

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 24, 2019**

PRESENT: James R. Hart, Commissioner At-Large
James T. Migliaccio, Lee District
Timothy J. Sargeant, Commissioner At-Large
Ellen J. Hurley, Braddock District
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: Peter F. Murphy, Chairman, Springfield District

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The meeting was called to order at 7:34 p.m. by Vice Chairman James R. Hart, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

MINUTES APPROVAL – MARCH AND APRIL 2019

(Start Verbatim Transcript)

Commissioner Migliaccio: Thank you. I think the first order of business is approval of our minutes from March and April of 2019. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE THE MINUTES FOR MARCH AND APRIL OF 2019.

Vice Chairman Hart: Is there a second?

Commissioner Sargeant: Second.

Vice Chairman Hart: Seconded by Commissioner Sargeant. Any discussion of that motion? Seeing none we'll move to a vote. All those 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 Murphy was absent from the meeting.

(End Verbatim Transcript)

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Commissioner Migliaccio announced that the Planning Commission's Land Use Process Review Committee met on Wednesday, October 23, 2019, at 7:30 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to discuss the Zoning Ordinance Modernization project and proposed changes to districts.

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RZ 2019-BR-007 - VIRENDRA BERY AND AMIT BERY

(Decision Only) (Public Hearing on this application was held on October 16, 2019)

(Start Verbatim Transcript)

Commissioner Hurley: Thank you, Mr. Chairman. Mine is very short. On October 16th, 2019, the Planning Commission deferred for decision only the rezoning of application RZ 2019-BR-007, a small rezoning of trying to build five houses – a small infill. The applicant has requested to defer the decision to allow the applicant to improve the layout of the site and to prepare the revisions that were discussed at the public hearing. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY WITH THE RECORD TO REMAIN OPEN FOR WRITTEN AND ELECTRONIC COMMENTS FOR RZ 2019-BR-007, TO NOVEMBER 20TH, 2019.

Commissioner Migliaccio: Second.

Vice Chairman Hart: Seconded by Commissioner Migliaccio. Any discussion of that motion? Seeing none, we'll move to a vote. All those in favor – oh, Commissioner Hurley?

Commissioner Hurley: Go ahead.

Vice Chairman Hart: You have discussion?

Commissioner Hurley: No. I was – I was just moving on. I had something...

Vice Chairman Hart: Oh. Alright. Any further 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. Commissioner Hurley.

Commissioner Hurley: And further, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY RESCHEDULE THEIR HEARING ON THIS APPLICATION, TO A DATE CERTAIN OF JANUARY 28, 2020.

Commissioner Migliaccio: Second.

Vice Chairman Hart: Seconded by Commissioner Migliaccio. Any discussion of that motion? Seeing none, we'll move to a vote. All those in favor, please say aye.

Commissioners: Aye.

Vice Chairman Hart: Those opposed? That motion carries.

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

(End Verbatim Transcript)

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PCA 2002-LE-005 – ALWADI, LLC

(Decision Only) (Public Hearing on this application was held on October 17, 2019)

(Start Verbatim Transcript)

Commissioner Migliaccio: Thank you, Mr. Chairman. We held a public hearing regarding ALWADI, LLC on October 17th. And at the public hearing we had a few issues to clean up on the proffers and hopefully a few more that will be cleaned up as we progress on the GDP. Let me see which proffers – they were sent out to the full Commission on October 21st. Proffer 6, 8, 10, 12, and 21 were revised. And if any fellow Commissioners have any concerns or questions regarding the revisions, now is the time. If not, I will move into my motion. Mr. Chairman, I MOVE THAT THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2002-LE-005, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 21ST, 2019.

Vice Chairman Hart: Is there a second?

Commissioner Tanner: Second.

Vice Chairman Hart: Commissioner Tanner seconds it. Any discussion of that motion? Seeing none, we'll move to a vote. All those in favor please say, aye.

Commissioners: Aye.

Vice Chairman Hart: Those opposed? Commissioner Strandlie?

Commissioner Strandlie: I'm abstaining.

Vice Chairman Hart: That motion carries. Commissioner Strandlie abstains.

Commissioner Migliaccio: Mr. Chairman.

Vice Chairman Hart: Mr. Migliaccio.

Commissioner Migliaccio: I ALSO MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE NORTH, WEST, AND SOUTH PROPERTY LINE, IN FAVOR OF TRANSITIONAL SCREENING AS SHOWN ON THE GDP AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTH PROPERTY LINE.

Commissioner Tanner: Second.

Vice Chairman Hart: Seconded by Commissioner Tanner. Any discussion of that motion? Seeing none, we'll move to a vote. All in favor, please say aye.

Commissioners: Aye.

Vice Chairman Hart: Those opposed? Same abstentions? Commissioner Strandlie abstains. That motion carries.

Each motion carried by a vote of 10-0-1. Commissioner Murphy was absent from the meeting. Commissioner Strandlie abstained from the vote.

(End Verbatim Transcript)

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SE 2018-SU-027 – STONEBRIDGE INVESTMENTS, LLC

(Decision Only) (Public Hearing on this application was held on July 17, 2019; Decision Only from July 24, 2019; Decision Only from July 31, 2019; Decision Only from September 12, 2019; Decision Only from October 2, 2019)

(Start Verbatim Transcript)

Commissioner Tanner: Thank you, Mr. Chairman. My fellow Commissioners, I had a case scheduled tonight for decision only, but the applicant has requested for an indefinite deferral to revisit a couple of items associated with their application. Therefore, I MOVE TO INDEFINITELY DEFER SE 2018-SU-027 AT THE APPLICANT'S REQUEST. PLEASE KNOW THIS ACTION WILL RESULT IN THE BOARD OF SUPERVISORS PUBLIC HEARING ON OCTOBER 29TH TO BE DEFERRED, AS WELL.

Commissioner Niedzielski-Eichner: Second.

Vice Chairman Hart: Seconded by Commissioner Niedzielski-Eichner. Any discussion of that motion? Seeing none, we'll move to a vote. All those 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 Murphy was absent from the meeting.

(End Verbatim Transcript)

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RZ/FDP 2019-SP-006/SEA 97-S-001 - CHRISTOPHER LAND, LLC

Decision Only) (Public Hearing on these applications was held on October 16, 2019)

(Start Verbatim Transcript)

Commissioner Sargeant: Thank you, Mr. Chairman. This – we’re – we’re here for a decision only tonight on RZP 2019-SP-006 (sic), FDP 2019-SP-006, and SEA 97-S-01 (sic), Christopher Land, LLC. At the public hearing, we received a lot of questions and comments and prior to a motion, I’d like to have an opportunity to get those answers on the record. If the applicant would come – come forward? I’ll be asking the applicant and staff several questions that were raised during the public hearing and what has been done to address or respond to those inquiries. So, I’m gonna go back and forth between the applicant. I don’t think we need to reaffirm the record yet, do we? The affidavit?

Vice Chairman Hart: No, but if Mr. Regan, if you’re gonna say something, please come up and identify yourself please.

E. John Regan, Jr., Applicant’s Agent, Christopher Land, LLC: John Regan with Christopher Land, LLC.

Commissioner Sargeant: Great. Thank you. Let me start with the questions. This is the Tuttle Road application. There was a question regarding the planned 28-foot wide improvement of Tuttle Road and I wanted the applicant to confirm that the new road width would be 26 feet, with the additional two feet for curb and gutter. Is that correct?

Mr. Regan: That is correct. Yes.

Commissioner Sargeant: Alright. And a question for staff, Commissioner Carter, I believe, asked the – asked whether the wider road width would encourage higher speeds. And I’m wondering if someone from staff would be able to comment on that.

Gregory Fuller, Capital Projects and Operations Division, Fairfax County Department of Transportation: Good evening ladies and gentlemen of the Planning Commission, Greg Fuller, FCDOT. A wider road width would not cause higher speeds. But in terms of the viewshed of someone in a vehicle, a wider field of view may give the illusion that you may want to drive faster. But the posted speed limit on the road is 25. And, provided those operating cars on the road are abiding by the speed limit, the road width whether it’s proposed as the 26 feet as indicated or as it stands today should be.

Commissioner Sargeant: And that's a required standard for VDOT roads. Correct?

Mr. Fuller: Correct.

Commissioner Sargeant: Correct. Thank you. On that, a question for the applicant. And this gets to the – the improved road, but other improvements as well. In addition to widening the road, you'd also committed to improving line-of-sight and improving the two speed bumps on Tuttle Road. Could you comment on what those improvements will include? Describe those if you could? We walked the site today and we could see those were speed hiccups, not bumps.

Mr. Regan: The two speed humps or – I wouldn't even call them, hardly even speed humps or bumps. I think they have decayed through time. We're committed to during our sidewalk submission to VDOT, we will have VDOT look at both of those and probably reestablish both of those speed humps – speed tables on Tuttle Road. The – also the improvements that we're going to be doing is widening – is clearing the trees to install a sidewalk from Louis Edmond Drive all the way up to Rolling Road. Some of it is already in place. We will tie into the medical building that is located right on Rolling Road.

Commissioner Sargeant: You're also planning to reduce the two crests in the road – the elevation of the two crests in the road, which currently do impair motorist vision back and forth. Could you ask roughly how much that will be and...

Mr. Regan: In two areas, one up near Mr. McConnell's house, there's a crest that causes a little bit of a visual impairment. And then there's one about a third – two-thirds of the way down Tuttle Road going towards Louis Edmond, we'll probably cut – shave the road down probably anywhere between 6 and 12 inches depending on the base of that road. And that will give better sight distance, not really for our customers, but for the people driving on Tuttle Road.

Commissioner Sargeant: Okay. Not – not a question for either – either party here. But regarding the public testimony about a pedestrian fatality, on nearby Center Road and whether there was similarity. While we didn't receive a final police report, the information provided to Supervisor Herrity's office indicate that the accident involved a 92-year-old pedestrian some years ago who attempted to cross the road just over Hill Crest, but not at a crosswalk. It appears the accident took place at relatively low speed. Reportedly, the pedestrian suffered injuries and was hospitalized, but later suffered complications and passed away. Heading back to Tuttle Road, we've just referenced several improvements to road – to the road itself and to safety. There is also plans for a VDOT study, which we will get to, which also could lead to a cross walk and other safety improvements as well. I'd – but I'd like to get to, very quickly, questions about stormwater management and concerns about runoff and flow. The applicant has several components of their plan to improve onsite stormwater management and leading to off-site management. One of the residents testified at the hearing that – with concern about the stormwater management improvements that the applicant will be providing on-site and off-site. We walked through the neighborhood today and observed the stormwater runoff from the new community is not likely to head in the direction of the person's home. I wonder if you could elaborate there, providing comment.

David McElhaney, Applicant's Agent, Urban Engineering & Associates, Inc.: My name is Dave McElhaney, Principal with Urban Engineering. The proposed drainage system associated with our project will detain runoff that comes through our site and will slowly release into a new storm drainage system that we're proposing under Tuttle Road. That storm drainage system is – that exist today does not have nearly sufficient capacity. We will be addressing that with a proposed development. The runoff from there will proceed downstream. It will not enter into the Cardinal Hill Place subdivision. It will not enter into the existing pond that serves that subdivision. The runoff from our site will be discharged downstream of that community.

Commissioner Sargeant: I wanted to note also for the record regarding the sheeting of water over Garden Drive which had come during – during the process. Supervisor Herrity's office will be working with VDOT and our stormwater division staff to address any concerns and problems in the area, which are existing now and see what they can do for the future. Thank you. The applicant has committed to a VDOT traffic study, including the possibility of a new crosswalk and other possible safety improvements. Wonder if staff could comment on – comment on that and what that will include?

Mr. Fuller: Good evening again. Greg Fuller, FCDOT. Could the applicant elaborate a little bit on what they meant by that traffic study? There's a couple ways it could go based on this information. If there is, for example, a crosswalk study, those are performed at the time the measure's going to be implemented since it would be months or years in the future...

Commissioner Sargeant: I believe the – I believe the focus of the VDOT study will be a crosswalk of concern, as well as other possible safety improvements that goes with it. Interestingly, if – if a crosswalk is applied, that makes it possible for the school system, West Springfield High School, to get a crossing guard. They cannot get one now because they don't have the crosswalk. So, we hope VDOT will realize the importance of that. That's – that's it in a nutshell. But that will also include looking at other safety improvements. Correct?

Mr. Fuller: Yes. They would look very similarly as they would analyzing the sight distance and measured speeds on the road that has been conducted previously, which produce the traffic calming devices that are out there today. Obviously, we need to wait until the study is actually performed, but I feel optimistic that it would be favorable and would result in either improvements to existing devices and the new device that you're speaking of.

Commissioner Sargeant: Thank you. And just to reaffirm from the applicant, the commitment to develop the sidewalk the full length of the applicant property, up to and including Accotink Academy?

Mr. Regan: Yes. I can – can confirm that. Yes.

Commissioner Sargeant: Okay. That will also include handicap access?

Mr. Regan: On all – all – all – on – on all driveways, there will be handicap ramps. Yes.

Commissioner Sargeant: Okay. Thank you very much. Regarding the possible creation of an additional right turn lane from Tuttle Road onto Rolling Road, Super – Supervisor Herrity's office has already reached out to VDOT to work with them in creating a possible right turn lane from Tuttle onto Rolling Road. Currently, parking is available at that site and directly adjacent to that office building on the corner. If a no parking area is established, it may be even possible to create a right turn lane – an additional right turn lane, which would enable better flow for traffic during peak school hours. Also, Supervisor Herrity's office noted that since the applicant submitted this application, the signalization of Tuttle Road and Rolling Road has changed to improve traffic flow at peak school hours. So, I think we've addressed some – many of the questions and concerns we heard during this process. Not only during the Springfield District Land Use Committee hearing – meeting, but also during our own public hearing, and questions that have come in before and after. With that, I would like to go ahead and make my motion for this particular application.

Vice Chairman Hart: Any other questions or comments before we do the – before we do the – Commissioner Tanner.

Commissioner Tanner: Yes. Just – I was not at the public hearing so I will be abstaining from this vote.

Vice Chairman Hart: Commissioner Strandlie?

Commissioner Strandlie: I will be abstaining, as well.

Vice Chairman Hart: Okay. Anybody else. Alright.

Commissioner Sargeant: You mean I read all that and you're not gonna – just kidding, just kidding. With that Mr. Chairman, I would request once again that the applicant confirm for the record, the agreement to the proposed development conditions dated October 1st, 2019 and the final development conditions also dated October 1st, 2019.

Mr. Regan: I – I can confirm that. Yes. Yes, sir.

Commissioner Sargeant: Thank you. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2019-SP-006, SUBJECT TO THE PROFFERS DATED OCTOBER 10TH, 2019 AND A WAIVER OF PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO EXCEED THE MAXIMUM LENGTH OF 600 FEET FOR THE PRIVATE STREET IN THE PDH-3 DISTRICT.

Vice Chairman Hart: Is there a second?

Commissioner Ulfelder: Second.

Vice Chairman Hart: Seconded by Commissioner Ulfelder. Any discussion of that motion? Seeing none, we'll move to a vote. All in favor, please say aye.

Commissioners: Aye.

Vice Chairman Hart: Those opposed? Abstentions? That motion carries. Commissioner Strandlie, Commissioner Tanner obtained – abstained.

Commissioner Sargeant: Thank you, Mr. Chairman. I further MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 97-S-001, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 1ST, 2019, AND A WAIVER OF PARAGRAPH – OF SECTION 17 – PARAGRAPH 1 OF SECTION 17-201 OF THE ZONING ORDINANCE FOR INTERPARCEL PEDESTRIAN WALKWAYS BETWEEN THE PRIVATE SCHOOL OF SPECIAL EDUCATION AND THE RESIDENTIAL DEVELOPMENT, AND FURTHER, THE REAFFIRMATION OF A WAIVER OF SECTION 13-203 OF THE ZONING ORDINANCE FOR THE 10-FOOT PERIPHERAL PARKING LOT LANDSCAPING STRIP ALONG TUTTLE ROAD, A MODIFICATION OF SECTION 13-303 FOR THE TRANSITIONAL SCREENING REQUIREMENTS, AND A WAIVER OF SECTION 13-304 OF THE ZONING ORDINANCE FOR THE BARRIER REQUIREMENT FOR THE SCHOOL OF SPECIAL EDUCATION.

Commissioner Ulfelder: Second.

Vice Chairman Hart: Seconded by Commissioner Ulfelder. Any discussion of that motion? Can I just ask? Ms. Suder are we – is this all – this is exactly what it is, cause my thing is a little different. Is this – that's the right motion?

Wanda Suder, Zoning Evaluation Division, Department of Planning and Development: Yes sir, it is.

Vice Chairman Hart: Okay, any further discussion on that motion? Seeing none, we'll move to a vote. All those in favor, please say aye.

Commissioners: Aye.

Vice Chairman Hart: Those opposed? Same abstentions? That motion carries. Commissioners Strandlie and Tanner abstain.

Commissioner Sargeant: And one more, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2019-SP-006, SUBJECT TO THE FINAL DEVELOPMENT CONDITIONS DATED OCTOBER 1ST, 2019.

Commissioner Ulfelder: Second.

Vice Chairman Hart: Seconded by Commissioner Ulfelder. Any discussion of that motion? Seeing none, well move to a vote. All in favor, please say aye.

Commissioners: Aye.

Vice Chairman Hart: Those opposed? Same abstentions. That motion carries. Commissioners Strandlie and Tanner abstain.

Each motion carried by a vote of 9-0-2. Commissioner Murphy was absent from the meeting. Commissioners Tanner and Strandlie abstained from the vote.

(End Verbatim Transcript)

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Commissioner Migliaccio announced Commissioner James R. Hart was one of two recipients for the 2019 Environmental Excellence Award.

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ORDER OF THE AGENDA

Secretary Migliaccio established the following order of the agenda:

1. CSP 2014-SU-016 – NR PRESERVE PHASE I PROPERTY OWNER, LLC AND PRESERVE AT WESTFIELDS MASTER, ASSOCIATION INC.
2. FDPA 2006-SU-007-04/2232A-Y18-15-1 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
3. PCA 2008-LE-014 - PATRIOT RIDGE COMMONS, LLC, PATRIOT RIDGE I, LLC, PATRIOT RIDGE 7700, LLC, AND PATRIOT RIDGE II, LLC
4. 2232-V19-2 - DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (FIRE AND RESCUE DEPARTMENT URBAN SEARCH AND RESCUE TRAINING FACILITY)

The order was accepted without objection.

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CSP 2014-SU-016 – NR PRESERVE PHASE I PROPERTY OWNER, LLC AND PRESERVE AT WESTFIELDS MASTER, ASSOCIATION INC. – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2014-SU-016. Located on the W. side of Sully Rd. and Westfields Blvd. intersection and E. of Stonecroft Blvd. on approx. 50.59 ac. of land zoned PRM and WS. Tax Map 44-3 ((1))15A3, 15A4, 15D2 and 15D4 and 44-3 ((12)) A1. SULLY DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Tanner asked that Vice Chairman Hart 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 Hart closed the public hearing and recognized Commissioner Tanner for action on this case.

(Start Verbatim Transcript)

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Commissioner Tanner: Thank you, Mr. Chairman. This is actually a pretty straightforward case. The applicant seeks approval of a Comprehensive Sign Plan for the Preserve at Westfields mixed-use development. With that, I'll go into my motions. Mr. Chairman, I request the applicant confirm for the record their agreement to the proposed development conditions dated October 23rd, 2019.

Commissioner Sargeant: Second.

Vice Chairman Hart: Well, no, no, no. She has to...

Alexandra Miller, Applicant's Agent, Studio 39 Landscape Architecture: I confirm. We agree.

Commissioner Sargeant: I'm sorry. I'm done.

Vice Chairman Hart: Well you – actually, could you please identify yourself for the record and then you can confirm.

Ms. Miller: Sure. My name is Alexandra Miller. I'm with Studio 39, Landscape Architecture, acting as the agent for North Ravin and Elm Street development.

Commissioner Tanner: Thank you.

Vice Chairman Hart: And you agree with the development conditions?

Ms. Miller: Yes. I agree.

Vice Chairman Hart: Thank you.

Commissioner Tanner: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2014-SU-016, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 23RD, 2019.

Vice Chairman Hart: Now.

Commissioner Sargeant: Now?

Vice Chairman Hart: Yes.

Commissioner Sargeant: Second.

Vice Chairman Hart: Seconded by Commissioner Sargeant. Any discussion of that motion?
Seeing none, we'll move to a vote. All those 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 Murphy was absent from the meeting.

(End Verbatim Transcript)

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FDPA 2006-SU-007-04 - DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – Appl. to amend the final development plans for RZ 2006-SU-007 previously approved for public facility to permit site modifications and associated changes to development conditions. Located on the N.W. corner of Air and Space Museum Pkwy. and Wall Rd. on approx. 5.00 ac. of land zoned PRM and WS. Tax Map 24-4 ((7)) (8) A. SULLY DISTRICT. PUBLIC HEARING.

2232A-Y18-15-1 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES, SULLY COMMUNITY CENTER – 13800 Wall Road, Herndon, VA 20171. SULLY DISTRICT. PUBLIC HEARING.

Allision Terzigni, Applicant's Agent, Building Design and Construction Division, Capital Facilities, Department of Public Works and Environmental Services, reaffirmed the affidavit dated September 13, 2019.

There were no disclosures by Commission Members.

Commissioner Tanner asked that Vice Chairman Hart 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 Hart closed the public hearing and recognized Commissioner Tanner for action on these cases.

(Start Verbatim Transcript)

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Commissioner Tanner: Thank you, Mr. Chairman. If this case looks familiar, we have seen this one before and approved it overwhelmingly. There was some minor changes and we bring it back to the Planning Commission. So, I think I've talked to some of you beforehand, if there were any questions. But for the most part, I think that's a pretty straightforward and a wonderful case.

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

Looking forward to it in Sully. So here we have a 2232 in conjunction with the FDPA. So, it will be several motions.

Vice Chairman Hart: Okay wait. Hang on, hang on. Did I call the 2232? Or did I just call the FDPA?

Commissioner Migliaccio: FDPA, I think you...

Vice Chairman Hart: Well, without objection let me add in...

Commissioner Migliaccio: It's a "feature shown"...

Vice Chairman Hart: Well, is it – is it – is it on the front page? Is it that one?

Commissioner Niedzielski-Eichner: Yes.

Commissioner Hurley: [Inaudible].

William Mayland, Zoning Evaluation Division, Department of Planning and Development: The – the 2232 is just a feature shown.

Vice Chairman Hart: Oh, so it doesn't matter. We can just do it as a motion. Alright. Fine, fine, fine. Somebody said it was a 22 – well, it is a 2232, but...

Commissioner Tanner: In conjunction with – Yes.

Vice Chairman Hart: This is too complicated.

Commissioner Migliaccio: We're confusing you tonight...

Vice Chairman Hart: Alright. Just forget what I said. Go ahead.

Commissioner Tanner: Thank you, Mr. Chairman. I'll start with the 2232. First up, we have 2232A-Y18-15-1. I concur with staff's conclusion that the proposal by the Fairfax County Department of Public Works Environmental Services, to construct a 4,000 square-foot expansion and proposed health care program by Health Works, and the special supplemental nutrition program for women, infants, and children, WIC, to be located in the new Sully Community Center, satisfies – satisfies a criteria of location, character and extent pursuant to Section 15-2-2232 of the *Virginia Code* as amended. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION FIND THE SUBJECT APPLICATION 2232A-Y18-15-1, SHOULD BE CONSIDERED AS A "FEATURE SHOWN", SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Niedzielski-Eichner: Second.

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

Vice Chairman Hart: Seconded by Commissioner Niedzielski-Eichner. Is there any discussion of 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. Commissioner Tanner.

Commissioner Tanner: Thank you, Mr. Chairman. Next, we have the final – the FDPA. FDPA 2006-SU-007-04, DWPS (sic), Capital Facilities, Building Design Branch. Mr. Chairman, I request the applicant confirm for the record, their agreement to the proposed development conditions dated October 24th, 2019.

Allison Terzigni, Applicant's Agent, Building Design and Construction Division, Department of Public works and Environmental Services: Yes. As the applicant, I confirm the development conditions as of today, October 24th, 2019.

Vice Chairman Hart: You confirm your agreement to them?

Ms. Terzigni: Excuse me?

Vice Chairman Hart: You confirm your agreement to them?

Ms. Terzigni: I confirm my agreement. Yes. Thank you.

Vice Chairman Hart: Thank you.

Commissioner Tanner: And state your name for the record.

Ms. Terzigni: Thank you.

Commissioner Tanner: I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2006-SU-007-04, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 24TH, 2019.

Commissioner Niedzielski-Eichner: Second.

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

Commissioners: Aye.

Vice Chairman Hart: Those opposed? That motion carries.

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

(End Verbatim Transcript)

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PCA 2008-LE-014 - PATRIOT RIDGE COMMONS, LLC, PATRIOT RIDGE I, LLC, PATRIOT RIDGE 7700, LLC AND PATRIOT RIDGE II, LLC – Appl. to amend the proffers for RZ 2008-LE-014 previously approved for office and hotel development to permit modifications to proffers with an overall Floor Area Ratio (FAR) of 1.50. Located on the W. side of Backlick Rd. approx. ½ mile N. of the Henry G. Shirley Memorial Hwy. interchange on approx. 14.88 ac. of land zoned C-4. Comp. Plan Rec: Industrial. Tax Map 99-1 ((1)) 22A, 23B, 23C, 23D, 23E and 99-1 ((5)) 3 and 4. LEE DISTRICT. PUBLIC HEARING.

David Gill, Applicant's Agent, Wire Gill LLP, reaffirmed the affidavit dated October 9, 2019.

There were no disclosures by Commission members.

Commissioner Migliaccio asked that Vice Chairman Hart 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 Hart closed the public hearing and recognized Commissioner Migliaccio for action on this case.

(Start Verbatim Transcript)

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Commissioner Migliaccio: Thank you, Mr. Chairman. This is a fairly simple application. It is a single issue proffered condition amendment. It – all it does is align the new TDM proffers with best practices in the County. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2008-LE-014, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS DATED OCTOBER 10TH, 2019.

Commissioner Sargeant: Second.

Vice Chairman Hart: Seconded by Commissioner Sargeant. Any discussion of that motion? Seeing none, we'll move to a vote. All those 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 Murphy was absent from the meeting.

(End Verbatim Transcript)

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2232-V19-2 - DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (FIRE AND RESCUE DEPARTMENT URBAN SEARCH AND RESCUE TRAINING FACILITY) – Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING under provisions of Va. Code Secs. 15.2-2204 and 15.2-2232, as amended, on THURSDAY, OCTOBER 24, 2019, 7:30 P.M., in the Board Auditorium of the Fairfax County Government Center Building, 12000 Government Center Pkwy., Fairfax, Va., on Application 2232-V19-2 to consider the proposal by the Department of Public Works and Environmental Services, Capital Facilities, Building Design Branch, to permit a Fire and Rescue Department Urban Search and Rescue Training facility located at 9900 Furnace Road, Lorton, VA. Part of Tax Map: 113-1 ((1)). Mount Vernon District. Area IV. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Commissioner Clarke asked that Vice Chairman Hart 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 Hart closed the public hearing and recognized Commissioner Clarke for action on this case.

(Start Verbatim Transcript)

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Commissioner Clarke: Thank you, Mr. Chairman. So tonight this 2232, again is a great example of the County using its assets that's in its portfolio to repurpose this property. And I concur with the staff conclusion that the proposed Fire and Rescue Department's Urban Search and Rescue Training Facility located at 9900 Furnace Road, Lorton, satisfies the criteria of location, character, and extent, as specified in the *Virginia Code* Section 15.2-2232. And with – also, I must recognize the South County Federation. They sent a resolution in support of this as well, sir. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION FIND THAT THE SUBJECT APPLICATION 2232-V19-2, SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Cortina and Sargeant: Second.

Vice Chairman Hart: Seconded by Commissioner Sargeant and Commissioner Cortina. Any discussion of that motion? Seeing none, we'll move to a vote. All's 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 Murphy was absent from the meeting.

(End Verbatim Transcript)

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The meeting was adjourned at 8:13 p.m.

James R. Hart, Vice Chairman

James T. Migliaccio, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, VA 22035.

Minutes by: Samantha Lawrence

Approved on: March 4, 2020

Jacob Caporaletti

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

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 9 day of March 2020, by
Jacob Caporaletti.

Dorethy M. Stepien

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

