

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 10, 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

ABSENT: Peter F. Murphy, Chairman, Springfield District
Andres Jimenez, Commissioner At-Large

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The meeting was called to order at 7:35 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 announced that Governor Ralph Northam appointed Commissioner Sargeant to serve on the Board of Visitors of Gunston Hall.

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Vice Chairman Ulfelder announced that the Planning Commission's Land Use Review Process Committee and the Schools Committee would meet on Thursday, November 18, 2021, at 7:30 p.m., in the Board Auditorium of the Fairfax County Government Center. He added that the meeting would be open to the public and would be televised on Channel 16.

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PA 2015-IV-RH1 – TOP GOLF SITE, KINGSTOWNE AREA (Decision Only)
(The public hearing on this plan amendment was held on July 14, 2021.)

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION INDEFINITELY DEFER PA 2015-IV-RH1, TOP GOLF SITE, KINGSTOWNE.

Commissioners Bennett and Strandlie seconded the motion, which carried by a vote of 10-0. Chairman Murphy and Commissioner Jimenez were absent from the meeting.

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The next decision only was located in the Dranesville district; therefore, Vice Chairman Ulfelder relinquished duties of the Chair and gavel to Secretary Sargeant.

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RZ/FDP 2021-DR-006 - 7700-4 LEESBURG PIKE ASSOCIATES, LLC AND 7700 HOMES ASSOCIATES LLC (Decision Only)

(The public hearing on these applications was held on November 3, 2021.)

Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2021-DR-006, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED NOVEMBER 10, 2021.

Commissioner Cortina seconded the motion, which carried by a vote of 10-0. Chairman Murphy and Commissioner Jimenez were absent from the meeting.

Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING WAIVERS AND MODIFICATIONS DATED OCTOBER 26, 2021:

- WAIVER OF PARAGRAPH 2 OF SECTION 6-207 FOR THE 200 SQUARE-FOOT PRIVACY YARD REQUIREMENT;
- WAIVER OF PARAGRAPH 2 OF SECTION 11-302 FOR A PRIVATE STREET WHICH EXCEEDS 600 FEET IN LENGTH;
- MODIFICATION OF SECTION 13-303A FOR THE TRANSITIONAL SCREENING WIDTH AND TOTAL PLANTINGS ALONG A PORTION OF THE WESTERN AND NORTHWESTERN PROPERTY LINES IN FAVOR OF ALLOWING THE RETAINING WALL TO SHIFT CLOSER TO THE WESTERN BOUNDARY IN ORDER TO ACCOMMODATE PRIVATE ROAD A;
- WAIVER OF SECTION 13-304.4.B FOR THE BARRIER REQUIREMENT ALONG A PORTION OF THE NORTHWESTERN PROPERTY LINE IN FAVOR OF A 42-INCH PICKET WOOD FENCE OR GUARD RAIL ALONG THE TOP OF THE RETAINING WALL;
- WAIVER OF SECTION 17-201.2 FOR THE TRAIL REQUIREMENT ALONG ROUTE 7 IN FAVOR OF A TRAIL ALONG THE NORTHERN PORTION OF THE PROPERTY; AND
- WAIVER OF SECTION 17-201.3 FOR THE FRONTAGE IMPROVEMENTS ALONG ROUTE 7 (LEESBURG PIKE).

Commissioner Cortina seconded the motion, which carried by a vote of 10-0. Chairman Murphy and Commissioner Jimenez were absent from the meeting.

Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2021-DR-006, SUBJECT TO THE BOARD OF SUPERVISOR'S APPROVAL OF RZ 2021-DR-006.

Commissioner Cortina seconded the motion, which carried by a vote of 10-0. Chairman Murphy and Commissioner Jimenez were absent from the meeting.

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Vice Chairman Ulfelder resumed duties of the Chair and gavel, prior to the meeting being adjourned.

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The meeting was adjourned at 8:01 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.

Dorothy M. Steele
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

