

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 15, 2022**

PRESENT: John C. Ulfelder, Vice Chairman, Dranesville District
Julie M. Strandlie, Parliamentarian, Mason District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Walter C. Clarke, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Candice Bennett, Commissioner At-Large
Andres Jimenez, Commissioner At-Large

ABSENT: Peter F. Murphy, Chairman, Springfield District
Timothy J. Sargeant, Secretary, Commissioner At-Large
Daniel G. Lagana, Lee District
Evelyn S. Spain, Sully District

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The meeting was called to order at 7:31 p.m., by Vice Chairman John C. Ulfelder, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Vice Chairman Ulfelder announced a new staff member to the Department of Clerk Services, Joseline Cadima. Ms. Cadima was part of the agency's administration branch and was a point of contact for land use application scheduling, and also provided staff coverage for Planning Commission meetings.

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Vice Chairman Ulfelder announced that Jacob L. Caporaletti, Clerk to the Planning Commission, celebrated his 11th anniversary with the Planning Commission.

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Commissioner Niedzielski-Eichner announced that the Planning Commission's Tysons Committee would meet on Thursday, June 16, 2022 at 7:30 p.m. in the Board Conference Room of the Fairfax County Government Center, for a presentation by staff and Rachael Flynn, Deputy County Executive Director, and a number of guest speakers regarding the high cost of free parking and the implications of parking policies for Fairfax County. The meeting agenda and handouts were located on the Fairfax County Planning Commission website, Special Committees section, Tysons Committee. Link: [Tysons Committee | Planning Commission \(fairfaxcounty.gov\)](#).

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SE 2021-SP-00023 – CLEMENTINE TWIN LAKES, LLC D/B/A CLEMENTINE FAIRFAX
(Decision Only) (Planning Commission hearing on this application was held on June 8, 2022)

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2021-SP-00023 TO A DATE CERTAIN OF JUNE 22, 2022.

Commissioner Bennett seconded the motion, which carried by a vote of 8-0. Chairman Murphy, Commissioners Spain, Lagana, and Sargeant were absent from the meeting.

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PCA 93-H-004-02/CDPA 93-H-004/FDPA 93-H-004-02-01 – WS-ADW OWNER, LLC
(Decision Only) (Planning Commission hearing on this application was held on April 27, 2022)

Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PCA 93-H-004-02, CDPA 93-H-004, AND FDPA 93-H-004-02-01 TO A DATE CERTAIN OF JUNE 22, 2022, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Bennett seconded the motion, which carried by a vote of 8-0. Chairman Murphy, Commissioners Spain, Lagana, and Sargeant were absent from the meeting.

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Vice Chairman Ulfelder announced that the Planning Commission received minutes for the April 2022 meetings. He added that, upon Commissioner Sargeant’s return, he would announce the date he intended to move approval of those minutes.

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ORDER OF THE AGENDA

Vice Chairman Ulfelder established the following order of the agenda:

1. 2232-2022-MV-00001 – WASTE MANAGEMENT D/B/A FURNACE ASSOCIATES INC.

This order was accepted without objection.

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2232-2022-MV-00001 – WASTE MANAGEMENT D/B/A FURNACE ASSOCIATES INC. – to consider the proposal by the Furnace Associates Inc., to construct a public park located at 10001 Furnace Drive, Lorton, VA 22079. Tax Map: 113-1 ((1)) 5A, 113-1 ((1)) 1, 113-3 ((1)) 2, 113-3 ((1)) 4, 113-1 ((1)) 7 and 113-1 ((1)) 8.

Mount Vernon District. Area IV. MOUNT VERNON DISTRICT.
PUBLIC HEARING.

There were no disclosures by Commission members.

Salem Bush, Planning Division, Department of Planning and Development presented the staff report, a copy is in the date file. He stated that staff recommended approval of 2232-2022-MV-00001.

Commissioner Clark made preliminary remarks and deferred to his colleagues for questions or comments on the subject 2232 application.

David Kaasa, Applicant's Agent, Furnace Associates, Inc. gave a presentation on the proposed public park plan.

There was a discussion between Mr. Bush; Mr. Kaasa; Kirsten Munz, Division Director, Permitting and Code Administration Division, Land Development Services; Aimee Vosper, Deputy Director, Business Development, Park Authority; and multiple Commissioners regarding the following:

- Accessibility to a fully functional restroom for park patrons, with potable running water located at the base of the hill;
- The maximum height of the landfill/proposed public park;
- Clarification on language in the proposed development conditions, Number 13, which addressed the construction/demolition debris of materials received by the landfill;
- Clarification on methane gas and flair compounds at the site, as well as their location and distance from the site's amenities;
- The relocation of the amphitheater from the eastern slope of the hill to a southern location that would improve safety and accessibility;
- Whether the recreational activities from the proposed public park generated a significant amount of noise that would impact the neighboring residential areas;
- The distance from the amphitheater to the first bordering residential home, on the northern portion of the Lorton Landfill;
- Issues concerning access to potable water that was co-located with the restroom at the summit of Overlook Ridge Park;
- Access to drinking water at the top of Overlook Ridge Park;

- The total number of parking spaces at the proposed site and the location of those spaces;
- The approximate number of passenger vehicle trips per day on the weekdays and weekends going in and out of the park;
- The estimate number of potential vehicular traffic going in and out of the park on weekends;
- The status of ongoing negotiations between Furnace Associates, Inc., Park Authority, and Waste Management concerning opportunities for the future operation and maintenance of the Overlook Ridge Park;
- Disclosure of legal counsel to the Park Authority;
- Potential hazardous materials at the proposed site;
- Outreach conducted by the applicant with the neighboring residents and the various homeowners associations to the north of the site;
- The Virginia Department of Environment Quality's (DEQ) role in determining the establishment and safety of a park at the site;
- Safety measures in place that would prohibit access to the park's slopes, in an area that was used to burn off gas collectors from methane accumulated from a portion of the site;
- Whether the Lorton Landfill met all the qualifications, regulations, DEQ oversight and monitoring guidelines, to house the proposed public park;
- A third party consultant, that specialized in solid waste was hired to analyze the safety, regulations, and background, concluded there were no concerns with the safety of the site being open for the use of a public park;
- Removal of the sideslope bicycle trail for safety purposes;
- A designated portion of the site for bicyclists;
- The applicant's agreement to prepare a geotechnical report as part of the site plan revision;
- Whether the special exception amendment, SEA 80-LV-061, dated January 8, 2007 was still in effect;

- The applicant's agreement to restore the landfill site to be used for open space and for the protection of environmentally sensitive areas associated with the Giles Run stream valley;
- The types of plantings permitted on the landfill clay cap;
- The area of the landfill staff recommended should contain additional buffers;
- The applicant's plan for the removal of the invasive plant material, restoration of acceptable plantings, and the installation of a vegetative buffer, based on the parameters and limitations of the facility;
- The entity or entities responsible for mishaps, operations, and maintenance of the landfill;
- The hours of operation for the proposed park; and
- Examples of successes and failures of landfill to public park conversion projects.

The discussion resulted in staff's agreement to provide traffic data that disclosed the number of trips in and out of the park on weekends.

David Jackson, 8435 Whitehaven Court, Lorton, supported the project. However, he raised concerns on the location of the amphitheater in proximity to the surrounding residential communities. A copy of Mr. Jackson's statement is in the date file.

Vice Chairman Ulfelder asked that staff clarify changes made to the conceptual development plan concerning the location of the amphitheater. Ms. Vosper stated that staff worked with the applicant and determined it was safer to pull the amenities back into the interior of the road where it was previously located. Staff determined the proposed location was not a safe venue for an amphitheater. The space between the stage and seating areas were also redesigned. Ms. Vosper added that once a public park was established by the Park Authority, staff continued to have an open relationship with the community, ensured their level of satisfaction was met, and worked to mitigate any issues of concern.

Vice Chairman Ulfelder suggested that the phone number of the Mount Vernon District Park Authority Board member be provided to the Lorton Valley Homeowners Association as a point of contact, in order to address any issues of concern.

There was a discussion between Yessenia Correa, 8411 Whitehave Court, Lorton, Mr. Bush, and multiple Commissioners regarding the following:

- Concerns of future development on the northern portion of the site, in an area located at the edge of the landfill property between the existing gas line and the rear of a row of homes. Visuals were provided; and
- Whether WGL Holdings, Inc. (Washington Gas) planned to complete the existing gas line, in an area for an existing trail connection near the south side of an easement.

Lawrence Clark, 8889 White Orchid Place, Lorton, representing Spring Hill Community Association, addressed the association's concerns on the proposed public park. A copy of Mr. Clark's statement is in the date file.

Commissioner Clarke thanked Mr. Clark for his comments and for his involvement in the project.

There were no additional listed speakers, no speakers from the public, no rebuttal from the applicant, no comments or questions from the Commission, and staff had no closing remarks; therefore, Vice Chairman Ulfelder 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 APPLICATION 2232-2022-MV-00001 BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE PROPOSED PARK SATISFIES THE CRITERIA OF GENERAL LOCATION OR PROXIMITY LOCATION, CHARACTER, AND EXTENT OF THE ADOPTED COMPREHENSIVE PLAN, AS SPECIFIED IN THE *VIRGINIA CODE* SECTION 15.2-2232, FOR THE REASONS SET FORTH IN THE STAFF REPORT DATED JUNE 1, 2022.

Commissioner Bennett seconded the motion, which carried by a vote of 8-0 (Chairman Murphy, Commissioners Spain, Lagana, and Sargeant were absent from the meeting).

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The meeting was adjourned at 9:50 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: October 12, 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 25 day of October 20 22, by

[Handwritten Signature]

Signature of Notary

Notary Seal



Notary registration number: 7114113

Commission expiration: January 31, 2024

