Keys-Gamarra: Mr. Chairman, I, THEREFORE, MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING:

- APPROVAL OF PCA 95-Y-016-06, SUBJECT TO THE EXECUTION OF PROFFERS, CONSISTENT WITH THOSE DATED SEPTEMBER 6, 2016; AND
- APPROVAL OF SEA 95-Y-024-06, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 7, 2016;

WITH THE UNDERSTANDING THAT THE APPLICANT WILL CONTINUE TO WORK WITH STAFF REGARDING A COMMITMENT TO THE DESIGN AND INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF PENROSE PLACE AND LEE ROAD.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motions? All those in favor of the motion to the recommend to the Board of Supervisors that it approve PCA 95-Y-016-06, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Abstain. Not present for the public hearing.

Chairman Murphy: Mr. de la Fe abstains. Not present for the public hearing. All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 95-Y-024-06...

Commissioner Hart: Wait, wait, wait...she hasn't made the motion yet.

Chairman Murphy: Yes, she has.

Commissioner Hart: I think she just did the first one.

Chairman Murphy: No. She did both of them.

Commissioner Hart: Okay. All right.

Chairman Murphy: Say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you.

Each motion carried by a vote of 10-0-1. Commissioner de la Fe abstained from the vote. Commissioner Lawrence was absent from the meeting.

(End Verbatim Transcript)

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PCA 95-Y-016-05/SEA 95-Y-024-05 – LIDL US OPERATIONS, LLC (Decisions Only)
(The public hearing on these applications was held on November 10, 2016.)

(Start Verbatim Transcript)

Commissioner Keys-Gamarra: LIDL US Operations, LLC, has filed applications for a proffered condition amendment and a special exception amendment on Tax Map Parcel 34-3 ((13)) 3, to amend RZ 95-Y-016 and SE 95-Y-024, respectively, previously approved for a mixed-use commercial development, to permit a 30,000 square-foot grocery store and an 18,000 square-foot multi-tenant retail building. In light of discussion at the Planning Commission public hearing regarding transportation, pond maintenance, and crosswalks, the applicant has indicated a willingness to contribute to the design and installation of a traffic signal at the intersection of Penrose Place and Lee Road, a commitment to the maintenance and enhancement of the stormwater management pond, and enhanced pedestrian crossing to the site. The applicant is currently coordinating with staff regarding updates to their proffers for these items. While I intend to move that the Planning Commission recommend approval of the applications, it is with the understanding that proffer revisions will continue to be coordinated with the County regarding these items. Mr. Chairman, first of all I request that the applicant confirm, for the record, their agreement to the proffers now dated November 28th, 2016, with the understanding that proffer updates will continue to be coordinated with the County regarding the traffic signal, the stormwater management pond, and crosswalks.

Matthew Allman, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C.: Good evening, everyone. My name is Matthew Allman with the law firm of Walsh Colucci, here on behalf of the applicant. I can confirm the applicant's agreement to the proffers dated November 28th, 2016 and we absolutely look forward to working with staff and with the district office to finalize the wording of those proffers.

Commissioner Keys-Gamarra: Mr. Allman, I think Ms. Strandlie had one question for you.

Mr. Allman: Sure.

Commissioner Strandlie: Thank you. Commissioner Keys-Gamarra and I had been talking about Proffer Number 4 under "Uses" and language was added to say, "The following uses shall not be permitted: tattoo parlors, pay day lenders, check cashing services, and adult-themed businesses that are obscene or indecent in nature." I'm concerned that the pay day lender language is not precise enough. I don't want to hold this up tonight, but we would appreciate the opportunity to work with you to fine-tune that. It should, at a minimum, be the – the statute – the ordinance language, "alternative lending institutions." But what we have done in other cases was to make it

even more specific to say that, “such financial institutions must be insured by the FDIC or the association that insures credit unions.”

Mr. Allman: Okay that...

Commissioner Strandlie: ...to make it very precise because pay day lenders and title lenders continually change their business model to avoid the definitions.

Mr. Allman: Yeah, absolutely. We will take another look at that proffer and add some more specificity to that.

Commissioner Strandlie: Okay. We'll – we'll give you some language.

Mr. Allman: That's perfect. Sure.

Commissioner Strandlie: Great. Thank you.

Commissioner Keys-Gamarra: All right.

Chairman Murphy: Did you do the PCA too when you reaffirmed your agreement?

Mr. Allman: Yes, sir.

Chairman Murphy: I think you just said the proffers. How about the PCA?

Commissioner Migliaccio: The SEA.

Mr. Allman: The SEA?

Chairman Murphy: SEA, I'm sorry.

Mr. Allman: The SEA is for a deletion of land area and, actually, there are no development conditions. It's just taking the parcel out of the SEA.

Chairman Murphy: Okay. All right. Thank you.

Commissioner Keys-Gamarra: Okay.

Chairman Murphy: Go ahead.

Commissioner Keys-Gamarra: All right. Then, Mr. Chairman, I, THEREFORE, MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING: APPROVAL OF PCA 95-Y-016-05, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 28, 2016.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 95-Y-016-05, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Abstain. Not present.

Chairman Murphy: Mr. de la Fe abstains. Not present.

Commissioner Keys-Gamarra: APPROVAL OF SEA 95-Y-024-05.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 95-Y-024-05, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Abstain.

Chairman Murphy: Same abstention.

Commissioner Keys-Gamarra: Thank you.

Chairman Murphy: Thank you.

Each motion carried by a vote of 10-0-1. Commissioner de la Fe abstained. Commissioner Lawrence was absent from the meeting.

(End Verbatim Transcript)

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SE 2016-SU-015 – ARDAVAN BADI & FOROUZANDEH FARNOUSH A/K/A FOROUZ FARNOUSH d/b/a BULLION & DIAMOND CO., LLC (Decision Only)
(The public hearing on this application was held on November 10, 2016.)

(Start Verbatim Transcript)

Commissioner Keys-Gamarra: And finally, I have a motion regarding the pawn shop, SE 2016-SU-015. Mr. Chairman, there are certain uses, like those regulated by special exception, which – by their nature or design – can potentially have a special impact on or be incompatible with other uses of land. The Board has already determined that pawn shops are such a use. For

such a special exception use to be approved, it must comply with all specified standards and be compatible with existing or planned development in the general area. The Zoning Ordinance states that where such a finding cannot be made or when it is determined that the use is not in accordance with all applicable standards of this Ordinance, the Board shall deny the special exception. For the reasons that follow, I do not find that this application meets all specified standards or that it is – that it is compatible with planned development in the area. This application seeks approval of a special exception to permit the operation of a pawn shop within a store in the 50 West Retail Shopping Center. As you have heard, the application property is 788 square feet and zoned to the C-8 District. To begin with, special exception applications must be in harmony with the Comprehensive Plan. The Plan text for Plan Area III, Dulles Suburban Center, Land Unit H, provides that it should be used for industrial, research and development, or industrial/flex uses. It states that strip or freestanding commercial development is not planned for and is not appropriate along Route 50. The Plan also recognizes Dulles Meadows Mobile Home Park as a viable residential neighborhood that should be protected. The proposed pawn shop is not an industrial, research and development, or industrial/flex use. Instead, it would intensify an existing strip commercial development, a use that is discouraged by the Plan. Even though it would be located within a store that's already in the shopping center, the shopping center was permitted by-right. As the staff report states, there are no prior zoning approvals associated with the shopping center, which means that no other special exception uses have been approved there. Because approval of this use requires a finding that the use is in harmony with the Plan and it is my opinion that this use is not, I simply cannot recommend approval of the application. Under Zoning Ordinance Section 9-006(4), the proposed use shall be such that pedestrian and vehicular traffic associated with it will not be hazardous or conflict with the existing traffic in the neighborhood. This shopping center's parking lot already suffers from considerable circulation problems and parking shortages. In my experience, the configuration is uniquely hazardous because of the many angles at which cars pull in and out and the pedestrians cutting across to get to shops and restaurants. Add to that the several restaurants offering delivery services and you get a location where constant vigilance is required. I understand that the applicant has estimated a potentially low number of daily customers, but it is difficult to know with certainty how many additional cars the use will actually attract. That is particularly the case because there is not a standard trip generation rate for pawn shop uses. For this reason, I take with a grain of salt transportation staff's determination that the proposed use is not expected to result in any significant transportation impacts. I'm concerned about this particular application because it proposes what would be the only pawn shop for many miles around, leading me to believe that this use would be a magnet for customers over a large area. In light of all of this uncertainty and the existing parking problems here, I cannot support adding yet another use to this already-strained parking lot. For the proposed use must also be harmonious with and not adversely affect the use or development of the neighboring properties under Zoning Ordinance Section 9-006(3), the applicant has failed to demonstrate how intensifying the shopping center here is harmonious with and serves to protect the residential neighborhood, as called for by the Plan. Therefore, Mr. Chairman, for these reasons I MOVE THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF SE 2016-SU-015.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion?
Ms. Hurley.

Commissioner Hurley: I do understand the traffic and intensification concerns, but it appears to me that, in essence, this is adding another auxiliary use to an existing jewelry store so – but, as I said, I do understand the traffic concerns, so I choose to abstain on this case.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it deny SE 2016-SU-015, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hurley abstains.

Commissioner de la Fe: Not present. Abstain, not present.

Commissioner Migliaccio: Mr. Chairman, I abstain.

Chairman Murphy: Mr. Migliaccio abstains and Mr. de la Fe abstains.

Commissioner de la Fe: Not present.

Chairman Murphy: Not present for the hearing. Okay, thank you very much.

Commissioner Keys-Gamarra: Thank you, Your Honor – Mr. Chairman.

The motion carried by a vote of 8-0-3. Commissioners de la Fe, Hurley, and Migliaccio abstained. Commissioner Lawrence was 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. FDPA 2003-LE-025-06 – DANIEL BRYON VANPELT
2. FDPA 2003-LE-025-07 – GREGORY STREET
3. PA 2015-III-FC1 – COMPREHENSIVE PLAN AMENDMENT (FAIR LAKES, FAIRFAX CENTER, LAND UNITS G, H, AND I)

This order was accepted without objection.

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FDPA 2003-LE-025-06 – DANIEL BRYON VANPELT – Appl.
to amend the final development plan for FDP 2003-LE-025 to
permit modification of yard requirements for lot 93 and associated

changes to development conditions. Located Northampton subdivision approx. 1,200 ft. S. of the intersection of S. Van Dorn St. and Franconia Rd. on approx. 3,720 sq. ft. of land zoned PDH-5. Tax Map 81-4 ((48)) 93. LEE DISTRICT. PUBLIC HEARING.

Daniel Byron Vanpelt, Applicant/Title Owner, reaffirmed the affidavit dated July 15, 2016.

There were no disclosures by Commission members.

Commissioner Migliaccio asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Migliaccio action on this case.

(Start Verbatim Transcript)

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Chairman Murphy: Without objection, the public hearing is closed. Recognize Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. I just have a quick question for Mr. Vanpelt. Have you read and understand and agree with the development conditions dated November 23rd, 2016?

Daniel Byron Vanpelt, Applicant/Title Owner: Yes. I've reviewed the staff report and I agree with it – agree with the condition.

Commissioner Migliaccio: Thank you, Mr. Chairman. I'm just going to go straight into this. This is a very simple case. I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2003-LE-025-06, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 23RD, 2016.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to approve FDPA 2003-LE-025-06, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Thank you, Mr. Chairman.

Chairman Murphy: Thank you very much.

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

(End Verbatim Transcript)

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FDPA 2003-LE-025-07 – GREGORY STREET – Appl. to amend the final development plan for FDP 2003-LE-025 to permit modification of yard requirements for lot 101 and associated changes to development conditions. Located Northampton subdivision approx. 1,500 ft. S. of the intersection of S. Van Dorn St. and Franconia Rd. on approx. 3,720 sq. ft. of land zoned PDH-5. Tax Map 81-4 ((48)) 101. LEE DISTRICT. PUBLIC HEARING.

Gregory Street, Applicant/Title Owner, reaffirmed the affidavit dated August 11, 2016.

There were no disclosures by Commission members.

Commissioner Migliaccio asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Migliaccio action on this case.

(Start Verbatim Transcript)

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Chairman Murphy: Without objection, the public hearing is closed. Recognize Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. Mr. Street, have you read and agree to the development conditions dated November 23rd, 2016?

Gregory Street, Applicant/Title Owner: Yes, I have read and agree to them.

Commissioner Migliaccio: Thank you. Mr. Chairman, once again, a very simple case. I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2003-LE-025-07, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 23RD, 2016.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion? All those in favor of the motion to approve FDPA 2003-LE-025-07, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Thank you.

Chairman Murphy: Thank you very much.

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

(End Verbatim Transcript)

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The final public hearing was in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman de la Fe.

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PA 2015-III-FC1 – COMPREHENSIVE PLAN AMENDMENT (FAIR LAKES, FAIRFAX CENTER, LAND UNITS G, H, AND I) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 400 ac. generally located west of West Ox Road to Stringfellow Road, north of Interstate-66, and south of Monument Dr. and Melville Lane in the Springfield Supervisor District. The area is planned for Office mixed use up to .25 FAR at Overlay level (Fair Lakes within portions of Land Units G, H, I in the Fairfax Center Area). Additional options for more intense retail, office, residential, and hotel uses are planned on specific parcels. The amendment will consider modifying options to allow greater flexibility for the subject area to enable a quicker response to market demands. Recommendations relating to the transportation network may also be modified. SPRINGFIELD DISTRICT. PUBLIC HEARING.

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

(Start Verbatim Transcript)

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Vice Chairman de la Fe: Okay, we waive the – the applicant, you know, the presentations and close the public hearing. Mr. Chairman.

Commissioner Murphy: Thank you very much. Plan Amendment 2015-III-FC1 is a unique Amendment because it is not proposing to change the total planned development potential in the Fair Lakes area, but rather create flexibility to move it around, if needed. As staff indicated in the report, the amendment could relocate up to 1.07 million square-feet of future development that exists as plan options above the overlay within the sub-unit. These options are now planned on specific parcels within Fair Lakes, but may be redistributed to any parcel within the approximately 530-acre area, which has been consolidated into the new Land Unit E1 within the Fairfax Center Area Phase II Study, adopted by the Board of Supervisors yesterday. The amendment would bolster the economic vitality and attractiveness of Fair Lakes while contributing to a stronger sense of place and a more pedestrian-oriented environment. The Springfield District Land Use Committee unanimously recommended allowing this flexibility, augmented by the newly-adopted areawide guidance and use-specific performance criteria within the Fairfax Center Area guidance, which would establish the future character in each of the districts found within Fair Lakes as future development occurs. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF STAFF RECOMMENDATION FOR PLAN AMENDMENT 2015-III-FC1 WITH TWO MINOR MODIFICATIONS, AS FOUND ON PAGES 2 THROUGH 8 OF MY HANDOUT DATED DECEMBER 7TH, 2016. THE MODIFICATIONS WOULD SIMPLY CORRECT THE ACREAGE AND ADJUST THE GUIDANCE RELATED TO THE TRANSPORTATION ANALYSIS. AND I SO MOVE.

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: Oppose? The motion carries.

Commissioner Murphy: Thank you very much.

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

(End Verbatim Transcript)

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At the conclusion of the case, Chairman Murphy resumed the Chair.

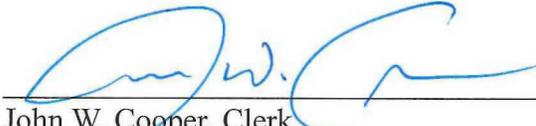
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The meeting was adjourned at 8:47 p.m.
Peter F. Murphy, Chairman
James R. Hart, Secretary

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: Jacob Caporaletti

Approved on: May 4, 2017



John W. Cooper, Clerk
Fairfax County Planning Commission