

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 8, 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 over the phone. 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;
- John A. Carter participated from the Hunter Mill District office, 1801 Cameron Glen Drive, Reston, VA 20190;
- Mary D. Cortina participated from the Braddock District office, 9002 Burke Lake Road Burke, VA 22015;

- 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;
- Julie M. Strandlie participated from the Mason District office, 6507 Columbia Pike, Annandale, VA 22003.
- 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; and
- Peter F. Murphy participated from the Springfield District office, 6140 Rolling Road, Springfield, VA 22152.

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 THE FOLLOWING:

- THAT EACH MEMBER’S VOICE MAY BE ADEQUATELY HEARD BY EACH OTHER MEMBER OF THIS COMMISSION;
- 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 OVER THE PHONE; AND

- 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 each of the motions, 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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SE 2019-MA-014 – LORA J. SEEDS

Commissioner Strandlie MOVED THAT THE HEARING FOR SE 2019-MA-014 BE DEFERRED TO A DATE CERTAIN OF JULY 29, 2020.

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

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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) (The public hearing on these applications were 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 2232-D18-32 TO A DATE CERTAIN OF JULY 15, 2020.

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

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RZ 2019-SU-021/SE 2019-SU-022 – BLUE KNOB INVESTORS, LLC
(Decisions Only) (The public hearing on these applications was held on June 17, 2020.)

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVES RZ 2019-SU-021, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED JUNE 19, 2020.

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

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2019-SU-022, SUBJECT TO DEVELOPMENT CONDITIONS DATED JUNE 15, 2020.

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

Commissioner Spain MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE LIST OF WAIVERS AND MODIFICATIONS RECOMMENDED BY THE STAFF FOR RZ 2019-SU-021 AND SE 2019-SU-022 DATED JULY 8, 2020.

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

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RZ / FDP 2019-HM-016– CHRISTOPHER LAND, LLC

(Decisions Only) (The public hearing on these applications was held on June 17, 2020.)

Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2019-HM-016, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED JUNE 30, 2020, AND A WAIVER OF PARAGRAPH TWO OF SECTION 11-302 OF THE ZONING ORDINANCE, TO EXCEED THE MAXIMUM LENGTH OF 600 FEET FOR THE PRIVATE STREET SERVING THE EASTERN PORTION OF THE PROPERTY.

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

Commissioner Carter MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2019-HM-016, SUBJECT TO THE FINAL DEVELOPMENT CONDITIONS DATED JUNE 15, 2020.

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

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Chairman Murphy announced that the Planning Commission's meeting schedule for July was as follows:

- Wednesday, July 15, 2020;
- Wednesday, July 22, 2020; and
- Wednesday, July 29, 2020.

He noted that these meetings would be conducted electronically.

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Chairman Murphy announced that the Planning Commission's Land Use Process Review Committee would meet on Thursday, July 23, 2020 at 7:30 p.m. He added that the meeting would be conducted electronically and televised in a manner consistent with those utilized for Commission meetings.

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Chairman Murphy indicated that the Planning Commission would go into recess for the month of August after the Wednesday, July 29, 2020 meeting. He then stated that meetings would resume in September.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. PCA/CDPA/FDPA 200-MV-046 – AVENTON HOLDINGS I, LLC
2. PCA 2011-PR-011-03/FDPA 2011-PR-011-04 – CITYLINE PARTNERS, LLC
3. SEA 93-Y-006-02 – PM Plus, LLC

The order of the agenda was accepted without objection.

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PCA/CDPA/FDPA 200-MV-046 – AVENTON HOLDINGS I, 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.
MOUNT VERNON DISTRICT. PUBLIC HEARING.

Mark M. Viani, Applicant's Agent, Bean, Kinney, & Korman, P.C., reaffirmed the affidavit dated April 16, 2020.

There were no disclosures by Commission members.

Wanda Suder, 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/CDPA/FDPA 2000-MV-046.

Mr. Viani gave a presentation on the subject application wherein he addressed the following:

- Overview of revisions of the previously approved development for the site and the development under the subject applications, which included a residential apartment community of 379 units;
- Community concerns regarding:
 - The aesthetics, architecture, and visual impact of the proposed development;
 - The free-standing and unscreened parking under current Conceptual Development Plan (CDP);
 - The pedestrian connections around the eastern boundary of the site;
 - The connectivity with existing road network;
 - The rerouting Montebello Bus path; and
 - The possibility of an east/west connection through the breezeway.
- The proposed designs for the development that included:
 - A total of 379 upscale units with community amenities;
 - Improved pedestrian experience;
 - A revised Montebello Bus path to original alignment;
 - Building heights of approximately 7-8 stories;
 - Residential parking structures that were integrated and screened;
 - Loading and trash disposal areas that were integrated and screened;
 - Full connection to Metro Access Drive; and
 - Separate structures that provided east-west pedestrian access through connecting breezeway.

There was a discussion between Ms. Suder; Mr. Viani; Jeffrey Peterson, Civil Engineer for the Applicant, VIKA Virginia, LLC; Marc Dreyfuss, Transportation Planning Division, Fairfax County Department of Transportation; and multiple Commissioners on the following issues:

- Clarification on the designs and amenities of the dwelling units;
- The density of the proposed development;
- The impact on the amount of impervious surfaces on the site;
- The usage of urban gardens on the development;
- Concerns regarding landscaping features;
- The use of existing storage vaults in the applicant's proposed stormwater management plan for the site;
- Clarification of the calculations used for the proposed development site map;
- Concerns regarding flooding and stormwater outfall;

- The applicant's Transportation Demand Management (TDM) program and projected trip generation figures for the proposed development; and
- The anticipated timeframe for build out of the proposal.

The discussion resulted in no changes to the subject application.

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

Tamara Srader, 5829 Biscayne Drive, Alexandria, provided video testimony in which she expressed her the following concerns with the subject application.

- The loss of green space and wildlife habitat;
- The proposal's impact on the walking trails; and
- The impact on the Metro Access Bus line.

(A copy of Ms.Srader's statement is in the date file.)

Catherine Ledec, 2440 Huntington Park Drive, Alexandria, representing Pavilions at Huntington Metro Community Association, provided phone testimony in which she expressed the following concerns:

- Safety issues for pedestrians utilizing Montebello Shuttle Bus Access Road;
- Issues regarding the street maintenance fund;
- Maintenance of the proposed stormwater vault;
- Issues regarding flooding concerns in the area;
- Issues regarding the safety and maintenance of the Metro Access sidewalks and trails;
- Provisions for bird-friendly building design;
- Issues regarding the applicant's landscaping practices;
- Safety issues related to parking and traffic; and
- Issues regarding post-construction restoration.

(A copy of Ms. Leduc's statement is in the date file.)

Linda Zackin, 5821 Biscayne Drive, Alexandria, provided phone testimony in which she spoke on concerns with the proposed plan amendment, aligning herself with remarks from previous speakers regarding stormwater runoff, the loss of greenspace in Mount Eagle Park, and issues with bird friendly building. In addition, she expressed the following concerns:

- Continual pedestrian access to the park, metro, and shops on North Kings Highway;
- Concerns with restricted access for private events;
- Concerns with using pesticides and chemical fertilizer in landscaping and maintenance, which could compromise current organic gardeners; and
- Concerns regarding neighborhood parking provisions.

Jon Kandel, 5905 Mount Eagle Drive, Alexandria, representing Montebello Condominium Unit Owners Association, provided phone testimony in which he spoke in support of the subject applications. (A copy of Mr. Kandel's statement is in the date file.)

Katherine Ward, 1029 Gladstone Place, Alexandria, representing Mount Vernon Council of Citizens Associations (MVCCA), provided phone testimony in which she spoke in support of the subject applications. (A copy of Ms. Ward's statement is in the date file.)

Chairman Murphy called for speakers from the audience.

Charles Acton, 2600 Fort Drive, Alexandria, provided phone testimony in which he expressed the following concerns:

- The proposal's safety impact on bicycle and pedestrian paths;
- The impact on existing park facilities;
- The impact on native plant species and soil erosion;
- The impact on outstanding flooding issues and stormwater runoff throughout the area;
- The impact on traffic congestion throughout the area; and
- The lack of an adequate archeological study for the site.

Chairman Murphy called for speakers from the audience, but Jacob Caporaletti, Clerk to the Planning Commission, stated that there were no more speakers on the line. There being no more speakers, Chairman Murphy called for a rebuttal statement from the applicant.

Mr. Viani responded with the following remarks:

- The applicant had committed to preserving the trees to the east of the existing trail;

- The applicant would coordinate with adjacent communities to come to a funding agreement for maintenance;
- The applicant's provisions for green space, stormwater management, tree preservation, pedestrian paths, and public accessibility were sufficient to address community concerns;
- The applicant would incorporate natural landscaping practices for the property; and
- The applicant would limit the impact of construction traffic on Biscayne Drive and North Kings Highway.

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 the application.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION DEFER ITS DECISION ONLY ,WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS, FOR PCA 2000-MV-046 AND CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, AS WELL AS FDPA 2000-MV-046 TO A DATE CERTAIN OF JULY 15, 2020.

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

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PCA 2011-PR-011-03/FDPA 2011-PR-011-04 – CITYLINE PARTNERS, LLC– Appls. to amend the proffers, conditions, and final development plan for RZ 2011-PR-011 previously approved for mixed use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 8.04. Located on the N. side of Chain Bridge Rd. and W. side of South Dartford Dr., on approx. 1.33 ac. of land zoned PTC and HC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 30-3 ((46)) 2 (pt.). PROVIDENCE DISTRICT. PUBLIC HEARING

Lynne J Strobel, Applicant's Agent, Walsh, Calucci, Lubeley & Walsh, PC, reaffirmed the affidavit dated June 3, 2020.

There were no disclosures by Commission members.

Kelly Posusney, 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 2011-PR-011-03 and FDPA 2011-PR-011-04.

Ms. Lynne J Strobel gave a presentation on the subject applications.

There was a discussion between Ms. Strobel, Ms. Posusney, and multiple Commissioners on the following issues:

- Inconsistencies between the stormwater management plan and the landscape plan;
- Modifications to the streetscape development along South Dartforth Drive, as noted in the Conceptual Development Plan;
- The overall pedestrian experience under the proposal;
- The timeline for reviewing and finalizing the architectural design for the garage; and
- The type of glass that would be utilized for the building.

The discussion resulted in no changes to 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 Niedzielski-Eichner for action on these applications.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2011-PR-011-03, CONSISTENT WITH PROFFERS DATED MAY 8, 2020.

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

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATIONS, AS LISTED IN THE HANDOUT DATED JULY 8, 2020.

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2011-PR-011-04, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 24, 2020.

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

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SEA 93-Y-006-02 – PM PLUS, LLC – Appl. under Sects. 4-804 and 7-607 of the Zoning Ordinance to amend SE 93-Y-006 previously approved for a service station, quick service food store and vehicle light service establishment to permit modifications to the development conditions. Located at 13612 and 13616 Lee Hwy. and 13603 and 13607 Johnson Ave., Centerville, 20120 on approx. 1.41 ac. of land zoned C-8, WS and HC. Tax Map 54-4

((6)) 21A, 22A, 29 and 30. SULLY DISTRICT. PUBLIC HEARING.

Roxana L. Albert, Applicant's Agent, PM Plus, LLC, reaffirmed the affidavit dated April 20, 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 application SEA 93-Y-006-02.

Ms. Roxana L. Albert restated the applicant's agreement with the proposed modifications to the subject development condition.

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 the application.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 93-Y-006-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 8, 2020.

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

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ALONG THE EASTERN LOT LINE OF THE PROPERTY IN FAVOR OF THAT SHOWN-ON SEA PLAT.

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

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL A REAFFIRMATION OF A WAIVER OF BARRIER REQUIREMENTS ALONG THE EASTERN LOT LINE OF THE PROPERTY, IN FAVOR OF THAT SHOWN ON THE SEA PLAT

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

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The meeting was adjourned at 10:15 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: February 10, 2021

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 registration number: 7114113

Commission expiration: January 31, 2024

