

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 25, 2023**

PRESENT: Peter F. Murphy, Chairman, Springfield District
John C. Ulfelder, Vice Chairman, Dranesville District
Timothy J. Sargeant, Secretary, Commission At-Large
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
Phillip A. Niedzielski-Eichner, Providence District
Evelyn S. Spain, Sully District
Candice Bennett, Commissioner At-Large
Andres Jimenez, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 7:33 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

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Chairman Murphy announced that there would be a short meeting tonight after the last public hearing in which the Commissioners would discuss the process for the election of new officers for the 2023 term of the Planning Commission. He added that the election would occur at the February 1, 2023, Planning Commission meeting.

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RZ/FDP 2020-PR-015 CON. W/ PCA 78-P-137-05 – A&A FLINT HILL FOUR LLC AND A&A FLINT HILL ONE LLC

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION INDEFINITELY DEFER THE PUBLIC HEARING FOR RZ/FDP 2020-PR-015, CONCURRENT WITH PCA 78-P-137-05, A&A FLINT HILL FOUR LLC AND A&A FLINT HILL ONE LLC.

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

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Chairman Murphy introduced the newly appointed Commissioner for the Mason District, Daren Shumate. He then noted that Commissioner Shumate was sworn in during the last Planning Commission meeting held on January 11, 2023.

Chairman Murphy made a second announcement regarding the meeting tonight after the last public hearing, during which the Commissioners would discuss the process for the election of new officers for the 2023 term of the Planning Commission, as outlined in the Planning Commission’s Bylaws.

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Commissioner Carter announced that the Reston Comprehensive Plan Workshop would be held on January 26, 2023, at 7:30 p.m. in Conference Room 11, at the Fairfax County Government Center. He noted the meeting would be open to the public and would be accessible to via Channel 16, live online video stream, and live audio.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. CSP 85-P-002 (RZPA 2022-PR-00116) – RESTON HOSPITAL CENTER LLC
2. RZ 2022-SU-00010 – MATAN GLORUS ROAD, LLC
3. SEA 2007-SP-001-02 – COSTCO WHOLESALE CORPORATION

This order was accepted without objection.

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CSP 85-P-002 (RZPA 2022-PR-00116) - RESTON HOSPITAL CENTER LLC – CSP Appl. for a Comprehensive Sign Plan associated with RZ 85-P-002. Located at 8240 Leesburg Pike, Vienna, 22182 on approx. 24,298 sq. ft. of land zoned PDC, HC and SC. Providence District. Tax Map 29-3 ((1)) 80.
PROVIDENCE DISTRICT. PUBLIC HEARING.

Commissioner Niedzielski-Eichner asked that Chairman Murphy 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 Murphy closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on this application.

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Prior to the motion Commission Niedzielski-Eichner requested that the applicant confirm for the record their agreement to the development conditions dated January 12, 2023.

Molly Novotny, Applicant's Agent, Cooley, LLP, affirmed agreement to the development conditions dated January 12, 2023.

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE CSP 85-P-002, SUBJECT TO DEVELOPMENT CONDITIONS DATED JANUARY 12, 2023.

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

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RZ 2022-SU-00010 - MATAN GLORUS ROAD, LLC – Appl. to rezone from I-3, I-4, WS and AN to I-4, WS and AN to allow an expansion of a surface parking area serving a previously approved industrial development consisting of office/warehouse/data center uses and an overall Floor Area Ratio (FAR) of 0.20. Located at 14850 Thompson Rd., 3700 Barney Rd. and 3720 Barney Rd., Chantilly, 20151 on approx. 16.31 ac. of land. Comp. Plan Rec: Industrial Uses. Sully District. Tax Map 33-2 ((2)) 9, 9A and 10D and a portion of the Barney Rd. public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public right-of-way for Barney Rd. to proceed). SULLY DISTRICT. PUBLIC HEARING.

Chairman Murphy called on the second listed public hearing the agenda.

Commissioner Spain stated her intent to make a motion to defer the public hearing.

William O'Donnell, Zoning Evaluation Division, Department of Planning and Development, noted that the applicant requested deferral of the public hearing for application RZ 2022-SU-00010.

No objections were expressed; therefore, Chairman Murphy recognized Commissioner Spain for action on this case.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ 2022-SU-00010 TO A DATE CERTAIN OF MARCH 8, 2023.

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

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

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SEA 2007-SP-001-02 - COSTCO WHOLESALE CORPORATION – Appl. to amend SE 2007-SP-001 previously approved for retail sales establishment-large and service station to permit an expansion of the vehicle fueling station and associated modifications to site design and development conditions. Located 4725 West Ox Rd., Fairfax, 22030 on approx. 16.17 ac. of land zoned C-8 and WS. Springfield District. Tax Map 56-1 ((1)) 5C. SPRINGFIELD DISTRICT. PUBLIC HEARING.

David S. Houston, Applicant's Agent, Bean, Kinney & Korman, P.C., reaffirmed the affidavit dated January 9, 2023.

There were no disclosures from the Commission.

Emma Estes, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD) presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of application SEA 2007-SP-001-02.

Mr. Houston and Lester E. Adkins III, Transportation Consultant/Agent, M J Wells & Associates, Inc., gave a presentation on the subject application. Mr. Adkins expanded on the video simulation, which illustrated the current and final condition to demonstrate the improved vehicular circulation that was expected to result from the approval of the subject application.

There was a discussion between Mr. Houston, Mr. Adkins, Ms. Estes; William O'Donnell, ZED, DPD; and multiple Commissioners on the following:

- Explanation of Costco's Service Station employee training curriculum on the operations of the fuel station, which included vehicular circulation and environmental safety;
- Concerns about service station staffing during peak hours and potential safety issues for employees tasked with directing traffic;
- Explanation of the lighting system proposed to direct traffic to open stations/pumps;
- Concerns for the anticipated volume of ingress/egress access to the fueling station and Costco warehouse;
- Concerns with the narrowness of the exit for vehicles and the potential traffic congestion this could incur;
- Clarification on the applicant's commitment to incorporate low impact development (LID) techniques and more natural stormwater management approaches for the site while preserving or enhancing the tree canopy where possible;

- Concern regarding the mechanisms that would be utilized to mitigate the impact of runoff generated by stormwater, phosphorous, and motor oil products;
- Confirmation that the proposed service station would comply with the appropriate environmental standards prescribed by the State of Virginia;
- Confirmation of the applicant's commitment to three electric vehicle charging stations;
- Explanation of the need of the reserved parking near West Ox Road;
- Confirmation that the Virginia Department of Transportation and the Fairfax County Department of Transportation supported the proposed design to the service station;
- Clarification on the types of electric vehicle charging stations that would be installed;
- The applicant's proposal to improve vehicular circulation through incorporating additional fuel stations on the subject property, as evident in the queuing plan;
- Explanation of the queuing issues at the fuel pump, which was more prevalent during peak hours and at times of high gas prices;
- Clarification on the review process utilized by staff to determine whether the proposed expansion to the service station was appropriate;
- Confirmation that the fuel station use was reserved for Costco Warehouse members;
- Explanation of the anticipated increase to vehicular traffic as a result of the additional fuel pumps;
- Clarification that if the subject application was approved, the location of the proposed electric vehicle charging stations would be finalized at the time of site plan;
- The applicant's commitment to the alternative routing plan during peak periods, which included signage and directional materials to direct traffic to the longer queue route to reach the pumps; and
- Clarification on the location of new fuel pumping stations under the extended canopy.

There being no listed speakers, Vice Chairman Ulfelder called for speakers from the audience and phone but received no response.; therefore, he noted that a rebuttal statement was not necessary. There were 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 action on this case.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SEA 2007-SP-001-02 TO A DATE CERTAIN OF FEBRUARY 8, 2023, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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Chairman Murphy resumed duties of the chair.

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Chairman Murphy announced that on February 1, 2023, the Planning Commission would elect new officers for the 2023 term. As noted during the January 11, 2023, Planning Commission meeting, Chairman Murphy indicated that he would not seek re-election as Chairman. He went on to state that on February 1, 2023, the Commission would open the floor to any Planning Commissioner who wanted to be considered for one of the four officer positions. He further explained that the process would start with the selection of the Chair, followed by selection of the Vice Chair, the Secretary, and the Parliamentarian. Any Planning Commissioner who raised his or her hand to be considered for one of the officer positions would have two minutes to talk about their experience and/or qualifications for the position. Planning Commissioners would then vote by saying "aye" and with a show of hands to ensure an accurate count. The candidate receiving at least seven votes would be elected to that office. If a candidate did not receive seven votes, a subsequent vote would commence until there was a seven-vote majority for that officer position. If a Planning Commissioner was not elected to one officer position, he or she could request to be considered for another officer position.

Commissioner Ulfelder suggested holding a run-off vote be instead revoting until the seven-vote majority is reached.

Commissioner Lagana aligned himself with Commissioner Ulfelder's suggestion.

Commissioner Sargeant suggested running the proposed procedure by the County's Attorney prior to finalizing the process.

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The meeting was adjourned at 8:33 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, Virginia 22035.

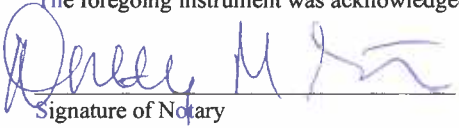
By Satabdi Samaddar
Approved on: March 29, 2023



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 of Notary

Notary registration number: 7114113

Commission expiration: JANUARY 31, 2024

