

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 1, 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 7:33 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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COMMISSION MATTERS

Chairman Murphy announced that the Board of Supervisors had reappointed Commissioner John A. Carter, Hunter Mill District and Commissioner Walter C. Clarke, Mount Vernon District, to server another four-year term on the Planning Commission. Chairman Murphy commended both Commissioners for their work.

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RZ 2018-MV-005 – IDI HUNTINGTON, L.C. (Decision Only)
(The public hearing on this application was held on November 17, 2021.)

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2018-MV-005 AND THE ASSOCIATED CDP, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS DATED NOVEMBER 30, 2021.

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

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING WAIVERS AND MODIFICATIONS DATED NOVEMBER 15, 2021:

- MODIFICATION OF PARAGRAPH 2 OF SECTION 2-506 OF THE ZONING ORDINANCE TO PERMIT A PARAPET WALL, CORNICE, OR SIMILAR PROJECTION TO EXCEED THE ESTABLISHED HEIGHT LIMIT ABOVE THE ROOF LEVEL OF ANY BUILDING WITHIN A ZONING DISTRICT BY 12 FEET INSTEAD OF THE PERMITTED 3 FEET;
- MODIFICATION OF PARAGRAPH 2 OF SECTION 6-407 OF THE ZONING ORDINANCE TO PERMIT THE PRIVACY YARD FOR EACH SINGLE FAMILY ATTACHED DWELLING UNITS TO MEASURE LESS THAN THE REQUIRED 200 SQUARE FEET;
- MODIFICATION OF PARAGRAPH 4 OF SECTION 11-202 OF THE ZONING ORDINANCE TO PERMIT A LOADING SPACE OR BERTH TO BE LOCATED CLOSER THAN 40 FEET TO THE NEAREST INTERSECTION;
- MODIFICATION OF SECTION 11-203 OF THE ZONING ORDINANCE TO PERMIT A REDUCED NUMBER OF LOADING SPACES FOR COMMERCIAL AND OFFICES USES AS SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN (CDP);
- MODIFICATION OF PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO PERMIT A PRIVATE STREET TO EXCEED 600 FEET IN LENGTH AS SHOWN ON THE CDP;
- MODIFICATION OF PARAGRAPH 1 AND PARAGRAPH 2 OF SECTION 13-203 OF THE ZONING ORDINANCE FOR PERIPHERAL PARKING LOT LANDSCAPING OF ANY PARKING LOT CONTAINING 20 OR MORE SPACES IN FAVOR OF THAT SHOWN ON THE CDP;
- MODIFICATION OF SECTION 13-302, 13-303 AND 13-304 PURSUANT TO PARAGRAPH 1 OF SECTION 13-305 TO PROVIDE SCREENING AND BARRIER TREATMENTS AS SHOWN ON THE CDP FOR THOSE AREAS WITHIN THE PROPOSED PRM DISTRICT;
- MODIFICATION OF SECTION 13-302, 13-303 AND 13-304 OF THE ZONING ORDINANCES, PURSUANT TO PARAGRAPH 2 OF SECTION 13-305 OF THE ZONING ORDINANCE, TO PERMIT SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERLY PROPERTY LINE; AND
- WAIVER OF SECTION 16-403 OF THE ZONING ORDINANCE REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN (FDP) APPLICATION ASSOCIATED WITH THE SUBMISSION OF ANY SITE PLANS FOR THE EXISTING DEVELOPMENT.

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

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RZ 2021-BR-009 – SEKAS HOMES, LTD

COMMISSIONER CORTINA MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ 2021-BR-009, SEKAS HOMES, LTD, TO A DATE CERTAIN OF FEBRUARY 2, 2022.

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

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Commissioner Sargeant announced his intent to move approval of the meeting minutes from July 2021 during the Planning Commission meeting scheduled on Wednesday, December 8, 2021. He asked the Commission to review the draft copies of each set, which was emailed to each member on November 17, 2021, and submit any edits or corrections to Jacob Caporaletti, Clerk to the Planning Commission.

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Commissioner Niedzielski-Eichner announced that the Planning Commission’s Tysons Committee would meet on Thursday, December 9, 2021, at 7:30 p.m. The meeting agenda would include a conversation with Rachael Flynn, Deputy County Executive, on placemaking in the context of land use, transportation, and economic development.

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Commissioner Cortina announced that the Planning Commission’s Transportation Committee would meet on Thursday, December 9, 202, at 8:30 p.m. The meeting agenda would include a presentation by Fairfax County’s Department of Transportation on the active Fairfax County Bicycle Master Plan and the Countywide Trails Plan.

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

- 1. CSP 2011-PR-011-04 – SCD SCOTTS RUN LLC

This order was accepted without objection.

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CSP 2011-PR-011-04 - SCD SCOTTS RUN LLC - Appl. for approval of a Comprehensive Sign Plan associated with RZ 2011-PR-011. Located on the N. side of Chain Bridge Rd. and E. side of Colshire Dr. on approx. 1.98 ac. of land zoned PTC and HC. Providence District. Tax Map 30-3 ((46)) 1.
PROVIDENCE DISTRICT. PUBLIC HEARING.

Bernard S. Suchicital, Applicant's Agent, Walsh, Colucci, Lubeley, & Walsh, P.C. agreed to development conditions dated November 17, 2021.

There were no disclosures by Commission members.

Commissioner Niedzielski-Eichner asked that Chairman Murphy 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, Chairman Murphy closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on this application.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2011-PR-011-04, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 17, 2021.

Commissioner Ulfelder 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 7:48 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

