

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 22, 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  
Candice Bennett, Commissioner At-Large  
Andres Jimenez, Commissioner At-Large

ABSENT: Evelyn S. Spain, Sully District

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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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Chairman Murphy announced that citizens had the option to participate in the public hearing either in-person or electronically, due to the current state of emergency caused by the COVID-19 pandemic. Chairman Murphy stated that masks were required for both vaccinated and unvaccinated individuals.

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COMMISSION MATTERS

PLANNING COMMISSION BYLAWS AND PROCEDURES

Commissioner Sargeant MOVED THE FOLLOWING:

- THE PLANNING COMMISSION ADOPT THE REVISED POLICY FOR PARTICIPATION IN MEETINGS BY ELECTRONIC COMMUNICATION, DATED SEPTEMBER 22, 2021.

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

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Commissioner Sargeant announced the Schools Committee meeting would be held on Thursday, September 23, 2021, at 7:30 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Commissioner Ulfelder announced that the Land Use Process Review Committee would meet on Thursday, September 30, 2021, at 7:30 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to review the proposed Zoning Ordinance Work Program.

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

(Decision Only) (Public Hearing on this application was held on July 14, 2021; Decision Only from July 28, 2021)

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON PLAN AMENDMENT 2015-IV-RH1 TO A DATE CERTAIN OF NOVEMBER 10, 2021, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

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

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FS-H21-1 – FAIRFAX COUNTY PUBLIC SCHOOLS, CROSSFIELD ELEMENTARY SCHOOL, 2791 Fox Mill Road, Reston, VA, 20171

Commissioner Carter MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT FS-H21-1 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AND SHOULD BE CONSIDERED A FEATURE SHOWN UNDER THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Niedzielski-Eichner and Ulfelder seconded the motion, which carried by a vote of 10-0-1. Commissioner Spain was absent from the meeting. Commissioner Strandlie abstained from the vote.

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MINUTES APPROVAL – NOVEMBER – DECEMBER 2020

Commissioner Sargeant MOVED APPROVAL OF THE MEETING MINUTES FOR THE FOLLOWING MEETINGS:

- NOVEMBER 4, 2020;

- NOVEMBER 12, 2020;
- NOVEMBER 19, 2020;
- DECEMBER 2, 2020; AND
- DECEMBER 9, 2020.

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

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. FDP 2018-HM-020 - APA PROPERTIES NO. 6, L.P.
2. AR 2004-SP-001-02 - MARK A. AND LISA K. KOSTERS, TRUSTEES, MARVIN H. KOSTERS AND BONNIE M. KOSTERS, TRUSTEES
3. PA 2020-III-FC1 - FAIRFAX CENTER, SUB-UNIT J3 (PT.)
4. PCA 81-C-111 - TRUSTEES OF THE ZELINGER FAMILY TRUST DATED FEBRUARY 17, 2006

This order was accepted without objection.

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FDP 2018-HM-020 - APA PROPERTIES NO. 6, L.P. – Appl. to approve the final development plan for RZ 2018-HM-020 to permit road with infrastructure improvements. Located on the N. side of Sunset Hills Rd., W. side of Wiehle Ave. and N. side of the Washington and Old Dominion Trail on approx. 15.06 ac. of land zoned PRM. Hunter Mill District. Tax Map 17-4 ((5)) 3N1 (pt.), 3W2 (pt.), 7E2 (pt.) and 7N2. HUNTER MILL DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Alexis Robinson, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated staff recommended approval of FDP 2018-HM-020.

Andrew Painter, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., gave a presentation on the subject application.

There was a discussion between Ms. Taylor and Commissioner Ulfelder regarding the applicant's intent to file for a Medicare and Medicaid certification to improve operations and provide greater accessibility at the existing medical care facility.



Chairman Murphy called for further discussion from the Commission.

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

- The applicant's request to permit a road with infrastructure improvements at the site;
- Whether the boundaries of the project were curb-to-curb;
- The total number of units within the development;
- The types of housing units and styles under consideration;
- The approximate timeframe for Planning Commission hearings on the final development plans for each of the proposed four buildings;
- The total number of development blocks at the proposed site;
- Whether a final development plan was required for the infrastructure for the remaining six buildings at the site;
- Whether modifications would be made to the roadway at the proposed site after the construction process was complete; and
- Whether staff was confident that the concerns made by the Urban Centers Section of the Department of Planning and Development were fully addressed and mitigated.

The discussion resulted in no changes to the application.

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

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS FOR FDP 2018-HM-020, TO A DATE CERTAIN OF OCTOBER 6, 2021.

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

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

AR 2004-SP-001-02 - MARK A. AND LISA K. KOSTERS, TRUSTEES, MARVIN H. KOSTERS AND BONNIE M. KOSTERS, TRUSTEES – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 13120 Cedar Ridge Dr. and 13121 Fox Shadow Ln., Clifton, 20124 on approx. 20.3 ac. of land zoned R C and WS. Please call the Planning Division at 703-324-1380 after September 22, 2021, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Tax Map 75-1 ((8)) 6Z and 75-1 ((10)) 7Z, 8Z and 9Z. SPRINGFIELD DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Murphy asked that Vice Chairman Ulfelder 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, Vice Chairman closed the public hearing and recognized Commissioner Murphy for action on this case.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT AR 2004-SP-001-02 BE APPROVED AND APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO RENEW THE KOSTERS LOCAL AGRICULTURAL AND FORESTAL DISTRICT SUBJECT TO ZONING ORDINANCE PROVISIONS DATED SEPTEMBER 7, 2021.

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

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Chairman Murphy resumed duties of the Chair.

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PA 2020-00025 (PA 2020-III-FC1) - FAIRFAX CENTER, SUB-UNIT J3 (PT.) – Plan Amendment #2020-00025 concerns approx. 6.9 ac. generally located at the northwestern corner of the intersection of Route 29 and Waples Mill Road (Tax Map Parcels 56-2 ((1)) 37A, 39, and 56-2 ((34)) C) in the Braddock Supervisor District. The area is planned at the overlay level for office use at an intensity up to 0.70 FAR with an option for office/mixed-use development up to 1.0 FAR with conditions. The amendment will consider an additional option for expansion of the existing self-storage use to include a multi-story self-



storage structure at an intensity up to 1.0 FAR, subject to consolidation. Recommendations relating to the transportation network may also be modified. PA 2020-00025 is concurrently under review with Rezoning application RZ/FDP 2020-BR-003. BRADDOCK DISTRICT. PUBLIC HEARING.

Michael Lynskey, Planning Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated staff recommended adoption of PA 2020-00025 (PA 2020-III-FC1).

Mark Viani, Nominator and Applicant's Agent, Public Storage, gave a presentation on the subject plan amendment.

There was a discussion between Mr. Lynskey; Mr. Viani; Mike Vahle, Regional Vice President of Real Estate, Public Storage; and multiple Commissioners regarding the following:

- Designated public parking areas and ingress/egress locations for the proposed storage facility;
- Whether the applicant considered adding an additional buffer for the new facility along Waples Mill Road and Lee Highway;
- The number of storage lockers at the current and proposed facility;
- Whether the proposed facility was owned and operated by the same entity;
- Whether the current business market supported the proposed self-storage facility;
- The applicant's plans to renovate the existing storage units;
- The applicant's intent to renovate the façade of the existing buildings facing south towards Lee Highway and cleanup efforts of that frontage area; and
- The proposed facility's market radius for customers.

The discussion resulted in no changes to the proposed amendment.

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

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Commissioner Cortina MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2020-00025 (PA 2020-III-FC1) WITH THE REVISIONS INCLUDED ON A HANDOUT DATED SEPTEMBER 22, 2021.

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

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PCA 81-C-111 - TRUSTEES OF THE ZELINGER FAMILY TRUST DATED FEBRUARY 17, 2006 – Appl. to amend the proffers for RZ 81-C-111 previously approved for residential development to permit residential development at a density of 2.08 du/ac. Located on the S. side of Clarks Crossing Rd. and W. side of Aubrey Place Ct. on approx. 1.44 ac. of land zoned R-3 Cluster. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-3 ((19)) 19 and 20. HUNTER MILL DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Elizabeth Baker, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated August 6, 2021.

Alexis Robinson, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated staff recommended approval of the PCA 81-C-111.

Ms. Baker gave a presentation on the subject application.

There was a discussion between Ms. Robinson; Ms. Baker; Denice Dressel, Planning Division, Department of Planning and Development; and multiple Commissioners regarding the following:

- The sizes of the lots and homes for the proposed development and whether they were comparable to the adjacent homes in the R-3 cluster subdivision;
- Whether the removal of the existing homes met the cluster requirements for the proposed homes;
- The grade change between one of the homes on the proposed site;
- Whether the applicant planned to reside in the existing home or relocate;
- Whether the applicant objected to adding the current residence to the inventory of historic sites in Fairfax County;



- Consideration to add proffer language that required the retention, preservation, and listing of the site on the inventory of historic sites in the County;
- Alterations made to the site that would potentially affect management of stormwater quality and quantity;
- The staff's opposition to modifications at the time of subdivision plan that would impact open space, grading, or limits of clearing;
- The applicant's commitment to tree preservation at the proposed site;
- Concerns regarding a note on the Generalized Development Plan Amendment, Sheet 4, that addressed the grading of the site, the utility plan, and the dimensions of the proposed structures;
- The language of Proffer Number 4, that addressed formation of a homeowners association for the proposed homes;
- The cost for maintenance of the tree preservation plan and bio-retention facility for the three new homes and the parties responsible for those costs;
- The installation of a sidewalk along Aubrey Place Court within the right-of-way;
- The widening of a sidewalk along Clark's Crossing Road, as per the request of Fairfax County Department of Transportation, that would enhance the connection to the W&OD Trail; and
- A concern that preservation of the home would set the groundwork for an individual other than the property owner to nominate the home to the inventory of historic sites.

Other than a suggestion to add a disclosure indicating someone other than the homeowner could nominate the home to the inventory of historic sites, the discussion resulted in no changes to the proposed application.

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

Michael Gartner, 1905 Aubrey Place Court, Vienna, opposed the proposed development and stated the following:

- The lot retention was an important factor to acquire the R-3 designation;
- The lot was designated part of the R-3 cluster, subject to the proffer conditions, and was not important to retain the parcel in its current form;



- The proposed development would change the character of the site and would erode the purpose of the development when it was originally approved;
- There were no current stormwater management issues at the current site or the surrounding community; and
- A request that the Planning Commission deny the proposed application.

Anne Stuntz, 2596 Chain Bridge Road, Vienna, representing Historic Vienna, Inc., supported the proposed development. A copy of Ms. Stuntz's statement is in the date file.

Robin Schermerhorn, 1916 Abbey Place Court, addressed concerns regarding the stormwater runoff along the driveways at the rear of her property and the neighboring property to the east of her home. Ms. Schermerhorn stated there were instances of tree loss and tree damage to some properties and asked that the applicant consider stormwater mitigation options for the site.

Anne Schaffner, 1815 Abbey Oak Drive, Vienna, representing Clark's Crossing Homes Association, stated the association concerns stemmed from the original submission of the application. Ms. Schaffner stated the association was now pleased with the final submission of the application, which called for retention of the original home with two additional homes, preservation of the open space, enhanced connection to the W&OD Trail, and retention of the cement sidewalks.

Scott Wainwright, 1922 Aubrey Place Court, Vienna, voiced support for the proposed development. Mr. Wainwright disagreed with Mr. Gardner's testimony. He added Mr. Gardner was new to the area and suggested he did not have a full understanding of the history of the neighborhood and its camaraderie with the applicant. Mr. Wainwright added that change was inevitable and recommended approval of the proposed development.

Leigh Albert, 1914 Aubrey Place Court, Vienna, supported the proposed development and stated the applicant should have the opportunity to make whatever changes she deemed necessary to her property. Ms. Albert disagreed with Mr. Gardner's testimony. She suggested that increasing the size of the sidewalk was not required.

Yvonne Hulsman, 1903 Aubrey Place Court, Vienna, supported the proposed development. Ms. Hulsman stated she purchased her home about a year ago. One of the reasons for purchasing the home was because of the open space and close proximity to the W&OD Trail. Ms. Hulsman stated, in her opinion, the proposed development did not affect the openness of the neighborhood nor the open spaces. She added that she welcomed new residents to the neighborhood.

Christy Tetlow, 1918 Aubrey Place Court, Vienna, supported the proposed development and had no issues with the design of the lots. Ms. Tetlow stated she did not understand the opposition's objections.

James McConnell, 1908 Aubrey Place Court, Vienna, supported the proposed development. Mr. McConnell stated, in his opinion, with the development of new modern homes, there would be an increase in property values in the surrounding neighborhoods. He stated that he respected the comments made in support and opposition to the proposed development. He added that there was little to no vehicular traffic at the section of Clark's Crossing and that widening the sidewalk for the purpose of getting pedestrians or bicyclist to the trail was not warranted. Mr. McConnell stated that traffic on the trail posed more of a safety hazard.

Philip Schmidt, 1919 Aubrey Place Court, Vienna, supported the proposed development. Mr. Schmidt stated the applicant was a good neighbor. He voiced opposition to the widening of the sidewalk on Aubrey Court Place along the perimeter of the new lots.

Barbara Bechara, 9833 Clarks Crossing Road, Vienna, relayed her support via telephone and aligned herself with the speakers who spoke in support of the proposed development.

There being no further speakers Chairman Murphy called for a rebuttal statement from Ms. Baker who stated the following:

- The Fairfax County Department of Transportation requested an asphalt trail to be constructed along the frontage of the proposed development as an extension to the W&OD Trail; and
- The applicant agreed to widen the sidewalk from the current 5 feet to 8 feet until it became apparent there would be a loss in trees, after which reverted back to 5 feet.

Ms. Baker's rebuttal statement was followed by a discussion between herself, Ms. Dressel, and Commissioner Carter regarding the following:

- The Hunter Mill Land Use Committee unanimously supported the proposed development;
- There were stormwater management options for the site, and mitigation solutions were in place for runoff from the site;
- The Town of Vienna's request to add proffer language for preservation of the existing home to establish that its historical significance be noted, and their concurrence with the staff's recommendation regarding this issue;
- The applicant's request for one additional lot as part of the proposed development; and
- Staff's reasoning for widening of the sidewalk to 8 feet for a portion of the lot.

The discussion resulted in the applicant's agreement to add proffer language that addressed retaining the existing dwelling due to its historic nature.



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 Carter for actions on this application.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS FOR PCA 81-C-111, TO A DATE CERTAIN OF SEPTEMBER 29, 2021.

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

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The meeting was adjourned at 10:05 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: February 23, 2022

*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 4 day of March 20 22, by  
Jacob Caporaletti.

*Doreen M. Steele*  
Signature of Notary

Notary Seal

Notary registration number: 7114113

Commission expiration: January 31, 2024

