

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 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 7:35 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

The Honorable John T. Frey, Clerk of the Circuit Court, performed the swearing-in ceremony for the following Commissioners appointed by the Board of Supervisors for four-year terms ending December 2026:

- John A. Carter, Hunter Mill District
- Walter C. Clarke, Mount Vernon District

Chairman Murphy thanked Mr. Frey for presiding over the swearing-in ceremony.

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Chairman Murphy announced that the election of officers for the Planning Commission Committees for 2022, would be held at the Planning Commission meeting on January 26, 2022. Chairman Murphy thanked Commissioner Cortina for volunteering to survey the Commission and make recommendations to the Chair.

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Chairman Murphy also noted that committee preference sheets would be distributed on a later date.

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Chairman Murphy announced that February 1, 2022, would be the deadline for Commissioners to submit their Statement of Economic Interests disclosure forms to Jill Cooper, Director of Clerk Services.

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Chairman Murphy announced the retirement of Michael Liberman, Director of Department of Cable and Consumer Services and thanked him for 33 years of service to Fairfax County. He also noted that Rebecca Makely would serve as the Acting Director of Department of Cable and Consumer Services.

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FDPA 1999-PR-026 – RON SCHREIBMAN

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION INDEFINITELY DEFER THE PUBLIC HEARING FOR FDPA 1999-PR-026.

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

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Commissioner Niedzielski-Eichner announced that he had shared an article with the Commission, on Fairfax County's Strategic Plan initiatives, which was identified by the Board of Supervisors. He added that upon reviewing the information he found the land use strategies helpful and hopes that other Commissioners do as well.

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Commissioner Sargeant announced his intent to move approval of the meeting minutes from September, October, November, and December 2021, the during the Planning Commission meeting scheduled for Wednesday, February 23, 2022. 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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Commissioner Strandlie announced that the Schools Committee would meet on Thursday, January 20, 2022, at 7:30 p.m., in the Board Auditorium of the Fairfax County Government Center.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. PCA 2003-LE-006 CONC. W/PA 2020-IV-MV2 – FAIRFAX COUNTY BOARD OF SUPERVISORS - LEE DISTRICT COMMUNITY CENTER
2. RZ 2021-LE-007/ SEA 2021-LE-005 – SHEEHY LOISDALE PROPERTY, LLC
3. AFR 2021-00006 (AR 01-H-001-03) – HIU NEWCOMB FAMILY, LLC
4. SE 2021-HM-009 – FEDERAL REALTY INVESTMENT TRUST
5. FDPA 2011-HM-012 – ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING
6. RZ/FDP 2021-MV-010 – CHRISTOPHER LAND, LLC

This order was accepted without objection.

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PCA 2003-LE-006 CONC. W/PA 2020-IV-MV2 - FAIRFAX COUNTY BOARD OF SUPERVISORS-LEE DISTRICT COMMUNITY CENTER - Appl. to amend the proffers for RZ 2003-LE-006 previously approved for a rezoning, to permit public facilities and associated modifications to proffers. Located at 7950 and 7960 Audubon Ave., Alexandria, 22306 on approx. 5.33 ac. of land zoned C-8. Current Comp. Plan Rec: Private Recreation. Proposed Comp. Plan Rec: Public Facilities. Lee District. Tax Map 101-2 ((1)) 14 and 15. (Concurrent with PA-2020-IV-MV2). LEE DISTRICT. PUBLIC HEARING.

There were no disclosures made by the Commission.

Commissioner Lagana 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 Lagan for action on this case.

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Commissioner Lagana MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT PA 2020-IV-MV2, AS SHOWN IN APPENDIX 6 OF THE STAFF REPORT, TO AMEND THE COMPREHENSIVE LAND USE PLAN MAP FROM PRIVATE RECREATION TO PUBLIC FACILITIES, GOVERNMENTAL, AND INSTITUTIONAL USES, AND TO UPDATE FIGURE 5, MOUNT VERNON PLANNING DISTRICT EXISTING PUBLIC FACILITIES, TO REFLECT THE NEW COMMUNITY CENTER USE.

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

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA-2003-LE-006, SUBJECT OF THE EXECUTION OF THE PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 11, 2022.

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

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FOLLOWING WAIVERS AND MODIFICATIONS:

- MODIFICATION FOR THE SOUTHERN PORTION OF NORTHEASTERN BOUNDARY ADJACENT TO AUDUBON ESTATES TO ALLOW EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS AS SHOWN ON THE GDP TO SATISFY THE TRANSITIONAL SCREENING REQUIREMENTS;
- MODIFICATION OF THE TRANSITIONAL SCREENING ALONG THE SOUTHERN PROPERTY LINE TO ALLOW EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS AS SHOWN ON THE GDP TO SATISFY THE TRANSITIONAL SCREENING REQUIREMENTS;
- MODIFICATION OF THE TRANSITIONAL SCREEN REQUIREMENT ALONG THE EASTERN PROPERTY LINE TO PERMIT EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS AS SHOWN ON THE GDP TO SATISFY THE TRANSITIONAL SCREENING REQUIREMENTS;
- MODIFICATION OF THE TRANSITIONAL SCREENING ALONG THE WESTERN PROPERTY LINE TO ALLOW EXISTING VEGETATION TO SATISFY THE TRANSITIONAL SCREENING REQUIREMENTS;
- MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE EASTERN PROPERTY LINE AND THE SOUTHERN PORTION OF THE NORTHEASTERN PROPERTY LINE TO ALLOW THE EXISTING BOARD ON BOARD WOOD FENCE TO SATISFY THE BARRIER REQUIREMENT; AND
- WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE.

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

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RZ 2021-LE-007 - SHEEHY LOISDALE PROPERTY, LLC-
Appl. to rezone from C-2 and I-3 to C-8 to permit vehicle sales, rental and service establishment with an overall Floor Area Ratio (FAR) of 0.11. Located on the E. side of Loisdale Rd. approx. 900 ft. S. of Lois Dr. on approx. 7.23 ac. of land. Comp. Plan Rec: Industrial and Public Parks with an option for vehicle sales center and associated service facilities. Lee District. Tax Map 90-4 ((1)) 3, 4 and 5. (Concurrent with SE 2021-LE-005).

SEA 2021-LE-005 - SHEEHY LOISDALE PROPERTY, LLC-
Appl. to permit vehicle sales, rental and service establishment. Located on the E. side of Loisdale Rd. approx. 900 ft. S. of Lois Dr. vacant land and 7501 Loisdale Rd., Springfield, 22150 on approx. 7.23 ac. of land zoned C-8. Lee District. Tax Map 90-4 ((1)) 3, 4 and 5. (Concurrent with RZ 2021-LE-007).
LEE DISTRICT. PUBLIC HEARING.

Lynne J. Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit for RZ 2021-LE-007 and SE 2021-LE-005, dated December 22, 2021.

There were no disclosures made by the Commission.

Sharon Williams, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of applications RZ 2021-LE-007 and SE 2021-LE-005.

Ms. Strobel gave a presentation on the subject applications.

There was a discussion between Ms. Strobel and Commission Ulfelder on the potential increased demand for electric vehicle charging stations. Ms. Strobel stated that the applicant was committed to assessing such needs for electric vehicle charging stations at the time of site plan review.

The discussion resulted in no changes to the subject applications.

There was a discussion between Ms. Strobel, William H. Prodo, Applicant's Engineer, Walter L. Phillips, Inc., and multiple Commissioners on the following:

- Clarification on the Comprehensive Plan's existing development options for the subject property;
- The applicant's commitment to meeting the necessary stormwater management requirements on-site;
- Concerns with language in Proffer Number 10, which would allow the applicant to seek stormwater mitigation credits;
- Clarification that the applicant would only seek stormwater mitigation credits in the event all other on-site stormwater management options were not commercially feasible;
- Concerns related to the impact of woodlands on the existing water quality on the site;

- Explanation of the applicant's limited ability to incorporate on-site infiltration due to the current soil conditions and steep slopes; and
- Concerns for potential environmental impacts on the Accotink Watershed.

The discussion resulted in the applicant's commitment to review the language in the proposed proffered conditions regarding stormwater management commitments to address the usage of qualified language.

Commissioner Niedzielski-Eichner stated the subject property would be an ideal location for an electric vehicle charging stations due its proximity to I-95. He also encouraged staff and the applicant to evaluate the types of amenities could be incorporated into electric vehicle charging stations to draw the interest of customers while also being commercially beneficial.

There was a discussion between Ms. Strobel, Catherine Lewis, ZED, DPD, and Commissioner Sargeant on the zoning district of the subject property and the adjacent properties. Ms. Strobel stated that the car dealership located on adjacent parcels were zoned C-8 district. Ms. Lewis added that the subject property was part of the I-95 Corridor Industrial Area. Commissioner Sargeant asked for further clarification on how the environmental management practices of the subject property compare to the adjacent properties. Ms. Lewis stated that the three existing dealerships were built on top of landfills, which was considered to be an environmentally friendly practice. Ms. Strobel stated that the adjacent dealerships were built prior to the stormwater management regulations adopted in 2016. Commissioner Sargeant shared his perspective on the importance of viewing environmental management practices as part of the larger planning process. He went on highlight that the proposed application had more commitments related to environmental management when compared to the adjacent dealerships.

The discussion resulted in no changes to the subject applications.

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 Lagana for action on these cases.

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Commissioner Lagana MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2021-LE-007 AND SEA 2021-LE-005 TO A DATE CERTAIN OF JANUARY 19, 2022, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

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

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AFR-2021-00006 (AR 01-H-001-03) - HIU NEWCOMB FAMILY, 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 in the N.W. quadrant of the intersection of Leesburg Pike and Beulah Rd. on approx. 27.19 ac. of land zoned PDH-1/R-A. Please call the Planning Division at 703-324-1380 after January 12, 2022, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Hunter Mill District. Tax Map 19-1 ((14)) Z, 20Z, 20Z2 21Z, 21Z2, 22Z, 22Z2, 23Z, 23Z2 and 19-3 ((1)) 42Z2. HUNTER MILL DISTRICT. PUBLIC HEARING.

There were no disclosures made by the Commission.

Kelly Atkinson, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of application AFR-2021-00006.

Hiu Newcomb, Applicant/Title Owner, gave a presentation on the subject application. gave a presentation on the subject application.

Commission Ulfelder commended Ms. Newcomb for their farming practices and recognized Potomac Vegetable Farm II as an institution in community.

Ms. Newcomb stated that this application was the fifth renewal for the farm and that she, her children, and grandchildren remained committed to its operation. She noted that the farmland has been open to the community and the family intended to keep it that way.

The discussion resulted in no changes to the subject application.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Jason Torrey, 9664 Maymont Drive, Vienna, VA 22182, spoke in support of the subject application. Mr. Torrey stated that he supported the continued agricultural operations on the site..

There being no more listed speakers, Chairman Murphy called for virtual speakers and speakers from the audience but received no response. He then called for a rebuttal statement from Ms. Newcomb, who declined.

Commissioner Carter commented on the subject application wherein he complimented the staff for a detailed staff report with helpful visuals. He went on to echo the statement previously made by Commission Ulfelder that the farm was an important part of the community and hopes that they continue to operate as such.

Commissioner Sargeant stated that the subject application was environmentally beneficial to Fairfax County and would not be impacted by current supply chain shortages.

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 Carter for action on this case.

Prior to the motion on this case, there was a brief exchange on the record between Commissioner Carter and Ms. Newcomb pertaining to her agreement to the proposed ordinance provisions dated December 17, 2021.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT AFR-2021-00006, BE APPROVED AND THAT APPENDIX F OF THE *FAIRFAX COUNTY CODE* BE AMENDED TO RENEW THE POTOMAC VEGETABLE FARM II LOCAL AGRICULTURAL AND FORESTAL DISTRICT SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS CONTAINED IN APPENDIX 1, DATED DECEMBER 17, 2021.

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

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SE 2021-HM-009 - FEDERAL REALTY INVESTMENT TRUST- Appl. to permit a freestanding restaurant with drive-through in the Highway Corridor and Sign Control Overlay Districts. Located at 8365 and 8371 Leesburg Pike, Vienna, 22180 on approx. 1.38 ac. of land zoned C-7. Hunter Mill District. Tax Map 29-3 ((1)) 36C2 (pt.) and 36D (pt.). HUNTER MILL DISTRICT. PUBLIC HEARING.

Michael D. Van Atta, Applicant's Agent, McGuire Woods LLP, reaffirmed the affidavit dated September 20, 2021.

There were no disclosures made by the Commission.

Mary Ann Tsai, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report on behalf of Alexis Robinson, ZED, DPD, a copy of which is in the date file. She noted that staff recommended approval of application SE 2021-HM-009.

Mr. Van Atta gave a presentation on the subject application.

There was a discussion between Mr. Van Atta, Ms. Tsai, Catherine Lewis, ZED, DPD, and multiple Commissioners on the following:

- Clarification that the estimated 450 daily trips to the restaurant site includes both dine-in and drive-thru customers;
- Clarification that existing electric vehicle charging stations would be relocated on the site;
- Clarification on the applicant's commitment to construct a sidewalk and crosswalk which connects to the main shopping center;
- Clarification on the applicant's efforts to mitigate the proposed development's impact on pedestrian and vehicular traffic around the subject property;
- Clarification on the applicant's commitment to architectural design and building materials that was in conformance with the Tysons Urban Design Guideline;
- Considerations for increasing the overall number of electric vehicle charging station on-site;
- Clarification on the types of electric vehicle charging stations that could be installed;
- Discussion on the revenue generated from electric vehicle charging stations;
- Discussion on the applicant's interest in redeveloping the subject site;
- Future consideration for strategic placement of electric vehicle charging stations; and
- Considerations for small businesses during the transition of strip shopping centers to lessen the impact of gentrification.

The discussion resulted in no changes to the subject application.

There being no listed speakers, Chairman Murphy called for virtual speakers and speakers from the audience.

Jason Torrey, 9664 Maymont Drive, Vienna, VA 22182, voiced concerns about there not being traffic study conducted for the subject area. He added that he has concerns about the ingress and egress of the subject property. Mr. Torrey expressed his overall support for the addition of a Shake Shack to the area but noted his concerns about the increased traffic congestion on Route 7.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Van Atta, who responded to the testimony from the speakers as follows:

- A traffic study was submitted, as part of the application;
- The applicant remained committed to exploring traffic mitigation options, such as striping and signage, to address the ingress and egress concerns; and
- The applicant recognized concerns related to traffic congestion and would coordinate with the existing shopping center to implement appropriate traffic mitigation measures.

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 Carter for action on this case.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING:

- APPROVAL OF SE 2021-HM-009, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 10, 2022; AND
- APPROVAL OF A MODIFICATION OF SUBSECTION 2103.7.B (B) OF THE ZONING ORDINANCE ON THE 40-FOOT REQUIRED FRONT YARD SETBACK IN THE C-7 DISTRICT TO THAT SHOWN IN THE SE PLAT.

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

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FDPA 2011-HM-012 - ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING - Appl. to amend the final development plan for RZ 2011-HM-012 to permit multi-family residential development. Located on the N. side of Spring Hill Rd., approx. 1,100 ft. W. of its intersection with Leesburg Pike on approx. 2.00 ac. of land zoned PTC and SC. Hunter Mill District. Tax Map 29-3 ((1)) 2D. HUNTER MILL DISTRICT. PUBLIC HEARING.

Scott E. Adams, Applicant's Agent, McGuire Woods LLP, reaffirmed the affidavit dated December 1, 2021.

There were no disclosures made by the Commission.

Mary Ann Tsai, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of application FDPA 2011-HM-012.

Mr. Adams gave a presentation on the subject application.

There was a discussion between Mr. Adams, Ms. Tsai, Mitchell A. Crispell, Arlington Partnership for Affordable Housing, and multiple Commissioners on the following issues:

- Clarification that the ground floor of the subject property would be used for amenities for resident instead of retail space;
- Clarification on the accessibility of the nearby Spring Hill metrorail station and how pedestrians would access that station;
- The applicant's commitment to working with adjacent property owners to provide a more direct path to shopping outlets for residents;
- The greater policy implications for permitting the practice of concentrating affordable housing in one building instead of combining affordable and market rate housing;
- Clarification on the quality standard and sustainability for proposed development;

- Clarification on low-income housing tax credits for long-term management on the proposed development;
- Clarification on the usage of interim parking to benefit residents and employees;
- Clarification on the installation of 175 spaces of underground parking;
- The impact of increased telework caused by the COVID-19 pandemic on transit-oriented developments;
- Discussion on safety concerns pertaining to surface parking; and
- Clarification of the need for two-to-three-bedroom units in the area.

The discussion resulted in no changes to the subject application.

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 Carter for action on this case.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2011-HM-012, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 29, 2021.

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

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RZ/FDP 2021-MV-010 - CHRISTOPHER LAND, LLC - Appls.
to rezone from R-1 to PDH-8 to permit residential development with an overall density of 4.7 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the S. side of Lorton Rd. and W. of Windermere Hill Dr. on approx. 6.35 ac. of land. Comp. Plan Rec: Residential Use at 5-8 du/ac. Mount Vernon District. Tax Map 107-3 ((1)) 1 and 2A.
MOUNT VERNON DISTRICT. PUBLIC HEARING.

E. John Regan, Jr., Applicant's Agent, Christopher Land, LLC, reaffirmed the affidavit dated June 3, 2021.

There were no disclosures made by the Commission.

Jerrell Timberlake, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of applications RZ 2021-MV-010 and FDP 2021-MV-010.

Clark L. Massie, Real Estate Agent for Applicant, Tetra Corporation, gave a presentation on the subject application.

There was a discussion between Mr. Massie; Mr. Regan; Catherine Lewis, ZED, DPD; and multiple Commissioners on the following:

- The proposed street width of 24 feet, which matched those of adjacent developments;
- Clarification on the ingress/egress to the site for vehicles;
- Clarification on how the proposal would accommodate school bus transportation for school age children;
- The existing condition and overall topography of the site;
- Concerns related to the steep drop off near flood plain and the need for a conservation buffer;
- Concerns for erosion management and stormwater management provisions for the site;
- Clarification on the evaluation and delineation of any resource protection areas on or near the subject property;
- Clarification that Fairfax County would not enforce regulations on garages being used as an accessory dwelling unit;
- Clarification on the applicant's commitment to coordinate with the Fairfax County Park Authority to provide adequate trail connections; and
- The ability of a homeowner's association to enforce the restrictions on garage usage within the proposed development.

The discussion resulted in a commitment by the applicant to revise the proffered commitments for trail connectivity to parks prior to the Board of Supervisors' public hearing, clarify how the funds would be allocated, and finalize the process for determining the appropriate implementation of such facilities.

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 Clarke for action on these cases.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2021-MV-010 AND ITS ASSOCIATED

CONCEPTUAL DEVELOPMENT PLAN (CDP), SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED NOVEMBER 24, 2021.

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

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2021-MV-010.

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

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO PERMIT A PRIVATE STREET THAT EXCEEDS 600 FEET IN LENGTH.

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

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Chairman Murphy congratulated Commissioners Clarke and Carter for their reappointment to serve another four-year term on the Planning Commission.

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The meeting was adjourned at 10:48 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: March 30, 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 8 day of April 2022 by
Jacob Caporaletti.

[Signature]
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

