

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 14, 2021**

PRESENT: John C. Ulfelder, Vice Chairman, Dranesville District
Timothy J. Sargeant, Secretary, Commission At-Large
Julie M. Strandlie, Parliamentarian, Mason District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Lee District
Walter C. Clarke, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Evelyn S. Spain, Sully District
Andres Jimenez, Commissioner At-Large

ABSENT: Peter F. Murphy, Chairman, Springfield District
Candice Bennett, Commissioner At-Large

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The meeting was called to order at 7:32 p.m., by Vice Chairman Ulfelder, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

PA 2021-00006 -2806 POPKINS LANE

(Decision Only) (The public hearing on this application was held on June 23, 2021.)

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2021-00006, AS CONTAINED IN THE STAFF REPORT DATED JUNE 2, 2021. THE AMENDMENT WOULD ALLOW FOR THE OPTION FOR UP TO 6 DWELLING UNITS TO THE ACRE ON THE SITE, WITH THE PRESERVATION OF 35 PERCENT OF THE SITE'S EXISTING TREE CANOPY, PRIMARY ACCESS ON POPKINS LANE, AND WITH A POTENTIAL SECONDARY ACCESS ON EITHER EAST LEE AVENUE OR PRESTON AVENUE.

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

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RZ/FDP 2020-BR-001 – CHRISTOPHER LAND, LLC

(Decision Only) (The public hearing on these applications were held on June 23, 2021.)

Commissioner Cortina MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2020-BR-001, SUBJECT TO THE

PROFFERS CONSISTENT WITH THOSE DATED JULY 9, 2021, AND A MODIFICATION TO SECTION 10-104.3.B OF THE ZONING ORDINANCE TO PERMIT A 6-FOOT TALL FENCE IN THE FRONT YARD OF LOT 31A DURING PHASE 1.

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

Commissioner Cortina MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2020-BR-001, SUBJECT TO THE FINAL DEVELOPMENT CONDITIONS DATED JULY 12, 2021.

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

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SEA 93-Y-036-02 CONCURRENT WITH RZ 2020-SU-014 – TRUSTEES OF FAIRFAX CHURCH OF CHRIST

(Decision Only) (The public hearing on this application was held on June 30, 2021.)

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2020-SU-014, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED JUNE 9, 2021

Commissioner Clarke seconded the motion, which carried by a vote of 9-0-1. Commissioner Strandlie abstained from the vote. Commissioners Murphy and Bennett were absent from the meeting.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 93-Y-036-02, SUBJECT TO DEVELOPMENT CONDITIONS DATED JUNE 15, 2021.

Commissioner Clarke seconded the motion, which carried by a vote of 9-0-1. Commissioner Strandlie abstained from the vote. Commissioners Murphy and Bennett were absent from the meeting.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING MODIFICATIONS:

- MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ALONG THE WESTERN, EASTERN, AND SOUTHERN BOUNDARIES OF THE SUBJECT PROPERTY AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG ALL PROPERTY LINES IN FAVOR OF LANDSCAPING SHOWN ON THE GDP/SEA PLAT;

- MODIFICATION OF THE REQUIREMENT FOR A DESIGNATED BICYCLE LANE ON RUGBY ROAD CONSISTENT WITH EXISTING CONDITIONS; AND
- MODIFICATION OF CURRENT SIGHT DISTANCE REQUIREMENTS FOR AN EXISTING LEFT TURN TO REMAIN AT THE NORTHERN SITE ENTRANCE WHICH WAS DESIGNED AND APPROVED WITH A SITE PLAN UNDER PRIOR VDOT STANDARDS.

Commissioner Clarke seconded the motion, which carried by a vote 9-0-1. Commissioner Strandlie abstained from the vote. Commissioners Murphy and Bennett were absent from the meeting.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. AF 2021-SP-001 – REBECCA CRUMP
2. SE 2021-MA-002/2232-M20-8 – FAIRFAX COUNTY WATER AUTHORITY
3. PCA 2006-SU-025-05/CDPA 2006-SU-025-03/FDPA 2006-SU-025-05 – TOLL MID-ATLANTIC LP COMPANY, INC. AND JLB REALTY LLC
4. SE 2020-DR-022 – TURNER FARMHOUSE FOUNDATION
5. PA 2020-00030 – 8708 SILVERBROOK ROAD
6. PA 2015-IV-RH1 – TOP GOLF SITE, KINGSTOWNE AREA

This order was accepted without objection.

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AF 2021-SP-001 – REBECCA CRUMP – Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit the creation of an agricultural and forestal district. Located at 12000 Henderson Rd., Clifton, 20124 on approx. 22.01 ac. of land zoned R-C and WS. Tax Map 95-3 ((1)) 2, 2A and 2B. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Commissioner Sargeant disclosed that he would make the motion for this case on behalf of Chairman Murphy.

Ellen Alster, Planning Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of application AF 2021-SP-001.

Rebecca Crump, Applicant/Title Owner, gave a presentation on the subject application.

There was a brief discussion between Ms. Crump and Vice Chairman Ulfelder pertaining to Ms. Crump’s agreement to the recommendations stated in reports by the Northern Virginia Soil and Water Conservation Report and Virginia Department of Forestry.

The discussion resulted in no changes to the proposed application.

There being no listed speakers, Vice Chairman Ulfelder called for virtual speakers and speakers from the audience, 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, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Sargeant for action on this case.

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Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS THAT AF 2021-SP-001, BE APPROVED AND APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO ESTABLISH THE CRUMP LOCAL AGRICULTURAL AND FORRESTAL DISTRICT, SUBJECT TO ORDINANCE PROVISIONS DATED JUNE 1, 2021.

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

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SE 2021-MA-002 - FAIRFAX COUNTY WATER AUTHORITY
– SE Appl. to permit a light public utility use (water pumping facility). Located at 2959 Sleepy Hollow Rd., Falls Church, 22044 on approx. 23,208 sq. ft. of land zoned R-3, SC, and HC. Tax Map 51-3 ((14)) 1A. (Concurrent with 2232-M20-8).

2232-M20-8 - FAIRFAX COUNTY WATER AUTHORITY -
2232 Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a water pumping facility. Located at 2959 Sleepy Hollow Rd., Falls Church, 22044 on approx. 23,208 sq. ft. of land zoned R-3, SC, and HC. Tax Map 51-3 ((14)) 1A. (Concurrent with SE 2021-MA-002). MASON DISTRICT. PUBLIC HEARING.

There were no disclosures from the Commission.

John C. McGranahan, Applicant’s Agent, Hunton Andrews Kurth, LLP, reaffirmed the affidavit dated June 3, 2021.

Zachary Fountain, Planning Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of application. SE 2021-MA-002. He also recommended that the Planning Commission find that 2232-M20-8 satisfied the criteria of location, character, and extent, as specified in Section 15.2-2232 of the *Code of Virginia*, as amended, and therefore was substantially in accord with the Comprehensive Plan.

Mr. McGranahan gave a presentation on the subject application.

There was a discussion between Mr. McGranahan, Mr. Fountain, and multiple Commissioners on the following:

- The applicant's community outreach efforts to address concerns raised by neighboring residents on the impact of the proposed facility;
- The applicant's efforts to mitigate noise concerns from the pump station equipment;
- The applicant's commitments to implementing appropriate landscaping;
- Confirmation that monthly generator maintenance testing would occur between 7:00 a.m. to 3:00 p.m.;
- Clarification from staff on R-3 zoning districts requirements of a special exception application and a public facility that was subject to a 2232 review;

The discussion resulted in no changes to the subject applications.

Commissioner Niedzielski-Eichner commended the applicant for their initiatives to ensure quality services for the community.

Commissioner Cortina highly praised the applicant on their design façade.

There being no listed speakers, Vice Chairman Ulfelder called for virtual speakers and speakers from the audience, 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, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Strandlie for action on these cases.

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Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION FIND THAT THE WATER PUMPING STATION PROPOSED UNDER 2232-M20-8 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED, AND THEREFORE, IS SUBSTANTIALLY IN ACCORD WITH THE COMPREHENSIVE PLAN.

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

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2021-MA-002, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 29, 2021.

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

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING:

- MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN PROPERTY BOUNDARY IN FAVOR OF PRESERVING THE EXISTING VEGETATION AS SHOWN ON THE SE PLAT;
- MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHWESTERN PORTION OF THE PROPERTY IN FAVOR OF A SEVEN-FOOT-TALL BRICK/PIER FENCE WITH SUPPLEMENTAL PLANTINGS AS SHOWN ON THE SE PLAT;
- MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG SLEEPY HOLLOW ROAD IN FAVOR OF A COMBINATION OF ARCHITECTURAL AND LANDSCAPING TECHNIQUES AS SHOWN ON THE SE PLAT; AND

MODIFICATION OF THE FIVE-FOOT-WIDE SIDEWALK REQUIREMENT ALONG SLEEPY HOLLOW ROAD IN FAVOR OF AN EIGHT-FOOT-WIDE CONCRETE SIDEWALK AS CONDITIONED.

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

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PCA 2006-SU-025-05/CDPA 2006-SU-025-03/ FDPA 2006-SU-025-05 - TOLL MID-ATLANTIC LP COMPANY, INC. AND JLB REALTY LLC - Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 2006-SU-025, to permit a Multifamily Residential Development at 0.54 FAR, inclusive of bonus density, and associated modifications to proffers and site design. Located on the E. side of Sully Rd., N. side of Westfields Blvd. and W. side of Newbrook Dr., on approx. 21.7 ac. of land zoned PDC and WS. Comp. Plan Rec: Mixed

Uses at 0.5 FAR. Tax Map 44-1 ((1)) 6C and 6H3. SULLY
DISTRICT. PUBLIC HEARING.

There were no disclosures from the Commission.

John C. McGranahan, Applicant's Agent, Hunton Andrews Kurth, LLP, reaffirmed the affidavit dated June 30, 2021.

Emma Estes, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of applications PCA 2006-SU-025-05, CDPA 2006-SU-025-03, and FDPA 2006-SU-025-05. However, she indicated that staff had outstanding concerns regarding the timing of park improvements, trail enhancements along the frontage of the site, noise testing for the three triplex units within the development, and the electric vehicle charging stations for the triplex units.

Mr. McGranahan gave a presentation on the subject application.

There was a discussion between Mr. McGranahan, Ms. Estes, Jeff Edmondson, Transportation Planning Division, Fairfax County Department of Transportation, and multiple Commissioners on the following:

- Clarification from the applicant on the triplex architecture concerning the varying sizes and massing of the units;
- Explanation of on-site parking configuration, parking capacity and garage access for tenants;
- Considerations of Transportation Demand Management (TDM) commitments for office and residential use;
- Considerations for utilizing public transit incentives for residents to help reduce single occupancy vehicle trips;
- The applicant's justification for not including proffers related to TDM;
- Mitigation measures to address noise concerns related to traffic and aircraft noise;
- Considerations of potential changes to the development due to changes in noise contour lines, which were determined by the noise level frequency;
- Clarification on the number of proffered traffic signal preemption devices;
- Clarification on multifamily units for rental and the triplex units are for ownership;
- Clarification on interior courtyard design;
- Explanation of the "Texas Donut" building design;
- Clarification on the proposed impervious surfaces within the site;
- Clarification the appropriateness of high-density development on the site;
- The benefit of preemption devices on response time for emergency vehicles and capital costs;
- The applicant's coordination efforts with the surrounding communities and businesses; and
- Confirmation that the proposed crosswalk on Newbrook Drive met American With Disabilities Act compliance standards.

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

There being no listed speakers, Vice Chairman Ulfelder called for virtual speakers and speakers from the audience but received no response; therefore, he noted that a rebuttal statement was not necessary.

Mr. McGranahan made a closing statement wherein he thanked the Commission and stated his intent to work with Commissioner Spain in addressing the concerns during the deferral period.

There were 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 action on these cases.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PCA 2006-SU-025-05/CDPA 2006-SU-025-03/FDPA 2006-SU-025-05 TO A DATE CERTAIN OF JULY 28, 2021, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The next public hearing was located in the Dranesville district; therefore, Vice Chairman Ulfelder relinquished duties of the Chair and gavel to Secretary Sargeant.

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SE 2020-DR-022 – TURNER FARMHOUSE FOUNDATION –
Appl. under Sect. 3-104, 9-301 and 9-625 of the Zoning Ordinance to permit a public benefit association and modification of the front yard setback for the existing farmhouse. Located at 10609 Georgetown Pike, Great Falls, 22066 on approx. 4.95 ac. of land zoned R-1. Tax Map 12-1 ((1)) 24D (pt.). DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures from the Commission.

John C. McGranahan, Applicant's Agent, Hunton Andrews Kurth, LLP, reaffirmed the affidavit dated May 10, 2021.

Tracy Strunk, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of application SE 2020-DR-022.

Sarah Kirk, Applicant, gave a brief presentation wherein she shared her personal experience with grief and loss due to suicide. She, along with family and friends, started the Becky Love Foundation, which aimed to provide a space for grief and bereavement support center for those who had lost loved ones to suicide.

Mr. McGranahan gave a presentation on the subject application wherein he provided justification to operate as a public benefit association pursuant to Section 9-301(7) of the Zoning Ordinance.

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

Jennifer Falcone, 10323 Georgetown Pike, Great Falls, VA, representing the Great Falls Citizens Association, spoke in support of the subject application because the revised development conditions supported the intent to operate as a public benefit association and the applicant's commitment to continued transparency with the community.

Tom Hixon, 10748 Wynkoop Drive, Great Falls, VA, representing Foxvale Farm Homeowners Association spoke in support of the subject application because of the applicant's outreach efforts to address the concerns from the community. Mr. Hixon added that he supported careful oversight to ensure the health and safety of all attendees. In addition, he recommended including additional programs and personnel for mental health treatment at the facility.

Secretary Sargeant called for speakers from the audience, but received no response; therefore, he called for a rebuttal statement from Mr. McGranahan, who declined.

There was a discussion between Mr. McGranahan, Ms. Strunk, and multiple Commissioners on the following:

- Clarification on Development Condition 4, which limited the attendees to parents, siblings, primary caregiver, family member, or significant person;
- The general operation of the public benefit association on the site;
- The community's broad acceptance of bereavement support services;
- Clarification on the proposed accessory dwelling structure as stated in development condition 16;
- The character of the proposed facility and the surrounding community; and
- The extent to which the existing farmhouse structure on the site would be refurbished to operate as a public benefit association.

The discussion resulted in no changes to the subject application.

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

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Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2020-DR-022, TURNER FARMHOUSE FOUNDATION, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 13, 2021.

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

Commissioner Ulfelder MOVED THAT THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN LOT LINE.

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

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At the conclusion of the case, Vice Chairman Ulfelder resumed duties of the Chair and gavel.

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The Planning Commission went into recess at 10:12 p.m. and returned at 10:32 p.m. Vice Chairman Ulfelder recognized the subsequent nomination scheduled for the public hearing.

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PA 2020-00030 – 8708 SILVERBROOK ROAD – Amendment to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This amendment concerns approx. 1.9 ac. generally located at 8708 Silverbrook Road (Tax Map Parcel 98-3 ((1)) 3) in the Mount Vernon Supervisor District. The area is planned for Residential Use at 2-3 du/ac. The amendment will consider Residential Use at 4-5 du/ac. Recommendations relating to the transportation network may also be modified. PA 2020-00030 is concurrently under review with Rezoning application RZ/FDP 2020-MV-17. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Michael Lynskey, Planning Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of plan amendment 2020-00030.

There was a discussion between Lynskey and multiple Commissioners on the following issues:

- The developer’s commitment to reduce the size of the townhome units to be compatible with the existing subdivision;

- Concerns regarding higher proposed density range for development;
- Concerns regarding the implementation of pedestrian walking trails to enhance walkability to nearby schools;
- Clarification that the 20 percent tree canopy was determined by the development at the proposed density level in a P-5 zoning district;
- Confirmation that a four-way intersection would provide direct access to Southrun Road from the proposed development;
- Confirmation of an agreement with the Newington Commons Homeowners Association to allow for direct access to Southrun Road;
- The areas of the site that would be controlled and maintained by the homeowners association for a residential development on the site; and
- The location, design, and maintenance of the access and stormwater easements for a residential development on the site.

The discussion resulted in no changes to the proposed plan amendment.

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

Eric Honour, 7905 Schuyler Court, Annandale, VA, spoke in support of the proposed plan amendment because it offered an opportunity to increase density without committing to a large urbanization effort, but expressed concern about the traffic and pedestrian safety impact that such a redevelopment would incur.

Catherine Hetzel, 8509 Bertsky Lane, Lorton, VA, spoke in opposition of the proposed plan amendment for the following reasons:

- A four-way stop sign intersection with access to the proposed development would create a blind spot and would pose additional safety hazard on an existing road;
- Increased density from the proposed development would create more vehicular congestion; and
- Potential safety hazards for pedestrians and school age children.

Commissioner Clarke requested that staff note Ms. Hetzel's concerns for consideration of future rezoning applications for the site. Mr. Lynskey stated that the site access from Southrun Road was proposed because the alternative option for access from Silverbrook Road would pose greater risks due to it being a busier road with higher speed limits. Mr. Owen noted that staff would evaluate the concerns regarding the four-way stop sign intersection.

Keith F. Shovlin, 8702 Pinnacle Rock Court, Lorton, VA, representing Newington Commons Homeowners Association, spoke in support of the proposed plan amendment because would facilitate a redevelopment of the subject property in a manner that minimized the impact on neighboring communities. Mr. Shovlin added that the association supported a four-way stop sign intersection on Southrun Road.

Commissioner Niedzielski-Eichner asked staff if there were consideration for using a traffic circle to address traffic concerns, to which Mr. Lynskey responded that it had not been considered for this plan amendment.

There were no additional 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 Clarke for action on this plan amendment.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2020-00030, AS APPEARS ON PAGES 10 AND 11 OF THE STAFF REPORT DATED JUNE 30, 2021, SUBJECT TO THE FOLLOWING MODIFICATION:

- IN THE TREE BUFFERING CONDITION, THE WORD “FORESTED” WOULD BE REPLACED WITH THE WORD “LANDSCAPING” TO READ “30-FOOT-WIDE LANDSCAPED BUFFER.”

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

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PA 2015-IV-RH1 – TOP GOLF SITE, KINGSTOWNE AREA – concerns approximately 17.4 acres within the RH4-Lehigh Community Planning Sector of the Rose Hill Planning District in the Lee Supervisor District. The amendment considers amending Plan guidance to add an option for a mix of residential uses, up to approximately 275 units and up to 20,000 gross square feet of retail uses. Retail uses may be increased up to 70,000 gross square feet to accommodate an appropriate retail anchor such as a grocery store. LEE DISTRICT. PUBLIC HEARING.

Aaron Klibaner, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of plan amendment, PA 2015-IV-RH1.

There was a discussion between Mr. Klibaner, Meghan Van Dam, PD, DPD, and multiple Commissioners on the following:

- Explanation of affordable housing bonus and the impact of this bonus on the density of a redevelopment on the site;

- Clarification on the public access provisions to pedestrian infrastructure in and around the site; and
- Clarification on the process to achieve the proposed density;
- Clarification on the existing trails, easements, and pedestrian paths located near the subject property and the efforts to improve those features under a redevelopment of the site; and
- Explanation of the proposed density, architecture, and layout in concept plan 3.

The discussion resulted in no changes to the proposed amendment.

Vice Chairman Ulfelder called the first listed speaker.

Lynne J. Strobel, Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Boulevard, 13th Floor, Arlington, VA, representing the property owner, gave a PowerPoint presentation wherein she spoke in support of the proposed amendment. A copy of Ms. Strobel's presentation is in the date file.

Mark Engelbaum, 5666 Tower Hill Circle, Alexandria, VA, spoke in support of redeveloping the subject property, but expressed opposition of the proposed plan amendment. Mr. Engelbaum voiced concerns regarding the loss of green space, tree canopy, and vegetation. In addition, he expressed concern regarding character incompatibility of the architecture and the impact of increased density on traffic congestion throughout the area. A copy of Mr. Engelbaum's statement is in the date file.

Commissioner Lagana provided a description of the wooded area referenced by Mr. Engelbaum. There was a brief discussion between Commissioner Niedzielski-Eichner and Mr. Kilbaner on the clarification on the zoning district of the subject area and the allotted density, as well as the density, slope, topography, and stormwater drainage of the surrounding area.

The discussion resulted in no changes to the proposed amendment.

Colin Bucher, 5926 Embury Spring Lane, Alexandria, VA, spoke in opposition of the proposed plan amendment. Mr. Bucher voiced concerns about impact of the proposed 20 percent increase of density on the vehicular traffic congestion. Mr. Bucher requested that the existing traffic congestion be addressed prior to approving any new developments.

Fred and Shawanna Johnson, 5676 Tower Hill Circle, Alexandria, VA, spoke in opposition of the proposed amendment. They aligned themselves with Mr. Bucher's testimony regarding concerns about traffic congestion. Ms. Johnson also expressed additional concerns related to noise, privacy, environmental impacts, and issues pertaining to existing wildlife in the area.

Peter MacDowell, 6587 Grange Lane, Unit 104, Alexandria, VA, spoke in opposition of the proposed amendment due the potential impact of increased density on public recreation spaces, traffic, stormwater management, and the environment. In addition, he expressed concern regarding the impact such a development would incur on the pedestrian safety and stormwater drainage from the site.

Shannon Entwistle, 6454 Sutcliffe Drive, Alexandria, VA, spoke in opposition of the proposed amendment. Ms. Entwistle echoed concerns from previous speakers regarding the impact of increased density on traffic, pedestrian safety, character compatibility, the environment, and schools.

Michael Lamarche, 6090 Kingstowne Village Pkwy, Alexandria, VA, representing Kingstowne Residential Owners Corporation echoed the concerns from Ms. Entwistle's testimony. Mr. Lamarche also voiced additional concerns that the proposed design of the redevelopment did not fit the character of the area. He added that developers declined the offer to brief the Kingstowne Community on the development plans at a townhall meeting. In addition, he supported efforts to improve the trails and pedestrian paths around the subject property.

Vice Chairman Ulfelder called for speakers from the audience.

Juan Rios, 6449 Sutcliffe Drive, Alexandria, VA, spoke in opposition to the proposed amendment. Mr. Rios aligned himself with the previous speaker's testimony with respect to the impact of increased density on traffic congestion, environmental impact, character compatibility, and overpopulated schools.

Michael Pinkoske, 1420 Spring Hill Road, McLean, VA, speaking on behalf M.J. Wells & Associates, Inc., spoke to the concerns brought forth by the residents on the traffic congestion. He stated that Top Golf generated more daily trip during critical afternoon peak hours than what was expected from the proposed development. Mr. Pinkoske also shared that the Halle Company submitted additional proffered condition pertaining to infrastructure improvements on Kingstowne Village Parkway, which included a new southbound right turn lane that would increase capacity on South Van Dorn Street and mitigate traffic impacts from a redevelopment on the site.

Jessica Bowser, 6177 Wyndham Run Way, Alexandria, VA, spoke in opposition to the proposed plan amendment. Ms. Bowser aligned herself with the previous speaker's testimony with regards to environmental, character incompatibility, and traffic impacts.

There being no more speakers, Vice Chairman Ulfelder called for a rebuttal statement from Mr. Klibaner, who declined.

Commissioner Carter asked staff for clarification on the density guidelines in the Comprehensive Land Use Plan Map of the Kingstowne area. Ms. Van Dam confirmed that the guidelines suggested 3 to 4 dwelling units per acre.

The discussion resulted in no changes to the proposed amendment.

There were 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 Lagana for action on this plan amendment.

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Commissioner Lagana MOVED THE PLANNING COMMISSION DEFER DECISION ON AMENDMENT 2015-IV-RH1 TO A DATE CERTAIN OF JULY 28, 2021, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

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

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The meeting was adjourned at 12:32 p.m.
John C. Ulfelder, Vice Chairman
Timothy J. Sargeant, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

By Satabdi Samaddar
Approved on: December 8, 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 9 day of December, 2021, by
Jacob Caporaletti.

Dorothy M. Steele
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

