

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 26, 2021**

PRESENT: 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: Peter F. Murphy, Chairman, Springfield 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 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 Secretary Timothy J. Sargeant.

The attending Commissioners attended the meeting from the following locations:

- John C. Ulfelder participated from his residence;
- Timothy J. Sargeant participated from Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035;
- 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 his residence;

- 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, 2nd Floor, Fairfax, VA 22031;
- Evelyn S. Spain participated from the Sully District office, 4900 Stonecroft Boulevard, Chantilly, VA 20151;
- Andres Jimenez participated from his residence; and
- Candice Bennett participated via telephone from her residence.

Upon verifying the attendance of each Commissioner from their respective location, the meeting proceeded with Commission matters.

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COMMISSION MATTERS

Secretary Sargeant relinquished duties of the virtual Chair and the virtual gavel to Commissioner Strandlie, Parliamentarian.

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PRELIMINARY MOTIONS FOR CONDUCTING ELECTRONIC MEETING

Commissioner Sargeant 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 THE 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, MAY LISTENING TO LIVE AUDIO OF THIS MEETING AT 703-324-5300, AND MAY PARTICIPATE IN PUBLIC HEARINGS BY TELEPHONE, BY YOUTUBE, BY VIDEO SUBMISSION, OR BY WITTEN TESTIMONY; AND

- THE PLANNING COMMISSION CERTIFY THAT ALL MATTERS ADDRESSED ON TODAY’S AGENDA CONCERNING 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 PREVUE OF AMENDMENT 28 TO HOUSE BILL 29, AS APPROVED BY THEGOVERNOR OF VIRGINIA ON APRIL 24, 2020.

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

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Secretary Sargeant resumed the duties of the virtual Chair and the virtual gavel.

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Commissioner Clarke announced the withdrawal of SE 2020-MV-015, 7-ELEVEN, INC.

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SEA 83-D-030-09 - THE MADEIRA SCHOOL, INC.
(Decision Only)(Planning Commission hearing on this application was held on May 19, 2021)

Commissioner Ulfelder MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 83-D-030-09, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 25, 2021; AND
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRM THE WAIVERS AND MODIFICATIONS CONTAINED IN A HANDOUT DATED MAY 26, 2021, WHICH WOULD BE MADE A PART OF THE RECORD.

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

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SE 2020-DR-022 – TURNER FARMHOUSE FOUNDATION

Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2020-DR-022, TURNER FARMHOUSE FOUNDATION, TO A DATE CERTAIN OF JUNE 9, 2021.

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

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Commissioner Cortina announced Environment Committee met virtually on Thursday, May 20, 2021, at 7:30 p.m. The Committee constituted the Environment Committee for 2021. Commissioner Mary D. Cortina was voted Chairman and Commissioner Andres Jimenez was voted Vice-Chairman. The Department of Planning and Development presented a refresher on the Green Building Policy that was adopted by the Board of Supervisors in 2007.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. SE 2020-MA-011 – TERRY L. SLACK AND AMNUAY SLACK
2. SEA 2013-LE-014 CONCURRENT WITH RZ 2021-LE-005 – SELECT PROPERTY, LLC
3. PCA 74-8-126/FDPA 74-8-126– YOSHI HOLDINGS, LLC
4. PA 2018-II-M1 - MCLEAN COMMUNITY BUSINESS CENTER (CBC) STUDY

This order was accepted without objection.

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SE 2020-MA-011 – TERRY L. SLACK AND AMNUAY SLACK –
Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of minimum lot size requirements from 80 ft. to 71.1 ft. Located at 6264 Lincolnia Rd., Alexandria, VA, 22312 on approx. 28,195 sq. ft. of land zoned R-3. Tax Map 72-2 ((1)) 50A and 72-2 ((6)) A2. MASON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Christopher D. Neifert, Applicant’s Agent, ATCS, P.L.C., reaffirmed the affidavit dated April 23, 2021.

Zachary Fountain, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated staff recommended approval of the SE 2020-MA-011.

Terry L. Slack, Applicant, gave a presentation on the subject application.

There was a discussion between Mr. Slack, Mr. Neifert, and multiple Commissioners regarding the following:

- The reason for the special exception, which utilized a 71-foot lot width, versus the previous existing 80-foot lot width;
- Whether the applicant briefed the neighboring properties on the drawing of the new home;
- Whether the current design of the home conformed with the footprint submitted in the staff report;
- Clarification of Parcel A2, its association, and its access to the Lincoln Hills subdivision;
- The applicant’s intent to comply with Paragraph 2 of Section 17-201 of the Zoning Ordinance that addressed stormwater requirements; and
- The removal of the driveway for the existing dwelling from the corner of Lincolnia Road and North Chambliss Street.

The discussion resulted in no changes to the proposed application.

Secretary Sargeant called for speakers and recited rules for testimony.

Dwight Carmon, 6262 Linconia Road, Alexandria, supported the application because the new dwelling was in harmony with the surrounding properties.

There being no further speakers, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Secretary Sargeant closed the public hearing and recognized Commissioner Strandlie for actions on the application.

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Commissioner Strandlie MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2020-MA-011, SUBJECT TO PROPOSED DEVELOPMENT CONDITIONS DATED MAY 11, 2021;
- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF PARAGRAPH 2 OF SECTION 17-201 OF THE ZONING ORDINANCE TO WAIVE CONSTRUCTION OF A MAJOR PAVED TRAIL REQUIREMENT ALONG LINCOLNIA ROAD, IN FAVOR OF THE EXISTING SIDEWALK.

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

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

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SEA 2013-LE-014 – SELECT PROPERTY, LLC – Appl. under Sects. 4-604 and 9-610 of the Zoning Ordinance to amend SE 2013-LE-014 previously approved for vehicle sale, rental and ancillary service establishment and waiver of minimum lot size/lot width to allow modifications to site and development conditions to permit a vehicle sale, rental and ancillary service establishment and associated modifications to site design and development conditions. Located at 5630 South Van Dorn St., Alexandria, 22310 on approx. 31,451 sq. ft. of land zoned C-6 and R-1. Tax Map 81-2 ((3)) 8A. (Concurrent with RZ 2021-LE-005). LEE DISTRICT. PUBLIC HEARING.

RZ 2021-LE-005 – SELECT PROPERTY, LLC – Appl. to rezone from R-1 and C-6 to C-6 to permit vehicle sale, rental, and ancillary service establishment with an overall Floor Area Ratio (FAR) of 0.33. Located on the N. side of McGuin Dr. and W. side of South Van Dorn St. on approx. 0.73 ac. of land. Comp. Plan Rec: Industrial. Tax Map 81-2 ((3)) 8A. (Concurrent with SEA 2013-LE-014). LEE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Lynne J. Strobel, Applicant’s Agent, Walsh, Colucci, Lubeley & Walsh, P.C, reaffirmed the affidavits dated March 31, 2021, and February 17, 2021.

Joe Onyebuchi, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated staff recommended approval of the SEA 2013-LE-014 and RZ 2021-LE-005.

Ms. Strobel gave a presentation on the subject applications.

There was a discussion between Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development and Commissioner Niedzielski-Eichner regarding the differences between actions taken by the Planning Commission and the Board of Zoning Appeals (BZA) on these applications. Ms. Lewis stated that the setup was such that, should the BZA recommend denial on the variance application, the applicant would then amend the special exception application and not the rezoning.

The discussion resulted in no changes to the application.

There were no listed speakers, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Secretary Sargeant closed the public hearing and recognized Commissioner Lagana for actions on these applications.

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Commissioner Lagana MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2013-LE-04, SUBJECT TO THE PROPOSED CONDITIONS DATED MAY 25, 2021; AND
- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVERS AND MODIFICATIONS CONTAINED IN THE HANDOUT DATED MAY 26, 2021, WHICH WILL BE MADE PART OF THE RECORD.

Commissioner Bennett seconded the motions, which carried by a vote of 10-0-1. Commissioner Murphy was absent from the meeting. Commissioner Clarke abstained from the vote.

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PCA 74-8-126/FDPA 74-8-126 – YOSHI HOLDINGS, LLC – Appls. to amend the proffers, conceptual, and final development plan for RZ 74-8-126 (concurrent with RZ 74-8-125) previously approved for 212 dwelling units (du) at a density of 2.5 du/ac to permit development of 6 single family detached dwellings and associated modifications to proffers and site design at a density of 2.26 du/ac. Located on the E. side of Hooes Rd. and S. side of Southern Oaks Pl. on approx. 2.65 ac. of land zoned PDH-3. Comp. Plan Rec: Residential, 2-3 du/ac. Tax Map 98-3 ((14)) B. MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Lori R. Greenlief, Applicant’s Agent, McGuire Woods LLP, reaffirmed the affidavits dated April 19, 2021.

Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated staff recommended approval of PCA 74-8-126 and FDPA 74-8-126.

Ms. Greenlief gave a presentation on the subject applications.

There was a discussion between Ms. Lewis; Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development; and multiple Commissioners regarding the following:

- The history of the rezoning and whether there were implications as a result of the change in density;
- Maintenance of the remaining undeveloped open space for Parcel B;

- Mitigation or policy measures considered to avoid the option of future infill development for approved final development plans, with dedicated park space to be maintained by private entities;
- Whether the undeveloped Parcel B, was nonconforming in terms of density; and
- Suggested change in the language referring to Outfall Pont A to Inlet Point A on Page 13 of the final development plan amendment drawings for South Oaks Reserve.

The discussion resulted in no agreed upon changes to the applications.

There being no listed speakers, Secretary Sargeant called for speakers from the audience.

Jennifer McDowell, 8329 Linden Oaks Court, Lorton, opposed the proposed development and addressed concerns regarding the use of the parcel. Ms. McDowell stated the open public space was not clearly mandated. There were various process questions and many concerns remained unanswered. She addressed the health and safety of the areas for children walking to and from school. Ms. McDowell added that the subject parcel had the crisscrossing of trails that led to a crosswalk at Silverbrook Road and Hooes Road. These were busy roads with no other safe sidewalks or crosswalks. Ms. McDowell also addressed concerns regarding the noise impact as a result of the proposed development.

Keith Shovlin, 8702 Pinnacle Rock Court, Lorton, representing Community Commons Homeowners Association, supported the proposed development because of the community's access to the amenity areas.

Karan Saini, 8325 Linden Oaks Court, Lorton, opposed the development, addressed environmental concerns, soil erosion, loss of trees, and issues pertaining to existing wildlife. Mr. Saini suggested that the proposed development added a strain to a parcel in an area where soil erosion was problematic.

There were no additional speakers, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Secretary Sargeant closed the public hearing and recognized Commissioner Clarke for actions on these applications.

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Commissioner Clarke MOVED THE FOLLOWING:

- APPROVAL OF PCA 74-8-126, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN THE APPENDIX 1 OF THE STAFF REPORT; AND
- THE PLANNING COMMISSION APPROVE FDPA 74-8-126, SUBJECT TO THE PROPOSED FINAL DEVELOPMENT PLANNED AMENDMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

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

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The Commission went into recess at 9:06 p.m. and reconvened in the Board Auditorium at 9:14 p.m.

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PA 2018-II-M1 - MCLEAN COMMUNITY BUSINESS CENTER (CBC) STUDY – concerns approx. 230 ac. in the Dranesville Supervisors District located south of Dolley Madison Boulevard (Route 123) in portions of Tax Map Grid 30-2 and 30-4 and centered around the intersection of Old Dominion Drive and Chain Bridge Road. The subject area is coterminous with the boundary of the McLean Community Business Center and is planned for approximately 2,175 residential units and 3,365,000 square feet of office, retail, and institutional uses. The amendment will consider adding an option for a mix of uses totaling approximately 3,850 residential units and 3,150,000 square feet of non-residential uses. The amendment will also consider implementation in the central portions of the CBC under a form-based guidance and bike and pedestrian facilities and a new parks concept. Recommendations relating to the transportation network may also be modified. (Dranesville District).
PUBLIC HEARING.

There were no disclosures by Commission members.

David Stinson, Planning Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated staff recommended adoption of PA 2018-II-M1.

There was a discussion between Mr. Stinson; Leanna O'Donnell, Director, Planning Division, Department of Planning and Development; Elizabeth Hagg, Office of the Deputy Director, Department of Planning and Development; Robert Pikora, Transportation Planning Division, Fairfax County Department of Transportation; and multiple Commissioners regarding the following:

- The 10-year Milestone Residential Development review for residential units for the Center and General Zones versus that of the Comprehensive Plan, which considered a 20-year horizon;
- The impact on school capacity, public facilities, and transportation network for the proposed development;
- Concerns regarding the full impact of the proposed development within a 10-year timeframe;

- The steps taken by the Fairfax County Public Schools to address the potential impact of school attendance based on the 20-year review;
- Steps taken that addressed school capacity in the surrounding area;
- The redistricting of McLean High School to Langley High School, which included relocation of students and the impact on capacity;
- Clarification from staff regarding formed-based planning versus a traditional planning process;
- Enforcement on development capacity and mechanisms in place once the plan reached maximum capacity;
- The need for additional bike lanes;
- The area's current demographics and whether the urban park space and new residential development met the standards in the Urban Design Guidelines;
- The prevalence of pedestrian and bicycle accidents as a result of inadequate bike lanes;
- Opportunities to enhance and extend bicycle and pedestrian trails at facilities within community business centers;
- Staff's determination and recommendation on the environmental component of the Policy Plan within the McLean Community Business Center and surrounding areas; and
- Clarification on the potential Milestone Residential Development review and what it entailed.

The discussion resulted in staff's agreement to further review of the plan amendment, and to submit recommendations to the Planning Commission on mitigation measures that would address the plan before it reached the proposed capacity levels.

Secretary Sargeant called the first listed speaker and reiterated rules for testimony.

Robert Jackson, 6728 Baron Road, McLean, representing McLean Citizens Association, opposed the proposed development as presented and addressed the following issues that was most important to the association:

- Ensuring there was ample parking within the McLean Community Business Center for the current residents;
- Concerns regarding stormwater management issues located in the headwaters of the Dead Ron and Pimmit Run watersheds;

- The CBC contained a significant number of impervious surfaces ,which resulted in large volumes of runoff that flowed directly in the nearby streams, many of which had soil erosion issues;
- The proposed redevelopment plan amendment had opportunities to address noted concerns from the public and make big improvements using modern stormwater management controls and reduction in impervious cover;
- The focus of stormwater management improvements in the redevelopment process should address both flooding and corrosion;
- Consideration should be given to the social classes of inadequate stormwater mitigation and the adverse impact on the environment, local ecology, and the need for McLean to be prepared for adverse impacts associated with climate change; and
- Reference made to a McLean Citizens Associations resolution dated April 7, 2021, that requested the deleted language for more protective stormwater management requirements be restored.

Dennis Findley, 1045 Clover Drive, McLean, opposed the proposed plan amendment. A copy of Mr. Findley's YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions (Channel 16).

Kirk Nicholas, 6603 Anthony Crest Square, McLean, opposed the proposed plan amendment and echoed comments made in Mr. Findley's video testimony.

Sharon Gamble, 1305 Calder Road, McLean, representing Salona Village Citizens Association, opposed the proposed plan amendment. A copy of Ms. Gamble's YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions (Channel 16).

Kathleen Wysocki, 1408 McLean Mews Court, McLean, representing McLean Mews Home Owners Association, opposed the proposed plan amendment. A copy of Ms. Wysocki's YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions (Channel 16).

Adrienne Whyte, 6704 W Falls Way, Falls Church, representing Reclaim Fairfax County opposed the proposed plan amendment and addressed the following:

- Aligned opposition with the McLean Citizens Association on concerns regarding surface parking and stormwater management;
- Aligned opposition with the concerns of Right Size McLean, which mobilized to be a voice for the McLean residents;

MCLEAN COMMUNITY BUSINESS CENTER (CBC) STUDY

- Concurred with Dennis Findley's testimony and with the previous speakers who also opposed the proposed development plan;
- An opinion that the proposed plan sort to turn McLean into a step-down extension of Tysons; and
- The McLean CBC provided a safety net and was business friendly.

Karl von Schrittz, 6460 Madison Court, McLean, opposed the proposed plan amendment. A copy of Mr. von Schrittz's YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions, (Channel 16).

David Fiske, 1537 Forest Villa Lane, McLean, representing Brookhaven-Forest Villa Civic Association, commended staff on improvements made to the some of the language addressed in the plan amendment addendum and the staff's willingness to engage the community outside of the task force's process. Mr. Fiske stated the community had the following four main interests in the proposed plan amendment:

- The vast majority of the members lived in the Franklin Sherman Elementary School district, which one of the smallest schools and was the only school located in the McLean CBC;
- The neighborhood was uniquely situated so that all of the main vehicular access points went through or across Old Dominion Drive, one of the major roads that connected Tysons, McLean, and Arlington County, which was a high traffic area;
- The current location of the Brookhaven-Forest Villa communities would be impacted differently with the increased density and traffic, versus the residents in other parts of McLean, in particular those who lived outside of the Beltway; and
- The Pimmit Run stream valley was the primary green space within the Brookhaven-Forest Villa communities and bordered several of the homes. Significant erosion to that area degraded the park, and changes would infringe on private properties within the neighborhood.

Linda Walsh, 1518 Mintwood Drive, McLean, in a combined YouTube video testimony with Dr. Sarah Wittman, 6816 Wise Street, McLean and Jennifer L. Jones, 1105 Basil Road, McLean, representing, Right Size McLean Community Coalition, supported the proposed plan amendment. A copy of the combined YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions (Channel 16).

Richard Salopek, 1722 Maxwell Court, McLean, representing McLean Planning Committee, opposed the proposed plan amendment . A copy of Mr. Salopek's statement is in the date file.

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WEDNESDAY, MAY 26, 2021**

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ABSENT: Peter F. Murphy, Chairman, Springfield District

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

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Commissioner Clarke announced the withdrawal of SE 2020-MV-015, 7-ELEVEN, INC.

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SEA 83-D-030-09 - THE MADEIRA SCHOOL, INC.

(Decision Only)(Planning Commission hearing on this application was held on May 19, 2021)

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

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- Whether the current design of the home conformed with the footprint submitted in the staff report;
- Clarification of Parcel A2, its association, and its access to the Lincoln Hills subdivision;
- The applicant's intent to comply with Paragraph 2 of Section 17-201 of the Zoning Ordinance that addressed stormwater requirements; and
- The removal of the driveway for the existing dwelling from the corner of Lincolnia Road and North Chambliss Street.

The discussion resulted in no changes to the proposed application.

Secretary Sargeant called for speakers and recited rules for testimony.

Dwight Carmon, 6262 Linconia Road, Alexandria, supported the application because the new dwelling was in harmony with the surrounding properties.

There being no further speakers, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Secretary Sargeant closed the public hearing and recognized Commissioner Strandlie for actions on the application.

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Commissioner Strandlie MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2020-MA-011, SUBJECT TO PROPOSED DEVELOPMENT CONDITIONS DATED MAY 11, 2021;
- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF PARAGRAPH 2 OF SECTION 17-201 OF THE ZONING ORDINANCE TO WAIVE CONSTRUCTION OF A MAJOR PAVED TRAIL REQUIREMENT ALONG LINCOLNIA ROAD, IN FAVOR OF THE EXISTING SIDEWALK.

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

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

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SEA 2013-LE-014 – SELECT PROPERTY, LLC – Appl. under Sects. 4-604 and 9-610 of the Zoning Ordinance to amend SE 2013-LE-014 previously approved for vehicle sale, rental and ancillary service establishment and waiver of minimum lot size/lot width to allow modifications to site and development conditions to permit a vehicle sale, rental and ancillary service establishment and associated modifications to site design and development conditions. Located at 5630 South Van Dorn St., Alexandria, 22310 on approx. 31,451 sq. ft. of land zoned C-6 and R-1. Tax Map 81-2 ((3)) 8A. (Concurrent with RZ 2021-LE-005). LEE DISTRICT. PUBLIC HEARING.

RZ 2021-LE-005 – SELECT PROPERTY, LLC – Appl. to rezone from R-1 and C-6 to C-6 to permit vehicle sale, rental, and ancillary service establishment with an overall Floor Area Ratio (FAR) of 0.33. Located on the N. side of McGuin Dr. and W. side of South Van Dorn St. on approx. 0.73 ac. of land. Comp. Plan Rec: Industrial. Tax Map 81-2 ((3)) 8A. (Concurrent with SEA 2013-LE-014). LEE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Lynne J. Strobel, Applicant’s Agent, Walsh, Colucci, Lubeley & Walsh, P.C, reaffirmed the affidavits dated March 31, 2021, and February 17, 2021.

Joe Onyebuchi, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated staff recommended approval of the SEA 2013-LE-014 and RZ 2021-LE-005.

Ms. Strobel gave a presentation on the subject applications.

There was a discussion between Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development and Commissioner Niedzielski-Eichner regarding the differences between actions taken by the Planning Commission and the Board of Zoning Appeals (BZA) on these applications. Ms. Lewis stated that the setup was such that, should the BZA recommend denial on the variance application, the applicant would then amend the special exception application and not the rezoning.

The discussion resulted in no changes to the application.

There were no listed speakers, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Secretary Sargeant closed the public hearing and recognized Commissioner Lagana for actions on these applications.

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Commissioner Lagana MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2013-LE-04, SUBJECT TO THE PROPOSED CONDITIONS DATED MAY 25, 2021; AND
- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVERS AND MODIFICATIONS CONTAINED IN THE HANDOUT DATED MAY 26, 2021, WHICH WILL BE MADE PART OF THE RECORD.

Commissioner Bennett seconded the motions, which carried by a vote of 10-0-1. Commissioner Murphy was absent from the meeting. Commissioner Clarke abstained from the vote.

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PCA 74-8-126/FDPA 74-8-126 – YOSHI HOLDINGS, LLC – Appls. to amend the proffers, conceptual, and final development plan for RZ 74-8-126 (concurrent with RZ 74-8-125) previously approved for 212 dwelling units (du) at a density of 2.5 du/ac to permit development of 6 single family detached dwellings and associated modifications to proffers and site design at a density of 2.26 du/ac. Located on the E. side of Hooes Rd. and S. side of Southern Oaks Pl. on approx. 2.65 ac. of land zoned PDH-3. Comp. Plan Rec: Residential, 2-3 du/ac. Tax Map 98-3 ((14)) B. MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Lori R. Greenlief, Applicant's Agent, McGuire Woods LLP, reaffirmed the affidavits dated April 19, 2021.

Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated staff recommended approval of PCA 74-8-126 and FDPA 74-8-126.

Ms. Greenlief gave a presentation on the subject applications.

There was a discussion between Ms. Lewis; Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development; and multiple Commissioners regarding the following:

- The history of the rezoning and whether there were implications as a result of the change in density;
- Maintenance of the remaining undeveloped open space for Parcel B;

- Mitigation or policy measures considered to avoid the option of future infill development for approved final development plans, with dedicated park space to be maintained by private entities;
- Whether the undeveloped Parcel B, was nonconforming in terms of density; and
- Suggested change in the language referring to Outfall Pont A to Inlet Point A on Page 13 of the final development plan amendment drawings for South Oaks Reserve.

The discussion resulted in no agreed upon changes to the applications.

There being no listed speakers, Secretary Sargeant called for speakers from the audience.

Jennifer McDowell, 8329 Linden Oaks Court, Lorton, opposed the proposed development and addressed concerns regarding the use of the parcel. Ms. McDowell stated the open public space was not clearly mandated. There were various process questions and many concerns remained unanswered. She addressed the health and safety of the areas for children walking to and from school. Ms. McDowell added that the subject parcel had the crisscrossing of trails that led to a crosswalk at Silverbrook Road and Hooes Road. These were busy roads with no other safe sidewalks or crosswalks. Ms. McDowell also addressed concerns regarding the noise impact as a result of the proposed development.

Keith Shovlin, 8702 Pinnacle Rock Court, Lorton, representing Community Commons Homeowners Association, supported the proposed development because of the community's access to the amenity areas.

Karan Saini, 8325 Linden Oaks Court, Lorton, opposed the development, addressed environmental concerns, soil erosion, loss of trees, and issues pertaining to existing wildlife. Mr. Saini suggested that the proposed development added a strain to a parcel in an area where soil erosion was problematic.

There were no additional speakers, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Secretary Sargeant closed the public hearing and recognized Commissioner Clarke for actions on these applications.

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Commissioner Clarke MOVED THE FOLLOWING:

- APPROVAL OF PCA 74-8-126, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN THE APPENDIX 1 OF THE STAFF REPORT; AND
- THE PLANNING COMMISSION APPROVE FDPA 74-8-126, SUBJECT TO THE PROPOSED FINAL DEVELOPMENT PLANNED AMENDMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

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

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The Commission went into recess at 9:06 p.m. and reconvened in the Board Auditorium at 9:14 p.m.

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PA 2018-II-M1 - MCLEAN COMMUNITY BUSINESS CENTER (CBC) STUDY – concerns approx. 230 ac. in the Dranesville Supervisors District located south of Dolley Madison Boulevard (Route 123) in portions of Tax Map Grid 30-2 and 30-4 and centered around the intersection of Old Dominion Drive and Chain Bridge Road. The subject area is coterminous with the boundary of the McLean Community Business Center and is planned for approximately 2,175 residential units and 3,365,000 square feet of office, retail, and institutional uses. The amendment will consider adding an option for a mix of uses totaling approximately 3,850 residential units and 3,150,000 square feet of non-residential uses. The amendment will also consider implementation in the central portions of the CBC under a form-based guidance and bike and pedestrian facilities and a new parks concept. Recommendations relating to the transportation network may also be modified. (Dranesville District).
PUBLIC HEARING.

There were no disclosures by Commission members.

David Stinson, Planning Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated staff recommended adoption of PA 2018-II-M1.

There was a discussion between Mr. Stinson; Leanna O'Donnell, Director, Planning Division, Department of Planning and Development; Elizabeth Hagg, Office of the Deputy Director, Department of Planning and Development; Robert Pikora, Transportation Planning Division, Fairfax County Department of Transportation; and multiple Commissioners regarding the following:

- The 10-year Milestone Residential Development review for residential units for the Center and General Zones versus that of the Comprehensive Plan, which considered a 20-year horizon;
- The impact on school capacity, public facilities, and transportation network for the proposed development;
- Concerns regarding the full impact of the proposed development within a 10-year timeframe;

MCLEAN COMMUNITY BUSINESS CENTER (CBC) STUDY

- The steps taken by the Fairfax County Public Schools to address the potential impact of school attendance based on the 20-year review;
- Steps taken that addressed school capacity in the surrounding area;
- The redistricting of McLean High School to Langley High School, which included relocation of students and the impact on capacity;
- Clarification from staff regarding formed-based planning versus a traditional planning process;
- Enforcement on development capacity and mechanisms in place once the plan reached maximum capacity;
- The need for additional bike lanes;
- The area's current demographics and whether the urban park space and new residential development met the standards in the Urban Design Guidelines;
- The prevalence of pedestrian and bicycle accidents as a result of inadequate bike lanes;
- Opportunities to enhance and extend bicycle and pedestrian trails at facilities within community business centers;
- Staff's determination and recommendation on the environmental component of the Policy Plan within the McLean Community Business Center and surrounding areas; and
- Clarification on the potential Milestone Residential Development review and what it entailed.

The discussion resulted in staff's agreement to further review of the plan amendment, and to submit recommendations to the Planning Commission on mitigation measures that would address the plan before it reached the proposed capacity levels.

Secretary Sargeant called the first listed speaker and reiterated rules for testimony.

Robert Jackson, 6728 Baron Road, McLean, representing McLean Citizens Association, opposed the proposed development as presented and addressed the following issues that was most important to the association:

- Ensuring there was ample parking within the McLean Community Business Center for the current residents;
- Concerns regarding stormwater management issues located in the headwaters of the Dead Ron and Pimmit Run watersheds;

- The CBC contained a significant number of impervious surfaces ,which resulted in large volumes of runoff that flowed directly in the nearby streams, many of which had soil erosion issues;
- The proposed redevelopment plan amendment had opportunities to address noted concerns from the public and make big improvements using modern stormwater management controls and reduction in impervious cover;
- The focus of stormwater management improvements in the redevelopment process should address both flooding and corrosion;
- Consideration should be given to the social classes of inadequate stormwater mitigation and the adverse impact on the environment, local ecology, and the need for McLean to be prepared for adverse impacts associated with climate change; and
- Reference made to a McLean Citizens Associations resolution dated April 7, 2021, that requested the deleted language for more protective stormwater management requirements be restored.

Dennis Findley, 1045 Clover Drive, McLean, opposed the proposed plan amendment. A copy of Mr. Findley's YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions (Channel 16).

Kirk Nicholas, 6603 Anthony Crest Square, McLean, opposed the proposed plan amendment and echoed comments made in Mr. Findley's video testimony.

Sharon Gamble, 1305 Calder Road, McLean, representing Salona Village Citizens Association, opposed the proposed plan amendment. A copy of Ms. Gamble's YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions (Channel 16).

Kathleen Wysocki, 1408 McLean Mews Court, McLean, representing McLean Mews Home Owners Association, opposed the proposed plan amendment. A copy of Ms. Wysocki's YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions (Channel 16).

Adrienne Whyte, 6704 W Falls Way, Falls Church, representing Reclaim Fairfax County opposed the proposed plan amendment and addressed the following:

- Aligned opposition with the McLean Citizens Association on concerns regarding surface parking and stormwater management;
- Aligned opposition with the concerns of Right Size McLean, which mobilized to be a voice for the McLean residents;

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- Concurred with Dennis Findley's testimony and with the previous speakers who also opposed the proposed development plan;
- An opinion that the proposed plan sort to turn McLean into a step-down extension of Tysons; and
- The McLean CBC provided a safety net and was business friendly.

Karl von Schrittz, 6460 Madison Court, McLean, opposed the proposed plan amendment. A copy of Mr. von Schrittz's YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions, (Channel 16).

David Fiske, 1537 Forest Villa Lane, McLean, representing Brookhaven-Forest Villa Civic Association, commended staff on improvements made to the some of the language addressed in the plan amendment addendum and the staff's willingness to engage the community outside of the task force's process. Mr. Fiske stated the community had the following four main interests in the proposed plan amendment:

- The vast majority of the members lived in the Franklin Sherman Elementary School district, which one of the smallest schools and was the only school located in the McLean CBC;
- The neighborhood was uniquely situated so that all of the main vehicular access points went through or across Old Dominion Drive, one of the major roads that connected Tysons, McLean, and Arlington County, which was a high traffic area;
- The current location of the Brookhaven-Forest Villa communities would be impacted differently with the increased density and traffic, versus the residents in other parts of McLean, in particular those who lived outside of the Beltway; and
- The Pimmit Run stream valley was the primary green space within the Brookhaven-Forest Villa communities and bordered several of the homes. Significant erosion to that area degraded the park, and changes would infringe on private properties within the neighborhood.

Linda Walsh, 1518 Mintwood Drive, McLean, in a combined YouTube video testimony with Dr. Sarah Wittman, 6816 Wise Street, McLean and Jennifer L. Jones, 1105 Basil Road, McLean, representing, Right Size McLean Community Coalition, supported the proposed plan amendment. A copy of the combined YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions (Channel 16).

Richard Salopek, 1722 Maxwell Court, McLean, representing McLean Planning Committee, opposed the proposed plan amendment . A copy of Mr. Salopek's statement is in the date file.

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Louis Freeman, 6800 Fleetwood Road, McLean, opposed the proposed plan amendment. A copy of Mr. Freeman's statement is in the date file.

Barbara Ryan, 1454 Waggaman Circle, McLean, opposed the proposed plan amendment. A copy of Ms. Ryan's YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions (Channel 16).

Robin Phillips, 1323 Calder Road, McLean, opposed the proposed plan amendment. A copy of Ms. Phillips' YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions (Channel 16).

Kimberly Dorgan, 1702 Esquire Lane, McLean, opposed the proposed plan amendment. A copy of Ms. Dorgan's statement is in the date file.

Shane Murphy, 7900 Tysons One Place, McLean, representing William ("Kip") and Dara Laughlin, opposed the proposed plan amendment. A copy of Mr. Murphy's statement is in the date file.

Michelle Rosati, Esq., 1650 Tysons Boulevard, McLean, representing Halroy Realty LLC, opposed the proposed plan amendment. A copy of Ms. Rosati's statement is in the date file.

Jim Bergeson, 6445 El Nido Drive, McLean, opposed the proposed plan amendment. A copy of Mr. Bergeson's statement is in the date file.

Paul Kohlenberger, 1437 Balls Hill Road, McLean, representing Greater McLean Chamber of Commerce, opposed the proposed plan amendment stated of the following:

- Supported the released December 2020 draft plan amendment and not the proposed May 2021 plan amendment because the December 2020 plan amendment largely reflected the community's consensus;
- The County's consultant's study, a separate George Mason University study, and 25 years of lived experience, all indicated that five to six stories of market rate density was the minimum for project viability;
- The Greater McLean Chamber of Commerce concurred with the Fairfax Countywide Policy that additional height would be granted for providing additional workforce units and McLean should do its part to provide middle income housing as a part of any new residential construction;
- The McLean community's consensus was overturned when the proposed plan amendment switched workforce dwelling units to being inclusive rather than exclusive of the market rate units;

MCLEAN COMMUNITY BUSINESS CENTER (CBC) STUDY

- The Chamber support the community’s vision of a more vibrant walkable downtown McLean that was better connected and more environmentally sustainable;
- Ensuring the opportunity to move with high quality, medium density projects was critical to delivering any improvements desired by the community, such as stormwater management, multimodal improvements, and a greater number of parks and open space;
- As a baseline, the community felt it was critical to avoid any type of redevelopment that would infringe on existing uses or discourage from remaining in or upgrading their spaces;
- Adequate parking, sufficient sidewalks, and access to public transit was essential for the viability of the McLean CBC;
- The Chamber opposed recommendations to close or relocate center streets;
- The Chamber supported pedestrian improvements and did not support the planned text that overlayed a maximum recommendation of 40-foot feet on parcels that fronted on Chain Bridge Road and Old Dominion Drive;
- The Chamber did not support uses that were undesirable to the business center. Any uses that were strongly discouraged should be explicitly prohibited rather than allowing for arbitrary staff determination;
- The Chamber supported staff’s recommendation to retain and protect Fairfax County Fire and Rescue Station 1;
- The Chamber supported parts of the proposed plan amendment that addressed providing a flexibility of uses, the consolation of planning in some areas, and the adoption of form-based planning; and
- The Greater McLean Chamber of Commerce recommended the return of the December 2020 draft plan.

Louis Ludwick, 1442 Cola Drive, McLean, supported the task force’s recommendation for the plan. Mr. Ludwick stated the recommendations were a good compromise between the need developers had to financially justify improvements, and the community’s desire for those improvements. He highlight the exception, which he stated was the communities consensus vision between residents and developers in which residents allow higher density in exchange for the sense of place, a pedestrian friendly central zone with first floor retail and dining, and the signature urban park. Mr. Ludwick suggested that the recommendations in the plan only offered incentives for developers to consider and that posed a problem for the community. He added that the uncertainty of the plan provided for increased density and there were no guarantees for the signature urban park as a compromise. Mr. Ludwick stated that the residents of McLean should be protected from the worst case scenario and recommended inserting a trigger provision into the

plan that would retain the existing density guidelines for the floor area ratio or dwelling units that were in the current Comprehensive Plan, until a proposal was approved, and construction began on a project that provided a signature urban park that met the needs of the community.

There being no further speakers, Secretary Sargeant called for further discussion from the Commission and staff.

Commissioner Niedzielski-Eichner requested that staff respond to Barbara Ryan's YouTube video testimony regarding changes that were made to the stormwater management plan language. Joseph Gorney, Planning Division, Department of Planning and Development, stated staff coordinated to develop language as the plan developed. Initially, there was language that addressed water quality and water quantity, which mirrored each other. Department of Planning and Development staff conferred with the Land Development Services staff regarding projects in McLean regarding the water quality language, that addressed the one-inch retention standard, referenced by the McLean residents. Staff determined that language could be used in McLean and the current density and size of the projects supported it. There were concerns from the committee who worked on that language and the challenges it posed. Staff determined that language should be removed and, as an alternative, there was an option for off-site credits. Staff also determined that the bigger issue regarding flooding between the headwaters of Dead Ron and Pimmit Run, including the receiving channels, should be addressed.

There were no further comments or questions from the Commission, and staff had no further closing remarks; therefore, Secretary Sargeant closed the public hearing and recognized Commissioner Ulfelder for actions on this plan amendment.

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Commissioner Ulfelder MOVED THAT PLANNING COMMISSION DEFER ITS DECISION ON PLAN AMENDMENT 2018-II-M1, MCLEAN COMMUNITY BUSINESS CENTER (CBC) STUDY, TO A DATE CERTAIN OF JUNE 9, 2021.

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

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The meeting was adjourned at 12:36 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, VA 22035.

Minutes by: Samantha Lawrence

Approved on: November 3, 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 5 day of November 2021, by
Jacob Caporaletti.

Dorothy M. Steele

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

