

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 11, 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
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

ABSENT: Andres Jimenez, Commissioner At-Large
Mary D. Cortina, Braddock 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

RZ/FDP 2021-SU-017 CONCURRENT WITH PCA 78-S-063-012 – K. HOVNANIAN AT GALLERY PARK AT WESTFIELDS, LLC

(Decision Only) (Planning Commission meeting on these applications was held on May 4, 2022; Decision Only from May 11, 2022)

Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ/FDP 2021-SU-017 CONCURRENT WITH PCA 78-S-063-012 TO A DATE CERTAIN OF MAY 18, 2022, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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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, May 12, 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 Zoning Ordinance Amendments, Signs Part II, and a Modernized Zoning Ordinance follow-on motion for landscape professionals and contractors. Commissioner Ulfelder added the meeting would be televised and was open to the public.

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ORDER OF THE AGENDA

Commissioner Sargeant established the following order of the agenda:

1. FDP 2020-PR-009-02 – TMG-JACO BORO, L.L.C.
2. FDP 2017-PR-015-02 – PS BUSINESS PARKS, L.P.

This order was accepted without objection.

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FDP 2020-PR-009-02 – TMG-JACO BORO, L.L.C. – Appl. to approve a final development plan associated with RZ 2020-PR-009 to permit mixed use development. Located in the western quadrant of the intersection of Greensboro Dr. and Westpark Dr. on approx. 5.06 ac. of land zoned PTC, SC and HC. Tax Map 29-3 ((40)) 1, 3 (pt.), 4, 6 (pt.), 7 (pt.) 9, 10 (pt.), 11 (pt.) and 12. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Elizabeth D. Baker, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated April 11, 2022.

Katelyn Quinn, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated staff recommended approval of FDP 2020-PR-009-02.

Ms. Baker gave a presentation on the subject application.

There was a discussion between Ms. Quinn, Ms. Baker, and multiple Commissioners regarding the following:

- Concerns regarding compliance with the Americans with Disabilities Act (ADA) and the applicant's plan to meet those requirements;
- Staff's process for reviewing proposals to make certain they complied with all ADA standards for public and private facilities; and
- The ADA standards was not applicable to streets, except at intersections, and the Department of Transportation was exempt from ADA standards;
- The factors that influenced the decision making on whether to include bike lanes at various locations at the site;

- The design challenges and extensive planning of the stormwater detention vaults, utility vaults, underground parking, and bioretention treatments at the site; and
- Whether the bike rack issues at the pocket park were resolved.

The discussion resulted in no changes to the proposed mixed use development application.

Chairman Murphy called for a rebuttal from Ms. Baker, who declined.

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 application.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2020-PR-009-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 28, 2022.

Commissioner Ulfelder seconded the motion, which carried by a vote of 10-0. Commissioners Jimenez and Cortina were absent from the meeting.

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FDP 2017-PR-015-02 - PS BUSINESS PARKS, L.P. - Appl. to approve a final development plan associated with RZ 2017-PR-015 to permit mixed use development. Located on the E. side of Westbranch Dr. approx. 400 ft. S. of Jones Branch Dr. on approx. 3.81 ac. of land zoned PTC. Tax Map 29-4 ((7)) (3) B, E, F, J, M and 29-4 ((7)) (3) 0002. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Elizabeth D. Baker, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated April 11, 2022.

Mary Ann Tsai, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated staff recommended approval of FDP 2017-PR-015-02.

Ms. Baker gave a presentation on the subject application.

There was a discussion between Ms. Tsai, Ms. Baker, and multiple Commissioners regarding the following:

- A suggestion that the applicant be mindful of not adding trees to potential ADA parking areas and drop-off spots;

- County efforts to track the overall storm water runoff from the Tysons area;
- Whether the applicant was committed to the use of native plantings around the proposed residential mixed use development;
- Whether all the parks at the site were maintained by The Mile development; and
- Where the idea to include a storage facility came from.

The discussion resulted in no changes to the application.

Chairman Murphy called for a rebuttal from Ms. Baker, who declined.

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 application.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2017-PR-015-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 3, 2022.

Commissioner Ulfelder seconded the motion, which carried by a vote of 10-0. Commissioners Jimenez and Cortina were absent from the meeting.

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The meeting was adjourned at 8:27 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: September 28, 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 30 day of September 2022, by

[Signature]

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

