

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 16, 2019**

PRESENT: Peter F. Murphy, Chairman, Springfield District
John A. Carter, Hunter Mill District
James R. Hart, Commissioner At-Large
Timothy J. Sargeant, Commission At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Walter C. Clarke, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Mary D. Cortina, Commissioner At-Large

ABSENT: Julie M. Strandlie, Mason District
Donté Tanner, Sully District

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The meeting was called to order at 7:34 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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ORDER OF THE AGENDA

Secretary Migliaccio established the following order of the agenda:

1. FDPA 2016-HM-007-02 – ONE RESTON CO. LLC AND TWO RESTON CO., LLC
2. PCA/CDPA/FDPA 2016-HM-035 – CRS SUNSET HILLS, LC
3. RZ 2019-BR-007 – VIRENDRA BERY AND AMIT BERY
4. RZ/FDP 2019-SP-006/SEA 97-S-001 – CHRISTOPHER LAND, LLC

This order was accepted without objection.

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FDPA 2016-HM-007-02 - ONE RESTON CO. LLC AND TWO RESTON CO., LLC – Appl. to amend the final development plan for RZ 2016-HM-007 to permit mixed use development. Located on the W. side of Reston Pkwy. and N. side of Sunrise Valley Dr. on approx. 4.51 ac. of land zoned PDC. Tax Map 17-3 ((8)) 1A1 (pt.) and 1B (pt.). HUNTER MILL DISTRICT. PUBLIC HEARING.

Mark C. Looney, Applicant's Agent, Cooley LLP, reaffirmed the affidavit dated October 4, 2019.

Commissioner Hart disclosed that his law firm, Hart and Horan, P.C., had one case in the last twelve months where a client had hired one of the engineers in the firm of Urban and Associates Inc. who were listed on the revised affidavit as civil engineer and agent for the applicant. His firm has no business or financial relationship with that firm and the matter had since concluded; therefore, it would not affect his ability to participate in this case.

Mary Ann Tsai, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of application FDPA 2016-HM-007-02.

Mark C. Looney, Cooley LLP, Applicant's Agent, gave a presentation on the subject application.

There was a discussion between Mr. Looney; Ms. Tsai; and multiple Commissioners on the following issues:

- The parking analysis completed for the application and whether it included shared modeling;
- The amount of parking currently proposed and the applicant's intent to request a parking reduction and shared parking proposal to Land Development Services;
- The applicant's planned improvements for the pond area;
- The parking needs for transit areas with no access to Metro; and
- The two types of parking reduction requests available to the applicant and its impact to the entire development.

Chairman Murphy called for speakers from the audience but received no response. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Carter for action on this item.

(Start Verbatim Transcript)

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Commissioner Carter: Okay, this is FDA – FDPA 2016-HM-007-02, One Reston Company, LLC and Two Reston Company, LLC, also known as Crescent Building, also known as Halley Rise, is the latest name. A conceptual development plan and final development plan for the overall eight-block area with 4.16 million square feet was recently approved. The proposed project is a final development plan that refines the original layout for Block D. The applicant intends to phase the overall development and to submit a final development plan for each block when development is ready to occur. This project includes approximately 611,000 square feet consisting of residential uses, office uses, secondary uses, including a movie theater, a possibility of a bowling alley, and retail. A large open space and pedestrian mews are also part of this application. As far as the Comprehensive Plan, the proposed area for Block D and the land uses shown on the development plan remain unchanged. The applicant proposes a six-story wood frame office building and a separate 27-story residential building above a parking podium instead of one large U-shaped

building. That wood frame building – those are glue laminate beams and concrete floors is usually how they do it. It's – I was in Portland this summer and saw one of those buildings. It is – it's – the materials are recyclable, including the concrete and the wood, obviously. And so, it's a lot more lighter weight on the environment and it – it's – it has cost applications too. Transportation. The layout of the grid of streets was approved as part of the overall development plan and remains unchanged. Important pedestrian and bicycle access also remains unchanged. The traffic impact remains the same as indicated on the original approval. Stormwater management remains unchanged, in respect to Commissioner Cortina about that. Public Open Space. The project includes the largest space a 100 – 1.10-acre open space known as Crescent Park, as approved in the overall development plan. The Crescent Park includes a large lawn area for events, a small sports court, playgrounds, shade structure, swing, slides and moveable seating areas. The pedestrian mews is also located between the office building and the residential building to connect the Blocks. The Brookfield has made a significant commitment to providing public art designed to animate – animate the open spaces. Green neighborhood features. The original features are – still remain, but they've added some new ones and I wanted to highlight these. One of the buildings is now LEED Gold instead of a LEED Silver building. Of course, the six-story wood frame office building and the third one, that might affect the parking, is the self-driving cars, which I had an opportunity to ride in, which will connect the Metro station to some of the more distance office buildings in the Block. So today they connect a surface parking lot to the existing office buildings. It's kind of interesting how it works. They served, I believe, it's 15,000 people in the last three months. It's a very effective and probably would be, not to give Mark a hand, but probably would be effective in reducing the parking requirements perhaps. So, with that, I'm ready to make a motion. Mr. Chairman, I request that the applicant confirm for the record agreement to the proposed development conditions dated October 7th, 2019.

Mark Looney, Applicant's Agent, Cooley LLP: Mark Looney, on behalf of the applicant, we agree with the conditions.

Commissioner Carter: Number one, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2016-HM-007-02, SUBJECT TO THE FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS DATED OCTOBER 7TH, 2019.

Chairman Murphy: Seconded by Mr. Niedzielski-Eichner. Is there a discussion of the motion? All those in favor of the motion to approve FDPA 2016-HM-007-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

(End Verbatim Transcript)

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PCA/CDPA/FDPA 2016-HM-035 - CRS SUNSET HILLS, LC –
Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 2016-HM-035, previously approved for a mixed use development to permit modifications to proffers and site design at a 3.68 Floor Area Ratio (FAR). Located on the S. side of Sunset Hills Rd., W. side of Wiehle Ave., N. side of Reston Station Blvd. on approx. 8.44 ac. of land zoned PDC. Comp. Plan Rec: Transit Station Mixed Use. Map 17-4 ((1)) 14A, 17A (pt.), 17B and 20. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mark C. Looney, Applicant's Agent, Cooley LLP, reaffirmed the affidavit dated October 4, 2019.

Commissioner Hart disclosed that his law firm, Hart and Horan, P.C., had one case in the last twelve months where a client hired one of the engineers in the firm of Urban and Associates Inc. who were listed on the revised affidavit as civil engineer and agent for the applicant. His firm had no business or financial relationship with that firm, only his client did, and the matter had since concluded; therefore, it would not affect his ability to participate in this case.

Mary Ann Tsai, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of applications PCA 2016-HM-035, CDPA 2016-HM-035, AND FDPA 2016-HM-035.

Mr. Looney gave a presentation on the subject applications.

There was a discussion between Mr. Looney and multiple Commissioners on the following issues:

- The differences between what was previously approved and what the subject applications requested; and
- The vehicular and pedestrian traffic flow on the site.

Chairman Murphy called for speakers from the audience, but received no response. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Carter for action on this item.

(Start Verbatim Transcript)

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Commissioner Carter: Okay, this is PCA 2016-HM-035, and CDPA 2016-HM-035, and FDPA 2016-HM-035, CRS Crescent (sic) Hills, LC or Comstock Promenade Property. The mixed-use project is a revision to the previously-approved conceptual development plan and final development plan with no change to the total gross floor area of 1,331,000 square feet. The project is located between Reston Station Boulevard and Sunset Hills Road along Wiehle Avenue. Comp Plan. The resulting mix of uses has been modified without changing the overall

density. Flexibility was provided on the approved plans to allow minimum and maximum square-footage for each building, but not to exceed the overall density. The mix of uses remains consistent with the recommendations in the Comprehensive Plan with a ratio of 51 percent non-residential and 49 percent residential land uses. A quick summary of the building modifications. Building A, along Sunset Hills Road is now an office/retail building instead of a residential building. I think that's a much better location along – to have an office building instead of a residential building along the more commercial Sunrise Valley – or Sunset Hills Road. Building B, along Sunset Hills Road, remains as an office/retail building. Building C, along Wiehle Avenue and Reston Station Boulevard, remains as a hotel/residential building. The important factor though, and we discussed this at the previous hearing, that it has additional height along Wiehle, but it significantly reduced the height along Reston Station Boulevard that allows sun access or additional sun access into that large – the grand room that the applicant is talking about. And then Building D, along Reston Station Boulevard, remains as a residential/retail building without the option for a change to an office or hotel building. Modifications to the site plan. Reduction in the length and design of the internal street or Wornerf. Two, new entrance along Reston Station Boulevard. Three, consolidation of the garage and loading spaces along Road B. Increase in the corner park at the intersection of Wiehle Avenue and Sunset Hills, so it's not only greener, it's also larger. Transportation. The project is located one block from the Wiehle Reston East Metro Station. The commitment to constructing transportation facilities remains. A system of pedestrian and bicycle connections and traffic lanes will be constructed along Sunset Hills Road and Wiehle Avenue. The grid of streets will also be completed. Let's see, if you remember on our last project with Comstock, Campus Commons, I added follow-on motion that would look at the whole length of Wiehle Avenue in terms of its pedestrian ways and its roadways. I'm not going to add that to this one, but it was approved yesterday by the Board of Supervisors so – so that is coming and that should have an impact on this project. The general location of open spaces remains as originally approved. The corner park located at the intersection of Wiehle Avenue and Sunset Hills Road has been enlarged, sun access has been improved, the list of amenities located in the open spaces has also been expanded. WDU's. The applicant's previous approvals are being carried forward with a 16-and-a-half percent – 16-and-a-half percent of the units to be WDUs at one-third of the units provided at 70 percent, one-third at 80, and one-third at 100 percent of the AMI. So, with that, I'm prepared to make a motion. So, Mr. Chairman, I request that the applicant confirm for the record agreement to the proposed development conditions dated October 2nd, 2019, with any changes.

Mark Looney, Applicant's Agent, Cooley LLP: Mr. Chairman, on behalf of the applicant, we agree to the conditions. I'll also note that I failed in my presentation to acknowledge that we will be adjusting our proffers to increase the universal design commitment from three percent to five percent and to add levers for faucets to that as well.

Chairman Murphy: Good.

Commissioner Carter: Okay, number one, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2016-HM-035 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, SUBJECT TO THE PROFFERED CONDITIONS DATED SEPTEMBER 30TH, 2019, AND APPROVAL OF THE WAIVERS AND MODIFICATIONS CONTAINED IN THE HANDOUT DISTRIBUTED TO YOU TONIGHT.

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 approve PCA and CDPA 2016-HM-035, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Carter: Two. I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2016-HM-035, SUBJECT TO THE FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS DATED OCTOBER 2ND, 2019.

Commissioner Niedzielski-Eichner: Second.

Chairman Murphy: Seconded by Mr. Niedzielski-Eichner. Is there a discussion of that motion? All those in favor of the motion to approve FDPA 2016-HM-035, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

(End Verbatim Transcript)

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RZ 2019-BR-007 - VIRENDRA BERY AND AMIT BERY –
Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 2.15 dwelling units per acre (du/ac). Located on the N. side of Maury Rd. approx. 400 ft. W. of its intersection with Powell Rd., on approx. 2.32 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 69-3 ((2)) 14 and 14A.
BRADDOCK DISTRICT. PUBLIC HEARING.

Amit Bery, Applicant, 6095 Clifton Road, Clifton, Virginia, reaffirmed the affidavit dated June 27, 2019.

There were no disclosures by Commissioners.

Zach Fountain, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of application RZ 2019-BR-007.

Mr. Bery gave a presentation on the subject application.

There was a discussion between Mr. Bery; Mr. Fountain; William O'Donnell; ZED, DPD; and multiple Commissioners on the following issues:

- The applicant's proposed improvements along Maury Road, which included the completion of the connection between two existing sidewalks;
- The Braddock Land Use Committee's request for additional language, which stipulated that the Braddock District Supervisor and Planning Commissioner be notified prior to submission of site plan review documents to allow the land use committee and neighbors to review the stormwater management provisions and tree preservation plans;
- The applicant's proposed stormwater management plan which involved the removal of a 15-inch underground pipe, installation of a swale, and Best Management Practices (BMPs) provided on-site through individual lot BMP's in the form of infiltration trenches;
- The proximity of the stormwater drainage path to the dwelling on Lot 2 and the applicant's proposed method of redirecting the water flow further away from the dwelling;
- The applicant's plan to remove the existing cul-de-sac and its impact to adjacent property owners;
- The homeowners association's responsibility for maintenance of the BMP facilities;
- The applicant's tree preservation plan and whether it could be modified to preserve additional trees;
- The configuration of Lot 1, how it would impact the rear yard designation, and the resulting restrictions to the amount of usable outdoor space;
- The proximity of the dwelling unit on Lot 1 to the BMP; and
- The applicant's willingness to restrict vehicular access on Lot 1 to the front only.

The discussion resulted in no changes to the subject applications.

Chairman Murphy called for speakers from the audience, but received no response. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hurley for action on this item.

(Start Verbatim Transcript)

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Commissioner Hurley: Thank you, Mr. Chairman. I was hoping to move this tonight, but there's obviously things that staff, applicant, and between Planning Commission and staff need to work out, particularly the – the water issues and the tree issues, the orientation of the houses on Lots 1 and 2, and some revised proffers. Does the 23rd of – 24th when we meet next?

Commissioner Hart: Yes, 24th.

Commissioner Hurley: Alright, therefore, I MOVE THAT THE PLANNING COMMISSION DEFER DECISION ONLY FOR RZ 2019-BR-017 (sic), TO A DATE CERTAIN OF 24 SEPTEMBER (sic) 20...

Commissioners Sargeant and Hart: October.

Commissioner Hurley: OCTOBER – I'm sorry I had a lot of work too in September – OCTOBER 24TH, 2019.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart, and by the way, the public hearing is closed. Is there a discussion of the motion?

William O'Donnell, Zoning Evaluation Division, Department of Planning and Development: Can we just make sure that the case number was said correctly? Sorry.

Commissioner Hurley: Though what you handed to me, RZ 2019-BR-007.

Chairman Murphy: All those in favor of the motion to defer this decision on this to a date certain of October 23rd?

Commissioners: 24th.

Chairman Murphy: 24th – I'm sorry. With the record remaining open for written comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

(End Verbatim Transcript)

Vice Chairman Hart assumed the Chair.

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RZ 2019-SP-006 - CHRISTOPHER LAND, LLC – Appl. to rezone from R-1, R-3 and HC to R-3 and PDH-3 and HC to permit residential development and private school of special education with a total density of 2.97 dwelling units per acre (du/ac). Located on the S. side of Tuttle Rd. and E. side of Louis Edmond Ct. on approx. 12.32 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 79-3 ((4)) 26A, 27A1, 27B and

31B. (Concurrent with FDP 2019-SP-006 and SEA 97-S-001).
SPRINGFIELD DISTRICT. PUBLIC HEARING.

FDP 2019-SP-006 - CHRISTOPHER LAND, LLC – Appl. to
approve the final development plan for RZ 2019-SP-006 to permit
residential development. Located on the S. side of Tuttle Rd. and
E. side of Louis Edmond Ct. on approx. 8.41 ac. of land zoned
PDH-3 and HC. Tax Map 79-3 ((4)) 26A (pt.), 27A1 (pt.), 27B
and 31B (pt.). (Concurrent with RZ 2019-SP-006 and SEA 97-S-
001). SPRINGFIELD DISTRICT. PUBLIC HEARING.

SEA 97-S-001 - CHRISTOPHER LAND, LLC – Appl. under
Sects. 3-304 and 9-310 of the Zoning Ordinance to amend SE 97-
S-001 previously approved for a private school of special
education and parking in R Districts to modify the land area and
development conditions. Located at 8519 and 8533 Tuttle Rd.,
Springfield, 22152 on approx. 3.91 ac. of land zoned R-1, R-3 and
HC. Tax Map 79-3 ((4)) 26A (pt.), 27A1 (pt.) and 31B (pt.).
(Concurrent with RZ 2019-SP-006 and FDP 2019-SP-006).
SPRINGFIELD DISTRICT. PUBLIC HEARING.

E. John Regan, Jr., Applicant's Agent, Christopher Land, LLC, reaffirmed the affidavit dated
September 9, 2019.

Chairman Murphy disclosed that due to his relationship with the property owners of this
application he would recuse himself from the public hearing. Therefore, Vice Chairman Hart
assumed the Chair.

Vice Chairman Hart disclosed that his law firm, Hart and Horan, P.C., had one case in the last
twelve months where a client hired one of the engineers in the firm of Urban and Associates Inc.
who were listed on the revised affidavit as civil engineer and agent for the applicant. His firm
has no business or financial relationship with that firm, only his client did, and the matter had
since concluded; therefore, it would not affect his ability to participate in this case.

Wanda Suder, Zoning Evaluation Department, Department of Planning and Development,
presented the staff report, a copy of which is in the date file. She noted that staff recommended
approval of applications RZ 2019-SP-006, FDP 2019-SP-006, and SEA 97-S-001.

Mr. Regan gave a presentation on the subject applications wherein he addressed the following
issues:

- The applicant's improvements to Tuttle Road, which included the addition of curb and gutter;
- The location of the development's entrance on Tuttle Road would be located at the highest point possible in order to obtain adequate sight distance;

- The applicant would install five feet of sidewalk on Louis Edmund Court; and
- The applicant would request approval from the Virginia Department of Transportation to install a sidewalk from the public school to provide sidewalk connectivity from Louis Edmond Court to Rolling Road.

There was a discussion between Mr. Regan; Ms. Suder; David McElhaney, Urban Engineering; Greg Fuller, Fairfax County Department of Transportation (DOT); and multiple Commissioners on the following issues:

- The elevation and topography of Tuttle Road;
- The factors involved that determined the location for the development's entrance on Tuttle Road;
- The location of the proposed crosswalk near West Springfield High School;
- The applicant's commitment to an additional sidewalk extension that would include the frontage of the adjacent office building, which would be contingent upon the landowner's permission;
- The applicant's mitigation method for stormwater drainage issues along Tuttle Road by installing two larger drainpipes to offset the waterflow into a channel that emptied into stormwater management facilities further downstream;
- The applicant's landscape plan that would provide a buffer between the proposed development and adjacent community;
- The caretaker's residence and whether it would be connected to a public sewer; and
- The grading analysis results for Lot 16 and the applicant's planned mediation to correct the higher-grade level on the lot.

The discussion resulted in no changes to the subject applications.

Vice Chairman Hart called the first listed speaker and recited the rules for public testimony.

Gary Staffo, 6226 Garden Road, Springfield, Virginia, spoke in opposition to the applicant's proposed location for the entrance on Tuttle Road because it would create a hazardous condition due to the slope of the hill and the high speed of traffic. He requested that a VDOT traffic study be conducted on Tuttle Road that included the following data: speed, volume, and peak periods.

There was further discussion between Mr. Staffo, Mr. Fuller, and multiple Commissioners regarding the development's proposed entrance location versus other available options.

Laura Nachison, 6323 Cardinal Hill Place, Springfield, Virginia, spoke in opposition to the application for the following reasons:

- The proposed entrance on Tuttle Road would result in poor visibility of oncoming traffic from the bottom of the hill;
- The additional volume of traffic this development would add to Tuttle Road; and
- The current stormwater retention pond and drainage was not functioning properly on Tuttle Road and created a safety hazard for vehicles.

There was further discussion between Ms. Nachison, Ms. Suder, Mr. Reagan, Mr. McElhaney and multiple Commissioners that clarified the location of the stormwater retention pond and how the water would drain from the development.

The discussion resulted in no changes to the subject application.

Vice Chairman Hart called for speakers from the audience.

Mary Bjarnason, 6204 Cardinal Brook Court, Springfield, Virginia, spoke in opposition to the proposed entrance on Tuttle Road citing the high volume of traffic from the high school and suggested the entrance be relocated to Bauer Road.

Mr. Staffo was called back to the podium by Commissioner Sargeant to further discuss the following issues:

- The deterioration to Garden Road that had been caused by stormwater runoff; and
- The inadequacies of the existing drainage system on Tuttle Road.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Regan, who responded to the testimony from the speakers as follows:

- The planned improvements to Tuttle Road and how it would impact the sight distance for vehicular traffic on the hill; and
- The stormwater management facilities and how it would alleviate some of the existing issues downstream from the development.

There was a final discussion between Mr. Regan and multiple Commissioners on the following issues:

- Clarification that the improvements to Tuttle Road would be made on the applicant's side of the road;
- The posted speed limit on Tuttle Road along with the sight distance met the required standards to place the ingress and egress to the development on the hill;
- The applicant's willingness to consider traffic calming measures or an intersection warning sign further downhill on Tuttle Road;
- The applicant's willingness to add additional landscape buffering for the lots closest to Tuttle Road to reduce the impact from the school's field lighting; and
- The proposed road improvements and how it could impact vehicular speed.

The discussion resulted in no changes to the proposed application.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Vice Chairman Hart closed the public hearing and recognized Commissioner Sargeant for action on these cases.

(Start Verbatim Transcript)

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Commissioner Sargeant: Thank you, Mr. Chairman. I think we all anticipate there are other questions and issues to address and I'm going to ask for an additional week to see how much of information we can get going here before – before a decision only. So, Mr. Chairman, with that I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS, FOR RZ 2019-SP-006, FDP 2019-SP-006, AND SEA 97-S-001, TO A DATE CERTAIN OF OCTOBER 24TH, 2019.

Commissioner Niedzielski-Eichner: Second.

Vice Chairman Hart: Seconded by Commissioner Niedzielski-Eichner. Any discussion of that motion? Seeing none, we'll move to a vote. All in favor, please say aye.

Commissioners: Aye.

Vice Chairman Hart: Those opposed? That motion carries.

The motion carried by a vote of 9-0. Commissioner Murphy recused himself from the vote. Commissioners Strandlie and Tanner were absent from the meeting.

(End Verbatim Transcript)

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CLOSING

October 16, 2019

The meeting was adjourned at 10:59 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 552, Fairfax, Virginia 22035.

Minutes by: Teresa Wang

Approved on: March 4, 2020

Jacob Caporaletti

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

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 9 day of March 2020, by
Jacob Caporaletti.

Dorothy M. Steele
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

