

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, DECEMBER 9, 2020**

PRESENT: Peter F. Murphy, Chairman, Springfield District  
John C. Ulfelder, Vice Chairman, Dranesville District  
Timothy J. Sargeant, Secretary, Commissioner 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 have the public present. The meeting was accessible to the public via Channel 16, live online video stream, and live audio. 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:

- Murphy Peter F. Murphy participated from Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035;
- 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 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035; and
- Candice Bennett participated from the Lee District office, 6121 Franconia Road, Alexandria, VA 22310.

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;
- THE PLANNING COMMISSION CERTIFY THAT THE STATE OF EMERGENCY CAUSED BY THE COVID-19 PANDEMIC, MAKES IT UNSAFE FOR THE PLANNING COMMISSION TO PHYSICALLY ASSEMBLE AND UNSAFE FOR APPLICANTS, STAFF, AND PUBLIC TO PHYSICALLY ATTEND ANY SUCH

MEETING IN PERSON. AND THAT AS SUCH, AN IN-PERSON MEETING CANNOT BE IMPLEMENTED SAFELY OR PRACTICALLY;

- THE PLANNING COMMISSION CONDUCT THIS MEETING ELECTRONICALLY THROUGH THE COUNTY'S VIDEO CONFERENCING SYSTEM AND THAT THE PUBLIC MAY ACCESS THIS MEETING BY WATCHING CHANNEL 16, OR ITS LIVE STREAM, OR LISTENING TO ITS LIVE AUDIO AT 703-324-5300, AND MAY PARTICIPATE IN PUBLIC HEARINGS BY TELEPHONE, BY YOUTUBE, AND VIA SUBMISSION OF A WITTEN TESTIMONY; AND
- THE PLANNING COMMISSION CERTIFY THAT ALL THE MATTERS ADDRESSED ON TODAY'S AGENDA MUST ADDRESS THE EMERGENCY ITSELF AND ARE NECESSARY FOR THE CONTINUITY IN FAIRFAX COUNTY GOVERNMENT UNDER THE ORDINANCE ADOPTED BY THE BOARD OF SUPERVISORS ON MAY 12, 2020, AND OR ARE WITHIN THE PERVUE OF AMENDMENT 28 TO HOUSE BILL 29, AS APPROVED BY THE GOVERNOR OF VIRGINIA ON APRIL 24, 2020.

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

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

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Commissioner Strandlie announced the Planning Commission's Housing Committee would meet electronically on Thursday, December 20, 2020, at 7:30 p.m. to receive an update from staff on the proposed Housing Element and Workforce Dwelling Unit Policy Plan Amendment. The meeting was virtually open to the public and could be viewed live via Channel 16, or its live stream, or listening to its live audio.

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This application was located in the Springfield District therefore, Chairman Murphy relinquished the Chair to Vice Chairman Ulfelder.

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SE 2020-SP-009 - HHP HOLDINGS, LLC

(Decision Only) (Public Hearing on these applications was held on November 12, 2020)

Commissioner Murphy MOVED THE FOLLOWING:

- THE PLANNING COMMISSION DEFER DECISION ONLY FOR SE 2020-SP-009, TO A DATE CERTAIN OF JANUARY 27, 2021; AND

- THE PLANNING COMMISSION DIRECT STAFF TO LOOK AT ADDING A MODIFICATION OF THE PROPOSED FENCE HEIGHT TO INCREASE THE NOISE BARRIER FROM SIX TO EIGHT FEET.

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

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

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SITE-SPECIFIC PLAN AMENDMENTS – SOUTH COUNTY MARK-UP

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

(Decision Only) (Public Hearing on this application was held on November 18, 2020; Decision Only from December 2, 2020)

Commissioner Clarke MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE NOMINATION, PC19-MV-002, BE ADDED TO THE 2021 COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM WITH THE FOLLOWING CONSIDERATIONS MODIFIED FROM THE STAFF AND TASK FORCE RECOMMENDATION:
  - CONSIDERATION OF REVISIONS TO THE PLANNED OPTIONS FOR RECOMMENDATION AREA III OF THE SUBURBAN NEIGHBORHOOD AREA BETWEEN SOUTH COUNTY CENTER AND THE WOODLAWN CBC’S TO INCREASE THE PLANNED DENSITY FROM 16 TO 20 DWELLING UNITS PER ACRE TO 20 TO 30 DWELLING UNITS PER ACRE, AS WELL AS ADJUSTING THE RECOMMENDED NEIGHBORHOOD RETAIL AND/OR OFFICE USE COMPONENT;
  - THE AMENDMENT SHOULD CONSIDER THE REQUESTED DENSITY ONLY WITH SUBSTANTIAL IF NOT FULL CONSOLIDATION OF THE LAND UNIT AND WITH THE REPLACEMENT OF THE EXISTING AFFORDABLE RESIDENTIAL UNITS ON-SITE AND A REDEVELOPMENT AT A ONE-TO-ONE BASIS.

Commissioner Sargeant offered the following FRIENDLY AMENDMENT:

- THAT THE AMENDMENT WOULD INCLUDE THE FOLLOWING LANGUAGE:
  - REVIEW OF THE AMENDMENT SHOULD BEGIN SUBSEQUENT TO THE CONCLUSION OF THE AFFORDABLE HOUSING PRESERVATION TASK FORCE AND SHOULD CONSIDER, AS PART OF THE EVALUATION, ANY RESULTING BOARD ACTION, INCLUDING ANY COUNTYWIDE CHANGES

TO COUNTY POLICY REGARDING MOBILE MANUFACTURED HOUSING  
RESULTING FROM THIS EFFORT.

Commissioner Ulfelder seconded the motions, which carried by a vote of 9-3. Commissioners Cortina, Jimenez, and Lagana voted in opposition.

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RZ/FDP 2020-PR-004 – MERRILEE VENTURES, L.C.

(Decision Only) (Public Hearing on these applications was held on December 2, 2020)

Commissioner Niedzielski-Eichner MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2020-PR-004, CONSISTENT WITH PROFFERS DATED NOVEMBER 12, 2020;
- THE PLANNING COMMISSION APPROVE FDP 2020-PR-004;
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATIONS, AS LISTED IN THE HANDOUT DATED DECEMBER 2, 2020;
- THE PLANNING COMMISSION CONCUR WITH STAFF AND RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF A PARKING REDUCTION REQUEST 3300-PKS-004-01, PURSUANT TO PART FIVE OF SECTION 11-102 OF THE ZONING ORDINANCE, BASED ON THE PROXIMITY OF THE DEVELOPMENT TO MASS TRANSIT FACILITIES, AND SUBJECT TO THE CONDITIONS DATED JUNE 4, 2020, AND CONTAINED IN APPENDIX 12; AND
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF IDENTIFY SPECIFIC PLANNING ALTERNATIVES AND POTENTIAL NEW MECHANISMS TO REALIZE THE IMPLEMENTATION OF THE URBAN PARK VISION SET FORTH IN THE MERRIFIELD SUBURBAN CENTER COMPREHENSIVE PLAN.

Chairman Murphy seconded the first and second motions, which carried by a vote of 12-0.

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

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. RZ 2020-PR-007 – SCOTT W. DOWNING & MARY CONSTANCE DOWNING
2. RZ/FDP 2019-SU-003/PCA 74-2-091 – BUCHANAN PARTNERS, LLC
3. RZ/FDP 2019-SU-020/PCA 74-2-124 – EB ALBEMARLE, LLC AND BUCHANAN PARTNERS, LLC
4. CSP 2016-HM-005 – FARADAY PARK, LLC
5. PCA/FDPA 2013-PR-009 – TYSONS WESTPARK, L.C.

This order was accepted without objection.

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RZ 2020-PR-007 – SCOTT W. DOWNING & MARY CONSTANCE DOWNING – Appl. to rezone from R-1 to R-2 to permit residential development with a total density of 1.9 dwelling units per acre (du/ac). Located on the E. side of Hunter Rd. approx. 400 ft. N. of Bluegate Dr. on approx. 1.06 ac. of land. Comp. Plan Rec: Residential, 1-2 du/ac. Tax Map 48-2 ((1)) 8A. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

William O'Kelly Russell, Applicant's Agent, Land Design Consultants, Inc, reaffirmed the affidavit dated February 24, 2020.

Wanda Suder, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of applications RZ 2020-PR-007.

Mr. Russell declined the applicant's presentation, indicating that staff's presentation sufficed.

There was a discussion between Ms. Suder and multiple Commissioners regarding the following:

- Suggested editorial language change in the proffers from "shall" to "must", "will", and "may";
- The approximate size of the proposed homes in comparison to those in the surrounding developments;
- Whether there were any factors in the management plans that would limit the impervious surfaces of the surrounding areas of the proposed development; and
- Assurances that no off-site nutrient credits would be necessary for the stormwater management facilities.

The discussion resulted in staff's commitment to work with the applicant to ensure that the requested editorial changes from "shall" to "must", "will", and "may" be incorporated into the proffers.

There being no listed speakers, Chairman Murphy called for virtual speakers, 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, Chairman Murphy closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on this application.

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Commissioner Niedzielski-Eichner MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2020-PR-007, SUBJECT TO THE SIGNED PROFFERS DATED NOVEMBER 20, 2020, TO INCLUDE THE EDITORIAL CHANGES THAT WERE DISCUSSED IN THE PUBLIC HEARING; AND
- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE REQUIREMENT TO CONSTRUCT FRONTAGE IMPROVEMENTS ALONG HUNTER ROAD AND ACCEPT THE PROFFERED CASH CONTRIBUTION IN LIEU THEREOF.

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

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RZ/FDP 2019-SU-003 – BUCHANAN PARTNERS, LLC – Appls. to rezone from I-5 and WS to PDC and WS to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.72 (Inclusive of bonus density associated with ADU/WDUs) and approval of the conceptual and final development plan. Located in the N.W. quadrant of the intersection of Sully Rd. and Willard Rd. on approx. 37.97 ac. of land. Comp. Plan Rec: Mixed Uses. Tax Map 34-3 ((1)) 34 (pt.); 34-3 ((14)) B, 2, 3, 4, 6; 44-1 ((17)) A, C, 1, 5. (Concurrent with PCA 74-2-124 and PCA 74-2-091). SULLY DISTRICT. PUBLIC HEARING.

PCA 74-2-091 – BUCHANAN PARTNERS, LLC – Appl. to amend the proffers for RZ 74-2-091 permit deletion of land area. Located in the N.W. quadrant of the intersection of Sully Rd. and Willard Rd. on approx. 37.33 ac. of land zoned PDC and WS. Comp. Plan Rec: Mixed Uses. Tax Map 34-3 ((14)) B, 2, 3, 4 and 6; 44-1 ((17)) A, C, 1 and 5. (Concurrent with RZ/FDP 2019-SU-003). SULLY DISTRICT. PUBLIC HEARING.

PCA 74-2-124 – EB ALBEMARLE, LLC – Appl. to amend the proffers for RZ 74-2-124 to permit deletion of land area. Located on the W. side of Sully Rd. and E. side of Lee Rd., approx. 1,300 ft. N. of Willard Rd. on approx. 28.52 ac. of land zoned I-5 and WS. Comp. Plan Rec: Mixed Use. Tax Map 34-3 ((1)) 34. (Concurrent with RZ/FDP 2019-SU-003 and RZ/FDP 2019-SU-020).

There were no disclosures by Commission members.

Gregory A. Riegler, Applicant's Agent, McGuire Woods, LLP, reaffirmed the affidavits dated November 3, 2020.

Kelly Atkinson, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated that staff recommended approval of RZ 2019-SU-003, FDP 2019-SU-003, and PCA 74-2-091.

Mr. Riegler gave a presentation on the subject applications.

There was a discussion between Ms. Atkinson, Mr. Riegler, and multiple Commissioners regarding the following:

- The types of public transportation available that would serve the development;
- The applicant's Trails Plan commitment and connectivity locations to the area's sidewalks and trails;
- Clarification of Proffer Number 31, regarding the noise attenuation and the outdoor noise levels above 65 decibels;
- Clarification of Proffer Number 32 regarding the refined acoustical analysis, and the applicant's plan for the possible relocation of some dwelling units to avoid noise levels above 75 decibels;
- Examples throughout the State or country where land units were either revitalized or repositioned, and where public transportation was not immediately accessible;
- Clarification of language in Proffer Number 31, as related to sound transmission class ratings and noise levels, and whether those targeted numbers originated from the Comprehensive Plan Policy or the Zoning Ordinance;
- Coordination between the applicant and neighboring properties for interparcel connection to access some of the community's amenities; and
- Whether there was any livability or night time operational concerns in the mixed-use environment.



The discussion resulted in no changes to this item.

Chairman Murphy called for speakers and recited rules for testimony.

Carol A. Hawn, 6500 Harvest Mill Court, Centreville, representing Western Fairfax County Citizens Association, opposed the proposed development. She acknowledged the development was outside the Dulles airport noise contours, and that the units were not directly under the flight path. Ms. Hawn stated that potential residents would still be impacted by aircraft disturbance, direct overflights, fly-bys of about 1,000 feet with aircrafts using two runways. She added that the citizens association understood airport noise contours was not sufficient a reason to deny residential applications. The Dulles Suburban Advisory Group voted to not move forward with this specific proposed plan amendment, but the current industrial plan and that staff concurred with the decision. The proposed plan was one of four suggested to conduct a subsequent land use analysis to evaluate the impact of mixed-use developments on transportation networks and other public facilities. Ms. Hawn stated that, after that analysis, the advisory group voted to oppose the plan change. Ms. Hawn suggested that it would be difficult to integrate the proposed residential use into the local environment and would be separated from areas with newly developed residential neighborhoods. The residential use was not easily walkable to other residential neighborhoods and was attached to Route 28 with an interchange that posed major safety concerns. She suggested the application was not consistent with County land use compatibility principals and the violated the County's economic strategic plan by removing light industrial areas from the County's supply.

Jeffrey Parnes, 3153 Ramesses Court, Oak Hill, representing Joint Sully District Land Use and Transportation Committee opposed the proposed development. A copy of Mr. Parnes' statement is in the date file.

Shelia Dunheimer, 10505 William Terry Drive, Vienna, opposed the proposed development. A copy of Ms. Dunheimer's statement is in the date file.

Commissioner Ulfelder stated that the County's Comprehensive Plan and Zoning Ordinance addressed the aircraft noise issue, but did not address issues pertaining to the clear zone or accident zone raised by Ms. Dunheimer. Commissioner Ulfelder added that he understood the severity of the issue, the concerns regarding the proposed site's proximity to the Dulles airport, and the airport's joint use of diplomatic and military aircraft. He suggested this issue be brought to the attention of the Board of Supervisors and that the Planning Commission had no authority to decide on clear zone, nor accident zone issues.

There being no further speakers, Chairman Murphy called for a rebuttal statement from Mr. Riegle who stated that the history in the planning process for the proposal was extensive. He then stated that the action taken by the Board of Supervisors and had guided the planning process for the applicant. Mr. Riegle added that the availability and need for light industrial land was discussed and considered by the Board of Supervisors. None of those uses were being displaced because of the proposed development. With respect to the airport noise, Mr. Riegle stated that it was his understanding that staff coordinated with the Metropolitan Washington Airports

Authority (MWAA) and the only comments received from MWAA was a request for a disclosure commitment of the proffers, which the applicant agreed to.

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 Spain for actions on these applications.

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Commissioner Spain MOVED THE FOLLOWING:

- THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PCA 74-2-091 AND PCA 74-2-124, TO A DATE CERTAIN OF JANUARY 27, 2021; AND
- THE PLANNING COMMISSION DEFER THE – DEFER THE DECISION ONLY FOR RZ 2019-SU-003, AND ITS ASSOCIATED CDP 2019-SU-003 AND FDP 2019-SU-003, TO A DATE CERTAIN OF JANUARY 27, 2021.

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

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

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RZ/FDP 2019-SU-020 – EB ALBEMARLE, LLC AND BUCHANAN PARTNERS, LLC – Appls. to rezone from I-5, WS to PDC, WS to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.47 (Inclusive of bonus density associated with ADU/WDUs) and approval of the conceptual and final development plan. Located on the W. side of Sully Rd. and E. side of Lee Rd., approx. 1,300 ft. N. of Willard Rd. on approx. 27.87 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 34-3 ((1)) 34 (pt.). (Concurrent with PCA 74-2-124). SULLY DISTRICT. PUBLIC HEARING.

PCA 74-2-124 – EB ALBEMARLE, LLC AND BUCHANAN PARTNERS, LLC – Appl. to amend the proffers for RZ 74-2-124 to permit deletion of land area. Located on the W. side of Sully Rd. and E. side of Lee Rd., approx. 1,300 ft. N. of Willard Rd. on approx. 28.52 ac. of land zoned I-5 and WS. Comp. Plan Rec: Mixed Use. Tax Map 34-3 ((1)) 34. (Concurrent with RZ/FDP 2019-SU-003 and RZ/FDP 2019-SU-020). SULLY DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Gregory A. Riegler, Applicant's Agent, McGuire Woods, LLP, reaffirmed the affidavit dated November 3, 2020.

Kelly Atkinson, Zoning Evaluation Division, Department of Planning and Development, presented the staff report; a copy is in the date file. She stated that staff recommended approval of RZ 2019-SU-020, PCA 74-2-124, and FDP 2019-SU-020.

Mr. Riegler gave a presentation on the subject applications.

There was a discussion between Mr. Riegler and Commissioner Cortina regarding the following:

- The applicant's plan to seek approval of a water quality impact assessment at the time of site plan review that would validate the encroachment into the Resource Protection Areas; and
- The purpose of the active stations and whether those amenities relocatable.

The discussion resulted in no changes to the proposed applications.

There being no listed speakers, Chairman Murphy called for virtual speakers, 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, Chairman Murphy closed the public hearing and recognized Commissioner Spain for action on these applications.

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Commissioner Spain MOVED THE FOLLOWING:

- THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PCA 74-2-124, TO A DATE CERTAIN OF JANUARY 27, 2021; AND
- THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2019-SU-020 AND ITS ASSOCIATED CDP 2019-SU-020 AND FDP 2019-SU-020, TO A DATE CERTAIN OF JANUARY 27, 2021.

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

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

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CSP 2016-HM-005 - FARADAY PARK, LLC – Appl. under Sect(s). 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2016-HM-005. Located on the S. side of Reston Station Blvd. and N. side of Dulles Airport Access and Toll Rd., approx. 900 ft. E. of Wiehle Ave. on approx. 2.91 ac. of land

zoned PRM. Tax Map 18-3 ((6)) 6A. HUNTER MILL DISTRICT.  
PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Carter asked that Chairman Murphy ascertain whether there were any speakers 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 Carter for action on this application.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2016-HM-005, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 25, 2020.

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

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PCA/FDPA 2013-PR-009 - TYSONS WESTPARK, L.C. – Appls. to amend the proffers and final development plan for RZ 2013-PR-009 previously approved for hotel, residential and retail to allow interim uses for new vehicle storage, commercial off-street parking and public park and associated modifications to proffers and site design at a floor area ratio of 0.0. Located on the S.E. side of the intersection of Westpark Dr. and Leesburg Pike on approx. 5.32 ac. of land zoned PTC, SC, and H-C. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-3 ((15)) 8. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Elizabeth Baker, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated October 28, 2020.

Alexis Robinson, Zoning Evaluation Division, Department of Planning and Development, presented the staff report; a copy is in the date file. She stated that staff recommended approval of PCA 2013-PR-009 and FDPA 2013-PR-009.

Ms. Baker gave a presentation on the subject applications.

Commissioner Carter suggested adding additional street trees along Westpark Drive. Ms. Baker stated that the applicant had committed to providing additional trees along Westpark Drive in Proffer Number 9B.

There being no listed speakers, Chairman Murphy called for virtual speakers, 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, Chairman Murphy closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on these applications.

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Commissioner Niedzielski-Eichner MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2013-PR-009, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 19, 2020;
- THE PLANNING COMMISSION APPROVE FDPA 2013-PR-009, SUBJECT TO DEVELOPMENT CONDITIONS DATED DECEMBER 7, 2020 AND SUBJECT TO THE BOARD'S APPROVAL OF PCA 2013-PR-009; AND
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS AND MODIFICATIONS LISTED IN A HANDOUT DISTRIBUTED PREVIOUSLY TO THE PLANNING COMMISSION;

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

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The meeting was adjourned at 10:25 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, VA 22035.

Minutes by: Samantha Lawrence

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.

*[Signature]*  
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Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

