

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, SEPTEMBER 27, 2018**

**PRESENT:** Peter F. Murphy, Chairman, Springfield District  
James R. Hart, Commissioner At-Large  
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  
Phillip A. Niedzielski-Eichner, Providence District  
Donté Tanner, Sully District  
Mary D. Cortina, Commissioner At-Large

**ABSENT:** James T. Migliaccio, Lee District  
Walter C. Clarke, Mount Vernon District

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The meeting was called to order at 7:30 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 2014-SU-042 – MONTESSORI MANSION/NAIMA QADIR DAR**

*(Start Verbatim Transcript)*

Commissioner Tanner: Thank you, Mr. Chairman. Tonight, SE 2014-SU-042, Montessori Mansion, was scheduled for public hearing. Earlier today I was informed that the applicant has decided to indefinitely defer this application. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION INDEFINITELY DEFER THE PUBLIC HEARING AND DECISION FOR SE 2014-SU-042.

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Migliaccio and Clarke were absent from the meeting.

*(End Verbatim Transcript)*

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SE 2017-PR-011 - MARTIN-LEPPERT-SIPES POST 9274, VFW & A/K/A FALLS CHURCH  
VFW CLUB & FRAT. ORDER OF POLICE NOVA LODGE 35, INC

*(Start Verbatim Transcript)*

Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. Due to last-minute considerations, the applicant for SE 2017-PR-011 has asked for a deferral to October 11th. So, Mr. Chairman, due an outstanding issue which the applicant is addressing, I MOVE TO DEFER THE HEARING FOR SE 2017-PR-011 TO A DATE CERTAIN OF OCTOBER 11TH, 2018.

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.

The motion carried by a vote of 10-0. Commissioners Migliaccio and Clarke were absent from the meeting.

*(End Verbatim Transcript)*

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RZ 2018-MV-007 - LAFAYETTE BUILDING LLC

*(Start Verbatim Transcript)*

Commissioner Ulfelder: Thank – Thank you, Mr. Chairman. Commissioner Clarke was unable to attend the meeting this evening. And there was a rezoning application scheduled for hearing this evening from the Mount Vernon District and he asked me to make a motion to defer the public hearing. So, with that, I MOVE THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ 2018-MV-007, TO A DATE CERTAIN OF OCTOBER 11TH, 2018.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Migliaccio and Clarke were absent from the meeting.

*(End Verbatim Transcript)*

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SEA 2006-LE-030 – PMIG 1009, LLC

*(Start Verbatim Transcript)*

Commissioner Hart: Thank you, Mr. Chairman. I'm pinch-hitting for Commissioner Migliaccio. We had a public hearing scheduled for tonight in the Lee District, SEA 2006-LE-030, PMIG 1009, LLC. I MOVE THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SEA 2006-LE-030 TO A DATE CERTAIN OF OCTOBER 25, 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 defer SEA 2006-LE-030 to a date certain of October 25<sup>th</sup>, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Migliaccio and Clarke were absent from the meeting.

*(End Verbatim Transcript)*

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Commissioner Hart announced there would be three Zoning Modernizations meetings. The first on Tuesday, October 9, 2018 at 7:00 p.m., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035. The second on Wednesday, October 10, 2018 at 7:00 p.m. at the McNair Elementary School Cafeteria, 2499 Thomas Jefferson Drive, Herndon, Virginia 20171 and the third on Thursday, October 11, 2018 at 7:00 p.m. at the Lee High School Cafeteria, 6450 Franconia Road, Springfield, Virginia 22150. Topics of discussion are the Zoning Ordinance Structure and Industrial Uses. All meetings are open to the public.

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RZ/FDP 2016-HM-024 – JBG/1831 WIEHLE, LLC & EYA DEVELOPMENT, LLC  
(Decision Only) (The public hearing on these applications was held on September 13, 2018.)

*(Start Verbatim Transcript)*



Commissioner Carter: Okay. Keep the....

Chairman Murphy: Mic.

Commissioner Carter: I'll keep this momentum going here. Applicant asked for a deferral. I MOVE THE PLANNING COMMISSION DEFER THE DECISION ONLY, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS, FOR RZ/FDP 2016-HM-024 AND PARKING REDUCTION NUMBER 3729-PKS-007-03, TO A DATE CERTAIN OF OCTOBER 11<sup>TH</sup>.

Commissioner Niedzielski-Eichner: Second.

Chairman Murphy: Seconded by Mr. Niedzielski-Eichner. Is there a discussion of the motion? All those in favor of the motion to continue the deferral of this application to a date certain of October – what did you say 11<sup>th</sup>?

Commissioner Carter: 11<sup>th</sup>.

Chairman Murphy: Okay. With the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Migliaccio and Clarke were absent from the meeting.

*(End Verbatim Transcript)*

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RZ/FDP 2018-SU-008/PCA 2009-SU-020-03 – K. HOVNANIAN HOMES AT PENDER OAKS, LLC (Decision Only)  
(The public hearing on these applications was held on September 20, 2018.)

*(Start Verbatim Transcript)*

Commissioner Tanner: Thank you, Mr. Chairman. Tonight, we have a decision only for RZ/FDP 2018-SU-008 and PCA 2009-SU-020-03. On September 20<sup>th</sup>, 2018, the Planning Commission held a public hearing for the aforementioned applications. During the public hearing, there were several items brought up that needed to be addressed prior to moving forward. I want to thank the staff and applicant for working diligently to clean up the proffer language and find answers for some of the questions presented during the public hearing. Earlier this week, the staff circulated changes to the proffers for the Commissions review and I believe we have addressed each of the concerns. This includes changes to Proffers 7, 10, and 22. After staff advised against – after review, staff advised against changing the language in Proffer 21, as the applicant is already proffering to the ADU Ordinance, which includes language to disperse units throughout.

Staff also advised the applicant not to amend language in Proffer 40, as it is standard proffer language and any change that is proposed on-site that is not in substantial conformance of the Plan will require a PCA, which will also require the applicant to notify the current residents. Any other zoning action that may take place on the site will also require notification to the owners. After discussion with staff, I agree with their recommendations for Proffer 21 and Proffer 40. During the public hearing, there were several concerns raised regarding the buffer, traffic, and the existing building, which includes a daycare. I believe that the staff and applicant were both able to adequately explain the applicant's approach to both traffic and buffer. Regarding the daycare, as a father, I understand the concern. However, this is a private contractual matter and outside the purview of this Commission. Today, several citizens from Fair Oaks Estates met with myself and Supervisor Kathy Smith to express concerns. Many of the issues I have already addressed this evening. One of the comments made during this meeting was regarding the applicant's commitment regarding additional tree planting. Today, the applicant reaffirmed their commitment to planting additional trees. There was also concern that the waivers included language to approve an increase in density. I assured them that the proposed density was not granted by waiver, but in compliance with current density requirements. I appreciate their input and taking the opportunity and time to speak with us. Overall, I believe this is a good application and I will make a motion to recommend approval. I commend staff, especially Sharon Williams, for all of their hard work. I also appreciate the level of outreach the applicant has engaged in during this process. There are several concerns that the surrounding community brought up and I encourage you to continue the open dialogue open as you move forward in the process. With that, Mr. Chairman, would the applicant please come forward?

Lynne J. Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC: Thank you, Mr. Chairman and members of the Planning Commission. My name is Lynne Strobel with the law firm of Walsh Colucci and I am here tonight on behalf of Andrew Painter, who presented this case to you last week.

Commissioner Tanner: Thank you. Can you please confirm that you are committed to planting additional trees as well as maintaining open dialogue to surrounding communities?

Ms. Strobel: Yes. I've discussed that with Mr. Painter and he asked me to convey that there're commitments to both of those things.

Commissioner Tanner: Thank you. I request that the applicant confirm for the record their agreement to the Final Development Plan conditions dated September 6<sup>th</sup>, 2018.

Ms. Strobel: Yes. The applicant agrees with those conditions.

Commissioner Tanner: Thank you.

Ms. Strobel: Thank you.

Commissioner Tanner: With that Mr. Chairman, I have four motions. First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2009-SU-020-03.

Commissioner Hart: Second.



Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 2009-SU-020...020-03 [sic], say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Tanner: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2018-SU-008, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 24<sup>TH</sup>, 2018.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2018-SU-008, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Tanner: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2018-SU-008, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 6<sup>TH</sup>, 2018 AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF CONCURRENT RZ APPLICATION.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor of the motion to approve FDP 2018-SU-008, subject to the Board's approval of the FDP (sic), say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Tanner: And finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF THE WAIVERS AND MODIFICATIONS CONTAINED IN THE HANDOUT DISTRIBUTED TO YOU ON SEPTEMBER 20<sup>TH</sup>, 2018, WHICH WILL BE MADE PART OF THE RECORD.

Commissioner Hart: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Each motion carried by a vote of 10-0. Commissioners Migliaccio and Clarke were absent from the meeting.

*(End Verbatim Transcript)*

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SE 2017-DR-027 – PETER J. FITZGERALD JR.

(Decision Only) (The public hearing on this application was held on September 13, 2018.)

*(Start Verbatim Transcript)*

Commissioner Ulfelder: We have a decision only on this case. The special exception for a cluster subdivision. I just have one or two questions with staff that are here. I believe you may have an overhead slide of some of the details of the Trails Plan that was distributed to the Planning Commissioners and put in the record earlier this week. And perhaps with a little more – with a little bit more expanded view. Do you have that slide?

Bob Katai, Zoning Evaluation Division, Department of Planning and Zoning: Yes, I do. Okay, so on the screen is the portion of the Trails Plan that you were given with the September 17th memo. And, because questions came up of what goes beyond what was shown on the – that portion of the Plan, what I did is I took a more expanded view of how this connects to McLean. About in this upper center portion of the map, you'll see the site identified by a star and then if you head eastward on Georgewood – Georgetown Pike, you come to 405 and then right after 405 you get to Balls Hill Road and then you would take Balls – future pedestrians would take Balls Hill Road down and then Church Hill and then into McLean. So, this trail is part of a network that will eventually supply an option for pedestrians and bicyclists to get into McLean from the site.

Commissioner Ulfelder: Okay. I – I understand that also the question came up as to whether the County would continue to handle the maintenance of the proposed trail. Right now, it calls for a six-foot wide minor asphalt trail, but if there were sections where we had to narrow the trail somewhat, maybe to four feet or five feet, in order to get between some trees, so we wouldn't have to – to reduce the impact on trees on the site, the County would consider that at the time of site plan and would continue to maintain the trail even if some – a few sections of it weren't the full six-foot width. Is that correct?

Mr. Katai: That's correct.

Commissioner Ulfelder: Okay. So, that's another – another step that the County can take to protect trees on the site. Well, with that, I'm going to proceed in connection with this Special Exception. It's a 5-lot cluster subdivision on a property located at 7327 Georgetown Pike in



McLean. The application is supported by the McLean Citizens Association and most of the neighbors with certain concerns and caveats. The concerns and caveats arise in part because the property is located on Georgetown Pike, which is the first roadway in Virginia designated as a Scenic Byway by the General Assembly and subsequently listed on the National Register of Historic Sites, as well as directly across from the 384-acre Scott's Run Nature Preserve. Based on the July 12th, 2018 staff report and subsequent revisions to the SE Plat and the Proposed Development Conditions, it is clear that the proposed cluster subdivision meets the applicable Zoning Ordinance requirements, as well as being in accordance with the Comprehensive Plan. It is also far superior to a possible by-right five-lot subdivision that would have added additional driveways on Georgetown Pike and result in the loss of many mature trees. The reality is, however, that this application has been through a number of significant revisions since it was originally accepted, including revisions resulting from meetings with neighbors and representatives of the Saigon Citizens Association. Their input proved to be invaluable and has, in my opinion, resulted in a significantly better proposal with increased protection for many of the mature trees on the property and the vistas from Georgetown Pike. One issue, however, arose at the Commission's public hearing on September 13th and has been the primary focus of the various written comments we've received since the close of the public hearing. The SE Plat includes two sections of minor paved trails, one along the full length of the Georgetown Pike frontage of the property and one along a portion of the Saigon Road frontage. Questions have been raised about the proposed trail sections and their potential impacts on trees and the neighborhood, which is currently experiencing a serious traffic and parking problem due to the popularity of the Scott's Run Nature Preserve on weekends and holidays. I believe, however, that it is appropriate to construct the proposed trails in conjunction with the development of the proposed cluster subdivision for the following reasons. The County's Trails Plan, which is found in the Transportation Section of the Comprehensive Plan's Policy Plan, shows the trails along both Georgetown Pike and Saigon Road. They are part of a Countywide network of walking and biking trails aimed at providing County residents with alternatives to using cars to make short distance trips for commuting, as well to – as well as just to get outside for pleasure and exercise. The development of the current Trails Plan involves significant public outreach and involvement, as is required with any Comprehensive Plan additions or amendments. At the present time, the County is slowly adding sections to the trail system as they become available in connection with development. Past experience with escrowing funds for future trail construction proved to be difficult and unwieldy. In this case, there is an existing section of trail that was built further up the hill from the Fitzgerald property on Georgetown Pike before it reaches the I-495 ramp and bridge, which currently is not safe for pedestrians or bicyclists. The Virginia Department of Transportation, however, began an environmental study in April of this year for the possible extension of the I-495 Express Lanes from the Dulles Toll Road Interchange to the American Legion Bridge and the Maryland line. Maryland has begun a similar study of the American Legion Bridge, I-495, and the I-270 spur to consider changes in Maryland to address current traffic congestion problems on its section of I-495. VDOT's study includes the four existing structures along the Virginia section of I-495, including the Georgetown Pike bridge, which is likely to result in a new bridge with safe access for pedestrians and bicyclists. The question is no longer "if", but "how soon". While some might view it as a "trail to nowhere", in fact it will in the future connect the residents on the west side of I-495 in this area to the growing network of trails on the east side of I-495. These connections will be a boon to residents who want to walk or bike to the McLean Community Center, the Dolly Madison Branch Library, or just to travel further along Georgetown Pike toward Cooper Middle



School, Langley High School, and the Langley Fork area. It will also provide a connection for residents on the east side of I-495, who want to visit Scott's Run Nature Preserve on foot or by bike. There is apparently some misconception as to how the proposed trails, particularly along the Georgetown Pike frontage, will be located and constructed. There are no plans to clear cut a 60-foot-wide swath of trees along the Pike to install the trail. As noted on the SE Plat, the trail will be field located in order to minimize impact on any trees that would be in the way if you just built a straight line trail from point A to point B. Using this approach, the field locating approach, the County and the developer can identify mature trees that would otherwise be impacted and locate the trail to avoid them. And, as was pointed out this evening, we can even squeeze the trail in a few places if need be to further reduce the impact on trees. This approach has been used successfully in other parts of the County where it was important to minimize the impact of new trails on existing trees. Some residents also expressed concern that the new trails would act like an invitation for visitors to the Scott's Run Nature Preserve to park along the Pike and Saigon Road when the two Scott's Run parking lots are full, which often happens on weekends. At present, it is legal for drivers to park along the Pike, so long as their vehicle is not on the road surface and doesn't in any way impede the traffic on the Pike. New "no parking" signs have recently been installed along the lower end of Saigon Road in the area where that trail section would be located. In my view, drivers who want to visit the Nature Preserve are going to find places to park along the Pike or other public locations where it is legal, regardless of whether there is a public trail on the south side of the Pike or not. In addition, the trail itself is considered a public right-of-way and any vehicle that is parked on the trail or partially blocks the trail is subject to being ticketed the same as if they were parked on or blocking the Pike. In my view, however, it might be appropriate to take steps now, prior to the development of the Fitzgerald property and the installation of the trail, to install "no parking" signs along this section of George - Georgetown Pike as part of efforts to begin to control - to begin to control the weekend parking problem at this location. There may be some ripple effects if you...depending on where put up no parking signs and people will then have to find somewhere else to park. And finally, there is no indication that the installation of the proposed trail sections will contribute to the stormwater problems at the intersection of Georgetown Pike and Saigon Road. The stormwater facilities planned to handle the run-off from the future development will actually slow the release of the stormwater coming from the property and thereby actually reduce its impact on the adjacent culvert at the intersection of Georgetown Pike and Saigon Road. As a result of meeting with neighbors and the Saigon Citizens Association in connection with this application, VDOT engineers have visited the area and are developing plans for increasing the capacity of the culvert at the intersection to help handle all the stormwater that flows to the intersection, much of it from the other side of Georgetown Pike. With that, I would ask that the applicant's agent step forward please. And - yeah okay. I haven't made the motion yet so that - would you confirm for the record your agreement with the proposed Development Conditions now dated September 7th, 2018?

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

Commissioner Ulfelder: Okay. Thank you.

Chairman Murphy: Please identify yourself for the record.

Mr. Martin: I'm sorry. For the record, I'm Keith Martin.

Chairman Murphy: Thank you very much.

Commissioner Ulfelder: Okay. With that Mr. Chairman, I'm going to, for the reasons I've just outlined – I'm going to MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE 2017-DR-027, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 7TH, 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-DR-027, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: I have a couple of other motions. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF MINIMUM DISTRICT SIZE TO 5.39 ACRES.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO BOARD OF SUPERVISORS APPROVAL OF MODIFICATION OF SECTION 17-201 OF THE ZONING ORDINANCE, TO PERMIT A MINOR PAVED TRAIL ALONG SAIGON ROAD AS SHOWN ON THE SPECIAL EXCEPTION PLAT IN PLACE OF ANY TRAILS SHOWN FOR THE SUBJECT PROPERTY ON THE COMPREHENSIVE PLAN.

Commissioner Sargeant: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: Thank you, Mr. Chairman.



Chairman Murphy: Thank you very much. Ms. Strandlie.

Commissioner Strandlie: Mr. Chairman, I didn't speak up soon enough on the previous case. I should have abstained because I was not here for the hearing last week.

Chairman Murphy: Okay. Ms. Strandlie abstains not present for the public hearing. Thank you very much.

Each motion carried by a vote of 9-0-1. Commissioners Migliaccio and Clarke were absent from the meeting. Commissioner Strandlie abstained not present for the public hearing.

*(End Verbatim Transcript)*

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#### ORDER OF THE AGENDA

Commissioner Hart established the following order of the agenda:

1. AR 84-D-004-04 – CHARLES NICHOLS AND LAURA NICHOLS
2. AR 93-S-003-03 – THE FARM AT CLIFTON STATION LLC
3. SE 2018-MA-003/PCA 86-L-056-05 – NORTHPOINT REALTY PARTNERS, LLC
4. PA 2017-CW-6CP – NON-OFFICE BUILDING REPURPOSING

The order was accepted without objection.

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AR 84-D-004-04 - CHARLES NICHOLS AND LAURA NICHOLS, A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of AF 84-D-004 previously approved agricultural and forestal district. Located at 438 River Bend Rd., Great Falls, 22066 on approx. 33.87 ac. of land zoned R E. Please call the Zoning Evaluation Division at 703-324-1290 after September 27, 2018 to obtain the A&F District Advisory Committee and Planning Commission recommendations. Tax Map 8-3 ((9)) 13Z; 8-4 ((1)) 33Z and 34Z; 8-4 ((9)) 10Z and 14Z. DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Ulfelder asked that Chairman Murphy ascertain whether there were any speakers for this amendment. 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 Ulfelder for action on this application.

*(Start Verbatim Transcript)*

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Commissioner Ulfelder: Thank you, Mr. Chairman. I have a brief statement. It's briefer than the other one. We have the opportunity this evening to recommend approval of the fourth extension of the Hidden Springs Farm A&F District. This 34-acre property is a real treasure for Great Falls in Fairfax County. The Nichols work hard to maintain this wonderful farm with sheep, goats, chickens, and active bee hives as well as stands of timbers. The original portion of their residence was built in 1780 and Hidden Springs Farm is listed on the County's inventory of historic sites. The Soil and Water Conservation Plan, as well as the Forest Manager Plan have both been updated in conjunction with this application. Mostly, however, I would like to thank Charlie and Laura Nichols, who are here this evening, for their ongoing effort to not only protect and preserve the farm, but to enhance and improve it over the years as well as just being damn fine neighbors and members of the Great Falls community. So. And therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AR 84-D-004-04 AND AMEND APPENDIX F OF THE COUNTY CODE, TO RENEW HIDDEN SPRINGS FARM LOCAL AGRICULTURAL AND FORESTAL DISTRICT FOR AN ADDITIONAL EIGHT-YEAR TERM, SUBJECT TO ORDINANCE PROVISIONS DATED OCTOBER 16<sup>TH</sup>, 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 AR 84-D-004-04, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Migliaccio and Clarke were absent from the public hearing.

*(End Verbatim Transcript)*

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The public hearing was in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman Hart.

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AR 93-S-003-03 – THE FARM AT CLIFTON STATION LLC – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of AF 93-S-003 previously approved agricultural and forestal district. Located at 13442 Compton Rd., Clifton, 20124 on approx. 28 ac. of land zoned R C and WS. Please call the Zoning Evaluation Division at 703-324-1290 after September 27, 2018 to obtain the A&F District Advisory Committee and Planning Commission



recommendations. Tax Map 75-1 ((1)) 8Z. SPRINGFIELD DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Murphy 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 Murphy for action on this application.

*(Start Verbatim Transcript)*

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Commissioner Murphy: Thank you very much. This is an agricultural and forestal renewal on Compton Road, 28-acres maintained by the Donna and Mark Knauff and we appreciate they're doing this again. I believe, if memory serves, there are about three agricultural and forestal districts in that neighborhood and so this continues the march and we appreciate you doing it. I don't think we've ever had the pleasure of meeting each other, but they're damn fine neighbors too. I'm not going to – I mean all the damn fine neighbors are not just all in the Dranesville District. We have some damn fine neighbors in the Springfield District too. So therefore, Mr. Chairman, I WOULD MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE APPENDIX F OF THE STAFF REPORT – OF FAIRFAX COUNTY CODE AND THAT IT BE AMENDED TO RENEW THE FARM AT CLIFTON STATION LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS CONTAINED IN APPENDIX I OF THE STAFF REPORT.

Commissioners Tanner and Sargeant: Second.

Vice Chairman Hart: Seconded by Mr. Sargeant and Mr. Tanner. Any discussion? Seeing none we'll move to a vote. All those in favor of the motion as articulated by – oh, I'm sorry. Ms. – Mrs. Cortina.

Commissioner Cortina: Yes. I just also like to thank you for putting this into the – this program. It's a beautiful piece of property. You maintain it beautifully. I've always enjoyed it as I go past it and I'm glad that there's still places like this left in Fairfax County. So, thank you.

Vice Chairman Hart: Any other comments. Seeing none, we'll proceed to a vote. All those in favor of the motion as articulated by Commissioner Murphy, please say aye.

Commissioners: Aye.

Vice Chairman Hart: Those opposed? That motion carries.

The motion carried by a vote of 10-0. Commissioners Migliaccio and Clarke were absent from the public hearing.

*(End Verbatim Transcript)*

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Chairman Murphy resumed duties of the Chair.

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SE 2018-MA-003 – NORTHPOINT REALTY PARTNERS, LLC – Appl. under Sects. 5-402 and 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) from 0.5 to 0.7. Located at 6375 Bren Mar Dr., Alexandria, 22312 on approx. 6.04 ac. of land zoned I-4. Tax Map 81-1 ((1)) 8A. (Concurrent with PCA 86-L-056-05). MASON DISTRICT. PUBLIC HEARING.

PCA 86-L-056-05 - NORTHPOINT REALTY PARTNERS, LLC – Appl. to amend the proffers for RZ 86-L-056 previously approved for office uses to permit a self-storage facility and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.70. Located on the S. side of Bren Mar Dr. approx. 2,100 ft. E. of its intersection with General Washington Dr. on approx. 6.04 ac. of land zoned I-4. Comp. Plan Rec: Industrial. Tax Map 81-1 ((1)) 8A. (Concurrent with SE 2018-MA-003). MASON DISTRICT. PUBLIC HEARING.

David R. Gill, Applicant's Agent, Wire Gill LLP, reaffirmed the affidavit dated September 11, 2018.

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 stated that staff recommended approval of SE 2018-MA-003 and PCA 86-L-056-05.

There was a discussion between Ms. Williams, Mr. Gill, and multiple Commissioners regarding the following issues:

- Proffer language use of the word “shall” instead of “must”;
- The heading language in Proffer Number 16;
- Language in Proffer Numbers 20 and 25;
- Issues pertaining to Proffer Number 14 and possible contamination of the site;
- Issues relating to a decrease in the impervious area of the site and in increase in acreage to the pervious area; and
- The tree canopy square footage beyond the resource protective area.



The discussions resulted in revisions to the proffers contained in Appendix 1 of the staff report wherein the words "shall" were changed to "must" throughout the set. In addition, the heading language was modified in Proffer Number 16 from "Successors and Assign" to "Successors and Assigns" and in Proffer Numbers 20 and 25, the word "principle" was revised to "principal."

Mr. Gill gave a presentation on the subject applications.

There was a discussion between Mr. Gill and Commissioner Cortina regarding the following issues:

- Modifications to the design of the curb cut and the types of materials used; and
- A memorandum by the Fairfax County Park Authority regarding stream restoration efforts of the Backlick Stream Valley Park and the adjacent property.

The discussion resulted in no changes to the subject applications.

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

*(Start Verbatim Transcript)*

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Commissioner Strandlie: Great. Thank you, Mr. Chairman. I request that the applicant confirm for the record your agreement to the proposed Development Conditions now dated September 17<sup>th</sup>, 2018.

David R. Gill, Applicant's Agent, Wire Gill LLP: We so confirm.

Commissioner Strandlie: Great. Thank you. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 86-L-056-05, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 11TH, 2018, UPDATED TO REFLECT THE USE OF THE WORD "MUST," AS PER FAIRFAX COUNTY POLICY AND TO MAKE THE GRAMMATICAL CORRECTIONS IDENTIFIED BY MR. HART.

Commissioner Tanner: Second.

Chairman Murphy: Seconded by Mr. Tanner. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 86-L-056-05, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Strandlie.

Commissioner Strandlie: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL SE 2018-MA-005 [SIC], SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 17TH – 17TH, 2018.

Commissioner Tanner: Second.

Sharon Williams, Zoning Evaluation Division, Department of Planning and Zoning: So wait, Commissioner Strandlie, that's the wrong. It should be SE MA 003 [sic]. I apologize – instead of 005.

Chairman Murphy: Okay. Seconded by Mr. Tanner. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2018-MA-003, say aye.

Commissioners: Aye.

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

Commissioner Strandlie: I have one more.

Chairman Murphy: Okay.

Commissioner Strandlie: I MOVE THAT THE PLANNING COMMISSION TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS, PURSUANT TO SECTION 13-305 OF THE ZONING ORDINANCE IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT.

Commissioner Tanner: Second.

Chairman Murphy: Seconded by Mr. Tanner. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Migliaccio and Clarke were absent from the public hearing.

*(End Verbatim Transcript)*

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PA 2017-CW-6CP – NON-OFFICE BUILDING REPURPOSING – 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 modifications to countywide guidance contained in Appendix 13 of the Land Use element of the Policy Plan of the Comprehensive Plan to address potential repurposing of non-office commercial buildings to alternative land uses not envisioned by the Comprehensive Plan. Appendix 13 currently sets forth policy recommendations for the repurposing of vacant, partially vacant, and underutilized office buildings to alternative land uses not envisioned under the Comprehensive Plan. The proposed revisions would incorporate guidance for non-office commercial structures in areas planned for retail and other non-office commercial uses. Additional minor modifications to other portions of Policy Plan guidance are also being considered, to integrate the notion of building repurposing into adopted guidance related to revitalization and redevelopment.  
COUNTYWIDE. PUBLIC HEARING.

Michael Lynskey, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He stated that staff recommended adoption of PA 2017-CW-6CP.

There were no disclosures by Commission members.

There was a discussion between Mr. Lynskey; Carmen Bishop, Zoning Administration Division, DPZ; Meghan Van Dam, PD, DPZ; and multiple Commissioners on the following issues:

- The existing retail environment and the potential for adjustments in response to changing market trends;
- Flexibility for larger development centers that accommodated retail establishments;
- Inventory of vacant or repurposed spaces and policies that triggered a notification to the County or other organizations for reuse opportunities;
- Permissible by-right uses under the Zoning Ordinance and safeguards in place for high impact use;
- The definition of light industrial uses in suburban neighborhoods and possible concerns associated with high impact uses, as well as uses that would trigger a public hearing for planned language review; and
- Temporary usage of underutilized retail space.

There were no subsequent changes to the proposed Plan Amendment.

There being no listed speakers, further comments, or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Cortina for action on this amendment.

*(Start Verbatim Transcript)*

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Commissioner Cortina: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE STAFF RECOMMENDATION PRESENTED ON PAGES 15 TO 21 OF THE STAFF REPORT FOR PA 2017-CW-6CP, DATED SEPTEMBER 13, 2018.

Commissioners Niedzielski-Eichner and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Niedzielski-Eichner and 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 adopt PA 2017-CW-6CP, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Migliaccio and Clarke were absent from the public hearing.

*(End Verbatim Transcript)*

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CLOSING

September 27, 2018

The meeting was adjourned at 8:45 p.m.  
Peter F. Murphy, Chairman  
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, VA 22035.

Minutes by: Samantha Lawrence

Approved on: April 24, 2019

*Jacob Caporaletti*

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



*Teresa Wang*