

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 13, 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
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Julie M. Strandlie, Mason District
Earl L. Flanagan, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Janyce N. Hedetniemi, Commissioner At-Large

ABSENT: Karen A. Keys-Gamarra, Sully District

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The meeting was called to order at 8:25 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 the Planning Commission, Chairman Murphy welcomed the staff and public back after the August recess.

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Chairman Murphy announced that County Executive Edward Long had informed the County that he would retire from his position on September 15, 2017. He then gave a brief history of Mr. Long's service to the County, stating that he began working for the County in August 1977 and was appointed County Executive in April 2012. He added that Mr. Long had received numerous awards for his service, including the 2012 Distinguished Local Government Leadership Award and the 2006 Heath Onthank Award. In addition, Chairman Murphy said that Mr. Long had received a Bachelor's Degree in Science from Emory College and a Master's Degree of Arts in Urban Studies from the University of Maryland. On behalf of the Planning Commission, he thanked Mr. Long for his years of service in his various jobs and acknowledged his contributions to the Commission. Chairman Murphy noted that there would be a reception for Mr. Long at the Fairfax County Government Center from 1:00 p.m. to 4:00 p.m. on September 15, 2017, adding that a ceremony would be conducted at 2:30 p.m.

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Commissioner Hurley announced that the Planning Commission's Policy and Procedures Committee had met earlier that evening to discuss potential changes in the schedule of Planning Commission and Committee meetings. She stated that the Planning Commission Policy and Procedure Committee had recommended that the Planning Commission vote on modifying the start time for meetings from 8:15 p.m. to 7:30 p.m., which would take effect in January 2018 to provide staff sufficient time to modify their documents. Commissioner Hurley said that she would offer a motion to the full Commission to implement the new policy at the Planning Commission meeting on September 14, 2017. Chairman Murphy added that while the Policy and Procedure Committee had voted to approve changes to the policy, such a revision also required approval by the Planning Commission members.

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Commissioner Migliaccio announced that the Planning Commission's Land Use Review Process Committee would meet on September 14, 2017 at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center to discuss the upcoming Zoning Ordinance Amendment regarding modifications to reflect ongoing modernization efforts.

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Chairman Murphy announced that Commissioner Keys-Gamarra had been elected to the Fairfax County School Board during the August recess. He indicated that Commissioner Keys-Gamarra would subsequently resign from the Commission prior to being sworn in. On behalf of the Commission, Chairman Murphy congratulated Commissioner Keys-Gamarra for her election and commended her for her service.

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Commissioner Hart announced that the minutes for the Planning Commission meetings from May, June, and July 2017 had been distributed to Commissioners. He requested that Commissioners submit revisions to John W. Cooper, Clerk to the Planning Commission, at their earliest convenience. He then announced his intent to move to approve those minutes at the Planning Commission meeting on September 28, 2017.

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Commissioner Niedzielski-Eichner commended the Planning Commission's staff for their work on the annual report of activities for Fiscal Year 2017, which had been distributed to Commission prior to the meeting. Chairman Murphy echoed those remarks and commended staff's efforts.

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Commissioner Niedzielski-Eichner announced that since the public hearing for SEA 99-P-046-02, Flint Hill School, the Commission had received numerous comments from the surrounding community that expressed concern regarding the traffic implications for the Germantown/Oakton Road location. He stated that the applicant had subsequently decided to conduct additional coordination with the surrounding community and would conduct a town hall meeting on

September 27, 2017 at 7:00 p.m. at a local high school. To provide additional time for the applicant to conduct the meeting and address the outstanding concerns, Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY FOR SEA 99-P-046-02, FLINT HILL SCHOOL, TO A DATE CERTAIN OF OCTOBER 12, 2017, WITH THE RECORD REMAINING OPEN FOR WRITTEN OR ELECTRONIC COMMENTS.

Commissioner Hart seconded the motion, which carried by a vote of 11-0. Commissioner Keys-Gamarra was absent from the meeting.

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FS-H17-18 – T-MOBILE, 12010 Sunrise Valley Drive, Reston

(Start Verbatim Transcript)

Commissioner de la Fe: Thank you, Mr. Chairman. Mr. Chairman, I have a “feature shown.” It is FS-H17-18. It’s from T-Mobile and it’s for the placement of antennas in an existing rooftop at 12010 Sunrise Valley Drive, Reston, Virginia, 20191. And I MOVE THAT THE COMMISSION FIND THAT THE PROPOSED TELECOMMUNICATIONS FACILITY IS CONSISTENT WITH THE COMPREHENSIVE PLAN PROVISIONS AND, THEREFORE, MOVE THAT the – WE APPROVE THE TELECOMMUNICATIONS FACILITY AT 12010 SUNRISE VALLEY DRIVE, UNDER THE PROVISIONS OF SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to concur with the “feature shown” determination in FS-H17-18, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

(End Verbatim Transcript)

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2232-V17-27 – T-MOBILE, 7764 Armistead Road, Lorton

(Start Verbatim Transcript)

Commissioner Flanagan: Thank you, Mr. Chairman. Yes, I have a “feature shown” listed on the agenda tonight, which is 2232-V17-27. It’s a - a rooftop installation on the office building in the Gunston Plaza Shopping Center. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING

COMMISSION CONCUR WITH STAFF’S DETERMINATION FOR APPLICATION 2232-V17-27 THAT THE PROPOSED TELECOMMUNICATIONS FACILITY BY T-MOBILE LOCATED AT 7764 ARMISTEAD ROAD IN LORTON IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN” OF THE PLAN, PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS AMENDED.

Commissioner Sargeant: Second.

Chairman Murphy: Is there a discussion of the motion? All those in favor of the motion to concur with the “feature shown” determination in 2232-V17-27, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

(End Verbatim Transcript)

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ORDER OF THE AGENDA

Secretary Hart established the following order of the agenda:

1. PA 2017-IV-S1 – COMPREHENSIVE PLAN AMENDMENT (DESIGNATION OF BEULAH COMMUNITY PLANNING SECTOR, LAND UNITS A, B AND C TO THE FRANCONIA-SPRINGFIELD TRANSIT STATION AREA)
2. SE 2017-BR-007 – FW VA-KINGS PARK SHOPPING CENTER, LLC
3. FDPA 2003-LE-025-10 – JOHN MCKEEL AND JENNIFER MCKEEL
4. SE 2017-HM-010 – POST TRAIL, LLC

This order was accepted without objection.

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PA 2017-IV-S1 – COMPREHENSIVE PLAN AMENDMENT (DESIGNATION OF BEULAH COMMUNITY PLANNING SECTOR, LAND UNITS A, B AND C TO THE FRANCONIA-SPRINGFIELD TRANSIT STATION AREA) – 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. 57.5 ac. generally located in the northwestern quadrant of the intersection of Franconia Springfield Parkway and Beulah Street, bounded by Walker Lane

to the north and railroad right-of-way to the west in the Lee Supervisor District. The area is planned for alternative uses and residential uses at a density of 1-2 dwelling units per acre. The Amendment will consider designating the area to the Franconia-Springfield TSA. The Amendment will not consider altering land use recommendations. LEE DISTRICT. PUBLIC HEARING.

Jonathan Buono, Planning 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 the recommended modifications articulated in PA 2017-IV-S1.

Commissioner Migliaccio said that the proposed amendment would not change the existing land use recommendations for the subject property and indicated that the purpose of the amendment was to incorporate the site into the Franconia-Springfield transit station area. Mr. Buono concurred with that statement.

Commissioner de la Fe pointed out that the date referenced on page 1 in the background section of the staff report indicating the Board of Supervisors had authorized the proposed amendment on September 4, 2017 was not accurate. Mr. Buono acknowledged the error, stating that the correct date was April 4, 2017.

Chairman Murphy called for speakers from the audience, but received no response; therefore, he noted a rebuttal statement was not necessary. 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 Migliaccio for action on this item.

(Start Verbatim Transcript)

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Commissioner Migliaccio: Thank you, Mr. Chairman. I thank the Planning Commissioners for indulging me on having this Plan Amendment read, even though it was very simple and all it is doing is moving three parcels from one sector to the TSA - the Franconia/Springfield TSA. And in the long run, this will allow, if there are any rezonings, to have a more robust conversation with the community and any potential developers. With that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF PLAN AMENDMENT 2017-IV-S1, PER THE DRAFT TEXT IN MAPS IN THE STAFF REPORT DATED AUGUST 30TH, 2017.

Commissioners Hart and Hedetniemi: Second.

Chairman Murphy: Seconded by Mr. Hart and Ms. Hedetniemi or Ms. Strandlie - Ms. Hedetniemi. 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-V-S1 [sic], say aye.

Commissioners: Aye.

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

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

(End Verbatim Transcript)

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SE 2017-BR-007 – FW VA-KINGS PARK SHOPPING CENTER, LLC – Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations to modify the existing non-conforming sign. Located at 8962 Burke Lake Rd., Springfield, 22151 on approx. 8.53 ac. of land zoned C-6 and HC. Tax Map 69-4 ((1)) 49. BRADDOCK DISTRICT. PUBLIC HEARING.

John Fitzpatrick, Applicant's Agent, FW VA-Kings Park Shopping Center, LLC, reaffirmed the affidavit dated June 22, 2017.

There were no disclosures by Commission members.

Sharon Williams, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of SE 2017-BR-007.

Commissioner Hurley noted the location of the proposed sign and its proximity to the existing residential development in the area. She then asked whether the brightness of the sign would be consistent with the appropriate County standards. Ms. Williams indicated that the sign would conform to the provisions prescribed by the Zoning Ordinance, adding that the lighting would project directly from the logos on the sign and would not be significantly brighter than the existing sign. She also said that the lighting would be consistent with the standards utilized by similar signage in other parts of the County.

When Commissioner Hurley asked whether the proposed sign would utilize flashing or changing lights, Ms. Williams stated that no such features would be utilized.

Mr. Fitzpatrick commended staff for their work on the subject applications and supported staff's recommendation for approval. He also concurred with Ms. Williams' remarks regarding the proposed sign's compliance with the appropriate County standards. In addition, he said that he concurred with the proposed development conditions dated August 29, 2017, as depicted in Appendix 1 of the staff report.

Chairman Murphy called for speakers from the audience, but received no response; therefore, he noted a rebuttal statement was not necessary. 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 Hurley for action on this case.

(Start Verbatim Transcript)

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Commissioner Hurley: Thank you, Mr. Chairman. I have one more question, if you'll come back to the podium one more time. Do you agree with the proposed development conditions dated August 29th, 2017?

John Fitzpatrick, Applicant's Agent, FW VA-Kings Park Shopping Center, LLC: We do.

Commissioner Hurley: Thank you. With that, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF SE 2017-BR-007, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED AUGUST 29TH, 2017.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2017-BR-007, say aye.

Commissioners: Aye.

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

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

(End Verbatim Transcript)

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FDPA 2003-LE-025-10 – JOHN MCKEEL AND JENNIFER MCKEEL – Appl. to amend FDP 2003-LE-025 to allow modifications of yard requirements for lot 49 and associated changes to development conditions. Located at 6329 Still Spring Pl., Alexandria, 22315 on approx. 4,695 sq. ft. of land zoned PDH-5. Tax Map 81-4 ((48)) 49. LEE DISTRICT. PUBLIC HEARING.

John McKeel, Applicant/Title Owner, reaffirmed the affidavit dated May 22, 2017.

There were no disclosures by Commission members.

Commissioner Migliaccio asked that Chairman Murphy 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, Chairman Murphy 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. Mr. McKeel, have you read and can you confirm, for the record, your agreement to the proposed development conditions, as listed in the staff report.

John McKeel, Applicant/Title Owner: Yes, I do.

Commissioner Migliaccio: Thank you very much. Mr. Chairman, we've seen this type of case on a number of occasions in the Kingstown North Hampton subdivision. I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2003-LE-025-10, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED AUGUST 30TH, 2017.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor of the motion to approve FDPA 2003-LE-025-10, say aye.

Commissioners: Aye.

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

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

(End Verbatim Transcript)

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SE 2017-HM-010 – POST TRAIL, LLC – Appl. under Sect. 5-404 of the Zoning Ordinance to permit a retail sales establishment with an outdoor display in an industrial district. Located at 11150 Sunset Hills Rd., Reston, 20190 on approx. 2.52 ac. of land zoned I-4. Tax Map 18-3 ((1)) 27. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mark Looney, Applicant's Agent, Cooley LLP, reaffirmed the affidavit dated May 16, 2017.

There were no disclosures by Commission members.

Harold Ellis, 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 approval of SE 2017-HM-010.

Mr. Looney noted that the applicant operated an existing retail establishment in the Reston Town Center and said that the subject application would permit a similar establishment on the subject property, which was zoned as an I-4 District. He also noted the site's proximity to the Washington and Old Dominion Trail and indicated that the service provided by the establishment would complement the use of that trail.

Chairman Murphy called for speakers from the audience, but received no response; therefore, he noted that a rebuttal statement was not necessary. 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 de la Fe for action on this case.

(Start Verbatim Transcript)

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Commissioner de la Fe: Thank you, Mr. Chairman. Mr. Hart told me that he put this last because of all those emails we received. And we have lots of email and we're - all of them were positive. They were all in favor of this. And this is putting a bicycle shop next to W&OD Trail and I think it's something that makes sense. And with that, Mr. Chairman, could I ask the applicant whether to confirm, for the record, your agreement with the proposed development conditions dated September 11th, 2017.

Mark Looney, Applicant's Agent, Cooley LLP: We are in agreement.

Commissioner de la Fe: Thank you very much. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2017-HM-010, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 11, 2017, AND ALSO APPROVE THE FOLLOWING WAIVERS:

- WAIVER OF PARAGRAPH 1A OF SECTION 9-524 OF THE ZONING ORDINANCE FOR A MAXIMUM REQUIREMENT OF GROSS FLOOR AREA, WHICH MAY BE DEVOTED TO RETAIL SALE, DISPLAY AREA, AND ACCESSORY OFFICE;
- WAIVER OF PARAGRAPH 8 OF SECTION 9-524 OF THE ZONING ORDINANCE FOR THE REQUIREMENT THAT ALL BUSINESS, SERVICE, STORAGE AND DISPLAY OF GOODS SHALL BE CONDUCTED WITHIN AN ENCLOSED BUILDING; AND

- A WAIVER OF SECTION 11-203 OF THE ZONING ORDINANCE FOR LOADING SPACES.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Hart [sic]. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2017-HM-010, as articulated by Mr. de la Fe, say aye.

Commissioners: Aye.

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

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

(End Verbatim Transcript)

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The meeting was adjourned at 8:59 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: November 9, 2017



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