

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
RESTON COMPREHENSIVE PLAN WORKSHOP  
THURSDAY, SEPTEMBER 29, 2022**

**PRESENT:** John A. Carter, Chairman, Hunter Mill 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  
Phillip A. Niedzielski-Eichner, Providence District  
Peter F. Murphy, Springfield District  
Evelyn S. Spain, Sully District

**ABSENT:** Daniel G. Lagana, Lee District  
Walter C. Clarke, Mount Vernon District  
Candice Bennett, Commissioner At-Large  
Andres Jimenez, Commissioner At-Large

**OTHERS:** St. Clair Williams, Planner III, Urban Centers Section, Department of Planning and Development (DPD)  
Chris Caperton, Deputy Director, DPD  
William Mayland, Planner V, DPD  
John King, Transportation Planner, Fairfax County Department of Transportation (FCDOT)  
Mike Garcia, Section Chief, FCDOT  
Kevin Jackson, Senior Deputy Clerk, Planning Commission  
Brian Winterhalter, Attorney, DLA Piper LLP  
Rob Whitfield, Fairfax County Taxpayer's Alliance  
Lynne Mulston, President, Reston Citizens Association  
John Farrell, Board of Directors, Reston Association  
Bob Petrine, Director, Reston Association  
Tammi Petrine, Member, Reston Comprehensive Plan Task Force (RCPTF)  
Jennifer Jusholwk, Member, SOS  
Michelle Kimmel, Member, RCPTF  
Christopher Daniel, Member, RCPTF

**ATTACHMENTS:**

- A. RESTON COMPREHENSIVE PLAN AMENDMENT DRAFT
- B. RESTON COMPREHENSIVE PLAN AMENDMENT STAFF PRESENTATION

//

The meeting was called to order at 7:32 p.m., by Chairman John A. Carter, in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

Chairman Carter announced that tonight's meeting would consist of a workshop regarding the Reston Comprehensive Plan Amendment. He explained that the Commission would receive a presentation from staff regarding the status of the amendment and there would be opportunities for discussion and questions. The goal of the workshop was to prepare the Commission for the public hearing for this item.

//

Commissioner Murphy noted the need for a quorum for tonight's meeting and encouraged Commissioners to stay on top of memorandums and to respond in a timely manner.

//

Commissioner Carter set the meeting agenda:

1. Reston Area Presentation
2. Staff Presentation
3. Community Roundtable Discussion

//

RESTON COMPREHENSIVE PLAN AMENDMENT – A public workshop will be held with briefings from various County staff regarding the Reston Comprehensive Plan Amendment. HUNTER MILL DISTRICT.

RESTON AREA PRESENTATION

Commissioner Carter gave the presentation, which covered the following topics:

- Explanation of the Reston Community objectives;
- Overview of the existing layout for the Reston area;
- Explanation of the history of the various Comprehensive Plans for the Reston area, noting that the last Comprehensive Plan for the entirety of Reston was done in 1963;
- Presentation of video clips of Bob Simon, a founding member of the Reston community;
- Explanation of why and how the Board of Supervisors initiated this effort to create an updated Comprehensive Plan for the entire Reston area; and
- Introduction of the Reston Comprehensive Plan task force members, community representatives, and interested citizens who were participating in the meeting.

STAFF PRESENTATION

St. Clair Williams gave the presentation which covered the following topics:

- Background on how the process was initiated for the updated Reston Comprehensive Plan;
- The composition of the Reston Study Task Force (RSTF);
- The objectives and processes the RSTF had utilized to date;
- The topics and chapters covered in the proposed Comprehensive Plan Amendment draft;
- Explanation of staff's recommendations regarding land use, housing, environmental stewardship, parks and open space, transportation, community health, equity, and economic development; and
- Explanation of the next steps in the process for the proposed amendment, which included the release of the staff report, additional community engagement opportunities, and the schedule for public hearings for approval by the Planning Commission and Board of Supervisors.

### COMMUNITY ROUNDTABLE

There was a discussion between St. Clair Williams, Planner III, Urban Centers Section, Department of Planning and Development (DPD); Chris Caperton, Deputy Director, DPD; William Mayland, Planner V, DPD; John King, Transportation Planner, Fairfax County Department of Transportation (FCDOT); Mike Garcia, Section Chief, FCDOT; Brian Winterhalter, Attorney, DLA Piper LLP; Rob Whitfield, Fairfax County Taxpayer's Alliance; Lynne Mulston, President, Reston Citizens Association; John Farrell, Board of Directors, Reston Association; Bob Petrine, Director, Reston Association; Tammi Petrine, Member, Reston Comprehensive Plan Task Force (RSPTF); Jennifer Jusholwk, Member, SOS; Michelle Kimmel, Member, RCPTF; Christopher Daniel, Member, RCPTF; and multiple Commissioners on the following:

- Clarification on whether the issues regarding population density in housing were resolved;
- Confirmation that an additional section to address issues discussed by the Task Force on earned density was forthcoming and would be included in the staff report;
- Clarification on whether this plan amendment draft optimized the population density near the planned Silver Line Metrorail stations;
- Concerns regarding the extent to which planned development in Reston could accommodate the expected population growth;
- Clarification on how the health and equity priorities in the draft language were collaborated on by the Community and staff;
- Confirmation that staff emphasized efforts to align to existing County policies and programs and the community support for such efforts;
- Clarification on how the plan amendment draft engaged veteran, woman, and minority-owned businesses;
- Efforts by the County to encourage diversity within local businesses and efforts by several business incubator centers within Reston to further support such businesses;
- Discussions on the timeline for the plan amendment consideration process, including how the Commission could adjust or broaden this timeline to consider additional community input;

- The methods for prospective developments in Reston to accommodate higher density developments;
- The various community groups and associations in Reston that would be assisting in the revisions and finalization of the plan amendment draft;
- Clarification on why there was not stronger language on heritage resource preservation in the plan amendment draft;
- The limitations of the existing process utilized by staff for identifying heritage resources throughout the County;
- Discussion on how to incorporate more transparency into the public engagement process, including a request to publish follow-on motions and amendments to the Planning Commission website;
- Discussion on how best practices for walkability and public safety measures could be incorporated into the plan;
- Discussion on the potential for adding a Historical Overlay District (HOD) to protect community features;
- The opportunities in the plan for implementing environment improvements in conjunction with transportation improvements;
- Concerns regarding the impact of increasing speed limits on certain roads around Reston;
- The opportunities for protecting environmental features throughout Reston;
- Request for documentation of various Q&A, public comments, and spreadsheets outlining the current and proposed changes to be posted to the Planning Commission website;
- Clarification on whether sections in the plan amendment draft went beyond the scope of current County policies and the extent to which the Comprehensive Plan recommendations affected such policies;
- Clarification on whether applicants in compliance with County regulations, but not the Comprehensive Plan could still be approved;
- Clarification that the results of the staff review of discrepancies between County policies and the plan amendment draft would be addressed in the staff report;
- Clarification that the Task Force draft was developed independently of the plan amendment draft;
- The integration and collaboration between staff and the community's version and the extent to which the community's concerns were reflected in the final staff report;
- Confirmation that the Task Force members voted to adopt each section of their priorities and language;
- Discussion on the environmental section of the plan amendment and how applicants could address these priorities in future applications; and
- Clarification on the framework of the plan for encouraging and supporting affordable housing options within Reston and the extent to which that framework was consistent with the County's goals for affordable housing;
- Clarification on the Task Force's role in developing the plan's provisions for affordable housing and staff's support for including such provisions in the final staff report; and
- The scope of the plan's affordable housing provisions.

//

Chairman Carter thanked the community representatives and staff for their participation in this workshop. Commissioner Carter adjourned the meeting at 9:30pm.

//

The meeting was adjourned at 9:30 p.m.  
John A. Carter, Chairman

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Kevin Jackson  
Approved on: November 30, 2022

*Jacob L. 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 6 day of December 2022, by

*Dorothy M. Steele*  
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

