

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 27, 2021**

PRESENT: Peter F. Murphy, Chairman, Springfield District
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: None

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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 Chairman Peter F. Murphy.

The attending Commissioners attended the meeting from the following locations:

- Murphy Peter F. Murphy participated from Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035;
- John C. Ulfelder participated from the Dranesville District office, 397 Herndon Pkwy, Suite 110, Herndon, VA 20170;
- Timothy J. Sargeant participated from the Mount Vernon District office, 2511 Parkers Lane, Mt. Vernon, VA 22306;
- Julie M. Strandlie participated from her residence;
- Mary D. Cortina participated from her residence;

- John A. Carter participated from the Hunter Mill District office, 1801 Cameron Glen Drive, Reston, VA 20190;
- Daniel G. Lagana participated from the Lee District office, 6121 Franconia Road, Alexandria, VA 22310. Commissioner Lagana was not present for the vote;
- 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 Mason District office, 6507 Columbia Pike, Annandale, VA 22003; and
- Candice Bennett participated from Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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

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COMMISSION MATTERS

Chairman Murphy relinquished duties of the virtual Chair and the virtual gavel to Vice Chairman Ulfelder.

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PRELIMINARY MOTIONS FOR CONDUCTING ELECTRONIC MEETING

Commissioner Murphy 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, VIA VIDEO SUBMISSION OF A WITTEN TESTIMONY; AND
- THE PLANNING COMMISSION CERTIFY THAT ALL THE 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 THE GOVERNOR OF VIRGINIA ON APRIL 24, 2020.

Commissioner Sargeant seconded the motions, which carried by a vote of 12-0.

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SE 2020-SP-009 - HHP HOLDINGS, LLC

(Decision Only) (Public Hearing on these applications was held on November 12, 2020; Decision only from December 2, 2020; Decision only from December 9, 2020)

Commissioner Murphy MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2020-SP-009, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 26, 2021; AND
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS AND MODIFICATIONS CONTAINED IN THE WAIVERS AND MODIFICATIONS STATEMENT DATED JANUARY 27, 2021.

Commissioner Bennett seconded the first motions, which carried by a vote of 12-0.

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Chairman Murphy resumed the duties of the virtual Chair and the virtual gavel.

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RZ/FDP 2019-SU-003/PCA 74-2-091– BUCHANAN PARTNERS, LLC

PCA 74-2-124 – EB ALBEMARLE, LLC

(Decision Only) (Public Hearing on these applications was held on December 9, 2020)

Commissioner Spain MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 74-2-09;
- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 74-2-124;
- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2019-SU-003 AND ITS ASSOCIATED CDP 2019-SU-003, SUBJECT TO PROFFERS DATED JANUARY 15, 2021;
- THE PLANNING COMMISSION APPROVE FDP 2019-SU-003, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 24, 2020;
- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVERS AND MODIFICATIONS CONTAINED IN A HANDOUT DATED JANUARY 27, 2021.

Commissioner Lagana seconded motions, which carried by a vote of 12-0.

Commissioner Cortina seconded the third and fourth motions, which carried by a vote of 12-0.

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

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RZ/FDP 2019-SU-020/PCA 74-2-124 – EB ALBERMARLE, LLC AND BUCHANAN PARTNERS, LLC

(Decision Only) (Public Hearing on these applications was held on December 9, 2020)

Commissioner Spain MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 74-2-124;
- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2019-SU-020 AND ITS ASSOCIATED CDP 2019-SU-020, SUBJECT TO PROFFERS DATED DECEMBER 3, 2020;
- THE PLANNING COMMISSION APPROVE FDP 2019-SU-020, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 24, 2020; AND
- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVERS AND MODIFICATIONS CONTAINED IN THE HANDOUT DATED JANUARY 27, 2021.

Commissioner Cortina seconded the motions, which carried by a vote of 12-0.

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Chairman Murphy announced the passing of John J. Franklin (January 8, 1930 – January 12, 2021), father of Sully District, Supervisor, Kathy L. Smith. A statement was made in commemoration of Mr. Franklin's many years of public service to his country and community. Chairman Murphy offered condolences to Supervisor Smith and her family. A moment of silence was held in honor of Mr. Franklin.

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Chairman Murphy announced that the election of officers for the various Planning Commission Committees would be held at the Planning Commission meeting on Wednesday, February 3, 2021. Chairman Murphy added that committee preference sheets would be circulated at a later date.

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Commissioner Cortina announced her intent to present the Commission's slate of officers for approval at the Wednesday, February 3, 2021, Planning Commission meeting.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. CSP 2002-HM-043 - ARROWBROOK CENTRE, LLC, ARROWBROOK STREETS AND SIDEWALKS, LLC, AND ARROWBROOK MANAGEMENT CORP
2. FDPA 78-P-130-10 - EDUVISION, INC.
3. SEA 78-D-098-04 – JILL'S HOUSE, INC.
4. RZ 2018-PR-013 – WHITE GRANITE ASSOCIATES LLC
5. PA 2020-CW-2CP - HOUSING ELEMENT AND WORKFORCE DWELLING UNIT POLICY

This order was accepted without objection.

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This application was located in the Springfield District therefore, Chairman Murphy relinquished the Chair to Vice Chairman Ulfelder.

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CSP 2002-HM-043 - ARROWBROOK CENTRE, LLC,
ARROWBROOK STREETS AND SIDEWALKS, LLC, AND
ARROWBROOK MANAGEMENT CORP - Appl. under Sect(s).

12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2002-HM-043. Located on the S. side of the Dulles Airport Access and Toll Rd. and W. side of Centreville Rd., N. of Sunrise Valley Dr. on approx. 28.64 ac. of land zoned PDC. Tax Map 16-3 ((20)) (1) A, B, C, D, E; 16-3 ((20)) 1A, 4A, 5, 6, 7C, 8, 9 and 10; 16-3 ((20)) (2) D, F and G. DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Ulfelder asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Ulfelder for action on this application.

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Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2002-HM-043, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 12, 2021.

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

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FDPA 78-P-130-10 - EDUVISION, INC., - Appl. to amend the final development plan for RZ 78-P-130 to permit colleges/universities. Located on the W. side of Fairview Park Dr. approx. 2,000 ft. S. of its intersection with Arlington Blvd. on approx. 6.29 ac. of land zoned PDC. Tax Map 59-2 ((26)) 4. PROVIDENCE 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 January 11, 2021.

Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated that staff recommended approval of FDPA 78-P-130-10.

Ms. Taylor gave a presentation on the subject application.

There was a discussion between Ms. Lewis and Commissioner Niedzielski-Eichner regarding amendments to the associated final development plan application that accommodated the proposed use.

Commissioner Cortina avowed her support for the proposed application.

There being no listed speakers, Chairman Murphy called for virtual speakers, 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 application.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 78-P-130-10, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 14, 2021.

Commissioners Sargeant and Cortina seconded the motion, which carried by a vote of 12-0.

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SEA 78-D-098-04 – JILL’S HOUSE, INC. – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 78-D-098 previously approved for a medical care facility to permit modifications to development conditions. Located at 9011 Leesburg Pike, Vienna, 22182 on approx. 4.89 ac. of land zoned R-2. Tax Map 28-2 ((1)) 9A. DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

David I. Schneider, Applicant’s Agent, Holland, and Knight LLP reaffirmed the affidavit dated January 7, 2021.

Commissioner Ulfelder asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Ulfelder for action on this application.

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Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF SEA 78-D-098-04, SUBJECT TO THE PROPOSED CONDITIONS DATED JANUARY 13, 2021, AND CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

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

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RZ 2018-PR-013 – WHITE GRANITE ASSOCIATES LLC, - Appl. to rezone from C-3 to R-16 to permit residential development with a total density of 14.2 dwelling units per acre (du/ac). Located in the N.W. quadrant of Chain Bridge Rd. and Interstate 66, along the terminus of White Granite Dr. on approx. 1.27 ac. of land. Comp. Plan Rec: Residential, 12-16 du/ac. Tax Map 47-4 ((1)) 14. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Lori R. Greenlief, Applicant's Agent, McGuireWoods, LLP, reaffirmed the affidavit dated December 14, 2020.

Daniel Creed, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated that staff recommended approval of RZ 2018-PR-013.

Ms. Greenlief gave a presentation on the subject application.

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

- A modification request for a transitional screening yard requirement on the western and eastern property line to allow for landscaping as shown on the generalized development plan;
- I-66 Express Mobility Partners' landscaping design plans for the I-66 off ramp area along the western property line of the proposed development;
- The applicant's outreach to the Arrowwood subdivision and the community's concerns;
- The community's main concerns regarding the construction period for proposed development;
- The applicant's landscaping plans for transitional yard area of the site and the types of tree plantings on the eastern and western property line;
- Whether the area designated for the red maple trees was on the applicant's or the Virginia Department of Transportation's property;
- A request that language be added to Proffer Number 11 and cross-referenced under disclosures that specified garages would only be used for parking cars and that storage of recycling containers within the garages were prohibited; and
- A change in proffer language that referenced "will" to "must".

The discussion resulted the applicant’s agreement to amend proffer language to specify that the storage of recycling containers were prohibited in garages. The applicant’s agreement to amend language in the proffers that referenced “will” to “must”.

There being no listed speakers, Chairman Murphy called for virtual speakers, 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 application.

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Commissioner Niedzielski-Eichner MOVED THE FOLLOWING:

- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2018-PR-013, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 7, 2021, AND IN CONSISTENT WITH THE ADDITIONAL DIRECTION THAT WILLS CHANGED TO MUST, BEFORE PRESENTING TO THE BOARD OF SUPERVISORS;
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO INCLUDE THE GARAGE DISCLOSURES UNDER THE SECTION WITH DISCLOSURES; AND
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF THE MODIFICATIONS, AS LISTED IN THE HANDOUT DATED AND DISTRIBUTED JANUARY 25, 2021.

Commissioner Cortina seconded the motions, which carried by a vote of 12-0.

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PA 2020-CW-2CP - HOUSING ELEMENT AND WORKFORCE DWELLING UNIT POLICY - A Countywide plan amendment to consider changes to the Housing and Land Use elements of the Policy Plan; the Glossary; and the Area Plans volumes of the Comprehensive Plan related to rental Workforce Dwelling Units (WDUs). The plan amendment considers revisions to the text based on the policy adjustments recommended by the WDU Policy Task Force and would revise WDU levels and the income tiers served under the rental WDU program. Proposed countywide policy changes include a reduction in the rental WDU commitment level from 12% to 8% of the total dwelling units, and a reduced maximum household income tier for rental WDUs from 120% to 80% of the Area Median Income (AMI). Additional revisions may be considered to guidance regarding the

income tiers and/or bonus density associated with wood and masonry building construction types (Type V construction) in rental developments subject to the provision of both ADUs and WDUs.

Proposed changes to the Area Plans include removing assisted housing tables from the Planning District text, editorial changes, and changes to the WDU recommendations for Tysons Urban Center, Annandale Community Business Center (CBC), and Seven Corners CBC. Changes to the Tysons Urban Center and the Annandale CBC plans would reduce the rental WDU commitment level from 20% to 13% of the total dwelling units provided in a development and reduce the maximum household income for rental WDUs from 120% to 80% of the AMI; or a 10% commitment level if the maximum household income is 60% of the AMI or less. Changes to the Seven Corners CBC plan would reduce the rental WDU commitment level for Sub-units A3 and Land Unit B from 15% to 10% of the total dwelling units, the rental WDU commitment level for Land Unit C from 12% to 8% of the units, and the maximum household income for rental WDUs (Sub-unit A3, Land Unit B, and Land Unit C) from 120% to 80% of the AMI.

The amendment also considers other updates to the Housing element of the Policy Plan to ensure consistency between this policy with other related Board policies, including the 2015 Strategic Plan to Facilitate the Economic Success of Fairfax County, the 2017 One Fairfax Policy, and the 2018 Communitywide Housing Strategic Plan. Revisions to the Board of Supervisors' WDU Policy Administrative Guidelines and Tysons Corner Urban Center WDU Policy Administrative Guidelines will also be presented to ensure consistency between the Administrative Guidelines and the Comprehensive Plan staff recommendations. COUNTYWIDE. PUBLIC HEARING.

Graham Owen, Planning Division, Department of Planning and Development, and Abdirazak Hamud, Affordable Housing Development, Department of Housing & Community Development, presented the staff report, a copy is in the date file. Staff recommended adoption of PA 2020-CW-2CP.

There was a discussion between Mr. Owen; Mr. Hamud; Kelly Atkinson, Zoning Evaluation Division, Department of Planning and Development; and multiple Commissioners regarding the following:

- Additional guidance on the proposed revisions to the Tysons Policy regarding whether the rental workforce dwelling units include the rental program's commitment levels and income tiers;

- Whether there were opportunities in the future to reevaluate the proposed workforce dwelling unit policy;
- The benefits of affordable housing developments at or near public transit metro station areas;
- Whether the Countywide calculation formula of a 12% density bonus to offset the cost of providing workforce dwelling units (WDU) was based solely on density or if potential cost variations between the different areas of the County factored into the equation;
- Whether the current policy plan amendment process was the preferred option to amend area plans;
- Whether prior approvals would change based on the proposed policy plan amendment;
- Whether the Type V rental development were the only ones with dual requirements for affordable dwelling and workforce dwelling units;
- Clarification on the developer's commitment under the proposed guidelines of the workforce dwelling unit Countywide policy;
- The differences in the structure/size of market rate units sold at 4%, 100%, and 120% versus those sold at the 80% of area median income;
- Whether the proposed Countywide policy covered the greatest need for affordable housing that were within the area's median income bracket;
- The ways in which the proposed policy diversified throughout the County that assured workers who worked in the County had access to nearby affordable of housing;
- The plan's total commitment levels of 50% to 100% area median income for affordable housing throughout the Annandale Community Business Center (CBC);
- Changes to the proposed policy plan amendment for the Annandale CBC rental units that mirrored the Tysons plan and commitment levels;
- Modifications and recommendations made to the Seven Corners CBC area for future affordable housing developments; and
- References made to the net conclusion of the Virginia Tech Economic Analysis Multifamily study conducted in August of 2019.

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

Mark Looney, 11951 Freedom Drive, Reston, addressed concerns with the proposed policy plan. A copy of Mr. Looney's statement is in the date file.

David Levine, 8305 Richmond Hwy, Alexandria, representing Good Shepherd Housing and Family Services, supported the policy plan amendment because of the following. (Parts of Mr. Levine's testimony was inaudible.)

- Good Shepherd Housing Family Services served and supported working families and individuals earning between 40% to 80% of the area's median income (AMI);
- The need for affordable housing units for households earning between 60% to 80% AMI;
- The agency's service area estimated there were two types of households in need of affordable housing up to 80% AMI;
- The WDU policy would be developed at transit stations, close to employment centers, and would provide a level of heightened affordability in more areas of the County; and
- The WDU policy would deliver workforce units in vertical high-rise and denser developments, which should be the preferred future location for affordable and workforce housing developments.

Alicia Plerhoples, 1938 Lorraine, McLean, addressed concerns with the proposed policy plan. A copy of Ms. Plerhoples' YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions, (Channel 16).

Stephen Marku, 3684 Centreview Drive, Chantilly, representing the Northern Virginia Building Industry Association, addressed concerns with the proposed policy plan. A copy of Mr. Marku's statement is in the date file.

Lynne Strobel, 2200 Clarendon Boulevard, Arlington, addressed concerns with the proposed policy plan and stated that the Countywide income tiers of 100% and 120% of AMI should be revised. Concerns were also addressed with comments made based on a Virginia Tech Economic Analysis Multifamily study. (Parts of Ms. Strobel's testimony was inaudible. A copy of her concerns was also submitted in a letter dated February 2, 2021 and copies were placed in both the January 27, 2021 and February 3, 2021 date files.)

Following Ms. Strobel's testimony, there was a discussion between Ms. Strobel and Commissioner Cortina regarding Page 34 of a Virginia Tech's economic analysis findings, regarding workforce dwelling units.

Jim Edmondson, 7804 Ariel Way, McLean, addressed concerns with the proposed policy plan. A copy of Mr. Edmondson's statement is in the date file.

Stuart Cain, 950 Herndon Parkway, Herndon, addressed concerns with the proposed policy plan. (A clip of Mr. Cain's testimony can be viewed on the Planning Commission's video archive website.)

Stewart Schwartz, 2000 14th Street North West, Washington, representing Coalition for Smarter Growth, addressed concerns with the proposed policy plan. A copy of organization's statement is in the date file.

Richard Kennedy, 11441 Waterview Cluster, Reston, stated that the basic purpose of the policy plan was because affordable housing for the current area median income or less was desperately needed in the County. Mr. Kennedy urged the Commission to consider the County's policy plan proposal. (Parts of Mr. Kennedy's testimony was inaudible.)

There being no further speakers, Chairman Murphy called further discussion from the Commission and staff.

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

- Potential opportunities to help alleviate some of the financial burden the policy plan may impose on the development community;
- Awareness that prior to the proposed policy plan, the County had no policies in place that supported affordable housing for apartments higher than four stories;
- The Board of Supervisors' request for 5,000 new affordable homes for individuals making 60% or less of the area's median income over next 15 years; and
- The Mount Vernon Council of Citizens Association's vote to support the proposed policy plan and their intent to submit a resolution to the Board of Supervisors.

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

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Commissioner Bennett MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY TO FEBRUARY 3, 2021.

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

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The meeting was adjourned at 10:59 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: June 30, 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 12 day of October 2021, by
Jacob Caporaletti.

Dorothy M. Steele
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

