

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 28, 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 7:30 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

Commissioner Ulfelder announced that on the Planning Commission's Tyson's Committee would meet virtually on November 5, 2020 at 7:30 p.m. in Conference Room 11 at the Fairfax County Government Center, located at 12000 Government Center Parkway, Fairfax, Virginia, 22035. He added that the Committee intended to discuss the Planning Commission's Annual Tyson's Review Report, along with future development projects for the Tyson's area.

Chairman Murphy added that there would be a regular Planning Commission meeting on Wednesday, November 4, 2020 at 7:30 p.m.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. SEA 96-B-010-03 – TRINITY CHRISTIAN SCHOOL OF FAIRFAX, A NON-STOCK VIRGINIA CORPORATION, D/B/A TRINITY CHRISTIAN SCHOOL
2. CSPA 2010-PR-021-02 - CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION

This order was accepted without objection.

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SEA 96-B-010-03 – TRINITY CHRISTIAN SCHOOL OF FAIRFAX, A NON-STOCK VIRGINIA CORPORATION, D/B/A TRINITY CHRISTIAN SCHOOL– Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 96-B-010 previously approved for a church and private school of general education to permit a boundary line adjustment and associated modifications to development conditions. Located at 11204 Braddock Rd., Fairfax, 22030 on approx. 25.27 ac. of land zoned R-C and WS. Tax Map 56-4 ((12)) 5 (pt.), 56-4 ((12)) A1 (pt.), and 68-1 ((1)) 1B. BRADDOCK DISTRICT. PUBLIC HEARING.

Brian J, Clifford, Applicant’s Agent, DLA Piper, LLP, reaffirmed the affidavit, dated September 15, 2020.

There were no disclosures by Commission members.

Commissioner Cortina asked that Chairman Murphy ascertain whether there were any speakers currently in the audience or on the phone for this application. There being none, she asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed.

Commissioner Cortina made the following preliminary comments about the application:

- The size of the lot, which was acquired by Trinity Christian School of Fairfax, would allow enough setback for a garage and the land would continue to be used in stewardship;
- The applicant had addressed concerns regarding the existing conservation easement’s proximity to the new property boundary line; and
- The language in Development Condition Number 26 delineated the applicant’s intent extend the existing conservation easement along the eastern boundary of Lot A1 and record the extension in the appropriate land records.

Prior to making a motion, Commissioner Cortina requested for the record that the applicant agree to the revised development conditions. Mr. Clifford, Applicant’s Agent, DLA Piper, LLP, agreed to the revised development conditions, dated October 26, 2020.

There being no further questions from the Commission and no further comments from staff, Chairman Murphy closed the public hearing and recognized Commissioner Cortina for action on this application.

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Commissioner Cortina MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE SEA 96-B-010-03 TO THE BOARD OF SUPERVISORS, SUBJECT TO THE REVISED DEVELOPMENT CONDITIONS, DATED OCTOBER 26, 2020;
- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A WAIVER OF BARRIER REQUIREMENTS ALONG ALL PROPERTY LINES;
- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A WAIVER OF THE REQUIREMENT FOR INTER-PARCEL ACCESS TO FOREST DRIVE; AND
- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THAT SHOWN ON THE SEA PLAT.

Commissioner Sargeant seconded each motion, which carried by a vote of 11-0. Commissioner Strandlie was not present for the vote.

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CSPA 2010-PR-021-02 – CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION – Appl. under Sect(s). 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2010-PR-021 to permit sign modifications. Located on the N. side of Dolley Madison Blvd., W. side of Scotts Crossing Rd. and E. side of the Capital Beltway on approx. 24.52 ac. of land zoned PTC and HC. Tax Map 29-4 ((5)) (1) A, B, C, D, E1, E2, and F. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Stephen Gardner, 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 for the approval of CSPA 2010-PR-021-02.

Mr. Riegle gave a presentation on the subject application.

Commissioner Niedzielski-Eichner asked Mr. Gardner and Mr. Riegal to address two concerns brought to Commission in a written statement by Donald Garrent, a copy of which is in the date file. There was a discussion between Mr. Riegle, Mr. Gardner, and Commissioner Niedzielski-Eichner on the following:

- Pedestrian signage, as it related to the safety of pedestrians crossing the street;
- The language in Development Condition 19, regarding audio from video displays;
- The importance of pedestrian safety, as related to the role of signage in pedestrian traffic or vehicular movement within the public right-of-way; and
- The overall scope of the subject application.

The discussion resulted in no changes to the subject application.

Commissioner Carter commended the applicant on their application.

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 this application.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 2010-PR-021-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 13, 2020.

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

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The meeting was adjourned at 7:55 p.m.
Peter F. Murphy, Chairman, Springfield District
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.

[Signature]

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

