

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, NOVEMBER 30, 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

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The meeting was called to order at 7:30 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

Chairman Murphy announced the promotion of Rebecca L. Makely, Director, Department of Cable and Consumer Services. He thanked Ms. Makely on her work with the Commission and congratulated her on her accomplishment.

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RZ 2022-PR-00011 – CARTER V. BOEHM, TRUSTEE

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2022-PR-00011 TO A DATE CERTAIN OF DECEMBER 7, 2022.

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

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MINUTES APPROVAL – SEPTEMBER 29, 2022  
RESTON COMPREHENSIVE PLAN AMENDMENT WORKSHOP

Commissioner Sargeant MOVED APPROVAL OF THE MEETING MINUTES FOR THE FOLLOWING MEETINGS:

- SEPTEMBER 29, 2022 – RESTON COMPREHENSIVE PLAN AMENDMENT.

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

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Commissioner Ulfelder announced that the Planning Commission’s Land Use Process Review Committee would meet with staff from the Department of Planning and Development on Thursday, December 1, 2022, at 7:30 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to discuss the revised version of the Parking Reimagined initiative.

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Commissioner Ulfelder announced that a joint meeting with the Planning Commission’s Land Use Process Review Committee and Housing Committee would be held on Thursday, December 1, 2022, at 8:30 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to discuss preservation of existing affordable housing and task force recommendations for the Manufactured Housing Amendment.

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Commissioner Strandlie announced that the Schools Committee would meet on Wednesday, December 14, 2022, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to receive an update on the Fairfax County Public Schools Capital Improvement Program Funded Construction and Renovation Project Public Engagement Plan.

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RZ/FDP 2021-PR-012 – PULTE HOME COMPANY, LLC

(Decision Only) (Public Hearing on these applications was held on November 2, 2022)

Commissioner Niedzielski-Eichner MOVED THE FOLLOWING ACTIONS:

- RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2021-PR-012 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED NOVEMBER 28, 2022;
- THE PLANNING COMMISSION APPROVE FDP 2021-PR-012, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 29, 2022; AND
- RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS AND MODIFICATIONS LISTED IN A HANDOUT DATED NOVEMBER 30, 2022.

Commissioner Lagana seconded the motions, which carried by a vote of 8-0-4. Commissioners Spain, Clarke, Bennett, and Cortina abstained from the vote.

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The following application was located in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman Ulfelder.

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FDPA 82-P-069-13-11 (RZPA 2021-SP-00011) CONCURRENT WITH CSPA 82-P-069-06 (RZPA 2021-SP-00011) – FAIR LAKES DEV, LLC  
(Decision Only) (Public Hearing on these applications was held on November 16, 2022)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING ACTIONS:

- APPROVAL OF FDPA 82-P-069-13-11, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 29, 2022; AND
- APPROVAL OF CSPA 82-P-069-06, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 29, 2022.

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

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Chairman Murphy resumed duties of the Chair.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. SE 2022-HM-00022 – MARIA G. JIMENEZ
2. PCA/CDPA/FDPA 2007-LE-007-02 (RZPA 2022-LE-00057)  
SPRINGFIELD HOSPITALITY LLC

This order was accepted without objection.

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SE 2022-HM-00022 – MARIA G. JIMENEZ – Appl. to permit a home day care facility. Located at 2233 Sanibel Dr., Reston, 20191 on approx. 5,699 sq. ft. of land zoned PRC. Tax Map 26-1 ((10)) (8) 39A.

(Associated with SP 2022-HM-00038). HUNTER MILL DISTRICT.  
PUBLIC HEARING.

There were no disclosures by Commission members.

Maria Guadalupe-Jimenez, Applicant, reaffirmed the affidavit dated October 4, 2022.

Brandon McCadden, 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 SE 2022-HM-00022.

Ms. Jimenez gave a brief statement on the subject application.

There was a discussion between Mr. McCadden, Ms. Jimenez, and multiple Commissioners regarding the following:

- The applicant was complimented on the size of the home day care and the fenced-in backyard area;
- Whether staff received any letters of support or opposition from the neighboring properties regarding the proposed home day care;
- Clarification on the size of the fenced-in rear yard play area;
- The standard minimum number of square feet required per child in an outdoor play area for standalone day care facilities versus a home day care;
- Clarification on the notification process should a state-issued license for a home child care lapse or be revoked;
- A suggestion that language be added to Development Condition Number 13 that required the applicant to notify the County in the event the state license lapsed or was revoked;
- The applicant disclosed that she received food and nutrition services from the United States Department of Agriculture (USDA) program and in order to continue receiving those services, her state-issued license must be in good standing; and
- Clarification provided by the applicant that the state and the county were two different entities and provided information on the home day care requirements for both.

The discussion resulted in updated language, via motion, to Development Condition Number 13 that would require the applicant to notify the County in the event of a lapse or revocation of a home child care state license.

There were no listed speakers, no speakers from the public, no rebuttal from the applicant, no additional comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Carter for actions on this application.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2022-HM-00022, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 9, 2022 WITH THE FOLLOWING MODIFICATION:

- ADDITION OF LANGUAGE TO DEVELOPMENT CONDITION NUMBER 13 TO REQUIRE THE APPLICANT TO NOTIFY THE COUNTY IN THE EVENT THAT HER STATE LICENSE LAPSED.

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

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PCA/CDPA/FDPA 2007-LE-007-02 (RZPA 2022-LE-00057) – SPRINGFIELD HOSPITALITY LLC, – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 2007-LE-007, previously approved for mixed-use development, to permit modifications to proffers and site design at an intensity of 1.71 floor area ratio (FAR). Located on the E. side of Loisdale Rd. across from Loisdale Ct., on approx. 5.35 ac. of land zoned PDC, HC, and SC. Comp. Plan Rec: Retail with an option for town center. Tax Map 90-2 ((13)) 5A1(pt.) and 90-2 ((16)) A(pt.). LEE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

David R. Gill, Applicant's Agent, Wire Gill LLP, reaffirmed the affidavit dated October 25, 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 PCA 2007-LE-007-022, CDPA 2007-LE-007-022, and FDPA 2007-LE-007-022.

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

There was a discussion between Mr. Fountain; Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development; Corinne Bebek, Planning Division, Department of Planning and Development; Mr. Gill; Molly M. Novotny, Cooley LLP; and multiple Commissioners regarding the following:

- The applicant's plan for development phasing and whether there was a construction schedule in place;
- Clarification on the applicant's plan for the subject site know as West Area A, B, and C to be redesignated as West Area D;
- Clarification on the applicant's timeframe for the construction of Center Park East;
- Clarification on the original approved proffers for the park and whether those plans were geographically based;
- A review of the development triggers in place for the construction of the second phase of the park;
- The applicant's efforts to support other park facilities throughout the area;
- Clarification on the traffic circulation pattern to and from Building M1;
- The differences between the previously approved proffers versus those proposed for stormwater management at the site;
- Monetary contributions provided by the applicant for the clean-up of stormwater management ponds that served the vicinity of West Area D;
- Confirmation that stormwater management commitments were not included in the original proffers;
- Confirmation that the bioretention planters in place would reduce runoff from the roof of the buildings, and a Filtera treatment device that would reduce the amount of impervious area on the site;
- Visuals presented on the traffic circulation pattern from Building M1 to the area's surrounding retail centers; and
- Clarification on whether the site would retain surface parking after the construction of Building M1.

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 additional comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lagana for actions on these applications.

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Commissioner Lagana MOVED THE FOLLOWING ACTIONS:

- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2007-LE-007-02 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED NOVEMBER 29, 2022;
- THE PLANNING COMMISSION APPROVE FDPA 2007-LE-007-02; AND
- THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER THE LOADING SPACE REQUIREMENT.

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

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The meeting was adjourned at 8:51 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: February 1, 2023

*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 9 day of February 2023, by

*[Handwritten Signature]*

Signature of Notary

Notary registration number: 7114113

Commission expiration: JANUARY 31, 2024

