

**MINUTES OF THE REGULAR MEETING/WORK SESSION  
OF THE PLANNING COMMISSION  
CITY OF FAIRFAX  
CITY HALL, FAIRFAX, VIRGINIA  
April 9, 2018**

After determining that a quorum was present, Chairman Cunningham called the meeting to order at 7:00 p.m.

**Members Present:** Chairman Paul Cunningham and Commissioners Mark Angres, Tom Armstrong, Tom Burrell, Joseph Harmon and Karen Wheeler-Smith.

**Member(s) Absent:** Janet Jaworski.

**Staff Present:** Brooke Hardin, Director Community Development and Planning; Paul Nabti, Acting Planning Division Chief; Kelly O'Brien, Acting Planner III and Tina Gillian, Secretary.

**1. Pledge of Allegiance.**

Mr. Cunningham led the Commission in the Pledge of Allegiance.

**2. Discussion/Adoption of Agenda.**

**MR. HARMON MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. ANGRES, WHICH CARRIED UNANIMOUSLY.**

**3. Presentations by the public on any matter not calling for a public hearing.**

No one from the audience came forward to speak.

**4. Approval of Minutes:**

**Consideration of March 26, 2018 Meeting Minutes.**

**MR. ANGRES MOVED TO APPROVE THE MINUTES AS PRESENTED, SECONDED BY MS. WHEELER-SMITH, WHICH CARRIED 5:0 WITH MR. ARMSTRONG ABSTAINING.**

**5. Consent Agenda – None.**

**6. Items Not Requiring a Public Hearing – None.**

**7. Public Hearings – None.**

**8. Adjourn Regular Meeting.**

**9. Work Session:**

- a. Discussion of an application by FF Realty IV LLC for Proffer Amendment/GDP Amendment, Special Use Permits, and associated Special Exceptions to allow amendments to the previously approved redevelopment of the subject site with mixed-use multifamily and retail commercial at 11101 & 11091 Fairfax Boulevard 11160 Lee Highway and more particularly described as tax map parcels 57-1-02: 027, 031, 031A & 031B.**

Ms. O'Brien presented the staff report which has been incorporated into the record by reference.

- b. Continued discussion of the 2035 Comprehensive Plan Future Land Use Map.**

Mr. Nabti presented the staff report which has been incorporated into the record by reference.

The Planning Commission discussed the following topics related to the Future Land Use Map:

- Development Capacity Considerations - Residential Development in Activity Centers
  - Activity Center Density
  - Aggregate Number of Units
  - Commercial Ratio
  - Site Development Density
- Large Development Site Examples – Army Navy Country Club:
  - Cameron Station
  - Silas Burke Property
  - Fairfax National Golf Club

**10. Reconvene Regular Meeting.**

**11. Staff Report**

Mr. Nabti said staff will meet with student government from George Mason University this week to present the goals, outcomes, actions and metrics from the comprehensive plan as they are currently drafted. He said this is not related to planning commission comments about improving the connections between George Mason and the City of Fairfax. He said open houses will be held on the future land use map this Saturday (April 14<sup>th</sup>) starting at 9 a.m. at Old Town Hall and next Tuesday (April 17<sup>th</sup>) starting at 7 p.m. at the Sherwood Center. He said the city's website has

been updated in preparation for the open houses to include a map that depicts the current and proposed future land use map designations. He said there will be a public hearing for the Paul VI project at the April 23, 2018 planning commission meeting. He said staff will also be providing the planning commission with the first full version of the draft comprehensive plan.

## **12. Commission Comments.**

**Mr. Angres** – No comments.

**Ms. Wheeler-Smith** – She asked when the housing report will be presented to the Planning Commission.

Mr. Nabti said his understanding is the report is still being reviewed by committee members. He said once all members have reviewed the report they will contact staff about a presentation.

**Mr. Harmon** – He asked if the online map was developed entirely in-house.

Ms. O'Brien said yes, staff created the map using ESRI licensed products.

Mr. Harmon said the work performed by staff on this map is incredible. He said he did not expect the turnaround on his request for this map to be this quick.

**Mr. Burrell** – He will be out of town and unable to attend either of the open house meetings. He disclosed that he met today with a representative from IDI, the developer of the Paul VI property. He said there was no discussion on any matter during this meeting that would get him in trouble in any way, shape or form.

**Mr. Armstrong** – He asked staff what triggered the upcoming public hearing for Paul VI.

Mr. Nabti said a public hearing can occur when the applicant and staff agree the application is at a point it can proceed forward or if the applicant requests for the application to proceed without staff approval. He said there have been a few review cycles since the work session held in October. He said the plan has not changed significantly since the work session.

**Mr. Cunningham** – He asked staff if public hearings on the comprehensive plan are still on track to start in May.

Mr. Nabti said the current schedule should have the comprehensive plan before the planning commission in June - depending on factors such as the housing study being available.

Mr. Cunningham said he hopes everyone had a good Easter and vacation and he looks forward to working on the comprehensive plan over the next couple of months to move it forward to City

Council.

**13. Adjournment.**

Meeting Adjourned at: 10:04 p.m.

ATTEST: *Tina Gillian*  
Tina Gillian, Secretary