

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 26, 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
Candice Bennett, Commissioner At-Large
Andres Jimenez, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 7:34 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

ELECTION OF OFFICERS

Commissioner Cortina MOVED THAT THE PLANNING COMMISSION ADOPT THE FOLLOWING SLATE OF OFFICERS FOR THE YEAR 2022:

- PETER F. MURPHY, CHAIRMAN, SPRINGFIELD DISTRICT;
- JOHN C. ULFELDER, VICE CHAIRMAN, DRANESVILLE DISTRICT;
- TIMOTHY J. SARGEANT, SECRETARY, COMMISSIONER AT-LARGE; AND
- JULIE M. STRANDLIE, PARLIAMENTARIAN, MASON DISTRICT.

Commissioner Lagana seconded the motion, which carried by a vote of 12-0.

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Commissioner Sargeant announced his intent to move approval of the meeting minutes from September, October, November, and December 2021, 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 requested that all corrections be submitted to Jacob Caporaletti, Clerk to the Planning Commission, prior to the date of approval.

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Chairman Murphy announced that the 2022 Committee Request Forms had been distributed to all members of the Commission and requested that everyone to submit them to Jacob Caporaletti, Clerk to the Planning Commission, at their earliest convenience. He also noted that Committee meetings would continue to be televised live on Channel 16.

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Commissioner Niedzielski-Eichner reminded Commissioners that on January 6, 2022, he had distributed a copy of the draft for the Fairfax Countywide Strategic Plan. He then encouraged prospective Committee members to review the contents of that document that were pertinent to the Committee's purposes.

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Commissioner Jimenez stated that he had been absent for the January 19, 2022, Planning Commission meeting, but he had watched the broadcast of the meeting and was prepared to render votes for the scheduled decision only applications.

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RZ/FDP 2013-DR-002/PCA-C-220 – WRIT LP

Commissioner ULFELDER MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ/FDP 2013-DR-002/PCA-C-220, WRIT LP, TO A DATE CERTAIN OF FEBRUARY 2, 2022.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 12-0.

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CSP 2020-PR-008 – WESTPARK CORPORATE CENTER, L.L.C. (Decision Only)
(The public hearing on this application was held on January 19, 2022.)

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2020-PR-008, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 26, 2022.

Commissioner Sargeant seconded the motion, which carried by a vote of 12-0.

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RZ 2021-LE-015/SE 2021-LE-010 – AMAZON DATA SERVICES INC. (Decisions Only)
(The public hearing on these applications were held on January 19, 2022.)

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2021-LE-015, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 26, 2022

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

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2021-LE-010, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 20, 2021.

Commissioner Cortina seconded the motion, which carried by a vote of 11-0. Commissioner Sargeant recused himself from the vote.

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION TO SECTION 8100.7.E.2 OF THE ZONING ORDINANCE FOR THE MAJOR PAVED TRAIL ALONG NEWINGTON ROAD IN LIEU OF THE PROFFERED ESCROW CONTRIBUTION DATED JANUARY 26, 2022.

Commissioner Cortina seconded the motion, which carried by a vote of 11-0. Commissioner Sargeant recused himself from the vote.

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RZ/FDP 2021-MV-008 – LMC ALEXANDRIA CROSSING HOLDINGS, LLC
(Decisions Only) (The public hearing on these applications were held on January 19, 2022.)

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2021-MV-008 TO A DATE CERTAIN OF FEBRUARY 16, 2022, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Cortina seconded the motion, which carried by a vote of 11-1. Commissioner Lagana voted in opposition.

There was a discussion between Commissioner Lagana, Commissioner Clark, and multiple Commissioners on the following:

- The outstanding issues and concerns regarding the applicant's outreach efforts to the residents of the existing mobile home park;
- The applicant's subsequent efforts to include the residents of the mobile home park in community meetings during the deferral period;
- The agenda of such community meetings and whether adequate translation services would be provided to the non-English speaking attendees; and

- The challenges associated with redevelopment efforts and public outreach to areas around mobile home parks.

There was a discussion between Commissioner Niedzielski-Eichner and Lynne Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C. regarding the appropriate time and manner in which to discuss the outstanding issues regarding the subject applications.

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Commissioner Strandlie announced that the Planning Commission's Schools Committee had met on Thursday, January 20, 2022 to review the 2017 memo on 2232 procedures for school facilities.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. CSP-C-108 – FORT BUFFALO, LLC
2. CSP 2016-MV-002 – FAIRFIELD KINGS CROSSING, LLC
3. SE 2021-HM-00014 – SERVICE SOURCE, INC.
4. PCA/CDPA/FDPA 2017-SU-011 – DD SOUTH PARKING LC

This order was accepted without objection.

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CSP-C-108 – FORT BUFFALO, LLC – Appl. to establish a Comprehensive Sign Plan associated with RZ-C-108. Located on the N. side of Arlington Blvd., S. side of Hillwood Ave., and W. of Leesburg Pike on approx. 4.07 ac. of land zoned PDC, SC, HC and CRD. Tax Map 51-3 ((1)) 1B and 1E. MASON DISTRICT.
PUBLIC HEARING.

Samantha R. Steketee, Applicant's Agent, Cooley, LLP, identified herself as a representative for the applicant of the subject application.

There were no disclosures made by the Commission.

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 CSP-C-108.

Ms. Steketee gave a presentation on the subject application.

There was a discussion between Ms. Steketee and multiple Commissioners on the following:

- Clarification on the existing clock sign on the site and whether the applicant's name would be displayed on the sign;
- Concerns with the location and content of the mounted flagpole;
- The relocation of signage from the frontage of the site to the top level of the parking garage;
- Clarification on the orientation of the signage;
- Clarification of the removal of LED lighting from certain signs and the illuminating features on the proposed signage; and
- The character, visual impact, and aesthetics of the existing buildings on the site and the impact of the proposed signage.

The discussion resulted in no changes to the subject application.

Commissioner Cortina commented on the historic significance the subject property and commended the applicant for their full commitment to the proposed upgrades. She noted that she fully supports moving forward with the approval.

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 Strandlie for action on this case.

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Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION APPROVE CSP-C-108, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 18, 2022.

Commissioners Cortina and Sargeant seconded the motion, which carried by a vote of 12-0.

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CSP 2016-MV-002 – FAIRFIELD KINGS CROSSING, LLC –
Appl. for approval of a Comprehensive Sign Plan associated with
RZ 2016-MV-002. Located on the E. side of Richmond Hwy., N.
side of Fairview Dr. and W. side of Eastern Grid Street on approx.
4.38 ac. of land zoned PRM, HC and CRD. Tax Map 83-3 ((1))
20A. MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures made by the Commission.

Helen Blakeney, Applicant's Agent, Signs Unlimited Inc., identified herself as a representative of the applicant. She then gave a brief presentation of the subject application.

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 CSP 2016-MV-002.

There was a brief discussion between Commissioner Clarke and Mr. Rowlette regarding the transportation analysis, which brought forth questions pertaining to the location of the proposed signage being in the right-of-way and the setback of the signage. Mr. Rowlette clarified that those concerns were addressed during the second submission of the application and confirmed that the signage would not be in the right-of-way.

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 Clarke for action on this case.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2016-MV-002, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 11, 2022.

Commissioner Sargeant seconded the motion, which carried by a vote of 12-0.

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SE 2021-HM-00014 – SERVICE SOURCE, INC. – Appl. to permit an adult day support center. Located at 2739 West Ox Rd., Herndon, 20171 on approx. 4.6 ac. of land zoned R-1. Tax Map 25-1 ((1)) 30. HUNTER MILL DISTRICT. PUBLIC HEARING.

Scott E. Adams, Applicant's Agent, McGuire Woods LLP, reaffirmed the affidavit dated December 3, 2021.

There were no disclosures made by the Commission.

Alexis Robinson, 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 SE 2021-HM-00014.

Mr. Adams gave a presentation on the subject application.

There was a discussion between Mr. Adams and multiple Commissioners on the following issues:

- The duration of the Fairfax County Park Authority's lease of the subject property;
- Clarification on the applicant's efforts to rehabilitate and upgrade the existing farmhouse;
- Clarification on the design, operation, and constructions of the handicap accessibility features for the facility; and
- Concerns regarding elevator shaft and exterior modification on the historic property.

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 RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2021-HM-00014, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 12, 2022.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 12-0.

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PCA/CDPA/FDPA 2017-SU-011 – DD SOUTH PARKING LC –
PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and final development plan for part of RZ 2017-SU-011, previously approved for office, to modify proffers and site design with a Floor Area Ratio (FAR) of 0.443 to permit a support building Located E. of Sully Rd., W. of Centreville Rd., and S. of Air and Space Museum Pkwy. on approx. 11.92 ac. of land zoned PDC, HD and WS. Comp. Plan Rec: Mixed Uses. Tax Map 34-2 ((1)) 2C2 (pt.), 2D2 (pt.) and 2E1 (pt.). SULLY DISTRICT.
PUBLIC HEARING.

John C. McGranahan, Applicant's Agent, Hunton Andrews Kurth, LLP, reaffirmed the affidavit dated January 10, 2022.

There were no disclosures made by the Commission.

Zachary Fountain, 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 PCA/CDPA/FDPA 2017-SU-011.

Mr. McGranahan gave a presentation on the subject application.

There was a discussion between Mr. McGranahan; Mr. Fountain; Peter E. Dunn, Applicant's Engineer, The Peterson Companies LC; William O'Donnell, ZED, DPD; and multiple Commissioners on the following:

- The applicant's rationale for the exclusion of additional electric vehicle charging stations, as recommended in the existing Comprehensive Plan's development option for the subject property;
- Concerns related to the applicant's commitment to meeting the necessary stormwater management requirements;
- The applicant's justification for committing to only one low impact device and the possibility of increasing that commitment prior to the Board of Supervisors' public hearing for the subject applications;
- The applicant's commitment to the removal of 21,333 square feet of pavement/ impervious surface to support the phosphorous removal capacity of the existing stormwater pond;
- Concerns regarding the lack of a water quality analysis of the existing pond and the potential implications which might arise at the time of site plan review;
- Confirmation that the existing pond was last dredged in 2018;
- The possible measures the applicant could implement to improve the efficiency of the existing stormwater pond;
- The applicant's commitment to incorporate native, non-invasive plant species in the landscaping associated with the construction of the support building;
- Clarification that the purpose of previous applications, which focused on moving developments outside the historic overlay district, was due to concerns related to the height of developments around the area;
- Confirmation that the applicant's salt management would occur within an enclosed space located onsite; and
- Considerations to strengthen the applicant's commitment towards stormwater management proffers.

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.

Chairman Murphy called for final comments or questions from the Commission.

Commissioner Spain requested that the applicant strengthen their commitment to utilize best practice for stormwater management on the subject property. She then indicated that she was considering deferring the decision on this case to a later date to allow for adequate time for the applicant to revise Proffered Condition Number 22 to reflect such practices.

The discussion resulted in the applicant's agreement to revise Proffer Number 22 to state the applicant's agreement to utilize a total of three low impact devices on the subject property prior to the Board of Supervisors' public hearing.

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 these cases.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2017-SU-011 AND THE ASSOCIATED CDPA, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 10, 2022, WITH A REVISION TO PROFFER 22.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 12-0.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2017-SU-011, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 11, 2022.

Commissioner Jimenez seconded the motion, which carried by a vote of 12-0.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS AND MODIFICATIONS:

- MODIFICATION OF THE ZONING ORDINANCE TO PERMIT AN INCREASE IN FENCE HEIGHT TO A MAXIMUM HEIGHT OF NINE FEET AROUND THE PERIMETER OF THE PROPERTY TO PROVIDE SECURITY FOR THE PROPOSED TENANT;
- MODIFICATION OF THE ZONING ORDINANCE TO PERMIT THE TRANSITIONAL SCREENING AS SHOWN ON THE PREVIOUSLY APPROVED

CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE EASTERN BOUNDARY AND A PORTION OF THE SOUTHERN BOUNDARY;

- MODIFICATION OF THE ZONING ORDINANCE TO PERMIT THE BARRIERS AS SHOWN ON THE PREVIOUSLY APPROVED CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE AND A PORTION OF THE EASTERN AND WESTERN PROPERTY LINES;
- WAIVER OF THE COUNTYWIDE TRAILS PLAN RECOMMENDATION FOR A MAJOR PAVED TRAIL ALONG THE SOUTH SIDE OF THE ABANDONED BARNSFIELD ROAD;
- MODIFICATION OF THE ZONING ORDINANCE IN FAVOR OF THE NINE-FOOT SECURITY FENCING TO BE LOCATED AROUND THE PERIMETER OF THE PROPERTY AS SHOWN ON THE PREVIOUSLY APPROVED CDP/FDP; AND
- MODIFICATION OF THE ZONING ORDINANCE AND WAIVER OF THE PFM TO PERMIT THE INTERIOR PARKING LOT LANDSCAPING AS SHOWN ON THE CDPA/FDPA.

Commissioner Jimenez seconded the motion, which carried by a vote of 12-0.

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The meeting was adjourned at 9:20 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

