

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 13, 2021**

PRESENT: 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: Peter F. Murphy, Chairman, Springfield District

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The meeting was called to order at 7:31 p.m., by Vice Chairman Ulfelder, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Vice Chairman Ulfelder stated the Planning Commission's safety and health policy for attending meetings. He indicated that all individuals, regardless of vaccination status, were required to wear a mask. In addition, he encouraged attendees to practice social distancing.

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Commissioner Sargeant announced his intent to move approval of the meeting minutes from May 2021 and June 2021 during the Planning Commission meeting scheduled on Wednesday, November 3, 2021. He added that each member of the Commission had been emailed draft copies of each set and stated that all corrections should be submitted to Jacob Caporaletti, Clerk to the Planning Commission.

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AFFORDABLE HOUSING ADVISORY COUNCIL NOMINATION

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND THE APPOINTMENT OF JULIE M. STRANDLIE, PARLIAMENTARIAN, AND MASON DISTRICT PLANNING COMMISSIONER, FOR THE AFFORDABLE HOUSING ADVISORY COUNCIL.

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

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RZ 2020-PR-008 CONCURRENT WITH RZ 2020 PR-009 AND FDP 2020-PR-009 - WESTPARK CORPORATE CENTER, L.L.C.

(Decisions Only) (The public hearing on these applications were held on October 6, 2021.)

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2020-PR-008 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 16, 2021.

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2020-PR-008, SUBJECT TO DEVELOPMENT CONDITIONS DATED SEPTEMBER 23, 2021.

Commissioner Cortina seconded each of the motions, which carried by a vote of 11-0. Commissioner Murphy was absent from the meeting.

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RZ 2020-PR-009 AND FDP 2020-PR-009 CONCURRENT WITH RZ/FDP 2020-PR-008 - TMG 8400 WESTPARK DRIVE, L.P. AND SILVERSTONE TYSONS, LP

(Decisions Only) (The public hearing on these applications were held on October 6, 2021.)

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2020-PR-009 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 12, 2021.

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2020-PR-009, SUBJECT TO DEVELOPMENT CONDITIONS DATED SEPTEMBER 23, 2021.

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING MODIFICATIONS AND WAIVERS:

- MODIFICATION OF SUBSECTION 2105.6.A(7) OF THE ZONING ORDINANCE FOR THE TYSONS URBAN CENTER STREETScape DESIGN IN FAVOR OF THAT SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN (CDP);
- WAIVER OF SUBSECTION 2105.6.B(1) OF THE ZONING ORDINANCE REQUIRING A MINIMUM DISTRICT SIZE OF TEN ACRES;

- MODIFICATION OF SUBSECTION 5100.2.D.4.C(3) OF THE ZONING ORDINANCE TO PERMIT BUILDINGS ON A CORNER LOT AS SHOWN ON THE CDP;
- WAIVER OF SUBSECTION 5107.3(3) OF THE ZONING ORDINANCE TO PERMIT PRIVATE STREETS GREATER THAN 600 FEET IN LENGTH, AS SHOWN ON THE CDP;
- MODIFICATION OF SUBSECTION 5108.8 OF THE ZONING ORDINANCE TO PERMIT A DEVIATION FROM TREE CONSERVATION REQUIREMENTS, AS SHOWN ON THE CDP;
- MODIFICATION OF THE LOADING SPACE REQUIREMENTS SET FORTH IN SUBSECTION 6101.3 OF THE ZONING ORDINANCE IN FAVOR OF THAT WHICH IS SHOWN ON THE CDP;
- WAIVER OF SUBSECTION 8100.2.E(3) OF THE ZONING ORDINANCE REQUIRING THE SUBMISSION OF AN FDP APPLICATION ASSOCIATED WITH THE SUBMISSION OF ALL SITE PLANS FOR ALL PUBLIC ROADWAYS PLANS AND INFRASTRUCTURE IMPROVEMENT PLANS;
- WAIVER OF SUBSECTION 8100.7.E(3) OF THE ZONING ORDINANCE REQUIRING ADDITIONAL INTERPARCEL ACCESS TO ADJOINING PARCELS BEYOND THAT SHOWN ON THE CDP AND AS PROFFERED;
- MODIFICATION OF SUBSECTION 8100.7.E(4) OF THE ZONING ORDINANCE TO NOT REQUIRE FURTHER DEDICATION, CONSTRUCTION, OR WIDENING OF EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP AND PROFFERS; AND
- MODIFICATION OF PARAGRAPH 6 OF PUBLIC FACILITY MANUAL (PFM) SECTION 12-0310.4 TO PERMIT A REDUCTION IN THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENTS FROM A WIDTH OF 8 FEET TO THAT DEMONSTRATED ON THE CDP AND AS PROFFERED.

Commissioner Cortina seconded the motions, which carried by a vote of 11-0. Commissioner Murphy was absent from the meeting.

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FDP 2014-MA-023-02 - DRI/WP ALTA CROSSROADS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

(Decision Only) (The public hearing on these applications were held on October 6, 2021.)

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2014-MA-023-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 13, 2021, WITH A CHANGE TO DEVELOPMENT CONDITION 23 TO LIMIT THE HOURS OF OUTDOOR CONSTRUCTION FROM 7:00 A.M. TO 8:00 P.M., MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 6:00 P.M. ON SATURDAYS, WITH NO CONSTRUCTION ALLOWED ON SUNDAY.

Commissioner Cortina seconded each of the motions, which carried by a vote of 11-0. Commissioner Murphy was absent from the meeting.

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The meeting was adjourned at 8:39 p.m.
John C. Ulfelder, Vice 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.

By Satabdi Samaddar
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 2022, by
Jacob Caporaletti.

Timothy M. Sargeant
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

