

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 27, 2022**

PRESENT: Peter F. Murphy, Chairman, Springfield District
John C. Ulfelder, Vice Chairman, Dranesville District
Timothy J. Sargeant, Secretary, Commission At-Large
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Lee District
Phillip A. Niedzielski-Eichner, Providence District
Evelyn S. Spain, Sully District
Candice Bennett, Commissioner At-Large

ABSENT: Walter C. Clarke, Mount Vernon District
Julie M. Strandlie, Parliamentarian, Mason District
Andres Jimenez, Commissioner At-Large

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The meeting was called to order at 7:32 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

RZ/FDP 2021-SU-00024 – INTEGRITY CAPITAL MANAGEMENT LLC

(The public hearing on these applications were held on July 13, 2022.)

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

- APPROVAL OF RZ 2021-SU-00024 AND ITS ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JULY 25, 2022; AND
- APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE TO ALLOW A PDH-2 DISTRICT OF 1.72 ACRES.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 9-0. Commissioners Jimenez, Clarke, and Strandlie were absent from the meeting.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2021-SU-00024, SUBJECT TO DEVELOPMENT CONDITIONS DATED JUNE 29, 2022.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 9-0. Commissioners Jimenez, Clarke, and Strandlie were absent from the meeting.

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RZ/FDP 2021-LE-00018 – INOVA HEALTH CARE SERVICES

(The public hearing on these applications were held on July 20, 2022.)

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

- APPROVAL OF RZ 2021-LE-00018, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JULY 27, 2022;
- APPROVAL OF A MODIFICATION OF SUBSECTION 2105.4.C.1.A OF THE ZONING ORDINANCE TO ALLOW THE GROSS FLOOR AREA OF THE OTHER SECONDARY USES TO EXCEED 25 PERCENT OF THE DEVELOPMENT IN ACCORDANCE WITH THE USES AS SHOWN ON THE CDP/FDP AND INCLUDED IN THE PROFFERS;
- APPROVAL OF A MODIFICATION OF SUBSECTION 5100.2.C.5 OF THE ZONING ORDINANCE TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION AT A MAXIMUM HEIGHT OF 15 FEET IN ORDER TO SCREEN THE ROOF MOUNTED MECHANICAL EQUIPMENT;
- APPROVAL OF A MODIFICATION OF SUBSECTION 6101.3 OF THE ZONING ORDINANCE TO REDUCE THE NUMBER OF REQUIRED LOADING SPACES FROM TEN TO SIX SPACES;
- APPROVAL OF A WAIVER OF SUBSECTION 5108.5.B.3 OF THE ZONING ORDINANCE FOR PERIPHERAL LANDSCAPING OF ABOVE GRADE PARKING STRUCTURES, PARKING ON PRIVATE STREETS, AND INTERIM SURFACE PARKING LOTS IN FAVOR OF THAT SHOWN ON THE CDP/FDP; AND
- APPROVAL OF A MODIFICATION OF SUBSECTION 5108.7.A OF THE ZONING ORDINANCE OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Bennett seconded the motion, which carried by a vote of 9-0. Commissioners Jimenez, Clarke, and Strandlie were absent from the meeting.

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2021-LE-00018, SUBJECT TO DEVELOPMENT CONDITIONS DATED JULY 20, 2022.

Commissioner Bennett seconded the motion, which carried by a vote of 9-0. Commissioners Jimenez, Clarke, and Strandlie were absent from the meeting.

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Commissioner Ulfelder announced that tonight would be the last Planning Commission meeting before the August recess. Regular Planning Commission meetings were scheduled to resume on September 14, 2022.

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Commissioner Ulfelder announced that the Land Use Process Review Committee would meet on Thursday, July 28, 2022, at 7:30 p.m. in the Board Auditorium of the Fairfax County Government Center, located at 12000 Government Center Parkway, Fairfax, VA 22035. He stated that the agenda would include an update from the Department of Planning and Development staff on the Parking Reimagined initiative, which examined the Zoning Ordinance in relation to requirements for off-street parking for residential and commercial sites. In addition, the Committee would receive an update on the status of the review and revisions to the Comprehensive Plan for Reston. He also noted that the materials for this meeting would be made available on the Planning Commission's website. He added that the meeting was open to the public and will be available on Channel 16.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. PCA 84-M-016 – THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA AND HOLLYBROOKE II CONDOMINIUM UNIT OWNER ASSOCIATION
2. PCA 2002-LE-005-02 – ALWADI
3. SEA 83-A-026 – CAPITAL SERVICES, INC.
4. SE 2021-PR-00024 – APPLETREE MONTESSORI, LLC

This order was accepted without objection.

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PCA 84-M-016 (RZPA 2021-MA-00038) - THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA AND HOLLYBROOKE II CONDOMINIUM UNIT OWNERS ASSOCIATION – PCA Appl. to amend the proffers for RZ 84-M-016 previously approved for a multifamily dwelling to allow associated modifications to proffers and site design with an overall density of 22.5 du/ac. Located in the N.E. quadrant of the intersection of Leesburg Pike and Patrick Henry Dr. on approx. 11.38 ac. of land zoned R-30, C-3, CRD, SC and HC. Comp. Plan Rec: 16-20 du/ac. Mason District. Tax Maps 51-3 ((36)) inclusive. MASON DISTRICT. PUBLIC HEARING.

Amila Bebek, Applicant's Agent Capital Facilities, Department of Public Works and Environmental Services (DPWS), reaffirmed the affidavit dated July 5, 2022.

There were no disclosures from the Commission.

Tabatha Cole, 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 application PCA 84-M-016.

Ms. Bebek gave a presentation on the subject application.

Thomas M. Barnett, Deputy Director, Office to Prevent & End Homelessness, Department of Housing and Community Development continued the presentation, during which he expanded on the County's efforts in converting the subject property from an emergency shelter to permanent supportive housing.

Ms. Bebek resumed her presentation on the subject application.

Chairman Murphy announced that Commissioner Cortina would make a motion on behalf of Commissioner Strandlie on the subject application.

There was a discussion between Ms. Bebek, Mr. Barnett, Allisson N. Terzigni, Senior Section Manager, DPWS, and multiple Commissioners on the following issues:

- Clarification on the phase during which the applicant intended to construct the infrastructure for solar panels;
- Summarization of Americans With Disabilities Act (ADA) compliance measures the applicant had taken in relation to the subject property;
- Confirmation that the proposal would consist of 12 units, with one ADA compliant unit on each floor, but with the option to adapt other units as needed;
- Clarification on the funding mechanisms for the aforementioned affordable housing units;
- Confirmation that \$12 million was approved in 2016 through a bond referendum for the proposed development, which did include the environmental component;
- Clarification on the estimated cost for funding and maintaining the proposed facility;
- Confirmation that the subject proposal was projected to be completed in late 2024;
- Confirmation that there would not be permanent or temporary on-site personal to provide case management;
- Confirmation that the units were owned by Fairfax County and managed by Shelter House, which would be operated independently from the condominium community;
- Clarification on the need for additional funding and the potential source of such funding upon the completion of the proposed project;
- Clarification on the general operation of the proposed facility and how it served the County's ongoing efforts to combat homelessness;

- Clarification on the intended measures in place to accommodate temporary displacement of current residents during construction;
- Staff's response to the concerns contained in the public correspondence from Ai-Lien Kin regarding the potential impact on his rental property;
- Clarification on the applicant's outreach efforts to the surrounding area;
- Clarification on the barrier, buffering, and pedestrian connections between the subject property and the neighboring residential development;
- The design, architecture, and ingress/egress provisions of the proposed facility; and
- Concerns with the usage of 4000 kelvin lighting fixtures in as residential area.

The discussion resulted in no changes to the subject application.

Chairman Murphy called the first listed speaker and recited the rules for public testimony, but the speaker was not present for their testimony.

Chairman Murphy called for speakers from the audience and phone but received no response.

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 Cortina for action on this case.

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

- APPROVAL OF PCA 84-M-016, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JULY 25, 2022;
- APPROVAL OF A MODIFICATION TO THE MINIMUM SETBACKS TO PROPOSED PROPERTY LINES IN FAVOR OF THAT SHOWN ON THE GDP;
- APPROVAL OF A WAIVER OF THE REQUIRED LOADING SPACE IN FAVOR OF LOADING AREAS SHOWN ON THE GDP;
- APPROVAL OF A WAIVER OF THE INTER-PARCEL ACCESS CONNECTIONS IN FAVOR OF THAT SHOWN ON THE GDP; AND
- APPROVAL OF A MODIFICATION TO THE PARKING REQUIREMENTS IN FAVOR OF PARKING DETERMINATION 5016-PKS-001-01 PURSUANT TO SECTION 6100 OF THE ZONING ORDINANCE AND THE PARKING SUPPLY SHOWN ON THE DEVELOPMENT PLAN DATED JULY 8, 2022.

Commissioners Sargeant and Bennett seconded the motion, which carried by a vote of 9-0. Commissioners Jimenez, Clarke, and Strandlie were absent from the meeting.

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PCA 2002-LE-005-02 (RZPA 2021-LE-00008) – ALWADI –
PCA Appl. to amend the proffers for RZ 2002-LE-005 previously approved for commercial uses to permit a childcare center and associated modifications to proffers and site design. Located on the N. side of Richmond Hwy. approx. 500 ft. E. of Martha St. on approx. 1.25 ac. of land zoned C-8, CRD, and HC. Comp. Plan Rec: Mixed Use. Lee District. Tax Map 101-4 ((1)) 11A and 12. LEE DISTRICT. PUBLIC HEARING.

John E. Carter, Applicant's Agent, Tysons Engineering and Architectural Consultants, LLC, reaffirmed the affidavit dated March 17, 2022.

There were no disclosures from the Commission.

Curtis Rowlette, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD) presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of application PCA 2002-LE-005-02.

Mr. Carter gave a presentation on the subject application.

There was a discussion between Mr. Carter; Suzanne Wright, ZED, DPD; and multiple Commissioners on the following issues:

- Clarification on the ingress/egress traffic flow to the site from Richmond Highway;
- Clarification on the applicant's commitment to install electric vehicle charging stations;
- The pick-up/drop-off process for children attending the proposed childcare center;
- Concerns regarding the contamination of the water supply due to the porous pavement area contained in the existing parking; and
- Further explanation on the recommended stormwater filtration process;
- Clarification on the location of the subject development in relation to the adjacent shopping center;
- Confirmation of the applicant's commitment to the inter-parcel access to the shopping center from Richmond Highway, which was scheduled to occur prior to the completion of the expansion of Richmond Highway;
- Explanation of the management and allocation of future funding for pedestrian sidewalks and bicycle lanes, as proffered by the applicant;
- Clarification on contingencies for the allocation of aforementioned funding;
- The overall site design and stormwater management plans for the subject property;

- The applicant’s commitment to utilizing low impact development techniques and stormwater management techniques to minimize the impact of stormwater runoff from the site; and
- Concerns related to the impact of infiltration system of the stormwater management plan.

The discussion resulted in no changes to the subject application, but staff did not object to providing additional clarification on how the applicant’s monetary commitment to pedestrian paths would be utilized.

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 this case.

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

- APPROVAL OF PCA 2002-LE-005-02, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JUNE 7, 2022; AND
- APPROVAL OF A MODIFICATION TO THE REQUIRED FRONT YARD SETBACK TO THAT SHOWN ON THE GDP.

Commissioner Bennett seconded the motion, which carried by a vote of 9-0. Commissioners Jimenez, Clarke, and Strandlie were absent from the meeting.

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SEA 83-A-026 - CAPITAL SERVICES, INC., D/B/A RAVENSWORTH SHELL – SEA Appl. to amend SE 83-A-026 previously approved for a vehicle fueling station with light vehicle repair and maintenance to permit a vehicle fueling station with convenience retail store and associated modifications to site design and development conditions and a waiver of minimum lot area. Located in the S.W. quadrant of the intersection of Braddock Rd. and Port Royal Rd. on approx. 0.91 ac. of land zoned C-6. Braddock District. Tax Map 70-4 ((10)) 12 (pt.).
BRADDOCK DISTRICT. PUBLIC HEARING.

David Gill, Applicant’s Agent, Wire Gill LLP, reaffirmed the affidavit dated June 23, 2022.

There were no disclosures from the Commission.

Kevin McMahan, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of application SE 83-A-026.

Mr. Gill gave a presentation on the subject application.

There was a discussion between Mr. Gill; Mr. McMahan; Matthew Tatum, Fairfax County Department of Transportation; Kevin D. Nelson, Gordon Civil Engineering and Landscape Architecture; and multiple Commissioners on the following:

- The size of the subject property and the size of existing service station on the site;
- Further explanation of the high volume of traffic throughout the area;
- Clarification on efforts by the Braddock District Land Use Committee and the Braddock District Supervisor's office to coordinate with the applicant to determine an appropriate design for the proposed service station;
- Explanation of staff's reasoning for not requesting dedication for a 4-foot buffer, a 10-foot shared used path, and 1-foot clear zone around the pumping stations;
- Concern regarding potential safety hazards for pedestrians and the accessibility provisions of the subject property;
- Clarification on the maintenance responsibilities for the stormwater management features on the site;
- Clarification on the applicant's commitment to coordinate with the owner of the existing shopping center to determining an appropriate design and layout for the proposed service station;
- Clarification on whether the proposed service station could accommodate solar panels in the future;
- Clarification on the right-of-way dedication, as presented on page 16 of the plat; and
- Further discussion on the future market for electric vehicle charging stations and the cost of further implementation.

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 Cortina for action on this case.

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Commissioner Cortina MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION FOR SEA 83-A-026 TO A DATE CERTAIN OF SEPTEMBER 14, 2022, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Sargeant seconded the motion, which carried by a vote of 9-0. Commissioners Jimenez, Clarke, and Strandlie were absent from the meeting.

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SE 2021-PR-00024 - APPLETREE MONTESSORI, LLC– SE Appl. to permit a childcare center. Located on the S. side of Arlington Blvd., E. of Barkley Dr. on approx. 0.94 ac. of land zoned R-1. Providence District. Tax Map 48-4 ((1)) 41 PROVIDENCE DISTRICT. PUBLIC HEARING.

Annely Klaassen Carver, Applicant's Agent, Trustee Annely Klaassen Carver livitn trust, f/b/o Thea W. Meinen, reaffirmed the affidavit dated January 11, 2022.

There were no disclosures from the Commission.

Kimia Zolfagharian, 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 application SE 2021-PR-00024.

Ms. Carver declined to give a presentation on the subject application and aligned herself with the recommendation from staff on the subject application.

There was a discussion between Ms. Carver, Suzanne Wright, ZED, DPD; Giovanni B. Rinaldi, Christopher Consultants, LTD.; and multiple Commissioners on the following issues:

- Clarification regarding state licensure requirements and compliance standards for the proposed childcare center;
- Clarification regarding pedestrian and bicyclist paths near the right-of -way along the subject property;
- Clarification on the proximity of the pedestrian right of way to the proposed development;
- Concern regarding the adequacy of the applicant's proffered commitment to a trail contribution and the recourse for those funds if a trail along Route 50 was not pursued;
- Concern regarding the existing condition of the bus stop located near the site and the possibility of modifying the applicant's trail commitment to improving the condition of this bus stop;
- The timeline for the Board of Supervisors' public hearing for the subject application;
- Clarification that the outdoor play area could accommodate all the children attending that facility;
- The proximity of the nearest residential development to the proposed facility;
- Clarification on the applicant's outreach efforts to the neighboring residential developments and the extent to which they supported the proposal; and
- Concerns regarding the noise generated by the proposed childcare facility and the extent to which the proposed buffer mitigated that impact.

The discussion resulted in no changes to the subject application, but staff agreed to coordinate with the applicant and the Providence District Supervisors Office to determine appropriate language for the trail contribution, as well as the recourse for that contribution in the event that a trail was not pursued.

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 Niedzielski-Eichner for action on this case.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING:

- APPROVAL OF SE 2021-PR-00024, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 27, 2022, AND A SUBSEQUENT AMENDMENT TO THE LANGUAGE OF DEVELOPMENT CONDITION NUMBER 8 TO PROVIDE GREATER FLEXIBILITY TO FUND OTHER IMPROVEMENTS IN THE EVENT THAT A TRAIL WAS NOT PURSUED; AND
- APPROVAL OF THE REQUESTED MODIFICATION OF THE TRANSITIONAL SCREENING ALONG ALL PROPERTY LINES TO THE EXISTING VEGETATION AS SHOWN ON THE SE PLAT.

Commissioner Sargeant seconded the motion, which carried by a vote of 9-0. Commissioners Jimenez, Clarke, and Strandlie were absent from the meeting.

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The meeting was adjourned at 10:20 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 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 2022, by

[Handwritten Signature]
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024



