

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 6, 2020**

PRESENT: Peter F. Murphy, Chairman, Springfield District
John C. Ulfelder, Vice Chairman, Dranesville District
Timothy J. Sargeant, Secretary, Commissioner At-Large
Julie M. Strandlie, Parliamentarian, Mason 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: Mary D. Cortina, Braddock District

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The Planning Commission conducted a wholly electronic meeting using Fairfax County's videoconferencing system because the COVID-19 pandemic made it unsafe to physically assemble a quorum in one location or to have the public present. The meeting was accessible to the public via Channel 16, live online video stream, and live audio. Testimony from the public could be provided through a phone call, recorded video, or submission of written testimony by mail or electronic means.

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The meeting was called to order at 7:32 p.m., by Chairman Peter F. Murphy.

The attending Commissioners attended the meeting from the following locations:

- John C. Ulfelder participated from the Dranesville District office, 397 Herndon Pkwy, Suite 110, Herndon, VA 20170;
- Timothy J. Sargeant participated from the Mount Vernon District office, 2511 Parkers Lane, Mt. Vernon, VA 22306;
- John A. Carter participated from the Hunter Mill District office, 1801 Cameron Glen Drive, Reston, VA 20190;
- Walter C. Clarke participated from the Mount Vernon District office, 2511 Parkers Lane, Mt. Vernon, VA 22306;
- Phillip A. Niedzielski-Eichner participated from the Providence District office, 3001 Vaden Drive, 2nd Floor, Fairfax, VA 22031;

- Evelyn S. Spain participated from the Sully District office, 4900 Stonecroft Boulevard Chantilly, VA 20151;
- Andres Jimenez participated from the Mason District office, 6507 Columbia Pike, Annandale, VA 22003;
- Candice Bennett participated from the Lee District office, 6121 Franconia Road, Alexandria, VA 22310;
- Murphy Peter F. Murphy participated from the Springfield District office, 6140 Rolling Road, Springfield, VA 22152;
- Daniel G. Lagana participated from the Lee District office, 6121 Franconia Road, Alexandria, VA 22310;
- Julie M. Strandlie participated from the Mason District office, 6507 Columbia Pike, Annandale, VA 22003. (Commissioner Strandlie arrived after roll call.)

Upon verifying the attendance of each Commissioner from their respective location, the meeting proceeded with Commission matters.

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COMMISSION MATTERS

Chairman Murphy relinquished duties of the virtual Chair and the virtual gavel to Vice Chairman Ulfelder.

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PRELIMINARY MOTIONS FOR CONDUCTING ELECTRONIC MEETING

(Start Verbatim Transcript)

Commissioner Murphy: I MOVE THAT EACH MEMBER'S VOICE MAY BE ADEQUATELY HEARD BY EACH MEMBER AND – AND IT'S HEARD BY EVERY MEMBER OF THE COMMISSION, AND I SO MOVE.

Commissioner Sargeant: Commissioner Sargeant seconds.

Vice Chairman Ulfelder: It's been moved and seconded. All in favor, say aye.

Commissioners: Aye.

Vice Chairman Ulfelder: Any opposed? Motion passes.

Commissioner Murphy: Second, having established that each member's voice may heard by every other member, we must next establish the nature of the emergency that compels these emergency procedures. The fact that we are meeting electronically, what type of electronic communications is being used, and how we have arranged for public access to this meeting. Therefore, I MOVE THAT THE STATE OF EMERGENCY CAUSED BY COVID-19 PANDEMIC, MAKES IT UNSAFE FOR THIS COMMISSION TO PHYSICALLY ASSEMBLE AND UNSAFE FOR THE PUBIC TO PHYSICALLY ATTEND ANY SUCH MEETING. AND THAT AS SUCH, FOR AS USUAL PROCEDURES WHICH REQUIRES THE PHYSICAL ASSEMBLY OF THIS COMMISSION AND THAT THE PHYSICAL PRESENCE OF THE PUBLIC CANNOT BE IMPLEMENTED SAFELY OR PRACTICALLY. I FURTHER MOVE THIS COMMISSION MAY CONDUCT THIS MEETING ELECTRONICALLY TO A DEDICATED AUDIO CONFERENCING LINE AND THAT THE PUBLIC MAY ACCESS THIS THROUGH CHANNEL 16'S BROADCAST, THE LIVE STREAM, OR BY LIVE VIDEO. AND, I SO MOVE.

Commissioner Sargeant: Commissioner Sargeant seconds.

Vice Chairman Ulfelder: It's been moved and seconded. All those in favor, say aye.

Commissioners: Aye.

Vice Chairman Ulfelder: Any opposed. The motion carries.

Commissioner Murphy: Finally, IT IS NEXT REQUIRED THAT ALL MEMBERS – THAT ALL MATTERS ADDRESSED ON TODAY'S AGENDA MUST ADDRESS THE EMERGENCY ITSELF, AND ARE NECESSARY FOR CONTINUITY IN FAIRFAX COUNTY GOVERNMENT, AND OR ARE STATUTORILY REQUIRED OR NECESSARY TO CONTINUE OPERATIONS IN THE DISCHARGE OF THIS COMMISSION'S LAWFUL PURPOSES, DUTIES, AND RESPONSIBILITIES. AND, IT IS SO MOVED.

Commissioner Sargeant: Commissioner Sargeant seconds.

Vice Chairman Ulfelder: It's been moved and seconded. All in favor, say aye.

Commissioners: Aye.

Vice Chairman Ulfelder: Any opposed? That motion passes.

Each motion carried by a vote of 11-0. Commissioner Cortina was absent from the meeting.

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Chairman Murphy resumed duties of the virtual Chair and the virtual gavel.

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Chairman Murphy announced the passing of Barbara Lippa, former Executive Director of the Planning Commission. Chairman Murphy also made a brief statement in commemoration of Ms. Lippa and her many years of public service. A moment of silence was held in honor of Ms. Lippa.

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RZ 2018-PR-021/RZ/FDP 2018-PR-022 – GEORGELAS, LLC

(Decision Only) (Public Hearing on this application was held on September 25, 2019; Decision Only from October 10, 19; Decision Only from December 11, 2019; Decision Only from April 22, 2020)

Prior to going on verbatim, Tracy Strunk, Zoning Evaluation Division, Department of Planning and Development, gave a brief presentation on the staff report addendum dated April 22, 2020, a copy of which is in the date file. She noted that, in lieu of the revisions presented in the addendum, staff recommended approval of RZ 2018-PR-021 and RZ/FDP 2018-PR-022.

There was a brief discussion between Ms. Strunk; Elizabeth Baker, Applicant's Agent, Walsh, Colucci, Lubely & Walsh, PC; and multiple Commissioners on the following issues:

- The design and expected traffic patterns for the Merchant Street ramp;
- The applicant's efforts to address concerns raised by the neighboring Kuhn's development;
- The applicant's agreement to the development conditions dated April 22, 2020;
- The overall mix of uses that would be included in the development;
- The applicant's commitment to conduct a noise study for Crescent Park and consider potential noise mitigation measures;
- The resolution of concerns regarding the applicant's school and park contributions; and
- The inclusion of adequate streetlighting provisions along the streetscape.

The discussion resulted in no changes to the subject applications.

(Start Verbatim Transcript)

Commissioner Niedzielski-Eichner: Okay. Thank you, Mr. Chairman.

Chairman Murphy: The motion.

Commissioner Niedzielski-Eichner: Mr. Chairman, the applicant, Georgelas, LLC, submitted concurrent and interrelated rezoning applications to rezone two separate properties in the Tysons West District to the PTC District, to permit mixed-use development. Both sites are generally located in an area that is bounded by Leesburg Pike on the west, Tyco Road on the south, and the Dulles Airport Access Road on the north, and within proximity to the Spring Road Metro Station. A public hearing on these two applications was held before the Commission on September 25th, 2019, with the decision subsequently deferred a few times to allow for the applicant to address

issues raised by the staff and Commissioners. On January 10th, 2020, the applicant submitted revisions to his original plans, along with new proposed proffers. We have heard this evening from both the staff and the applicant regarding the revisions made, so I won't belabor them further. I will say, however, that I fully support these applications as representing, along with other developments, such as the View and the Adaire, as furthering transit oriented mixed-use urban development in the vicinity of the Spring Hill Metro Station. These developments will collectively also further establish the Tysons West District as exciting and vibrant place to live, work, and to play. As the Commissioners were reminded this evening, staff originally recommended against approving the West Hill – West Spring Hill application because the proposal did not satisfy the Comp Plan's land use mix recommendations, particularly with regard to the office component. The applicant has subsequently reduced the proposed residential use percentage and increased the office use percentage. Not only does this change better satisfy Comp Plan recommendations, it also meets the urban parkland acreage deficit in the original application. I would note that therein this matter of the extension of the Merchant Road of a – of a ramp connecting to the collector distributor road is significant and the applications dedicate – willingness to dedicate the right of way to – to secure that ramp is important. Commissioners and the McLean Citizens Association expressed concerns for the location of Crescent Park at the intersection of Tyco Road and Merchant Road. The applicant envisions Crescent Park to be child-centric and include significant amenities, including play equipment, a splash pad, and public art. Many of us envisioned the Merchant Road ramp as access to the Dulles Road as a typical ramp directly onto a freeway. As we have heard tonight, the Merchant Road ramp will actually connect to a collector distributor road and that will run parallel to the Dulles Access Road and that the Merchant Road extension will be a typical urban two lane local road with posted speed limits not to exceed 25 to 35 miles per hour. Further, a traffic signal will be installed at the intersection of Tyco and Merchant. With these two considerations in mind, I am satisfied that safety concerns are mitigated for the children using Crescent Park. I also note that, for the West Spring development, the requirement of ramp access to the Dulles – to the Dulles collector distributor road introduces a unique need for streetscape design for the space between one of the proposed buildings and the proposed Merchant Street ramp. The applicant has provided appropriate commitments to ensure that this portion of the Merchant Street frontage will provide a pleasant and safe pedestrian route. I also note that the McLean Citizens Association, while maintaining some concerns, no longer opposes this application. For these reasons, among others, Mr. Chairman, I support these two concurrent applications and will move to recommend them to the Board for approval. So, with that Mr. Chairman, I move, acknowledging that the applicant has confirmed for the record the FDP development conditions dated April 22nd, 2020, already, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2018-PR-021 AND ITS ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO PROFFERS NOW DATED APRIL 16TH, 2020.

Chairman Murphy: Is there a second to the motion?

Commissioner Carter: Second.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Clarke [sic]. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2018-PR-021, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Strandlie: Mr. – Mr. Chairman, this is Julie Strandlie. I'd like to abstain on this. I was not there for the public hearing back in September. And...

Chairman Murphy: Okay. Ms. Strandlie abstains...

Commissioner Strandlie: I didn't finish the review the hearing.

Chairman Murphy: And Ms. Cortina is not present for the vote. Okay, thank you very much.

Commissioner Niedzielski-Eichner: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2018-PR-022, SUBJECT TO PROFFERS NOW DATED APRIL 16TH, 2020.

Commissioners Carter and Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Carter. All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2018-PR-022, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. – Ms. Strandlie abstains.

Commissioner Strandlie: Thank you.

Chairman Murphy: Ms. Cortina was not present for the vote.

Commissioner Niedzielski-Eichner: I MOVE THAT THE PLANNING APPROVE FDP 2018-PR-022, SUBJECT TO DEVELOPMENT CONDITIONS NOW DATED APRIL 22ND, 2020.

Commissioner Carter: Second.

Chairman Murphy: Seconded by Mr. Carter. Is there a discussion? All those in favor of the motion to approve FDP 2018-PR-022, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstention. Ms. Cortina not present for the vote. Thank you very much.

Commissioner Niedzielski-Eichner: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVERS AND MODIFICATIONS, AS DISTRIBUTED TONIGHT AND DATED MAY 6TH, 2020.

Commissioner Ulfelder: Second.

Chairman Murphy: Second by Mr. Carter [sic]. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstention.

Each motion carried by a vote of 8-0-2. Commissioners Spain and Strandlie abstained from the vote, Commissioner Cortina was absent from the meeting, and Commissioner Sargeant recused himself from the vote.

(End Verbatim Transcript)

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Commissioner Ulfelder announced the Planning Commission's Land Use Process Review Committee would meet electronically on Thursday, May 7, 2020, at 7:30 p.m. to discuss the proposed Zoning Ordinance amendment for adult daycare centers. Staff from the Department of Planning and Development would also present a Zoning Ordinance Modernization Project update on the draft proposals for accessory dwelling units and home based businesses. Commissioner Ulfelder added the meeting was virtually open to the public and could be viewed live via Channel 16, or its live stream, or listening to its live audio.

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Commissioner Ulfelder announced his intent to further defer PCA 89-D-007-02/SE 2019-DR-012/2232-D18-32, Milestone Tower Limited Partnership IV D/B/A Milestone; Fairfax County School Board Milestone Tower Limited Partnership IV and Sprint, at the May 15, 2020 Planning Commission meeting. Commissioner Ulfelder added that additional revisions were made to the applications and were being reviewed by staff.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. SEA 2006-HM-017-02 – CENTREVILLE ROAD LC
2. RZ/FDP 2019-PR-017/PCA 88-D-005-11/SEA 94-P-040-04/CSP 2019-PR-017 – TAMARES 7950 OWNER LLC

3. CSPA 2009-HM-014-02 – RESTON HOSPITAL CENTER LLC
4. CSPA 2006-SU-025-02 – TOLL VA VII, L.P.
5. SE 2020-SU-004 – HAFT/EQUITIES – SULLY PLAZA LIMITED PARTNERSHIP

The order was accepted without objection.

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SEA 2006-HM-017-02 – CENTREVILLE ROAD LC – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 2006-HM-017 previously approved for a child care center to permit deletion of land area and associated modifications to site design and development conditions. Located at 2745 and 2747 Centreville Rd., Herndon, 20171 on approx. 2.61 ac. of land zoned R-1. Tax Map 25-1 ((1)) 34C and 34D. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mukhtar Ahmad, Applicant's Agent, Metropolitan Consulting Engineers, LLC, reaffirmed the affidavit dated January 17, 2020.

There were no disclosures by Commission members.

Mary Ann Tsai, Zoning Administration Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. She stated that staff recommended approval of SEA 2006-HM-017-02.

Mr. Ahmad gave a presentation on the subject application.

Commissioner Carter made preliminary comments on the application to include the following:

- The previously approved child care facility and residential dwelling would remain;
- The proposed uses and intensity were in harmony with the Comprehensive Plan;
- The proposed application met the development standards in the Residential District One Dwelling Unit/Acre zones, which included lot sizes, setbacks, open space, density, building height, and parking requirements;
- The originally approved driveway would remain and would serve the child care facility and residential dwelling;
- The originally approved pick-up and drop-off area would remain in place;
- A pedestrian crossing would be installed across the existing access drive;
- The previously approved special exception for a recreation space, which included two large play areas, designed to serve the child care facility, would remain;

- The stormwater management system would include a new curb and gutter and would channel stormwater into a new filtration system; and
- A conservation easement on Lot 34D would remain in place.

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 Carter for action on these applications.

(Start Verbatim Transcript)

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Commissioner Carter: Mr. Chairman, I request that the applicant conform – confirm for the record, agreement to the proposed development conditions dated March 3rd, 2020.
Mukhtar Ahmad, Applicant's Agent, Metropolitan Consulting Engineers, LLC: Yeah. I do.

Commissioner Carter: Thank you. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING:

- APPROVAL OF SEA 2006-HM-017-02, SUBJECT TO THE PROPOSED – PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 3RD, 2020.

Commissioner Sargeant: Commissioner Sargeant seconds.

Chairman Murphy: Seconded by Commissioner Sargeant. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 2006-HM-017-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Are there any abstentions? Okay. The motion carries. Thank you very much.

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

(End Verbatim Transcript)

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RZ/FDP 2019-PR-017 – TAMARES 7950 OWNER, LLC – Appls. to rezone from C-3 to PDC to permit office and restaurant development with an overall Floor Area Ratio (FAR) of 1.07 and approval of the conceptual and final development plan. Located on the N. side of Jones Branch Dr. approx. 130 ft. E. of its intersection with Westbranch Dr. on approx. 16.74 ac. of land. Comp. Plan Rec: Office. Tax Map 29-

2 ((15)) C1. (Concurrent with PCA 88-D-005-11 and SEA 94-P-040-04). PROVIDENCE DISTRICT. PUBLIC HEARING.

PCA 88-D-005-11 – TAMARES 7950 OWNER, LLC – Appl. to amend the proffers for RZ 88-D-005 previously approved for office to delete 16.74 acres to be included in concurrent RZ 2019-PR-017. Located on the N. side of Jones Branch Dr. approx. 130 ft. E. of its intersection with Westbranch Dr. on approx. 16.74 ac. of land zoned C-3. Comp. Plan Rec: Office. Tax Map 29-2 ((15)) C1. (Concurrent with SEA 94-P-040-04 and RZ/FDP 2019-PR-017). PROVIDENCE DISTRICT. PUBLIC HEARING.

SEA 94-P-040-04 – TAMARES 7950 OWNER, LLC – Appl. under Sects. 9-607 and 9-620 of the Zoning Ordinance to amend SE 94-P-040 previously approved for an increase in building height, waiver of sign regulations, a roof top helistop and ground mounted communications facilities to permit deletion from land area and development conditions and associated modifications to site design. Located at 7950 Jones Branch Dr., McLean, 22102 on approx. 16.74 ac. of land zoned C-3. Tax Map 29-2 ((15)) C1. (Concurrent with PCA 88-D-005-11 and RZ/FDP 2019-PR-017). PROVIDENCE DISTRICT. PUBLIC HEARING.

CSP 2019-PR-017 – TAMARES 7950 OWNER, LLC – Appl. under Sect. 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2019-PR-017. Located on the N. side of Jones Branch Dr., 130 ft. E. of its intersection with Westbranch Dr. on approx. 16.74 ac. of land zoned C-3. Tax Map 29-2 ((15)) C1. PROVIDENCE DISTRICT. PUBLIC HEARING.

Scott E. Adams, Applicant's Agent, McGuireWoods LLP, reaffirmed the affidavits dated February 18, 2020.

There were no disclosures by Commission members.

Katelyn Quinn, Zoning Administration Division, Department of Planning and Development and Tracy Strunk, Director, Zoning Administration Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. Ms. Strunk stated that staff recommended approval of RZ 2019-PR-017, FDP 2019-PR-017, PCA 88-D-005-11, SEA 94-P-040-04, and CSP 2019-PR-017.

Mr. Adams gave a presentation on the subject applications.

Commissioner Ulfelder commended the applicant on their agreement to the revised development conditions, which included language that addressed the instillation of temporary signs.

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 Niedzielski-Eichner for action on these applications.

(Start Verbatim Transcript)

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Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. The applicant, Tamares 7950 Owner LLC, seeks to rezone the Valo – Valo Park property to permit additional uses, which I believe to be a straightforward attempt to bring more people into the building and onto the property to activate it. The requested additional uses, including retail and a restaurant, create amenities required these days to attract and retain major business tenants who, in turn, are competing for a workforce that values a more active work environment when making employment decisions. As important from a community perspective, is that this property anchors the North Central District of Tysons and, in particular, a public – a future publicly accessible five-acre signature park across Jones Branch Road from Valo – Valo Park. The modest requested changes will be synergistic with the Mile and the Hanover, both of which are relatively recently approved developments directly across from Valo Park. The main issue in contention as has been discussed, as captured in the McLean Citizen Association March 4th resolution, is the applicant request to add two building-mounted tenant identification signs. These two signs will be on – will front on the Dulles Toll Road and be visible across the Toll Road from the McLean Hamlet community. In addition to the signs being less bright due to the amendment to the sign ordinance, the applicant has agreed, in this regard, to reduce the illuminated operation of these signs by turning them off after 11:00 p.m. every night. Unless there's anything else, Mr. Chairman, with that background, I am ready to recommend forwarding this application to the Board for approval. Shall I proceed?

Chairman Murphy: Please.

Commissioner Niedzielski-Eichner: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 88-D-005-11.

Commissioner Carter: Second.

Chairman Murphy: Second? Who did that? Mr. Carter?

Commissioner Carter: Yes. Second. Yeah.

Chairman Murphy: Okay. Seconded by Mr. Carter. Is there a discussion of the motion? All those in favor to recommend to the Board of Supervisors that it approve PCA 88-D-005-0 – 11, say aye.

Commissioners: Aye.

Chairman Murphy: Motion carries. Any abstentions? Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: Mr. Chairman, I further MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF RZ 2019-PR-017, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 26TH, 2020.

Commissioner Carter: Second.

Chairman Murphy: Again, Mr. Carter. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2019-PR-017, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: Mr. Chairman, I also MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 94-P-040-04.

Commissioners Ulfelder and Carter: Second.

Chairman Murphy: Seconded by Mr. Carter. Is there a discussion? All those in favor of the motion to approve SEA 94-P-040-04, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Niedzielski-Eichner: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2019-PR-017, SUBJECT TO DEVELOPMENT CONDITIONS DATED APRIL 21ST, 2020, SUBJECT TO THE BOARD'S APPROVAL OF RZ 2019-PR-017.

Commissioner Carter: Second.

Chairman Murphy: Seconded by Mr. Carter. Is there a discussion? All those in favor of the motion to approve FDP 2019-PR-017, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Niedzielski-Eichner: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2019-PR-017, SUBJECT TO DEVELOPMENT CONDITIONS DATED MAY 4TH, 2020, SUBJECT TO THE BOARD'S APPROVAL OF RZ 2019-PR-017.

Commissioner Carter: Second.

Chairman Murphy: Again, Mr. Carter. Is there a discussion? All those in favor of the motion to approve CSP 2019-PR-017, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Niedzielski-Eichner: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATIONS AND WAIVERS LISTED IN THE HANDOUT DATED MAY 6TH, 2020, THAT WAS DIGITALLY PROVIDED TO YOU TODAY AND WHICH SHALL BE MADE A PART OF THE RECORD OF THIS CASE.

Commissioners Ulfelder and Carter: Second.

Chairman Murphy: Seconded by Mr. Carter. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Each motion carried by a vote of 11-0. Commissioner Cortina was absent from the meeting.

(End Verbatim Transcript)

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CSPA 2009-HM-014-02 – RESTON HOSPITAL CENTER, LLC –
Appl. under Sect. 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2009-HM-014 to permit sign modifications. Located N. of New Dominion Pkwy., W. of Town Center Pkwy., E. and S. of Town Center Dr., on approx. 13.57 ac. of land zoned PRC. Tax Map 17-1 ((1)) 15B. HUNTER MILL DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Mary Ann Tsai, Zoning Administration Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. She stated that staff recommended approval of CSPA 2009-HM-014-02.

Ben Wales, Applicant's Agent, Cooley, LLP, gave a presentation on the subject 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 Carter for action on these applications.

(Start Verbatim Transcript)

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Commissioner Carter: This is CSPA 2009-HM-014-02. Project is located at the intersection of New Dominion Parkway and Town Center Drive, near the Fairfax County Parkway in Reston. The Reston Hospital Center has recently completed a 180,000 square-foot medical office building, expansion of imaging services, expansion of the surgery – surgical unit, addition of a sixteen bed observation unit, and a renovation of the emergency service area, in accordance with the previous approvals. The amendment to the existing Comprehensive Sign Plan will provide important wayfinding and identification of the emergency area, trauma area, entrances, medical office areas, and parking for patients, visitors, and emergency vehicles. The new signs include three freestanding signs and fifteen building sign – mounted signs. In total, the CSPA will include thirty-two signs that provide important identification and wayfinding. The application. The proposed signs will be similar in character and appearance to the existing signs approved in a previous CSPA in 2014. I would like to thank staff, including Kevin McMahan and Mary Ann Tsai for their thorough analysis. The Town of Herndon has reviewed the application and has no comments at this time. I don't believe the Planning Commission has received any additional correspondence. Unless there is additional discussion from the Planning Commission, I would like to proceed with the motion.

Chairman Murphy: Okay.

Commissioner Carter: Okay. Mr. Chairman, I request that the applicant confirm for the record agreement to the proposed development conditions dated April 22nd, 2020, for CSPA 2009-HM-014-02.

Ben Wales, Applicant's Agent, Cooley LLP: Again, Ben Wales on behalf of the applicant, we are in agreement with the development conditions dated April 22nd, 2020.

Commissioner Carter: Again, this is a straightforward application. I MOVE THAT THE PLANNING COMMISSION APPROVE CSPA 2009-HM-014-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 22ND, 2020 AND CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Niedzielski-Eichner: Phil Niedzielski-Eichner seconds.

Chairman Murphy: Motion seconded by Mr. Niedzielski-Eichner. Is there a discussion of the motion? All those in favor of the motion to approve CSPA 2009-HM-014-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

(End Verbatim Transcript)

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CSPA 2006-SU-025-02 – TOLL VA VII, L.P. – Appl. under Sect. 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2006-SU-025 to permit sign modifications. Located on the E. side of Newbrook Dr., approx. 400 ft. from its eastern intersection with Westfields Blvd. on approx. 7.96 ac. of land zoned PDC and WS. Tax Map 44-1 ((20)) A. SULLY DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Kelly Atkinson, Zoning Administration Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. She stated that staff recommended approval of CSPA 2006-SU-025-02.

John C. McGranahan, Applicant's Agent, Hunton Andrews Kurth LLP, gave a presentation on the subject application.

There was a discussion between Mr. McGranahan and Commissioner Carter as to whether the stone wall was included as part of the freestanding pylon signage. Mr. McGranahan confirmed the stone wall was not part of the signage.

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 Spain for action on these applications.

(Start Verbatim Transcript)

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Commissioner Spain: Good afternoon everyone, or good evening. Thank you very much for your presentation. I would like to make a motion to approve. But first, Mr. Chairman, I request that the applicant confirm for the record their agreement to the development conditions dated March 11, 2020.

John C. McGranahan, Applicant's Agent, Hunton Andrews Kurth LLP: Thank you, Commissioner Spain. The applicant does agree with the conditions dated March 11, 2020.

Commissioner Spain: Thank you. So, I'd like to move that the Planning Commission recommend to the Board of – that the Board of Supervisors...

Chairman Murphy: No. We approve this. We approve a CSPA. It doesn't go to the Board.

Commissioner Spain: Oh okay. I MOVE THAT THE PLANNING COMMISSION APPROVE...

Chairman Murphy: Right.

Commissioner Spain: CSPA 2006-SU-025-02.

Commissioner Sargeant: Commissioner Sargeant seconds.

Chairman Murphy: Commissioner Sargeant seconds. Is there a discussion of the motion? All those in favor of the motion to approve CSPA 2006-SU-025-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

(End Verbatim Transcript)

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SE 2020-SU-004 – HAFT/EQUITIES-SULLY PLAZA LIMITED PARTNERSHIP – Appl. under Sects. 7-607 and 9-006 of the Zoning Ordinance to permit a drive-in financial institution in a Highway Corridor Overlay District. Located at 13900 Lee Jackson Memorial Hwy., Chantilly, 20151 on approx. 13,788 sq. ft. of land zoned C-8, WS and HC. Tax Map 34-4 ((1)) 16C (pt.). SULLY DISTRICT. PUBLIC HEARING.

Sheri L. Akin, Applicant's Agent, McGuire Woods LLP, reaffirmed the affidavits dated April 3, 2020.

There were no disclosures by Commission members.

Kelly Atkinson, Zoning Administration Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. She stated that staff recommended approval of SE 2020-SU-004.

Ms. Akin gave a presentation on the subject 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 Spain for action on these applications.

(Start Verbatim Transcript)

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Commissioner Spain: Thank you again, Mr. Chairman. And again, on behalf of our approval, I request – as already stated that the applicant state on the record, their acceptance of the development conditions dated April 22nd, 2020. Applicant is...

Sheri L. Akin, Applicant's Agent, McGuireWoods LLP: Yes. The applicant is in agreement with development conditions dated April 22nd, 2020.

Commissioner Spain: Thank you. Thank you. So, my motion – I'd like to make a motion. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVES SE 2020-SU-004 – HALF/EQUITIES/SULLY PLAZA LIMITED PARTNERSHIP, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 22ND, 2020.

Commissioner Niedzielski-Eichner: Mr. Niedzielski-Eichner seconds.

Chairman Murphy: Mr. Niedzielski-Eichner seconded the motion. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2020-SU-004, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much. Before I...

Commissioner Spain: Oh. I have one more...

Chairman Murphy: Hello...

Commissioner Spain: Mr. Chairman? Yes.

Chairman Murphy: I'm sorry.

Commissioner Spain: Yes. That's okay. I MOVE THAT THE PLANNING COMMISSION – COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVES A WAIVER OF THE MINIMUM LOT SIZE, LOT AREA, AND WIDTH REQUIREMENTS LISTED IN SECTION 4-806 OF THE ZONING ORDINANCE. EXCUSE ME.

Commissioner Niedzielski-Eichner: Second.

Chairman Murphy: Seconded by Mr. Niedzielski-Eichner. Is there a discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Each motion carried by a vote of 11-0. Commissioner Cortina was absent from the meeting.

(End Verbatim Transcript)

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The meeting was adjourned at 9:14 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: *November 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 12 day of October 2021 by
Jacob Caporaletti.

[Handwritten Signature]

Signature of Notary

Notary Seal

Notary registration number: 7114113

Commission expiration: January 31, 2024

