

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, APRIL 20, 2017**

PRESENT: Peter F. Murphy, Springfield District
Frank A. de la Fe, Hunter Mill District
James R. Hart, Commissioner At-Large
Timothy J. Sargeant, Commission At-Large
John C. Ulfelder, Dranesville District
Phillip A. Niedzielski-Eichner, Providence District
Karen A. Keys-Gamarra, Sully District
Janyce N. Hedetniemi, Commissioner At-Large

ABSENT: Ellen J. Hurley, Braddock District
James T. Migliaccio, Lee District
Julie M. Strandlie, Mason District
Earl L. Flanagan, Mount Vernon District

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The meeting was called to order at 8:19 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

On behalf of Commissioner Strandlie, Commissioner Keys-Gamarra MOVED THAT THE PLANNING COMMISSION DEFER THE JOINT PUBLIC HEARING FOR RZ/FDP 2016-MA-026 AND PCA/FDPA 2000-MA-055, STANLY MARTIN COMPANIES, LLC, TO A DATE CERTAIN OF APRIL 26, 2017.

Commissioner Ulfelder seconded the motion, which carried by a vote of 8-0. Commissioners Hurley, Flanagan, Migliaccio, and Strandlie were absent from the meeting.

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Commissioner Keys-Gamarra MOVED THAT THE PLANNING COMMISSION DEFER THE JOINT PUBLIC HEARING FOR PCA/FDPA 82-S-077-04 AND PCA/FDPA 94-Y-020, ARDEN COURTS OF CENTREVILLE, LLC, TO A DATE CERTAIN OF MAY 11, 2017

Commissioner Ulfelder seconded the motion, which carried by a vote of 8-0. Commissioners Hurley, Flanagan, Migliaccio, and Strandlie were absent from the meeting.

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On behalf of Commissioner Flanagan, Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR COMPREHENSIVE

PLAN AMENDMENT PA 2016-III-P1, WORKHOUSE ROAD AREA, TO A DATE TO BE DETERMINED.

Commissioner de la Fe seconded the motion, which carried by a vote of 8-0. Commissioners Hurley, Flanagan, Migliaccio, and Strandlie were absent from the meeting.

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ/FDP 2016-HM-004, LINDEN DEVELOPMENT PARTNERS, LLC, TO A DATE CERTAIN OF JUNE 29, 2017.

Commissioner Hart seconded the motion, which carried by a vote of 8-0. Commissioners Hurley, Flanagan, Migliaccio, and Strandlie were absent from the meeting.

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. SEA 87-P-041 – CHANTILLY AUTO CARE CENTER, LLC (Springfield District)

This order was accepted without objection.

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

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SEA 87-P-041 – CHANTILLY AUTO CARE CENTER, LLC –
Appl. under Sects. 4-604 and 7-607 of the Zoning Ordinance to amend SE 87-P-041 previously approved for a service station, car wash, quick-service food store and wavier of minimum lot size in a highway corridor overlay district to modify site and development conditions. Located at 13001 Lee Jackson Memorial Hwy., Chantilly, 22033 on approx. 39,865 sq. ft. of land zoned C-6, WS and HC. Tax Map 45-1 ((1)) 13. SPRINGFIELD DISTRICT.
PUBLIC HEARING.

Keith Martin, Applicant's Agent, Tramonte, Yeonas, Roberts & Martin, PLLC, reaffirmed the affidavit dated September 30, 2016.

There were no disclosures by Commission members.

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

(Start Verbatim Transcript)

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Vice Chairman de la Fe: Close the public hearing. Mr. Murphy.

Commissioner Murphy: Thank you, Mr. Chairman. Mr. Martin, would you come forward please? And I request that you confirm, for the record, your acceptance of the proposed development conditions published in the staff report dated April 5th, 2017.

Keith Martin, Applicant's Agent, Tramonte, Yeonas, Roberts & Martin, PLLC: I do.

Commissioner Murphy: Thank you very much. Mr. Chairman, this is a routine... basically, a routine application that has been vetted with the citizens association and with the Springfield District Land Use Committee and they recommended that the motion tonight would be to recommend to the Board of Supervisors to approve it. It's to convert some mobile – not mobile, but motor bays at a gas station into a quick-service food store and updates the proffer that were assigned to this application many years ago. So therefore, Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE SEA 87-P-041, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED APRIL 5TH, 2017.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Thank you very much.

Commissioner Murphy: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE A REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG LEE JACKSON MEMORIAL HIGHWAY AND MAJESTIC LANE.

Commissioners Hart and Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart and Commissioner Hedetniemi. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Murphy: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE THE REAFFIRMATION OF A WAIVER OF THE BARRIER REQUIREMENT ALONG LEE JACKSON MEMORIAL HIGHWAY AND MAJESTIC LANE.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? Motion carries.

Commissioner Murphy: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE A WAIVER OF THE SHARED-USE PATH AND MAJOR REGIONAL TRAIL ALONG LEE JACKSON MEMORIAL HIGHWAY.

Commissioners Hart and Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart and Commissioner Hedetniemi. Is there any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Anything else?

Commissioner Murphy: Thank you very much.

Each motion carried by a vote of 8-0. Commissioner Hurley, Flanagan, Migliaccio, and Strandlie was absent from the meeting.

(End Verbatim Transcript)

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

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CLOSING


April 20, 2017

The meeting was adjourned at 8:26 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: July 27, 2017



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