

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
SITE-SPECIFIC PLAN AMENDMENT WORKSHOP
THURSDAY, MARCH 2, 2023**

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, Providence District
Timothy J. Sargeant, Vice Chairman, Commission At-Large
Evelyn S. Spain, Secretary, Sully District
John C. Ulfelder, Parliamentarian, Dranesville District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Franconia District
Daren Shumate, Mason District
Walter C. Clarke, Mount Vernon District
Peter F. Murphy, Springfield District
Candice Bennett, Commissioner At-Large

ABSENT: Andres Jimenez, Commissioner At-Large

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The meeting was called to order at 7:30 p.m., by Chairman Niedzielski-Eichner, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

On behalf of the Commission, Chairman Niedzielski-Eichner congratulated Graham Owen for his promotion to Branch Chief of the Policy and Plan Development Branch of the Department of Planning and Development. He then noted the various contributions Mr. Owen has made to the County, highlighting his efforts on the Site-Specific Plan Amendment process.

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INTRODUCTORY REMARKS FOR 2022/2023 COUNTYWIDE SITE-SPECIFIC PLAN
AMENDMENT PROCESS AND OVERVIEW OF CONSENT AGENDA NOMINATIONS
FOR THE SPRINGFIELD AND SULLY DISTRICTS

Chairman Niedzielski-Eichner explained that the purpose of the Site-Specific Plan Amendment Process (SSPA) was to help the Planning Commission and the Board of Supervisors determine whether amendments would be made to the County's Comprehensive Plan. The Comprehensive Plan was required by state law to guide the County's land use decisions. The 2022 to 2023 Countywide SSPA process provided an opportunity for landowners and members of the public to nominate sites for changes to the land use recommendations within the Comprehensive Plan.

Chairman Niedzielski-Eichner stated that tonight's meeting was the first of three workshops to discuss the nomination submitted for consideration through the SSPA process and decide

whether to add these nominations to a work program for further study by staff, the community, and nominators. He noted that the Commission would not recommend approval or denial of any amendments to the Comprehensive Plan during this process, stating that such a decision would occur after a subsequent study and review by staff.

Chairman Niedzielski-Eichner stated that nominations would be classified into two groupings. One would consist of nominations combined into a consent package. For these nominations, the Commission would move to waive presentations and further discussions by the Commission to include them in the Work Program as Tier 1 or Tier 2 priority items. The purpose of this approach was to provide more time for nominations that have speakers or issues to discuss.

Chairman Niedzielski-Eichner said the second group of nominations would be discussed individually. Each nomination would include a brief presentation by the nominator and an opportunity for public comments.

Chairman Niedzielski-Eichner further explained that the motions rendered at tonight's workshop would be preliminary in nature. A final motion on the Work Program would occur at the final workshop on Thursday, March 23, 2023. The record on each nomination would remain open until that final motion was made.

Chairman recognized staff for a presentation to provide an overview of the SSPA process.

Graham Owen, Planning Division, Department of Planning and Development, gave an overview about the SSPA process, what would be discussed during the workshops, the structure of the workshops, the overall number of nominations that were submitted, the development trends in the nominations, and the role of the Planning Commission in the screening phase of the process. In addition, Mr. Owen reviewed the nominations from the Springfield and Sully District that were included in the proposed consent agenda package.

There was a discussion between Mr. Owen and Chairman Niedzielski-Eichner regarding the Mount Vernon District nominations and why none of those items were included in the consent agenda package.

In response to a request from Commissioner Cortina, Mr. Owen and Commissioner Spain agreed to remove CPN22-SU-002, A&A Contracting, from the consent agenda package.

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CONSENT AGENDA SITE-SPECIFIC PLAN AMENDMENT (SSPA) NOMINATIONS

Chairman Niedzielski-Eichner inquired as to whether there was anyone from the public who would like to discuss an item listed in the draft consent package list. There being no objections, Chairman Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND THE STAFF RECOMMENDATION, AS DESCRIBED IN THE SSPA WHITE PAPER FOR THE FOLLOWING NOMINATIONS:

- CPN22-SP-001 – FAIR LAKES, PETERSON OPTIONS;
- CPN22-SP-002 – FAIR OAKS BUSINESS PARK;
- CPN22-SP-003 – FAIRFAX RIDGE ROAD;
- CPN22-SP-004 – FAIR LAKES, ARGON PLAZA;
- CPN22-SU-001 – AGAPE HOUSE;
- CPN22-SU-003 – DISCOVERY SQUARE;
- CPN22-SU-005 – PARK CENTER; AND
- CPN22-SU-010 – LINCOLN PARK.

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

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DISCUSSION ON INDIVIDUAL NOMINATIONS

Commissioner Niedzielski-Eichner stated that the Commission would review the remaining nominations individually, ordered alphabetically by Supervisor District and numerically by Site-Specific Plan Amendment (SSPA) number.

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR
MOUNT VERNON DISTRICT – Review of the SSPA
nominations to determine which should be selected and prioritized
for formal study on the Comprehensive Plan Amendment Work
Program for the Mount Vernon District.

*CPN22-MV-001 – CITYSIDE HUNTINGTON – Located at 6034 Richmond Highway. Tax Map
Parcels 83-3 ((1)) 90 and 90B Current Plan: Residential use at 20+ dwelling units per acre
(DU/AC)/ Text: Residential use at 35-40 DU/AC. Nominated Change: Residential use at 50-65
DU/AC provided that additional units above the current plan are committed, long-term
affordable housing.*

Brian Winterhalter, Nominator, DLA Piper LLP (US), gave a presentation on the subject nomination. Graham Owen, Planning Division (PD), Department of Planning and Development (DPD), stated that staff supported including the proposed nomination in the Work Program.

There was a discussion between Mr. Owen, Mr. Winterhalter, and multiple Commissioners on the following:

- Concern regarding the condition of the existing sanitary sewer lines that served the site;
- Clarification on the extent to which staff would consider the impact of the proposed nomination on the sanitary sewer lines in the area and how the impact would be mitigated; and

- Clarification on the existing recommendations for affordable housing on the site and the number of units that would be recommended under the proposed nomination.

Chairman Niedzielski-Eichner called the first listed speaker.

Jon Kandel, 5903 Mount Eagle Drive, Alexandria, representing the Montebello Condominiums, voiced opposition to the proposed nomination due to concerns regarding the traffic impact of permitting additional dwelling units. A copy of Mr. Kandel's statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience, but received no response.

In response to the concerns raised by Mr. Kandel, Mr. Owen stated that issues related to traffic impact could be addressed at the time of rezoning.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

CPN22-MV-002 – SHOPPES OF LORTON VALLEY – Located at 8919 and 9009 Ox Road, 8920 and 9000 Windrush Drive Tax Map Parcels 106-2 ((7)) 1, 4, 5 and 106-2 ((1)) 9A. Current Plan: Residential at 0.5 – 1 dwelling units per acre (du/ac); Option: 125,000 square-foot shopping center use with conditions, including recommendation discouraging free-standing retail structures. Nominated Change: Remove the recommendation discouraging free-standing retail structures, to allow a drive-thru facility within the existing shopping center parking lot.

Bernard Suchicital, Nominator, Lorton Valley Retail, LLC, gave a presentation on the subject nomination. He noted that staff supported adding the nomination to the Work Program.

There was a discussion between Mr. Suchicital, Mr. Owen, and multiple Commissioners on the following:

- Confirmation that the proposed nomination would install a pad site on an existing asphalt parking lot;
- Confirmation that the proposed nomination would include opportunities for a drive-through; and
- Clarification on the justification and criteria for recommending the nomination for Tier 2.

Chairman Niedzielski-Eichner called the first listed speaker.

Nick Firth, 9344 Occoquan Overlook Drive, Lorton, representing the South County Federation, voiced support for the proposed nomination, but expressed concerns regarding the condition of the existing ingress/egress to the shopping center.

Chairman Niedzielski-Eichner called for speakers from the audience, but received no response.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

CPN22-MV-003 – BOSTON BOULEVARD – Located at 7600, 7700 7702, and 7601 Boston Boulevard, 8001 and 8000 Corporate Court Tax Map Parcels 99-1 ((12)) 10, 11A (part) and 15, 98-2 ((18)) 3, 11B, and 12. Current Plan: Industrial use up to 0.50 Floor Area Ratio (FAR). Nominated Change: Residential use up to 20 to 25 + dwelling units per acre (du/ac) comprised of single-family attached, stacked two-over-two townhomes, and mid-rise multifamily. Up to ten percent of the dwelling units are proposed as affordable or workforce-dwelling units.

Jennifer L. Garcia, Nominator, DLA Piper, LLP (Agent), gave a presentation on the subject nomination. She noted that staff did not support adding the nomination to the Work Program.

There was a discussion between Ms. Garcia, and multiple Commissioners on the following:

- Clarification on the type of residential zoning and density the nominator was recommending for the site;
- The support of the nomination from the Friends of Accotink Creek;
- Clarification on the existing zoning of the subject property and the proximity of existing industrial development;
- Concern regarding the possibility of data centers being installed by-right on the neighboring industrial areas next to the subject application;
- Concern regarding the impact of data centers located near residential development;
- Clarification on the extent to which the Springfield Land Use Committee supported the proposed nomination; and
- The ongoing efforts by the Mount Vernon District office and staff to address concerns raised by staff regarding the nomination.

Chairman Niedzielski-Eichner called the first listed speaker.

Nick Firth, 9344 Occoquan Overlook Drive, Lorton, representing the South County Federation, voiced support for the proposed nomination because it would improve the character of the surrounding area and revitalize an area that had not been subject to significant development.

Chairman Niedzielski-Eichner called for speakers from the audience, but received no response.

There was a discussion between Ms. Garcia, Aaron Klibaner, PD, DPD; and multiple Commissioners on the following:

- Clarification on the size of the existing industrial development in the surrounding area; and
- Clarification on the amount of land available to the east of the existing industrial development.

At the request of Chairman Niedzielski-Eichner, Mr. Owen explained that staff did not support adding the proposed nomination to the Work Program for the following reasons:

- Staff favored preserving existing industrial development and opportunities for additional industrial development; and
- There were other potential uses for the area besides office development.

There was a discussion between Mr. Owen and multiple Commissioners on the following:

- Clarification on whether there were outstanding plans to redevelop the existing site with industrial development; and
- Concerns about the loss of industrial zoning in the County in favor of residential development.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

CPN22-MV-004 – BOSTON BOULEVARD, COSTCO – Located at 7375 Boston Boulevard Tax Map Parcel 99-1 ((12)) 24 Current Plan: Industrial use up to 0.50 Floor Area Ratio (FAR). Nominated Change: Retail use to allow the subject site to consolidate with the abutting Costco parcel to allow for additional parking or a Costco member-only gas station.

David Houston, Nominator, Bean, Kinney & Korman, gave a presentation on the subject nomination.

There was a discussion between Mr. Houston and multiple Commissioners on the following:

- Concern regarding the proximity of Accotink Creek to the subject property and the impact of a service station on the creek;
- The presence of an existing buffer between the existing Costco on the site and Accotink Creek; and
- Clarification on whether the existing Costco included electric vehicle charging stations and whether there were plans to add such features.

Chairman Niedzielski-Eichner called the first listed speaker.

Nick Firth, 9344 Occoquan Overlook Drive, Lorton, representing the South County Federation, voiced support for the proposed nomination, noting the support of the surrounding community to include a service station at the existing Costco on the site.

Chairman Niedzielski-Eichner called for speakers from the audience, but received no response.

Mr. Klibaner explained that staff supported including the proposed nomination for Tier 2 in the Work Program, but noted that it would be subject to significant review to ensure the impact on Accotink Creek was adequately mitigated.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

*CPN22-MV-005 – IMP BUILDING – Located at 8850 Richmond Highway
Tax Map Parcel 109-2 ((1)) 13A. Current Plan: Office, retail or hotel-conference center use up to 0.50 Floor Area Ratio (FAR). Nominated Change: Residential use up to 30 dwelling units per acre (du/ac).*

G. Evan Pritchard, Nominator, Cozen O'Connor, gave a presentation on the subject nomination. He noted that staff supported adding the proposed nomination to the Work Program.

There was a discussion between Mr. Pritchard, Mr. Owen; Leanna O'Donnell, PD, DPD; and multiple Commissioners on the following:

- Clarification on how the proposed nomination integrated with EMBARK Richmond Highway and the Woodlawn Community Business Center;
- The proximity of the site to a bus rapid transit center;
- The numerous constraints on the subject property due to the proximity of a flood plain and a historic overlay district;
- Clarification on the proximity of the site to 8800 Richmond Highway, which had been subject to a previous Comprehensive Plan Amendment;
- Clarification on the extent to which a development on the subject application integrated with potential development at 8800 Richmond Highway;
- Concern regarding the feasibility of developing residential development on the site;
- Confirmation that the 8800 Richmond Highway Comprehensive Plan Amendment was still on the Work Program;
- The importance of improving the 8800 Richmond Highway site and the role the proposed nomination could potentially have in that effort;

There being no listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience, but received no response.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

CPN22-MV-006 – WEST FORD MANOR – Located at 3122 Douglass Street, 3109 and 3111 Kingland Road, 3119 Sherwood Hall Lane, 7925 and 7927 Richmond Highway. Tax Map Parcels 101-2 ((1)) 60, 60A, 61, 64A, 65, 66 and 6. Current Plan: Office use along Richmond Highway and Sherwood Hall Lane, and residential use at a density of 3-4 dwelling units per acre within

the site interior. Nominated Change: Residential use at density of 8-12 DU/AC.

There was no representative of the nominator present, but Mr. Klibaner gave a presentation on the subject nomination. He stated that staff did not support adding the proposed nomination to the Work Program.

There was a discussion between Mr. Owen and multiple Commissioners on the following:

- Clarification on the subsequent opportunities for the nominator to resubmit the nomination, if it were not to be added to the Work Program; and
- Clarification on the criteria for including the proposed nomination to the work program.

Chairman Niedzielski-Eichner called the first listed speaker.

Vincent Carter, 8100 Fordson Road, Alexandria, representing the New Gum Springs Civic Association, voiced opposition to adding the nomination to the Work Program because it would negatively impact the existing residential communities in the area. He said he favored efforts to preserve the historic nature of the area, noting the role of the Gum Springs community on the history of the African American community.

Ron Chase, 8100 Fordson Road, Alexandria, representing the New Gum Springs Civic Association, voiced opposition to adding the nomination to the Work Program, aligning himself with remarks made by Mr. Carter. He added that the nomination would negatively impact the character of the surrounding community.

Queenie Cox, 8100 Fordson Road, Alexandria, representing the New Gum Springs Civic Association, voiced support for adding the nomination to the Work Program because it would provide additional development opportunities for the site.

Chairman Niedzielski-Eichner called for speakers from the audience.

Linda Joyce Brown, 7949 Richmond Highway, Alexandria, voiced opposition to adding the nomination to the Work Program, echoing remarks from previous speakers regarding the negative impact on the character and historic nature of the surrounding community. She also noted that Ms. Cox was no longer president of the New Gum Springs Civic Association and her statement did not represent the consensus of nor other perspectives in the New Gum Springs community.

There was a discussion between Mr. Owen, Ms. O'Donnell, and multiple Commissioners on the following:

- The historic nature of the New Gum Springs community and efforts to include the community as part of a historic overlay district;
- The involvement of the New Gum Springs Civic Association in efforts to preserve the historic nature of the community;

- The public outreach efforts to the surrounding community on proposed nomination; and
- Concerns regarding the frequency with which certain individuals submitted nominations that were not added to the Work Program;
- The criteria staff utilized for considering resubmissions of certain nominations;
- The involvement of the nominator in the review process for the proposed nomination; and
- Clarification on the status, process, and timeline of efforts to add the New Gum Springs Community to a historic overlay district.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

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The Commission went into recess at 9:40 p.m. and returned at 9:58 p.m.

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CPN22-MV-007 – DAYS INN – Located at 6100 and 6130 Richmond Highway. Tax Map Parcels 83-3 ((1)) 91 and 92. Current Plan: Office use/Office use up to 150,000 gross square feet and maximum building height of 50 feet. Nominated Change: Multifamily residential use with up to 400 dwelling units.

Mark Viani, Nominator, Bean, Kinney & Korman, gave a presentation on the subject nomination. He noted that staff supported adding the proposed nomination to the Work Program.

There was a discussion between Mr. Viani and multiple Commissioners on the following:

- Clarification on the expected density of a residential development under the proposed nomination; and
- Clarification on whether office development would remain an option for the site.

Chairman Niedzielski-Eichner called the first listed speaker.

Alexis Glenn, 5929 Williamsburg Road, Alexandria, spoke in support of the proposed nomination because it would improve the character of the surrounding area and add more housing opportunities along Richmond Highway. She also noted the increasing need for housing throughout the area.

Chairman Niedzielski-Eichner called for speakers from the audience, but received no response.

In response to questions from Chairman Niedzielski-Eichner, Mr. Viani indicated that the building height for a residential development under the proposed nomination had not been finalized.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

CPN22-MV-008 – LAUREL HILL HIGHLANDS – Located at 9300, 9304, and 9224 Ox Road. Tax Map Parcels 106-4((1))17, 18, 19 (part), 27 and 27A. Current Plan: Residential use at 0.1-0.2 and 0.2 - 0.5 dwelling units per acre (du/ac). Nominated Change: Residential use at 5-8 du/ac, consisting of single-family attached units.

The nominator was not present; therefore, Mr. Klibaner gave a presentation on the subject nomination. He stated that staff did not support adding the proposed nomination to the Work Program.

There being no listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience, but received no response.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and entertained a preliminary motion on each nomination from Commissioner Clarke.

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND THE STAFF RECOMMENDATION AS DESCRIBED IN THE SSPA WHITE PAPER FOR THE FOLLOWING NOMINATIONS:

- ADD CPN22-MV-001, CITYSIDE HUNTINGTON, TO THE WORK PROGRAM AS A TIER 1 ITEM;
- ADD CPN22-MV-002, SHOPPES AT LORTON VALLEY, TO THE WORK PROGRAM AS A TIER 2 ITEM;
- DEFER THE VOTE ON CPN22-MV-003, BOSTON BOULEVARD, FOR INCLUSION TO THE WORK PROGRAM AND LEAVING THE RECORD OPEN FOR WRITTEN COMMENT;
- ADD CPN22-MV-003, BOSTON BOULEVARD COSTCO, TO THE WORK PROGRAM AS A TIER 2 ITEM;
- ADD CPN22-MV-005, IMP BUILDING, TO THE WORK PROGRAM WITH THE PENDING AND DEFERRED PLAN AMENDMENT FOR 8800 RICHMOND HIGHWAY AS A TIER 3 PRIORITY ITEM;
- NOT ADD CPN22-MV-006, WEST FORD MANOR, TO THE WORK PROGRAM;
- ADD CPN22-MV-007, DAYS INN, TO THE WORK PROGRAM AS A TIER 1 PRIORITY ITEM WITH EXPANSION OF THE STUDY AREA, INCLUDING ALL OF LAND UNIT P OF THE PENN DAW CDC; AND
- NOT ADD CPN22-MV-008, LAUREL HILL HIGHLANDS, TO THE WORK PROGRAM.

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

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR SULLY DISTRICT – Review of the SSPA nominations to determine which should be selected and prioritized for formal study on the Comprehensive Plan Amendment Work Program for the Sully District.

CPN22-SU-002 – A&A CONTRACTING – Located at Tax Map Parcels 33-2 ((1)) 1 Current Plan: Office use and industrial/flex use up to a maximum intensity of 0.35 FAR. Portions of the site within the Cub Run Environmental Quality Corridor are planned for public park use, and public and/or private recreation uses and public facilities should be considered. Nominated Change: Warehouse or surface parking for vehicle storage up to 0.35 FAR.

Mike Van Atta, Nominator, McGuireWoods LLP, gave a presentation on the subject nomination. He noted that staff supported adding the proposed nomination to the Work Program.

There being no listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

CPN22-SU-004 – 14600 WILLARD ROAD – Located at 14600 Willard Road. Tax Map Parcels 44-1 ((1)) 0002C. Current Plan: Industrial, research and development and industrial/flex uses up to 0.35 Floor Area Ratio (FAR), and private open space associated with Protection Area (RPA), and private open source associated with on-site Resource Protection Area (RPA). Nominated Change: Mix of uses that may include office, medical office, gas station and associated commercial uses, and drive through restaurant up to 0.35 FAR. No proposed increase in planned intensity.

Brian Winterhalter, Nominator, DLA Piper LLP (US), gave a presentation on the subject nomination. He noted that staff did not support adding the proposed nomination to the Work Program.

There was a discussion between Graham Owen, Planning Division (PD), Department of Planning and Development (DPD); Michael Burton, PD, DPD; Clara Johnson, PD, DPD; and multiple Commissioners on the following:

- Confirmation that staff had not changed the outstanding recommendation to not support adding the proposed nomination to the Work Program;
- Clarification on the accuracy of the depiction of Willard Road;

- Clarification on the existing traffic patterns on Willard Road and the nominator's traffic mitigation efforts;
- Clarification on the scope and density of a development under the proposed nomination;
- Confirmation that the nomination did not include changes the density of development on the site;
- The outstanding concerns by staff regarding the traffic impact and density of a development under the proposed nomination;
- Clarification on the types of uses that could be feasibly developed on the site.

There being no listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience, but received no response.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

CPN22-SU-006 – WHARTON LANE – Located at Tax Map Parcel 54-4 ((4)) 4 -Vacant, No address. Current Plan: 1-3 dwelling units per acre (du/ac); density above 1 du/ac is contingent upon consolidation with properties under the redevelopment option for Centreville Farms Land Unit F. Nominated Change: Option for a planned density of 2-3 dwelling units per acre on the subject property without the requirement of consolidating or meeting the goals of consolidation within the redevelopment option for Land Unit F.

Lynne Strobel, Nominator, Walsh, Colucci, Lubeley, & Walsh, P.C., and Richard L. Labbe, Eastwood Properties, Inc., gave a presentation on the subject nomination. She stated that staff did not support adding the proposed nomination to the Work Program.

There was a discussion between Mr. Burton; Mr. Owen; Leanna O'Donnell, PD, DPD; and multiple Commissioners on the following:

- The staff justification for not recommending adding the proposed nomination to the Work Program;
- Concerns raised by staff regarding the possible presence of historical resources on the site;
- Concerns raised by staff regarding the density of a development under the proposed nomination;
- Clarification on the efforts by the nominator to conduct an archeological study to evaluate the area for heritage resources;
- Confirmation that there were no historical artifacts found on the neighboring areas;
- Concern regarding the lack of consolidation with surrounding properties that would occur under the proposed nomination;
- The nominators efforts to coordinate with neighboring residential neighborhoods to consolidate with a development on the subject property;
- The challenges associated with consolidating a residential development with surrounding residential communities;

- Clarification on the extent to which the completion of a historic survey of the site impacted staff's recommendation for the nomination;
- Clarification on staff's recourse in the event that historical artifacts were identified on the subject property;
- Clarification on the extent of the historical survey conducted by the nominator and the timeline for completing such a survey;
- Clarification on the impact of the historic overlay district on the process for evaluating the nomination;
- Confirmation that the Heritage Resources staff had not reviewed the subject property; and
- Clarification on the extent to which issues regarding consolidation and historic artifacts impacted staff's position on the nomination.

Chairman Niedzielski-Eichner called the first listed speaker.

Tagg A. Timm, 13700 Leland Road, Centreville, voiced opposition to the proposed nomination because it would negatively impact the character, undermine the historic nature of the subject property, and incur a negative impact on the surrounding area due to the removal of trees.

Chairman Niedzielski-Eichner called for speakers from the audience.

Maria Portell, voiced opposition to the proposed nomination because it would negatively impact the character, traffic, and environment of the surrounding residential community.

Keith Collins, 5416 Summit Street, Centreville, voiced opposition to the proposed nomination because the density of proposed development under the nomination would not be consistent with the character of the surrounding community.

Kimberly Shepard, 5432 Summit Street, Centreville, voiced opposition to the proposed nomination, echoing concerns from previous speakers regarding the impact of a development on the site on the character, environment, and historical significance of the area.

Christopher Wells, 5500 Summit Street, voiced opposition to the proposed nomination, echoing concerns from previous speakers regarding the impact of a development on the site on the historical significance of the area.

Alexander Dowsett, 5452 Middleborn Lane, Centreville, voiced opposition to the proposed nomination because of concerns regarding the traffic impact and noise impact of construction activity on the site.

There was a discussion between Mr. Dowsett and Commissioner Cortina regarding the noise issues generated by construction along I-66.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

CPN22-SU-007 – 13309 ROUTE 29 – Located at 13309 Route 29, Tax Map Parcel 55-3 ((3)) 14. Current Plan: Residential use 2-3 dwelling units per acre (du/ac); Text (Fairfax Center Overlay, Subunit S1) Baseline: Residential use at 1 du/ac / Overlay: residential use at 3 du/ac. Visual buffering should be provided in any development plan for parcels fronting on [Route 29], existing spot commercially-zoned parcels should not be expanded or intensified; redevelopment to uses which are more compatible to adjacent residential areas encouraged.. Nominated Change: Option for a planned density of 8-12 dwelling units per acre.

Aaron Frank, Nominator, Cooley LLP, gave a presentation on the subject nomination. He noted that staff did not support adding the proposed nomination to the Work Program.

There was a discussion between Mr. Frank, Mr. Burton, and multiple Commissioners on the following:

- Clarification on the ingress/egress to the subject property under a development for the proposed nomination;
- Clarification on the buffer provisions that would be implemented on the site under the nomination; and
- The concerns raised by staff regarding the size, ingress/egress, density, and open space of a development under the proposed nomination.

There being no listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience, but received no response.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

CPN22-SU-008 – WEST OX ROAD – Located at 3143, 3155, 3205 West Ox Road, and 3152 Southfield Drive, Herndon, VA 20171 Tax Map Parcels 35-4 ((1)) 11A, 12A, and 13, 35-4 ((2)) 24A, 29A, and 30A1. Current Plan: Parcels 12A, 13, 24A, 29A, and 30A1: Residential use at 0.5 – 1 dwelling unit per acre (du/ac); Parcel 11A: Retail and other commercial uses. Nominated Change: Residential use up to 2 du/ac.

Sara Mariska, Nominator, 3155 W Ox, LLC, gave a presentation on the subject nomination. She noted staff did not support adding the proposed nomination to the Work Program.

There was a discussion between Mr. Burton and multiple Commissioners on the following:

- Concerns raised by staff regarding the density, character compatibility, environmental preservation, and buffering of a development under the proposed nomination.

Chairman Niedzielski-Eichner called the first listed speaker.

Dale McGrath, 3146 Southfield Drive, Herndon, voiced opposition to the proposed nomination because of concern regarding the environmental impact, density, and character compatibility of a development under the nomination.

George Higgins, 12511 Northern Valley Court, Herndon, representing the Southfield Community Association, voiced opposition to the proposed nomination, echoing concerns from Ms. McGrath regarding the environmental impact, density, and character compatibility of a development under the nomination.

Mehrdad Izadi and Aki Pezeshki, 3144 Southfield Drive, Herndon, voiced opposition to the proposed nomination, echoing concerns from previous speakers regarding the environmental impact, density, and character compatibility of a development under the nomination. He also expressed concern regarding the impact of the nomination on nearby property values.

Steve Vehec, 12513 Northern Valley Court, Herndon, voiced opposition to the proposed nomination, echoing concerns from previous speakers regarding the environmental impact, density, character compatibility of a development under the nomination.

Chairman Niedzielski-Eichner called for speakers from the audience, but received no response.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and entertained a preliminary motion on each nomination from Commissioner Spain.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND THE STAFF RECOMMENDATION AS DESCRIBED IN THE SSPA WHITE PAPER FOR THE FOLLOWING NOMINATIONS:

- THAT CPN22-SU-002, A&A CONTRACTING, BE ADDED TO THE WORK PROGRAM;
- THAT CPN22-SU-004, 14600 WILLARD ROAD, NOT BE ADDED TO THE WORK PROGRAM;
- THAT CPN22-SU-006, WHARTON LANE, NOT BE ADDED TO THE WORK PROGRAM;
- THAT CPN22-SU-007, 13309 ROUTE 29, DO NOT ADD TO THE WORK PROGRAM; AND
- THAT CPN22-SU-008, WEST OX ROAD, DO NOT ADD TO THE WORK PROGRAM.

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

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR
SPRINGFIELD DISTRICT – Review of the SSPA nominations to
determine which should be selected and prioritized for formal
study on the Comprehensive Plan Amendment Work Program for
the Springfield District.

CPN22-SP-007 – 12325 BRADDOCK ROAD – Located at 12325 & 12329 Braddock Road. Tax Map Parcels 67-1 ((1)) 62 and 63. Current Plan: Residential use at 0.1 - 0.2 dwelling units per acre (du/ac) and private open space. Nominated Change: Option for garden center use.

Sara V. Mariska, Nominator, Odin, Feldman & Pittleman, P.C., and Mark Aitken-Cade, CRA Mac Holdings, LLC, gave a presentation on the subject nomination. They noted that staff did not support adding the proposed nomination to the Work Program.

There was a discussion between Michael Lynskey, PD, DPD, and multiple Commissioners on the following:

- Concerns raised by staff regarding the compatibility of the proposed use under the nomination under the proposed nomination;
- Clarification that the proposed use under the nomination was not permitted under the existing zoning;
- Clarification on the recourse if the proposed nomination was not added to the Work Program;
- Confirmation that the existing site included a non-conforming office use;
- Clarification on the potential uses under the existing recommendations for the site;
- Clarification on the classification of a plant nursery on the site;
- Clarification on the type of office that was permitted on the site under the existing zoning;
- Clarification on the impact of the existing plant nursery on the site;
- Confirmation that the existing plant nursery use could not be expanded; and
- Consideration of pursuing a special exception application to permit the continued use of a plant nursery of the site.

There being no listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience, but received no response.

There was a discussion between Commissioner Murphy, Commissioner Ulfelder, and staff on the possibility of deferring decision on the subject nomination.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and entertained a preliminary motion on each nomination from Commissioner Murphy.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND THE STAFF RECOMMENDATION AS DESCRIBED IN THE SSPA WHITE PAPER FOR THE FOLLOWING NOMINATIONS:

- THAT CPN22-SP-007, 12325 BRADDOCK ROAD, NOT BE ADDED TO THE WORK PROGRAM.

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



The meeting was adjourned at 12:01 a.m.
Phillip A. Niedzielski-Eichner, Chairman
Evelyn S. Spain, Secretary

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: Jacob Caporaletti
Approved on: June 7, 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 14th day of June 2023 by

Kevin Jackson
Signature of Notary

Notary Seal

Notary registration number: 8018276

Commission expiration: January 31, 2026

