

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 4, 2020**

PRESENT: Peter F. Murphy, Chairman, Springfield District  
John C. Ulfelder, Vice Chairman, Dranesville District  
Timothy J. Sargeant, Secretary, Commission At-Large  
Julie M. Strandlie, Parliamentarian, Mason District  
Mary D. Cortina, Braddock District  
John A. Carter, Hunter Mill District  
Daniel G. Lagana, Lee District  
Walter C. Clarke, Mount Vernon District  
Phillip A. Niedzielski-Eichner, Providence District  
Evelyn S. Spain, Sully District  
Candice Bennett, Commissioner At-Large  
Andres Jimenez, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 7:30 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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**COMMISSION MATTERS**

**456A-M83-21-3 – FAIRFAX COUNTY, DPWES, CAPITAL FACILITIES**  
(Decision Only) (Public Hearing on this application was held on February 26, 2020)

*(Start Verbatim Transcript)*

Commissioner Strandlie: Thank you very much, Mr. Chairman. We have a decision and a motion to approve in a matter in the Mason District, with the Department of Public Works and Environmental Services. And I appreciated the extra time to go through the – the record. We had quite a few number of emails, mostly from BRYC regarding the irrigation of the soccer field. And I – I just wanna complement that group for not sending us form emails. Everyone pretty much sent an original email. So, I appreciated that. And I was able to go through and find all the – the substantive emails related to this. And I think we're in a pretty good place regarding all of the questions. We circulated to the Commission the slide deck that showed where we started and where we ended up with the changes and the consideration. And – so on of the couple of the questions. The park will remain. It – the access may be limited during the construction, but they will do what they can. That – that may not be possible. There will be adequate screening and buffering. The community will continue to work with the County. And the – the field will be closed during the – the project. But the department – the Planning and Development Division will be working on a project to add a water line connection and irrigation. And that is a – a project in progress. So, I was hoping we would have some more definitive information tonight,

but I guess that's still ongoing. So - and I just wanted to thank everyone on the team that worked on this. There were a lot of community questions back when we started in November and you all have been amazing in doing community outreach and answering concerns. And I - I think we're in a - we're in a really good spot. So, unless anyone has any questions? Phil.

Commissioner Niedzielski-Eichner: Just a quick question.

Chairman Murphy: Mr. - Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: Could you - on - in terms of the irrigation - could you restate what I heard? I didn't quite hear what you said about it and I apologize.

Commissioner Strandlie: So, the - the word that we received from the parks were that they'll be working on it to add a water line. This isn't part of this project.

Commissioner Niedzielski-Eichner: Right.

Commissioner Strandlie: It is a community outreach...

Commissioner Sargeant: Request.

Commissioner Strandlie: Request. And the County is making a good faith effort to proceed with that. And if staff has any additional comments, that would be welcome.

Scott Bishop, Building Design and Construction Division, Capital Facilities, Department of Public Works and Environmental Services: Sure. Hi. This is Scott Bishop. I'm with the Department of Public Works and Environmental Services. So, we're continuing to work with the Park Authority and also the Braddock Road Youth Club to try to find a way to bring irrigation to the field for them.

Commissioner Strandlie: Good? Excellent. Okay. Here we go. I concur with the staff's conclusion that the proposal by the Department of Public Works and Environmental Services to construct the proposed Operations Support Bureau building, located at 3911 Woodburn Road, Annandale, Virginia, satisfies the criteria of location, character, and extent, as specified in *Virginia Code* Section 15.2-2232, as amended. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION FIND THE SUBJECT APPLICATION 456A-M83-21-3, SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Sargeant and Cortina: Second.

Chairman Murphy: Second by Mr. Sargeant and Ms. Cortina. Is there a discussion of the motion? All those in favor of the motion to approve 456A-M83-21-3, say aye.

Commissioners: Aye.



Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

*(End Verbatim Transcript)*

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AF 2019-DR-004 – MANE MANOR LLC AND NORMANDY FARM LLC  
(Decision Only) (Public Hearing on this application was held on February 26, 2020)

*(Start Verbatim Transcript)*

Commissioner Ulfelder: Thank you. Thank you, Mr. - thank you, Mr. Chairman. Is this on?

Chairman Murphy: Yes.

Commissioner Ulfelder: I had two deferred decisions this evening that are going to be further deferred. So, let me start with the first one, which is a agricultural forestal district application in Dranesville, AF 2019-DR-004. I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR THAT, AF 2019-DR-004, TO A DATE CERTAIN OF MARCH 11<sup>TH</sup>, 2020.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to defer decision only on AF 2019-DR-004 to a date certain of March 11<sup>th</sup>, with the record remaining open for written comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

*(End Verbatim Transcript)*

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SE 2019-DR-012/PCA 89-D-007-02/2232-D18-32 – MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE; FAIRFAX COUNTY SCHOOL BOARD  
(Decision Only) (Public Hearing on these applications was held on February 26, 2020)

*(Start Verbatim Transcript)*

Commissioner Ulfelder: Also, we had a decision this evening in a monopoly application at Herndon High School. And the School Board had – the schools have asked for more time to work with some of the citizens on some of the issues that have been raised. And therefore, I

MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2019-DR-012 AND PCA 89-D-007-02 TO A DATE CERTAIN OF MARCH 18<sup>TH</sup>, 2020.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion to defer decision on SE 22...

Commissioner Sargeant: 2019.

Chairman Murphy: 20-19-DR-012 [SIC], PCA 89-D-007-02, and 2232-D...

Commissioner Ulfelder: Yeah, okay. I was gonna make a separate motion on this.

Chairman Murphy: Oh. Well since we're deferring decision, it's okay. 2232-D18-32 to a date certain of March 18<sup>th</sup>, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: That's written comment. Aye. Motion carries.

The motion carried by a vote of 12-0.

*(End Verbatim Transcript)*

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MINUTES APPROVAL – SEPTEMBER, OCTOBER, NOVEMBER, AND DECEMBER 2019

*(Start Verbatim Transcript)*

Commissioner Sargeant: I – I have one matter of the Planning Commission business this evening. Mr. Chairman and members of the Planning Commission. On February 11<sup>th</sup>, you were emailed the draft meeting minutes of the Planning Commission meetings for September, October, November, and December of 2019 for you – your review. Assembling these minutes is no small task so I would like to Jacob Caporaletti, Teresa Wang, Samantha O'Shaughnessy-Lawrence, and Keisha Strand for their diligent efforts. And with that Mr. Chairman, I MOVE APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES FOR SEPTEMBER, OCTOBER, NOVEMBER, AND DECEMBER 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, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

*(End Verbatim Transcript)*

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#### REVISED PLANNING COMMISSION COMMITTEE AGENDA

Chairman Murphy announced the Commission received electronically a revised copy of the Planning Commission Committee's meeting agenda. Commissioner Niedzielski-Eichner MOVED TO APPROVE THE REVISED MEETING AGENDA.

Commissioner Ulfelder seconded the motion, which carried by a vote of 12-0.

*(End Verbatim Transcript)*

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#### ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. PCA 87-V-064-03/SEA 94-V-030 – MCDONALD'S USA, LLC

The order was accepted without objection.

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PCA 87-V-064-03 – MCDONALD'S USA, LLC – Appl. to amend the proffers for RZ 87-V-064 previously approved for a retail shopping center to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .09. Located on the W. side of Richmond Hwy., N. of Armistead Rd. and S. of Lorton Rd. on approx. 39,988 sq. ft. of land zoned C-8. Comp. Plan Rec: Retail and other Commercial Uses. Mount Vernon District. Tax Map 108-3 ((1)) 25. (Concurrent with SEA 94-V-030). MOUNT VERNON DISTRICT. PUBLIC HEARING.

SEA 94-V-030 – MCDONALD'S USA, LLC – Appl. under Sects. 4-804, 9-501 and 9-502 of the Zoning Ordinance to amend SE 94-V-030 previously approved for a restaurant with drive through to permit associated modifications to site design and development conditions. Located at 9398 Richmond Hwy., Lorton, 22079 on approx. 39,988 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 108-3 ((1)) 25. (Concurrent with PCA 87-V-064-03). MOUNT VERNON DISTRICT. PUBLIC HEARING.

G. Evan Pritchard, Applicant's Agent, Venable, LLP, reaffirmed the affidavits dated January 17, 2020.



There were no disclosures by Commission members.

Joseph Onyebuchi, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. He stated that staff recommended approval of PCA 87-V-064-03 and SEA 94-V-030.

Mr. Pritchard gave a presentation on the subject applications.

There was a discussion between Mr. Onyebuchi, Mr. Pritchard, and multiple Commissioners regarding the following:

- The parking design and future dedication of a 22-foot right-of-way to accommodate the Richmond Bus Rapid Transit;
- The outdoor seating capacity for the proposed development;
- Assurances the drive through did not conflict with the parking for the site; and
- The design elevations that displayed all modifications made to the existing restaurant.

The discussion resulted in no changes to the application.

There being no listed speakers, Chairman Murphy called for speakers from the audience, but received no response; therefore, he noted that a rebuttal statement was not necessary. 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 Clarke for action on these applications.

*(Start Verbatim Transcript)*

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Commissioner Clarke: Thank you, Mr. Chairman. And again, thanks to staffs. Thank – thank you to Mr. Onyebuchi and Mr. Pritchard. As you know this case, we were supposed to hear last month in February. We deferred it 'till tonight and that was to allow the applicant and staff to work a little more diligently on the finish product that we're seeing today. I believe that we're ready to move forward with – with a vote, however, I'm gonna ask that we defer this evening to allow the South County Federation to do their resolution. The Land Use Committee met last week, as Mr. Pritchard has indicated, giving its support. But the board meeting for South County Federation will be on March the 10<sup>th</sup>. So, we – I'm gonna ask for deferral to allow for that resolution to come through. So, with that Mr. Chairman, I – I ask that – I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS, FOR PCA 87-V-064-03 AND SEA 94-V-030, TO A DATE CERTAIN OF MARCH THE 11<sup>TH</sup>, 2020.  
Commissioners Niedzielski-Eichner and Cortina: Second.

Chairman Murphy: Second Mr. Niedzielski-Eichner and Ms. Cortina. Is there a discussion of the motion? All those in favor of the motion to defer decision on these applications to a date certain of March 11<sup>th</sup>, 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.

*(End Verbatim Transcript)*

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The meeting was adjourned at 7:48 p.m.

Peter F. Murphy, Chairman

Timothy J. Sargeant, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035.

Minutes by: Samantha Lawrence

Approved on: July 29, 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 14 day of August 2020, by  
Jacob Caporaletti.

*[Signature]*  
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Signature of Notary

Notary Seal

Notary registration number: 7114113

Commission expiration: January 31, 2024

