

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 26, 2020**

PRESENT: Peter F. Murphy, Chairman, Springfield District
John C. Ulfelder, Dranesville District
Timothy J. Sargeant, Commissioner At-Large
Julie M. Strandlie, Mason District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Lee District
Walter C. Clarke, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Evelyn S. Spain, Sully District
Candice Bennett, Commissioner At-Large
Andres Jimenez, Commissioner At-Large

ABSENT: None

//

The meeting was called to order at 7:32 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

Commissioner Sargeant announced that the Commission's Capital Improvement Program Committee would meet at 7:30 p.m. in the Board Conference Room of the Fairfax County Government Center on Thursday, February 27, 2020.

//

Commissioner Sargeant informed Commissioners that draft meeting minutes had been sent for the Planning Commission meetings for September, October, November, and December 2019. He instructed Commissioners to review each set and submit revisions to Jacob Caporaletti, Clerk to the Planning Commission. Commissioner Sargeant then announced his intent to move approval of these minutes at the Planning Commission meeting on Wednesday, March 4, 2020.

//

PCA 87-V-064-03/SEA 94-V-030 – MCDONALD'S USA, LLC

(Start Verbatim Transcript)

Commissioner Sargeant: Mr. Chairman, I MOVE TO DEFER PCA 87-V-064-03/SEA 94-V-030, MCDONALD'S USA, LLC, FOR A PUBLIC HEARING TO MARCH 4TH, 2020.

Commissioner Ulfelder: Second.

Chairman Murphy: Second Mr. Ulfelder. Is there a discussion of the motion? All those in favor of the motion to defer the application – public hearing to a date certain of March 4th.

Commissioner Sargeant: 2020.

Chairman Murphy: 2020, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. And that's being done – it's a Mount Vernon District Case. Mr. Clarke's not able to be here this moment, so Mr. Sargeant made the motion.

Commissioner Sargeant: Thank you Mr. Chairman

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

(End Verbatim Transcript)

//

Chairman Murphy said that he had a decision only scheduled for a number of concurrent cases located in the Springfield District; therefore, he relinquished the Chair to Vice Chairman Ulfelder.

//

RZ/FDP 2019-SP-014/PCA/CDPA/FDPA 2017-SP-017 – BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC

(Start Verbatim Transcript)

Commissioner Murphy: Thank you very much. We had the public hearing on this application last week for senior citizen housing on the – on Lee Highway in the Springfield District. I was about to make a – a motion to approve it, but we got word from the county attorney there was a legal problem, which since then has been worked out, and you got – you received new proffers this evening. And for them, as the Planning Commission, we have added proffer eight, which discusses the reason why this application was deferred and the remedy is in that – in that development – in that proffer. So, therefore Mr. Chairman I – this is a straightforward application to amend and already approved independent and assisted living facility and to add 16 – a 16-foot wide strip of land through the western boarder of the property. This was originally approved in January of 19 – January 18th.

Commissioner Sargeant: Mr. Chairman?

Commissioner Murphy: 1918.

Commissioner Sargeant: You need to reaffirm the affidavit.

Commissioner Murphy: 2018. Well, wait a minute. Yeah, okay...(inaudible)

Commissioner Sargeant: Go ahead.

Commissioner Murphy: 2018. There are no structures proposed in this addition – additional area and it will contain only the required transitional screening, plantings, and barrier requirements. There is no increase in unit count or FAR proposed with this application. There are no change in the building footprint or height. The previously adopted proffers from the original approved application in 2018 are being brought forward, such as a commitment to affordable units, significant frontage improvements on Lee highway, a contribution to the Fairfax Center Area Road Fund, contributions to the Park Authority, and a contribution for a signal preemptive device, which is needed throughout the county for our Fire Department. With the addition of this land area, the application continues to fit within the character of the neighborhood and continues to be in harmony with the recommendations of the Comprehensive Plan for the property. I want to make sure that everyone understands this application has received the approval from – recommendation from the staff, and also from the Springfield District Land Use Committee, and the Citizens who attended the rezoning application in January 2018, where most of them were present for the public – to the Land Use Committee meeting we had this time and they all moved to – to support the application. Therefore, will the applicant please come forward? Before I move on this application – these applications, I request that the applicant confirm for the record their agreement to the proposed final development plan – development conditions for FDP 2019-SP-014 and FDP 2017-SP-017 dated February 5th, 2020.

Lori Greenlief, Applicant's Agent, McGuireWoods: Yes, on behalf of Brightview, we agree with those conditions.

Commissioner Murphy: Thank you very much. Therefore Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE RZ 2019-SP-014 AND ITS ASSOCIATE CDP 2019-SP-014, SUBJECT TO PROFFERS DATED FEBRUARY 12TH, 2020.

Vice Chairman Ulfelder: I think it's – is it the 26th or the 12th?

Mary Ann Tsai, Zoning Evaluation Division, Department of Planning and Development: 26th.

Vice Chairman Ulfelder: It should be – it should be the proffers dated February 26th.

Commissioner Murphy: I'm sorry.

Commissioner Niedzielski-Eichner: Second.

Vice Chairman Ulfelder: Second. It's been seconded by Commissioner Niedzielski-Eichner.

Commissioner Murphy: Okay. Thank you very much.

Commissioner Sargeant: All in favor?

Commissioner Murphy: All in favor.

Vice Chairman Ulfelder: All in favor? Say aye.

Commissioners: Aye.

Vice Chairman Ulfelder: Okay. Next motion.

Commissioner Murphy: Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2017-SP-017 AND ITS ASSOCIATED CDPA 2017-SP-017, SUBJECT TO PROFFERS DATED DECEMBER 30, 2019.

Commissioner Niedzielski-Eichner: Second.

Commissioner Murphy: Where am I getting these dates?

Vice Chairman Ulfelder: No that's – it should be February 26th, I believe.

Commissioner Murphy: I've got – I'm sorry. I've got too many papers up here with motions on them. FEBRUARY 26TH, 2020.

Vice Chairman Ulfelder: Is there a second? Seconded by Niedzielski – Commissioner Niedzielski-Eichner.

Commissioner Sargeant: Discussion?

Vice Chairman Ulfelder: All in favor?

Commissioners: Aye.

Vice Chairman Ulfelder: All right, that motion Carries.

Commissioner Murphy: I MOVE THE PLANNING COMMISSION APPROVE FDPA 2017-SP-017, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 5TH, 2020.

Commissioner Niedzielski-Eichner: Second.

Vice Chairman Ulfelder: Again. Seconded by Mr. Niedzielski-Eichner. All – All in favor, say aye.

Commissioners: Aye.

Vice Chairman Ulfelder: Opposed? That motion carries.

Commissioner Murphy: I MOVE THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE MODIFICATIONS AND WAIVERS FOR RZ/FDP 2019-SP-014 AND PCA FDPA 2017-SP-017 LISTED IN THE HANDOUT DATED FEBRUARY 26, 2020 THAT WAS APPROVED – PROVIDED TO YOU TODAY, WHICH WILL BE MADE PART OF THE RECORD IN THIS CASE.

Commissioner Niedzielski-Eichner: Second.

Vice Chairman Ulfelder: Also Seconded by Mr. Niedzielski-Eichner. All in favor, say aye.

Commissioners: Aye.

Vice Chairman Ulfelder: Opposed? That motion carries.

Commissioner Murphy: And again, I want to thank Kelly Atkinson, who is with us this evening as the staff person. She does – did an outstanding professional job. Lori Greenlief and the people from the applicant, we appreciate your efforts and this is well, a great – a great asset to our community since it addresses some of the problems we are having with the escalation of a – of the highest demographic rising in Fairfax County, the senior citizens. And these kinds of facilities are needed and we appreciate what you’re doing. Thank you very much.

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

(End Verbatim Transcript)

//

Chairman Murphy resumed the Chair.

//

ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. PCA 2016-SU-015 – OLD LEE ROAD, LLC
2. AF 2019-DR-004 – MANE MANOR LLC AND NORMANDY FARM LLC,
3. SE 2019-DR-012/ PCA 89-D-007-02/ 2232-D18-32 – MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE; FAIRFAX COUNTY SCHOOL BOARD; MILESTONE TOWER LIMITED PARTNERSHIP IV AND SPRINT
4. 456A-M83-21-3 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES

This order was accepted without objection.

//

PCA 2016-SU-015 - OLD LEE ROAD, LLC, - PCA Appl. to amend the proffers for RZ 2016-SU-005 previously approved for new vehicle storage, vehicle major and light service establishment to permit new vehicle storage, vehicle major and vehicle light service establishment and modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.10. Located on the N. side of Old Lee Rd. approx. 500 ft. E. of its intersection with Stonecroft Blvd. on approx. 5.35 ac. of land zoned 1-5, AN and WS. Comp. Plan Rec: Industrial. Sully District. Tax Map 43-2 ((1)) 2 SULLY DISTRICT. PUBLIC HEARING.

David Gill, Applicant’s Agent, McGuireWoods, LLP, reaffirmed the affidavit dated January 22, 2020.

There were no disclosures by Commissioners.

Commissioner Spain asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, she 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 Spain for action on this case.

(Start Verbatim Transcript)

//

Commissioner Spain: Thank you, Chairman. I would like to state that I have reviewed the application and the staff and I have discussed all of the items that are involved here, and I think that the application is in harmony with the – with the Comprehensive Plan and that it’s applicable to the Zoning Ordinance. So, with that – again, I’d like to thank Ms. Williams and it was great to meet Mr. Gill. I look forward to with you in the – in the future. But I – I’m like to make a motion that we approve. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 2016-SU-015 TO THE BOARD OF SUPERVISORS SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 5TH OF 2020.

Commissioner Niedzielski-Eichner: Second

Chairman Murphy: Seconded 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 AF – PCA 2016-SU-015 Old Lee Road, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion Carries.

Commissioner Spain: And I ALSO MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REAFFIRMATION OF A MODIFICATION OF SECTION 13-305 OF THE ZONING ORDINANCE IN FAVOR OF THAT DOWN ON THE GDP.

Commissioner Niedzielski-Eichner: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion Carries.

Each motion carried by a vote of 12-0.

(End Verbatim Transcript)

//

AF 2019-DR-004 – MANE MANOR LLC AND NORMANDY FARM LLC, – Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit the creation of an agricultural and forestal district. Located generally surrounding 9640 Georgetown Pike, and at the terminus of Rossmore Ct., Great Falls, on 31.54 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Not available. Planning Commission Rec.: Not available. Please call the Zoning Evaluation Division at 703-324-1290 after February 26, 2020 to obtain the recommendations. Dranesville District. Tax Map 13-1 ((1)) 39B, 40, 50B, 50C; 13-1 ((6)) E; 8-3 ((1)) 41A and 41B. DRANESVILLE DISTRICT. PUBLIC HEARING.

Commissioner Ulfelder asked that Chairman Murphy ascertain whether there were any speakers for this application. An individual in the audience raised their hand to indicate that they intended to speak. Without objection, the public hearing proceeded.

Ellen Alster, Department of Planning and Development (DPD), Zoning Evaluation Division (ZED), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of application AF 2019-DR-004.

Kathryn Taylor, Walsh, Colucci, Lubeley & Walsh, PC, gave a presentation on the subject application.

There was a discussion between Ms. Alster, Ms. Taylor, and multiple Commissioners on the following issue:

- Clarification on the possibility of the site being used for commercial horse boarding.

The discussion resulted in no changes to the subject application.

Chairman Murphy called for speakers from the audience.

Douglas R. Forno, 1775 Wiehle Avenue, Suite 400, Reston, representing Odin, Feldman, & Pittleman, P.C., said that he represented multiple residents located near the subject property spoke in opposition of the subject application for the following reason:

- Concerns about the site being used for commercial horse stabling and not solely for personal use.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Ms. Taylor, who indicated that the applicant would comply with the applicable permits and limitations.

There was a final discussion between Ms. Taylor, Ellen Alster, and multiple Commissioners on the following issues:

- Clarification on the minimum requirements for personal use on the keeping of horses;
- Clarification that commercial use would require a special permit application to the Board of Zoning Appeals and no such application was currently pending for this site; and
- Clarification on tax abatement.

The discussion resulted in no changes to the subject application.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Ulfelder for action on this case.

(Start Verbatim Transcript)

//

Commissioner Ulfelder: Mr. Chairman, in light of the fact that some questions have come up, I'm going to defer this for a week so we can take a look at those. The – and get a little more clarification on the home occupation use versus board – other aspects of a boarding stable. The – I note that the, I think the Board hearing I have on my notes is not until March 24th. So, I'm gonna make a motion to defer tonight. So, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR AF 2019-DR-004 TO A DATE CERTAIN OF MARCH 4TH, 2020.

Commissioner Niedzielski-Eichner: Second.

Chairman Murphy: Seconded Mr. Niedzielski-Eichner. Is there a discussion of the motion? All those in favor of the motion to defer decision only on AF 2019-DR-004 to a date certain of March 4th with the record remaining open for comments, say aye. Written comments.

Commissioners: Aye.

Chairman Murphy: Thank you very much. Thank you.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

//

SE 2019-DR-012 – MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE; FAIRFAX COUNTY SCHOOL BOARD – Appl. under Sects. 3-302 and 3-304 of the Zoning Ordinance to permit a telecommunications facility. Located at 700 Bennet St., Herndon, 20170 on approx. 40.68 ac. of land zoned R-3. Tax Map 10-2 ((1)) 6A. (Concurrent with PCA 89-D-007-02 and 2232-D18-32). DRANESVILLE DISTRICT. PUBLIC HEARING.

PCA 89-D-007-02 – MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE; FAIRFAX COUNTY SCHOOL BOARD – Appl. to amend the proffers for RZ 89-D-007 previously approved for public uses to permit a telecommunications facility and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located on the N. side of Bennett St. and E. side of Dranesville Rd. on approx. 40.68 ac. of land zoned R-3. Comp. Plan Rec: Public Facilities, Governmental and Institutional. Tax Map 10-2 ((1)) 6A. (Concurrent with SE 2019-DR-012). DRANESVILLE DISTRICT. PUBLIC HEARING.

2232-D18-32– MILESTONE TOWER LIMITED PARTNERSHIP IV AND SPRINT - Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a telecommunications facility. Located at 700 Bennet St., Herndon, 20170 on approx. 40.68 ac. of land zoned R-3. Tax Map 10-2 ((1)) 6A. (Concurrent with SE 2019-DR-012). DRANESVILLE DISTRICT. PUBLIC HEARING.

Tracy Themack, Applicant's Agent, Donohue & Stearns, PLC, reaffirmed the affidavit dated January 29, 2020.

There were no disclosures by Commission members.

Jerrell Timberlake, Department of Planning and Development (DPD), Zoning Evaluation Division (ZED), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of applications PCA 89-D-007-02 and SE 2019-DR-012. In addition, he stated that staff recommended that the Planning Commission find that 2232-D18-32 satisfied the criteria of location, character, and extent, as specified in Section 15.2-2232 of the *Code of Virginia*, as amended, and was substantially in accord with the Comprehensive Plan.

There was a brief discussion between Mr. Timberlake and Commissioner Cortina on various issues, to which Mr. Timberlake deferred to the applicant.

Tracy Themack gave a presentation on the subject applications.

There was a discussion between Ms. Themack and multiple Commissioners on the following issues:

- Clarification on setbacks;
- Clarification on grounding electrical equipment and its associated security features;
- Clarification on safety features for the facility; and
- Clarification on the processes for Fairfax County School Board approval.

The discussion resulted in no changes to the subject applications.

Chairman Murphy called the listed speakers and recited the rules for public testimony.

Heather Metz, 12007 Heather Down Drive, Herndon, VA, spoke in opposition of the subject applications for the following reasons:

- Potential safety risk to the students;
- The lack of research on the safety of electromagnetic emissions from monopole facilities; and
- Support for the postponement of the vote until such research is completed.

There was a discussion between Ms. Metz and multiple on the following issues:

- The existing requirements for monopole facilities, as prescribed by the Federal Communications Commission;
- The criteria and timeframe the Commission utilized to evaluate monopole facilities;
- The County, state, and federal policies regarding the possible health impacts of monopole facilities; and
- The status of previous and ongoing research regarding the health impacts of monopole facilities.

Tara Xeller, 1136 Round Pebble Lane, Reston, VA, spoke in opposition of the subject applications echoing remarks from Ms. Metz, but also cited the following:

- Concerns regarding the visual impact of the facility;
- Concerns regarding the safety hazards of falling ice; and
- Concerns regarding the applicant's justification for the facility.

Jeffrey Albanus, 1464 Kingsvale Circle, Herndon, VA, spoke in opposition of the subject applications for the following reasons:

- Potential safety risks; and
- The facility's proximity to his residence.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Ms. Themack, who responded to the testimony from the speakers as follows:

- The applicant had coordinated with the Fairfax County School Board and principal of the existing school facility on the proposal;
- The applicant had notified residents 600 within required area, as required by law; and
- The proposed monopole facility was in compliance with federal standards.

There was a final discussion between Ms. Themack; Christopher K. Harold, Agent for the Applicant, Milestone Tower Limited Partnership IV d/b/a Milestone; and multiple Commissioners on the following issues:

- Clarification that the pincipal was responsible for notifying faculty and Parent Teacher Student Association (PTSA);
- Clarification on the distance of tower from spectator bleachers;
- Clarification on de-icing procedures; and
- Clarification on the criteria for reviewing the proposal by the Planning Commission.

The discussion resulted in no changes to the subject applications.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Ulfelder for action on these cases.

(Start Verbatim Transcript)

//

Commissioner Ulfelder: I too would like to thank the folks for coming out this evening, I know that this has been – been difficult for them, and I appreciate that. And I appreciate your input and

we're gonna take a look at that. This is scheduled for a Board hearing on March 10th so we don't have a lot of time, but I am going to defer it a week to March 4th so that we can probably – try to nail down a couple of things and get some answers to a couple of things that were raised this evening. So, with that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2019-DR-012 AND PCA 89-D-007-02 TO A DATE CERTAIN OF MARCH 4TH, 2020,

Commissioner Sargeant: With the record remaining open.

Commissioner Ulfelder: WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to defer decision only on these – on these applications to a date certain of March 4th with the record remaining open for written comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: I have one other motion, Mr. Chairman.

Chairman Murphy: Okay.

Commissioner Ulfelder: I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR APPLICATION 2232-D18-32 TO A DATE CERTAIN OF MARCH 4TH, 2020, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN OR ELECTRONIC COMMENTS.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to defer decision on the 2232 to a date certain of March 4th with the record remaining open for - for written comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Each motion carried by a vote of 12-0.

(End Verbatim Transcript)

//

456A-M83-21-3 - FAIRFAX COUNTY, DPWES, CAPITAL FACILITIES, – 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 WEDNESDAY, FEBRUARY 26th at 7:30 P.M., in the Board Auditorium of the Fairfax County Government Center Building, 12000 Government Center Pkwy., Fairfax, VA., on Application 456A-M83-21-3 to consider the proposal by the Fairfax County Department of Public Works and Environmental Services (DPWES) to reconstruct existing Operations Support Bureau building, located at 3911 Woodburn Road, Annandale, VA 22003. Tax Map Number: 59-3 ((1)) 11B. MASON DISTRICT. PUBLIC HEARING.

Evelyn Mitchell, Planning Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. She noted that staff recommended that the Planning Commission find that 456A-M83-21-3 satisfied the criteria of location, character, and extent, as specified in *Virginia Code* Section 15.2-2232, and was substantially in accord with provisions of the adopted Comprehensive Plan.

Scott Bishop, Building Design & Construction Division (BDCD), Department of Public Works and Environmental Services (DPWES), Capital Facilities, gave a presentation on the subject application.

There was a discussion between Mr. Bishop; Andrew Galusha, Landscaping Architect, Fairfax County Park Authority (FCPA); Chelsea Bishop, Civil Engineer, A. Morton Thomas & Associates, Inc.; Vrushalia Oak, BDCD, DPWES; and multiple Commissioners on the following issues:

- Clarification on how the nearby park facility would be impacted;
- Clarification on the status of the existing playground equipment on the site and its lifespan;
- Clarification on transitional screening provisions for the facility;
- Clarification on a planned irrigation project for the nearby athletic field;
- Clarification on the stormwater runoff from the site and the facility's stormwater management provisions;
- Clarification on the waivers that the applicant had applied for; and
- Clarification on the location of sidewalks on Woodburn Road.

The discussion resulted in no changes to the subject application.

Chairman Murphy called the first listed speaker.

John Davis, 9604 Baccarat Drive, Fairfax, representing the Braddock Road Youth Club (BRYC) spoke in support of the subject application, but noted that the BRYC wanted to work with the County to preserve the existing athletic field and further efforts to improve the operation of the field. (A copy of Mr. Davis' statement is in the date file.)

There was a discussion between Mr. Davis and multiple Commissioners regarding the BRYC's efforts at coordinating with the County to install an irrigation system for the neighboring athletic field. The discussion resulted in no changes to the subject application.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Strandlie for action on this case.

(Start Verbatim Transcript)

//

Commissioner Strandlie: Thank you, Mr. Chairman. I am gonna – gonna defer it for a week, just to iron out any questions or concerns on the transitional screening or any other issues. And if the applicant could circulate to us the – the very nice PowerPoint that you did showing how you addressed the community concerns. I think that would be really helpful, just for information purposes. So, therefore, Mr. Chairman I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION FOR 46- EXCUSE ME, 456A-MA, IM SORRY I CAN'T READ. 456A-M83-21-3 TO A DATE CERTAIN OF MARCH 4TH, 2020, WITH THE RECORD TO REMAINING OPEN FOR WRITTEN OR ELECTRONIC COMMENTS.

Commissioners Cortina and Sargeant: Second.

Chairman Murphy: Seconded Ms. Cortina and Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to defer the decision only on 456A-M83-21-3 to a date certain of March 4th, with the record remaining open for written comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

//

The meeting was adjourned at 9:36 p.m.
Peter F. Murphy, Chairman
Timothy J. Sargeant, Secretary

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

Minutes by: Keisha Strand

Approved on: May 20, 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 19 day of June 2020, by
Jacob Caporaletti.

Walter M. Sout
Signature of Notary

Notary registration number: 7114113
Commission expiration: January 31, 2024

