

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MAY 10, 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  
Andres Jimenez, Commissioner At-Large

ABSENT: Candice Bennett, Commissioner At-Large

OTHERS: Kimia Zolfagharian, Zoning Evaluation Division, Department of Planning  
and Development (DPD)  
Sophia Fisher, Planning Division, DPD  
Thomas Burke, Fairfax County Department of Transportation  
Teresa DeSantis, Department of Clerk Services  
Danielle George, Department of Clerk Services  
Satabdi Samaddar, Deputy Clerk, Planning Commission

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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 Spain announced that on May 3, 2023, Planning Commissioners had received electronic copies of the March 2023 meeting minutes, which consisted of the following:

- March 1<sup>st</sup>, Capital Improvement Program (CIP) Workshop;
- March 2<sup>nd</sup>, Site Specific Plan Amendment (SSPA) Workshop 1 of 3;
- March 8<sup>th</sup>, Fairfax County Planning Commission Meeting;
- March 9<sup>th</sup>, Site Specific Plan Amendment (SSPA) Workshop 2 of 3;
- March 15<sup>th</sup>, Fairfax County Planning Commission Meeting;
- March 23<sup>rd</sup>, Site Specific Plan Amendment (SSPA) Workshop 3 of 3;
- March 29<sup>th</sup>, CIP and SSPA Mark-Up Meeting; and
- March 30<sup>th</sup>, Reston Comprehensive Plan Workshop.

Commissioner Spain stated that she intended to move approval of these minutes at the June 7, 2023, Planning Commission meeting. In addition, Commissioner Spain recognized Samantha Lawrence, Satabdi Samaddar, Kevin Jackson, and Jacob Caporaletti for their hard work on completing the meeting minutes in a timely fashion. She encouraged all Commissioners to review the minutes and send any edits or corrections to staff no later than June 1, 2023.

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Commissioner Ulfelder made a correction on a statement he made at the May 3, 2023, Planning Commission meeting, during which the Commission conducted a public hearing for the readoption of the Zoning Ordinance Modernization (zMOD) project, regarding the number of data centers in the County. He confirmed that only nine datacenters had been approved since March of 2021.

Commissioner Sargeant provided further clarification on the matter of data centers in Fairfax County. He noted that when referencing the actual number of existing datacenters, it was important to consider the difference in size and scale of the existing data centers in comparison to the facilities that had been recently approved.

Commissioner Ulfelder added that the trends noted by Commissioner Sargeant were due to there being fewer restrictions on data centers under the old Zoning Ordinance. He further explained the Commission had requested staff from the Department of Planning and Development to further study this issue. He added that issues regarding data centers would be subject to further study as the Commission considered future applications for such facilities, as well as subsequent changes to the Zoning Ordinance.

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Chairman Niedzielski-Eichner announced that the Board of Supervisors reapproved the Zoning Ordinance Modernization on May 9, 2023. He also noted that the Board of Supervisors also approved Chairman McKay's initiative that would make data centers a high priority item in the Zoning Ordinance Modernization Work Program, which was consistent with the Planning Commission's recommendations on the matter.

Commissioner Cortina noted that the old Zoning Ordinance did not differentiate between telecommunication centers and data centers.

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Commissioner Cortina announced that the on Thursday, May 11, 2023, the Planning Commission's Transportation Committee would meet with the Urban Development and Placemaking (UDP) Committee, formerly known as the Tysons Committee, for a joint committee meeting at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035. The agenda included presentations from staff on the Route 7 Bus Rapid Transit (BRT) Plan Amendment.

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ORDER OF THE AGENDA

Secretary Spain established the following order of the agenda:

1. RZ/FDP 2022-LE-00012–BEAZER HOMES, LLC
2. PA 2021-IV-S2-VILLA PARK ROAD

This order was accepted without objection.

Chairman Niedzielski-Eichner reviewed the rules for public testimony.

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RZ/FDP 2022-LE-00012 - BEAZER HOMES, LLC – RZ and FDP  
Appls. to rezone from R-1 to PDH-8 to permit development of 26  
single-family attached dwelling units with an overall density of 7.8  
dwelling units per acre (du/ac) and approval of the conceptual and  
final development plan. Located on the W. side of Beulah St. and  
S. of the Franconia-Springfield Pkwy., S.W. of the Beulah St. and  
Alforth Ave. intersection, on approx. 3.34 ac. of land. Comp. Plan  
Rec: 5-8 du/ac. Lee (now Franconia) District. Tax Map 91-1 ((1))  
13, 14, 15, 16 and 17. FRANCONIA DISTRICT. PUBLIC  
HEARING.

Lynn Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated April 6, 2023.

There were no disclosures from the Commission.

Kimia Zolfagharian, Zoning Evaluation Department, Department of Planning and Development presented the staff report, a copy of which is in the electronic date file. She noted that staff recommended approval of applications RZ/FDP 2022-LE-00012.

Ms. Strobel gave a presentation on the subject application.

Commissioner Lagana made remarks wherein he stated appreciation for the thoughtful design of the proposed development. He noted that members of the Franconia District Land Use Committee share the common belief that single family attached units should be allotted more parking than townhome communities. He went on to state that offering more parking than what County polices require is a common trend which is likely to continue.

There was a discussion between Ms. Strobel, Ms. Zolfagharian, Aaron M. Vinson, Applicant's Engineer, Walter L. Phillips, Inc., and multiple Commissioners on the following:

- Concern regarding the amount of parking included with proposed residential development;

- The transportation improvements included with the proposed development;
- Confirmation that the 24 feet width of the road was sufficient to accommodate emergency vehicle turnarounds;
- Clarification on the location and size of the proposed tot-lot on site;
- Clarification on the location of the two proposed underground stormwater facilities;
- Explanation of how that the stormwater facilities captured the detention and flow across the subject property;
- Clarification on the ingress/egress provisions of the subject development;
- Explanation on the flow of traffic entering and exiting the site;
- Explanation that there was not a significant number of vehicular trips to warrant the need for a traffic signal;
- Confirmation that the proposed access point met the spacing requirements and that an Access Management Exception was not needed;
- Clarification on the proposed size of the driveways;
- Confirmation that the applicant was not seeking any waivers or modifications concerning the major regional trail;
- Clarification on the proposal's impact on the major regional trail located across Beulah Road from the subject property;
- Clarification on the direction of the existing bike lanes on Beulah Road;
- Explanation that proposed development did not meet the tree preservation targets due to the majority of the trees on site that were eligible for preservation were within the stormwater management easement, which occupied the western side of the subject property;
- Clarification on the applicant's commitment to low-impact development (LID) techniques;
- Justification for not including LID measures in the draft proffered conditions dated May 1, 2023;
- Explanation on the standards utilized to determine that a right-turn lane into the site was not warranted; and
- Consideration for the impact of the Franconia District Government Center and INOVA Heathplex on the proposed development.

Chairman Niedzielski-Eichner called the first listed speaker and recited the rules for public testimony.

Andrew Rutledge, Alexandria, VA, representing Windsor Estates Civic Association, spoke in support of the subject applications. Mr. Rutledge went on to share his positive experience working with Ms. Strobel and stated that the following concerns of the association were addressed:

- Impact of access points for the subject development on the existing utility easements;
- Removal of a large tree located along the Beulah Street frontage;
- Concerns regarding the removal of vegetation and brush along their property line; and
- Concerns regarding the applicant's commitment to planting trees to mitigate headlight glare from vehicles on adjacent properties.

However, he also expressed concern regarding the applicant's commitment to abiding by the landscaping proffers at the time of site plan review, the inadequate amount of parking provided for the development, and the traffic impact incurred by vehicles accessing the site. Mr. Rutledge recommended the installation of a turn-lane into the subject property to alleviate the traffic impact, a commitment to notify property owners in advance of any tree removal efforts, and improved notification procedures to surrounding communities for applications similar to the proposal.

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

Lois Gloor, 6308 Steinway Street, Kingstowne, voiced concerns related to the proposed traffic pattern, pedestrian and bicyclist safety, and litter in and around the subject development. Ms. Gloor also requested clarification on the landscaping maintenance responsibilities for the areas around the fence

Chairman Niedzielski-Eichner called on the speaker who called in, but due to technical difficulties, the caller was unable to be heard during their time of testimony. Chairman Niedzielski-Eichner called on the next speaker from the audience while staff worked on resolving the issue.

Kay Sove, 6997 Adonis Court, Alexandria, voiced concerns about the impact of increased vehicular traffic and safety of the community. Ms. Sove stated that she was not against development in the subject area, but requested a more thorough evaluation of the concerns brought forward by the surrounding community.

Chairman Niedzielski-Eichner opened the floor to the Commission for comments and questions.

There was a discussion between Ms. Strobel, Ms. Zolfagharian, Maria C. Lashinger, Applicant's Transportation Consultant/Agent, Grove-Slade Associated, Inc., and multiple Commissioners on the following:

- Clarification on the limitations for the location of the ingress/egress to the subject development;
- Confirmation that the access point to the proposed development would be separate;
- Explanation of the proposed right-in and right-out traffic pattern;
- Explanation on the estimated traffic volume that would regularly access the site; and
- Explanation on the extent to which the applicant considered alternative access points.

Chairman Niedzielski-Eichner called on Ms. Pam Vanderberg, who called in to speak on the subject application, but due to continued technical issues, she was unable to testify via telephone.

There being no more speakers, Chairman Niedzielski-Eichner called for a rebuttal statement from Ms. Strobel, who addressed concerns regarding maintenance of invasive plants and the trash along the shared fence between surrounding sub-divisions. Ms. Strobel confirmed the

applicant's commitment to invasive plant species management as stated in proffered condition 3E and noted that grounds maintenance would be the responsibility of the homeowners association, as stated in proffered condition 12C. She also confirmed that the applicant would be responsible for removing the existing tree located near the property line that Mr. Rutledge referenced in his testimony and there would be adequate provisions to make up for the loss of that tree.

Chairman Niedzielski-Eichner called on staff for closing remarks, which they declined. There were no further comments or questions from the Commission; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Lagana for action on this case.

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Prior to the motion, Commissioner Lagana noted his intent to defer the decision on this case in order to allow for time for the applicant to address the concerns brought forth and work on strengthening the proffered conditions, prior to the Board of Supervisors hearing date.

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ/FDP 2022-LE-00012 TO A DATE CERTAIN OF MAY 17, 2023, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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PA 2021-IV-S2-VILLA PARK ROAD – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 5.81 ac. generally located south of Villa Park Road and west of the ramp between Backlick Road and westbound Franconia-Springfield Parkway (Tax Map Parcel 90-2 ((4)) 19 and 20) in the Franconia Supervisor District. The area is planned for residential use at 4-5 du/ac. The amendment will consider residential use up to 8.5 du/ac. Recommendations relating to the transportation network may also be modified. FRANCONIA DISTRICT. PUBLIC HEARING.

There were no disclosures from the Commission.

Sophia Fisher, Planning Division (PD), Department of Planning and Development (DPD) was joined by Graham Owen, PD, DPD; and Thomas Burke, Fairfax County Department of Transportation. Ms. Fisher presented the staff report and noted that staff recommended adoption of plan amendment PA 2021-IV-S2. A copy of the staff report is in the electronic date file.

Chairman Niedzielski-Eichner noted that this application was a plan amendment and not a rezoning application; therefore, he asked staff if there was a nominator presentation to be heard at this time. Ms. Fisher noted that Saifaldin Rahman, Nominator, JR Real Estate Group, LLC, was present and David Gill, Land Use Attorney, Wire Gill LLP, was on the phone willing to address any questions from the Commission.

Due to continued technical issues, Mr. Gill was unable to attend the meeting.

Mr. Rahman gave a brief presentation on Mr. Gill's behalf. He addressed issues brought forth at the community outreach meeting concerning parking, access points, and pedestrian connections to and from the subject property.

There was a discussion between Mr. Rahman, Ms. Fisher, and multiple Commissioners on the following:

- Concerns with the plan language regarding tree preservation;
- Explanation of the density, compatibility, and scale of development permitted by the proposed amendment;
- Consideration for the proposed density and compatibility of development on the site compared to that on surrounding developments;
- Clarification on the status of whether a developer on this project had been secured;
- Explanation on the market rate price point of dwelling units for the proposed development;
- The extent to which park and open space recommendations were reflected in the proposed plan text;
- Clarification on when and how public access to amenities would be determined;
- Explanation of the existing and potential park facilities, trails, open space, and green space that would serve a development on the site;
- Clarification on the extent to which the proposed amendment included language that supported stormwater management provisions that exceeded the current minimum requirements;
- Nominator's commitment to provide public access to proffered outdoor recreational amenities;
- Concerns on the number of proposed parking space and streetscape; and
- Environmental concerns regarding issues relating to the usage of impervious pavement, environmental preservation, and low-impact development techniques.

Chairman Niedzielski-Eichner called the first listed speaker.

Steve Levenson, 6708 Spring Road, Springfield, representing the Springvale Civic Association, voiced concerns pertaining to the proposed plan amendment. A copy of Mr. Levenson's written statement is in the date file.

There was a discussion between Ms. Fisher, Mr. Levenson, and Commissioner Ulfelder regarding a proffered commitment by an applicant to require that garages be utilized exclusively for parking cars and the mechanisms for enforcing such a requirement.



Burl Pudleiner, 7220 Wesley Road, Springfield, spoke in opposition of the subject plan amendment. A copy of Mr. Pudleiner's written statement is in the date file.

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

Phil Morrone, 7205 Wesley Road, Springfield, aligned himself with concerns from previous speakers pertaining to parking provisions and increased vehicular congestion. He also expressed concern regarding the narrowness of the surrounding roads.

There being no more speakers, staff had no closing remarks; Chairman Niedzielski-Eichner called on a rebuttal statement from Mr. Rahman, who noted the various community outreach efforts that took place along with the Franconia Land Use Committee. He also spoke on the concerns regarding road connection via Wesley Road and vehicular traffic, noting that the applicant would remain flexible in determining the final design for ingress/egress and parking provisions for the site. In addition, he stated that the applicant intended to meet and exceed the requirements for tree preservation, stormwater management, and noise mitigation standards for any development on the site. Mr. Rahman also reaffirmed the applicant's commitment to work with the community on the next stages of development to address these concerns.

Ms. Fisher shared the staff's perspective on connectivity and site access via Wesley Road, noting the importance of this connection for emergency vehicles.

There was a final discussion between Ms. Fisher, Mr. Burke, Mr. Owen, and multiple Commissioners on the following:

- The County's policies regarding favoring pedestrian connections between residential neighborhoods;
- Concern for pedestrian safety along the surrounding roads due to the lack of adequate sidewalks;
- The importance of providing connectivity between neighborhoods according to the Comprehensive Plan;
- The existing traffic volume on the surrounding roads and the estimated traffic volume that would be generated by a development on the site;
- The factors that staff considered in determining whether the installation of a sidewalk along certain roads was warranted;
- Explanation on parking spaces per unit according to the current Zoning Ordinance;
- Clarification on the parking signage and overflow parking availability being outside the scope of the current plan amendment; and
- Clarification on emergency vehicle access to subject development.

There were no further comments or questions from the Commission therefore, Chairman Niedzielski-Eichner closed the public hearing and closed the public hearing and recognized Commissioner Lagana for action on this case.



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Commissioner Lagana MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PA 2021-IV-S2 TO A DATE CERTAIN OF MAY 24, 2023, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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The meeting was adjourned at 9:50 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: July 26, 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 4 day of August 2023, by

*[Signature]*  
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Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

