

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 20, 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

//

The meeting was called to order at 7:36 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

RZ 2021-MA-00026 – FAIRFAX COUNTY SCHOOL BOARD

(Decision Only) (Planning Commission hearing on this application was held on July 13, 2022)

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

- APPROVAL OF RZ 2021-MA-00026, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JULY 20, 2022, WITH AN UNDERSTANDING THAT THE APPLICANT WOULD CLARIFY PROFFER NUMBER 7 BEFORE THE BOARD OF SUPERVISORS' PUBLIC HEARING AND RECLASSIFY IT AS THE JUSTICE HIGH SCHOOL PYRAMID COMMUNITY WORKING GROUP, INSTEAD OF THE TRANSPORTATION AND PARKING WORKING GROUP; AND
- APPROVAL OF A MODIFICATION OF THE PARKING REQUIREMENT FOR THE HIGH SCHOOL IN FAVOR OF A PARKING DETERMINATION FOR JUSTICE HIGH SCHOOL (154-PKS-001-1), PURSUANT TO SECTION 6100 OF THE ZONING ORDINANCE AND THE PARKING SUPPLY SHOWN ON THE DEVELOPMENT PLAN DATED JUNE 21, 2022.

Commissioner Cortina seconded the motions, which carried by a vote of 12-0.

//

Commissioner Niedzielski-Eichner announced that the Planning Commission's Tysons Committee met on Thursday, July 14, 2022 at 7:30 p.m. in the Board Auditorium of the Fairfax County Government Center for a presentation by staff on the progress made with the American with Disabilities Act, accessibility in urban areas, particularly in the Tysons and Reston areas. This presentation provided responses to concerns made by Fairfax County resident, John Colby. Mr. and Mrs. Lynn Colby attended the meeting. Mr. Colby offered additional perspectives and suggestions. Commissioner Niedzielski-Eichner thanked the Commissioners who attended the meeting, asked questions, and provided feedback.

//

PCA 2003-PR-022-03 (RZPA 2022-PR-00017) - V METRO LLC, V METRO LLC, METRO W LLC

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON PCA 2003-PR-022-03, TO A DATE CERTAIN OF SEPTEMBER 14, 2022.

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

//

ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. PCA 82-P-069-23-01/FDPA 82-P-069-1-20 (RZPA 2021-SP-00021) – CONCURRENT WITH PCA 82-P-1-24/ CDPA 82-P-069-03-05/ FDPA 82-P-069-07-08 (RZPA 2021-SP-00022) – CONCURRENT WITH PCA 82-P-069-18-02 (RZPA 2021-SP-00023) – CONCURRENT WITH PCA 82-P-069-17-02 (RZPA 2021-SP-00024) – ENCLAVE FL. CORP., FAIR LAKES CRABHOUSE L.C.
2. SE 2021-SU-00031 – SANDSTONE CARE VIRGINIA LLC
3. RZ 2020-MA-012/SEA 85-M-086-02 – RADLEY MANAGEMENT, LLC
4. RZ/FDP 2021-LE-00018 – INOVA HEALTH CARE SERVICES
5. RZ 2021-MV-00025 – 5904 RICHMOND HIGHWAY LLC

This order was accepted without objection.

//

These applications were located in the Springfield District therefore, Chairman Murphy relinquished the Chair to Vice Chairman Ulfelder.

PCA 82-P-069-23-01/FDPA 82-P-069-1-20 (RZPA 2021-SP-00021) July 20, 2022
CONCURRENT WITH PCA 82-P-1-24/ CDPA 82-P-069-03-05/ FDPA 82-P-069-07-08 (RZPA
2021-SP-00022) CONCURRENT WITH PCA 82-P-069-18-02 (RZPA 2021-SP-00023)
CONCURRENT WITH PCA 82-P-069-17-02 (RZPA 2021-SP-00024) – ENCLAVE FL. CORP.,
FAIR LAKES CRABHOUSE L.C.

//

PCA 82-P-069-23-01/FDPA 82-P-069-1-20 (RZPA 2021-SP-00021) - ENCLAVE FL. CORP. - Appl(s). to amend the proffers, conceptual and final development plans for RZ 82-P-069 previously approved for residential mixed-use development to permit modifications to proffers with no changes to the overall approved mix of uses. Located in the N.E. quadrant of the intersection of Fairfax County Pkwy. and Fair Lakes Pkwy. on approx. 12.02 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 45-4 ((1)) 21A and 25B1. (Concurrent with PCA 82-P-1-24/CDPA 82-P-069-03-05/FDPA 82-P-069-07-08 (RZPA 2021-SP-00022), PCA 82-P-069-18-02 (RZPA 2021-SP-00023) and PCA 82-P-069-17-02 (RZPA 2021-SP-00024). SPRINGFIELD DISTRICT. PUBLIC HEARING.

PCA 82-P-1-24/ CDPA 82-P-069-03-05/ FDPA 82-P-069-07-08 (RZPA 2021-SP-00022) - FAIR LAKES CRABHOUSE L.C. - Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 82-P-069, previously approved for mixed uses, to permit self-storage and associated modifications to proffers and site design at a density of 1.37 dwelling units per acre (du/ac). Located approx. 165 ft. from the intersection of Shoppes Ln. and Fair Lakes Pkwy., on approx. 5.29 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Lee District. Tax Map 45-4 ((11)) 25B1 and 7C1; 55-2 ((11)) 5A2. (Concurrent with RZPA 2021-SP-00021 (PCA 82-P-069-23/FDPA 82-P-069-1-20, RZPA 2021-00023(82-P-06-18-02) and RZPA 2021-SP-00024(PCA 82-P-069-17-02). SPRINGFIELD DISTRICT. PUBLIC HEARING.

PCA 82-P-069-18-02 (RZPA 2021-SP-00023) - ENCLAVE FL CORP. - Appl. to amend the proffers for RZ 82-P-069 previously approved for mixed use to permit modifications to proffers with no changes to the overall approved mix of uses. Located approx. 450 ft. S.W. of W. intersection of Fair Lakes Pkwy. and Fair Lakes Cir. on approx. 8.99 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 55-2 ((4)), 12, 16, 19 and 26A. (Concurrent with RZPA 2021-SP-00021 (PCA 82-P-069-23/FDPA 82-P-069-1-20, RZPA 2021-SP-00022(PCA 82-1-24/CDPA 82-P-069-03-05/FDPA 82-P-069-07-08) and RZPA 2021-SP-00024(PCA 82-P-069-17-02). SPRINGFIELD DISTRICT. PUBLIC HEARING.

PCA 82-P-069-17-02 (RZPA 2021-SP-00024) - ENCLAVE FL CORP. - Appl. to amend the proffers for RZ 82-P-069 previously approved for mixed use to permit modifications to proffers with no changes to the

PCA 82-P-069-23-01/FDPA 82-P-069-1-20 (RZPA 2021-SP-00021) July 20, 2022
CONCURRENT WITH PCA 82-P-1-24/ CDPA 82-P-069-03-05/ FDPA 82-P-069-07-08 (RZPA
2021-SP-00022) CONCURRENT WITH PCA 82-P-069-18-02 (RZPA 2021-SP-00023)
CONCURRENT WITH PCA 82-P-069-17-02 (RZPA 2021-SP-00024) – ENCLAVE FL. CORP.,
FAIR LAKES CRABHOUSE L.C.

overall approved mix of uses. Located approx. 450 ft. S.W. of W.
intersection of Fair Lakes Pkwy. and Fair Lakes Cir. on approx. 8.99
ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 55-2
(1) 6A and 8A2. (Concurrent with RZPA 2021-SP-00021 (PCA 82-
P-069-23/FDPA 82-P-069-1-20, RZPA 2021-SP-00022(PCA 82-1-
24/CDPA 82-P-069-03-05/FDPA 82-P-069-07-08) and RZPA 2021-SP-
00023(PCA 82-P-069-17-02). SPRINGFIELD DISTRICT. PUBLIC
HEARING.

There were no disclosures by Commission members.

John C. McGranahan, Jr., Applicant's Agent, Hunton Andrews Kurth LLP, reaffirmed the
affidavit dated July 8, 2022.

Emma Estes, Zoning Evaluation Division, Department of Planning and Development presented
the staff report, a copy is in the date file. She stated that staff recommended approval of the
subject applications.

Mr. McGranahan gave a presentation on the proposed mixed-use residential development.

There was a discussion between Ms. Estes, William O'Donnell, Zoning Evaluation
Division, Department of Planning and Development, Mr. McGranahan; and multiple
Commissioners regarding the following:

- The type of signage used, their location, and whether they met the requirements of the
Zoning Ordinance and the Fair Lakes Comprehensive Sign Plan for the site;
- The color and size of the panels proposed as part of the final architecture for the Self-
Storage use;
- Whether the applicant had future plans to include independent or assisted living facilities
in the Fair Lakes area;
- Vacant sites within the Fair Lakes area that would accommodate future independent and
assisted living facilities that were removed from Land Bay VI-A;
- The average size of the storage units;
- The maximum number of vehicles allowed under the loading space at any given time;
and
- The height clearance of the loading space.

PCA 82-P-069-23-01/FDPA 82-P-069-1-20 (RZPA 2021-SP-00021) July 20, 2022
CONCURRENT WITH PCA 82-P-1-24/ CDPA 82-P-069-03-05/ FDPA 82-P-069-07-08 (RZPA
2021-SP-00022) CONCURRENT WITH PCA 82-P-069-18-02 (RZPA 2021-SP-00023)
CONCURRENT WITH PCA 82-P-069-17-02 (RZPA 2021-SP-00024) – ENCLAVE FL. CORP.,
FAIR LAKES CRABHOUSE L.C.

The discussion resulted in no changes to the subject applications.

There were no 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 Murphy for action on these applications.

//

Commissioner Murphy MOVED the following:

- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 82-P-069-23-01, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED APRIL 4, 2022;
- THE PLANNING COMMISSION APPROVE FDPA 82-P-069-01-20, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF THE CONCURRENT PROFFERED CONDITION AMENDMENT APPLICATION AND THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 18, 2022;
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 82-P-069-24 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JUNE 16, 2022;
- THE PLANNING COMMISSION APPROVE FDPA 82-P-069-07-08, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF THE CONCURRENT PROFFERED CONDITION AMENDMENT APPLICATION AND THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 18, 2022;
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 82-P-069-17-02, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED APRIL 4, 2022;
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 82-P-069-18-02, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED APRIL 4, 2022; AND

PCA 82-P-069-23-01/FDPA 82-P-069-1-20 (RZPA 2021-SP-00021) July 20, 2022
CONCURRENT WITH PCA 82-P-1-24/ CDPA 82-P-069-03-05/ FDPA 82-P-069-07-08 (RZPA
2021-SP-00022) CONCURRENT WITH PCA 82-P-069-18-02 (RZPA 2021-SP-00023)
CONCURRENT WITH PCA 82-P-069-17-02 (RZPA 2021-SP-00024) – ENCLAVE FL. CORP.,
FAIR LAKES CRABHOUSE L.C.

- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF THE MODIFICATIONS AND WAIVERS FOR PCA 82-P-069-23, PCA 82-P-069-17, AND PCA 82-P-069-18, AND APPROVAL OF THE NEW WAIVER REQUEST FOR PCA 82-P-069-24, LISTED IN A HANDOUT DATED JULY 20, 2022.

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

//

The Commission went into recess at 8:25 p.m. and reconvened in the Board Auditorium at 8:31 p.m.

//

Due to Chairman Murphy's departure from the meeting, Vice Chairman Ulfelder remained in the official capacity as Chair.

//

SE 2021-SU-00031 – SANDSTONE CARE VIRGINIA LLC - Appl.
to permit a medical care facility. Located at 15100 Enterprise Ct.,
Chantilly, 20151 on approx. 2.87 ac. of land zoned I-4, WS, HC and
AN. Sully District. Tax Map 33-2 ((13)) 2. SULLY DISTRICT.
PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Spain asked that Vice Chairman Ulfelder 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, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Spain for action on this case.

//

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2021-SU-00031, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 5, 2022.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 11-0. Chairman Murphy was not present for the vote.

//

RZ 2020-MA-012 – RADLEY MANAGEMENT, LLC - Appl. to rezone from R-3, C-8, HC and SC to C-8, HC and SC to permit commercial use with an overall Floor Area Ratio (FAR) of 0.17 on Tax Map 108, 105, and 105A, and 103A. Located on the W. side of Williams Lane approx. 200 ft. N. of its intersection with Center Lane on approx. 1.08 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 61-2 ((1)) 108. (Concurrent with SEA 85-M-086-02). MASON DISTRICT. PUBLIC HEARING.

SEA 85-M-086-02 – RADLEY MANAGEMENT, LLC - Appl. to amend SE 85-M-086 previously approved for vehicle sales, rental, and ancillary service establishment to permit modifications to site design and development conditions and increase in building height at an FAR of 0.17. Located at 5823 Columbia Pike, 3518 and 3519 Williams Lane, Falls Church, 22041 on approx. 4.52 ac. of land zoned C-8, CRD, SC and HC. Tax Map 61-2 ((1)) 103A, 105, 105A and 108. (Concurrent with RZ 2020-MA-012). MASON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Robert D. Brant, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated April 4, 2022.

Emma Estes, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the date file. She stated that staff recommended approval of RZ 2020-MA-012 and SEA 85-M-086-02.

Mr. Brant gave a presentation on the proposed commercial use.

There was a discussion with Ms. Estes; Mr. Brant; Daniel Barlow, Fairfax County Department of Transportation; and multiple Commissioners regarding the following:

- The number of electric vehicle (EV) charging stations at the existing site;
- The number of EV charging stations proposed for the new and redeveloped site;
- Clarification of the implementation for the proposed street grid improvements planned for Bailey's Crossroads Community Business Center and the associated connectivity to Williams Lane and Seminary Road; visuals were also provided to further explain street grid improvements and connectivity;
- The timeframe for all subsequent site plan submissions and implementation;
- Whether the existing Radley Acura Dealership sold electric vehicles;
- The designated location for the proposed EV charging stations; and
- The length of time the area's Community Business Centers have been in operation.

The discussion resulted in no changes to the subject applications.

There were no 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 Strandlie for action on these applications.

//

Commissioner Strandlie MOVED the following:

- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2020-MA-012, SUBJECT TO THE EXECUTION OF THE SIGNED PROFFERS DATED JUNE 2, 2022;
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 85-M-086-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 28, 2022; AND
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS AND MODIFICATIONS LISTED ON A HANDOUT DISTRIBUTED TO THE PLANNING COMMISSION ON JULY 20, 2022.

Commissioner Sargeant seconded the first and second motions, which carried by a vote of 11-0. Chairman Murphy was not present for the vote.

Commissioner Cortina seconded the third motion, which carried by a vote of 11-0. Chairman Murphy was not present for the vote.

//

RZ/FDP 2021-LE-00018 – INOVA HEALTH CARE SERVICES -
Appls. to rezone from I-4 and PDC Districts to the PDC District to permit office, medical care facilities and helipad uses with an overall Floor Area Ratio (FAR) of 0.95 and approval of the conceptual and final development plan. Located at 6330 Lewin Dr., Alexandria, 22310 on approx. 21.61 ac. of land. Current Comp. Plan Base Rec: Alternative Uses and Residential at 1-2 du/ac. Proposed Comp. Plan Rec: Option for hospital, medical office, and ancillary uses. Tax Map(s) 91-1 ((1)) 11A; 91-1 ((32)) 1; and 91-1 ((4)) 1, 1A, 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6, 6A, 7, 7A, 8, 8A, 9, 9A, 10, 10A, 11, 11A, 13, 13A, 14, 14A, 15, 15A, 16, 16A, 17, 17A, 18, 18A, 19, 19A, 20, 20A, 21, 21A, 22, 22A, 23, 23A, 24, 24A, 25 500, 500A and 501. LEE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Timothy S. Sampson, Applicant's Agent, Downs Rachlin Martin PLLC, reaffirmed the affidavit dated April 4, 2022.

Zachary Fountain, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the date file. He stated that staff recommended approval of RZ/FDP 2021-LE-00018.

Mr. Sampson gave a presentation on the proposed rezoning.

There was a discussion with Mr. Fountain; Mr. Sampson; Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development; Katherine Herman, Planning Division, Department of Planning and Development; Marc Dreyfus, Fairfax County Department of Transportation; and multiple Commissioners regarding the following:

- The status of the existing utilities, their current location, and the proposed relocation options;
- The service territories between the former Landmark Mall property and the proposed site;
- Whether Inova's projected increased demand for inpatient and outpatient hospital services resulted from a need for future urgent care services versus doctor referrals;
- Whether the increased inpatient and outpatient services included long-term and rehabilitation care;
- The approval process for the potential helipad location for the facility's emergency use;
- Correspondence sent by staff and received by the applicant regarding stormwater management, soil conditions, and water infiltration concerns at the site;
- A suggestion that any language change to the proffers in reference to stormwater management should also be reflected in the applicable sheet of the final development plan;
- Whether the Virginia Department of Transportation (VDOT) planned to seek additional approvals to the internal roadway network, to include the possible relocation of utilities for the new building referenced on the application; and
- The number of spaces proposed by the applicant for the site versus the number recommended by County staff.

The discussion resulted in a request for additional time to mitigate the issues surrounding possible relocation of utilities by VDOT for the new buildings on these applications.

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

Joseph Dillion, 7100 Ayers Meadow Lane, Springfield, supported the proposed rezoning. A copy of Mr. Dillion's statement is in the date file.

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

- The location of Mr. Dillion's home in relation to the proposed development; and
- Mr. Dillion's concerns about noise pollution as a result of the subject development.

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 Lagana for action on these applications.

//

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ/FDP 2021-LE-00018 TO A DATE CERTAIN OF JULY 27, 2022, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

Commissioner Bennett seconded the motion, which carried by a vote of 11-0. Chairman Murphy was not present for the vote.

//

RZ 2021-MV-00025 – 5904 RICHMOND HIGHWAY LLC - Appl. to rezone from C-8, CRD and HC to C-3, CRD and HC to permit additions to the existing office building to accommodate veterinary hospital uses, with an overall Floor Area Ratio (FAR) of 0.77. Located North of Old Richmond Highway, approximately 450 ft. W. of the intersection of U.S. Route 1 and Old Richmond Highway, and S. of Cameron Run Terrace on approx. 2.53 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 83-2 ((1)) 2B. MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Jennifer L. Garcia, Applicant's Agent, DLP Piper LLP, reaffirmed the affidavit dated June 10, 2022.

Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the date file. She stated that staff recommended approval of RZ 2021-MV-00025.

Ms. Garcia gave a presentation on the proposed rezoning.

There was a discussion between Ms. Lewis; Corinne Bebek, Planning Development, Department of Planning and Development; Ms. Garcia; Edmund J. Ignacio, VIKA Virginia, LLC; and multiple Commissioners regarding the following:

- The number of parking spaces and EV charging stations planned for the subject site;
- Whether the resource protection area (RPA) within the subject site, was established prior to the delineation;
- The applicant's plan for the disposal of animal waste from the under-building dog relief area;
- The reasons for the applicant's request for the rezoning of the subject site;
- Staff's presentation on the green building practices and the Leadership in Energy and Environmental Design Certification program for the building addition at the proposed site;
- The name of the proprietor(s) of the existing office building; and
- The applicant's agreement to restore and maintain the 7,000 square-foot RPA area, which included the Cameron Run Greenway Trail.

The discussion resulted in no changes to the application.

There were no 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.

//

Commissioner Clarke MOVED the following:

- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2021-MV-00025, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JULY 19, 2022;
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE MINIMUM LOT WIDTH REQUIREMENT AS SHOWN ON THE GDP; AND
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUESTED MODIFICATIONS OF THE TRANSITIONAL

SCREENING, AND WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN PROPERTY LINE TO THAT SHOWN ON THE GDP.

Commissioner Sargeant seconded the motions, which carried by a vote of 11-0. Chairman Murphy was not present for the vote.

//

The meeting was adjourned at 11:05 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 26, 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 1 day of November 20 22, by

[Signature]

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

