

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, NOVEMBER 15, 2018**

**PRESENT:** Peter F. Murphy, Chairman, Springfield District  
James R. Hart, Commissioner At-Large  
James T. Migliaccio, Lee District  
Timothy J. Sargeant, Commissioner At-Large  
John C. Ulfelder, Dranesville District  
John A. Carter, Hunter Mill District  
Julie M. Strandlie, Mason District  
Walter C. Clarke, Mount Vernon District  
Phillip A. Niedzielski-Eichner, Providence District  
Donté Tanner, Sully District  
Mary D. Cortina, Commissioner At-Large

**ABSENT:** Ellen J. Hurley, Braddock District

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The meeting was called to order at 7:30 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 the promotion of Carmen Bishop, Zoning Administration Division, Department of Planning and Zoning.

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Chairman Murphy announced the promotion of Randy Bartlett from Deputy Director to Director of the Department of Public Works and Environmental Services.

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Commissioner Migliaccio announced the Land Use Process Review Committee will meet on Wednesday, November 28, 2018, at 7:00 p.m., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035. The topics of discussion will be the Zoning Modernization Project update and the Sign Ordinance Amendment.

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Commissioner Migliaccio announced the Policy and Procedures Committee will meet on Wednesday, November 28, 2018, at 8:30 p.m., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035. The topics of discussion will be the Zoning Modernization Project update and the Sign Ordinance Amendment.

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RZ 2018-MV-012/2232-V18-1 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS  
AND ENVIRONMENTAL SERVICES, CAP BDCD

*(Start Verbatim Transcript)*

Commissioner Clarke: Thank you, Mr. Chairman. Just a second here. Technical difficulty on my part.

Chairman Murphy: Okay. I'm sorry.

Commissioner Clarke: Alright. Due to the lack of a ratified resolution for application by the Mount Vernon Council of Citizens Association, I MOVE THAT WE DEFER THE HEARING FOR RZ 2018-MV-012 AND 2232-V18-1, TO A DATE CERTAIN OF NOVEMBER 29<sup>TH</sup>, 2018.

Commissioner Sargeant: With the record remaining open?

Chairman Murphy: Is there a second?

Commissioner Cortina: Second.

Chairman Murphy: Seconded by Ms. Cortina. Is there a discussion of the motion? In this – this public hearing was scheduled this evening – to defer RZ 2018-MV-012 and 2232-V18-1 – that's the Fairfax County Department of Public Works and Environmental Services – to a date certain of November 29th, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. And I presume we don't have to do a Board date motion?

Commissioner Clarke: Yes, Sir. So, the Board date for this is December 4th. So, we would recommend that they would...

Chairman Murphy: Well, that's fine.

Commissioner Clarke: Yeah.

Chairman Murphy: If you could have the public hearing, then that sits. Okay. Hopefully we'll do it. Then we can...

Commissioner Carter: Hopefully we'll get it done this time.

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

*(End Verbatim Transcript)*

SE 2017-PR-011 – MARTIN-LEPPERT-SIPES POST 9274, VFW & A/K/A FALLS CHURCH  
VFW CLUB & FRAT. ORDER OF POLICE NOVA LODGE 35, INC.

(Decision Only) (Public Hearing on this application was held on October 11, 2018; Decision only from November 1, 2018)

*(Start Verbatim Transcript)*

Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. I wanted to report to my colleagues that there is progress being made on the VFW FOP application for special exception. And – but it's...it's not yet ready for prime time and I want to do is – ask your indulgence to defer. So, Mr. Chairman, due to staff and the applicant continuing to work on the amendment – the development conditions for SE 2017-PR-011, I MOVE TO DEFER THE DECISION ONLY FOR THE APPLICATION TO A DATE CERTAIN OF NOVEMBER 29<sup>TH</sup>, 2018, WITH THE RECORD REMAINING OPEN FOR WRITTEN TESTIMONY.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion to defer decision only on SE 2017-PR-011, to a date certain of November 29<sup>th</sup> with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

*(End Verbatim Transcript)*

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PRC B-846-05/PCA B-846-04/DPA HM-117-03 – WOODFIELD ACQUISITIONS, LLC

(Decision Only) (Public Hearing on this application was held on October 11, 2018; Decision only from November 1, 2018)

*(Start Verbatim Transcript)*

Commissioner Carter: Okay. Woodfield Acquisitions, (sic) also known as the Roland Clark building. We're gonna go ahead with that this evening. The Board of Supervisors date, I believe, is next Tuesday. So, Woodland Acquisitions (sic) is located on – along Roland Clark Place, along the southern boundary of the Dulles Toll Road and a little over one-half mile from the Wiehle Metro Station. The project includes 308 multi-family units and the retention of an existing office building on 6.5 acres and an FAR of 1.15 within the density limits of the Comprehensive Plan. Access to Sunrise Valley Drive is provided by Roland – to Roland Clark Place. In accordance with the Comprehensive Plan, the new development is intended to transform the existing office park into a mixed-use area with 75 percent residential space, public accessible open space, and streetscaping that will encourage pedestrian activity to enliven the area. In response to the



testimony at the hearings of the Planning Commission on September 4<sup>th</sup> and November 4<sup>th</sup> and recent correspondence, the following items have been included in the final application:

1. Access. Roland Clark Place. The design of the extension – this is the private portion – the design of the extension of Roland Clark Place has been improved by providing additional width for sidewalks, on-street parking, streetscape, and extensive open space. Secondly, the Pond Building access road. On-street parking will be prohibited along the Pond Building access road to prevent cars from blocking the travel lanes. The Pond access road is actually owned by the adjacent Pond Building. The setback between the existing townhouses and the new apartments will match or exceed the setback of the townhouses located all on the public portion of Roland Clark Place. Crosswalks. A new crosswalk will be provided at the intersection along Roland Clark Place to provide access to the proposed public open space. Second Access. A recent email from a representative of the adjacent Pond Building to the Planning Commission asked for a new proffer that would require the Board of Supervisors to condemn a portion of the adjacent property to provide for a second access to the development in Phase 1. Staff does not support this request, and I don't believe a request like that should even be attempted – requiring that Board of Supervisors to condemn property. In addition, the second access was already discussed at the public hearing. I believe I brought it up and the staff stated that a second access was not needed. The transportation analysis indicates that the proposed development will generate substantially less trips than the previously-approved development that included a little over one million square feet of office and retail space without a second access, compared with the proposed 308 dwelling units and a little over 80,000 square feet of office.
2. Open Space. Roland Clark Place. An additional open space has provided – been provided along Roland Clark Place. Child Play Area. A child play area and a dog park have been added to the – to the application.
3. Transitions. The transition between the Woodland (sic) development and the Pond Building located – is located which is located 200 feet away. The façade of the garage facing the Pond Building will be improved to screen the openings from the Pond Building. Cut-off light fixtures will be limited to a maximum of 12 feet high on the top of the parking garage and interior light fixtures will be located in the garage away from the perimeter of the garage facing the Pond Building. Landscaping along the boundary with the Pond Building has been provided by adding trees, low plants, and a sidewalk along the entire boundary. In addition, we're asking the applicant to provide additional landscaping on the property of the Pond Building located between this property line and existing parking. Of course, if the Pond Building would – would accept that. Last point. The units would be located above a short base that will not provide direct connection to the ground or encourage pedestrian connections to the Pond Building. If you remember, this was a concern of the Pond Building. So, what we've got now is a nice finish between this building and the parking area of the Pond Building.
4. Parking and service, including Work Force Housing Units. We've been over some of this before. One full spot – size space and two smaller spaces in the garage will be provided for service vehicles and at least two parallel parking spaces along Roland Clark Place for short term parking will be provided. Parking for WDUs. Parking for the units will be

discounted at 70 percent of the rate charged for the market units, as we've done elsewhere.

5. Utilities – Utilities. The applicant will ensure that the utilities that connect to the Pond Building will not be disrupted during construction. The existing utilities don't conform to the streets out there. So, what we're gonna do is the utilities will have to be located and they'll be located along the streets and out from under the – the proposed buildings without disrupting connections. Public utility easements will be located prior to construction.
6. Construction phasing was an issue. The construction staging plan will – will be developed to prohibit construction materials and vehicles from locating in the travel lanes of Roland Clark Place and the private road to the Pond Building. This is an issue today with the townhouses that are under construction.
7. Phase 2 development. Number seven. Proffers and a combined site plan illustrate the connection of the northern private street from Roland Clark Place to the private street on the JBG condominiums, which are located to the west and potentially to the property line of the building. Open space and trail. Phase 2 will require the applicant to provide additional open space and trail connections for the entire development including the housing requirements in Phase 1, as well as any changes that may occur to the Comprehensive Plan.

In closing, the staff supports the application, as amended. If there is no discussion, I'm ready for the motion.

Commissioner Hart: Mr. Chairman?

Chairman Murphy: Mr. Hart.

Commissioner Hart: Yes, if I may, before you make the motion. On the last handout that we got, Proffer 16H – the last sentence. I think the word "general," three lines up from the bottom should be "generally."

Commissioner Carter: Okay.

Commissioner Hart: That's all. Just a correction of that. 16 H, the last sentence, three lines up from the bottom. We got a lot of ....

Commissioner Carter: I'll include that in my motion....

Commissioner Hart: ...wills instead of musts, but I won't go there.

Commissioner Carter: What's that?

Commissioner Hart: I said we got a lot of wills instead of musts, but I won't go there.

Chairman Murphy: Bless you.



Commissioner Carter: At least there's no shalls. Okay, are we ready?

Chairman Murphy: Ready.

Commissioner Carter: Mr. Chairman, I request that the applicant confirmed for the record agreement to the proposed PRC conditions dated September 27<sup>th</sup>, 2018.

Chairman Murphy: Mr. Looney, please.

Mark Looney, Applicant's Agent, Cooley LLP: Mr. Chairman, Mark Looney with Cooley on behalf of the applicants and we are agreeable to the – to the conditions.

Commissioner Carter: Just to be sure, this is PCA B-846-04, DPA HM-117-03, PRC B-846-05, Woodfield Acquisitions, LLC. Okay with that, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA B-846-04 AND DPA HM-117-03, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 8<sup>TH</sup>, 2018, WITH THE CHANGE TO PROFFER 16H TO MAKE THE WORD "GENERALLY" IN THE LAST SENTENCE.

Commissioner Niedzielski-Eichner: Second.

Chairman Murphy: Seconded by Mr. Niedzielski-Eichner. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA B-846-04 and DPA HM-117-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Carter.

Commissioner Carter: Third, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC B-846-05, SUBJECT TO THE PROPOSED PRC CONDITION DATED SEPTEMBER 27<sup>TH</sup>, 2018.

Commissioner Niedzielski-Eichner: Second.

Chairman Murphy: Seconded by Mr. Niedzielski-Eichner. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PRC B-846-05, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Carter: And finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUESTED WAIVERS AND MODIFICATIONS CONTAINED IN THE HANDOUT DISTRIBUTED TO YOU THIS EVENING.

Commissioner Niedzielski-Eichner: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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

*(End Verbatim Transcript)*

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The item was in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman Hart

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2232-S18-13 – DPWES, SOLID WASTE MANAGEMENT PROGRAM 1-66 TRANSFER STATION, 4618 West Ox Road, Fairfax, VA 22030

*(Start Verbatim Transcript)*

Commissioner Murphy: Oh yes, I have an item. I'm sorry. I'm going to move on 2232-S18-13, an application by the Department of Environmental Works and Environment – Public Works and Environmental Services Solid Waste Management Program on the I-66 Transfer Station on West Ox Road. This is an application to build a modular office unit at the transfer station for Republic Services, a company that has a private partnership with the Board of Supervisors. It is in conformance with the Comprehensive Plan, the applicable Zoning Ordinances, and I WOULD MOVE THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN 2232-S18-13.

Vice Chairman Hart: Is there a second?

Commissioners Niedzielski-Eichner and Sargeant: Second.

Vice Chairman Hart: Seconded by Commissioners Niedzielski-Eichner and Sargeant. Any discussion on that motion? Seeing none, we'll move to a vote. All in favor please say aye.

Commissioners: Aye.

Vice Chairman Hart: Those opposed? That motion carries.

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

*(End Verbatim Transcript)*

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Chairman Murphy resumed duties of the Chair.



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ORDER OF THE AGENDA

Commissioner Migliaccio established the following order of the agenda:

1. PA 2017-III-DS1 – COMPREHENSIVE PLAN AMENDMENT (INNOVATION CENTER STATION NORTH, DULLES SUBURBAN CENTER LAND UNITS L-1 AND L-2)
2. PRCA-C-020 – STANLEY MARTIN COMPANIES, LLC

The order was accepted without objection.

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PA 2017-III-DS1 – COMPREHENSIVE PLAN AMENDMENT (INNOVATION CENTER STATION NORTH, DULLES SUBURBAN CENTER LAND UNITS L-1 AND L-2) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment 2017-II-DS1 concerns approx. 28.3 ac. generally located at 2152, 2200, 2205, 2210, and 2214 Rock Hill Road, north of the Dulles Toll Road and Airport Access Highway, east of the Loudoun County border and west of Dulles Greene Drive and Innovation Avenue/Rock Hill Road, Tax Map 15-2 ((1)) 4, 5, 15, 16 and 17. The area is planned for a mix of uses at intensities ranging from 0.50 to 2.8 FAR, based on distance from the Metrorail station. The amendment will consider an additional rail transit option for mixed use to include office, hotel and support retail uses up to an intensity of 4.0 FAR for Land Units L-1 and L-2 with conditions related to the mix and type of uses, parcel consolidation/coordinated development, public facilities, development phasing, urban parks, public art, environment, transitions to adjacent neighborhoods, educational/cultural facility, integration with Metrorail facilities, preservation/documentation of the CIT building, and affordable housing. Recommendations relating to the transportation network may also be modified.  
DRANESVILLE DISTRICT. PUBLIC HEARING.

Katrina Newton, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She stated that staff recommended adoption of PA 2017-III-DS1.

There was a discussion between Ms. Newton; Mike Garcia, Transportation Planning Division, Department of Transportation; and multiple Commissioners on the following issues:

- Transportation improvements, impacts, assessment, and synopsis of Rail Transit Option 2;
- Revised transportation demand management program goals;



- A four-lane bridge crossing from the Dulles Toll Road, which connected Innovation Avenue to Sunrise Valley Drive;
- Coordination efforts with Fairfax County and Loudoun County regarding the expansion of transportation for the area;
- Reviewed transportation analysis and information shared with the committee;
- Mitigation strategies and measures for widening Route 28 between Route 606;
- Westfields Boulevard and adequate right-of-way for 10 lanes and possible impacts;
- Disturbance of the Sully Historic site;
- Resource protection areas, Environmental Quality Corridors, the maximum intensity of floor area ratio, level of density, and other height constraints on the site;
- Guidelines for urban design, place-making, environmental issues; and
- Flexibility allowed in the Reston Station section of the plan.

The discussion resulted in no changes to the subject amendment.

There being no listed speakers, further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Ulfelder for action on this amendment.

*(Start Verbatim Transcript)*

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Commissioner Ulfelder: Thank you, Mr. Chairman. I appreciate the questions and I appreciate the answers. The fact is this is a somewhat unique site in that it is adjacent to a Metro Station and is basically undeveloped. It doesn't need to be redeveloped. It's – it – other than the 147,000 square feet of the CIT site and the Glass Shard Building, it is – it is a sort of a green field or a – clean easel. And, I think we wanna make certain that there – when – if there is situation where someone is interested in a site near a Silver Line Metro Station in Fairfax County – in building significant office complex – that there is that opportunity, that option here. And part of the reason I think it still makes sense here is a possibility – is a possibility is that there will significant amount of residential and mixed-use adjacent from the Loudoun County side, as well as a lot of the development that is now coming along on the south side of the toll road, which moves much faster than we had anticipated into a lot of residential and mixed-use on the other side if – once the bridge is developed is – is an opportunity, as well to – as well as the Herndon side, is – is an opportunity to make certain that if people work there, they have plenty of options for living nearby to get to and from work. And the fact is it's just an extra option. The original plan approach – a more traditional mixed-use approach is in the plan – stays in the plan. It's been

updated slightly and this is just providing another option if the – if the opportunity arises because we don't have many places near Metro stations where we – we have this kind of situation. And, I – I agree that one of the things that we may need to do – and maybe it will be in the form of some general guide – some across-the-board guidelines that would be applicable in these – in that kind of situation for the design and implementation if someone came along and developed. Also, right now there are four – a total of four landowners, including the largest one I think is the Commonwealth of Virginia with the CIT site at – at this site. So, it's not a situation where you have a lot of separate landowners that you have to deal with in order to pull this site together in order to do a – a well-planned, well laid out, well organized development over this 20 acres or so that would be developable under this – under this option. So, I think it's an opportune time to do something like this and at the same time leave the original option in there as well. So, we have a...

Commissioner Niedzielski-Eichner: Mr. – Mr. Chairman?

Commissioner Ulfelder: We had a good Task Force. A former member of this Planning Commission, Jay Donahue, was a member of the Task Force and the people that often are most concerned about what goes on on that side of the toll road is Herndon and they were well-represented on this and everybody went along with this. We have the letter here for the record from Melissa Jonas, who was the Chair of the Task Force, and I wanna thank her for doing a terrific job and working and it was a great bunch of people. I got to attend some of the meetings but they – they made the smart move of having a lot of their meetings on Thursday nights. And – and I was not able to attend all those meetings because I was here for the Planning Commission. But, be that as it may, they – they didn't need my presence. They probably the meetings went a lot faster without me being there. So, I think I'm gonna go ahead and move, Mr. Chairman.

Commissioner Niedzielski-Eichner: Mr. Chairman?

Chairman Murphy: Once second Mr. Ulfelder.

Commissioner Ulfelder: No, let me move...

Chairman Murphy: He has a question first...

Commissioner Niedzielski-Eichner: I just had a question. Point of information.

Commissioner Ulfelder: Yes.

Commissioner Niedzielski-Eichner: Rather than get it on the record – it's just both you Mr. Ulfelder and Commissioner Clarke have referenced the design guidelines. And how does that – something like that get initiated after a plan amendment is approved? Is...

Commissioner Ulfelder: Well, make – we make reference to the Reston guidelines right now, right?



Katrina Newton, Planning Division, Department of Planning and Zoning: Okay so, I – yes, I guess that would be making reference to the Reston guidelines.

Commissioner Ulfelder: And, Commissioner Carter is not satisfied with the – the Reston guidelines. So, what is – what is the current effort to come up with a set of more universal guidelines that would apply to all TOD areas?

Ms. Newton: We have – the current effort is it mainly applies currently to revitalization districts that they're doing right now, which this is not a revitalization district...

Commissioner Ulfelder: Right.

Ms. Newton: ...so I know our Office of Revitalization they're working on Volume 1, which would apply to all of those areas, but this is not within one of those areas. You know other planning districts have specific guidelines that apply to them, but this – in this particular case it would be specific to, you know, what's in the text.

Commissioner Niedzielski-Eichner: So, Mr. Chairman, I just would say that given the uniqueness of this site that would be something that would be worthwhile to consider pursuing.

Commissioner Ulfelder: Yes. So, I – I don't disagree. The – one of the problems has been that we had – we end up with some different guidelines in different places and – and we've had some experience, for example, in McLean CBC with a lot of design guidelines and in some ways, they became a little overwhelming and – and had an impact on a potential for new development – redevelopment in that area. So, but I – I understand the point. And what does the current – what under the current Option 1 – what are the guidelines for that?

Ms. Newton: It talks about things such as grid of streets. It talks about, you know, active first level – some in other words having either retail or some sort of active streetscape on there. It talks about tree plantings and – let me see, pardon me – and basically, different things to activate this particular area and just creating – okay. It's all basically, you know, part of building should be designed at a scale that encourage – basically everything to create pedestrian activity and street activity – outdoor dining of that sort of thing. It talks about landscaping. It talks about parking. Parking should not be on-street parking. It should not be, sorry, surface parking, excuse me. On-street parking would obviously in front of buildings would be encouraged like you would see in an urban area. It talks about urban parks and plazas. It talks about courtyards, streetscape sidewalk, and trail features. All of those sorts of things in order to activate the space is what most of the urban design guidelines for this talk about. And there is a – there is a specific section, you know, addressing urban – urban design in this particular area. To some extent, we will make the urban – we'll make those design guidelines broad enough so that in, you know, the rezoning stage that they can – that there's some level of flexibility – that they're not so prescriptive that we run into issue because sometimes you can run into those issues. It talks about building facades not being...

Chairman Murph: Maybe – maybe getting all this on verbatim, we could just have a copy of what you're reading...

Ms. Newton: Okay.

Chairman Murphy: From...

Ms. Newton: Okay.

Chairman Murphy: And send to the Commission for our information...

Ms. Newton: Okay. It's 27. Pages 27 through 28 in the staff report.

Commissioner Ulfelder: But – okay. So, we will do – we'll make some effort on some design guidelines in connection with the Option 2 potential. But with that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2017-III-DS1, AS SHOWN IN THE STAFF REPORT DATED NOVEMBER 1ST, 2018.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt PA 2017-III-DS1, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

The motion carried by a vote of 11-0. Commissioners Hurley was absent from the public hearing.

*(End Verbatim Transcript)*

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PRCA-C-020 – STANLEY MARTIN COMPANIES, LLC – Appl. to amend the PRC plan associated with RZ-C-020 to permit modifications to development conditions for a mixed use development. Located E. of Wiehle Ave., N. and W. of North Shore Dr. on approx. 7.46 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 18-1 ((5)) 8 A3 and 8 A4.  
HUNTER MILL DISTRICT. PUBLIC HEARING

There were no disclosures by Commission members.

Mary Ann Tsai, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She stated that staff recommended approval of PRCA-C-020.



There was a discussion between Ms. Tsai and multiple Commissioners regarding the following:

- Adequate driveway parking, garage dimensions, and whether there was adequate space for trash receptacles;
- The Department of Fire and Rescue's input and comments regarding the width of garages, the ingress/egress in case of emergencies, and vehicular circulation throughout the site; and
- Location of on-street parking on North Shore Drive and the number of surface parking spaces available for overflow traffic on the site.

The discussion resulted in no changes to the subject application.

Mr. Looney gave a presentation on the subject application.

There was a discussion between Mr. Looney and multiple Commissioners regarding the following:

- Standard dimensions for entrance into the garage, internal width, and garage limitations;
- Garage dimension and unit sizes of the proposed development compared to the Mosaic development; and
- Length of driveways and number of cars each driveway could accommodate.

The discussion resulted in no changes to the subject application.

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

Robert McNichols, 3333 Peters Creek Road, Roanoke, spoke in opposition of the subject application because of the reduction in parking spaces, extension of the bicycle lane, and surface parking issues. (A copy of Mr. McNichols' statement is in the date file).

George Winters, 12052 North Shore Drive, Reston, representing Tall Oaks Assisted Living, spoke in opposition of subject application because of the impact from the reduced parking spaces for employees and the assisted living residents, visiting family members, and visiting community partners.

There was a discussion between Mr. Winters and multiple Commissioners regarding the number of parking spaces owned by the assisted living facility, impacts as a result of reduction of parking spaces, and the location for overflow parking.

Mary Ellen McNichols, 3333 Peters Creek Road, Roanoke, spoke in opposition of the subject application. Ms. McNichols concurred with Mr. McNichols' statement.

There was a discussion between Ms. McNichols, Mr. Nicholas, and multiple Commissioners regarding the loss of 12 shared parking spaces and the location of those spaces. A request was made for a document that established entitlement for the assisted living's use 12 shared parking spaces. The number of residents that resided at the assisted living facility and the number that had access to vehicles was also discussed.

John Albert, 12052 North Shore Drive, Reston, representing Tall Oaks Assisted Living, spoke in opposition of subject application because of the shortage of parking spaces and impacts to the assisted living facility. Mr. Albert recommended the assisted living obtain parking permits for on-street parking and signage be installed to accommodate permitted vehicles.

There was a discussion between Ms. Tsai, Mr. Winters, and multiple Commissioners regarding tabulation and designated parking for the proposed multi-family development and possible parking that lead up to the driveway for the assisted living facility.

Chairman Murphy called for speakers in the audience.

David Leatherwood, address not provided, spoke in opposition of subject application and reiterated the concerns regarding the reduction of parking spaces, the impact on disabled residents and visitors, and on-street parking issues due to the reduction of garage space dimensions.

Mr. Looney in his rebuttal testimony addressed the approval and redevelopment of Tall Oaks Assisted Living and removal of the existing shopping center with a residential development. He also discussed the legal issues raised as a result of said development, the subdivision Plat and deed for the assisted living facility, shopping center and office. The most recently approved site plan for the assisted living facility listed the required parking at 29 spaces, provided 50 additional parking spaces, and a cross easement which allowed the shopping center parking on the property of assisted living facility. The chain of title was reviewed and adhered to.

There was further discussion between Mr. Looney and multiple Commissioners regarding the length of driveways for the proposed development, parking spaces, and dimensions of parking garages.

The discussion resulted in no changes to the subject application.

There being no further speakers, comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Carter for action on this application.

*(Start Verbatim Transcript)*

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Commissioner Carter: I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY, WITH THE RECORD REMINING OPEN FOR WRITTEN COMMENTS, FOR PRCA-C-020 TO A DATE CERTAIN OF NOVEMBER 29TH, 2018. And I would really like to, as part of that, we would like to know – could more spaces be provided? What's the



mechanics of actually doing that on somebody else's property? We want to know what – is there an easement or is there not the easement? And then we wanna look at this on-street parking. Where does it actually start?

Commissioner Tanner: Second.

Chairman Murphy: Seconded by Mr. Tanner. Is there a discussion of the motion? All those in favor of the motion to defer decision only on PRCA-C-20 020 (sic) to a date certain of November 29th with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

The motion carried by a vote of 11-0. Commissioner Hurley was absent from the public hearing.

*(End Verbatim Transcript)*

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The meeting was adjourned at 10:14 p.m.

Peter F. Murphy, Chairman

James T. Migliaccio, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035.

Minutes by: Samantha Lawrence

Approved on: June 26, 2019



Jacob L. Caporaletti, Clerk to the  
Fairfax County Planning Commission

**Toni Michele Denson**  
**NOTARY PUBLIC**  
Howard County, Maryland  
My Commission Expires 6/14/2022

My Commission Expires 6/14/2025  
Howard County, Maryland  
NOTARY PUBLIC  
Toni Michele Denison