

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JUNE 30, 2021**

PRESENT: John C. Ulfelder, Vice Chairman, Dranesville District  
Timothy J. Sargeant, Secretary, Commissioner At-Large  
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  
Julie M. Strandlie, Parliamentarian, Mason District

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The meeting was called to order at 7:31 p.m., by Vice Chairman John C. Ulfelder, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Vice Chairman Ulfelder announced that citizens had the option to participate in the public hearing either in-person or electronically, due to the current state of emergency caused by the COVID-19 pandemic. Vice Chairman Ulfelder stated that social distancing and masks were required for individuals who were not fully vaccinated. He added that the mask mandate no longer applied to individuals who were fully vaccinated, two weeks out from the second dose of Moderna and Pfizer or the single dose of Johnson & Johnson vaccine.

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COMMISSION MATTERS

MINUTES APPROVAL – JANUARY 2021 AND FEBRUARY 2020

Commissioner Sargeant MOVED APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES FOR THE FOLLOWING DATES:

- JANUARY 27<sup>TH</sup>;
- JANUARY 28<sup>TH</sup>;
- FEBRUARY 3<sup>RD</sup>;
- FEBRUARY 10<sup>TH</sup>; AND
- FEBRUARY 24<sup>TH</sup>.

Commissioner Cortina seconded the motion, which carried by a vote of 10-0. Commissioners Murphy and Strandlie were absent from the meeting.

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RZ/FDP 2020-BR-001 - CHRISTOPHER LAND, LLC  
(Decision Only) (Public Hearing on this application was held on June 23, 2021)

Commissioner Cortina MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS, FOR RZ 2020-BR-001 AND FDP 2020-BR-001, TO A DATE CERTAIN OF JULY 14, 2021.

Commissioner Sargeant seconded the motion, which carried by a vote of 10-0. Commissioners Murphy and Strandlie were absent from the meeting.

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This application was located in the Dranesville District therefore, Vice Chairman Ulfelder relinquished the Chair to Secretary Sargeant.

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PA 2018-II-1M - WEST FALLS CHURCH TRANSIT STATION AREA (TSA) STUDY  
(Decision Only) (Public Hearing on this application was held on June 16, 2021)

Commissioner Ulfelder MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF PLANNING COMMISSION ALTERNATIVE TO THE STAFF RECOMMENDATIONS FOR PLAN AMENDMENT 2018-II-1M, AS SHOWN ON A HANDOUT DATED JUNE 30, 2021; AND
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF DEVELOP AN ACTIVE TRANSPORTATION PLAN FOR THE WEST FALLS CHURCH TRANSIT STATION AREA AND SURROUNDING AREAS. AS PART OF THIS ACTIVE TRANSPORTATION PLAN, AN EXISTING CONDITION ASSESSMENT SHOULD BE PERFORMED WITHIN A ONE-MILE WALKSHED OF THE METRO STATION AND IDENTIFY BARRIERS OF ACCESS, INADEQUATE FACILITIES, AND OTHER AREAS FOR IMPROVEMENT. FOLLOWING THE ASSESSMENT, STAFF SHOULD CONDUCT OUTREACH TO SOLICIT COMMUNITY FEEDBACK ON PROPOSED RECOMMENDATIONS AND DEVELOP PRIORITIES, INCLUDING SHORT-TERM AND LONG-TERM PROJECTS. THE PLAN SHOULD IDENTIFY POTENTIAL OPPORTUNITIES FOR PUBLIC AND PRIVATE FUNDING SOURCES FOR PROPOSED IMPROVEMENTS. DEVELOPMENT OF THE PLAN WOULD BE PERFORMED BY COUNTY STAFF AND DID NOT REQUIRE DEDICATED COUNTY FUNDS. THE FUNDS WERE AVAILABLE.



NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH, AND CENTREVILLE DAY SCHOOL

Commissioner Niedzielski-Eichner seconded the motions, which carried by a vote of 10-0. Commissioners Murphy and Strandlie were absent from the meeting.

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Vice Chairman Ulfelder resumed duties of the Chair.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. SEA 2009-SU-002/FDPA 81-S-058-08-01/2232 Y20-6 - NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH, AND CENTREVILLE DAY SCHOOL
2. SEA 93-Y-036-02 CONCURRENT WITH RZ 2020-SU-014 - TRUSTEES OF FAIRFAX CHURCH OF CHRIST

This order was accepted without objection.

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FDPA 81-S-058-08-01 - NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH, AND CENTREVILLE DAY SCHOOL – Appl. to amend Final Development Plan FDP 81-S-058-08, previously approved for a place of worship with a child care center, to continue the place of worship with a child care and add a telecommunication facility (stealth bell tower) with associated changes to site design and development conditions. Located on the E. side of Centrowood Dr. and S.W. corner of New Braddock Rd. and Centreville Rd. on approx. 6.35 ac. of land zoned PDH-12 and WS. Tax Map 65-1 ((5)) J1. (Concurrent with SEA 2009-SU-002 and 2232-Y20-6. SULLY DISTRICT. PUBLIC HEARING.

SEA 2009-SU-002 - NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH, AND CENTREVILLE DAY SCHOOL – Appl. under Sects. 3-104 and 6-105 of the Zoning Ordinance to amend Special Exception SE 2009-SU-002, previously approved for a place of worship with a child care center, to add a telecommunication facility (stealth bell tower) and associated changes to site design and development conditions. Located at 6400 Old Centreville Rd., Centreville, 20121 on approx. 9.46 ac. of land zoned R-1, PDH-12, and WS. Tax Maps 65-1 ((1)) 14A, 14A1 and 65-1 ((5))

## NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&amp;T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH, AND CENTREVILLE DAY SCHOOL

J1. (Concurrent with FDPA 81-S-058-08-01 and 2232-Y20-6). SULLY DISTRICT. PUBLIC HEARING.

2232-Y20-6 - NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH, AND CENTREVILLE DAY SCHOOL –  
Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a telecommunication facility (stealth bell tower). Located at 6400 Old Centreville Rd., Centreville, 20121 on approx. 6.35 ac. of land zoned PDH-12 and WS. Tax Map 65-1 ((5)) J1. (Concurrent with FDPA 81-S-058-08-01 and SEA 2009-SU-002). SULLY DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Douglas A. Sampson, Applicant's Agent, Saul, Ewing, Arnstein & Ewing LLP, reaffirmed the affidavits dated June 7, 2021.

Yvonne Goh, Planning Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated staff recommended approval of the SEA 2009-SU-002, FDPA 81-S-058-08-01, and 2232-Y20-6.

Mr. Sampson gave a presentation on the subject applications.

There was a discussion between Mr. Fountain, Mr. Sampson, and multiple Commissioners regarding the following:

- The applicant's commitment to maintain the exterior of the bell tower at the proposed site;
- Whether there were options for wireless carriers to utilize the bell tower in the future to co-locate their antennas;
- The proposed maximum height for the antennas located on the AT&T Mobility bell tower and whether that height satisfied the coverage gap;
- Meetings held between the applicant and the Centreville United Methodist Church to address concerns regarding the bell tower, antennas, proposed height, and whether both parties were able to come to an agreement;
- The location of the tower in relation to the Centerville Day School and the school's outdoor play area;



NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH, AND CENTREVILLE DAY SCHOOL

- The result from the second AT&T supplemental balloon fly test and the community’s response to the test; and
- Whether there were similar lattice towers on record with a direct co-location to places of worship.

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, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Spain for actions on these applications.

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Commissioner Spain MOVED THE FOLLOWING:

- THE FACILITY PROPOSED UNDER 2232-Y20-6, SATISFIED THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN SECTION 15-2.2232 OF THE *CODE OF VIRGINIA* AND THEREFORE WAS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN;
- THE PLANNING COMMISSION APPROVE FDPA 81-S-058-08-01, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 15, 2021;
- THE PLANNING COMMISSION RECOMMENDED THE BOARD OF SUPERVISORS APPROVE SEA 2009-SU-002, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 15, 2021; AND
- THE PLANNING COMMISSION RECOMMENDED THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS, PURSUANT TO SECTION 13-3303 OF THE ZONING ORDINANCE, IN FAVOR OF THE EXISTING AND PROPOSED LANDSCAPING AS CONDITIONED.

Commissioner Sargeant seconded the first and second motions, which carried by a vote of 10-0. Commissioners Murphy and Strandlie were absent from the meeting.

Commissioner Niedzielski-Eichner seconded the third and fourth motions, which carried by a vote of 10-0. Commissioners Murphy and Strandlie were absent from the meeting.

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SEA 93-Y-036-02 - TRUSTEES OF FAIRFAX CHURCH OF CHRIST – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 93-Y-036 previously approved for a place of worship and a nursery

## NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&amp;T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH, AND CENTREVILLE DAY SCHOOL

school with child care to permit an increase in enrollment from 60 up to 200 and associated modifications to site design and development conditions. Located at 3901 and 3919 Rugby Rd., Fairfax, 22033 on approx. 7.72 ac. of land zoned R-2, WS and HC. Tax Map 45-2 ((2)) 31 and 32A. (Concurrent with RZ 2020-SU-014). SULLY DISTRICT. PUBLIC HEARING.

RZ 2020-SU-014 - TRUSTEES OF FAIRFAX CHURCH OF CHRIST  
– Appl. to rezone from R-1, WS and HC to R-2, WS and HC to permit a place of worship with nursery school with child care with an overall Floor Area Ratio (FAR) of 0.18. Located on the E. side of Rugby Rd. and S. side of Fairfax County Parkway on approx. 7.72 ac. of land. Comp. Plan Rec: Residential up to 5 du/ac at the overlay level. Tax Map 45-2 ((2)) 31 and 32A. (Concurrent with SEA 93-Y-036-02). SULLY 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 June 2, 2021.

Emma Estes, 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 the SEA 93-Y-036-02 and RZ 2020-SU-014.

Ms. Strobel gave a presentation on the subject applications.

There was a discussion between Ms. Estes; Ellen Alster, Planning Department, Department of Planning and Development; Ms. Strobel; and multiple Commissioners regarding the following:

- The expectation of the electronic vehicle charging station located at the proposed site;
- Whether there were discussions to incorporate solar power panels on the roof top of the church;
- The proposed gymnasium's hours of operation;
- Whether the energy-efficient windows met the bird-friendly building design standards;
- The price difference between the applicant's commitment to the Leadership in Energy Environmental Design (LEED) certification versus that of a third-party certification; and
- The average time a child would be at the nursery school on a daily basis.



The discussion resulted in the applicant's agreement to confirm to the Planning Commission that the energy-efficient windows met the bird-friendly building design standards. The applicant also agreed to confirm the cost of the LEED certification.

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

Alan Zusman, 4840 Westfields Boulevard, Chantilly, representing Kensington Square Homeowners Association, opposed the proposed development and stated the following:

- The park section of the Kensington Square community would be most impacted by the proposed development;
- A section of the park abutted the church on the south and shared a lot line of Lot 31, which was the site of the proposed gymnasium building and bordered Rugby Road on the west side;
- The members of the homeowners association supported the reestablishment of the nursery school and viewed the proposed development as an asset to the community;
- The homeowners association did not understand the need for the proposed gymnasium on a portion of the site that was closest to the Kensington Square property line;
- The church was made aware of the homeowners gymnasium's concerns via an informational Zoom meeting held in March of 2021, and a face-to-face meeting with the church's leadership team, held both at the church's and the Kensington Square properties;
- The homeowners association believed that the reference to a gymnasium building in the church's application was misleading, based on the information presented in the application;
- The homeowners association addressed concerns about the additional light pollution, noise, pedestrian traffic, and the intensity of the development that was alluded to by the renderings on the property line;
- Kensington Square declined the church's gift for an oversized gymnasium building on the front steps and back yards of their community;
- The homeowners association believed that there would be no residential impact to the community if the gymnasium were developed near Burning Bush Drive and suggested that Lot 31 be redeveloped to accommodate additional parking;
- The proposed gymnasium's hours of operation and noise levels would also impact the community;

- The homeowners association believed that the gymnasium's slated games and activities would lead to a capacity beyond the suggested 210 people at any given time;
- The homeowners association requested that the gymnasium be relocated at least 50 feet further to the north, which would remove the line of disturbance, maintain the standard overstory trees, and would improve the water quality and ecosystem health within the watersheds; and
- The Kensington Square Homeowners association addressed past stormwater issues within the community and urged the Commission to heed staff's recommendation to further examine the stormwater issues as a result of the proposed development.

There was a discussion between Ms. Strobel and multiple Commissioners regarding whether the applicant and the applicant's engineer considered relocating the gymnasium 50 feet further north of the proposed site. Ms. Strobel stated the applicant did consider potentially relocating the gym. The potential relocation would be at the highest elevation of the site, would be more visible, and there was a conservation easement located around the perimeter of the property. There were concerns the foundation would potentially damage some of the root systems of the existing trees within the conservation easement. Relocation of the gym would also relocate the parking to the site and the community would be impacted by light pollution and noise from that area. Ms. Strobel added the proposed site was the best location and would be unintrusive to the community.

Jennifer Busby, 3100 Dower House Drive, Oak Hill, supported the proposed development. A copy of Ms. Busby's statement is in the date file.

Christian Walls, 3900 Rugby Road, Fairfax, supported the proposed development because of the following:

- Renovations made to the church would benefit the surrounding communities;
- The reestablishment of the nursery school and open activities that served the community;
- The proposed gym, particularly the indoor spaces, would benefit the community especially during the summer and winter months;
- The new activities would be an invitation for additional volunteer opportunities; and
- Supported staff's recommendations to strengthen the applications.

Andrew Hong, 3991 Topsham Square, Fairfax, opposed the proposed development because of the following:



- Figure 3, Elevations of the Gym, the applicant's architectural diagram, depicted a 10-foot difference in elevation that did not consider the additional difference in elevation from the property line to Mr. Hong's front door;
- The church's development plan did not adequately address onsite light pollution;
- Mitigation measures should be in place for stormwater due to possible runoff from the church that would cause sewer issues to Mr. Hong's property;
- Mr. Hong had ongoing conversations with the applicant to address his concerns; and
- Mr. Hong suggested the Planning Commission reject the applications, until there was a more equitable agreement between the applicant and the Kensington Square community.

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

- The location of Mr. Hong's property in relation to the Centreville United Methodist Church;
- Mr. Hong's perceived impacts on the stormwater management considerations from the church to his property;
- Whether there were any proffers or conditions considered for lighting covers that would mitigate the glare from the site into neighboring properties; and
- Suggestion that the applicant considered fencing that would serve as light screening for cars entering the neighboring residential community.

The discussion resulted in considerations for additional light covers and screening that would mitigate the impact of glare into neighboring residential homes.

William and Laurretta Garrett, 13577 Plumbago Drive, Centreville, supported the proposed development. A copy of Mr. and Mrs. Garrett's statement is in the date file.

Vice Chairman Ulfelder commended Mr. and Mrs. Garrett for their public service, their commitment to the Sully District, and to Fairfax County.

Paul Nagel, 13558 Plumbago Drive, Centreville, supported the proposed development. A copy of Mr. Nagel's statement is in the date file.

Bruce Walker, 3993 Topsham Square, Fairfax, opposed the proposed development because of the following:

- Kensington Square residential community was not a gated community; however, the residents valued their privacy;

- All the roads within the residential community were private roads and street parking was not allowed for residents nor guests;
- Residents of the community were concerned that there would be a high increase of foot traffic from the proposed development;
- There would be an increase in noise levels and possible illegal activity at the rear of the proposed gymnasium;
- There was no plan in place for emergency access to the site; and
- Opinion that the proposed development would negatively impact the resale of properties within the community.

There being no further listed speakers, Vice Chairman Ulfelder called for speakers from the audience.

Daniel Strike, address not disclosed, attorney representing the Kensington Square Homeowners Association, opposed the proposed development because of the following:

- The Kensington Square Homeowners Association was concerned that the proposed development would bring an increase in foot traffic to the residential community; and
- Light pollution from the proposed development into neighboring residential homes was a major concern and a barrier requirement and vegetative screening was essential.

Jeff Young, 6932 Confederate Ridge Lane, Centreville, supported the proposed development. Mr. Young stated that his family were members of the church for the past 19 years. He stated the church was a good neighbor in the community. Mr. Young stated he understood the concerns addressed regarding the gymnasium and that the church took necessary steps to address those concerns. He added the purpose of the proposed development was to increase the activities in the community, specifically youth and church activities. Many of those proposed activities were private and were not open to the public, which hopefully addressed some of the foot traffic concerns.

Brian Teague, 3932 Rosebay Court, Fairfax, did not oppose the proposed renovations to the church grounds, but addressed the following concerns:

- Mr. Teague's neighborhood, the Fair Woods community, would be directly impacted by any activity from the church, which included noise and parking;
- There was ongoing traffic congestion from cars that blocked the Fair Woods community's intersection making right or left turns on Burning Bush Drive to Rugby Road; and
- The Fair Woods Homeowners Association was not notified of the public hearing.



Following Mr. Teague's testimony, Vice Chairman Ulfelder stated the Planning Commission made their land use recommendations to the Board of Supervisors and the Board would make the ultimate decision on these applications. He added that there would be a hearing before the Board of Supervisors on July 27, 2021.

William Wert, 4402 Tulip Tree Court, Chantilly, supported the proposed development. Mr. Wert addressed concerns regarding light pollution. He stated the lights were covered from above and were programmed to go off at night and the same would apply to lights for the proposed development. Mr. Wert also addressed why the alternate site was not an ideal location for the gym. He added parking spots would have to be replaced with what was currently limited land around the property, and by inserting the gym, would have the least impact on the existing vegetation that already provided screening for the nearby homes. Mr. Wert added that the applicant agreed to plant evergreens to provide additional screening.

There being no further speakers, Vice Chairman called for rebuttal from Ms. Strobel, who stated the following:

- The applicant would follow through on the concerns raised by the speakers and the proffers or development conditions would be amended to mitigate some of the concerns;
- With regard to Sheet 6 of the plan, stormwater management, the drainage from the gym would be captured and taken towards Rugby Road, which would not impact Mr. Hong's property;
- The applicant would investigate options for light covers to reduce glare;
- The current site was the best option to house the gymnasium;
- The applicant was aware of security at the site and security cameras would be installed;
- The applicant would follow the Fire Marshal's requirements for the site and emergency access would not be problematic; and
- An operational analysis was conducted by Wells and Associates and there would be no significant impact on the surrounding communities.

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

- Clarification of the serving area and what it entailed;
- The applicant's agreement to comply with the light coverage as per the requirements in the Zoning Ordinance;

- The applicant would provide additional evergreens to mitigate screening and would preserve trees along the eastern property line; and
- The applicant sent letters to the surrounding property owners and agreed to conduct further outreach to the Fair Woods community.

The discussion resulted in the applicant's agreement to provide additional information to the Commission regarding the use of the serving area and what it entailed.

There were no additional comments or questions from the Commission, and staff had no further closing remarks; therefore, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Spain for actions on these applications.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2020-SU-014/SEA 93-Y-036-02, TO A DATE CERTAIN OF JULY 14, 2021.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 10-0. Commissioners Murphy and Strandlie were absent from the meeting.

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The meeting was adjourned at 10:04 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: 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 20 21, by  
Jacob Caporaletti.

*Dorothy M. Steele*  
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Signature of Notary

Notary Seal

Notary registration number: 7114113

Commission expiration: January 31, 2024

