

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 14, 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
Phillip A. Niedzielski-Eichner, Providence District
Evelyn S. Spain, Sully District
Candice Bennett, Commissioner At-Large
Andres Jimenez, Commissioner At-Large

ABSENT: Walter C. Clarke, Mount Vernon District

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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

REVISED ELECTRONIC POLICY FOR REMOTE PARTICIPATION OF MEMBERS,
DATED SEPTEMBER 14, 2022

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION ADOPT THE REVISED POLICY FOR THE REMOTE PARTICIPATION OF MEMBERS, DATED SEPTEMBER 14, 2022.

Commissioners Ulfelder and Niedzielski-Eichner seconded the motion, which carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

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Commissioner Sargeant announced that the Planning Commission received minutes for the months of May, June, and July 2022. His intent was to move approval of those minutes on the following dates:

- Minutes for May 2022 at the September 28, 2022 meeting;
- Minutes for June 2022 at the October 12, 2022 meeting; and
- Minutes for July 2022 at the October 26, 2022 meeting.

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SEA 83-A-026 – CAPITAL SERVICES, INC.

(Decision Only) (Planning Commission hearing on this application was held on July 27, 2022)

Commissioner Cortina MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SEA 83-A-026, TO A DATE CERTAIN OF SEPTEMBER 21, 2022.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

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FDPA 2001-MV-039 (RZPA 2022-MV-00035) – SANJAYA JENA AND SASMITA JENA

On behalf of Commissioner Clarke, Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR FDPA 2001-MV-039 (RZPA 2022-MV-00035), SANJAYA JENA AND SASMITA JENA, TO A DATE CERTAIN OF OCTOBER 12, 2022.

Commissioners Ulfelder and Cortina seconded the motion, which carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

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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 OCTOBER 19, 2022.

Commissioners Sargeant and Ulfelder seconded the motion, which carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

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Commissioner Ulfelder announced that the Prince William County Planning Commission would meet on Wednesday, September 14, 2022, at 7:00 p.m. to review Comprehensive Plan Amendment, CPA2021-00004, to consider a Prince William Digital Gateway project, located in the Gainesville Magisterial District. The plan would replan approximately 2,139 acres of land, located adjacent to the Manassas National Battlefield Park. If adopted, the plan would accommodate a technology/flex with a T-3 Transect (27 million square feet of data center space), parks, and open space on land currently used for agriculture and environmental resources. Commissioner Ulfelder added that the Prince William County staff recommended adoption of this plan amendment. He stated that Prince William County and Fairfax County had access to the Occoquan Reservoir and as a result, there were concerns of the plan's impact on that environment. Additional information on this proposal was located on the Prince William County, Planning Commission's website.

Links: [CPA2021-00004.pdf \(pwcgov.org\)](#) and [Planning Commission Agenda September 14, 2022 \(granicus.com\)](#).

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Chairman Murphy announced that the Planning Commission's Fiscal Year 2022 Annual Report of Activities was published and distributed to the Commissioners. He thanked the staff for their hard work in producing this report.

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Commissioner Ulfelder announced that the Reston Comprehensive Plan Study, Plan Amendment 2020-III-UP1 (PA-2020-00023) was in the process of review. The Board of Supervisors created a community Task Force to assist with the review of this plan amendment. The task force's interim recommendations dated March 9, 2022 was available on the Fairfax County's website.

Link: <https://www.fairfaxcounty.gov/planning-development/plan-amendments/reston-area-study>

A schedule of in-person and virtual community meetings was also located on the above referenced website. A workshop to review this plan would be held on Thursday, September 29, 2022 at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 2203, to discuss the plan and the task force's recommended changes. Chairman Murphy and Commissioner Niedzielski-Eichner voiced their support for the concept of a workshop before a public hearing.

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Chairman Murphy announced the following promotions of staff members within the Department of Planning and Development and congratulated them on their accomplishments:

- Tracy Strunk, Director, Department of Planning and Development;
- Michelle K. Stahlhut, Equity Program Manager, Department of Planning and Development; and
- Salem Bush, Branch Chief, Public Facilities and Plan Development, Planning Division, Department of Planning and Development.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. AF 2022-DR-00002 (AR 2006-DR-001-02) – BARBARA LOIS WHITNEY TR
2. SE 2022-PR-00007 – CLARK CONSTRUCTION GROUP, LLC

This order was accepted without objection.

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AF 2022-DR-00002 (AR 2006-DR-001-02) - BARBARA LOIS WHITNEY TR – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 10607 Beach Mill Rd., Great Falls, 22066 on approx. 21.8 ac. of land zoned R E. Please call the Planning Division at 703-324-1380 after September 14, 2022, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Tax Map 03-3 ((1)) 32Z. DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Ulfelder asked that Chairman Murphy 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, Chairman Murphy closed the public hearing and recognized Commissioner Ulfelder for action on this agricultural and forestal district renewal.

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Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF AF 2022-DR-00002 AND THAT APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO RENEW THE LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS DATED AUGUST 31, 2022.

Commissioner Sargeant seconded the motion, which carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

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SE 2022-PR-00007 – CLARK CONSTRUCTION GROUP, LLC - Appl. to permit a waiver of the sign regulations for an increase in sign area. Located at 7900 Westpark Dr., McLean, 22102 on approx. 7.90 ac. of land zoned C-4, HC and SC. Tax Map 29-4 ((7)) 6A. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

David S. Houston, Applicant's Agent, Bean Kinney & Korman, P.C., reaffirmed the affidavit dated March 1, 2022.

Curtis Rowlette, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the date file. He stated that staff recommended denial of SE 2022-PR-00007.

Mr. Houston gave a presentation on the subject application.

There was a discussion with Mr. Rowlette; Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development; and multiple Commissioners regarding the following:

- Clarification on the differences between a special exception sign plan application versus a comprehensive sign plan;
- The challenges the applicant faced in determining what category in the Zoning Ordinance that was applicable to the building, that would allow a second building-mounted sign, where multiple tenants shared common entrances;
- Whether the age of the building was a factor in determining the type and size allowed under the Zoning Ordinance for a second building-mounted sign;
- The expected visibility of proposed building-mounted signage around the subject property and nearby roads; and
- The circumstances that influenced support for the application versus staff's recommendation for denial. Reference made to proposed development condition Number 9, dated August 30, 2022.

The discussion resulted in no changes to the subject 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, Chairman Murphy closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on this application.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2022-PR-00007, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED AUGUST 30, 2022.

Chairman Murphy and Commissioner Ulfelder seconded the motion, which carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

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The meeting was adjourned at 8:34 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: November 16, 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 21 day of November 20 22, by

Dorethy M. Steele
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

