

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 27, 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

ABSENT: Andres Jimenez, Commissioner At-Large

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The meeting was called to order at 7:31 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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COMMISSION MATTERS

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PLANNING COMMISSION BYLAWS UPDATE

Commissioner Carter MOVED THAT THE PLANNING COMMISSION ADOPT THE AMENDED BYLAWS AND PROCEDURES OF THE FAIRFAX COUNTY PLANNING COMMISSION DATED OCTOBER 27, 2021.

Commissioners Sargeant and Ulfelder seconded the motion, which carried by a vote of 10-0. Commissioner Strandlie was not present for the vote. Commissioner Jimenez was absent from the meeting.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. AR 2005-SU-002-02 - J. DAVID SANDERS, TR. AND KIMBERLY A. SANDERS, TR.
2. AR 96-S-002-03 - NILA M. CASTRO TRUST AND CASTRO COLCHESTER FARMS, LLC

3. SEA 90-M-005-03 - VIRGINIA PSYCHIATRIC COMPANY, INC., DOMINION HOSPITAL

This order was accepted without objection.

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AR 2005-SU-002-02 - J. DAVID SANDERS, TR. AND KIMBERLY A. SANDERS, TR.-Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 16009 Lee Hwy., Centreville, 20121 on approx. 131.04 ac. of land zoned R C, HD and WS. Please call the Planning Division at 703-324-1380 after October 27, 2021, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Tax Map 63-2 ((1)) 9Z, 9Z1; 64-1 ((1)) 32Z and 64-3 ((1)) 1Z. SULLY DISTRICT. PUBLIC HEARING.

There were no disclosures made by the Commission.

Kelly Atkinson, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), introduced Anthony Obuekwe, ZED, DPD, who was presenting his first case before the Planning Commission.

Anthony Obuekwe, ZED, DPD, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of AR 2005-SU-002-02.

J. David Sanders, Applicant/Title, Owner gave a presentation on the subject application.

There was a brief discussion between Mr. Sanders and Commissioner Niedzielski-Eichner pertaining to Mr. Sanders's agreement to renew the special exception permit for the use of horses on the subject property. Mr. Sanders also stated that he was unaware of the expiration date on the special exception permit and that it was not brought to his attention when he renewed the agricultural and forestal district permit in 2013. He added that he intends to move forward with the renewal process for the special exception permit and maintain the existing condition of the site.

The discussion resulted in no changes to the subject application.

Commissioner Cortina praised the applicant for his continued effort in preserving his property as an agricultural and forestal district and resisting the offers made by developers throughout the years.

There being no listed speakers, Chairman Murphy called for virtual speakers and speakers from the audience, 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 Spain for action on this case.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT AR 2005-SU-002-02 BE APPROVED AND APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO RENEW THE SANDERS LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO ORDINANCE PROVISIONS DATED OCTOBER 13, 2021.

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

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The next public hearing was located within the Springfield District; therefore, Chairman Murphy relinquished duties of the Chair and gavel to Vice Chairman Ulfelder.

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AR 96-S-002-03 - NILA M. CASTRO TRUST AND CASTRO COLCHESTER FARMS, LLC- Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 11720 and 11800 Chapel Rd., Clifton, 20124 on approx. 118.25 ac. of land zoned R C and WS. Please call the Planning Division at 703-324-1380 after October 27, 2021, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Tax Map 76-3 ((1)) 13Z and 76-4 ((1)) 15Z. SPRINGFIELD DISTRICT. PUBLIC HEARING.

There were no disclosures made by the Commission.

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 Ulfelder 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 96-S-002-03 BE APPROVED AND APPENDIX

F OF THE FAIRFAX COUNTY CODE BE AMENDED TO RENEW THE CASTRO LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO ORDINANCE PROVISIONS DATED OCTOBER 13, 2021.

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

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Chairman Murphy resumed duties of the Chair and gavel.

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SEA 90-M-005-03 - VIRGINIA PSYCHIATRIC COMPANY, INC., DOMINION HOSPITAL - SEA Appl. to amend SE 90-M-005 previously approved for a medical care facility to permit modifications to site design and development conditions. Located at 2960 Sleepy Hollow Rd., Falls Church, 22044 on approx. 2.54 ac. of land zoned R-3, HC, CRD and SC. Tax Map 51-3 ((1)) 9A. MASON DISTRICT. PUBLIC HEARING.

There were no disclosures made by the Commission.

Molly M. Novotny, Applicant's Agent, Cooley LLP, reaffirmed the affidavit dated September 16, 2021.

Curtis Rowlette, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of application SEA 90-M-005-03.

Ms. Novotny gave a presentation on the subject application.

There was a discussion between Ms. Novotny; Gary L. Litovitz, MD, Medical Director of Dominion Hospital; Benjamin B. Brown, CEO, Dominion Hospital; and multiple Commissioners on the following:

- Clarification on Development Condition 14, which pertained to the establishment of an advisory committee with representatives of the neighbors, neighborhood, and civic associations;
- Clarification that the advisory committee had not been briefed on the subject application due to a previous request made by members to only conduct committee meetings if there were issues to resolve;
- Clarification that no physical separation or structural modification would be needed for treatment of patients under the proposed use;

- Clarification on the submission of quarterly updates provided by the applicant, which briefed the neighboring homeowners' associations and civic organizations while also addressing any outstanding concerns;
- Recommendations on continuing to hold public meetings to keep the neighboring community updated on any changes in operations on the site; and
- Clarification on changes to landscaping of the subject property.

The discussion resulted in no changes to the subject application.

There being no listed speakers, Chairman Murphy called for speakers from the audience, 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 Strandlie for action on this case.

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Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 90-M-005-03, SUBJECT TO THE CONDITIONS CONSISTENT WITH THOSE DATED OCTOBER 12, 2021.

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

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM THE PREVIOUSLY APPROVED TRANSITIONAL SCREENING MODIFICATION, IN FAVOR OF THE LANDSCAPING SHOWN ON THE DOMINION HOSPITAL LANDSCAPE EXHIBIT ON THE SEA PLAT.

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

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The meeting was adjourned at 8:11 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.

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.

[Signature]
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

