

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 14, 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 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 7:30 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;
- Mary D. Cortina participated from the Braddock District office, 9002 Burke Lake Road Burke, VA 22015;
- John A. Carter participated from the Hunter Mill District office, 1801 Cameron Glen Drive, Reston, VA 20190;
- Daniel G. Lagana participated from the Lee District office, 6121 Franconia Road, Alexandria, VA 22310;

- 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; and
- Julie M. Strandlie participated from the Mason District office, 6507 Columbia Pike, Annandale, VA 22003.

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

Commissioner Murphy MOVED THAT EACH MEMBER'S VOICE MAY BE ADEQUATELY HEARD BY EACH OTHER MEMBER OF THIS COMMISSION.

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

Commissioner Murphy MOVED THAT THE STATE OF EMERGENCY CAUSED BY COVID-19 PANDEMIC MAKES IT UNSAFE FOR THE PLANNING COMMISSION TO PHYSICALLY ASSEMBLE AND UNSAFE FOR THE PUBLIC TO PHYSICALLY ATTEND ANY SUCH MEETING. AND THAT AS SUCH, FOIA'S UNUSUAL PROCEDURES WHICH REQUIRE PHYSICAL ASSEMBLY OF THIS COMMISSION AND PHYSICAL

PRESENCE OF THE PUBLIC CANNOT BE IMPLEMENTED SAFELY OR PRACTICALLY I FURTHER MOVE THAT 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.

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

Commissioner Murphy stated that IT IS REQUIRED THAT ALL OF THE MATTERS ADDRESSED ON TODAY'S AGENDA, MUST ADDRESS THE EMERGENCY ITSELF AND ARE NECESSARY FOR CONTINUITY IN FAIRFAX COUNTY GOVERNMENT AND/OR STATUTORILY REQUIRED OR NECESSARY TO CONTINUE OPERATIONS AND THE DISCHARGE OF THE PLANNING COMMISSION'S LAWFUL PURPOSED, DUTIES, AND RESPONSIBILITIES.

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

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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 Commissioner Mary Cortina's mother, Rosina Drake. Chairman Murphy also made a brief statement in commemoration of Ms. Drake and her various areas of expertise. Meeting attendees observed a moment of silence in honor of Ms. Drake.

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

Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION DEFER ITS DECISION ONLY FOR SE 2019-DR-012 AND PCA 89-D-007-02 AND THE ACCOMPANING 2232-D18-32 TO A DATE CERTAIN OF JULY 8, 2020.

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

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RZ/FDP 2019-LE-012 – BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ/FDP 2019-LE-012, BRIGHTVIEW SENIOR LIVING DEVELOPMENT, TO A DATE CERTAIN OF MAY 20, 2020.

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

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Commissioner Sargeant announced that on April 29, 2020 the Planning Commission members received electronic copies of meeting minutes for January and February 2020. He noted that he intends to move approval of the meeting minutes on the Planning Commission meeting scheduled on May 20, 2020.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. RZ 2019-BR-019 – CONLEY DEVELOPMENT, LLC
2. PCA 93-H-043 – MICHAEL F. FLAHERTY
3. SEA 2017-SP-028 – SERITAGE SRC FINANCE, LLC
4. PA 2018-CW-2CP – NATURAL LANDSCAPING AT COUNTY FACILITIES

The order of the agenda was accepted without objection.

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RZ 2019-BR-019 – CONLEY DEVELOPMENT, LLC – Appl. to rezone from R-1 to R-2 to permit residential development with a total density of 2.0 dwelling units per acre (du/ac). Located on the W. side of Olley Ln. approx. 865 ft. S. of its intersection with Little River Turnpike on approx. 1.0 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 58-4 ((12)) 8. BRADDOCK DISTRICT. PUBLIC HEARING.

John Manganello, Applicant's Agent, Conley Development, LLC, reaffirmed the affidavit dated April 14, 2020.

There were no disclosures by Commission members.

Emma Estes, Zoning Evaluation Division of the 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 RZ 2019-BR-019 subject to the execution of proffers dated May 13, 2020.

Mr. Manganello gave a presentation on the subject application wherein he addressed staff's concerns on the lot density, site distance, and stated support by the Braddock Land Use Committee.

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

- The preliminary elevation of the proposed single-family dwelling units for the site that had been submitted prior to the public hearing;
- The massing and bulk of the dwelling units;
- The issues relating to sight lines, stormwater management, and tree preservation that the applicant had addressed with staff; and
- The support of application from the surrounding community.

The discussion resulted in no changes to the subject application, but Commissioner Cortina stated her intent to defer the decision only for this case to allow adequate time for review of the revised proffers and the preliminary elevations for the dwelling units.

There being no listed speakers, 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 Cortina for action on the application.

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Commissioner Cortina MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2019-BR-019 TO A DATE CERTAIN OF MAY 20, 2020.

Commissioner Niedzielski-Eichner seconded the motion which carried by a vote of 12-0.

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PCA 93-H-043 – MICHAEL F. FLAHERTY – Appl. to amend the proffers for RZ 1993-H-043 to permit deletion of land area. Located on the E. side of Lupine Dr. and N. side of Drewlaine Dr. approx. 900 ft. N. of its intersection with Old Courthouse Rd. on approx. 15,310 sq. ft. of land zoned R-2 (Cluster). Comp. Plan Rec: 1-2 du/ac. Tax Map 28-4 ((34)) E. HUNTER MILL DISTRICT. PUBLIC HEARING.

Lori Greenlief, Applicant's Agent, McGuireWoods, LLP, reaffirmed the affidavit dated March 27, 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 noted that staff recommended approval of application PCA 93-H-043.

Ms. Lori Greenlief gave a presentation on the subject application wherein she addressed the following:

- The 15,000 square feet of land for removal had been left over from the public road dedication at the time the previous subdivision was approved;
- The removal of lot would not subject The Manors to any violation of R-2 cluster Zoning Ordinance Regulations;
- No new construction would take place;
- The release of Lot E from the previously approved rezoning; and
- Lot E would be combined with Lot 31.

Commissioner Carter referenced a letter received by the Commission from The Manors of Wolf Trap Homeowners Association and addressed the concerns articulated in that letter, a copy of which is in the date file.

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 the application.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 93-H-043.

Commissioner Niedzielski-Eichner seconded the motion which carried by a vote of 12-0

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

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SEA 2017-SP-028 – SERITAGE SRC FINANCE, LLC – Appl.
under Sects. 9-014 and 9-620 of the Zoning Ordinance to amend
SE 2017-SP-028 previously approved for a waiver of certain sign
regulations to permit additional sign area and modifications to
development conditions. Located at 12000 L. Fair Oaks Mall,
Fairfax, 22033 on approx. 15.07 ac. of land zoned C-7 and HC.
Tax Map 46-3 ((8)) 2. SPRINGFIELD DISTRICT. PUBLIC
HEARING.

Kathryn Taylor, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC, reaffirmed the affidavit dated April 24, 2020.

There were no disclosures by Commission members.

Commissioner Murphy asked that Vice Chairman Ulfelder ascertain whether there were any speakers for this application. Jacob Caporaletti, Clerk to the Planning Commission, confirmed that there were no speakers on the line. There being none, Commissioner Murphy asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Murphy for action on the application.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE SEA 2017-SP-028 SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1.

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

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PA 2018-CW-2CP – NATURAL LANDSCAPING AT COUNTY FACILITIES – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment 2018-CW-2CP proposes to add an objective and related policies to the Public Facilities element of the Policy Plan so that public facilities and sites would be designed, retrofitted, and maintained in an environmentally-sensitive manner with a focus on natural landscaping. Additionally, a definition for Natural Landscaping would be added to the Glossary of the Comprehensive Plan.
COUNTYWIDE. PUBLIC HEARING.

There was a discussion between Joseph Gorney, Zoning Evaluation Division, Department of Planning and Development, and multiple Commissioners on the following:

- Explanations of the value of native plants over exotic plants;
- Definitions of invasive plant species;
- Explanation of how this plan amendment would be implemented;
- Increased costs associated with the natural landscaping;
- Explanation of natural landscaping methods and low-impact development techniques;
- The process for monitoring and maintaining natural landscaping;
- The policy regarding volunteers and associated liability;
- Availability of certain plant species;
- The historical context of natural landscaping; and
- Natural landscaping in urban areas.

The discussion resulted in no changes to the subject application.

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

Glenda Booth, 111000 Wildlife Center Drive, Suite 200 Reston, representing the Audubon Society of Northern Virginia, provided phone testimony in support of the proposed plan amendment for the following reasons:

- The amendment was consistent with the County’s vision for environmental policy, as previously adopted in 2017;
- The amendment promoted the preservation and improvement of existing ecological systems in the County;
- The amendment promoted improved environmental conditions;
- The amendment reduced polluting emissions by reducing the need for landscaping services;
- The amendment promoted improvement of air quality; and
- The amendment promoted environmentally friendly erosion control.

(A copy of Ms. Booth’s statement is in the date file.)

Renee Grebe, 5706 Evergreen Knoll Court, Alexandria, representing the Audubon Naturalist Society, provided phone testimony in support of the proposed plan amendment, aligning herself with remarks from Ms. Booth regarding its numerous benefits to the County. A copy of Ms. Grebe’s statement is in the date file.

Barbara Ryan, 1454 Waggaman Circle McLean, representing the McLean Citizens Association, provided phone testimony in which she spoke in support of the proposed plan amendment, aligning herself with remarks from previous speakers regarding its numerous benefits to the County. A copy of Ms. Ryan’s statement is in the date file.

Margaret Fisher, 6805 Glencove Drive, Clifton, provided video testimony in which she spoke in support of the proposed plan amendment, aligning herself with remarks from previous speakers. She also shared her personal experience with searching for landscaping companies who had incorporated natural landscaping practices.

Elizabeth Martin, 8707 Stockton Parkway, Alexandria, representing the Audubon at Home Program, provided video testimony in which she spoke in support of the proposed plan amendment, echoing remarks from previous speakers regarding its numerous benefits to the County. A copy of Ms. Martin’s statement is in the date file.

Catherine Ledec, 2440 Huntington Park Drive, Alexandria, representing the Pavilions at Huntington Metro Community Association, provided video testimony in which she spoke in support of the proposed plan amendment, echoing remarks from previous speakers regarding its numerous benefits to the County. A copy of Ms. Leduc’s statement is in the date file.

Dean Amel, 3013 4th St N, Arlington, representing the Sierra Club, provided phone testimony in which he spoke in support of the proposed plan amendment, aligning himself with remarks from

previous speakers regarding its numerous benefits to the County. Mr. Amel's statement is in the date file.

Chairman Murphy and multiple Commissioners called on Channel 16 to address a technical glitched experienced during Mr. Amel's phone testimony. Channel 16 resolved the issue. Chairman Murphy requested Mr. Amel to resume his testimony.

Prior to the next speaker, Commissioner Strandlie was made aware from viewers of the live broadcast that they were unable to view the video presentation.

Alan Ford, 1723 East Avenue, McLean, provided phone testimony in which he spoke in support of the proposed plan amendment, aligning himself with remarks from previous speakers regarding its numerous benefits to the County. In addition, he commented on the increased availability of native plants local government and community organizations.

Chairman Murphy called for speakers from the audience, but Jacob Caporaletti, Clerk to the Planning Commission, stated that there were no speakers on the line. There being no more speakers, Chairman Murphy called for closing remarks from staff, who declined.

Commissioner Cortina expressed her gratitude to the residents for their volunteerism for this cause.

There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Bennett for action on the application.

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Commissioner Bennett MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2018-CW-2CP, AS CONTAINED IN THE STAFF REPORT DATED APRIL 8, 2020.

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

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The meeting was adjourned at 9:10 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, Virginia 22035.

Minutes by: Satabdi Samaddar

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.

[Signature]
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

