

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

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

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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, live-streaming 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:

- Julie M. Strandlie participated from her residence in the Mason District;
- 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 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 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 his residence in the Mason District office;
- 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 Commission matters.

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

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

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COMMISSION MATTERS

Chairman Murphy announced that the Land Use Process Review Committee was scheduled to meet on April 22, 2021, at 7:30 PM.

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Chairman Murphy announced that the next case scheduled for decision only was in the Springfield district and relinquished duties of the virtual Chair and the virtual gavel to Secretary Sargeant.

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SE 2020-SP-016 - ROLLING DEVELOPMENT LLC  
(The public hearing on was held on April 7, 2021)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE 2020-SP-016 TO A DATE CERTAIN OF MAY 5, 2021, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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

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Commissioner Sargeant announced that the public hearing for proposed Comprehensive Plan Amendment in the Dranesville District, PA 2018-II-M1, McLean Community Business Center (CBC) Study, would be deferred by motion at the Planning Commission meeting scheduled for April 28, 2021.

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RZ/FDP 2020-BR-001 - CHRISTOPHER LAND, LLC

Commissioner Cortina MOVED THAT THE PUBLIC HEARING FOR RZ/FDP 2020-BR-001, CHRISTOPHER LAND, LLC, BE DEFERRED TO A DATE CERTAIN OF MAY 19, 2021.

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

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There were no public hearings for the meeting because all scheduled hearing had been deferred to later dates.

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The meeting was adjourned at 7:39 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.

*Dorothy M. Steel*  
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

