

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JUNE 22, 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 7:31 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 Niedzielski-Eichner provided an overview of the Planning Commission's Tysons Committee meeting held on Thursday, June 16, 2022. The meeting consisted of presentations and discussion on parking regulations from guest speakers, Donald Shoup and Victor Dover. He noted that the meeting provided comprehensive overview on the matter that would be helpful for the Land Use Process Review Committee meeting on Reimagining Parking, which was scheduled for Thursday July 28, 2022. He added that the meeting materials were available on the Planning Commission's website and a recording of the meeting was on the Channel 16 website. He encouraged the Commission and public to review these materials prior to attending this meeting.

Commissioner Niedzielski-Eichner announced that the next Tysons Committee meeting was scheduled for Thursday, July 14, 2022, to discuss accessibility under the Americans With Disabilities Act within urban spaces.

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Commissioner Niedzielski-Eichner announced that on June 17, 2022, the applicant for RZ/FDP 2021-PR-00019, Toll Mid-Atlantic LP Company, Inc., submitted a request to indefinitely defer the public hearing due to a property owner within the land assemblage rescinding consent. He

then stated that it was his intent to indefinitely defer these applications at the June 29, 2022 Planning Commission meeting.

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SEA 83-A-026 – CAPITAL SERVICES, INC.

Commissioner Cortina MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SEA-83-A-026 TO A DATE CERTAIN OF JULY 27, 2022.

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

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PCA 93-H-004-02/CDPA 93-H-004/FDPA 93-H-004-02-01 – WS-ADW OWNER

(The public hearing on these applications was held on June 8, 2022; Decision Only from June 15, 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 29, 2022, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

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

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

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SE 2021-SP-00023 – CLEMENTINE TWIN LAKES, LLC D/B/A CLEMENTINE FAIRFAX

(The public hearing on this application was held on June 8, 2022; Decision Only from June 15, 2022.)

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

- APPROVAL OF SE 2021-SP-00023, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 10, 2022;
- APPROVAL OF A WAIVER OF THE LOADING SPACE REQUIREMENT;

- APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE SE PLAT;
- APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE SE PLAT; AND
- APPROVAL OF A WAIVER OF THE TRAIL REQUIREMENTS ALONG THE FRONTAGE OF THE PROPERTY.

Commissioner Sargent seconded each motion, which carried by a vote of 12-0.

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Chairman Murphy resumed the duties of the chair gavel.

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. CSP 2016-HM-035/CSPA 2009-HM-019-03 – COMSTOCK RESTON STATION HOLDINGS, LC.
2. SE 2021-SU-00017 – RP INDUSTRIAL OWNER, L.L.C.

This order was accepted without objection.

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CSP 2016-HM-035 – COMSTOCK RESTON STATION HOLDINGS, LC – Appl. for approval of a Comprehensive Sign Plan associated with RZ 2016-HM-035. Located on the S. side of Sunset Hills Rd. and W. of Wiehle Ave. on approx. 7.64 ac. of land zoned PDC. Tax Map 17-4 ((1)) 20A. (Concurrent with CSPA 2009-HM-019-03).

CSPA 2009-HM-019-03 – COMSTOCK RESTON STATION HOLDINGS, LC – Appl. to amend the previously approved Comprehensive Sign Plan associated with CSP 2009-HM-019 to permit sign modifications. Located on the S. side of Sunset Hills Rd. and W. side of Wiehle Ave. on approx. 9.91 ac. of land zoned PDC. Tax Map 17-4 ((1)) 17E, 17L1, 17L2, 17L3, 17L4, 17L5, 17L6, 17L7 and 17-4 ((24)) 3. (Concurrent with CSP 2016-HM-035). HUNTER MILL DISTRICT. PUBLIC HEARING.

Jill Parks, Applicant's Agent, Hunton Andrews Kurth, LLP, introduced herself to the Commission.

There were no disclosures from the Commission.

Katelyn Quinn, 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 CSP 2016-HM-035 and CSPA 2009-HM-019-03.

Ms. Parks gave a presentation on the subject applications.

There was a discussion between Ms. Parks; Ms. Quinn; Tabatha Cole, ZED, DPD; William O'Donnell, ZED, DPD; John Harrison, Comstock Holdings, LC; and multiple Commissioners on the following:

- Confirmation that all operations of digital signage on the site included timing, light intensity, and prescheduled site controls were overseen by an operator;
- Concerns that existing tree canopy along major roadways would impact the visibility of the proposed signage;
- Concerns that the proposed signage would not be a distraction for drivers along nearby roads;
- Clarification on a local government's role in a public/private partnership between the applicant and the County for the overall development on the site;
- Confirmation regarding the applicant's commitment to transparency on the operation of the signage through documentation for the intent of content;
- Clarification that this CSP/CSPA would authorize advertisement of products and services;
- Confirmation that only current tenants were authorized to use the proposed signage for advertisement;
- Concerns related to the use of such signage for political advertisement;
- The use of signage as a placemaking tool;
- Clarification that no entity could provide any type of assurance on regulating sign content;
- Clarification on the visibility of the proposed signage from the nearby metrorail station; and

- Clarification on the use of wayfinding and directional signage for pedestrian and vehicular traffic.

The discussion resulted in no changes to the subject application.

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 Carter for action on these cases.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2016-HM-035, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 22, 2022.

Commissioner Ulfelder seconded the motion, which carried by a vote of 11-0. Commissioner Strandlie was not present for the vote.

Commissioner Carter MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 2009-HM-019-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 22, 2022.

Commissioner Ulfelder seconded the motion, which carried by a vote of 11-0. Commissioner Strandlie was not present for the vote.

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SE 2021-SU-00017 - RP INDUSTRIAL OWNER, L.L.C. – SE  
Appl. to permit an increase in building height from 75 ft. up to a maximum of 102 ft. Located on the E. side of Park Center Rd. and N. of Towerview Rd. on approx. 59.58 ac. of land zoned I-5. Tax Map 24-2 ((1)) 12, 12A, 15 and 16.  
SULLY DISTRICT. PUBLIC HEARING.

Commissioner Sargeant recused himself from this case due to his prior employment with Dominion Virginia Power and the proposed electrical infrastructure included in the subject application.

Lynne J. Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated March 25, 2022.

There were no other disclosures from the Commission.

Emma Estes, 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-SU-00017.

Ms. Strobel gave a presentation on the subject application.

There was a discussion between Ms. Strobel; Ms. Estes; Bradly M. Gray, Worldwide Mission Critical, LLC; and multiple Commissioners on the following issues:

- The applicant's outreach efforts with surrounding developments;
- Discussion on the operation, personnel requirements, and energy usage of data centers;
- The applicant's commitment to utilizing green building techniques;
- The applicant's efforts to include electric vehicle charging stations, stormwater management provisions, reduced impervious pavement areas, and preservation of the environmental quality corridor;
- The subject application's consistency with the recommendations of the Comprehensive Plan and the extent to which the proposed data center was consistent with the industrial character of the surrounding area;
- The applicant's commitment to change the road name to better align with Fairfax County's One Fairfax initiative;
- Concern regarding the noise pollution associated with generators used for data center operations, the applicant's efforts to mitigate that noise, and the extent to which the subject application complied with the noise limits prescribed by the Zoning Ordinance; and
- Clarification on the conclusions of the noise study submitted by the applicant.

The discussion resulted in no changes to the subject application, but the applicant confirmed a commitment to changing the name of Redskins Drive.

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 Spain for action on this case.

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

- APPROVAL OF SE 2021-SU-00017, SUBJECT TO DEVELOPMENT CONDITIONS DATED JUNE 21, 2022;

- APPROVAL OF A MODIFICATION OF THE REQUIRED NUMBER OF LOADING SPACES FROM 20 SPACES (FIVE PER BUILDING) TO EIGHT SPACES (TWO PER BUILDING);
- APPROVAL OF A MODIFICATION TO ALLOW LOADING SPACES LOCATED IN THE FRONT YARD OF THE SITE;
- APPROVAL OF A MODIFICATIONS OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS FOR THE SOUTHEASTERN SITE BOUNDARIES ADJACENT TO TAX MAP PARCEL 24-2 ((1)) 13A IN FAVOR OF THE LANDSCAPING SHOWN ON THE SE PLAT; AND
- APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENT FOR THE SOUTHEASTERN SITE BOUNDARIES ADJACENT TO TAX MAP PARCEL 24-02 ((1)) 13A IN FAVOR OF THE PROPOSED 8-FOOT-TALL SECURITY FENCE SHOWN ON THE SE PLAT.

Commissioners Niedzielski-Eichner and Cortina seconded each of the motions, which carried by a vote of 10-0. Commissioner Sargeant recused himself from the vote and Commissioner Strandlie was not present for the vote.

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The meeting was adjourned at 9:13 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: 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 2022, by

*[Handwritten Signature]*  
Signature of Notary

Notary registration number: 7114113

Commission expiration: JANUARY 31, 2024

