

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 21, 2021**

PRESENT: Peter F. Murphy, Chairman, Springfield District  
John C. Ulfelder, Vice Chairman, Dranesville District  
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: Timothy J. Sargeant, Secretary, Commissioner At-Large

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

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Chairman Murphy 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. Chairman Murphy 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

Commissioner Cortina announced the Environment Committee would be held on Thursday, July 29, 2021, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035 at 7:30 p.m. Staff would present an overview of the Coastal Resource Management Tidal Shoreline Erosion Control Plan Amendment.

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Chairman Murphy announced that the July 28, 2021 meeting was the last meeting before the August recess.

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. SE 2021-DR-004 - FALLS CHURCH PROPCO LLC
2. RZ 2021-MV-004 - MARIE J. AND PAUL L. CHARLES

This order was accepted without objection.

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SE 2021-DR-004 - FALLS CHURCH PROPCO LLC – SE Appl. to permit a change in ownership for an existing medical care facility. Located at 2100 Powhatan St., Falls Church, 22043 on approx. 7.67 ac. of land zoned R-1 and R-4. Tax Map 41-1 ((1)) 62B. DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Kathryn R. Taylor, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated June 8, 2021.

Curtis Rowlette, 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 2021-DR-004.

Ms. Taylor gave a presentation on the subject application.

There was a discussion between Ms. Taylor and Commissioner Ulfelder regarding the applicant's intent to file for a Medicare and Medicaid certification to improve operations and provide greater accessibility at the existing medical care facility.

Chairman Murphy called for further discussion from the Commission.

There was a discussion between Mr. Rowlette; Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development; and Commissioner Ulfelder regarding the date of the newly revised waivers and modifications and proposed development conditions. Staff confirmed the newly revised waivers and modifications were dated June 21, 2021, and the proposed development conditions were dated July 6, 2021.

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, Chairman Murphy closed the public hearing and recognized Commissioner Ulfelder for actions on this application.

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Commissioner Ulfelder MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE, SE 2021-DR-004, SUBJECT TO THE CONDITIONS DATED JULY 6, 2021; AND
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF THE WAIVERS AND MODIFICATIONS, AS LISTED IN A HANDOUT DATED JULY 21, 2021.

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

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RZ 2021-MV-004 - MARIE J. AND PAUL L. CHARLES – Appl. to rezone from R-2 to R-3 to permit residential with a density of 2.86 du/ac and waiver of lot width requirements. Located on the E. side of Lukens Ln. and N. side of Old Mill Rd. on approx. 30,722 ac. of land. Comp. Plan Rec: Residential Use (2-3 du/ac). Tax Map 110-1 ((1)) 37B. MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Paul L. Charles, Applicant, reaffirmed the affidavit dated March 19, 2021.

Sharon Williams, 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 RZ 2021-MV-004.

Mr. Charles gave a presentation on the subject application.

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

- Preservation of existing mature trees in good condition at the site, including a Sweetgum tree located in the rear of the proposed Lot 8807;
- The applicant's commitment to improve stormwater management at the site;
- The applicant's commitment to work with the Department of Land Development Services and the Virginia Department of Transportation, to provide an as needed facility on-site to reduce any sheet flow into Lukens Lane;
- Whether the existing grass swale located toward the rear of the proposed development was exclusive to the applicant or shared with other property owners; and



- The applicant's intent to install a vegetated buffer to help filter the waterflow at the rear of the property along Old Mill Road before entering into Dogue Creek.

The discussion resulted in no changes to the application.

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

Ray Duff, 5004 Halley Farm Court, Alexandria, representing Halley Farm Court Homeowners Association, opposed the proposed rezoning. A copy of Mr. Duff's statement is in the date file.

There being no further speakers, Chairman Murphy called for a rebuttal statement from Mr. Charles who addressed the following concerns:

- The Halley Farm Court community would not be impacted by the proposed rezoning;
- The applicant was unaware Halley Farm Court had a homeowners association and otherwise would have met with its members to discuss any concerns regarding the proposed rezoning;
- The proposed lot size averaged the lot size of the current Halley Farm Court homes and a waiver for lot size was not requested;
- The applicant met the easement frontage requirements for the rear of the property on Old Mill Road;
- Lukens Lane would be widened to mitigate traffic flow and to avoid accidents; and
- Stormwater would be directed to the north of the subject property where there was an existing storm drainage easement.

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

- The sheet flow to and from the development and whether there was a curb and gutter drainage system in place;
- The type of material the applicant would use on the driveway;
- The path of the sheet flow from the site before it flowed into the gutter;
- Staff's determination on the size of the proposed home and whether it was comparable in size to the surrounding lots;
- A suggestion was made that the applicant change all language that referenced the word "will" to "must"; and

- A suggestion was made to strengthen Proffer 10 to include vegetation or add a rain barrel to slow down runoff from the site and to provide for water filtration.

The discussion resulted in the consideration of replacing language that referenced the word “will” to “must”. The applicant would also consider including vegetation or a rain barrel for the purpose of strengthening of stormwater management requirements.

There was a discussion between Mr. Duff and Commissioner Clark on whether the Halley Farm community experienced issues with ingress and egress to and from the development. Mr. Duff stated the issue was that the Halley Farm Court ingress/egress was a cul-de-sac, which had been subject to increased traffic. Leaving the cul-de-sac, the community’s side of the street had an area for parking that allowed for parking close to the roadway. There was an increase in rolling stops through the stop sign at Old Mill Road and Lukens Lane. Mr. Duff stated that visibility at the intersection of Old Mill Road and Lukens Lane was an important safety measure. He added that the community’s cul-de-sac was significantly impacted by increased construction traffic, the use of heavy equipment, and street parking. He added that the community was the staging area for the asphalt trucks for various construction projects. Mr. Duff confirmed there was no obstruction in traffic at the stop sign at the intersection of Old Mill Road and Lukens Lane. Commissioner Clark asked whether the Halley Farm Court Homeowners Association were members of the Mount Vernon Council of Citizens Association. Mr. Duff confirmed the association were members, participated in previous hearings conducted by the Mount Vernon Council of Citizens Association, but did not receive notification of the public hearing for the subject application.

There were no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Clarke for actions on the application.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2021-MV-004, TO A DATE CERTAIN OF JULY 28, 2021.

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

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The meeting was adjourned at 8:26 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: 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*  
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Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

