

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 14, 2020**

PRESENT: 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: Peter F. Murphy, Chairman, Springfield District

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The meeting was called to order at 7:30 p.m., by Vice Chairman John C. Ulfelder, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Vice Chairman Ulfelder announced that Chairman Murphy was absent from the meeting and, therefore he would Chair the meeting.

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Commissioner Cortina announced the two agenda items for the Environment Committee meeting, scheduled for Thursday, October 15, 2020, at 7:30 p.m., in the Conference Room 11. The first item was the Land Development Services' presentation on Resource Protection Area Amendment and the second item was to discuss future agenda topics.

Vice Chairman Ulfelder added that the meeting was open for the public to attend and attendees would be expected to practice proper safety protocols, such as social distancing and mask wearing. He noted that committee meetings are not televised, but a live audio would be available via phone by calling 703-324-5300.

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PCA/CDPA/FDPA-2016-MA-022– EYA DEVELOPMENT LLC  
(Decision Only) (The public hearing on these applications was held on October 7, 2020.)

Commissioner Strandlie MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 2016-MA-022 AND IT'S ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN TO THE BOARD OF SUPERVISORS, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE NOW DATED OCTOBER 14, 2020;
- THAT THE PLANNING COMMISSION APPROVE FPDA 2016-MA-022, SUBJECT TO DEVELOPMENT CONDITIONS DATED SEPTEMBER 22, 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 OCTOBER 7, 2020, WHICH WAS MADE PART OF THE RECORD.

Commissioner Cortina seconded each of the motion, which carried by a vote of 11-0. Commissioner Murphy was absent from the meeting.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. CSP B-846-04 – WOODFIELD GAR RESTON OWNER, LLC

This order was accepted without objection.

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CSP-B-846-04– WOODFIELD GAR RESTON OWNER, LLC – Appl. under Sect(s). 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ-B-846. Located on the S. side of Dulles Airport Access and Toll Rd., N.E. side of the Terminus of Roland Clarke Pl. on approx. 3.1 ac. of land zoned PRC. Tax Map 17-4 ((14)) (1A) 3A. HUNTER MILL DISTRICT. PUBLIC HEARING.

Amanda R. Williams, Applicant's Agent, Cooley, LLC, indicated that the applicant agreed to the development conditions dated October 1, 2020, as contained in Appendix 1 of the staff report.

There were no disclosures by Commission members.

Alexis Robinson, 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 CSP-B-846-04.

Ms. Williams gave a presentation on the subject application.

There was a brief discussion between Ms. Williams and Vice Chairman Ulfelder, regarding the visibility of the banner sign, which would be located on the east side of the garage. Ms. Williams clarified that the sign would be visible from the toll road on Route 66, primarily to westbound traffic. She added that the banner was temporary and would only be up during construction.

The discussion resulted in no changes to the subject application.

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

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION APPROVE CSP B-846-04, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 1, 2020.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 11-0. Commissioner Murphy was absent from the meeting.

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The meeting was adjourned at 8:08 p.m.  
John C. Ulfelder, Vice 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

