

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 22, 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;
- 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
- 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 THE 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 THROUGH THE COUNTY'S VIDEO CONFERENCING LINE AND THAT THE PUBLIC MAY ACCESS THIS THROUGH WATCHING CHANNEL 16'S BROADCAST, OR THE LIVE-STREAM, OR BY LIVE AUDIO 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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Chairman Murphy announced that July 29, 2020 would be the last meeting of the Planning Commission prior to going into August recess. He then stated that public hearings would resume in the first week of September 2020.

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Commissioner Ulfelder announced that the Land Use Process Review Committee would meet on July 23, 2020 at 7:30 PM. He noted that the committee planned to meet with Department of Planning and Development and their outside consultants to discuss the status of the Modernization of Zoning Ordinance Project and the Rezoning Ordinance Amendment Work Force Plan for fiscal year 2020 and 2021.

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RZ 2019-HM-011-SAKTHIVEL CHINNASAMY AND NANDAKUMAR SREENIVASAN  
(Decision Only) (Public Hearing on this application was held on June 11, 2020)

Commissioner Carter MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF RZ 2019-HM-011; and
- THAT THE CONSISTENCY BETWEEN THE TEXT IN THE LAND USE MAP AND COMPREHENSIVE BE CORRECTED. ESPECIALLY, ALONG THE EAST SIDE OF IRWIN STREET. THE LAND USE MAP AND COMPREHENSIVE PLAN SHOULD

ALSO BE REVISED AS SOON AS POSSIBLE TO INDICATE THE DENSITY FOR ALL LOTS ALONG IRWIN STREET SHOULD BE RECOMMENDED FOR 1 TO 2 DWELLING UNITS PER ACRE, AS LIMITED IN THE TEXT IN THE PLAN, INSTEAD OF THE 2 TO 3 UNITS PER ACER THAT IS SHOWN ON THE MAP. THE REVISION WOULD ELIMINATE THE INCONSISTENCY AND CONTINUE TO SUPPORT THE RETENTION OF AN EXISTING STABLE RESIDENTIAL NEIGHBORHOOD, IN FAIRFAX COUNTY, AS INTENDED IN THE COMPREHENSIVE PLAN TEXT.

Commissioner Ulfelder seconded the motions, which carried by 11-0-1. Commissioner Strandlie abstained from the vote.

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PCA-C-052-09/CDPA-C-052-0215/ FDPA-C-052-15 – KIW SKYLINE 1, LLC, KIW SKYLINE 2, LLC AND KIW SKYLINE 3, LLC

(Decisions Only) (Public Hearing on these applications was held on July 15, 2020)

Commissioner Strandlie MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA C-052-09, AND ITS ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, CDPA C-052-02, TO THE BOARD OF SUPERVISORS, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE NOW DATED JULY 22, 2020;
- THAT THE PLANNING COMMISSION APPROVE FDPA C-052-15, SUBJECT TO DEVELOPMENT CONDITIONS, DATED JULY 13, 2020 AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF THE CONCURRENT PCA APPLICATION; AND
- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS AND MODIFICATIONS CONTAINED IN THE HANDOUT DATED JULY 10, 2020, WHICH WILL BE MADE PART OF THE RECORD.

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

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RZ/FDP 2019-MA-018– CHRISTOPHER LAND, LLC

(Decisions Only) (Public Hearing on these applications was held on July 15, 2020)

Commissioner Strandlie MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2019-MA-018, AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, TO THE

BOARD OF SUPERVISORS, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JULY 20, 2020;

- THAT THE PLANNING COMMISSION APPROVE FDP 2019-MA-018, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 30, 2020 AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF THE CONCURRENT REZONING APPLICATION.
- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS AND MODIFICATIONS CONTAINED IN THE HANDOUT DATED JULY 22, 2020, WHICH WILL BE MADE PART OF THE RECORD.

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

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. RZ/FDP 2019-DR-013 – MARGARET F. AHBE TRUSTEE

This order was accepted without objection.

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RZ/FDP 2019-DR-013 MARGARET F. AHBE TRUSTEE–  
Appls. to rezone from R-1 to PDH-2 to permit residential development with an overall density of 1.75 dwelling units per acre (du/ac), approval of the final development plan. Located on the S. side of Jarrett Valley Dr. and W. side of Leesburg Pike on approx. 1.72 ac. of land. Comp. Plan Rec: 1-2 du/ac. Dranesville District. Tax Map 29-1 ((1)) 10. DRANESVILLE DISTRICT. PUBLIC HEARING.

Aaron M. Frank, Applicant's Agent, Womble Bond Dickinson, (US) LLP, reaffirmed the affidavit dated June 17, 2020.

There were no disclosures by Commission members.

Daniel Creed, 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 applications RZ/FDP 2019-DR-013.

Mr. Frank gave a presentation on the subject applications.

There was a discussion between Mr. Frank and Commissioner Niedzielski-Eichner regarding the consideration of McLean Citizens Association's recommendation to address the matter of parking by widening the pipestem. A copy of McLean Citizens Association's statement is in the date file.

The discussion resulted in no changes to the subject application.

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

Dr. Sultan Chaudhry, Vienna, VA, representing The McLean Islamic Center, provided phone testimony in which he did not object to the subject applications, but expressed concerns regarding the following issues:

- Overall traffic flow;
- Increased vehicular speed; and
- Continued access to parking on a public road.

Dr. Chaudhry recommended that the applicant implement the following revisions:

- Relocation of the property entrance near the exit from its own parking lot to improve traffic flow;
- Reduction of the speed limit and the addition of speed bumps on Jarret Valley Drive to address vehicular speed concerns; and
- Precluding the implementation of parking restrictions on public roads for the proposed development.

Chairman Murphy called for speakers from the audience and from the phone, but received no response. There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Frank, who responded to the testimony from Dr. Chaudhry as follows:

- The findings from the applicant's evaluation of the request to relocate the driveway showed that the property line did not excessively extend into neighboring properties;
- The relocation of the driveway would negatively impact the vegetated area that provided for tree preservation;
- The vegetated areas functioned as a 10-foot buffer on the left side of the project where a stormwater basin was located; and
- The addition of two new dwellings incurred a minimal traffic impact and would not generate further conflict in the surrounding location.

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 Ulfelder for action on this application.

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Commissioner Ulfelder MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2019-DR-013, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 22, 2020.
- THAT THE PLANNING COMMISSION APPROVE FDP 2019-DR-013, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 7, 2020.
- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVAL OF THE WAIVERS AND MODIFICATIONS, AS LISTED IN THE HANDOUT DATED JULY 20, 2020.

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

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The meeting was adjourned at 8:42 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

