

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, APRIL 7, 2021**

PRESENT: Peter F. Murphy, Chairman, Springfield 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: John C. Ulfelder, Vice Chairman, Dranesville District

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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;
- Timothy J. Sargeant participated from the Mount Vernon District office, 2511 Parkers Lane, Mt. Vernon, VA 22306;
- Julie M. Strandlie participated from the Mason District office, 6507 Columbia Pike, Annandale, VA 22003;
- Mary D. Cortina participated from the Braddock District office, 9002 Burke Lake Road, Burke, VA 22015;
- 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;
- Walter C. Clarke participated from the Mount Vernon District office, 2511 Parkers Lane, Mt. Vernon, VA 22306;
- Phillip A. Niedzielski-Eichner participated from his residence;
- 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 the Lee District office, 6121 Franconia Road, Alexandria, VA 22310.

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 Secretary Sargeant.

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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, BY VIDEO SUBMISSION, OR BY WITTEN TESTIMONY; AND
- THE PLANNING COMMISSION CERTIFY THAT ALL 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 ARE WITHIN THE PREVUE OF AMENDMENT 28 TO HOUSE BILL 29, AS APPROVED BY THEGOVERNOR OF VIRGINIA ON APRIL 24, 2020.

Commissioner Cortina seconded the first motion, which carried by a vote of 11-0. Commissioner Ulfelder was absent from the meeting.

Commissioner Clarke seconded the second and third motions, which carried by a vote of 11-0. Commissioner Ulfelder was absent from the meeting.

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

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SE 2020-MV-018 - FOREST GLEN JOINT VENTURE, LLP  
(Decision Only) (Public Hearing on this item was held on March 24, 2021)

Commissioner Clarke MOVED THE FOLLOWING:

THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING:

- APPROVAL OF SE 2020-MV-018, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 9, 2021, WITH THE UNDERSTANDING THAT THE APPLICANT WORK WITH STAFF PRIOR TO BOARD OF SUPERVISORS' PUBLIC HEARING TO REVISE THE CONDITIONS AS FOLLOWS:
  - MODIFY CONDITION NUMBER 18, TO INCORPORATE A STOP SIGN AND A WAY-FINDING SIGNING PACKAGE;
  - MODIFY CONDITION NUMBER 26, THE GREEN BUILDING CONDITIONS TO PROVIDE ADDITIONAL REVIEW BY THE ENVIRONMENTAL AND DEVELOPMENT REVIEW BRANCH OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT;
  - ADD A NEW CONDITION FOR THE QUEUING ANALYSIS; AND

- APPROVAL OF THE FOLLOWING WAIVERS AND MODIFICATIONS:
  - MODIFICATIONS OF SECTION 11-104.8. B OF THE ZONING ORDINANCE TO REDUCE THE NUMBER OF STACKING SPACES FROM ELEVEN TO EIGHT; AND
  - A WAIVER OF THE LOADING SPACE REQUIREMENTS OF SECTION 11-203, IN FAVOR OF THAT SHOWN IN THE SE PLAT.

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

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CIP COMMITTEE MINUTES APPROVAL – FEBRUARY 2020, APRIL 2020, SEPTEMBER 2020, FEBRUARY 2021, MARCH 2021

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION APPROVE THE MEETING SUMMARIES FOR THE FOLLOWING CIP COMMITTEE MEETINGS:

- FEBRUARY 13<sup>TH</sup>, 2020;
- FEBRUARY 27<sup>TH</sup>, 2020;
- APRIL 22<sup>ND</sup>, 2020;
- SEPTEMBER 24<sup>TH</sup>, 2020;
- FEBRUARY 25<sup>TH</sup>, 2021; AND
- MARCH 11<sup>TH</sup>, 2021.

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

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CAPITAL IMPROVEMENT PROGRAM (CIP) – FISCAL YEARS 2022 – 2026 ADVERTISED (With Future Fiscal Years to 2031)

(Decision Only) (Public Hearing on this item was held on March 11, 2021)

Commissioner Sargeant MOVED THE FOLLOWING:

- THE BOARD OF SUPERVISORS APPROVE THE ADVERTISED FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2022 THROUGH 2026, WITH FUTURE FISCAL YEARS TO 2031;
- THE PLANNING COMMISSION RECOMMEND TO THE FAIRFAX COUNTY BOARD OF SUPERVISORS THAT STAFF BE DIRECTED TO PROPOSE PUBLIC INVESTMENT OPPORTUNITIES PRESENTED BY THE CAPITAL IMPROVEMENT

PROGRAM FOR COMPREHENSIVE PLAN DESIGNATED REVITALIZATION DISTRICTS; AND

- THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO WORK WITH THE PLANNING COMMISSION AND ITS HOUSING COMMITTEE, AND THE RELEVANT COMMITTEES OF THE BOARD OF SUPERVISORS TO DEVELOP A RECOMMENDATION TO ESTABLISH AN ENHANCED FUNDING MECHANISM TO CAPITALIZE THE EXISTING STATEWIDE VIRGINIA AFFORDABLE HOUSING TRUST FUND.

Commissioners Clarke and Niedzielski-Eichner seconded the first motion, which carried by a vote of 11-0. Commissioner Ulfelder was absent from the meeting.

Commissioner Cortina seconded the second motion, which carried by a vote of 11-0. Commissioner Ulfelder was absent from the meeting.

Commissioner Niedzielski-Eichner seconded the third motion, which carried by a vote 11-0. Commissioner Ulfelder was absent from the meeting.

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Chairman Murphy announced the Policy and Procedures Committee meeting would be held virtually on Thursday, April 8, 2021, at 7:30 p.m. The meeting was accessible to the public via Channel 16, live online video stream, and live audio over the phone. Testimony from the public could be provided via phone, submitting recorded video through YouTube, or submission of written testimony by mail or electronic means.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. FDPA 2003-LE-025-11 - RONALD P. ALBERTO
2. SE 2020-SP-016 - ROLLING DEVELOPMENT LLC

This order was accepted without objection.

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FDPA 2003-LE-025-11 - RONALD P. ALBERTO – Appl. to amend the final development plans for FDP 2003-LE-025 to permit residential development and associated changes to development conditions. Located in on the W. side of South Van Dorn St., N. of Lake Village Dr. and S. of Franconia Rd. on approx. 2.23 ac. of land zoned PDH-5 and HC. Tax Map 81-4 ((48)) 44, 46, 47, 50, 55, 56, 58, 59, 60, 61, 67,

69, 70, 71, 74, 75, 77, 78, 80, 83, 89, 90, 91, 95, 99 and 102. LEE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Lagana 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 Lagana for action on this case.

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Commissioner Lagana MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2003-LE-025-11, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 6, 2021.

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

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

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SE 2020-SP-016 - ROLLING DEVELOPMENT LLC – Appl. under Sects. 3-304 and 10-104 of the Zoning Ordinance to permit the establishment of nursery school and a child care center with a 6 ft. fence in a front yard adjacent to Center Rd. Located at 6000 Rolling Rd., Springfield, 22152 on approx. 1.09 ac. of land zoned R-3. Tax Map 79-3 ((6)) 46. SPRINGFIELD DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Kathryn R. Taylor, Applicant's Representative, Walsh, Colucci, Lubely & Walsh, P.C., reaffirmed the affidavit dated March 9, 2021.

Kelly Atkinson, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She recommended approval of SE 2020-SP-016.

Ms. Taylor gave a presentation on the subject application.

There was a discussion between Ms. Atkinson; Ms. Taylor; William F. Johnson, M.J. Wells and Associates, Inc.; Erin L. Witt, Goddard Systems, Inc.; and multiple Commissioners regarding the following:

- Confirmation from staff that the proposed SE 2020-SP-016 application, was not submitted as a rezoning but rather a special exception application, which allowed for the proposed use on land zoned R-3;
- The location and challenges of the site's vehicular and pedestrian circulation pattern and whether it met adopted standards for a nursery school and child care center, as detailed in Section 9-309 of the Zoning Ordinance;
- The vehicular and pedestrian circulation parking pattern for the drop-off and pick-up areas, and how they coincided with the traffic pattern for the West Springfield High School during the peak morning hours;
- The proposed number of parking space options for staff and parents during peak traffic hours;
- The school's policy and procedures for pick-up and drop-off of students at the child care center;
- Proposed options that would address inadequate parking;
- Whether the other Goddard Schools were comparable in size to the proposed child care center;
- Whether the applicant met with West Springfield High School's administration or the Fairfax County Public School Board to discuss the traffic impact to the area;
- Whether M.J. Wells and Associates, Inc. conducted a traffic study for traffic conditions on Center Road and whether there were any concerns with the high school's on-street parking; and
- Whether the applicant considered building a smaller space that was less than 10,000 square feet in order to accommodate additional parking for staff, parents, and emergency vehicles.

The discussion resulted in the applicant's agreement to meet with West Springfield High School's administration to address any traffic impact concerns.

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

Martha Geyer, 8664 Center Road, Springfield, opposed the proposed application. A copy of Ms. Geyer's statement is in the date file.

Ms. Geyer's testimony was followed by a discussion between Ms. Atkinson, Mr. Johnson, and multiple Commissioners regarding the following:

- The Virginia Department of Transportation's (VDOT) daily traffic calming study on Center Road going to and from the proposed site;
- Traffic impact to the site and mitigation measures in place to address this issue; and
- The applicant's total daily traffic count before and after the proposed development.

The discussion resulted in a request that staff provide, during the deferral period, daily traffic count and vehicle trip generation before and after the proposed development.

Thomas E. Ayres, 8584 Beatrice Court, Springfield, representing James Creek Homeowners Association, opposed the proposed application. A copy of Mr. Ayers' statement is in the date file.

Martin Novak, 6100 Lee Brooke Place, Springfield, opposed the proposed development and addressed the following concerns:

- The increased traffic concerns along Rolling Road, specifically at the intersection of Center Road and Rollin Road;
- The traffic study conducted was from 2011 and since then, traffic had increased significantly. A current traffic study should be conducted that reflected the current traffic volume;
- The peak hours proposed by the applicant for drop-off and pick-up was cause for concern;
- The area was zoned for residential developments and a day care center was not consistent with that zoning and required unacceptable encroachment on an existing residential area; and
- The speed limit on Rolling Road was routinely ignored and posed a safety hazard to children.

Karen Wright, 8582 Beatrice Court, Springfield, opposed the proposed development and addressed the following concerns:

- The Wells and Associates queuing analysis of Center Road, James Creek, and Rolling Road, completed on December 9, 2020, did not specify the date the traffic analysis was actually conducted;
- The Fairfax County Department of Transportation's, March 20, 2013, traffic engineering review study determined there were 1,343 cars on center Road on that single day, however a Virginia Road Use Report from 2019, referenced a total of 1,700 cars on Center Road;



- The West Springfield High School morning and afternoon student arrivals and departures created a high volume of traffic and pedestrian congestion at the intersection of Center Road;
- The crossing guard area for West Springfield High School was located on Rolling Road, around the corner from the proposed facility and increased the traffic volume and congestion from the crosswalk to the intersection of Hillside Road and Tuttle Road;
- Center Road was a two lane road, with no turn lanes from Center Road to Rolling Road, and car queuing would be an issue;
- Traffic in and out of the single ingress/egress of the proposed school would endanger pedestrians crossing Center Road into the high school and Rolling Road entrance where the buses entered the school;
- There was a discrepancy in the number of homes accounted for in the Wells and Associates report, versus that of the Fairfax County Department of Transportation's, March 20, 2013, traffic study; and
- Concerns regarding the number of parking allotted for faculty, parents, emergency, and delivery of supplies and other goods.

Following Ms. Wright's testimony, Commissioner Lagana requested that staff confirm the septic field was not under the children's play area. Ms. Atkinson confirmed. She added that any abandoning of the existing septic field would be done in accordance with Health Department standards.

Vince Pratuch, 6292 Red Fox Estates Court, Springfield, representing Red Fox Estates Court Homeowners Association, opposed the proposed development. A copy of Mr. Pratuch's statement is in the date file.

Eileen Serafin, 6243 Rolling Spring Court, Springfield, representing Estates at Cardinal Run HOA, opposed the proposed development. A copy of Ms. Serafin's statement is in the date file.

Gary Staffo, 6226 Garden Road, Springfield, representing Garden Road Homeowners association, addressed concerns regarding the safety of pedestrians. A copy of Mr. Staffo's statement is in the date file.

Following Mr. Staffo's testimony, Commissioner Niedzielski-Eichner requested that staff address Mr. Staffo's suggestion for the installation of a traffic light at the corner of Rolling Road and Center Road. Garvin Derleth, Transportation Planning Division, Fairfax County Department of Transportation (FCDOT), stated that it was the department's understanding that, given its proximity 700 feet away from the signal on Hill Side Road, a traffic signal at that intersection was below the distance from another signal, as required by VDOT. He noted that VDOT made exceptions under certain circumstances. Given the improvements the applicant made to the intersection, and the overall increase in the level of service, FCDOT did not feel there was a need

for requesting a work study. Mr. Derleth added that the installation of the traffic light was an option.

Tim Kuehne, 6205 Cardinal Brook Court, Springfield, opposed the proposed development. A copy of Mr. Kuehne's statement is in the date file.

Ann Schwartz, 8603 James Creek Drive, addressed pedestrian safety within the community and concurred with previous comments regarding environmental concerns. A copy of Ms. Schwartz's statement is in the date file.

Joseph Baringer, 6111 Lee Brooke Place, Springfield, representing Lee Brooke Homeowners Association, opposed the proposed development and addressed the following concerns:

- Car queuing on Center Road that made left turns during school hours posed a safety risk;
- Turning left or right on Center Road caused visibility and safety concerns for pedestrians;
- The left turning lane on Rolling Road accommodated four to five cars at a time during peak hours of the day, which caused traffic congestion and was a pedestrian safety hazard;
- The 2013 speed bump survey conducted by Fairfax County Department of Transportation for Center Road met the threshold for speeding because drivers did not adhere to the speed limit;
- The proposed child care facility had no designated parking areas that accommodated emergency vehicles or deliveries; and
- There were no designated areas away from proposed nursery school and child care facility that accommodated students and staff members safely in the event of emergency evacuations.

Susan Lee, 6225 Garden Road, Springfield, addressed pedestrian and traffic safety concerns. A copy of Ms. Lee's statement is in the date file.

April Villavicencio, 8611 James Creek Drive, Springfield, opposed the proposed development. A copy of Ms. Villavicencio's statement is in the date file.

There was a discussion between Ms. Atkinson and Commissioner Niedzielski-Eichner regarding the following:

- The impact of stormwater runoff from the proposed site on the adjoining neighborhoods and downstream pond;
- Stormwater management remaining onsite versus runoff to nearby creeks;
- The applicant's plan to detain and treat runoff from the site;

- The County's engineers and Site Development Inspection Division reviewed the application and found no outstanding issues, and staff was not aware of any downstream drainage complaints on file; and
- The applicant met the Public Facilities Manual requirements for stormwater management.

The discussion resulted in no changes to this application.

Elyse Dewyngaert, 6227 Cardinal Brook Court, Springfield, opposed the proposed development and commended the speakers for voicing concerns regarding safety and traffic flow. Ms. Dewyngaert suggested that the proposed site was too small for the development and the number of vehicles planned for the site was excessive for the area. She added that West Springfield High School had a number of activities that resulted in high traffic volumes in and out of the facility. Ms. Dewyngaert recommended that the applicant find a different site to house the proposed development that accommodated the high traffic volume, without impacting the neighboring residential community.

Jill Foster, 6308 Cardinal Hill Place, Springfield, opposed the proposed development because the Cardinal Run Homeowners Association was not informed of this development because of its community's location on Tuttle Road. Ms. Foster provided geographic information and school traffic patterns, which included various school bus routes on the Rolling Road, Old Keene Mill Road, and Tuttle Road going to and from Valley Elementary School, Cardinal Forest Elementary School, and Irvin Middle School during peak hours. Ms. Foster also addressed pedestrian safety concerns with parking on Center Road past Garden Road to include during inclement weather.

There being no more speakers, Secretary Sargeant called for closing remarks from Ms. Taylor, who declined. 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 Murphy for action on this case.

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Commissioner Murphy MOVED THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2020-SP-016 TO A DATE CERTAIN OF APRIL 21, 2021, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The meeting was adjourned at 10:10 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: 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 20 21, by  
Jacob Caporaletti.

*Dorothy M. Steele*  
Signature of Notary

Notary Seal



Notary registration number: 7114113

Commission expiration: January 31, 2024