

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MARCH 8, 2018**

PRESENT: Peter F. Murphy, Chairman, Springfield District  
James R. Hart, Commissioner At-Large  
Timothy J. Sargeant, Commission At-Large  
Ellen J. Hurley, Braddock District  
John C. Ulfelder, Dranesville District  
John A. Carter, Hunter Mill District  
Julie M. Strandlie, Mason District  
Earl L. Flanagan, Mount Vernon District  
Phillip A. Niedzielski-Eichner, Providence District  
Donté Tanner, Sully District

ABSENT: James T. Migliaccio, Lee District  
Mary D. Cortina, Commissioner At-Large

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The meeting was called to order at 7:35 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 Sargeant announced that the Planning Commission conducted its annual Capital Improvement Program (CIP) Workshop on March 7, 2018 where representatives from multiple departments gave presentations. He then commended staff for their efforts.

In addition, Commissioner Sargeant announced that the Planning Commission's CIP Committee would meet on March 14, 2018 at 7:30 p.m. in the Board Conference Room of the Fairfax County Government Center to review the questions raised at the workshop. He then stated that the vote for the markup of the CIP was scheduled for the Planning Commission meeting on March 22, 2018. He added that the CIP Committee meeting was open to the public.

Chairman Murphy echoed Commissioner Sargeant's remarks regarding staff's work on their CIP presentations.

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RZ 2017-MA-013/SE 2017-MA-009 – VULCAN MATERIALS COMPANY, LLC

*(Start Verbatim Transcript)*

Commissioner Strandlie: Thank you, Mr. Chairman. I have a deferral and a decision tonight. The first one – we'll start with the Vulcan matter, which is RZ 2017-MA-013/SE 2017-MA-009.

First, I wanted to provide an update on the status of the Vulcan matter before the Planning Commission. As reported online, because we are still reviewing the submission and considering community input, I will defer the decision to a date in the future – likely March 15<sup>th</sup>, but it may be extended after that. There will not be a discussion of the case tonight, just a vote on my motion to defer. We have received quite a bit of communications. I'm unable to respond to each letter, but I wanted to acknowledge that the communications sent to the Planning Commission – they're all circulated to all Commissioners. We read each and every one and we appreciate the invaluable community input. If you do have specific questions, please do not hesitate to contact me at my Fairfax County email address, Julie.Strandlie@fairfaxcounty.gov. Working with staff and the applicant and considering community input, we are continuing to gather information about the operations of asphalt plants today and the potential impacts on nearby neighborhoods. The Planning Commission intends to visit the nearby Virginia Paving Asphalt Plant near Cameron Station and the Van Dorn Metro. When a tour is scheduled, it will be announced to the public and the public will be able to attend. I would be happy to meet with the community on any land use process issues if that would be helpful and if that is so, I hope the community will contact me. And with that, Mr. Chairman, I WILL MOVE THAT THE DECISION TO DEFER – MOVE THE DECISION ONLY for RZ 2017-MA-013 AND SE 2017-MA-009 TO A DATE CERTAIN OF MARCH 15<sup>TH</sup>, 2018, WITH THE RECORD REMAINING OPEN FOR WRITTEN TESTIMONY.

Commissioners Flanagan, Hart, and Tanner: Second.

Chairman Murphy: Seconded by Mr. Hart, Mr. Flanagan, and Mr. Tanner. Is there a discussion of the motion? All those in favor of the motion to defer decision only on RZ 2017-MA-013 and SE 2017-MA-009, which is the Vulcan Materials Company application, to a date certain of March 15<sup>th</sup>, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Strandlie: Thank you.

Chairman Murphy: Thank you.

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

*(End Verbatim Transcript)*

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SE 2017-MA-001 – BYCJJ, LLC (Decision Only)  
(The public hearing on this application was held on January 25, 2018.)

*(Start Verbatim Transcript)*

Commissioner Strandlie: Now, we have a decision in the adult daycare case. If the applicant will come down – this is a decision only on the proposed adult daycare banquet hall in downtown Annandale. The case has had a somewhat rocky path. It first received a denial from the Mason District Land Use Committee and received a skeptical review from the Planning Commission at the January 25<sup>th</sup> hearing. The Annandale Chamber of Commerce and nearby businesses also voiced concern. Since the January 25<sup>th</sup> Planning Commission hearing, the applicant has worked with staff and me and with Supervisor Gross to reconfigure the application to address concerns, including the building design. They've clarified that the walls and the roof of the existing building will not be reused. Only the foundation may be reused, if even possible. Green Building standards will be required. Brick and limestone will be used, not brick veneer. The applicant also redesigned the exterior to more closely comply with the Annandale CBC design guidelines. Capacity – addressing concerns about capacity and related traffic – conditions initially limit the number of participants in the adult daycare to 200, as opposed to 275. Parking and – parking – daycare participants will be required to arrive and depart via shuttle, with the occasional exception for periodic drop-offs for a doctor's appointments, et cetera. Shuttles will be required to only turn right into and out of the parking lot, eliminating left turns from Ravensworth, which would block the traffic at the light. There is sufficient parking, according to the studies for staff and visitors for daycare and for banquet hall attendees. Another concern for the banquet hall – there will be a two-hour window between the daycare – end of daycare operations and the beginning of banquet hall events. Banquet attendees will be strictly limited to 150 by contract between the applicant and any renters. Other modifications were also made to address concerns regarding the dumpster design and outdoor space. At this time, I request that the applicant come up to the podium. Mr. Moon, welcome. And if you could state on the record your acceptance to the development conditions dated March 8<sup>th</sup>, 2018.

Ilryong Moon, Applicant's Agents, Moon, Park & Associates: Yes. Ilrong Moon, representing the applicant, and the applicant accepts the development conditions dated March 11<sup>th</sup> – 8<sup>th</sup>, 2018.

Commissioner Strandlie: Great, thank you. With that, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2017-MA-001, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 8<sup>TH</sup>, 2018.

Commissioners Sargeant and Tanner: Second.

Chairman Murphy: Seconded by Mr. Tanner and Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2017-MA-001, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Strandlie: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVERS AND/OR MODIFICATIONS SHOWN ON PAGE 3 OF THE STAFF REPORT.

Commission Flanagan: Second.

Chairman Murphy: Seconded by Mr. Tanner [sic]. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Strandlie: Finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A PARKING REDUCTION REQUEST NUMBER 6262 – EXCUSE ME, 6226-PKS-001-1 OF UP TO 32.8 PERCENT, 39 FEWER SPACES OF THE REQUIRED PARKING FOR BYCJJ, LLC ADULT DAY CARE CENTER AND BANQUET HALL, PURSUANT TO PARAGRAPH 4.B OF SECTION 11-102 OF THE ZONING ORDINANCE, BASED ON THE SUM OF THE HOURLY PARKING DEMAND FOR THE TWO USES, SHARED PARKING, SUBJECT TO THE CONDITIONS RECOMMENDED BY STAFF IN THE MEMORANDUM FROM THE LAND DEVELOPMENT SERVICES DATED JANUARY 3<sup>RD</sup>, 2018, IN APPENDIX 12 OF THE STAFF REPORT WITH THE FOLLOWING CHANGE:

- DELETE THE RESTRICTION IN CONDITION 2 THAT THE BANQUET HALL MAY NOT OPEN FOR BUSINESS PRIOR TO 1:00 P.M. ON SATURDAYS. THIS RESTRICTION IS NO LONGER NEEDED BECAUSE THE DAY CARE FACILITY WILL BE OPERATING ON SATURDAYS.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Strandlie: Thank you very much.

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

*(End Verbatim Transcript)*

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#### ORDER OF THE AGENDA

In the absence of Secretary Migliaccio, Chairman Murphy established the following order of the agenda:

1. PA 2017-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (SKY VIEW DRIVE)

This order was accepted without objection.

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PA 2017-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (SKY VIEW DRIVE) – 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. 0.875 ac. generally located at 8419 and 8423 Sky View Drive (Tax Map Parcels # 101-3 ((10)) 6A and 7A) in the Mount Vernon Supervisor District. The area is planned for residential use at 2-3 du/ac, with an option for residential use up to 8 du/ac. The Amendment will consider an additional option for residential use up to 13 du/ac. Recommendations relating to the transportation network may also be modified. PA 2017-IV-MV1 is concurrently under review with Rezoning application RZ/FDP 2017-MV-024. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Michael Lynskey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of Comprehensive Plan Amendment PA 2017-IV-MV1.

Commissioner Flanagan informed the Commissioners that the proposed amendment had been reviewed in conjunction with a pending rezoning application for the subject property. Mr. Lynskey concurred with that statement, stating that the application was under review by staff. When Commissioner Flanagan asked whether a date for the public hearing for that application had been scheduled, Mr. Lynskey indicated that the date had not been finalized.

Commissioner Flanagan explained that the proposed amendment had been scheduled for public hearing on December 7, 2017, but that hearing had been deferred at the request of the property owner to coordinate with the Skyview Homeowners Association (SHOA) to address concerns regarding the pending rezoning application. He added that coordination between the property and the SHOA was ongoing, stating that the intent of such efforts was to finalize the designs for a potential development on the site. Commissioner Flanagan said that he had been informed that the property owner and SHOA had formalized an agreement on those issues that would be subsequently incorporated into the pending rezoning. Mr. Lynskey concurred with that statement.

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

Lori Greenlief, 1750 Tysons Boulevard, Suite 1800, Tysons, representing McGuireWoods, LLP, said that she was speaking on behalf of the contract purchaser of the subject property. She then expressed support for the proposed amendment because it would facilitate the development of the site in a manner that integrated it into the surrounding Skyview community. Ms. Greenlief indicated that the applicant of the pending rezoning application for the site had coordinated with the Skyview HOA to address outstanding concerns and finalize supplemental provisions, such as additional parking and improved ingress/egress. She stated that redeveloping the subject property

would improve the character of the surrounding area. In addition, she said that the recommended density for the development was consistent with the surrounding Skyview community. Ms. Greenlief also noted that the proposed amendment had the support of the Southeast Fairfax Development Corporation and the Mount Vernon Council of Citizens Association.

Commissioner Hart pointed out that the depiction of a potential redevelopment on the site included streets that did not have names and suggested potential names for those streets.

Chairman Murphy called for speakers from the audience.

Craig Baur, 4714 Hanrahan Place, Alexandria, voiced support for the proposed amendment. He stated that he was the president of the Skyview HOA and indicated that the HOA supported developing the subject property. He described the existing condition of the site, stating that development would improve the property values of the surrounding area. In addition, Mr. Baur said that SHOA had been coordinating with the applicant of the pending rezoning application to address various issues and provisions to address those issues, such as parking and landscaping, had not been finalized.

There being no more speakers, Chairman Murphy called for closing remarks from Mr. Lynskey, who declined. There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Flanagan for action on this case.

*(Start Verbatim Transcript)*

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Commissioner Flanagan: Well, thank you, Mr. Chairman. First, I'd like to say that I concur with the staff analysis of this amendment – this Plan Amendment. And I support the staff-recommended changes to the current Plan option text. The option text will plan the subject parcel for a residential density of up to 13 dwelling units per acre if redevelopment is compatible with the neighboring development – neighborhood – neighboring development and satisfies the environmental objectives for the site. And that is what has been under negotiation for the past couple of months. Therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE STAFF RECOMMENDED – PRESENTED ON PAGES 9 AND 10 OF THE STAFF REPORT FOR PLAN AMENDMENT 2017-IV-MV1, DATED NOVEMBER 20, 2017.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt PA 2017-IV-MV1, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

*(End Verbatim Transcript)*

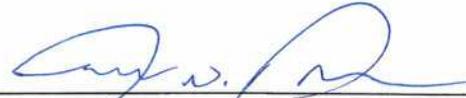
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The meeting was adjourned at 7:54 p.m.  
Peter F. Murphy, Chairman  
James R. Hart, Secretary

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: June 21, 2018



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John W. Cooper, Clerk to the  
Fairfax County Planning Commission