

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 16, 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 meeting was called to order at 7:29 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

RZ 2018-PR-010 – JRS AT TYSONS, LLC

(Decision Only) (Public Hearing on these applications was held on July 29, 2020.)

Commissioner Niedzielski-Eichner MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2018-PR-010 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN CONSISTENT WITH PROFFERS DATED AUGUST 25, 2020;
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS AND MODIFICATIONS, AS LISTED IN THE HANDOUT DATED SEPTEMBER 16, 2020; AND
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE ALIGNMENT OF THE FUTURE CONNECTOR NOT BE SET SPECIFICALLY WITH THIS APPLICATION BUT RATHER ALLOW FLEXIBILITY FOR ADJUSTMENTS WITH FUTURE APPLICATIONS.

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

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PCA 86-W-001-13/CDPA 86-W-001-04/FDPA 86-W-001-08/PCA 87-S-039-07/CDPA 87-S-039-02/FDPA 87-S-039-011/2232-B19-9 – BOARD OF SUPERVISORS OF FAIRFAX COUNTY

Commissioner Cortina MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR 2232-B19-9 TO A DATE CERTAIN OF NOVEMBER 4, 2020; AND
- THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR PCA 86-W-001-13, CDPA 86-W-001-04, FDPA 86-W-001-08, PCA 87-S-039-07, CDPA 87-S-039-02, AND FDPA 87-S-039-011 TO A DATE CERTAIN OF NOVEMBER 4, 2020.

Commissioner Clarke 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. SE 2019-MA-014 – LORA L. SEEDS
2. PA 2019-III-FC1– FAIR OAKS MALL

This order was accepted without objection.

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SE 2019-MA-014 – LORA L. SEEDS – Appl. under Sects. 2-306 and 9-610 of the Zoning Ordinance to a permit waiver of minimum lot width requirements. Located at 5824 Dawes Ave., Alexandria, 22311 on approx. 1.21 ac. of land zoned R-3. Tax Map 61-4 ((1)) 149. MASON DISTRICT. PUBLIC HEARING.

William Channing Blackwell, Applicant's Agent, Blackwell Group, LLC, reaffirmed the affidavit dated May 14, 2020.

There were no disclosures by Commission members.

Emma Estes, 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 application SE 2019-MA-014.

Mr. Blackwell gave a presentation on the subject application.

There was a discussion between Ms. Estes; Mr. Blackwell; William O'Donnell, Zoning Evaluation Department, Department of Planning and Development; and multiple Commissioners on the following:

- Details regarding the side renderings for the proposed development;
- Clarification on the stormwater run-off, in relation to ditches that front the properties along the length of street;
- Inquiry about the presence of a Homeowners Associations and its requirements in relation to the proposed development;
- Clarification on whether the development would be in harmony with adjacent developments in terms of lot size, size of the homes, and setbacks on the side of the proposed developments; and
- Concerns regarding the Cameron Run Watershed recommendations for imperviousness reducing the ability to add the additional lot.

The discussion resulted in no changes to the subject application.

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

Genee Hayes, Alexandria, VA 22311 spoke in opposition of the subject application due to privacy concerns and the impact of the variance of the proposed development. Ms. Hayes expressed that the following modifications to the development conditions for future builders on the site:

- Moving new Lot A closer to Dawes Avenue to limit the footprint overlap onto our property;
- Limiting the height of the building to a maximum of two stories, which would reduce bulk and bring development more in line with the character of the neighborhood;
- Prohibiting the construction of a deck or balcony on the second or third stories that would look directly into the backyards of neighboring sites; and
- Planting tall landscaping and/or trees to provide transitional screening for the bulk of the building from our dining room and patio view.

A copy of Ms. Hayes's written statement is in the date file.

There was a final discussion between Ms. Hayes, Ms. Estes, and Commissioner Strandlie on the possibility of moving the footprint of the placement of the home to limit disturbances.

The discussion resulted in no changes to the subject application.

There being no more 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 Strandlie for action on this item.

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Commissioner Strandlie MOVED THAT SE-2019-MA-014, LORA L. SEEDS, BE DEFERRED FOR DECISION ONLY UNTIL SEPTEMBER 23, 2020 WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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Chairman Murphy noted that the next application for public hearing is located in the Springfield District; therefore, he relinquished the Chair to Vice Chairman Ulfelder.

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PA 2019-III-FC1 - FAIR OAKS MALL – concerns approx. 109.5 ac. containing the Fair Oaks Mall, associated surface parking lots, and stormwater ponds, generally located in the northwest quadrant of the intersection of Interstate 66 and Route 50 (Tax Map Parcel # 46-3 ((8)) 1A, 1C, 1D, 2, 4A, 5, 6, 6A, 7, 10, 11, 13, 46-4 ((9)) 8, 56-1 ((12)) 9, 14) SPRINGFIELD DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Michael Lynskey, 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 adoption of application PA 2019-III-FC1.

Antonio J. Calabrese, Applicant's Agent, DLA Piper, gave a presentation on the proposed amendment.

There was a discussion between Mr. Calabrese, Mr. Lynskey, and multiple Commissioners on the following:

- Discussion on the next phases of development for the subject property;
- Incorporation of green space into the amenities for prospective development;

- The future of brick-and-mortar retail development on the site;
- The possible inclusion of family-oriented open space;
- The impact of a future Metrorail station near the site on the floor/area ratio of subsequent development;
- The importance of having language in the Comprehensive Plan that states the property was located near the head waters for four major streams in the area.

The discussion resulted in no changes to the proposed amendment.

There being no listed speakers, Vice Chairman Ulfelder 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, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Murphy for action on this item.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF REPORT FOR PLAN AMENDMENT 2019-III-FC1, AS IT APPEARS ON PAGES 17 TO 29 OF THE STAFF REPORT DATED AUGUST 26, 2020.

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

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Chairman Murphy resumed the Chair.

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The meeting was adjourned at 9:05 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 20, 2021, by
Jacob Caporaletti.

[Signature]
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

