



County of Fairfax, Virginia

April 14, 2016

**2016 Planning
Commission**

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Vice Chairman
Hunter Mill District

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Mount Vernon District

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Janyce N. Hedetniemi
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Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

David R. Gill, Attorney
McGuireWoods LLP
1750 Tysons Boulevard, Ste. 1800
Tysons Corner, Virginia 22102

**Re: PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP
Providence District**

Dear Mr. Gill:

At its April 13, 2016 meeting, the Planning Commission voted 10-0-2 (Commissioners Hurley and Migliaccio abstained from the vote) to **RECOMMEND APPROVAL** on the above-referenced Proffered Condition Amendment, subject to the execution of proffers dated April 11, 2016. A copy of the verbatim transcript is attached.

Concurrently, the Planning Commission voted 10-0-2 (Commissioners Hurley and Migliaccio abstained from the vote) to **RECOMMEND APPROVAL** on the above-referenced Special Exception, subject to the development conditions dated April 13, 2016, as attached. As stated above, a copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. These applications are still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non Residential Use Permits. Information concerning building permits may be obtained by calling 703-222 0801.

Sincerely,


John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Kelly Atkinson, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
April 13, 2016 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP

Decision Only During Commission Matters
(Public Hearing held on January 13, 2016)

Commissioner Lawrence: Secondly, I have a decision to – decision only to move tonight. This is in the matter of Meridian Science – PCA 75-7-004-03/7E 2015-PR-021 [sic]. Mr. Chairman, we had the public hearing some time ago and the decision has been deferred while we were working on some issues raised then. These included a couple of principle matters, one of them being the use of crumb rubber as the material for the field. One of my colleagues here tonight will have a follow-on motion concerning that. We have resolved it, I do believe. Another issue was security and that turned out, essentially, to be a matter of law enforcement. And the third issue was noise. And working on the noise aspect, there are really two things to say. One is that someone – some people from the apartments up on Kidwell refer to the possible problem of noise – and I believe we're okay there because they're screened by the parking structure that will be erected. They're distant from the field. And I think we're – I think the – any noise will abate by the time it gets to them, so as not to be a problem. That's not the case at the other end of the field. And what the applicant has now proposed to do is to put a noise wall close to the Beltway and that's the biggest source of noise at that end of the field. There is still a little bit of tweaking to be done with that noise wall – the height of it and minor changes in one location. So what we're going to do is to take care of that before the thing comes up before the Board. And I think with that that issue is also resolved. And those were the principle things that we were concerned about. I must observe that the applicant and staff have worked very hard at close cooperative – cooperation during this period of time to get this to the position it is tonight. And tonight, I feel that I can move it. Therefore, Mr. Chairman, I move that the Planning – and I have three – three motions to make. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 75-7-004-03, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE NOW DATED APRIL 11TH, 2016.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? Ms. Hurley.

Commissioner Hurley: Thank you, Mr. Chairman. Just one notation on the barrier wall – that it's cutting awfully close to that corner, which is very tight for a corner kick – people are playing soccer. So just – in that new barrier wall that you just referred to – to be careful not to cut into for the space needed for-

Commissioner Lawrence: -to make a corner kick.

Commissioner Hurley: -such as a corner kick.

Commissioner Lawrence: Understood. Understood. Applicant, is that noted? Thank you.

Chairman Murphy: All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 75-7-004-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Mr. Chairman?

Chairman Murphy: Yes?

Commissioner Migliaccio: Abstain. Not here for the public hearing.

Chairman Murphy: Okay. Mr. Migliaccio abstains. Not present for the public hearing. Mr. Lawrence.

Commissioner Lawrence: Second, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVE SE 2015-PR-021, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE NOW DATED APRIL 13TH, 2016.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. 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 2014-PR-021, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries and we have two abstentions on both, Ms. Hurley and Mr. Migliaccio abstain.

Commissioner Lawrence: And now, Mr. Chairman, before my final motion, I need a representative of the applicant to come forward for the record.

David Gill, Applicant's Agent, McGuireWoods LLP: Thank you. My name is David Gill with McGuireWoods – here today on behalf of the applicant.

Commissioner Lawrence: Thank you, Mr. Gill. First of all, are you – is it clear to your client that we will be doing some fiddling with the proffer on the noise wall before this goes to the Board.

Mr. Gill: Understood – that we'll continue to work with staff to sharpen that further.

Commissioner Lawrence: Thank you. Secondly, do you agree with the development conditions associated with this section?

Mr. Gill: We do.

Commissioner Lawrence: Thank you very much. Mr. Chairman, finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS

APPROVE THE WAIVERS AND MODIFICATIONS PROVIDED UNDER A SEPARATE ATTACHMENT AND DATED APRIL 13TH, 2016, AND AS NOTED IN THE STAFF REPORT.

Chairman Murphy: Seconded-

Commissioner Flanagan: I seconded.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: Mr. Chairman, if I could have a moment.

Chairman Murphy: Ms. Strandlie?

Commissioner Lawrence: There is a follow-on motion coming, but I would like to express my thanks to Kelly Atkinson of County staff for who – for who handled this thing extremely well, I think – and to the applicant for being so cooperative. Thank you very much indeed. I yield to my colleague.

Commissioner Strandlie: Thank you, Commissioner Lawrence. We have been discussing for some time the science available on – on the crumb rubber fields. And since we've had the hearing, there is – there is now an ongoing federal study on this. And Proffer Number 8A currently is written that the installation will be in accordance with the proffers at the time – at this time. And Commissioner Lawrence and I have discussed this and I feel very strongly and we're going to make a motion to amend that so that it's the – according to the science that is in effect at the time the field is installed. And we also had discussed the – having staff very closely monitoring these studies. I checked in with Senator Blumenthal's office today. They're expecting an interim report by the end of the year and, perhaps, a more definitive report in the next two years. As the Chairman of the CPSC has stated, the limited studies to date have not shown a danger. The research does not, however – does not comprehensively evaluate the concerns about health risks from exposure to the tire crumb. And, in fact, he stated that the 2008 declaration from the fields were safe was overstated. So, therefore-

Chairman Murphy: Are we making the motion to change the proffers? Or-

Commissioner Strandlie: Yes. It's to amend Proffer 8A.

Commissioner de la Fe: Yeah, we can't – we can't do that.

Commissioner Hart: We can't.

Chairman Murphy: We can't do that.

Commissioner Hart: We're not allowed to.

Chairman Murphy: We're not allowed to do that.

Commissioner de la Fe: Proffers are voluntary. They come – you know, development conditions are different. You can't do that for proffers.

Commissioner Strandlie: It's in the material that was distributed tonight and we had talked about it beforehand.

Chairman Murphy: Well, that's all well and good, but-

Commissioner Lawrence: Let's see, what could we do?

Chairman Murphy: Mister-

Commissioner Strandlie: We – we had agreed before to amend it to require that the applicant install the field in accordance with scientific studies and research available at the time of installation, as long as the cost is comparable.

Chairman Murphy: Hold on. Mr. Gill, come on up. Let's get this resolved.

Mr. Gill: We understand the Commissioner's concerns and we'll be likely amending the proffer consistent with that before the-

Chairman Murphy: Before the Board?

Mr. Gill: -Board of Supervisors hearing.

Chairman Murphy: Okay.

Mr. Gill: So that you will – you will be consistent with that, but when we bring it to the Board.

Commissioner Lawrence: All right. So it would be what there is at the time the field is actually built, as long as the cost is comparable.

Mr. Gill: Exactly. That's our intent is – we'll use whatever materials is the Fairfax County park standards, as long as it doesn't increase the cost to the applicant, as of today.

Commissioner Lawrence: That satisfy your concern?

Commissioner Strandlie: Yes. And then I had the other part of the – the motion is TO MOVE THAT THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS THAT DEDICATED COUNTY STAFF INCLUDING, BUT NOT LIMITED, TO PARK AUTHORITY STAFF BE ASSIGNED TO MONITOR THE STATUS AND PROGRESS OF PENDING FEDERAL STUDIES INTO POSSIBLE HEALTH AND ENVIRONMENTAL IMPACT OF CRUMB RUBBER ATHLETIC FIELDS AND REPORT TO

THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS REGARDING
INVESTIGATIONAL RESULTS.

Commissioner Lawrence: So that's a separate motion altogether, not a – not about the proffer here.

Chairman Murphy: Okay.

Commissioner Lawrence: Second that motion.

Chairman Murphy: You second it, Mr. Lawrence? All right. Is there a discussion of the motion? All those-

Commissioner Sargeant: Just to – just a reminder, Mr. Chairman. During the CIP process, we did indeed make some recommendations regarding the risk and financial analysis, pending those studies and outcome. So this would be in addition – but monitoring, I think, is consistent, if not parallel, to what we recommended.

Commissioner Strandlie: Yes.

Chairman Murphy: All right.

Commissioner Strandlie: I had that in mind when I drafted this.

Chairman Murphy: All those in favor of the motion – as an add-on motion, not as an amendment to the proffers – say aye.

Commissioners: Aye.

Commissioner Migliaccio: Mr. Chairman, I abstain also, just to be consistent throughout this.

Chairman Murphy: Okay. Two abstentions again – Ms. Hurley and Mr. Migliaccio. Mr. Ulfelder?

Commissioner Ulfelder: I abstain.

Chairman Murphy: Mr. Ulfelder abstains. Further discussion, all those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries with three abstentions, as noted. Thank you very much.

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(The first three motion carried by a vote of 10-0-2. Commissioners Hurley and Migliaccio abstained from the vote.)

(The fourth motion carried by a vote of 9-0-3. Commissioners Hurley, Migliaccio, and Ulfelder abstained from the vote.)

JLC



County of Fairfax, Virginia

March 17, 2016

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
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David R. Gill, Attorney
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1750 Tysons Boulevard, Ste. 1800
Tysons Corner, Virginia 22102

**Re: PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP
Providence District**

Dear Mr. Gill:

At its March 16, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Murphy was absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced applications to a date certain of April 13, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Kelly Atkinson, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
March 16, 2016 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
March 16, 2016
Verbatim Excerpt

PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP

During Commission Matters

Commissioner Lawrence: It turns out that staff and the applicant are still working together on the issue of noise abatement and mitigation so they need a little bit more time. And as such, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PCA 75-7-004-03 AND SE 2015-PR-021 TO A DATE CERTAIN OF APRIL 13TH, 2016, WITH THE RECORD TO REMAIN OPEN FOR PUBLIC COMMENT.

Commissioner Flanagan: Second.

Vice Chairman de la Fe: Seconded by Commissioner Flanagan. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

//

(The motion carried by a vote of 11-0. Commissioner Murphy were absent from the meeting.)

JLC



County of Fairfax, Virginia

March 10, 2016

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

James Migliaccio
Lee District

Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

Karen Keys-Gamarra
Sully District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
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Assistant Director

John W. Cooper
Clerk to the Commission

David R. Gill, Attorney
McGuireWoods LLP
1750 Tysons Boulevard, Ste. 1800
Tysons Corner, Virginia 22102

**Re: PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP
Providence District**

Dear Mr. Gill:

At its March 9, 2016 meeting, the Planning Commission voted 12-0 to **DEFER THE DECISION ONLY** on the above-referenced applications to a date certain of March 16, 2016. A copy of the verbatim transcript is attached.

Sincerely,

for J.W. Cooper

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Kelly Atkinson, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
March 9, 2016 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
March 9, 2016
Verbatim Excerpt

PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP

During Commission Matters

Commissioner Lawrence: First, in the matter of Meridian Science, PCA 75-7-004-03, I MOVE TO CONTINUE THE DEFERRAL OF DECISION ONLY TO A DATE CERTAIN OF MARCH 16TH, WITH THE RECORD TO REMAIN OPEN.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to defer decision only again on PCA 75-7-004-03 and SE 2015-PR-021 to a date certain of March 16th, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 12-0.)

JLC



County of Fairfax, Virginia

February 18, 2016

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

James Migliaccio
Lee District

Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

Karen Keys-Gamarra
Sully District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

David R. Gill, Attorney
McGuireWoods LLP
1750 Tysons Boulevard, Ste. 1800
Tysons Corner, Virginia 22102

**Re: PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP
Providence District**

Dear Mr. Gill:

At its February 17, 2016 meeting, the Planning Commission voted 12-0 to **DEFER THE DECISION ONLY** on the above referenced applications to a date certain of March 9, 2016. A copy of the verbatim transcript is attached.

Sincerely,

/for J.W. Cooper

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Kelly Atkinson, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
February 17, 2016 date file

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Planning Commission Meeting
February 17, 2016
Verbatim Excerpt

PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP

During Commission Matters

Commissioner Lawrence: Thank you, Mr. Chairman. I have two deferrals to continue, as a matter of fact. First will be the Meridian Science application. That's the playing field, close by Gallows Road at the corner of Tysons Urban Center. The applicant is diligently working with county staff and the Planning Commission – and I can testify to that – to address outstanding items from the January 13th hearing and has requested additional time to do so. As such, I MOVE THAT THE PLANNING COMMISSION CONTINUE THE DEFERRAL OF THE DECISION ONLY FOR PCA 75-7-004-03 AND SE 2015-PR-021 TO A DATE CERTAIN OF MARCH 9TH, 2016, WITH THE RECORD CONTINUING OPEN FOR PUBLIC COMMENT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor of the motion to continue the deferral – decision only of PCA 75-7-004-03 and SE 2015-PR-020 [sic] to a date certain of March 9th, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 12-0.)

JLC



County of Fairfax, Virginia

February 4, 2016

2016 Planning Commission

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

Ellen J. "Nell" Hurley
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1750 Tysons Boulevard, Ste. 1800
Tysons Corner, Virginia 22102

**Re: PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP
Providence District**

Dear Mr. Gill:

At its February 3, 2016 meeting, the Planning Commission voted 10-0 (Commissioners Flanagan and Sargeant were absent from the meeting) to **DEFER THE DECISION ONLY** on the above referenced applications to a date certain of February 17, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Kelly Atkinson, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
February 3, 2016 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
February 3, 2016
Verbatim Excerpt

PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP

During Commission Matters

Commissioner Lawrence: Thank you, Mr. Chairman. I have three items this evening. First, I want to continue the deferral of the decision. We were, tonight, to have the decision on PCA 75-2-004-03 [sic] and the accompanying SE by Meridian Science. The applicant has asked for a little bit more time to finish up with one of the concerns that was raised at the public hearing. I MOVE, THEREFORE, TO CONTINUE THE DEFERRAL OF THE DECISION ONLY TO A DATE CERTAIN OF FEBRUARY 17TH, WITH THE RECORD TO REMAIN OPEN.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded.

Commissioner de la Fe: And-

Chairman Murphy: -by Mr. de la Fe.

Commissioner de la Fe: yes, Ken, you said 75-2. It's-

Commissioner Lawrence: Yes, it's 75-7. Sorry.

Chairman Murphy: All those in favor of the motion to defer the decision only on these applications to a date certain of February 17th with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 10-0. Commissioners Flanagan and Sargeant were absent from the meeting.)

JLC



County of Fairfax, Virginia

January 29, 2016

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Department of Planning & Zoning

FEB 02 2016

Zoning Evaluation Division

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

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Vice Chairman
Hunter Mill District

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Tysons Corner, Virginia 22102

**Re: PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP
Providence District**

Dear Mr. Gill:

At its January 21, 2016 meeting, the Planning Commission voted 12-0 to **DEFER THE DECISION ONLY** on the above-referenced applications to a date certain of January 28, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Kelly Atkinson, Staff Coordinator, ZED, DPZ
✓ Robert Harrison, ZED, DPZ
January 21, 2016 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning



Planning Commission Meeting
January 21, 2016
Verbatim Excerpt

PCA 75-7-004-03/SE 2015-PR-021 MERIDIAN SCIENCE 7980, LP

Decision Only During Commission Matters
(Public Hearing Held on January 13, 2016)

Commissioner Lawrence: I have a deferral to continue. I-I trust that every- that Commissioners got a memo concerning the chrome rubber findings. Did you get - - It was distributed by email earlier. So that - that goes on the record now, but there is still stuff to do. The applicant is currently working with county staff and the Planning Commission to address outstanding items from the hearing on January 13th and the applicant has requested an additional week of time to do so. Therefore, I MOVE THAT THE PLANNING COMMISSION CONTINUE THE DEFERRAL OF DECISION ONLY FOR PCA 75-7-004-03 AND SE 2015-PR-001 (sic) TO A DATE CERTAIN OF JANUARY 28TH, 2016, AND THE RECORD REMAINS OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of that motion? All those in favor of the motion to defer the Meridian Science 7980, LP, public – continue the decision only on PCA 75-7-004-03 and SE 2015-PR-021, to a date certain of January 28th with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 12-0.)

TMW



County of Fairfax, Virginia

January 15, 2016

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Department of Planning & Zoning

JAN 22 2016

Zoning Evaluation Division

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
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Tysons Corner, Virginia 22102

**Re: PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP
Providence District**

Dear Mr. Gill:

At its January 13, 2016 meeting, the Planning Commission voted 9-0-1 (Commissioner Keys-Gamarra abstained; Commissioner Hurley was not present for the vote; Commissioner Migliaccio was absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced applications to a date certain of January 21, 2016. A copy of the verbatim transcript is attached.

Sincerely,

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

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Kelly Atkinson, Staff Coordinator, ZED, DPZ
✓ Robert Harrison, ZED, DPZ
January 13, 2016 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning



PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed, Mr. Lawrence.

Commissioner Lawrence: Thank you, Mr. Chairman. I think we have some loose ends here – not very many, but some loose ends. I think we need to work with the Park Authority to get some reassurance that, whatever contingency develops from the research that the appropriate action will be taken. If the field's already in place then I would assume that any chrome rubber would be removed and some other material would be installed instead. If it – if there is any hazard from the runoff – and this is for P and Z staff – we need to get the right kind of person looking at that sort of research and we need to have those contingencies covered, either in proffers or in some other way so we don't have – have that as a loose end. I do feel that we are not quite ready to roll tonight. I think we need to get those kinds of things tied up. So therefore, Mr. Chairman, I MOVE TO DEFER THE DECISION ONLY ON, ON PCA 75-7-004-03 AND SE 2015-PR-021 TO A date certain of, let's see, is a week – I think a week is probably enough. Is a week enough, staff?

Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning: We – we can, we can try that and, then if we think we need longer.

Commissioner Lawrence: All right, we'll just move it out if we need to. So that would be a date certain of January, and we are having something on the 21st, I – .

Chairman Murphy: Yeah, not the 20, no - not on a Wednesday, Thursday would be the date.

Commissioner Lawrence: Okay, Thursday, January the, that would that be the 22nd?

Chairman Murphy: 21st - 21st, yeah, I got that right.

Commissioner Lawrence: All right, DATE CERTAIN OF JANUARY 21ST, 2016.

Commissioner Flanagan: With the record remaining open.

Commissioner Lawrence: WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to defer decision only on PCA 75-7-004-03 and SE 2015-PR-021, to a date certain of January 21st, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 9-0-1. Commissioner Keys-Gamarra abstained. Commissioner Hurley was not present for the vote. Commissioner Migliaccio was absent from the meeting.)

TMW



County of Fairfax, Virginia

December 8, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

James Migliaccio
Lee District

Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

John L. Litzenberger
Sully District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

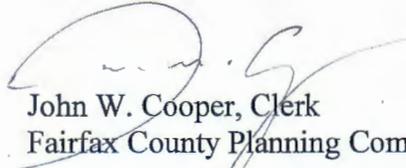
David R. Gill, Agent
McGuireWoods
1750 Tysons Boulevard, Ste 1800
McLean, Virginia 22102

**Re: PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP
Providence District**

Dear Mr. Gill:

At its December 3, 2015, meeting, the Planning Commission voted 11-0 (Commissioner Hedetniemi was absent from the meeting) to **DEFER THE PUBLIC HEARING** on the above-referenced applications to a date certain of January 13, 2016. A copy of the verbatim transcript is attached.

Sincerely,


John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth A. Lawrence, Planning Commissioner, Providence District
James R. Hart, Planning Commissioner, At-Large
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Kelly Atkinson, Staff Coordinator, ZED, DPZ
✓ Robert Harrison, ZED, DPZ
December 3, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

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Planning Commission Meeting
December 3, 2015
Verbatim Excerpt

PCA 75-7-004-03/SE 2015-PR-021 – MERIDIAN SCIENCE 7980, LP

During Commission Matters

Commissioner Lawrence: Mr. Chairman, I have the same thing. I need to move a couple of public hearings and, since they are moving to the same date, I'll say them both together. Mr. Chairman, I MOVE THAT WE DEFER THE PUBLIC HEARINGS FOR PCA 75-7-004-03 AND SE 2015-PR-021 TO A DATE CERTAIN OF JANUARY 13TH.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 11-0. Commissioner Hedetniemi was absent from the meeting.)

TMW