

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, APRIL 20, 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 7:29 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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REMOTE PARTICIPATION POLICY

Chairman Murphy stated that Commissioner Spain was attending the meeting remotely. Then, in accordance with the State of Virginia's Remote Participation Policy that authorized remote participation of members of any public body, provided that a policy existed to ensure that such remote participation was consistently administered, the Planning Commission adopted its Policy for Participation in Meetings by Electronic Communication on September 22, 2021, which required verification that each remotely participating member's voice was clear, audible, and at an appropriate volume for the meeting, as well as confirmation of their location and that their participation conforms with the policy.

Upon request from Chairman Murphy, the attending Commissioner attended the meeting from the following location:

- Evelyn S. Spain participated from her home office in the Sully District.

Upon verifying Commissioner Spain's attendance from her respective location, she indicated that her reason for remote participation was consistent with item II of Section 4a of the policy, which read as follows:

A family member's medical condition that requires the member to provide care for such family member, thereby preventing the member's physical attendance to care for a sick family member.

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COMMISSION MATTERS

Secretary Sargeant MOVED THAT COMMISSIONER SPAIN'S VOICE COULD BE ADEQUATELY HEARD AND THAT HER REMOTE PARTICIPATION COMPORTED WITH THE PLANNING COMMISSION'S REMOTE PARTICIPATION POLICY.

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

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RZ 2021-SU-013/PCA 2003-SU-040-02 – 4700 CENTREVILLE, LLC

Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ 2021-SU-013 AND PCA 2003-SU-040-02 TO A DATE CERTAIN OF APRIL 27, 2022.

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

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Commissioner Sargeant announced that on March 25, 2022, the Planning Commission received electronic copies of meeting minutes for February 2022, and noted that he intended to move the approval of those minutes at the May 4, 2022, Planning Commission meeting. He then requested that Commissioners review the sets of minutes and submit any corrections to Planning Commission staff prior to that date.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. CSP 86-C-119-02 - BOSTON PROPERTIES LIMITED PARTNERSHIP

This order was accepted without objection.

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CSP 86-C-119-02 – BOSTON PROPERTIES LIMITED PARTNERSHIP – CSP Appl. approval of a Comprehensive Sign Plan associated with RZ 86-C-119. Located on the E. side of Town Center Parkway, N. side of Sunset Hills Rd. and S. of the Washington and Old Dominion Trail on approx. 9.99 ac. of land

zoned PRC. Hunter Mill District. Tax Map 17-3 ((22)) 1, 2, 3 and 5. SULLY DISTRICT. PUBLIC HEARING.

There were no disclosures by the Commission members.

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 CSP 86-C-119-02.

Mark Looney, Applicant's Agent, Cooley LLP, gave a presentation on the subject application.

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

- A general overview of the current building occupancy, the development status, and the public spaces for each lot on the subject property;
- Explanation of the proposed signage for development on the north side of the subject property;
- The potential usage of the covered outdoor space within the central plaza of the subject property;
- The location and usage of the public spaces during various phase of development on the site;
- Clarification on plans to widen the eastern portion of the Washington and Old Dominion Trail;
- Clarification on pedestrian walk-way access to Reston Town Center Metrorail Station;
- Clarification on final condition of Block B and Block D, as well as the visual impact along Town Center Parkway and Sunset Hills Road;
- Clarification on pedestrian walk-way access for residents from adjacent properties; and
- Clarification on the final condition of the open space along Block D, as shown in Appendix 1.

The discussion resulted in no changes to the subject application.

There being no listed speakers, Chairman Murphy called for virtual speakers, 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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Prior to the motion, Commissioner Carter requested that the applicant state for the record, their agreement to the revised development conditions. Mr. Looney stated his agreement to the development conditions dated April 18, 2022.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION APPROVE CSP 86-C-119-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 18, 2022.

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

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The meeting was adjourned at 7:58 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: July 13, 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 22 day of JULY 2022, by

*[Signature]*

Signature of Notary

Notary registration number: 7114113

Commission expiration: JANUARY 31, 2024

