

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, NOVEMBER 18, 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  
Candice Bennett, Commissioner At-Large  
Andres Jimenez, Commissioner At-Large

ABSENT: Evelyn S. Spain, Sully District

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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 her residence in the Mason District.
- Mary D. Cortina participated from the Braddock District office, 9002 Burke Lake Road Burke, VA 22015;
- 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;
- Andres Jimenez participated from the Mason District office, 6507 Columbia Pike, Annandale, VA 22003;
- John A. Carter participated from the Hunter Mill District office, 1801 Cameron Glen Drive, Reston, VA 20190;
- Candice Bennett participated from the Lee District office, 6121 Franconia Road, Alexandria, VA 22310; and
- Peter F. Murphy participated from Conference Room 11 at the Fairfax County Government Center, located at 12000 Government Center Parkway, Fairfax, Virginia, 22035.

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:

- THE PLANNING COMMISSION CERTIFY FOR THE RECORD THAT EACH MEMBER'S VOICE MAY BE ADEQUATELY HEARD BY EACH OTHER MEMBER OF THIS COMMISSION AND THAT A QUORUM HAS BEEN REACHED;
- THE PLANNING COMMISSION CERTIFY THAT THE STATE OF EMERGENCY CAUSED THE COVID-19 PANDEMIC MAKES IT UNSAFE FOR THE PLANNING COMMISSION TO PHYSICALLY ASSEMBLE AND UNSAFE FOR APPLICANTS, STAFF, AND THE PUBLIC TO PHYSICAL ATTEND ANY SUCH MEETING IN PERSON. AND THAT AS SUCH, AN IN-PERSON MEETING CANNOT BE IMPLEMENTED SAFELY OR PRACTICALLY. FURTHER MOVE THAT THE

PLANNING COMMISSION CONDUCT THIS MEETING ELECTRONICALLY THROUGH THE COUNTY’S VIDEO CONFERENCE SYSTEM, AND THAT THE PUBLIC MAY ACCESS THIS MEETING BY WATCHING CHANNEL 16 OR ITS LIVE STREAMING, MAY LISTEN TO LIVE AUDIO OF THIS MEETING AT 703-324-5300, AND MAY PARTICIPATE IN PUBLIC HEARINGS BY TELEPHONE, BY YOUTUBE VIDEO SUBMISSION, OR BY WRITTEN TESTIMONY; AND

- THE PLANNING COMMISSION CERTIFY THAT ALL MATTERS ADDRESSED ON THE AGENDA CONCERN THE EMERGENCY AND ARE NECESSARY FOR CONTINUITY IN FAIRFAX COUNTY GOVERNMENT, AND THE ORDINANCE ADOPTED BY THE BOARD OF SUPERVISORS ON MAY 12, 2020. AND/OR ARE WITHIN THE PURVIEW OF AMENDMENT 28 OF HOUSE BILL 29, AS APPROVED BY GOVERNOR RALPH NORTHAM ON APRIL 24, 2020.

Commissioners Sargeant seconded the motions, which carried by a vote of 11-0. Commissioner Spain was absent from the meeting.

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

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Commissioner Lagana announced that Site-Specific Plan Amendments PC19-LE-003, INOVA Medical Center and PC19-LE-005, Hilltop Village, were both withdrawn by the nominator and, therefore, would not be the subject of a public hearing on Thursday, November 19, 2020.

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. PC19-MV-002 – Engleside Trailer Park/Ray’s Mobile Home Colony
2. PC19-MA-001 – First Christian Church
3. PC19-MA-002 – 6152 Leesburg Pike
4. PC19-MA-003 – 6429 Arlington Boulevard
5. PC19-MA-004 – 4312 Ravensworth Road
6. PC19-MA-005 – Western Annandale Community Business Center (CBC)
7. PC19-MA-006 – Dar Al-Hijrah Islamic Center
8. PC19-MV-003 – 8160-8208 Mount Vernon Highway
9. PC19-MV-009 – 2806 Popkins Lane

This order was accepted without objection.

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SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY November 18, 2020  
PC19-MV-002 – ENGLSIDE TRAILER PARK/RAY'S MOBILE HOME COLONY – PC19-  
MA-001, – FIRST CHRISTIAN CHURCH – PC19-MA-002, 6152 LEESBURG PIKE – PC19-  
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*SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY –Proposals to change the  
Comprehensive Plan for 22 sites in southern Fairfax County, including residential, office, retail,  
and mixed-use properties near places like downtown Annandale, the Huntington and Franconia-  
Springfield Metro Stations and Richmond Highway. (Mount Vernon and Mason Districts)*

**MOUNT VERNON DISTRICT:**

*PC19-MV-002 – ENGLSIDE TRAILER PARK/RAY'S MOBILE HOME COLONY :Located at  
8431, 8453, 8459, 8463, 8465, 8529, 8537, 8541 Richmond Highway; 8500 Greenleaf Street;  
106, 222 Denfield Drive; 4116, 4117 Melon Street; 4115 Galen Street; 8537, and 8543 Forest  
Place, Alexandria, VA, TMP#s, 101-3 ((1)) 28, 29B, 30B1, 30C, 31C, 32, 33; 101-3 ((9)) (1) 1, 2,  
3, 4, 5, 500, 501, C1; 101-3 ((9)) (2) B. Current Plan: Base: Residential use at 5-8 du/ac.  
Option: Mixed-use comprising 75% residential use at 16-20 du/ac and 25% retail and office use  
at an intensity of 0.5 FAR with substantial parcel consolidation and urban/town center design  
concept, among other conditions. Nominated Change: Revise adopted plan option for residential  
use to 20-30 du/ac with neighborhood retail and/or office use, and without substantial parcel  
consolidation.*

**MASON DISTRICT:**

*PC19-MA-001 – FIRST CHRISTIAN CHURCH: Located at 6165 Leesburg Pike, Falls Church,  
VA, Tax Map Parcel (TMP) 51-3 ((1)) 25, VA 22044. Current Plan: Public Facilities,  
Governmental, and Institutional uses. Nominated Change: Multifamily age-restricted  
independent living (up to 113 units) with up to 5,000 square feet of medical or general office.  
Expand existing place of worship.*

*PC19-MA-002 – 6152 LEESBURG PIKE: located at 6152 Leesburg Pike, Falls Church, VA,  
TMP# 51-3 ((1)) 0021A. Current Plan: Residential use at 3-4 dwelling units per acre (du/ac).  
Nominated Change: Add a plan option to allow for senior housing at 5-8 du/ac.*

*PC19-MA-006 – DAR AL-HIJRASH ISLAMIC CENTER: Located at 6152 and 6160 Leesburg  
Pike, 3159 Row Street, and 6105, 6107, 6109, 6111, 6113, 6115, and 6117 Munson Hill Road,  
Falls Church, VA, TMP#s 51-3 ((1)) 19B, 21A, 22; 51-3 ((20)) 1, 2, 3, 4, 5; 51-4 ((11)) 6, 7.  
Current Plan: Residential use at 2-3 du/ac and 3-4 du/ac. Nominated Change: Expansion of the  
existing place of worship to include a community center and potential supporting uses including  
up to 25 units of senior housing and/or ancillary retail; total including all proposed uses is up to  
an intensity of 0.5 FAR.*

*PC19-MA-003 – 6429 ARLINGTON BOULEVARD: Located at 6421, 6425, 6429, 6435, 6439,  
6443 Arlington Boulevard, and 6420 Spring Terrace, Falls Church, VA, TMP#s 51-3 ((5)) 8, 9,*

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*10, 11, 12, 13, 30. Current Plan: Comprehensive Land Use Plan map baseline recommendation is for residential use at a density of 2-3 du/ac. Text recommends single-family residential use. Commercial encroachment should be discouraged. Nominated Change: Assisted living/nursing care/memory care up to 90,000 square feet, or a Floor Area Ratio (FAR) up to 0.48.*

PC19-MA-004 – 4312 RAVENSWORTH ROAD: Located at 4312 Ravensworth Road, Annandale, VA, TMP# 71-1 ((1)) 20. *Current Plan: Comprehensive Land Use Plan Map: Alternative Uses; Text: Form-based plan; mid-rise residential use or commercial/mixed use, up to six stories. Nominated Change: Self-storage use up to four stories.*

PC19-MA-005 – WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC): Located at 7616 Little River Turnpike; 4102, 4104, 4108, 4112, 4114, and 4116 Woodland Road; 4111 Hummer Road; 4125 Horseshoe Drive, Annandale, VA, TMP#s 59-4 ((6)) 10, 19B, 20C, and 20D; 60-3 ((12)) 5, 6, 7, and 8; 71-1 ((2)) 4. *Current Plan: Area within Annandale CBC: Office, Retail and Other Commercial Uses, form-based guidelines recommend up to eight stories; Areas outside Annandale CBC: Residential use at 2-3 du/ac; Option for 3-4 du/ac with consolidation. Nominated Change: Expansion of Annandale CBC to include nominated adjacent residential properties; Add residential use into the mix of land uses for the properties within Sub-unit G1.*

#### MOUNT VERNON DISTRICT:

PC19-MV-003 – 8160-8208 MOUNT VERNON HIGHWAY: Located at 8160, 8162, 8164, 8174, 8178, 8200, 8204, 8208 Mount Vernon Highway, Alexandria, VA, TMPs 101-2((1)) 29A, 29C, 29D; 101-4((1)) 20, 21, 22, 23, 24. *Current Plan: Residential use at 2-3 du/ac. Nominated Change: Residential use at 5-8 du/ac with parcel consolidation. \*\*\*Recommendation to consider land use recommendations within expanded area to include TMPs 101-2((1)) 25, 26, 27A, 28A, 29B, 30A, 34, 34A, 35A1, 35A2, 36, 101-4((1)) 15, 16A, and 16B)*

PC19-MV-009 – 2806 POPKINS LANE: Located at 2806 Popkins Lane, Alexandria, VA, TMP# 93-1 ((1)) 7. *Current Plan: Text: Residential use at 3 – 4 du/ac; Comprehensive Land Use Plan Map shows residential use at 2 – 3 du/ac. Nominated Change: Residential use at 5 – 8 du/ac, yielding up to 33 townhomes.*

Graham Owen, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the date file. He stated that staff recommend adoption of the 2019 South County Site-Specific Plan Amendments.

There was a discussion between Mr. Owen and Commissioner Lagana about the SSPA nomination process with respect to who could submit a nomination, how community feedback was solicited, and the notification process for affected property owners.

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PC19-MV-002 – ENGLSIDE TRAILER PARK / RAY’S MOBILE HOME COLONY

Graham Owen, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended to add PC19-MV-002 to the Comprehensive Plan Amendment Work Program, with specific considerations for replacing the existing affordable residential units on-site in any redevelopment effort on a one-on-one basis. Furthermore, staff recommended the consideration of a higher density option with substantial, if not full, consolidation of the land unit as currently planned to ensure a logical planning area for future development and provide sufficient acreage to support the one-on-one replacement of the existing affordable units. Furthermore, staff did not support the consideration of removing the currently adopted plan guidance on consolidation.

David Levine, Mount Vernon District Task Force, gave a presentation on the subject nomination, a copy of which is in the date file, wherein he stated the task force from voted 6-2 to add the nomination to the Comprehensive Plan Amendment Work Program, as submitted by the nominator, with consideration to a density of 20 to 30 dwelling units per acer and a one-to-one replacement of existing for Affordable Housing Units in conjunction with substantial parcel consolidation.

Gregory Riegler, Agent for the Nominator, McGuire Woods, LLP, gave a presentation on the subject nomination, a copy of which is in the date file.

There was a discussion between Mr. Riegler, Mr. Owen, and multiple Commissioners on the following issues:

- The existing redevelopment options for the subject property within the Comprehensive Plan and whether the nomination impacted those options;
- The processes and mechanisms for a prospective developer to implement a one-to-one replacement of the existing affordable dwelling units on the site;
- The options that would be available to temporarily or permanently relocate residents of the existing mobile home community;
- The process for providing interim housing the residents of the existing mobile home community on the site during the construction of a consolidated redevelopment;
- The concerns raised by the existing residents of the community regarding the possibility that they would be displaced from their existing homes;
- The standards for affordable housing on the subject property and the amount of affordable housing that would be included on a redevelopment on the site;
- The potential social impact of displacing or disrupting the existing community on the subject property; and

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- The extent to which the nominator had conducted adequate outreach to the existing residence of the existing community on the site.

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

Leah Tenorio, 8718 Bluedale Street Alexandria, VA, representing Good Shepherd Catholic Church, spoke in opposition to the subject nomination. A copy of Ms. Tenorio’s written statement is in the date file.

Olga Sisneros, 3545 Greenleaf Street, Alexandria, VA, spoke in opposition of the proposed nomination. She voiced concerns about the possibility of being displaced and states that she felt racially targeted by developers. English translation of Ms. Sisneros’s testimony was provided by Lucrecia Rodriguez.

Chairman Murphy stated that the Commission had received the letters from the community, and it will be reviewed for the mark-up.

Commissioner Lagana asked if a translator was present during previous discussion, to which Jacob Caporaletti, Clerk to the Planning Commission, confirmed there was.

Mary Paden, 6816 Duke Drive, Alexandria, VA, Fairfax NAACP Housing Committee, spoke in opposition of the proposed nomination. A copy of Ms. Paden’s written statement is in the date file.

Herbert Soto, 8545 Greenleaf Street, Alexandria, VA, spoke in opposition of the proposed nomination. He shared his experiences as a child who immigrated to America. Mr. Soto expressed his gratitude for his community and the access to resources such as schools and libraries.

Beata Chavez, 1229 Denfield Street, Alexandria, VA, she spoke in opposition of the proposed nomination. She voiced concerns for her and her children’s future if they were displaced. She stated that she invested a large amount of money into her home and noted that was the only asset she has. English translation of Ms. Chavez’s testimony was provided by Lucrecia Rodriguez.

Imelda Castro, 8554 Denfield Street Alexandria, VA, spoke in opposition of the proposed nomination. She stated that she is worried for her and her community. She stated that she and her family spent \$30,000 in 2006 and had invested considerable effort into their home. She also expressed concern that any compensation offered by a developer for the existing units on the site would be insufficient. English translation for Ms. Castro’s testimony, was provided by Lucrecia Rodriguez.

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Blanca Cienfuegos, 8550 Greenleaf Street, Alexandria, VA, spoke in opposition of the proposed nomination. Ms. Cienfuegos’s statement was part of a collective list of comments submitted by the citizens of the Engleside Trailer Park. A copy of the list of comments and concerns is in the date file. English translation for Ms. Cienfuegos’s testimony, was provided by Lucrecia Rodriguez.

Leyla Orozco, 120 Denfield Street, Alexandria, VA, spoke in opposition of the proposed nomination. She noted the inherent insecurity of those residing in mobile homes due to not owning the land on which the units were installed. She also mentioned how she worries about how moving would disturb her children’s education. English translation for Ms. Orozco’s testimony, was provided by Lucrecia Rodriguez.

Salvador Hernandez, 120 Denfield Street, Alexandria, VA, spoke in opposition of the proposed nomination. He echoed concerns from previous speakers about existing residents of the community being displaced by any redevelopment on the site. English translation for Mr. Hernandez’s testimony, was provided by Lucrecia Rodriguez.

Alberta Ulloa, 225 Denfield Street, Alexandria, VA, spoke in opposition of the proposed nomination. She echoed concerns from previous speakers about existing residents of the community being displaced by any redevelopment on the site. She also stated that she had a child with special needs, and her oldest child expressed concerns about his brother’s education and continued care if she was displaced.

There was a discussion between Joe Francone, Nominator; and multiple Commissioners on the following:

- The efforts of the nominator to address the concerns raised by the residents of the existing mobile home community on the subject property about being displaced;
- The timeline for any prospective redevelopment of the site;
- The efforts by the nominator to continue coordinating with the community on any redevelopment effort of the site;
- The nominator’s reason for favoring the removal of the currently adopted plan guidance on consolidation of the site;

Commissioner Jimenez voiced concern over the lack of community outreach.

The South County Task Force presented a video presentation in regards to the nomination that provided a tour of the existing mobile home community on the site.



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There being no further speakers, Chairman Murphy called for virtual speakers, but received no response; there were no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

#### PC19-MA-001 – FIRST CHRISTIAN CHURCH

Jennifer Garcia, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. She stated that staff recommended to add PC19-MA-001 to the Comprehensive Plan Amendment Work Program. She added that further analyses, which include consideration of PC19-MA-002 and PC19-MA-006, was recommended to assess cumulative impacts to the Planned Transportation Network.

Marty Machowsky, Mason District Task Force, gave a presentation wherein he stated the task force voted 12-1, to add the nomination of PC19-MA-001 to the Comprehensive Plan Amendment Work Program, subject to the following conditions:

- That the Plan Amendment require the new stormwater management system to either retain and manage stormwater on site and/or deliver the runoff to the stormwater to the system located to the east and north of the property. In addition, the stormwater management system should not increase the stormwater runoff that currently serves or traverses the Ravenwood Park or Lake Barcroft communities.
- That the plan amendment require every feasible effort to preserve the current tree buffer between the property and surrounding communities, including Ravenwood Park, Vinewood, The Chateau, and Squire Hill. In addition, to the extent that tree cannot be saved, a prospective developer would be required to work with the County Arborist and residents from the adjacent properties to develop a tree replacement program or other steps that enhance the buffer between the property and adjacent homes while also favoring diverse, native understory trees and shrubs to enhance the buffer;
- That the plan amendment require the church and developer to conduct a parking study that considers all parking options for residents, members of the church congregation, and all visitors to the property to determine if offsite parking was available to reduce the need for new parking on the property; and
- That the plan amendment require the establishment of a number of residential units and an amount of commercial office space for the site at the upper end of what would be appropriate on the site. In addition, language that utilized the “up to” verbiage would be required to create the option to reduce the density and intensity of development on the

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site to address previous concerns raised. In addition, such “up to” verbiage limits would be required to include the numbers contained in the nomination.

There was a discussion between Commissioner Ulfelder and Ms. Garcia about the conditions proposed by the Mason District Task Force. Ms. Garcia stated that some of the language in the proposed conditions might not be appropriate for the Comprehensive Plan and the current planning phase of the SSPA process. She added that further evaluation of the conditions would be applicable with a possible upcoming rezoning application, which could be considered concurrently with this nomination. She noted that staff would consider conditions related to density and stormwater management during this planning phase. Commissioner Ulfelder asked about the current stormwater system on site, to which Ms. Garcia stated that staff would investigate further.

The discussion resulted in no changes to the nomination.

Reverend Stephen Moore, First Christian Church provided a testimony wherein he spoke in support of the subject nomination.

Noah B. Klein, Nominator, Odin, Feldman and Pittleman, PC, gave a presentation on the subject nomination.

Chairman Murphy called the first listed speaker.

Martin Machowsky, 6208 Colmac Drive, Falls Church, voiced concerns of the proposed development because of concerns regarding stormwater management on the site. A copy of Mr. Machowsky’s statement is in the date file.

Rodney North, 3122 Adrian Place, Falls Church, spoke in opposition to the development because of concerns regarding environmental impact and stormwater management. A copy of Mr. North’s statement is in the date file.

Nathan Chaisson, 3205 White Street, Falls Church, spoke in opposition to the development. He voiced concerns regarding stormwater run-off and the management the systems.

Barbara Wolf, 3121 Vinewood Place, Falls Church, representing Ravenwood Park Citizens Association, voiced concerns of the proposed development. A copy of Ms. Wolf’s written statement is in the date file.

Carol Turner, 3223 Sargent Drive, Falls Church, spoke in opposition to the development. A copy of Ms. Turner’s statement is in the date file.

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Chris Thompson, 3121 Adrian Place, Falls Church, spoke in opposition to the development. A copy of Mr. Thompson’s statement is in the date file.

Saif Rahman, 3159 Row Street, Falls Church, representing Dar Al-Hirah Islamic Center, spoke in support of the proposed development. He acknowledged the stormwater management concerns raised by previous speakers and stated that this proposal was the first step in a larger review process that would determine an appropriate resolution to such issues.

Richard Martin, 3123 Patrick Henry Drive, Falls Church, representing The Chateau Condominium Association, called in to inquire about scheduling a meeting with the nominator for more information on the development.

Reverend Stephen Moore, First Christian Church, responded to Mr. Martin’s inquiry and informed him that he had been in communication with the management association of The Chateau Condominiums and had received a letter from the management associated stating that they would reach out to homeowner’s association of The Chateau. Mr. Martin provided Reverend Moore with his contact information to coordinate a time to meet.

Carol Martone, 3125 Patrick Henry Drive, Falls Church, representing The Chateau Condominium Association, called for clarification on how to schedule a meeting with the nominator. There was a brief discussion between Ms. Martone and Reverend Moore regarding the point of contact at the management association. Ms. Martone stated that she had never received notice of the letter that was reference. Reverend Moore stated that he would be in contact to provide the current documentation he has.

Commissioner Strandlie stated that the Planning Commissioner would conduct an SSPA Mark-Up on December 2, 2020 and requested that the nominator complete their community outreach five days prior to that mark-up session to allow time for Commissioners to finalize their motions.

Mr. Klein stated that the nominator had upcoming meetings with the Ravenwood Park and The Chateau Condominium Association. He stated that he is unsure if they would be able provide the documentation within the timeframe requested by Commissioner Strandlie, but indicated that he would make every effort to do so.

There being no further speakers, Chairman Murphy called for virtual speakers, but received no response. There were no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

PC19-MA-002 – 6152 LEESBURG PIKE

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VERNON HIGHWAY – PC19-MV-009, 2806 POPKINS LANE

Michael Burton, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended to add PC19-MA-002 to the Comprehensive Plan Amendment Work Program in a cumulative assessment with PC19-MA-006-Dar-Al-Hijrah Islamic Center.

Martin Machowsky, Mason District Task Force, gave a presentation wherein he stated the task force voted 11-2, to add the nomination of PC19-MA-002 to the Comprehensive Plan Amendment Work Program, subject to the following:

- That a plan amendment for the site be subject to the conditions in the staff report for; and
- That a plan amendment require that a new storm water management system retain and manage stormwater on site and/or deliver the stormwater to the system east and north of the property. In addition, the stormwater runoff generated by the site would not add to the runoff that currently served or traversed the Ravenwood Park or Lake Barcroft communities.

Mr. Burton informed the Commission that the Gibson Family, Nominator, opted not speak formally, but they were on the telephone and were available to answer any questions.

Chairman Murphy called on the first listed speaker.

Jacob Caporaletti, Clerk to the Planning Commission, stated that the listed speaker requested to be removed from the list for this public hearing. He stated that there were no callers on the line.

There being no additional speakers, further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

#### PC19-MA-006 – DAR AL-HIJRAH ISLAMIC CENTER

Michael Burton, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended to add PC19-MA-006 to the Comprehensive Plan Amendment Work Program in a cumulative assessment with PC19-MA-002.

David Gill, Nominator, Wire Gill LP, gave a brief overview of the long-term vision of the proposed subject nomination.

Timothy Sachs, Nominator, ABC Imaging, gave a presentation on the subject nomination.

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

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY November 18, 2020  
PC19-MV-002 – ENGLSIDE TRAILER PARK/RAY’S MOBILE HOME COLONY – PC19-  
MA-001, – FIRST CHRISTIAN CHURCH – PC19-MA-002, 6152 LEESBURG PIKE – PC19-  
MA-003, 6429 ARLINGTON BOULEVARD – PC19-MA-004, 4312 RAVENSWORTH ROAD  
– PC19-MA-005, WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC) –  
PC19-MA-006, DAR AL-HIJRAH ISLAMIC CENTER – PC19-MV-003, 8160-8208 MOUNT  
VERNON HIGHWAY – PC19-MV-009, 2806 POPKINS LANE

Javed Akram, 3239 Abex Circle, Falls Church, spoke in opposition to the proposed development. A copy of Mr. Akram’s written statement is in the date file.

Matthew Sage, 6079 Brook Drive, Falls Church, representing Lee Boulevard Heights Citizens Association, spoke in opposition to the proposed development. He voiced his concerns pertaining to the nomination’s stated land-use, potential stormwater management impact, potential traffic impact, and impact on parking throughout the area.

Mr. Gill and Saif Rahman, Director of Public and Government Affairs, Dar Al-Hijrah Mosque, addressed the concerns raised by Mr. Sage, noting that a rezoning application for the site was not imminent. He added that the purpose of the nomination was to create a vision for future uses of the Dar Al-Hijrah Mosque. Mr. Gill echoed Mr. Rahman’s statement, adding that the Dar Al-Hijrah Mosque would coordinate with the surrounding community on any future redevelopment effort.

Commissioner Jimenez praised Dar Al-Hijrah Islamic Center for the positive impact they have had in the community through helping with meals, training, and cultural understanding. He added that these types of efforts are what promote cultural diversity and inclusivity of the community.

Commissioner Strandlie made a follow-on comment wherein she expressed her gratitude for the contribution of 1500 masks that were made by members of Dar Al-Hijrah Islamic Center.

There being no additional speakers, further comments or questions from the Commission, Chairman Murphy closed the public hearing and called for a ten-minute recess.

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The Planning Commission went into recess at 11:04 p.m. and returned at 11:23 p.m. Chairman Murphy resumed duties of the virtual Chair, and recognized the subsequent nomination scheduled for the public hearing.

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PC19-MA-003 – 6429 ARLINGTON BOULEVARD

Jennifer Garcia, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. She stated that staff recommended not to add PC19-MA-003 to the Comprehensive Plan Amendment Work Program.

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MA-001, – FIRST CHRISTIAN CHURCH – PC19-MA-002, 6152 LEESBURG PIKE – PC19-  
MA-003, 6429 ARLINGTON BOULEVARD – PC19-MA-004, 4312 RAVENSWORTH ROAD  
– PC19-MA-005, WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC) –  
PC19-MA-006, DAR AL-HIJRAH ISLAMIC CENTER – PC19-MV-003, 8160-8208 MOUNT  
VERNON HIGHWAY – PC19-MV-009, 2806 POPKINS LANE

Maria Vollmer, Nominator, gave a presentation on the subject nomination.

There was a discussion between Commissioner Niedzielski-Eichner; Ms. Garcia; and Marty Machowsky, Mason District Task Force, to address why the subject nomination was recommended denial in which the following issues were raised:

- Concerns of the proposed intensity, massing, and overall configuration of the nomination area; and
- Concerns regarding the amount of community opposition that had been expressed for the nomination.

There was a discussion between Mr. Machowsky, Ms. Vollmer, and multiple Commissioners regarding the extent to which the nomination would have to be modified for the Mason District Task for to consider recommending approval.

The discussion resulted in no changes to the subject nomination.

Chairman Murphy called the first listed speaker.

Joseph Pika, 3015 Crane Drive, Falls Church, representing Sleepy Hollow Citizens Association, spoke in opposition to the subject nomination. A copy of Mr. Pika’s written statement is in the date file.

Robert Labes, 2998 Beechwood Lane, Falls Church, spoke in opposition to the subject nomination. Mr. Labes aligned himself with the previous speaker’s testimony.

Janina Jaruzelski, 3015 Aspen Lane, Falls Church, spoke in opposition to the subject nomination. A copy of Ms. Jaruzelski’s written statement is in the date file.

Charles Williams, 6448 Spring Terrace, Falls Church, spoke in opposition to the subject nomination. A copy of Mr. William’s written statement is in the date file.

There being no further speakers, Chairman Murphy called for virtual speakers, but received no response. There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

PC19-MA-004 – 4312 RAVENSWORTH ROAD

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY November 18, 2020  
PC19-MV-002 – ENGLSIDE TRAILER PARK/RAY’S MOBILE HOME COLONY – PC19-  
MA-001, – FIRST CHRISTIAN CHURCH – PC19-MA-002, 6152 LEESBURG PIKE – PC19-  
MA-003, 6429 ARLINGTON BOULEVARD – PC19-MA-004, 4312 RAVENSWORTH ROAD  
– PC19-MA-005, WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC) –  
PC19-MA-006, DAR AL-HIJRAH ISLAMIC CENTER – PC19-MV-003, 8160-8208 MOUNT  
VERNON HIGHWAY – PC19-MV-009, 2806 POPKINS LANE

Bryan Botello, Planning Division (PD), Department of Planning and Development (DPD), presented an overview of the nomination, a copy of which is in the date file. She stated that staff recommended to add PC19-MA-004 to the Comprehensive Plan Amendment Work Program.

Marty Machowsky, Mason District Task Force, gave a presentation wherein he stated the task force voted 8-5, to add the nomination of PC19-MA-004 to the Comprehensive Plan Amendment Work Program, subject to the following conditions:

- That a plan amendment require that areas within the site be easily convertible to commercial or residential uses; and
- That staff coordinate with the nominator to plan out road network.

Mark Viani, Nominator, Bean Kinney, and Korman P.C. gave a presentation on the subject nomination.

There was a discussion between Mr. Viani and multiple Commissioners on the following:

- The existing development and recommended use on the subject property;
- The nominator’s reason for requesting an amendment to the Comprehensive Plan
- The existing language in the Comprehensive Plan that discouraged self-storage uses and the applicant’s efforts to modify that language to supported such use for the site; and
- Discussion on the possibility and feasibility of consolidating the subject property with surrounding properties.

There being no listed speakers, Chairman Murphy called for virtual speakers, but received no response.

There was a discussion between Mr. Botello and multiple Commissioners on the following:

- The efforts by staff and the nominator to modify the existing transportation network in the area;
- The existing recommendations for redevelopment for the site within the Comprehensive Plan; and
- The process for evaluating what could be developed within a community business center.

There were no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

PC19-MA-005 – WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC)

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY November 18, 2020  
PC19-MV-002 – ENGLSIDE TRAILER PARK/RAY’S MOBILE HOME COLONY – PC19-  
MA-001, – FIRST CHRISTIAN CHURCH – PC19-MA-002, 6152 LEESBURG PIKE – PC19-  
MA-003, 6429 ARLINGTON BOULEVARD – PC19-MA-004, 4312 RAVENSWORTH ROAD  
– PC19-MA-005, WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC) –  
PC19-MA-006, DAR AL-HIJRAH ISLAMIC CENTER – PC19-MV-003, 8160-8208 MOUNT  
VERNON HIGHWAY – PC19-MV-009, 2806 POPKINS LANE

Bryan Botello, Planning Division (PD), Department of Planning and Development (DPD), presented an overview of the nomination, a copy of which is in the date file. She stated that staff recommended to add PC19-MA-005 to the Comprehensive Plan Amendment Work Program.

Marty Machowsky, Mason District Task Force, gave a presentation wherein he stated the task force voted 11-2, to add the nomination of PC19-MA-005 to the Comprehensive Plan Amendment Work Program.

David Gill, Nominator, Wire Gill LP, gave a presentation on the nomination, a copy of which is in the date file.

There was a discussion between Mr. Gill and multiple Commissioners on the following issues:

- The process for redeveloping the subject property from office to mixed-use residential and the issues associated with such an effort;
- The feasibility and market forces associated with redevelopment the site for mixed use residential uses;
- The amount of consolidation that would be included in conjunction with a redevelopment of the subject property; and
- The amount of opposition from the public that the nomination had incurred and the possibility of implementing modifications throughout the redevelopment process for the site to address the public’s concerns.

The discussion resulted in no changes to the nomination.

Chairman Murphy called the first listed speaker.

Susan Jollie, 7503 Walton Lane, Annandale, representing: Hummer Woods Civic Association, spoke in opposition to the subject nomination. A copy of Ms. Jollie’s written statement is in the date file.

Andrew Levitz, 4116 Horseshoe Drive, Annandale, spoke in opposition to the subject nomination. A copy of Mr. Levitz’s written statement is in the date file.

Donna Jacobson, 7865 Newport Glen Pass, Annandale, representing Lafayette Village Community Association, spoke in opposition to the subject nomination. A copy of Ms. Jacobson’s written statement is in the date file.

Anna Childson Darmody, 3807 Hummer Road, Annandale, spoke in opposition to the subject nomination. A copy of Ms. Childson-Darmody’s written statement is in the date file.



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MA-001, – FIRST CHRISTIAN CHURCH – PC19-MA-002, 6152 LEESBURG PIKE – PC19-  
MA-003, 6429 ARLINGTON BOULEVARD – PC19-MA-004, 4312 RAVENSWORTH ROAD  
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PC19-MA-006, DAR AL-HIJRAH ISLAMIC CENTER – PC19-MV-003, 8160-8208 MOUNT  
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Sylvia Welch, 7513 Wood Palace Court, Annandale, voiced concerns with the proposed developments. A copy of Ms. Welch’s statement is in the date file.

Mary Wolfe, 4117 Horseshoe Drive, Annandale, spoke in opposition to the subject nomination. A copy of Ms. Wolfe’s written statement is in the date file.

Kristi Karls, 7517 Dolce Drive, Annandale, spoke in opposition to the subject nomination. A copy of Ms. Karls’s written statement is in the date file.

Mark Moscato, 7538 Royce Court, Annandale, spoke in opposition to the subject nomination. A copy of Mr. Moscato’s written statement is in the date file.

Joshua Booth, 6232 Shackelford Terrace, Alexandria, spoke in support of the subject nomination. A copy of Mr. Booth’s written statement is in the date file.

Karl Kellar, 3713 Pleasant Ridge Road, Annandale, spoke in opposition to the subject nomination. A copy of Mr. Kellar’s written statement is in the date file.

Vince Hawkins, 3916 Linda Lane, Annandale, spoke in opposition to the subject nomination. A copy of Mr. Hawkins’s written statement is in the date file.

Phong Nguyen, 4005 Woodland Road, Annandale, spoke in opposition to the subject nomination. A copy of Mr. Nguyen’s written statement is in the date file.

David Lewis, 7500 Walton Lane, Annandale, spoke in opposition to the subject nomination. A copy of Mr. Lewis’ written statement is in the date file.

Judy Bertini, 7503 Pleasant Way, Annandale, spoke in opposition to the subject nomination. A copy of Ms. Bertini’s written statement is in the date file.

Bonnie Kendrick, 7123 Samford Court, Annandale, spoke in opposition to the subject nomination because of concerns about the density of a redevelopment effort on the site and the associated impact from the architecture, landscaping, light pollution, and character of such an effort.

There being no further speakers, Chairman Murphy called for virtual speakers, but received no response. There were no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY November 18, 2020  
PC19-MV-002 – ENGLSIDE TRAILER PARK/RAY'S MOBILE HOME COLONY – PC19-  
MA-001, – FIRST CHRISTIAN CHURCH – PC19-MA-002, 6152 LEESBURG PIKE – PC19-  
MA-003, 6429 ARLINGTON BOULEVARD – PC19-MA-004, 4312 RAVENSWORTH ROAD  
– PC19-MA-005, WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC) –  
PC19-MA-006, DAR AL-HIJRAH ISLAMIC CENTER – PC19-MV-003, 8160-8208 MOUNT  
VERNON HIGHWAY – PC19-MV-009, 2806 POPKINS LANE

PC19-MV-003 – 8160-8208 MOUNT VERNON HIGHWAY

Cedric Suzuki, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended to add PC19-MV-003 to the Comprehensive Plan Amendment Work Program, as part of a larger comprehensive evaluation of the recommended land use and density planned in Recommendation Area Number 5.

David Levine, Mount Vernon District Task Force, stated that the task force voted 11-0, to add the nomination to the Comprehensive Plan Amendment Work Program.

Lori Greenlief, Nominator, McGuire Woods, LLP, gave a presentation on the subject nomination.

Chairman Murphy called the first listed speaker.

Sam Nasafi, 6036 Omega Lane, Manassas, voiced his concerns regarding staff recommendation Area Number 5, which included an option that would convert all commercial zoning properties to residential. Mr. Nasafi stated that this would have negative impacts on small businesses, such as his.

Zachary Williams, Venable Law Firm, 8010 Towers Crescent Drive, Suite 300, Tysons, representing 7-Eleven, Inc., voiced concerns related to staff's recommendation for Area Number 5.

There being no further speakers, Chairman Murphy called for virtual speakers, but received no response.

There was a discussion between Ms. Van Dam and Commission Ulfelder for clarification on the nomination's recommendation Area Number 5.

Commissioner Niedzielski-Eichner stated for the record, that written correspondence from Mount Vee Manor, an adjacent community, was received and added to the record. A copy of the written statement is in the date file.

There were no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

PC19-MV-009 – 2806 POPKINS LANE

Cedric Suzuki, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended PC19-MV-009, to be added to the Comprehensive Plan Amendment Work Program.

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MA-003, 6429 ARLINGTON BOULEVARD – PC19-MA-004, 4312 RAVENSWORTH ROAD  
– PC19-MA-005, WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC) –  
PC19-MA-006, DAR AL-HIJRAH ISLAMIC CENTER – PC19-MV-003, 8160-8208 MOUNT  
VERNON HIGHWAY – PC19-MV-009, 2806 POPKINS LANE

David Levine, Mount Vernon District Task Force, stated that the task force voted 7-3, to add the nomination to the Comprehensive Plan Amendment Work Program, with specific considerations for work-force housing.

Sheri Akin, Nominator, McGuire Woods, LLP, gave a presentation on the subject nomination.

There was a discussion between Commissioner Niedzielski-Eichner and Ms. Akin regarding community input of the proposed development in which Commissioner Niedzielski-Eichner referenced a written statement submitted by Joyce M. Jepson, 2721 Groveton Street, Alexandria, wherein voiced concerns about the down-stream stormwater flow and the damage caused to her property. Commissioner Niedzielski-Eichner encouraged Ms. Akin to contact Ms. Jepson, to which she agreed.

Commissioner Lagana acknowledged the presences of long-term residents and the diverse workforce of the community. He stated that the changing demographic composition of the area is an important factor to take into consideration for future decisions for the parcel.

There being no listed speakers, Chairman Murphy called for virtual speakers, but received no response. There were no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Sargeant for action on these nominations.

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Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ON SSPA NOMINATIONS: PC19-MV-002, ENGLSIDE TRAILER PARK/RAY’S MOBILE HOME COLONY; AND PC19-MA-001, FIRST CHRISTIAN CHURCH; AND PC19-MA-002, 6152 LEESBURG PIKE; AND PC19-MA-003, 6429 ARLINGTON BOULEVARD; AND PC19-MA-004, 4312 RAVENSWORTH ROAD; AND PC19-MA-005, WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC); AND PC19-MA-006, DAR AL-HIJRAH ISLAMIC CENTER; AND PC19-MV-003, 8160-8208 MOUNT VERNON HIGHWAY; AND PC19-MV-009, 2806 POPKINS LANE; AND THE CHANGES TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM TO A MARK-UP SESSION SCHEDULED FOR THE PLANNING COMMISSION MEETING ON DECEMBER 2, 2020.

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY      November 18, 2020  
PC19-MV-002 – ENGLSIDE TRAILER PARK/RAY’S MOBILE HOME COLONY – PC19-  
MA-001, – FIRST CHRISTIAN CHURCH – PC19-MA-002, 6152 LEESBURG PIKE – PC19-  
MA-003, 6429 ARLINGTON BOULEVARD – PC19-MA-004, 4312 RAVENSWORTH ROAD  
– PC19-MA-005, WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC) –  
PC19-MA-006, DAR AL-HIJRAH ISLAMIC CENTER – PC19-MV-003, 8160-8208 MOUNT  
VERNON HIGHWAY – PC19-MV-009, 2806 POPKINS LANE

Commissioner Clarke seconded the motion, which carried by a vote of 11-0. Commissioner Spain was absent from the meeting.

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The meeting was adjourned at 2:56 a.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: September 22, 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

