

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 24, 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 Planning Commission conducted a wholly electronic meeting because to the COVID-19 pandemic made it unsafe to physically assemble a quorum in one location or to have the public present. The meeting was conducted by way of video conferencing and the public was able to view the meeting on Channel 16, livestreaming on the Fairfax County website, or live audio over the phone. 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. from Conference Room 11 in the Fairfax County Government Center located at 12000 Government Center Parkway, Fairfax, VA 22035.

The attending Commissioners attended the meeting from the following locations:

- John C. Ulfelder participated from the Dranesville District office, 397 Herndon Parkway, Suite 110, Herndon, VA 20170;
- Julie M. Strandlie participated from her residence in the Mason District;
- Mary D. Cortina participated from her residence in the Braddock District;
- John A. Carter participated from the Hunter Mill District office, 1801 Cameron Glen Drive, Reston, VA 20190;
- Daniel G. Lagana participated from the participated from the Lee District office, 6121 Franconia Road, Alexandria, VA 22310;

- Walter C. Clarke participated from the Mount Vernon District office, 2511 Parkers Lane, Mount Vernon, VA 22306;
- Phillip A. Niedzielski-Eichner participated from his residence in the Providence District;
- Evelyn S. Spain participated from the Sully District office, 4900 Stonecroft Boulevard, Chantilly, VA 20151;
- Andres Jimenez participated from his residence in the Mason District;
- Candice Bennett participated from Lee District office, 6121 Franconia Road, Alexandria, VA 22310; and
- Timothy J. Sargeant participated from the Mount Vernon District office, 2511 Parkers Lane, Mount Vernon, VA 22306.

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

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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 AND THAT A QUORUM HAS BEEN ACHIEVED;
- THE PLANNING COMMISSION CERTIFY THAT THE STATE OF EMERGENCY CAUSED THE COVID-19 PANDEMIC MAKES IT UNSAFE FOR THE PLANNING COMMISSION TO PHYSICALLY ASSEMBLE AND UNSAFE FOR APPLICANTS, AND THE PUBLIC TO PHYSICAL ATTEND ANY SUCH MEETING IN PERSON. AND THAT AS SUCH, AN IN-PERSON MEETING CANNOT BE IMPLEMENTED SAFELY OR PRACTICALLY. FURTHER MOVE THAT THE PLANNING COMMISSION CONDUCT THIS MEETING ELECTRONICALLY THROUGH THE COUNTY’S VIDEO CONFERENCE SYSTEM, AND THAT THE PUBLIC MAY ACCESS THIS MEETING BY WATCHING CHANNEL 16 OR ITS LIVE STREAMING, MAY LISTEN TO LIVE AUDIO OF THIS MEETING AT 703-324-

5300, AND MAY PARTICIPATE IN PUBLIC HEARINGS BY TELEPHONE, BY YOUTUBE VIDEO SUBMISSION, OR BY WRITTEN TESTIMONY; AND

- THE PLANNING COMMISSION CERTIFY THAT ALL MATTERS ADDRESSED ON THE AGENDA CONCERN THE EMERGENCY AND ARE NECESSARY FOR CONTINUITY IN FAIRFAX COUNTY GOVERNMENT, AND THE ORDINANCE ADOPTED BY THE BOARD OF SUPERVISORS ON MAY 12, 2020. AND/OR ARE WITHIN THE PURVIEW OF AMENDMENT 28 OF HOUSE BILL 29, AS APPROVED BY GOVERNOR RALPH NORTHAM ON APRIL 24, 2020.

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

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

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COMMISSION MATTERS

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PRC-C-020-02 ZONING TALL OAKS AT RESTON, L.C.

Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING OF PRC-C-020-02, TALL OAKS AT RESTON, L.C., TO A DATE CERTAIN OF MAY 19, 2021.

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

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Commissioner Sargeant announced that the Planning Commission's Capital Improvement Program Committee would meet virtually on Thursday, March 25, 2021, at 7:30 p.m. He added that the meeting will be televised on Channel 16, streamed through the County's website and available through live audio by calling 703-324-5300.

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Planning Commission 2021 Committee Assignment Amendment

Chairman Murphy MOVED TO AMEND THE 2021 COMMITTEE ASSIGNMENT LIST AS FOLLOWS:

- THAT HE BE REMOVED AS A MEMBER OF THE COMMISSION'S POLICY AND PROCEDURES COMMITTEE AND SUBSEQUENTLY LISTED AS AN ALTERNATE MEMBER;AND



- THAT COMMISSIONER LAGANA BE PROMOTED FROM ALTERNATE MEMBER TO MEMBER OF THE COMMISSION'S POLICY AND PROCEDURES COMMITTEE.

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

Chairman Murphy added that this new listing, if approved, would be ratified by the Planning Commission on Thursday, April 8, 2021, at the Policy and Procedures Committee. He added that Commissioner Carter would serve as Committee Chairman and Commissioner Lagana would be nominated to serve as Vice Chairman.

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#### ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. SE 2020-MV-018 – FOREST GLEN JOINT VENTURE

This order was accepted without objection.

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Chairman Murphy announced the retirement of Wanda Suder, Senior Staff Coordinator, Zoning Evaluation Division, Department of Planning and Development.

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SE 2020-MV-018 – FOREST GLEN JOINT VENTURE– SE Appl. under Sects. 4-604, 7-607, 7-608, 9-501, 9-503, 9-505, 9-610, 9-611 and 9-622 of the Zoning Ordinance to permit restaurant with drive-through and waivers of minimum lot width, minimum lot size and rear yard setback. Located at 8702 Richmond Hwy., Alexandria, 22309 on approx. 25,104 sq. ft. of land zoned C-6, CRD and HC. Mount Vernon District. Tax Map 109-2 ((1)) 24 (pt.). MOUNT VERNON DISTRICT. PUBLIC HEARING.

Kathryn Taylor, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated January 21, 2021.

There were no disclosures from the Commission.

Wanda Suder, 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-MV-018.

Ms. Taylor gave a PowerPoint Presentation on the subject application, a copy of which is in the date file.

There was a discussion between Ms. Suder; Ms. Taylor; William Johnson, Applicant's Consultant, M.J. Wells and Associates, Inc.; Dan Reinhard, Virginia Department of Transportation; and multiple Commissioners on the following:

- Vehicular circulation patterns pertaining to the drive thru and mobile ordering;
- Average transaction time and the associated impact on traffic flow;
- Pavement markings and the signage utilized to direct traffic flow and pedestrian crosswalk;
- Impact of the Widening Route 1 Project on the existing service road;
- Issues regarding the ingress/egress to the subject property and the Woodlawn Shopping Center from Richmond Highway ; and
- Concerns regarding the design of the curb lane that accessed the shopping center.

The discussion resulted in no changes to the subject application.

There was a discussion between Commissioner Cortina, Ms. Suder, and Ms. Taylor on the whether the itemized list of green building practices included in Development Condition 26 met the LEED certification standards outlined in the Comprehensive Plan. Ms. Taylor confirmed that the list was compiled using elements from Dunkin's Green Building Certification Program, but could not verify whether it complied with the standards of the Comprehensive Plan. Ms. Suder stated that the development conditions did not contain a comprehensive list of the criteria for the LEED certification. Subsequently, Commissioner Cortina requested that the language in the development conditions be revised to state its compliance with the green building standards prescribed by the Comprehensive Plan.

The discussion resulted in the applicant and staff agreeing to evaluate and revise the language of the development conditions to meet the LEED certification standards, as outlined in the Comprehensive Plan. This discussion resulted in Commissioner Clarke announcing his intent to defer the decision only for the subject application to a date certain of April 7, 2021 to provide adequate time to address the aforementioned issue.

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 Clarke for action on this application.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2020-MV-018, FOREST GLEN JOINT VENTURE, TO A DATE CERTAIN FOR APRIL 7, 2021, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The meeting was adjourned at 8:29 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.

Minutes by Satabdi Samaddar

Approved on: September 29, 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.

*Timothy J. Sargeant*  
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

