

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 28, 2021**

PRESENT: Peter F. Murphy, Chairman, Springfield District
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
Candice Bennett, Commissioner At-Large
Andres Jimenez, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 7:33 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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COMMISSION MATTERS

Chairman Murphy stated the Planning Commission's safety and health policy for attending meetings. He indicated that individuals who had received two doses of a vaccine within two weeks of the meeting, then wearing a mask was option. He then noted that those who were not vaccinated were required to wear a mask. In addition, he encouraged attendees to practice social distancing.

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Chairman Murphy announced that this meeting was the Planning Commission's final meeting before the August recess. He noted that the Commission would meet again on September 22, 2021. He added that the Planning Commission's Schools Committee would meet on September 23, 2021.

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Commissioner Cortina announced that the Environment Committee was scheduled to meet Thursday, July 29, 2021, in the Board Auditorium of the Fairfax County Government Center. She noted the agenda item for the meeting would be on the Living Shoreline Comprehensive Plan Amendment, which was scheduled for public hearing at a date to be determined. She also noted that the meeting was open to the public.

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Commissioner Strandlie added that the Boy Scouts would attend the Environment Committee meeting scheduled for Thursday, July 29, 2021. She also announced that the Schools Committee would meet on Thursday, September 23, 2021, in the Board Auditorium of the Fairfax County Government Center. She noted that the agenda for the meeting would include the review process of 2232 approvals for school facilities.

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Commissioner Sargeant announced his intent to move to approve the meeting minutes from November and December 2020 during the Planning Commission meeting scheduled for Wednesday, September 22, 2021, and to move to approve meeting minutes from March and April 2021 during the Planning Commission meeting scheduled for September 29, 2021.

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RZ 2021-MV-004 – MARIE J. AND PAUL L. CHARLES
(The public hearing on this application was held on July 21, 2021.)

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND THE APPROVAL OF RZ 2021-MV-004 TO THE BOARD OF SUPERVISORS, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED JULY 26, 2021.

Commissioner Ulfelder seconded the motion, which carried by a vote of 11-0-1. Commissioner Sargeant abstained from the vote.

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF WIDTH REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioner Ulfelder seconded the motion, which carried by a vote of 11-0-1. Commissioner Sargeant abstained from the vote.

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PCA 2006-SU-025-05/ CDPA/FDPA 2006-SU-025-03 – TOLL MID-ATLANTIC LP COMPANY, INC. AND JLB REALTY LLC
(The public hearing on these applications were held on July 14, 2021)

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2006-SU-025-05 AND CDPA 2006-SU-025-03, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 27, 2021.

Commissioner Cortina seconded the motion, which carried by a vote of 11-0-1. Commissioner Murphy abstained from the vote.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2006-SU-025-05, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner Cortina seconded the motion, which carried by a vote of 11-0-1. Commissioner Murphy abstained from the vote.

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

- MODIFICATION TO PERMIT THE GFA OF DWELLINGS AS A SECONDARY USE TO EXCEED 50 PERCENT OF THE GFA OF THE PRINCIPAL USE IN THE DEVELOPMENT;
- MODIFICATION TO PERMIT DRIVEWAY PARKING IN FRONT OF GARAGE ACCESS FOR TRIPLEX MULTI-FAMILY BUILDINGS (I.E. TANDEM PARKING);
- MODIFICATION TO ALLOW A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE ESTABLISHED HEIGHT LIMIT BY MORE THAN THREE FEET AS SHOWN ON THE CDPA/FDPA;
- WAIVER OF LOADING SPACE REQUIREMENT FOR TRIPLEXES IN FAVOR OF THE PROPOSED GARAGE PARKING SHOWN ON THE CDPA/FDPA;
- WAIVER OF LOADING SPACE REQUIREMENT FOR 5 LOADING SPACES FOR THE MULTIFAMILY BUILDING, TO ALLOW ONE INDOOR LOADING SPACE IN THE GARAGE; AND
- MODIFICATION OF INTERIOR PARKING LOT LANDSCAPING ON ROOF TOP OF THE OF THE MULTIFAMILY BUILDING IN FAVOR OF WHAT IS SHOWN ON THE CDPA/FDPA.

Commissioner Cortina seconded the motion, which carried by a vote of 11-0-1. Commissioner Murphy abstained from the vote.

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PA 2015-IV-RH1 – TOP GOLF SITE, KINGSTOWNE AREA

(The public hearing on this plan amendment was held on July 14, 2021.)

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION FURTHER DEFER DECISION ONLY FOR PA 2015-IV-RH1, TOP GOLF SITE, KINGSTOWNE AREA, WITH

THE RECORD REMAINING OPEN FOR PUBLIC COMMENT TO ALLOW FOR ADDITIONAL PUBLIC INPUT AND ANALYSIS, TO A DATE CERTAIN OF SEPTEMBER 22, 2021.

Commissioner Strandlie seconded the motion, which carried by a vote of 11-0-1. Chairman Murphy abstained from the vote.

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. CSP 2018-PR-015 - 1500 WESTBRANCH HOLDINGS, LLC

This order was accepted without objection.

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CSP 2018-PR-015 - 1500 WESTBRANCH HOLDINGS, LLC – Appl. for a Comprehensive Sign Plan associated with RZ 2018-PR-015. Located on the S. side of Jones Branch Dr., and W. side of Westbranch Dr. on approx. 4.35ac. of land zoned PTC. Tax Map 29-4 ((7)) (2) 1 and 2. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by the Commission.

Mary Ann Tsai, 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 CSP 2018-PR-015.

Bernard S. Suchicital, Applicant’s Agent, Walsh, Colucci, Lubeley, & Walsh, P.C., gave a presentation on the subject application.

Commissioner Ulfelder commented on the comprehensive sign plan review process. He went on to state that he relied on the applicant and staff’s experience and knowledge to make appropriate determinations on the comprehensive sign plan requirements.

The discussion resulted in no changes to the subject application.

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

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2018-PR-015, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 14, 2021.

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

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The meeting was adjourned at 8:16 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, 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.

[Signature]
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

