

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, DECEMBER 2, 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 Conference Room 11 at the Fairfax County Government Center, located at 12000 Government Center Parkway, Fairfax, Virginia, 22035;
- Candice Bennett participated from the Lee District office, 6121 Franconia Road, Alexandria, VA 22310;
- 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 each of the motions, which carried by a vote of 12-0.

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SE 2020-SP-009 – HHP HOLDINGS, LLC

(Decision Only) (Public hearing on this application was held on November 12, 2020)

Commissioner Murphy MOVED THAT THAT THE DECISION ONLY FOR SE 2020-SP-009, HHP HOLDINGS, LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF DECEMBER 9, 2020, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Sargeant seconded the motion, 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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2232-M20-1 – DEPARTMENT OF PLANNING AND DEVELOPMENT, Community Revitalization Section, Proposed Annandale Civic Space (Public Park), 7200 Columbia Pike, Annandale, VA 22003

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S CONCLUSION THAT THE PROPOSED CIVIC SPACE SPECIFIED IN APPLICATION, 2232-M20-1, DEPARTMENT OF PLANNING AND DEVELOPMENT, COMMUNITY REVITALIZATION SECTION, LOCATED AT 7200 COLUMBIA PIKE, ANNANDALE, VA 22003, WAS SUBSTANTIALLY IN ACCORD WITH THE

RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO *VIRGINIA CODE SECTION 15.2-2232*, AS AMENDED.

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

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Commissioner Ulfelder announced that Commissioners Bennett, Niedzielski-Eichner, and he, had been reappointed for an additional three-year term by the Board of Supervisors to serve on the Planning Commission for their respected districts.

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Commissioner Ulfelder announced that, during its December 1, 2020 meeting, the Board of Supervisors had finalized the schedule for public hearings regarding the effort to revise the Zoning Ordinance, also known as zMOD. He then indicated that the Planning Commission would hold its public hearing on this item on January 28, 2021 and the Board of Supervisors would hold its public hearing on March 9, 2021.

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Commissioner Niedzielski-Eichner announced that the Planning Commission's website, <https://www.fairfaxcounty.gov/planningcommission/>, had been updated to include a link to a page created by the Department of Planning and Development that contained various land use development research tools.

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Commissioner Strandlie announced that the Planning Commission's Housing Committee would meet virtually at 7:30 p.m. on Thursday, December 19, 2020, to discuss the County's proposed workforce dwelling unit policy.

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Chairman Murphy announced that the Planning Commission's final meeting of 2020 would be at 7:30 p.m. on Wednesday, December 9, 2020.

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#### SITE-SPECIFIC PLAN AMENDMENT – 2019 SOUTH COUNTY (Mark-Up)

Commissioner Ulfelder made an opening statement regarding the 2019-2020 South County Site-Specific Plan Amendment Nominations. He announced that the focus of the meeting was for the Planning Commission to complete the review of the nominations and conduct a mark-up, to determine which nominations would be added to the Work Program. He emphasized that the Commission would not be recommending approval or denial of any plan amendments at this



stage. He then proposed that the Commission separate the mark-up session into two separate groups. The first group would include nine of the nominations across the districts, as well as staff's recommended rescissions or removal of five inactive plan amendments from the work program, as summarized in page eight of the staff report. For the second group of nominations, the motions would be considered on each of the nominations individually after Commission discussion. The Planning Commission's recommendation to the Board on the work program would, therefore, consist of the votes on the omnibus motion and the individual votes on the nominations.

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Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF A REVISED COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM TO FORWARD FOR FURTHER CONSIDERATION THE SITE-SPECIFIC PLAN AMENDMENT (SSPA) NOMINATIONS SUBMITTED IN THE 2019-2020 SOUTH COUNTY SSPA PROCESS, INCLUDING THE CONSIDERATIONS DESCRIBED IN THE DRAFT MARK-UP OF THE WORK PROGRAM CONTAINED ON PAGES 16-22 IN THE STAFF REPORT, FOR THE FOLLOWING:

- PC19-MV-005, HUNTINGTON METRO STATION, INCLUDING STAFF'S RECOMMENDED EXPANSION OF THE STUDY AREA TO INCORPORATE A REMNANT PARCEL BETWEEN THE SITE AND THE HUNTINGTON CLUB CONDOMINIUMS;
- PC19-MV-011, 2550 HUNTINGTON AVENUE, ALSO KNOWN AS THE PARKER;
- PC19-MV-003, MOUNT VERNON HIGHWAY, AS AN EXPANDED STUDY FOR RECOMMENDATION AREA #5 OF THE SUBURBAN NEIGHBORHOOD AREA BETWEEN HYBLA VALLEY/GUM SPRINGS AND THE SOUTH COUNTY CENTER CBC, WHICH INCLUDED AN OPTION FOR REDEVELOPMENT THAT RETAINED THE EXISTING BASE PLAN RECOMMENDATIONS FOR THE AREA;
- PC19-MA-002, 6152 LEESBURG PIKE, AND PC19-MA-006, DAR AL-HIJRAH ISLAMIC CENTER, AS A CONCURRENT STUDY GIVEN THEIR ADJACENCY.

In addition, Commissioner Ulfelder MOVED THAT THE FOLLOWING NOT BE INCLUDED ON THE WORK PROGRAM:

- PC19-MV-006, 10208 OLD COLCHESTER ROAD;
- PC19-MA-003, ARLINGTON BOULEVARD; AND
- PC19-LE-001, BEACON HILL APARTMENTS, IN FAVOR OF AN ALTERNATIVE THAT AMENDED PENDING COMPREHENSIVE PLAN AMENDMENT 2018-IV-MV3 TO NOTE THAT THE SITE AS AN AREA

THAT SHOULD BE CONSIDERED FOR REDEVELOPMENT, WITH PRESERVATION OF WORKFORCE HOUSING.

In addition, Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RECOMMEND THE RESCISSION OF THE FOLLOWING PENDING, BUT INACTIVE PLAN AMENDMENTS FROM THE WORK PROGRAM, AS STAFF HAD INDICATED THESE STUDIES ARE NO LONGER NECESSARY:

- PA 2018-III-1BR, SULLY STATION SHOPPING CENTER;
- PA LPD-L2-I, HALIFAX OFFICE PARK;
- PA LPD-L3-I, PLAZA 500;
- PA 2018-IV-S2, TERMINAL ROAD; AND
- PUBLIC SCHOOLS PLAN MAP AMENDMENT (NO PA# ASSIGNED).

Commissioner Niedzielski-Eichner seconded the motion.

Commissioner Strandlie offered a friendly amendment to the motion for PC19-MA-002 and PC19-MA-006, wherein she MOVED THAT THE NOMINATIONS SHOULD BE STUDIED TOGETHER AND THAT REVIEW SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING CONSIDERATIONS:

- IMPACTS ON THE TRANSPORTATION NETWORK, AND A THOROUGH EVALUATION OF VARIOUS SITE AND BUILDING DESIGN ELEMENTS SUCH AS STORMWATER MANAGEMENT, TREE PRESERVATION TO THE GREATEST EXTENT POSSIBLE, OPPORTUNITIES FOR NEW GREEN SPACE AND LANDSCAPING, TRANSITIONS IN BUILDING HEIGHT TO SURROUNDING RESIDENTIAL USES, AND PARKING MANAGEMENT POLICIES;
- A COMPREHENSIVE REVIEW OF THE CAMERON RUN AND FOUR MILE RUN WATERSHEDS; AND
- A CUMULATIVE TRANSPORTATION ANALYSIS WITH FIRST CHRISTIAN CHURCH IF THE NOMINATION WAS ADDED TO THE WORK PROGRAM.

Commissioner Ulfelder accepted the friendly amendment, and no objections were expressed.

The amendment motion carried by a vote of 12-0.

In a follow-on motion, Commissioner Cortina MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF REVIEW THE ADOPTED WATERSHED PLANS AND INCLUDE APPROPRIATE RECOMMENDATIONS AS PART OF THE STAFF ANALYSIS FOR THE SITE-SPECIFIC PLAN AMENDMENTS THAT ARE PLACED ON THE WORK PLAN THAT INCUR SIGNIFICANT LAND DISTURBANCE.

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



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PC19-MV-002 – ENGLSIDE TRAILER PARK/RAY’S MOBILE HOME COLONY  
(Decision Only) (Public hearing on these nominations were held on November 18, 2020)

Commissioner Clarke MOVED THAT THE PALNNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADD SSPA NOMINATION PC19-MV-002, ENGLSIDE TRAILER PARK/RAY’S MOBILE HOME COLONY, TO THE REVISED COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS RECOMMENDED ON PAGES 50 AND 51 OF THE STAFF REPORT, WITH THE FOLLOWING CONSIDERATION:

- A REVISION OF THE PLAN OPTION THAT THE RESIDENTS USE 20 TO 30 DWELLING UNITS PER 5 ACRES WITH A NEIGHBORHOOD RETAIL AND/OR OFFICE USE REPRESENTING 5 TO 10 PERCENT OF THE TOTAL GROSS SQUARE-FOOTAGE RECOMMENDATION OF AREA THREE AND THE SUBURBAN NEIGHBORHOOD AREA SNA BETWEEN SOUTH COUNTY CENTER AND THE WOODLAWN COMMUNITY BUSINESS CENTERS; AND
- A RECOMMENDATION THAT THE REQUESTED DENSITY BE CONSIDERED ONLY WITH SUBSTANTIAL, IF NOT FULLY, CONSOLIDATION OF THE LAND UNIT AND WITH THE REPLACEMENT OF EXISTING AFFORDABLE RESIDENTIAL UNITS ON SITE AND A REDEVELOPMENT OF A ONE-FOR-ONE BASIS.

Commissioner Sargeant seconded the motion.

Commissioner Niedzielski-Eichner MOVED TO AMEND THE MOTION TO RECOMMEND THAT THE PLANNING COMMISSION DEFER CONSIDERATION OF SSPA NOMINATION PC19-MV-002, ENGLSIDE TRAILER PARK/RAY’S MOBILE HOME COLONY, UNTIL SUCH TIME AS THE TASK FORCE HAD COMPLETED ITS WORK AND THE BOARD HAD CONSIDERED THE TASK FORCE’S RECOMMENDATION.

The amendment failed due to a lack of a second.

After an extended discussion on the outstanding issues and concerns of this nomination, Commissioner Clarke withdrew his primary motion.

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION DEFER THE MOTION FOR PC19-MV-002 UNTIL A SET DATE OF DECEMBER 9<sup>TH</sup>, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Sargeant seconded the motion, which carried by a vote of 10-2. Commissioners Lagan and Jimenez voted in opposition.

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PC19-MA-001 – FIRST CHRISTIAN CHURCH

(Decision Only) (Public hearing on these nominations were held on November 18, 2020)

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT NOMINATION PC19-MA-001 BE ADDED TO THE 2021 COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM WITH THE FOLLOWING SET OF CONSIDERATIONS:

- CONSIDERATION OF AN ADDITIONAL COMPREHENSIVE PLAN OPTION FOR UP TO 113 MULTIFAMILY AGE-RESTRICTED INDEPENDENT LIVING UNITS, UP TO 5,000 SQUARE FEET OF MEDICAL OR GENERAL OFFICE, AND EXPANSION OF AN EXISTING PLACE OF WORSHIP ON THE SUBJECT SITE (TAX MAP PARCEL 51-3 ((01)) 25) FOR A MAXIMUM OF APPROXIMATELY 132,500 GROSS SQUARE FEET OF DEVELOPMENT;
- REVIEW OF THE PROPOSED AMENDMENT SHOULD INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING CONSIDERATIONS:
  - IMPACTS ON THE TRANSPORTATION NETWORK, AND A THOROUGH EVALUATION OF VARIOUS SITE AND BUILDING DESIGN ELEMENTS SUCH AS STORMWATER MANAGEMENT, TREE PRESERVATION TO THE GREATEST EXTENT POSSIBLE, OPPORTUNITIES FOR NEW GREEN SPACE AND LANDSCAPING, TRANSITIONS IN BUILDING HEIGHT TO SURROUNDING RESIDENTIAL USES, AND PARKING MANAGEMENT PROVISIONS;
  - A COMPREHENSIVE REVIEW OF THE CAMERON RUN AND FOUR MILE RUN WATERSHEDS, INCLUDING AN ASSESSMENT OF EXISTING AND ANTICIPATED IMPACTS TO DOWNSTREAM PROPERTIES CAUSED BY THE PROPOSED DEVELOPMENT, AS IT PERTAINS TO THE NOMINATION AND PROPOSED AMENDMENTS FOR 6152 LEESBURG PIKE AND/OR DAR AL-HIJRAH ISLAMIC CENTER; AND
  - A CUMULATIVE TRANSPORTATION ANALYSIS WITH 6152 LEESBURG PIKE AND/OR DAR AL-HIJRAH ISLAMIC CENTER IF THESE AMENDMENT(S) WERE ADDED TO THE WORK PROGRAM.

Commissioner Sargeant seconded the motion, which carried by a vote of 11-0-1. Commissioner Jimenez abstained from the vote.

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PC19-MA-004 – 4312 RAVENSWORTH ROAD

(Decision Only) (Public hearing on these nominations were held on November 18, 2020)

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT NOMINATION PC19-MA-004, 4312 RAVENSWORTH ROAD, BE ADDED TO THE 2021 COMPREHENSIVE PLAN



AMENDMENT WORK PROGRAM AND DIRECT STAFF TO EVALUATE THE FOLLOWING ITEMS WHEN CONSIDERING MAKING AN EXCEPTION TO ANNANDALE POLICIES WHICH DISCOURAGED STORAGE FACILITIES:

- THE SUB-UNIT'S PLANNED NEW STREETS AND PEDESTRIAN CORRIDORS SHOULD BE STUDIED AS PART OF THIS PLAN AMENDMENT;
- THE POSSIBLE EXPANSION OF THE NOMINATION TO INCLUDE THE GAS STATION PROPERTY AND TAX MAP 71-1 ((1)) 20A TO ESTABLISH THE PLANNED STREETScape AND PEDESTRIAN-ORIENTED DESIGN; AND
- THE DESIGN FOR THE SELF-STORAGE FACILITY SHOULD ALLOW CONVERSION TO COMMERCIAL OR RESIDENTIAL USES THAT WERE ENVISIONED IN THE ANNANDALE CBC.

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

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PC19-MA-005 – WESTERN ANNANDALE CBC

(Decision Only) (Public hearing on these nominations were held on November 18, 2020)

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT NOMINATION PC19-MA-005, WESTERN ANNANDALE COMMUNITY BUSINESS CENTER (CBC), BE ADDED TO THE 2021 COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM WITH THE FOLLOWING MODIFICATIONS:

- THE PARCELS IDENTIFIED ON TAX MAP 59-4 (6) 1, 3, 5, 6, 20, 20A, AND 20B, AS WELL AS 71-1 ((02)) 1A, 1B, AND 3 BE ADDED TO THE SUBJECT AREA;
- THE PROPERTIES OUTSIDE OF THE CBC THAT ARE DEVELOPED AND ZONED AS RESIDENTIAL USE SHOULD BE STUDIED WITH AN EMPHASIS ON CONTINUED LOW-DENSITY RESIDENTIAL USES AND TRANSITION/BUFFER TO THE ANNANDALE CBC;AND
- REVIEW OF THE PROPOSED AMENDMENT SHOULD INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING CONSIDERATIONS:
  - IMPACTS ON THE TRANSPORTATION NETWORK AND THOROUGH EVALUATION OF SITE AND BUILDING DESIGN ELEMENTS, SUCH AS STORMWATER MANAGEMENT, TREE PRESERVATION TO THE GREATEST EXTENT POSSIBLE, OPPORTUNITIES FOR NEW GREEN SPACE AND LANDSCAPING, AND PARKING MANAGEMENT POLICIES.

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

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PC19-MV-009 – 2806 POPKINS LANE

(Decision Only) (Public hearing on these nominations were held on November 18, 2020)

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT NOMINATION PC19-MV-009, 2806 POPKINS LANE, BE ADDED TO THE 2021 COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS DESCRIBED IN THE DRAFT WORK PROGRAM MARK-UP ON PAGE 20 OF THE STAFF REPORT WITH THE FOLLOWING CONSIDERATIONS:

- ADDITIONAL CONSIDERATION FOR THE FOLLOWING DESCRIPTION FOR A COMPREHENSIVE PLAN AMENDMENT AUTHORIZATION BY THE BOARD:
  - CONSIDERATION OF THE PLAN AMENDMENT TO EVALUATE THE OPTION FOR RESIDENTIAL USE AT FIVE TO EIGHT DWELLING UNITS PER ACRE ON TAX MAP PARCEL 113-2((1))53, WITH CONSIDERATIONS FOR WORKFORCE HOUSING; AND
  - EVALUATION OF THE LOCALIZED TRANSPORTATION NETWORK TO DETERMINE THE OPTIMAL SITE ACCESS AND MINIMIZE POTENTIAL CONFLICT ON THE STREETS SURROUNDING THE SITE.

Commissioner Sargeant seconded the motion, which carried by a vote of 10-2. Commissioners Bennett and Lagana voted in opposition.

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PC19-LE-004 – POTOMAC STEEL

(Decision Only) (Public hearing on these nominations were held on November 19, 2020)

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT NOMINATION PC19-LE-004, POTOMAC STEEL, BE ADDED TO THE 2021 COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, WITH THE FOLLOWING CONSIDERATIONS:

- MODIFICATIONS TO EXPAND THE STUDY AREA WITHIN LAND UNIT K, TO INCLUDE THE REMAINING INDUSTRIALLY PLANNED PROPERTIES TO THE NORTH AND SOUTH OF THE NOMINATION AREA;
- ALLOW FOR THE COMPREHENSIVE EVALUATION OF POTENTIAL HIGHER INTENSITIES AND CONSIDERATIONS RECOMMENDED BY THE LEE DISTRICT SSPA TASK FORCE;



- CONSIDERATION OF A COMPREHENSIVE PLAN AMENDMENT TO ADD AN OPTION FOR A MIX OF USES TO INCLUDE INDUSTRIAL, OFFICE, AND INSTITUTIONAL USES, UP TO AN INTENSITY OF 1.0 FAR ON TAX MAP PARCEL 99-2 ((1)) 2, 2A, 3, 5, 5A, 7A, 7 WITH OFFICE USE BEING LOCATED ALONG THE FRONTAGE OF LOISDALE ROAD, THE CONTINUED OPERATIONS OF POTOMAC STEEL AND RELATED BUSINESSES, AND A LAW ENFORCEMENT TRAINING FACILITY IDENTIFIED AS A POTENTIAL USES; AND
- COORDINATION WITH THE COUNTY TO DETERMINE APPROPRIATE SOLUTIONS FOR TRIP GENERATION NEUTRALITY, STORMWATER MANAGEMENT, BUFFERING AND SCREENING PROVISIONS, AND EFFORTS TO ACHIEVE LEED CERTIFICATIONS.

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

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PC19-LE-006 – 5605 OAKWOOD ROAD AND PC19-LE-009– 5400-5604 OAKWOOD ROAD

(Decision Only) (Public hearing on these nominations were held on November 19, 2020)

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT NOMINATION PC19-LE-006, 5605 OAKWOOD ROAD, AND PC19-LE-009, 5400 AND 5604 OAKWOOD ROAD, BE ADDED TO THE 2021 COMPREHENSIVE WORK PLAN PROGRAM AND EVALUATED TOGETHER, AS RECOMMENDED BY THE LEE DISTRICT SSPA TASK FORCE AND STAFF WITH A MODIFICATION REGARDING THE PROPOSED PHASING LANGUAGE.

In addition, Commissioner Lagana MOVED TO RECOMMEND THAT THE PLANNING COMMISSION OFFER THE FOLLOWING DESCRIPTION TO FOR THE PLAN AMENDMENT AUTHORIZATION:

- CONSIDERATION OF A COMPREHENSIVE PLAN AMENDMENT FOR LAND UNIT D IN THE VAN DORN TRANSIT STATION AREA TO EVALUATE RESIDENTIAL MIXED-USE DEVELOPMENT WITH OFFICE AND SELF-STORAGE AS SECONDARY USES UP TO 850,000 SQUARE FEET ON 5605 OAKWOOD ROAD, AND AN OPTION FOR RESIDENTIAL MIXED-USE, INCLUDING OFFICE SPACE, INSTITUTIONAL, AND/OR INDUSTRIAL USE UP TO A DENSITY OF 1.0 FAR ON 5400-5604 OAKWOOD ROAD, AS A MODIFICATION TO THE ADOPTED PLAN OPTION FOR MIXED-USE OFFICE;
- LIMITED SUPPORT OF COMMERCIAL USES AND MODIFICATION OF THE PHASING LIMITATIONS WITHIN LAND UNIT D;

- THE IMPLICATION OF THE PROPOSED LAND UNIT CHANGES ON THE NORTHERN PORTION OF LAND UNIT E, TAX MAP PARCEL NUMBER 81-2 ((1)) 25A, AS WELL AS THE EFFECT OF THE PROPOSED LAND USE CHANGE; AND
- A PLAN CONNECTION BETWEEN OAKWOOD ROAD AND VINE STREET, AS REFERRED TO IN THE FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FOR 2021 TO 2025 ON PAGE 215, WARRANTS FURTHER STUDY.

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

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PC19-LE-008– 6235 BRANDON AVENUE

(Decision Only) (Public hearing on these nominations were held on November 19, 2020)

Commissioner Lagana MOVED THAT THE NOMINATION PC19-LE-008, BRANDON AVENUE, BE ADDED TO THE 2021 COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS RECOMMENDED BY THE LEE DISTRICT SSPA TASK FORCE.

In addition, Commissioner Lagana MOVED TO THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING DESCRIPTIONS FOR THE PLAN AMENDMENT AUTHORIZATION:

- CONSIDERATIONS THAT WERE DISCUSSED AT THE LEE DISTRICT TASK FORCE MEETINGS;
- CONSIDERATION OF A COMPREHENSIVE PLAN AMENDMENT TO ADD AN OPTION FOR SELF-STORAGE USE UP TO AN INTENSITY OF 3.0 FAR, OR UP TO 175,000 SQUARE FEET, WITH ANCILLARY GROUND FLOOR RETAIL, RESTAURANT, OR ALTERNATIVE USES ON TAX MAP PARCEL 80-4 ((1)) 5C2;
- CONSIDERATION OF ARCHITECTURE, SUCH AS OFFICE APPEARANCE, SITE LAYOUT, AND OTHER FEATURES, AS WELL AS A DESIGN THAT WOULD ACHIEVE THE GOALS OF THE SPRINGFIELD COMMUNITY BUSINESS CENTER; AND
- CONSIDERATION OF A COMPREHENSIVE PLAN AMENDMENT TO INCLUDE CHARACTERISTICS OF LOCAL AND NATIONAL EXAMPLES OF SUCCESSFUL URBAN SELF-STORAGE.

Commissioner Bennett seconded the motion, which carried by a vote of 11-0-1. Commissioner Ulfelder abstained.

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ORDER OF THE AGENDA



Secretary Sargeant established the following order of the agenda:

1. RZ/FDP 2020-PR-004 – MERRILEE VENTURES, LC
2. CSP 2017-DR-028 – SIMPSON WOODFIELD PASSPORT, LLC
3. CSPA 93-Y-044-03 – DARDEN RESTAURANTS

This order was accepted without objection.

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RZ/FDP 2020-PR-004 – MERRILEE VENTURES, L.C. – Appls. to rezone from I-4 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.70, which includes bonus density for workforce housing and approval of the conceptual and final development plan. Located on the W. side of Merrilee Dr. between Prosperity Ave. and Merrifield Ave. on approx. 2.00 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 49-1 ((16)) 6 and 7. PROVIDENCE DISTRICT. PUBLIC HEARING.

Gregory A. Riegler, Applicant's Agent, McGuireWoods, LLP, reaffirmed the affidavit dated September 29, 2020.

There were no disclosures by Commission members.

Kelly Posusney presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of applications RZ/FDP 2020-PR-004, subject to the proffers dated November 12, 2020.

Mr. Riegler gave a PowerPoint presentation on the subject application, a copy of which is in the date file.

There was a discussion between Mr. Riegler, Ms. Posusney; Andrea Dorlester, Planning and Development, Fairfax County Park Authority; and multiple Commissioners on the following issues:

- Discussion of the development trends throughout the Merrifield area;
- Discussion on meeting the park obligations in a manner consistent with the Urban Park Framework and the Comprehensive Plan;
- Discussion of Proffer Number 5, regarding the Maximum Gross Floor Area (GFA) and the impact of this measurement on the Workforce Dwelling Units;
- Discussion of the mass transit goals for the proposed development;

- Discussion of the current and future property values in relation to the acquisition for future partnerships;
- Confirmation that the price of parking would be included in the Workforce Dwelling unit;
- Confirmation of the presences of curb-side drop-off/pick-up areas;
- Discussion of stormwater management in relation to the proposed streetscape and the potential safety concerns of such provisions.

The discussion resulted in no changes to the subject application.

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

Anna Gonzalez, 8300 Merrifield Avenue, provided phone testimony in which she did not object to the subject applications, but she expressed the following concerns:

- The increase of traffic volume and the associated safety hazards for pedestrians;
- The possibility of parking shortages, increased traffic congestion, and cut-through traffic;
- Concerns regarding the adequacy of the applicant's stormwater management commitments and the ability of those commitment to ensure proper stormwater drainage on Merrilee Drive.

Chairman Murphy called for speakers from the audience, but received no response. There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Riegler, who declined.

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.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2020-PR-004 AND FDP 2020-PR-004 TO A DATE CERTAIN OF DECEMBER 19, 2020, WITH THE RECORD REMAINING OPEN FOR WRITTEN OR ELECTRONIC COMMENTS.

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

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CSP 2017-DR-028 – SIMPSON WOODFIELD PASSPORT, LLC  
– Appl. under Sect. 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2017-DR-028. Located on the W. side of Sunrise Valley Dr. and N. side of Dulles Technology Dr. on approx. 3.32 ac. of land zoned PDC. . Tax



Map 16-3 ((1)) 4D1. DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

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

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Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION APPROVE COMPREHENSIVE SIGN PLAN 2017-DR-028, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 17, 2020.

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

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The final application was within the Springfield District; therefore Chairman Murphy relinquished duties of the virtual Chair and the virtual gavel to Vice Chairman Ulfelder.

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CSPA 93-Y-044-03 – DARDEN RESTAURANTS – CSPA Appl.  
under Sect(s). 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 93-Y-044 to permit sign modifications. Located on the S.W. corner of Fair Lakes Pkwy. and Monument Dr. on approx. 5.98 ac. of land zoned PDC and WS. Tax Map 56-1 ((18)) 1 (pt.), 2 and 3. SPRINGFIELD DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Murphy asked that Vice Chairman Ulfelder ascertain whether there were any speakers currently in the audience or on the phone for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Murphy for action on this case.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 93-Y-044-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 18, 2020.

Commissioner Sargeant seconded the motion, 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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The meeting was adjourned at 10:55 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.

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

