

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 8, 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
Daren Shumate, Mason District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Franconia 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 Phillip A. 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

Commissioner Lagana announced his upcoming leave of absence from March 24, 2023, to May 1, 2023. In his absence, Commissioner Bennett would handle all Franconia District related matters.

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RZ/FDP 2022-DR-00006 – FCGP-METRO DEVELOPMENT, LLC
(Decision Only) (The public hearing on these applications were held on February 8, 2023)

Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ/FDP 2022-DR-00006 TO A DATE CERTAIN OF MARCH 15, 2023, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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Commissioner Sargeant announced that, prior to tonight's meeting, the Planning Commission held a Planning Commission Committees meeting wherein new Chairs and Vice Chairs were

elected for the 2023/2024 term. The new committee schedule would be posted as soon as possible on the Planning Commission website.

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APPROVAL OF MINUTES

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

- DECEMBER 7, 2022; AND
- DECEMBER 8, 2022.

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

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RZ 2022-SU-00010 – MATAN GLORUS ROAD, LLC

Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ 2022-SU-00010 TO A DATE CERTAIN OF APRIL 26, 2023.

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

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2232-2023-FR-00002-TRAILSIDE PARK FIELD LIGHTING

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF’S CONCLUSION, AS STATED IN THE MEMORANDUM DATED FEBRUARY 22, 2023, THAT THE PROPOSED ATHLETIC FIELD LIGHTING AT TRAILSIDE PARK SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE*, SECTION 15.2-2232, AND THEREFORE THE PLANNING COMMISSION FINDS APPLICATION 2232-2023-FR-00002 A FEATURE SHOWN OF THE COMPREHENSIVE PLAN.

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

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ORDER OF THE AGENDA

Secretary Spain established the following order of the agenda:

1. CSPA-C-052-03 –KIW SKYLINE 1 LLC, KIW SKYLINE 2 LLC, KIW SKYLINE 3, LLC
2. SE 2022-DR-00034 – MONTESSORI SCHOOL OF MCLEAN
3. PA 2022-CW-3CP -RENAMING OF LEE DISTRICT TO FRANCONIA DISTRICT
4. PA 2021-CW-2T and PA 2019-III-T1 - FAIRFAX COUNTY AND FRANCONIA-SPRINGFIELD PARKWAYS AT BURKE CENTRE PARKWAY

This order was accepted without objection.

Chairman Niedzielski-Eichner reviewed the rules for public testimony.

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CSPA C-052-03 (RZPA 2022-MA-00114) - KIW SKYLINE 1, LLC, KIW SKYLINE 2 LLC, KIW SKYLINE 3 LLC – CSPA
 Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ-C-052 to permit sign modifications. Located at 5201 Leesburg Pike, Falls Church, 22041 on approx. 6.53 ac. of land zoned PDC, HC and SC. Mason District. Tax Map 62-3 ((1)) 30, 33, 35, 35A and 45. MASON DISTRICT. PUBLIC HEARING.

Commissioner Sargeant asked that Chairman Niedzielski-Eichner ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Sargeant for action on this application.

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Prior to the motion. Commissioner Sargeant requested that the applicant confirm for the record their agreement to the development conditions dated February 22, 2023.

Michael D. Van Atta, Applicant's Agent, McGuire Woods LLP, affirmed agreement to the development conditions dated February 22, 2023.

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION APPROVE CSPA-C-052-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 22, 2023.

Commissioner Cortina seconded the motion, which was carried by a vote of 10-0. Commissioner Jimenez was absent from the meeting and Commissioner Shumate did not vote on the motion.

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SE 2022-DR-00034 - MONTESSORI SCHOOL OF MCLEAN –
 SE Appl. to permit a private school and childcare center and a

waiver of the front yard setback for an existing structure. Located at 1711 Kirby Rd., McLean, 22101 on approx. 3.87 ac. of land zoned R-2. Dranesville District. Tax Map 31-3 ((1)) 119.
DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures from the Commission.

David I. Schneider, Applicant's Agent, Holland & Knight LLP, reaffirmed the affidavit dated January 31, 2023.

Kimia Zolfagharian, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD) presented the staff report, a copy is in the electronic date file. She noted that staff recommended approval of application SE 2022-DR-00034.

Mr. Schneider gave a presentation on the subject application.

There was a discussion between Mr. Schneider, Ms. Zolfagharian, Catharine Lewis, ZED, DPD, and multiple Commissioners on the following:

- Confirmation that there had been no complaints against the school in relation to its operation from adjacent neighbors;
- Confirmation that the school had never received any zoning violations;
- Confirmation that evergreen trees would provide a screening barrier along the northern boundary of the site between the school and adjacent residential properties;
- Trends in religious congregations existing within low-density residential neighborhoods and the potential increase in consolidation efforts as it became prevalent throughout the County;
- The applicant's commitment to preserving the existing Church;
- Explanation on the intended future use of the Church;
- Clarification that religious assemblies associated with schools and/or childcare facility have the option to go through a special exception application to allow for a new religious assembly use;
- The importance of maintaining the existing church on the site to maintain the existing character of the neighborhood;
- Confirmation that the existing church was listed in the Comprehensive Plan as a historic structure for the area; and

- Clarification on whether the existing church was listed on the Virginia Department of Historic Resources Historic Registers.

There being no listed speakers, no speakers from the audience, no rebuttal from the applicant, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Ulfelder for action on this application.

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Prior to the motion, Commissioner Ulfelder requested that the applicant confirm for the record their agreement to the development conditions dated March 7, 2023.

Mr. Schneider affirmed agreement to the development conditions dated March 7, 2023.

Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING:

- APPROVAL OF SE 2022-DR-00034, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MARCH 7, 2023;
- REAFFIRMATION OF THE PREVIOUSLY APPROVED MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS ALONG ALL LOT LINES, EXCEPT ALONG THE SOUTHERN LOT LINE; AND
- THAT THE FRONT YARD SETBACK FOR THE CHURCH BE MODIFIED TO THAT SHOWN ON THE SE PLAT, AS FOUND ON PAGE 9 OF THE STAFF REPORT DATED FEBRUARY 22, 2023.

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

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PA 2022-CW-3CP -RENAMING OF LEE DISTRICT TO FRANCONIA DISTRICT – Proposed Comprehensive Plan amendment to consider editorial revisions to reflect the County action to rename the Lee Magisterial District to the Franconia Magisterial District. COUNTYWIDE. PUBLIC HEARING.

There were no disclosures from the Commission.

Lia Niebauer, Planning Division, Department of Planning and Development, presented the staff report, a copy is in the electronic date file. She noted that staff recommended adoption of PA 2022-CW-3CP.

Commissioner Clarke asked staff if there were any oppositions to renaming Lee District to Franconia District. Ms. Niebauer confirmed that there has been no opposition associated with the proposed plan amendment.

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 Niedzielski-Eichner closed the public hearing and recognized Commissioner Sargeant for action on this plan.

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Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE EDITORIAL CHANGES TO THE COMPREHENSIVE PLAN TO REVISE REFERENCES FROM THE LEE DISTRICT TO THE FRANCONIA DISTRICT, AS SHOWN IN THE STAFF REPORT DATED FEBRUARY 15, 2023.

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

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PA 2021-CW-2T AND PA 2019-III-T1 - FAIRFAX COUNTY AND FRANCONIA-SPRINGFIELD PARKWAYS AT BURKE CENTRE PARKWAY – Plan Amendment 2021-CW-T2 concerns the long-term transportation planning for the entirety of the Fairfax County and Franconia-Springfield Parkways, approx. 35 miles in length, from Route 7 to Route 1, and to Beulah Street, within the Dranesville, Hunter Mill, Sully, Springfield, Braddock, Franconia and Mount Vernon Supervisor Districts. The Plan Amendment assesses future, multimodal needs for the corridors, based on current data and tools, and updates the long-term transportation recommendations within the Comprehensive Plan. The public hearing will concurrently consider Plan Amendment 2019-III-T1, which concerns the specific intersection of the Fairfax County Parkway and Burke Centre Parkway, within the Springfield Supervisor District, and adjacent to the Braddock Supervisor District. The Plan Amendment assesses travel patterns and conditions to determine the need for, and benefits of, a potential partial interchange at the intersection, in lieu of the existing traffic signal. COUNTYWIDE. PUBLIC HEARING.

There were no disclosures from the Commission.

Thomas Burke, Transportation Planning Section, Fairfax County Department of Transportation presented the staff report, a copy is in the electronic date file. He noted that staff recommended adoption of PA 2021-CW-2T and PA 2019-III-T1.

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

- The extent to which staff had addressed the concerns raised regarding the proposed amendments during the Planning Commission's Transportation Committee meeting on February 16, 2023;
- Confirmation that staff supported a fly-over interchange at the Fairfax County Parkway and Burke Centre Parkway;
- Fairview Woods Community Association's request for a sound wall to help mitigate construction noise;
- Confirmation that staff and the Virginia Department of Transportation had been in communication with Fairview Woods Community Association and were in the process of addressing their concerns.
- Clarification on the temporary relocation of Fire station #32 during the construction of the new Fire Station; and

Clarification that construction in the surrounding area was anticipated to start in 18 months

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 Njodzielski-Eichner closed the public hearing and recognized Commissioner Sargeant for action on this plan.

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Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF STAFF'S RECOMMENDATION FOR PA 2021-CW-T2 AND PA 2019-III-T1, AS DETAILED IN THE STAFF REPORT DATED FEBRUARY 15, 2023.

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

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The meeting was adjourned at 8:26 p.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.

By Satabdi Samaddar
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 registration number: 8018276

Commission expiration: January 31, 2026

Notary Seal

