

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 12, 2022**

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
Andres Jimenez, Commissioner At-Large

ABSENT: Candice Bennett, Commissioner At-Large

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The meeting was called to order at 7:30 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

SE 2021-MA-032 – MCDONALD’S CORPORATION

(The public hearing on this application was held on September 28, 2022.)

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2021-MA-032, MCDONALD’S CORPORATION, TO A DATE CERTAIN OF OCTOBER 19, 2022, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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RZ 2022-MA-00001 – PLAZA 500 PROPERTY OWNER, L.P.

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING OF RZ 2022-MA-00001 TO A DATE CERTAIN OF OCTOBER 26, 2022.

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

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APPROVAL OF MINUTES: JUNE 2022

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING SETS OF MINUTES:

- JUNE 8, 2022;
- JUNE 15, 2022;
- JUNE 22, 2022; AND
- JUNE 29, 2022.

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

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Commissioner Sargeant announced his intent to move approval of the July 2022 minutes at the Planning Commission meeting scheduled for October 26, 2022.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. FDPA 2001-MV-039 (RZPA 2022-MV-00035) – SANJAYA JENA AND SASMITA JENA
2. SE 2022-PR-00001– PETROLEUM MARKETING GROUP, INC.

This order was accepted without objection.

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FDPA 2001-MV-039 (RZPA 2022-MV-00035) - SANJAYA JENA AND SASMITA JENA – FDPA Appl. to amend the final development plans for RZ 2001-MV-039 to permit an addition 10.6 ft. from the rear property line. Located 8307 Middle Ruddings Dr., Lorton, 22079 on approx. 4,316.80 sq. ft. of land zoned PDH-4. Tax Map 107-3 ((6)) 203. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Keith C. Martin, Applicant’s Agent, Law Office of Keith C. Martin PLLC, reaffirmed the affidavit dated November 1, 2021.

There were no disclosures from the Commission.

Commissioner Clarke requested 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 Clarke for action on this application.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2001-MV-039, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 29, 2022.

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

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SE 2022-PR-00001 - PETROLEUM MARKETING GROUP, INC. – SE Appl. to permit the addition of a convenience store within an existing service station building and a waiver of the open space requirement. Located at 1953 Chain Bridge Rd., McLean, 22102 on approx. 19,643 sq. ft. of land zoned C-8, HC, and SC. Providence District. Tax Map 29-4 ((1)) 17. PROVIDENCE DISTRICT. PUBLIC HEARING.

Commissioner Niedzielski-Eichner stated his intent to defer the decision on this case for one week to allow time for the Commission to review the final revisions to the proposed development conditions.

David R. Gill, Applicant's Agent, Wire Gill LLP, reaffirmed the affidavit dated September 1, 2022.

There were no disclosures from the Commission.

Kevin McMahan, 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 SE 2022-PR-00001.

Mr. Gill gave a presentation on the subject application.

There was a discussion between Mr. McMahan, Mr. Gill, and multiple Commissioners on the following issues:

- Concerns related to the absence of trees and lighting fixtures, as prescribed by the Tysons Urban Area Design guidelines;
- Explanation of the relocation plan for the trees proposed to be planted;

- Explanation of Development Condition Number 12, as contained in the set dated October 12, 2022, regarding pedestrian safety and lighting fixtures;
- Explanation of the ingress/egress access to the subject property and the landscaping that would be implemented in the areas affected by such modifications;
- Clarification on the location of a retaining wall on the site;
- Consideration for a preemption device at the traffic light located near the site;
- The applicant's efforts to improve safety along the pedestrian paths around the site;
- The possibility of implementing additional features, such as seating areas, to better accommodate customers;
- The extent to which the subject property provided sufficient space to ensure adequate vehicular circulation;
- Confirmation of the applicant's commitment to two, level two electric vehicle charging stations; and
- Confirmation that the proposed location would be open 24 hours.

The discussion resulted in no changes to the subject application.

There were no listed speakers, no speakers from the public, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on this case.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2022-PR-00001, TO A DATE CERTAIN OF OCTOBER 19, 2022, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The meeting was adjourned at 8:05 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, Virginia 22035.

By: Satabdi Samaddar
Approved on: January 11, 2023

Jacob L. 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 21 day of January 2024, by

[Handwritten Signature]
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

