

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 15, 2018**

PRESENT: Peter F. Murphy, Chairman, Springfield District
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
Earl L. Flanagan, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Donté Tanner, Sully District
Mary D. Cortina, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 7:33 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

SE 2017-SU-008 – VIGARIO MANAGEMENT CORP

(Decision Only) (Public Hearing on this application was held on February 8, 2018)

(Start Verbatim Transcript)

Commissioner Tanner: Thank you, Mr. Chairman. I have a decision only tonight for SE 2017-SU-008. Would a representative for the applicant please forward? I request that the applicant state for the record their acceptance of the Development Conditions dated March 1st, 2018.

Keith C. Martin, Applicant's Agent, Tramonte, Yeonas, Roberts & Martin PLLC: We agree.

Commissioner Tanner: Thank you.

Chairman Murphy: Could you identify yourself for the record please?

Mr. Martin: Keith Martin.

Chairman Murphy: Thank you very much.

Commissioner Tanner: Thank you. This case is pretty straightforward and as was demonstrated during the presentation and public hearing on February 8th, 2018. The only question at the time was regarding the entrance which required further discussion. Since then, all parties were able to

resolve the issue and we were able to move forward. Once again, thank Ms. Atkinson – Ms. Atkinson for all of your hard work on this case. And with that, Mr. Chairman, I have two motions. First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2017-SU-008, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 1ST, 2018.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. 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-SU-008, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motions carries.

Commissioner Tanner: Thank you, Mr. Chairman. Second motion, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVERS AND OR MODIFICATION SHOWN ON PAGE 1 OF THE STAFF REPORT.

Commissioner Sargeant: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Tanner: Thank you, Mr. Chairman.

Commissioner Strandlie: Mr. Chairman, I'm gonna abstain from this vote since I just walked in.

Chairman Murphy: Okay. Ms. Strandlie abstains from both votes.

The motion carried by a vote of 11-0-1. Commissioner Strandlie abstained from the vote.

(End Verbatim Transcript)

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Commission Sargeant announced there would be Capital Improvement Program Committee meeting on Wednesday, March 21, 2018 at 8:30 p.m., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035. He added that the meeting was open to the public.

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

(Decision Only) (Public Hearing on this application was held on March 1, 2018; Decision Only from March 8, 2018)

(Start Verbatim Transcript)

Commissioner Strandlie: Thank you, Mr. Chairman. My statement is now gone because I actually made it. Thank you. Let me begin with a deferral of the Vulcan case. As I announced yesterday on social media, I will move to defer the Vulcan Materials, LLC rezoning and special exception application to a date certain of April 19th, 2018, with the record remaining open for comment. The Board of Supervisors hearing date will be rescheduled to I believe May 1st, 2018. Deferring to April 19th will provide the Planning Commission with the opportunity to tour the Virginia Paving Asphalt Plant, which is a state of the art plant that's located very close by, off Van Dorn Street near the Metro and Cameron Station. Once we receive a confirmed date when the plant will resume operations, the tour date and time will be posted on the Planning Commission website since more than two Commissioners will be in attendance. We will also determine logistics regarding how interested persons may participate. Virginia Paving – Paving informed me that tour groups are limited to around twenty-five people for safety reasons, but we will work out the logistics in the meantime. And I wanna continue to thank the community for their input and with that, I will make a motion to DEFER THE DECISION ONLY FOR RZ 2017-MA-013 AND SE 2017-MA-009 TO A DATE CERTAIN OF APRIL 19TH, 2018 WITH THE RECORD OPEN REMAINING OPEN FOR WRITTEN TESTIMONY.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mrs. – Mr. Flanagan is there a discussion of that motion? All those in favor of the motion to continue the decision only deferral on RZ 2017-MA-013 and SE 2017-MA-009 to a date certain of April 19th with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Sargeant, do you have any more announcements? Oh, you...

Commissioner Strandlie: FURTHER THIS WILL RESULT IN THE BOARD OF SUPERVISORS HEARING, CURRENTLY SCHEDULED FOR THE MARCH 20TH BEING DEFERRED TO A LATER DATE, WITH A RECOMMENDATION THAT THE BOARD OF SUPERVISORS HEARING BE DEFERRED TO MAY 1ST.

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.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

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Commissioner Sargeant announced the Planning Commission's Schools Committee would meet on Wednesday, March 21, 2018 at 7:30 p.m., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035. He added that the meeting was open to the public.

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Commissioner Hart announced the Board of Supervisors would recognize former Commissioner Frank A. de la Fe for his public service on March 20, 2018 at 9:30 a.m., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda and called the only case scheduled for the public hearing:

1. FDPA 1996-MV-037-06 – SHON & CRYSTAL MOORE

This order was accepted without objection.

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FDPA 1996-MV-037-06 – SHON & CRYSTAL MOORE – FDPA Appl. to amend the final development plan for FDP 96-V-037 to modify site and development conditions for Lot 3, Land Bay A1 to permit construction of an addition 17.2 ft. from a rear lot line. Located on the S. side of Henry Knox Dr., W. of Graysons Mill Ln. on approx. 3,600 sq. ft. of land zoned PDH-5. Tax Map 107-2 ((4)) (A1) 3. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Shon Moore, Applicant, reaffirmed the affidavit dated January 8, 2018.

Harold Ellis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He stated that staff recommended approval of FDPA 1996-MV-037-06.

Since this was the final case for Commissioner Flanagan prior to his retiring from the Planning Commission, Mark Viani, Bean, Kinney & Korman, P.C., recognized him for his public service contribution.

There being no further speakers, comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Flanagan for actions on this application.

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(Start Verbatim Transcript)

Commissioner Flanagan: Thank you, Mr. Chairman. First I request that the applicant, Shon Moore, confirm for the record their agreement to the proposed Development Conditions dated March 15, 2018.

Shon R. Moore, Applicant: Yes sir, I do affirm.

Commissioner Flanagan: You – okay, thank you so much. You may be seated.

Mr. Moore: Thank you.

Commissioner Flanagan: With that, Mr. Chairman, I note that there was no opposition testimony.

Chairman Murphy: They wouldn't dare.

Commissioner Flanagan: But I wish to report for the record that the South County Federation does not oppose this application, based on the Lorton Station Homeowners approval of this application. Therefore, as my last motion as the Mount Vernon Planning Commissioner, I am prepared to agree with the staff's recommendation and I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 1996-MV-037-06, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 15, 2018.

Commissioners: Second.

Chairman Murphy: Seconded by Mr. Migliaccio and the entire Planning Commission. Is there a discussion of the motion? All those in favor of the motion to approve FDPA 1996-MV-037-06, say aye.

Commissioners: Aye.

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

The motion carried by a vote of 12-0.

(End Verbatim Transcript)


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The meeting was adjourned at 7:48 p.m.
Peter F. Murphy, Chairman Murphy
James T. Migliaccio, 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: Samantha Lawrence

Approved on: June 21, 2018



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