

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 16, 2022**

PRESENT: Peter F. Murphy, Chairman, Springfield District
John C. Ulfelder, Vice Chairman, Dranesville District
Timothy J. Sargeant, Secretary, Commissioner 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 7:30 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

Commissioner Sargeant announced that the Planning Commission received minutes for the month of January 2022, and he intended to move the approval of those minutes at the March 30, 2022 meeting.

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Commissioner Sargeant announced that the Planning Commission held a Capital Improvement Program (CIP) Workshop on March 10, 2022, at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center to consider the CIP for Fiscal Years 2023 through 2027, as advertised (With Future Fiscal Years to 2032), during which representatives from multiple departments gave presentations. Commissioner Sargeant commended staff for their efforts.

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Commissioner Sargeant announced that the Planning Commission's CIP Committee would meet on March 24, 2022 at 7:30 p.m. in the Board Conference Room of the Fairfax County Government Center to provide an opportunity for Committee members to ask additional questions, consider possible recommendations, and finalize motions in preparation for the CIP markup meeting scheduled for March 30, 2022. He added that the CIP Committee meeting was open to the public.

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Commissioner Ulfelder announced that a joint meeting with the Planning Commission’s Land Use Process Review Committee and Environmental Committee would be held on Thursday, March 17, 2022, at 7:30 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to discuss drafted language for the Airport Noise Policy Comprehensive Plan Amendment (PA 2020-CW-3CP).

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Commissioner Ulfelder announced that both he and Commissioner Sargeant were asked to participate in a subcommittee together with Supervisors Rodney L. Lusk and Kathy L. Smith, to work with the staff of the Department of Planning and Development to develop new approaches for the Site Specific Plan Amendment (SSPA) process. He stated that a number of concerns were raised regarding the current SSPA process, and the goal was to develop a consensus to address those concerns. Commissioner Ulfelder added that three meetings were conducted thus far, and some progress was made. The final sub-committee meeting would provide an opportunity to complete the remaining issues, after which a report would provide specific recommendations.

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Commissioner Strandlie stated that her arrival to the CIP Workshop held on March 10, 2022 was delayed and that her intent was to review the information presented to the Planning Commission by representatives from multiple departments. She added that the Mason District constituents were concerned about school construction and the gap between the process with the School Board and the actual timeframe for new construction of school buildings. Commissioner Strandlie stated they were working on a process that would allow for better transparency on the process.

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Commissioner Strandlie recognized the audience and those who planned to testify on Mason District application, SSPA 2021-I-1B (PA 2021-00001), First Christian Church Plan Amendment. As part of the public outreach, she encouraged citizens to also lend their voice to the CIP process.

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This application was located in the Springfield District therefore, Chairman Murphy relinquished the Chair to Vice Chairman Ulfelder.

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SE 2021-SP-008 – BURKE COMMUNITY CHURCH
(Decision Only) (Public Hearing on this application was held on March 2, 2022)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2021-SP-008, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 16, 2022.

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

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Chairman Murphy resumed duties of the Chair.

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. CSPA 84-L-020-02 (RZPA-2021-LE-00028) – BP KINGSTOWNE OFFICE BUILDING K LLC
2. PCA 2009-MV-018 – SCANNELL PROPERTIES #117, LLC AND SCANNELL PROPERTIES #82, LLC
3. RZ/FDP 2021-LE-011/PCA 2004-LE-021 – ELM STREET COMMUNITIES, INC.
4. SSPA 2021-I-1B (PA 2021-00001) – FIRST CHRISTIAN CHURCH

This order was accepted without objection.

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CSPA 84-L-020-02 (RZPA-2021-LE-00028) – BP KINGSTOWNE OFFICE BUILDING K LLC – Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 84-L-020 to permit sign modifications. Located on the S. side of Kingstowne Village Parkway, W. of South Van Dorn Street on approx. 2.4 ac. of land zoned PDC. Tax Map 91-2 ((1)) 36H. LEE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

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 Lagana for action on this application.

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Commissioner Lagana MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 84-L-020-02 (RZPA-2021-LE-00028) SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 2, 2022.

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

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PCA 2009-MV-018 – SCANNELL PROPERTIES #117, LLC AND SCANNELL PROPERTIES #82, LLC Appl. to amend the proffers for RZ 2009-MV-018 previously approved for office and industrial uses to permit a second motor freight distribution hub in a second location and associated modifications to proffers with an overall Floor Area Ratio (FAR) of 0.09. Located N. of Telegraph Rd., W. of Fairfax County Parkway, and S. of Cinder Bed Rd. on approx. 117.75 ac. of land zoned I-5. Comp. Plan Rec: Office and Light Industrial Uses. Tax Map 108-1 ((12)) 6, 7A1, 7B1, 7C; 99-4 ((8)) 1, 2, 3B, 4 and 5. MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Clarke 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 Clarke for action on this application.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2009-MV-018, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED MARCH 10, 2022.

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

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RZ/FDP 2021-LE-011 – ELM STREET COMMUNITIES, INC. – Appls. to rezone from PDH-30 and HC to PRM and HC to permit multifamily residential development at a Floor Area Ratio of (FAR)1.69 and approval of the conceptual and final development plan. Located along Rolling Hills Ave., S. side of Buckman Rd. and W. of Richmond Hwy. on approx. 5.42 ac. of land. Comp. Plan Rec: Mixed Use and Residential, 2-3 du/ac. Tax Map 101-2 ((5)) (2) 10-15; 101-2 ((5)) (3) 1, 2A and 13 and a portion of Rolling Hills Avenue right-of-

way to be abandoned/vacated. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Rolling Hills Avenue to proceed). (Concurrent with PCA 2004-LE-021). LEE DISTRICT. PUBLIC HEARING.

PCA 2004-LE-021 – ELM STREET COMMUNITIES, INC. – Appl. to amend the proffers for RZ 2004-LE-021, previously approved for a mixed-use development to include single-family attached and multifamily residential dwelling units and up to 80,000 square feet of nonresidential uses, to permit deletion of land area. Located along Rolling Hills Ave., S. side of Buckman Rd. and W. of Richmond Hwy. on approx. 5.42 ac. of land zoned PDH-30 and HC. Comp. Plan Rec: Mixed Use and Residential, 2-3 du/ac. Tax Map 101-2 ((5)) (2) 10 - 15; 101-2 ((5)) (3) 1, 2A and 13 and a portion of Rolling Hills Avenue right-of-way to be vacated/abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Rolling Hills Avenue to proceed). (Concurrent with RZ/FDP 2021-LE-011). LEE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Lynne J. Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavits dated March 3, 2022.

Zachary Fountain, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated staff recommended approval of RZ 2021-LE-011, FDP 2021-LE-011, and PCA 2004-LE-021.

Ms. Strobel gave a presentation on the subject applications.

There was a discussion between Mr. Fountain; Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development; Joanne Fiebe, Office of the Deputy Director, Department of Planning and Development; Danielle Barlow, Fairfax County Department of Transportation; Joseph Gorney, Planning Department, Department of Planning and Development; Edmund J. Ignacio, VIKA Virginia, LLC; and multiple Commissioners regarding the following:

- Proffer Number 53, Surplus VDOT Right-of-Way, that addressed road improvements made by the Virginia Department of Transportation to U.S. Route 1/Richmond Highway;
- The staff's concerns regarding the language used in proffer 53, that addressed the acceptable cost for the installation of landscaping and pedestrian safety improvements to U.S. Route 1/Richmond Highway;
- The applicant's reasoning for the undergrounding of utilities along the frontage of Buckman Road and not along U.S. Route 1/Richmond Highway;

- Background information on Proffer 31, Noise Attenuation, and the number of units that might require attenuation to address noise in excess of 6 dBA sound levels;
- The distance between the proposed development and U.S. Route 1/Richmond Highway;
- Whether the undergrounding of utilities along U.S. Route 1/Richmond Highway was part of the Embark Richmond Highway area project;
- Background information on proffers 48 through 51 that detailed contributions to the U.S. Army Museum, Lorton Arts Foundation, the Franconia Community Museum, the support for students on a suspension program, and the organization selection process for determining such contributions;
- The status of the remaining neighboring parcels within the Elm Street Community block;
- Whether the Virginia Department of Transportation (VDOT) had design plans for full takings for the parcel at the corner of Buckman Road and U.S. Route 1/Richmond Highway corridor, and whether they intended to advertise and send out notifications to alert the public of those plans;
- The applicant's reasoning for the increased density;
- The reasons why the applicant could not achieve a 1-inch water retention commitment that would mitigate stormwater runoff leaving the site;
- Clarification from staff regarding the language in the staff report which noted the following:
 - "While the illustrative provides a functional representation of drive aisles, parking, and dwellings, it has not been evaluated for consistency with the Comprehensive Plan regarding design, open space, or environmental resources."
- The applicant's reasoning for conducting a study for the expansion of pipes to support the runoff coming from the site at site plan review versus during the application approval process;
- Clarification of language in the Zoning Ordinance Provisions, General Standards for All Planned Developments, General Standard Number 4, which noted the following:
 - "As previously discussed and depicted on the CDP/FDP, staff finds that the proposed design would not prevent substantial injury to the existing and planned surrounding development"; and
- The waivers and modifications that addressed modifications made to loading space requirements and the reason for a modification from 5 spaces to 1 space.

The discussion resulted in a request for additional time to mitigate the aforementioned issues of concern that would result in a consensus for a recommendation of approval.

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 Lagana for action on these applications.

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Commissioner Lagana MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2021-LE-011 AND PCA 2004-LE-021 TO A DATE CERTAIN OF MARCH 23, 2022, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

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

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SSPA 2021-I-1B (PA 2021-00001) - FIRST CHRISTIAN CHURCH – concerns approx. 6.84 ac. generally located at 6165 Leesburg Pike, south of the Seven Corners Community Business Center, and identified as Tax Map Parcels 51-3 ((1)) 25 in the Mason Supervisor District. The subject property is planned and developed with institutional use (First Christian Church, approx. 27,500 square feet). The amendment will consider an option to add up to 113 age-restricted, multifamily residential units and up to 5,000 square feet of supporting office or medical office use. Recommendations relating to the transportation network may also be modified. MASON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Michael Burton, Planning Department, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated staff recommended adoption of SSPA 2021-I-1B (PA 2021-00001).

Matin Machowsky, Mason District Task Force, gave a presentation on the subject plan amendment.

There was a discussion between Mr. Burton; Clara Johnson, Planning Division, Department of Planning and Development; Katherine Hermann, Department of Planning and Development; Mr. Machowsky; and multiple Commissioners regarding the following:

- The Mason District Task Force's recommendation for offsite and shared parking spaces to minimize impacts on adjacent residential communities;
- An independent study being conducted by the Department of Public Works and Environmental Services (DPWES) in partnership with an outside consultant that would

identify measures to improve the rate of stormwater flow between the two neighboring properties that experienced flooding;

- An independent study being conducted by the Virginia Department of Transportation in order to address the underground stormwater infrastructure controls, issues with overcapacity, and to mitigate flooding and draining derived from the Cameron Run Watersheds;
- Language included in the staff report that would allow for possible opportunities for First Christian Church to partner with the County to provide additional stormwater control measures for the site that would also help mitigate the flow of runoff from the site;
- Coordination efforts between the staff from the Department of Planning and Development, the Office of Environmental and Energy Coordination, and DPWES to ensure the stormwater language in place was achievable with a clear and defined goal for future applicants;
- The good-forested language conditions included by staff to help mitigate downstream flooding;
- The sources of parking demand that addressed individuals who reside at the Culmore Clinic and First Christian Church;
- The language in the staff report that addressed mitigations in place for downstream flooding and whether that language triggered the 100-year storm detention provisions;
- Available options for tree preservation at the proposed site;
- The proximity of the flooding to the site and the number of homes that suffered from flood damage;
- The timeframe of the three aforementioned floods in the area;
- Whether the adoption of plans to allow for the construction of the new homes adequately mitigated the flooding issues at the proposed site;
- The conclusion date for the DPWES study that would identify measures to improve the rate of flow from the proposed site;
- Funds set aside by the Virginia Department of Transportation to commit to the outcome of the above-mentioned DPWES study; and
- The differences between the Mason District Task Force's recommended amendments versus that of County staff.

The discussion resulted in a request for additional time to mitigate the aforementioned issues of concern that would result in a consensus for a recommendation of approval.

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

Mark Doehnert, 6324 Anneliese Drive, Falls Church, opposed the proposed site specific plan amendment. A copy of Mr. Doehnert's statement is in the date file.

Rodney North, 3122 Adrian Place, Falls Church, opposed the proposed site specific plan amendment. A copy of Mr. North's statement is in the date file.

There was a discussion between Mr. North and multiple Commissioners regarding the following:

- Whether Ravenwood Park had a citizens association; and
- Whether Mr. North agreed with County staff's analysis that the proposed language on stormwater management controls was acceptable to reduce the flow of runoff from the site.

Shelley Murphy, 5515 Cherokee Avenue, Alexandria, representing Wesley Housing as their President and Chief Executive Officer, supported the proposed specific plan amendment and stated the following:

- For almost 50 years, Wesley Housing provided affordable housing to Northern Virginia residents;
- Wesley Housing developed over 20 projects with over 1,800 apartments;
- Wesley Housing partnered with faith-based communities, which included First Christian Church of Falls Church;
- If approved, the plan amendment would help close the gap in the County's affordable housing goals;
- First Christian Church answered the Fairfax County's call to fulfil its outreach to faith communities and would be the first faith-based partnership that would provide affordable housing;
- The Fairfax 50+ Community Action Plan outlined a critical need for affordable housing for seniors as the County's population aged, and the proposal would help meet the need for nearby affordable senior housing;
- The Culmore community supported some of the lowest income households in Fairfax County, many of whom lacked access to healthcare services;
- The Culmore Clinic operated out of First Christian Church of Falls Church and the project included 5,000 square feet of commercial office space that could house the clinic,

would provide facilities that would meet the needs of the community, and would return the church's space for additional mission work;

- The proposed site would provide seniors with easy access to amenities and a rapid bus transit system;
- Wesley Housing concurred with all of the staff's recommendations to include the effective use of screening and buffering to minimize the impact of lighting on the adjacent neighboring properties, onsite open space amenities for residents, preservation of a large portion of the mature tree canopy, and improved stormwater management controls;
- Wesley Housing had plans in place to deal with the 100-year storm and was accounted for in their initial planning; and
- Wesley Housing was motivated to review additional parking options as part of the zoning process.

Christopher Dwight Thompson, 3121 Adrian Place, Falls Church, opposed the proposed plan amendment. A copy of Mr. Thompson's statement is in the date file.

Brian Gilbert, 6240 Cheryl Drive, Falls Church, opposed the proposed plan amendment. A copy of Mr. Gilbert's YouTube video is available upon request through the Fairfax County Department of Cable and Consumer Services, Communications Productions, (Channel 16).

Steven Moore, 6165 Leesburg Pike, Falls Church, supported the proposed plan amendment because of the following:

- The church's safe haven ministry supported the needs of the food insecure and offered clothing and free meals to go;
- The future development could potentially become a community hub and would partner with the neighboring apartment residents, youth in the community, and provide opportunities for mentoring, art, music, and drama;
- First Christian Church sealed its partnership with Wesley Housing in May of 2018 to develop an affordable senior housing facility that would not exceed 113 units and to include 5,000 square feet of space to accommodate the Culmore Clinic;
- Members of the church spent time listening to and addressed the concerns of the community, specifically the concerns from the Ravenwood Park community;
- Applauded the work of the County to add the much needed affordable housing in Fairfax County; and

- Access to senior affordable housing along with access to healthcare allowed individuals to remain in their communities, age in place, and to remain vital contributors to the community.

Nathan Chaisson, 3205 White Street, Falls Church, opposed the proposed plan amendment because runoff from the proposed site to his property caused flooding and, as a result, a financial burden to his family.

Chairman Murphy asked whether Mr. Chaisson could provide a copy of his presentation to the Commission. In his response, Mr. Chaisson stated he had handwritten notes and did not have a presentation to provide to the Commission.

Joshua Booth, 6233 Shackelford Terrace, Alexandria, opposed the proposed plan amendment. A copy of Mr. Booth's statement is in the date file.

Steven Findley, 11793 Bayfield Court, Reston, supported the proposed plan amendment because of the need for affordable senior housing in the area, the applicant's preservation efforts of the wooded buffer at the rear of the church's property, and the support of stormwater management controls to manage runoff from the site.

Barbara Wolf, 3121 Vinewood Place, Falls Church, representing Ravenwood Park Citizens Association, addressed the association's concerns regarding the proposed plan amendment. A copy of the association's statement is in the date file.

Mark Zerwas, 3124 Vinewood Place, Falls Church, opposed the proposed plan amendment. A copy of Mr. Zerwas' statement is in the date file.

Terry O'Hara Lavoie, 6377 Landess Street, Alexandria, supported the proposed plan amendment. A copy of Ms. Lavoie's statement is in the date file.

Michael Cranna, 6326 Lakeview Drive, Falls Church, supported the proposed plan amendment because it would address the critical need for affordable senior housing, provide standard access to affordable healthcare, and foster a partnership between First Christian Church and Wesley Housing to mitigate any impact to the surrounding communities as a result of the development.

There being no further speakers, 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 plan amendment.

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Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SSPA 2021-I-1B (PA 2021-00001), FIRST CHRISTIAN CHURCH TO A DATE CERTAIN OF MARCH 23, 2022, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The meeting was adjourned at 11:26 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, VA 22035.

Minutes by: Samantha Lawrence

Approved on: June 8, 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 14 day of June 2022, by
Jacob Caporaletti.

Dorothy M. Steele
Signature of Notary



Notary registration number: 7114113

Commission expiration: January 31, 2024