

1 **REGULAR MEETING AND PUBLIC HEARING**  
2 **OF THE CITY OF FALLS CHURCH PLANNING COMMISSION**  
3 **1 MARCH 2010**  
4

5 1. CALL TO ORDER: Chair Lawrence called the meeting to order at 7:46 PM.  
6

7 2. ROLL CALL:

8  
9 Members Present: Mr. Lawrence  
10 Mr. Meeks  
11 Ms. Rodgers  
12 Ms. Teates  
13 Mr. Wodiska  
14

15 Members Absent: Ms. Hockenberry  
16 Mr. Kearney  
17

18 Administrative Staff Present: Ms. Cotellessa, General Manager of Development  
19 Services and Planning Director  
20

21 3. ADOPTION OF AGENDA: Ms. Teates moved, and Ms. Rodgers seconded, to  
22 adopt the Agenda as presented. The motion passed on voice vote.  
23

24 4. PLANNING COMMISSION REPORTS:

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26 Ms. Rodgers reported that the Zoning Ordinance Advisory Committee (ZOAC) had  
27 met last week and that they would meet again on Thursday evening. It is  
28 anticipated that the ZOAC will complete its final comments on Module 3 shortly and  
29 that the draft Zoning Ordinance will be forwarded to City boards/commissions in  
30 mid-spring for review and comment.  
31

32 Chair Lawrence announced that the Planning Commission had held its annual retreat  
33 on Saturday, February 27. Although the Commission did not complete all items on  
34 its retreat agenda, it had discussed the major issues of the Zoning Ordinance rewrite  
35 and the upcoming Comprehensive Plan review.  
36

37 Mr. Wodiska reported that the Citizens' Advisory Committee on Transportation  
38 (CACT) had met on February 17 and considered two traffic calming cases: one on  
39 North Virginia Avenue; and the other on South Spring Street. The minimum  
40 required number of residents attended for both cases. The next step is for the City  
41 Engineer to collect data on these two streets for further consideration by the CACT.  
42

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43 In response to Chair Lawrence's question concerning the CACT's responsibility for  
44 the speed humps on East Columbia Street that were damaged by snow plows over  
45 the winter, Mr. Wodiska indicated that that was not in the CACT's purview. Ms.  
46 Cotellessa advised that staff is aware of the damage and the issue is now a budget  
47 one. It was her understanding that the speed humps would be replaced.  
48

49 Mr. Meeks reported that he will attend the Certified Planning Commissioners training  
50 that begins this month and ends in May. Other Commissioners expressed their  
51 thoughts on the value of attending the training and the opportunity to meet  
52 Planning Commissioners from other jurisdictions.  
53

54 5. RECEIPT OF PETITIONS: None.  
55

56 6. PLANNING DIRECTOR'S REPORT:  
57

58 Ms. Cotellessa advised that she would forward additional meeting dates that are not  
59 currently on the Commission's calendar. These meetings may be of interest, but the  
60 Commission's attendance is not required; such meetings include the Council's  
61 consideration of the Development Services proposed budget.  
62

63 In response to Ms. Cotellessa's inquiry, some Commissioners reported that they had  
64 seen the article regarding town centers in The Washington Post over the past  
65 weekend. Ms. Cotellessa noted that the City has an advantage in that it is already a  
66 place; it does not need to create a place. She agreed to provide copies of the article  
67 for Commissioners. Ms. Teates volunteered to provide the article's website link to  
68 Commissioners.  
69

70 Ms. Teates noted that the worksession scheduled for March 29 was the first day of  
71 spring break for the Schools. She indicated that it was likely that many interested in  
72 attending would be unavailable on that date. Ms. Cotellessa confirmed that that  
73 date had been identified as problematic and that it was likely that the worksession  
74 would be rescheduled. In response to Chair Lawrence's inquiry, Ms. Cotellessa  
75 affirmed that the Commission did not need to have a quorum in order to hold a  
76 worksession.  
77

78 Ms. Cotellessa advised that upcoming calendar dates were provided in the  
79 Commission's package. She noted that the calendar was printed on a colored sheet  
80 of paper for easy reference. Commissioners agreed that using a colored sheet of  
81 paper for the calendar was helpful.  
82

83 7. OLD BUSINESS: None.  
84

85 8. NEW BUSINESS: None.

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- 86
- 87 9. OTHER BUSINESS: None.
- 88
- 89 10. APPROVAL OF MINUTES: The Minutes of February 16, 2010 were approved as
- 90 submitted.
- 91
- 92 11. ADJOURNMENT: The meeting adjourned at 7:58 PM.

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94	Respectfully Submitted:	Noted and Approved:
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97		
98		
99	Debra L. Gee	Suzanne M. Cotellessa
100	Recording Secretary	General Manager of Development
101		Services and Planning Director
102		

103 Immediately following the meeting, the Planning Commission met in worksession  
 104 on:

105

106 **A. (TO10-03REV)** Ordinance To Amend Chapter 48, Zoning, Of The Code Of  
 107 The City Of Falls Church, Virginia, By Adding A New Section 48-455(3), Special  
 108 Exceptions In The B-1, Limited Business District; Section 48-488(4), Special  
 109 Exceptions In The B-2, Central Business District; And Section 48-523(3), Special  
 110 Exceptions In The B-3, General Business District Uses; In Order To Allow By Special  
 111 Exception, With Approval Criteria, Modifications To The Off-Street Parking And  
 112 Loading Requirements.

113

114 **B. (TR10-09)** Resolution To Grant A Special Exception For Residential  
 115 Development Within Mixed Use Projects Under Section 48-90 In A B-2, Central  
 116 Business District On .64 Acres Of Land Located At 350 South Washington Street  
 117 [FCHC Wilden]. The applicant proposes to develop this project in a joint site plan  
 118 with a commercial development and parking structure at 360 South Washington  
 119 Street on .62 acres of land, with a concurrent subdivision to adjust lot lines between  
 120 the properties.

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122

123

124 The City of Falls Church is committed to the letter and to the spirit of the Americans  
 125 with Disabilities Act. To request reasonable accommodation for any type of  
 126 disability call 703.248.5040 (TTY 711).

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