

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 7, 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
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: Daniel G. Lagana, Lee District

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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 that the Board of Supervisors appointed Daren Shumate as the new Planning Commissioner for the Mason District. He stated that he congratulated Mr. Shumate on his appointment. Chairman Murphy added that he informed Mr. Shumate that a swearing ceremony would be conducted at the January 11, 2023 Planning Commission meeting. Chairman Murphy also announced the reappointments of both him and Timothy J. Sargeant.

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Commissioner Strandlie announced that the Schools Committee meeting would be held 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. She then stated that this meeting was a collaborative session on the public engagement program for Fairfax County Public Schools facilities, renovations, and construction of ongoing projects.

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Commissioner Niedzielski-Eichner commended Commissioner Strandlie on her length of service representing the Mason District. He added that he valued the contributions she made as a member of the Planning Commission.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. CSPA 85-P-038 (RZPA 2021-PR-00039) – DARDEN RESTAURANTS
2. RZ 2022-PR-00011 – CARTER V BOEHM, TRUSTEE

This order was accepted without objection.

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CSPA 85-P-038 (RZPA 2021-PR-00039) – DARDEN RESTAURANTS – Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 85-P-038 to permit sign modifications. Located at 1861 International Dr., McLean, 22102 on approx. 2.44 ac. of land zoned PDC, HC and SC. Tax Map 39-2 ((1))
1A. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Damaris Martinez, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. She stated that staff recommended approval of CSPA 85-P-038.

Charley Schalliol, Applicant, gave a presentation on the subject application.

Commissioner Ulfelder commented that the proposed sign was an important way-finding option for patrons looking to dine at the Capital Grille restaurant.

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 actions on this application.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 85-P-038, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 5, 2022.

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

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RZ 2022-PR-00011 – CARTER V BOEHM, TRUSTEE – Appl. to rezone from R-2 to R-1 to permit residential development with a total density of 1 dwelling units per acre (du/ac). Located on the N.

side of Idylwood Rd. and S. side of Helena Dr., on approx. 1.0 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 39-4 ((1))
219. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Pedram Foushanji, Applicant's Agent, Gilkar Design + Build LLC, reaffirmed the affidavit dated August 17, 2022.

Curtis Rowlette, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. He stated that staff recommended approval of RZ 2022-PR-00011.

There was a discussion between Mr. Rowlette, Mr. Foushanji, and Commissioner Ulfelder regarding the following:

- The inclusion of proffer language to request a six-foot-high solid wood fence versus a four-foot-high fence along Idylwood Road, which would mitigate vehicle traffic noise;
- The applicant's plan for demolition of the existing dwelling; and
- Clarification on whether the lots surrounding the proposed site zoned R-1 were also part of the rezoning.

There were no listed speakers, therefore, Chairman Murphy called for speakers from the public and there were none. Chairman Murphy closed the public hearing.

Following the close of the public hearing, there was a discussion between Mr. Rowlette; William O'Donnell, Zoning Evaluation Division, Department of Planning and Development; Mr. Foushanji; and multiple Commissioners regarding the following:

- Staff's response to communications received by the Planning Commission from citizens regarding their concerns surrounding the rezoning;
- Visuals presented of the Landscape Plan for the proposed site that clarified stormwater runoff from the highest point of the property to the Idylwood Drive portion of the site;
- The applicant's commitment for dedication of additional right-of-way to accommodate a future paved trail; and
- The applicant's agreement to revise the proffers prior to the Board of Supervisors' public hearing to include language that addressed incorporation of electronic vehicle charging capability inside the new garage to accommodate electric vehicles.

The discussion resulted in the applicant's agreement to proffer language that would include electronic vehicle charging capability for the proposed dwelling.

Chairman Murphy reopened the public hearing and called for speakers.

Richard Boylan, 7731 Idylwood Road, Falls Church, addressed the following concerns:

- The construction activity at the subject property that occurred earlier in 2022 had no control measures in place and did not adhere to the County’s tree preservation plan;
- Several matured trees were removed during the R-2 development effort;
- Clarification on whether there were plans in place to rectify or offset violations of the County’s tree preservation plan;
- The applicant’s plan to submit an infill lot grading plan for the new single-family detached dwelling;
- The applicant welcomed recommendations that would address the tree planting requirements at the site;
- Clarification on staff’s recommendation for R-1 tree preservation requirements at the site;
- Compliance with the enhancement of trees and planting requirements, as noted in the Public Facilities Manual and the Zoning Ordinance standards for the R-1 District;
- Clarification on whether staff’s tree preservation recommendations were reflected in the proposed proffers;
- A suggestion that staff convey at the time of site plan review the best practices and requirements for ingress/egress for construction, tree preservation, and tree plantings; and
- Clarification on whether the applicant planned to seek a waiver of the tree requirement commitments.

The discussion resulted in a request for additional time to mitigate the aforementioned issues of concern that would result in a consensus on a favorable recommendation.

There was no rebuttal from the applicant, no further 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 actions on this application.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2022-PR-00011 TO A DATE CERTAIN OF JANUARY 11, 2023, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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Commissioner Strandlie announced that on Wednesday, November 30, 2022 and Thursday, December 1, 2022, she served as the Planning Commission’s representative in a two day session to the Fairfax County Public School Strategic Plan Core Planning Team. She added this session was a great opportunity to weigh in on the community’s concerns and learn data on school performance.

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The meeting was adjourned at 7:59 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: March 8, 2023

Jacob L. Caporaletti, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 30 day of March 2023, by

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024



