

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 15, 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  
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

//

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 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.

//

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;
- Julie M. Strandlie participated from the Mason District office, 6507 Columbia Pike, Annandale, VA 22003;
- 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, 2<sup>nd</sup> 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; and
- Murphy 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.

//

COMMISSION MATTERS

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

//

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 THE EMERGENCY CAUSED BY THE COVID-19 PANDEMIC, MAKES IT UNSAFE FOR THE PLANNING 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 THE PHYSICAL PRESENCE OF THE PUBLIC CANNOT BE IMPLEMENTED SAFELY OR PRACTICALLY;

- THAT THE PLANNING COMMISSION CONDUCT THIS MEETING ELECTRONICALLY THROUGH THE COUNTY'S VIDEO CONFERENCING SYSTEM AND THAT THE PUBLIC MAY ACCESS THIS MEETING BY WATCHING CHANNEL 16, OR ITS LIVE STREAM, OR LISTINING TO ITS LIVE AUDIO; AND
- THAT ALL THE MATTERS ADDRESSED ON TODAY'S AGENDA MUST ADDRESS THE EMERGENCY ITSELF AND ARE NECESSARY FOR THE CONTINUITY IN FAIRFAX COUNTY – FAIRFAX COUNTY GOVERNMENT, AND OR ARE STATUTORILY REQUIRED OR NECESSARY TO CONTINUE OPERATIONS AND THE DISCHARGE OF THE PLANNING COMMISSION'S LAWFUL PURPOSES, DUTIES, AND RESPONSIBILITIES.

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

//

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

//

Chairman Murphy announced that the Planning Commission would meet virtually again on Wednesday, July 22, 2020, at 7:30 p.m. and Wednesday, July 29, 2020, at 7:30 p.m.

//

Chairman Murphy announced that the Land Use Process Review Committee would meet virtually on Thursday, July 23, 2020, at 6:30 p.m.

//

Commissioner Sargeant announced the Planning Commission received minutes for March and April 2020. He indicated that he intended to move the approval of those minutes at the Wednesday, July 29, 2020 public hearing.

//

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; MILESTONE TOWER LIMITED PARTNERSHIP IV AND SPRINT

(Decision Only) (Public Hearing on these applications was held on February 26, 2020; Decision only from March 4, 2020; Decision only from July 8, 2020)

Commissioner Ulfelder MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 89-D-007-02, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED JUNE 2020, AS CONTAINED IN THE STAFF REPORT ADDENDUM;
- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2019-DR-012, SUBJECT TO THE DEVELOPMENT CONDITIONS JUNE 8, 2020;
- THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVERS AND MODIFICATIONS AS LISTED IN THE HANDOUT DATED JULY 6, 2020; AND
- THAT THE PLANNING COMMISSION FIND THE SUBJECT APPLICATION 2232-D18-32 SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

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

//

PCA/CDPA/FDPA 2000-MV-046 – AVENTON HOLDINGS I, LLC

(Decision Only) (Public Hearing on these applications was held on July 8, 2020)

Commissioner Clarke MOVED the following:

- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2000-MV-046 AND THE CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, SUBJECT TO EXECUTION OF PROFFERS CONDITIONS CONSISTENT WITH THOSE DATED JULY 14, 2020;
- APPROVAL OF THE WAIVERS AND MODIFICATIONS, AND REAFFIRMATION CONTAINED IN THE HANDOUT DATED JULY 8<sup>TH</sup>, 2020, DISTRIBUTED FOR THE JULY 8<sup>TH</sup>, 2020 PLANNING COMMISSION PUBLIC HEARING, AND WHICH WILL BE MADE A PART OF THE RECORD; AND
- THAT THE PLANNING COMMISSION APPROVE S – FDPA-2000-MV-046, SUBJECT TO THE FINAL DEVELOPMENT CONDITIONS DATED JUNE 23, 2020.

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

//

ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. PCA-C-052-09/CDPA-C-052-02/FDPA-C-052-15 – KIW SKYLINE 1, LLC, KIW SKYLINE 2, LLC AND KIW SKYLINE 3, LLC
2. RZ/FDP 2019-SU-010/PCA 78-S-063-10/PCA 81-S-076 – K. HOVNANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC
3. RZ/FDP 2019-MA-018 – CHRISTOPHER LAND, LLC

The order was accepted without objection.

//

PCA-C-052-09/CDPA-C-052-02/FDPA-C-052-15 – KIW SKYLINE 1, LLC, KIW SKYLINE 2, LLC AND KIW SKYLINE 3, LLC –

Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ-C-052 previously approved for office use, to permit the repurposing of office buildings to accommodate live/work units and associated modifications to proffers and site design at a 2.98 Floor Area Ratio (FAR). Located on the E. side of Seminary Rd., S. of Leesburg Pike and N. of South George Mason Dr. on approx. 6.45 ac. of land zoned PDC, CRD, SC and HC. Comp. Plan Rec: Mixed Uses. Tax Map 62-3 ((1)) 30, 33,35, 35A and 45. MASON DISTRICT. DISTRICT. PUBLIC HEARING.

Gregory A. Riegle, Applicant's Agent, McGuireWoods, LLP, reaffirmed the affidavit dated June 9, 2020.

There were no disclosures by Commission members.

Sharon Williams, Zoning Evaluation Division, Department of Planning and Development, presented the staff report; a copy is in the date file. She stated that staff recommended approval of PCA-C-052-09, CDPA-C-052-02, and FDPA-C-052-15.

Mr. Riegle and Robert M. Seldin, Applicant's Agent, Highland Square Holdings, LLC, gave presentations on the subject applications.

There was a discussion between Ms. Williams, Mr. Riegle, Mr. Seldin, and multiple Commissioners regarding the following:

- Whether the applicant met with representatives of the Skyline House Condominiums;
- Clarification of the monetary contributions proffered for schools;
- The reasons why the applicant elected to utilize artificial turf on top of the existing garage;

- The reasons for the installation of additional trees on the proposed site;
- Staff's recommendation for removal of a waiver request for the tree preservation target in favor of a note that referenced the Existing Vegetation Map tabulations;
- Public Facilities Manual requirements that prohibited modifications to a site and solutions that allowed for mitigation;
- The applicant's commitment to the installation of low impact development techniques for the replacement of parking spaces and other landscape areas on the top level of the garage, on the existing site;
- Clarification of language in Proffer 44 which referenced household income up to 100 percent of the Area Medium Income (AMI);
- Clarification of language in Proffer 45.B. which referenced adjustments to the AMI, the corresponding rent for a period of up to seven years from the date of approval, and rent amounts for workforce dwelling units not exceeding the January 2020 figure;
- The reasons why rail transit access was nonexistent to and from the proposed development; and
- The applicant's transportation demand management goals and how that differed from calculations per unit versus traditional multifamily or commercial development.

The discussion resulted in the inclusion of proffer language that would address the applicant's commitment to implementing low impact development techniques on the existing site.

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

William Lecos, 6424 Beachway Drive, Falls Church, supported the proposed development. A copy of Mr. Lecos' phone testimony is in the date file.

Chairman Murphy called for virtual speakers, but received no response; therefore, he called for closing remarks from Mr. Riegle, who declined. 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 Strandlie for actions on these applications.

//

Commissioner Strandlie MOVED TO DEFER THE DECISION ONLY ON PCA-C-052-09, FDPA-C-052-15, AND CDPA-C-052-02 TO A DATE CERTAIN OF JULY 22, WITH THE RECORD REMAINING OPEN FOR COMMENTS.

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

//

RZ 2019-SU-010 – K. HOVNANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC – Appls. to rezone from I-4, I-3, and WS to PDH-16 and WS to permit mixed residential use with an overall density of 15.26 dwelling units per acre (du/ac) (Inclusive of ADU/WDUs) and approval of the conceptual and final development plan. Located on the E. side of Sully Rd., W. side of Park Meadow Dr. and N. side of Poplar Tree Rd. on approx. 21.62 ac. of land. Comp. Plan Rec: Mixed Uses. Tax Map 44-3 ((6)) 8B1 and 8C. (Concurrent with PCA 78-S-063-10 and PCA 81-S-076). SULLY DISTRICT. PUBLIC HEARING.

FDP 2019-SU-010 – K. HOVNANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC – Appls. to rezone from I-4, I-3, and WS to PDH-16 and WS to permit mixed residential use with an overall density of 15.26 dwelling units per acre (du/ac) (Inclusive of ADU/WDUs) and approval of the conceptual and final development plan. Located on the E. side of Sully Rd., W. side of Park Meadow Dr. and N. side of Poplar Tree Rd. on approx. 21.62 ac. of land. Comp. Plan Rec: Mixed Uses. Tax Map 44-3 ((6)) 8B1 and 8C. (Concurrent with PCA 78-S-063-10 and PCA 81-S-076). SULLY DISTRICT. PUBLIC HEARING.

PCA 78-S-063-10 – K. HOVNANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC – Appl. to amend the proffers for RZ 78-S-063 previously approved for office to permit mixed residential use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.62 (Inclusive of ADU/WDUs). Located on the E. side of Sully Rd., W. side of Park Meadow Dr. and N. side of Poplar Tree Rd. on approx. 8.28 ac. of land zoned I-3 and WS. Comp. Plan Rec: Mixed Uses. Tax Map 44-3 ((6)) 8B1 (pt.) and 8C (pt.). (Concurrent with RZ/FDP 2019-SU-010 and PCA 81-S-076). SULLY DISTRICT. PUBLIC HEARING.

PCA 81-S-076 – K. HOVNANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC – Appl. to amend the proffers for RZ 81-S-076 previously approved for office to permit mixed residential use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.62 (Inclusive of ADU/WDUs). Located on the E. side of Sully Rd., W. side of Park Meadow Dr. and N. side of Poplar Tree Rd. on approx. 13.34 ac. of land zoned I-4 and WS. Comp. Plan Rec: Mixed Uses. Tax Map 44-3 ((6)) 8B1 (pt.) and 8C (pt.).

(Concurrent with RZ/FDP 2019-SU-010 and PCA 78-S-063-10).  
SULLY DISTRICT. PUBLIC HEARING.

David R. Gill, Applicant's Agent, Wire Gill LLP, reaffirmed the affidavits dated June 8, 2020.

There were no disclosures by Commission members.

Kelly Atkinson, Zoning Evaluation 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 RZ 2019-SU-010, FDP 2019-SU-010, PCA 78-S-063-10, and PCA 81-S-076.

Mr. Gill gave a presentation on the subject applications.

Commissioner Spain announced her intent to defer the decision only for applications at the conclusion of the public hearing.

There was a discussion between Ms. Atkinson; William O'Donnell, Zoning Evaluation Division, Department of Planning and Development; Mr. Gill, and multiple Commissioners regarding the following:

- Whether the number of units and overall density of the development met the requirements of the Comprehensive Plan;
- The results of the Metropolitan Washington Airports Authority (MWAA) noise study and where the development fell under parameters of that analysis;
- Whether the applicant met the parameters of the MWAA noise study;
- Whether noise would become a problem at the site in the foreseeable future;
- Clarification of Proffer 47, which addressed approved construction mitigation measures that would ensure interior noise levels for residential units did not exceed an average of the 45 acceptable A-weighted decibels (dBA);
- Clarification of language in Proffer Numbers 46 that addressed the Day-Night Sound Levels of residential units;
- The inclusion of a proffer that addressed the applicant's commitment to mitigate noise levels after construction was completed;
- The consequences of the noise levels in five years if it surpassed 45 dBA;
- The requirement to mitigate noise levels above 65 dBA;



- Clarification and comparison of language in Proffers 46 that addressed the impact of the noise levels of 65 dB versus Proffer 47, which referenced mitigation measures for noise levels with an average level of 45 dBA,
- The units that would be mitigated down to the 45 dBA those that were not;
- Concerns regarding the five-level dBA difference between what was published and made available to the public for the construction of the site versus a foreseeable change in the future;
- The reasons for the central location of the affordable dwelling units (ADUs) within the midrise development;
- Assurances the ADUs would be a diversity of housing types; and
- Staff's expected changes to the WDU policy and possible impact as a result of those changes.

The discussion resulted in the applicant's agreement to include a proffer that addressed mitigation measures for noise levels post-construction.

//

The Commission went into recess at 9:49 p.m. and reconvened in the Board Auditorium at 10:00 p.m.

//

Chairman Murphy called the first listed speaker.

Amy Gould, 7718 Lafayette Forest Drive, Annandale, opposed the proposed development because of its location within the noise contour map in conjunction with the application. Ms. Gould suggested that Area 3 of the Comprehensive Plan and the environmental section of the County's adopted noise ordinance policy plan required that any redevelopment on the site utilize an up-to-date noise contour map for both staff review and presentation to the She added this type of review process speaks to the level of ethical concerns.

Joseph (Jay) Johnson, 15205 Wetherburn Drive, Centreville, representing Virginia Run Homeowners Association, opposed the proposed development. A copy of Mr. Johnson's statement is in the date file.

Sheila Dunheimer, 10505 William Terry Drive, Vienna, representing Hunter Valley Association, opposed the proposed development because the County and citizens' goals were not aligned. Ms. Dunheimer stated that informed decisions should have been made with accurate and up-to-date information to avoid the manipulation of data and to justify outcomes. She added that when the

County adopted the airport noise for planning purposes, they agreed that the objective was to buy the highest level of protection of the public's health, safety, and welfare. Fairfax County's Comprehensive Plan identified two measuring tools to implement for planning. She added that the noise contour map provided by MWAA had boundaries that were outlined for planning purposes.

Jody Bennett, 1459 Hunter View Farms, Vienna, representing Hunter Mill Defense League, opposed the development. Ms. Bennett disclosed to the Commission her professional and educational background in public health. She stated that children and adults living near or under a flight path would be exposed to airplane noise and pollution. Ms. Bennett suggested that exposure to noise and pollution could contribute to immediate and long-term health issues. She added that on April 24, 2019, the Planning Commission recommended to the Board of Supervisors an amendment to the Comprehensive Plan and a subsequent amendment to the Zoning Ordinance to study and incorporate a new MWAA Noise Contour map as soon as it became available. Ms. Bennett added that applications were evaluated under a 25-year-old noise contour map. She questioned whether there was a failed practice in the deliberate withholding of more relevant scientific data to assess land use applications. Ms. Bennett suggested that it was incompatible with airport use to approve residential development within proximity to airports, specifically near runways and flight paths.

Tammi Petrine, 2503 Foxcroft Way, Reston, representing Reston 20/20, opposed the proposed development. Ms. Petrine stated the scope of Fairfax County's development and land use required refocusing. She cited an excerpt from former Planning Commissioner James R. Hart's letter to Chairman Murphy dated July 14, 2020, which noted, "...The sad dynamic of the Land Unit J debacle, unfortunately, can be repeated countywide. As Fairfax County runs out of developable sites, economic pressure by developers to relax Fairfax County's environmental standards and approve questionable development on marginal sites, whether affected by airport noise, stream protection policy, the Occoquan Downzoning, or other environmental protections, will continue. Every time the County's adopted environmental policies are incrementally weakened to allow even more development, it builds on the perception of an arrogant anti-citizen and anti-environment bias, in favor of continued overdevelopment, an aggressive climate in which the Comprehensive Plan policy guidance is not respected, and the citizens are ignored. An independent Planning Commission, therefore, remains an essential component of a fair land use process trusted by the citizens. Your independence is even more important under challenging circumstances..." Ms. Petrine suggested that the residents of Fairfax County did not support the current system of manipulation by the Board of Supervisors. She added that the Planning Commission was the intermediary body tasked with examining applications, zoning amendments, deciding their worth, and sharing their findings. A system she suggested was not working in favor of the citizens.

Jeffrey Parnes, 3153 Ramesses Court, Oak Hill, representing Sully District Council of Citizens Associations, opposed the proposed development. Mr. Parnes cited Jay Johnston, Treasurer of the Sully District Council of Citizens Associations' letter regarding adopting the new noise contours presented by MWAA to Fairfax County. He cited the Comprehensive Plan's guidance and stated

that the most current data should be used in determining land use applications. Mr. Parnes recommended the application not move forward until the noise contours were updated.

Carol Hawn, 6500 Harvest Mill Court, Centerville, representing Reagan National Airport Community Noise Working Group, submitted the committee's findings regarding the proposed development. A copy of Ms. Hawn's letter to the Commission is in the date file.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Gill, who reminded the Commission that the applicant planned to proffer MWAA's recommendation for noise mitigation within the development to remain between the 60 to 65 dBA range.

There was a discussion between Ms. Atkinson, Mr. O'Donnell, and multiple Commissioners regarding the following:

- A request that staff conduct research and report back to the Commission on the two follow-on motions made by the Planning Commission on April 24, 2019, for Plan Amendment 2018-III-DSI, Dulles Suburban Center, Land Unit J application;
- The floor area ratio for the proposed development with and without the affordable housing component; and
- A request that staff follow-up with Ms. Bennett to respond to her questions and concerns.

The discussion resulted in a request for staff to research the status of the two follow-on motions made by the Planning Commission regarding PA 2018-III-DSI.

Chairman Murphy called for closing remarks from Mr. Gill, who declined. 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 actions on these applications.

//

Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2019-SU-010, ITS ASSOCIATED CDP 2019-SU-010, AND FDP 2019-SU-010, AS WELL TO THE TWO CONCURRENT PCA APPLICATIONS, PCA 78-S-063-10 AND PCA 81-S-076, TO A DATE CERTAIN OF JULY 29, 2020.

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

//

RZ/FDP 2019-MA-018 – CHRISTOPHER LAND, LLC – Appls. to rezone from R-4, C-3, CRD, SC and HC to PDH-12, CRD, SC and HC to permit 43 single-family attached residential units with an overall

density of 11.1 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located approx. 600 ft. W. of Ravensworth Rd. and 650 ft. S. of Little River Tnpk., N. and S. sides of McWhorter Pl., W. side of Markham St. and portions of McWhorter Pl./Markham St. to be vacated and/or abandoned on approx. 3.88 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 71-1 ((1)) 28 (pt.), 29, 31, 32, 33, 36, 37, 38A and 41 and McWhorter Pl./Markham St. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for McWhorter Pl./Markham St. to proceed under Section 15.2-2272 (2) of the Code of Virginia). MASON DISTRICT. PUBLIC HEARING.

E. John Regan, Jr., Applicant's Agent, Christopher Land, LLC, reaffirmed the affidavit dated June 3, 2020.

There were no disclosures by Commission members.

Zachary Fountain, 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 RZ 2019-MA-018 and FDP 2019-MA-018.

Clark L. Massie, Applicant's Agent, Tetra Corporation, gave a presentation on the subject applications.

There was a discussion between Mr. Fountain; Mr. Massie; Mr. O'Donnell; David T- McElhaney, Urban Engineering & Associates, Inc.; and multiple Commissioners regarding the following:

- Correspondence received regarding the connectivity of a trail from the Annandale Terrace single-family detached residential community to Markham Street;
- Revitalization plans for the three dilapidated single-family detached dwelling units on the 3.88-acre parcel;
- Clarification of language in Proffer I.2. Architectural Design, which noted "...the final design of the proposed dwellings shall generally conform to the character...";
- Clarification of the frequency on the contribution for schools;
- The applicant's contributions to schools and prior applications that provided documentation on a similar payment model;
- The differences between the proposed use and the holdout property;
- Transitional screening and physical barrier requirements between the proposed use and the existing holdout property;

- Concerns regarding the quality of stormwater runoff from the property and the use of nutrient credits to meet the water quality requirements;
- The possibility of acquiring the holdout property;
- Location of the new access from rerouting of the existing roadway; and
- Whether or not the affordable dwelling units were spread throughout the development evenly.

The discussion resulted in a request for staff to provide more detailed information regarding language in Proffer I.2., regarding the final design and character of the dwelling units. A suggestion that the applicant provide documentation to the Planning Commission of prior school contribution models similar to language referenced in the proffers dated June 30, 2020.

Chairman Murphy called the first listed speaker.

Aaron Kelley, 7132 Jayhawk Street, Annandale, representing the Residents of Crestwood Manor, opposed the development because of the lack of quality development that was feasible for long-term goals and the lack of increased quality of life. Mr. Kelly asked that the Commission consider the adverse effects overdevelopment or low-quality development would have on the Crestwood Manor community and the overall Annandale suburban landscape. He also addressed concerns about the proposed amount of funds proffered for schools with a growing multi-generational community.

Lisa Roberts, 7419 McWhorter Place, Annandale, echoed Mr. Kelly's concerns. Ms. Roberts added the proposed development visibly impact on the Crestwood Manor single-family units. She addressed the floor area ratio of the proposed units and the impact on cut-through traffic from Interstate 236. She acknowledged the widening of the existing road, but still expressed concern regarding the continued traffic congestion along that road. Ms. Roberts addressed traffic safety concerns and wanted assurances. She added there were no plans to construct a road for through traffic on the Annandale Terrace side.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Massie addressed the following concerns:

- The School Board's formula indicated the number of students broken down from the elementary, middle, high school, and contributions and the applicant had met the established criteria;
- The applicant worked with the Virginia Department of Transportation and the Fairfax County Department of Transportation and conducted a realignment of the current T-intersection of McWhorter Place and Markham Street;
- The applicant proposed bicycle lanes to address the roadway;

- A traffic impact study was conducted to address traffic concerns and based on that study, approximately 120 additional trips would be added, which represented a 5 percent increase from the current traffic flow;
- The applicant upgraded the existing water line on Markham Street from a two-inch line from Route 236 to the proposed development;
- The applicant proposed a seven-foot wall between Ms. Robert's property and the proposed development, followed by a 25-foot landscape buffer area; and
- The walkway and vegetation on the proposed site would be maintained by the proposed development's homeowners association.

There was a discussion between Mr. Massie and Commissioner Niedzielski-Eichner regarding whether the garages were included in the number of total parking spaces. Mr. Massie stated the parking garage was included in the number of parking spaces. Based on the County requirement, the applicant exceeded the required number of parking spaces.

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 Strandlie for actions on these applications.

//

Commissioner Strandlie MOVED the following:

- TO DEFER THE DECISION ONLY FOR RZ 2019-MA-018, TO A DATE CERTAIN OF JULY 22, 2020, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS; AND
- TO DEFER THE DECISION ONLY FOR FDP 2019-MA-018 TO A DATE CERTAIN OF JULY 22, 2020, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

//

CLOSING

July 15, 2020

The meeting was adjourned at 11:54 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: 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.

*Dorothy M. Stead*  
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

