

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 11, 2023**

PRESENT: Peter F. Murphy, Chairman, Springfield District
John C. Ulfelder, Vice Chairman, Dranesville District
Timothy J. Sargeant, Secretary, Commissioner At-Large
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Lee District
Daren Shumate, Mason 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: None

//

The meeting was called to order at 7:34 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

Chairman Murphy announced the reappointment and swearing-in of Timothy J. Sargeant, himself, and the appointment of Daren Shumate.

//

To participate in the swearing-in ceremony, Chairman Murphy relinquished the Chair to Vice Chairman Ulfelder.

//

Gerarda Culipher, Deputy Clerk of the Circuit Court, performed the swearing-in ceremony for Commissioner Peter F. Murphy. Commissioner Murphy's term would expire December 31, 2026.

//

Chairman Murphy resumed duties of the Chair.

//

Gerarda Culipher, Deputy Clerk of the Circuit Court, performed the swearing-in ceremony for Commissioner Timothy J. Sargeant. Commissioner Sargeant's term would expire December 31, 2026.

//

Gerarda Culipher, Deputy Clerk of the Circuit Court, performed the swearing-in ceremony for newly appointed Commissioner Daren Shumate. Commissioner Shumate's term would expire December 31, 2026.

//

Chairman Murphy thanked Ms. Culipher for administering the oath of office to the new and reappointed Commissioners.

//

Commissioner Ulfelder disclosed that he was a member of the Board of Directors of The McLean Orchestra where he served with Commissioner Shumate.

//

Chairman Murphy announced the following promotions of staff members within the Department of Planning and Development and congratulated them on their accomplishments and continued service to Fairfax County:

- Suzanne Wright, Division Director, Zoning Evaluation Division, Department of Planning and Development; and
- Denice Dressel, Branch Chief, Historic Preservation and Heritage Resources, Planning Division, Department of Planning and Development.

//

Chairman Murphy announced that the Statement of Economic Interest Filing forms were due February 1, 2023 and should be submitted to Jill Cooper before the due date.

//

SE 2021-MV-00018 – OLDE TOWNE PET RESORT SPRINGFIELD LLC

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2021-MV-00018 TO A DATE CERTAIN OF MARCH 15, 2023.

Commissioner Sargeant seconded the motion, which carried by a vote of 12-0.

//

Commissioner Carter announced that the Planning Commission would hold a second workshop on Thursday, January 26, 2023, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to discuss the Reston Comprehensive Plan Study, Plan Amendment 2020-III-UP1 (PA-2020-00023). He added that staff conducted a significant amount of outreach and would submit their recommendations on the plan amendment.

//

MINUTES APPROVAL – OCTOBER 2022

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

- OCTOBER 12, 2022;
- OCTOBER 19, 2022; AND
- OCTOBER 26, 2022

Commissioner Ulfelder seconded the motion, which carried by a vote of 12-0.

//

Commissioner Sargeant announced his intent to move approval of the November 2022 meeting minutes at the February 1, 2023 Planning Commission meeting and the December 2022 meeting minutes at the February 15, 2023 meeting. All edits should be forwarded to staff prior to the approval meeting dates.

//

Commissioner Niedzielski-Eichner announced that the Tysons Committee would meet on Thursday, January 12, 2023 at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, for a presentation by staff on the Tysons Tracker Program.

//

RZ 2022-PR-00011 – CARTER V BOEHM, TRUSTEE

(Decision Only) (The public hearing on this application was held on December 7, 2022)

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING ACTIONS:

- APPROVAL OF RZ 2022-PR-00011, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 10, 2023; AND
- APPROVAL OF A WAIVER TO ALLOW A SIX-FOOT-HIGH FENCE ALONG THE IDYLWOOD ROAD FRONTAGE, PER SUBSECTION 4102.7.A.7.C OF THE ZONING ORDINANCE.

Commissioner Sargeant seconded the motions, which carried by a vote of 12-0.

//

PA 2022-III-FC2 - RESIDENCES AT GOVERNMENT CENTER

(Decision Only) (The public hearing on this application was held on December 8, 2022)

Commissioner Cortina MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF STAFF'S RECOMMENDATION FOR PA 2022-III-FC2, WITH THE MODIFICATIONS SHOWN IN THE PLANNING COMMISSION ALTERNATIVE HANDOUT DATED JANUARY 9, 2023.

Commissioners Sargeant and Ulfelder seconded the motion, which carried by a vote of 9-0-3. Chairman Murphy, Commissioners Clarke and Shumate abstained from the vote.

//

ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. 2232-2022-SP-00007 - FAIRVIEW PERMANENT FIRE STATION
2. 2232-2022-SP-00005 - FAIRVIEW TEMPORARY FIRE STATION
3. FDPA 1999-PR-026 – RON SCHREIBMAN AND LYNNE SCHREIBMAN
4. FDPA 2012-MV-008-02 (RZPA 2022-MV-00083) – LIBERTY HEIGHTS, LC

This order was accepted without objection.

//

This application was located in the Springfield District therefore, Chairman Murphy relinquished the Chair to Vice Chairman Ulfelder.

//

2232-2022-SP-00007 - FAIRVIEW PERMANENT FIRE STATION – to consider the proposal by the Department of Public Works and Environmental Services Building Design to construct a permanent fire station facility located at 5600 Burke Centre Parkway, Fairfax Station, VA 22039. Tax Map: 77-1-((1)) 67. Area III. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Mohamed Ali, Planning Division, Department of Planning and Development presented the memorandum report, a copy is in the electronic date file. He stated that staff recommended that the Commission find application 2232-2022-SP-00007 substantially in accord with the recommendations of the adopted Comprehensive Plan.

There was a discussion between Mr. Ali; Salem Bush, Public Facilities Branch, Planning Division, Department of Planning and Development; Maryam Mostamandi, Building Design and

Construction Division, Capital Facilities, Department of Public Works and Environmental Services; Brad Cochran, Operations Deputy Chief, Operations Bureau; and multiple Commissioners regarding the following:

- Correspondence received regarding the homeowners' concerns about safety during construction;
- The applicant's plan to provide a safety fence around the construction site that would mitigate some of the safety concerns;
- During daily construction activities, the site superintendent would be present at the site to safeguard safety measures in place;
- Measures in place to mitigate the impact of local traffic during the construction phase of the site;
- Coordinated efforts in place to mitigate the impact of traffic during peak hours for pick-up and drop-off of school-aged children;
- Concerns that the proposed design of the fire station did not fit with the colonial architectural style of the neighboring properties;
- Clarification on the number of bay areas at the current and proposed fire station and whether they could accommodate additional equipment;
- The project satisfied the standards for Leadership in Energy and Environmental Design Gold certification;
- The proposed facility incorporated Net Zero Energy Design, with onsite renewable energy through solar panels and geothermal heating and cooling systems, and would reduce energy consumption by 50%;
- The applicant's commitment to provide electrical vehicle charging stations at the site;
- The roof area of the proposed building was maximized in order to provide sufficient renewable energy at the site;
- Clarification on the fire and rescue response times for public emergence services within the area;
- A medical response unit would be added to accommodate the population growth at the north and northeast areas of the fire station;
- Clarification on whether this would be the first fire station in Fairfax County that incorporated a Net Zero Design;

- Clarification on the number of engines and medic units;
- Clarification on whether the proposed facility accommodated public meetings; and
- Clarification on whether the new facility and equipment expanded the radius of service.

There were no listed speakers, no speakers from the public, no rebuttal from the applicant, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Murphy for actions on this application.

//

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S CONCLUSION IN A MEMORANDUM DATED DECEMBER 28, 2022 THAT THE PROPOSED REPLACEMENT OF THE FAIRVIEW PERMANENT FIRE STATION SATISFIED THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE*, SECTION 15.2-2232, AND THEREFORE THE PLANNING COMMISSION FINDS APPLICATION 2232-2022-SP-00007 A FEATURE SHOWN OF THE COMPREHENSIVE PLAN.

Commissioners Sargeant seconded the motion, which carried by a vote of 12-0.

//

2232-2022-SP-00005 - FAIRVIEW TEMPORARY FIRE STATION –
to consider the proposal by the Department of Public Works and
Environmental Services Building Design to construct a temporary fire
station facility located at 11112 Chapel Rd, Fairfax Station, VA 22039.
Tax Map: 77-3 ((2)) 16. Area III. SPRINGFIELD DISTRICT.
PUBLIC HEARING.

Mohamed Ali, Planning 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 2232-2022-SP-00005.

Ms. Mostamandi gave a presentation on the subject application.

There was a discussion between Mr. Bush, Ms. Mostamandi, and multiple Commissioners regarding the following:

- Outreach conducted by the applicant in connection with the proposed site;
- The applicant addressed concerns regarding the installation of a fence on the eastern boundary of the proposed site;

- The relocation of some of the fire equipment located on the eastern portion of the site;
- Clarification on the size of the septic system required for the temporary fire station;
- Whether the septic system tank would be removed once the County returned the site to its original owner;
- Clarification on whether the temporary buildings would be dismantled and whether the County contracted removal services; and
- Clarification on whether there was a hose drying tower at the temporary facility.

There being no listed speakers, Vice Chairman Ulfelder called for speakers from the audience and recited rules for testimony.

Sayed Nadeem Akhtar, 11106 Chapel Road, Fairfax Station, stated he met with Supervisor Pat Herrity, Springfield District and staff regarding the proposed application. Mr. Akhtar added that the neighboring properties were not aware of the project. He disclosed that all the notices regarding the project went to the wrong address. Mr. Akhtar addressed concerns regarding the noise impact from the emergency vehicles and the privacy of the neighboring properties as a result of the temporary facility. He requested that a copy of the noise study conducted be provided to the community.

There was a discussion between Mr. Bush and Vice Chairman Ulfelder regarding the estimated time for completion of the new fire station. Mr. Bush confirmed that the estimated time of completion was three years, with an option to extend for two additional years. Commissioner Murphy asked Mr. Akhtar for the location of his home in relationship to the temporary facility. Mr. Akhtar stated his home was the first house on Chapel Road.

Hemanth Kolla, 6252 Little Ox Road, Fairfax Station, addressed concerns regarding the proposed temporary facility. A copy of Mr. Kolla's statement is in the date file.

Mike McCarron, 6401 Little Ox Road, Fairfax Station, supported the temporary facility, and addressed concerns regarding the number of accidents on Virginia State Route-123/SR-123/VA-123. Mr. McCarron inquired about options for temporary signage. He also requested that the applicant assure that the traffic lights coordinated in order to mitigate the number of accidents on the northbound and southbound lanes.

In response to Mr. McCarron's testimony, Vice Chairman Ulfelder stated that a traffic signal preemption device would be installed at the intersection of Chapel Road and Ox Road, thereby mitigating the number of accidents in that area.

Commissioner Murphy asked whether the issues surrounding the installation of the traffic signal preemption device were resolved. In response to Commissioner Murphy, Ms. Mostamandi confirmed the project's budget included the preemption device for the temporary facility. She added the device would be installed at the intersection of Chapel Road and Ox Road. In addition,

as the project developed, the applicant would coordinate with the Virginia Department of Transportation on the signage and do-not-block signs would be added in front of the temporary facility's entrances.

There being no additional speakers, no rebuttal from the applicant, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Murphy for actions on this application.

//

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION 2232-2022-SP-00005 BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE PROPOSED TEMPORARY FIRE STATION, SATISFIED THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT OF THE ADOPTED COMPREHENSIVE PLAN, AS SPECIFIED IN *VIRGINIA CODE*, SECTION 15.2-2232, FOR THE REASONS SET FORTH IN THE STAFF REPORT DATED DECEMBER 28, 2022.

Commissioner Sargeant seconded the motion, which carried by a vote of 12-0.

//

Chairman Murphy resumed duties of the Chair.

//

FDPA 1999-PR-026 – RON SCHREIBMAN AND LYNNE SCHREIBMAN – Appl. to amend the final development plans for FDP 1999-PR-026 to permit an addition in rear yard of Lot 10 and associated changes to development conditions. Located at 7884 Galesburg Pl., Dunn Loring, 22027 on approx. 5,293 sq. ft. of land zoned PDH-3. Tax Map 39-4 ((54)) 10. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Brian J. Rosenheim, Applicant's Agent, Phoenix Home Services, Inc., reaffirmed the affidavit dated September 14, 2022.

Catherine Lewis, Planning 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 FDPA 1999-PR-026.

Mr. Rosenheim gave a presentation on the subject application.

There was a discussion between Mr. Rosenheim, and multiple Commissioners regarding the following:

- Clarification on whether the fireplace was recently incorporated into the plan and whether it utilized gas; and
- Clarification on whether the inclusion of a fireplace was discussed with the neighboring properties.

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.

//

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 1999-PR-026, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 29, 2022, AS CONTAINED IN THE STAFF REPORT.

Commissioner Sargeant seconded the motion, which carried by a vote of 12-0.

//

FDPA 2012-MV-008-02 (RZPA 2022-MV-00083) – LIBERTY HEIGHTS, LC – Appl. to amend the final development plan for RZ 2012-MV-008 to amend the development conditions to allow up to 200 children in a child care center. Located at 9030 Power House Rd., Lorton, 22079 on approx. 7.56 ac. of land zoned PDC and PDH-8. Tax Map 107-1 ((9)) H1. MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Lori R. Greenlief, Applicant's Agent, McGuireWoods, LLP, reaffirmed the affidavit dated September 12, 2022.

Kimia Zolfagharian, Planning 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 FDPA 2012-MV-008-02.

Ms. Greenlief gave a presentation on the subject application.

There was a discussion between Ms. Greenlief and multiple Commissioners regarding the following:

- Structures at the proposed site that were approved by the Architectural Review Board (ARB) for the proposed adaptive reuse;
- Clarification that the expansion on the number of students would not impact traffic at the site;
- Clarification that no child care facility currently occupied the site;

- The applicant’s intent was to construct a facility that would allow for an increase in capacity of the proposed facility;
- The annual tuition cost per family for child care services;
- Clarification on whether the school provided subsidies for enrollment for low income families; and
- Clarification on whether the ARB approved all changes made to the adaptive reuse buildings.

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 Clarke for actions on this application.

//

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2012-MV-008-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED DECEMBER 28, 2022.

Commissioner Sargeant seconded the motion, which carried by a vote of 12-0.

//

ELECTION OF PLANNING COMMISSION OFFICER VOTING PROCESS

Chairman Murphy announced that the Planning Commission would elect new officers for the 2023 term. The votes would take place during the Wednesday, February 1, 2023 Planning Commission meeting. He added that he would not seek re-election as Chairman. Chairman Murphy added that there was a new and more open process for the election of officers. The floor would be open to any Commissioner who would like to be considered for one of the four officer positions. The process would commence with the election of the Chair, followed by election of the Vice Chair, the Secretary, and the Parliamentarian. Chairman Murphy added that any Commissioner who raised his or her hand to be considered for one of the officer positions would be acknowledged and would have two minutes to talk about his/her experience and/or qualifications for the position. Commissioners would then vote by a show of hands for their candidate of choice.

The candidate that received seven votes would be elected to that officer position. If a candidate did not meet the vote count requirement, Commission members would vote again until there was a seven-vote majority for that particular officer position. Finally, Chairman Murphy added that if a Commissioner was not elected to one officer position, he/she could request to be considered for another open position.

//

CLOSING

January 11, 2023

The meeting was adjourned at 9:34 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 29, 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 30 day of March 2023, by

[Signature]

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024



