

**MINUTES OF THE REGULAR MEETING/WORK SESSION
OF THE PLANNING COMMISSION
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
April 22, 2019**

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

Members Present: Chair Janet Jaworski and Commissioners Mark Angres, Paul Cunningham, Amir Eftekhari, Joseph Harmon and Karen Wheeler-Smith.

Member(s) Absent: Commissioner James Feather.

Staff Present: Jason Sutphin, Planning Division Chief; Paul Nabti, Planning Division Chief; Albert Frederick, Planner III; Lyndsey Clouatre, Planner II and Tina Gillian, Secretary.

1. Pledge of Allegiance.

Ms. Jaworski led the Commission in the Pledge of Allegiance.

Ms. Jaworski welcomed Mr. Amir Eftekhari as the newly appointed commissioner to the Planning Commission.

2. Discussion/Adoption of Agenda.

MR. CUNNINGHAM MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. HARMON, 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 25, 2019 Meeting Minutes.

MR. ANGRES MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MS. WHEELER-SMITH, WHICH CARRIED 5:0 WITH MR. EFTEKHARI 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 on a request from Madison Homes, Inc. to replace two existing single-family homes and undeveloped land with a 21-unit townhouse project on the premises known as 10251 Main Street and 10318-10324 Sager Avenue and more particularly described as Tax Map Parcels 57-4-02-139, 57-4-02-140, 57-4-02-141 and 57-4-02-142.**

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

- b. Discussion on a request from Ox Hill Realty to replace an existing office, restaurant and bank with a mixed use building that comprises a hotel, performance center, college/university space, restaurants, retail and office space, approximately 100 residential units, and approximately 479 below grade parking spaces on the premises known as 10501 – 10533 Main Street and more particularly described as Tax Map Parcels 57-4-02-070, 57-4-02-071, 57-4-02-072 and 57-4-02-076.**

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

- c. Discussion of the Comprehensive Plan web page and Department of Community Development and Planning interactive mapping tool.**

Ms. Clouatre presented the staff report which has been incorporated into the record by reference.

10. Reconvene Regular Meeting.

11. Staff Report.

Mr. Nabti updated the Planning Commission on the project known as One University. The proposed project is located in Fairfax County and shares a southern border with the City of Fairfax. He said the proposal is to remove and replace existing affordable housing units and one office building with 360 student housing units and 240 affordable housing units. He said the application is scheduled to be heard by the Fairfax County Planning Commission on April 24,

2019 and the Fairfax County Board of Supervisors on May 21, 2019. He said city staff has submitted their review comments and concerns regarding the project to Fairfax County. He said city staff will continue to coordinate with county staff as the project moves forward.

Ms. Jaworski thanked Mr. Nabti for updating the Planning Commission and said she requested the briefing because city residents have started to ask questions about the project.

Ms. Wheeler-Smith asked for clarification on the project's location.

Ms. Jaworski said the property is located at the corner of University Drive and Chain Bridge Road, near the George Mason Fieldhouse. She said Fairfax Villa (a Fairfax County neighborhood) is located a short distance from the proposed project.

Mr. Cunningham said the existing housing units are older one story structures. He said the proposed high rise structures will accommodate both student and affordable housing. He said the challenge is that the property is located on the City's border. He asked if quarterly meetings for this project are still being held with the City, County and George Mason.

Mr. Nabti said the meetings still occur and the meeting dates are posted on the City's website.

Mr. Cunningham asked if staff can also include the meeting dates in their staff report at the end of each Planning Commission meeting.

Mr. Nabti agreed to include this information in the staff report.

Mr. Nabti thanked Mr. Angres for volunteering to be the Planning Commission representative on the Old Town Visioning Committee. He also thanked Mr. Harmon for volunteering to participate on the Northfax Small Area Plan Committee.

Ms. Wheeler-Smith asked if the Visioning Committee is a subcommittee of City Council.

Mr. Nabti said the Visioning Committee is a directive from the City Manager and will consist of fifteen members assembled from various boards, commissions, property owners and other citizens.

Ms. Wheeler-Smith asked who the Small Area Plan Committees will report to.

Mr. Nabti said those committees will report to the Planning Commission.

Ms. Wheeler-Smith asked how the two committees will reconcile with each other.

Mr. Nabti said the Visioning Committee will be short term and provide high level guidance. He said the Small Area Plan Committees will make recommendations that may or may not coincide with Visioning Committee recommendations.

Ms. Jaworski asked when the Visioning Committee will be completely formed.

Mr. Nabti said staff has requested that all committee appointees be made by April 30, 2019. He said eleven appointees have been received to date.

Mr. Angres asked who will represent the business community.

Mr. Nabti said not all of the representatives from the business community have been finalized at this time. He said Combined Properties has confirmed they will represent a property owner.

Mr. Nabti said there are no specific agenda items for the next Planning Commission meeting at this time. He said a work session on an affordable dwelling unit ordinance and a briefing on proffer legislation updates will be scheduled with the Planning Commission over the next few months. He reviewed recent City Council actions and said the Massey Complex Masterplan process is down to three concepts. He said the next public information meeting on the Masterplan will be held at Fairfax City Hall on June 6, 2019, beginning at 7:00 p.m.

Mr. Cunningham said the second Planning Commission meeting scheduled in May falls on the Memorial Day Holiday. He asked if an alternative date will be set for this meeting.

Ms. Jaworski said she does not believe a second meeting will be held in May unless there are pressing matters to be heard. She said the RFP for the Small Area Plan consultant remains active which means the Planning Commission cannot begin this process until after May. She will not ask the commissioners to attend the May 13 meeting if there are no agenda items; however, the May 27 meeting date can be moved if necessary.

12. Commission Comments.

Mr. Angres – Said he attended the monthly Parks and Recreation Advisory Board (PRAB) meeting. He said PRAB will be holding a joint meeting with the School Board on May 20.

Mr. Cunningham – No comments.

Ms. Wheeler-Smith – No comments.

Mr. Harmon – No comments.

Mr. Eftekhari – No comments.

Ms. Jaworski – Reminded everyone of the upcoming Fairfax History Day event that will be held at Blenheim House on Saturday, April 27 from 10:00 a.m. – 5:00 p.m. She said the City will also hold an Earth Day event on Sunday, April 28 at the Daniel's Run Elementary School. She will be

staffing a booth at this event to present information on the Monarch Butterfly.

13. Adjournment.

Meeting Adjourned at: 9:37 p.m.

ATTEST: *Tina Gillian*
Tina Gillian, Secretary