

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 1, 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, Franconia District
Daren Shumate, Mason District
Walter C. Clarke, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Evelyn S. Spain, Sully District
Andres Jimenez, Commissioner At-Large

ABSENT: Candice Bennett, Commissioner At-Large

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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.

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COMMISSION MATTERS

MINUTES APPROVAL – NOVEMBER 2022

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

- NOVEMBER 2, 2022;
- NOVEMBER 16, 2022; AND
- NOVEMBER 30, 2022

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

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Commissioner Sargeant announced his intent to move approval of the December 2022 meeting minutes at the February 15, 2023 meeting. He requested that all edits be forwarded to staff prior to the approval meeting date.

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Chairman Murphy announced that the election of officers for the 2023 term of the Planning Commission would be held at the February 1, 2023 meeting. He added that the votes would take place after the conclusion of the public hearings.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. CSPA C-696-03 (RZPA 2022-DR-00102) – 2311 DULLES STATION BLVD LLC
2. PCA 86-W-001-14/CDPA 86-W-001-05 (RZPA 2022-BR-00086) CONCURRENT WITH FDPA 86-W-001-09 (RZPA 2022-BR-00092) – LACM VA, LLC
3. RZ/FDP 2016-SP-033 – MERIT INVESTMENT, LLC
4. SE 2022-MA-00026 – WESLEY HOUSING DEVELOPMENT CORPORATION

This order was accepted without objection.

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CSPA C-696-03 (RZPA 2022-DR-00102) - 2311 DULLES STATION BLVD LLC – Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ-C-696 to permit sign modifications. Located at 2311 Dulles Station Blvd., Herndon, 20171 on approx. 3.86 ac. of land zoned PDC. Tax Map 16-1 ((25)) 1B2. DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Ulfelder 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 Ulfelder for action on this case.

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Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION APPROVE CSPA C-696-03, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 18, 2023.

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

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PCA 86-W-001-14/CDPA 86-W-001-05 (RZPA 2022-BR-00086) – LACM VA, LLC – Appl(s). to amend the proffers and conceptual development plan for RZ 86-W-001, previously approved for public uses, to permit an affordable multifamily development with 279 dwelling units on a portion of the site with associated modifications to proffers and site design at an FAR of 0.274 (exclusive of bonus density). Located on the N. and E. sides of Government Center Pkwy. and S. side of Monument Dr., Fairfax, 22035, on approx. 90.38 ac. of land zoned PDC. Comp. Plan Rec: Office Mixed Use and Public Uses. Braddock District. Tax Map 56-1 ((15)) 5B and 56-1 ((15)) 14A and 14B. (Concurrent with FDPA 86-W-001-09 (RZPA 2022-BR-00092)). BRADDOCK DISTRICT. PUBLIC HEARING.

FDPA 86-W-001-09 (RZPA 2022-BR-00092) – LACM VA, LLC – Appl. to amend the final development plans for RZ 86-W-001 to permit affordable multifamily development with 279 dwelling units at an FAR of 1.56 (exclusive of bonus density) and associated changes to development conditions. Located on the E. side of Government Center Pkwy., S. of Monument Dr., and N. of Post Forest Dr., Fairfax, 22035 on approx. 4.53 ac. of land zoned PDC. Tax Map 56-1 ((15)) 14B. (Concurrent with PCA 86-W-001-14/CDPA 86-W-001-05 (RZPA 2022-BR-00086)). BRADDOCK DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Brian J. Winterhalter, Applicant's Agent, DLP Piper LLP, reaffirmed the affidavit dated January 20, 2023.

Emma Estes, Zoning Evaluation 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 PCA 86-W-001-14, CDPA 86-W-001-05, and FDPA 86-W-001-09.

Mr. Winterhalter gave a presentation on the subject applications.

Commissioner Cortina announced her intent to defer the decision only on the subject applications for one week, a date certain of February 8, 2023.

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

- The reasons for the modification of the applicant's plan to configure a number of crosswalks at the north entrance road of Government Center Parkway;
- Clarification on the reasons why the Virginia Department of Transportation (VDOT) denied the applicant's plan for crosswalk improvements;

- The applicant's plan to alter crosswalk improvements that connected to the proposed site;
- Clarification on whether staff supported the applicant's plan to modify the number of crosswalk connections;
- Staff's recommendation to add a proffer to construct the remaining two crosswalks on the northern and western section of the site;
- The applicant's commitment to provide adequate loading spaces as part of the proposal;
- The applicant's commitment to include a parking space at the North Entrance Road site frontage that accommodated persons under the Americans with Disability Act;
- Concerns regarding the safety of pedestrians utilizing diagonal crosswalks;
- The applicant's commitment to provide a dog walking facility, which included a pet waste station;
- Clarification on the types of financial opportunities provided for families who could not afford child care services;
- Clarification on plans for street lighting on the northern part of the proposed site;
- A suggestion was made to incorporate retail for the area's future developments;
- The applicant's process for determining the area median income calculations for the affordable dwelling units;
- Clarification on the percentage of housing units with one bedroom compared to those with two or three;
- Ongoing discussions with the applicant and staff from the Fairfax County Department of Transportation regarding improvements to the handicap ramp at the intersection of Government Center Parkway and North Entrance Road;
- Support for 100% universal design, 100% electric vehicle infrastructure, and solar power infrastructure; and
- Updated language in Proffer Number 6 to include the child care affordability component.

The discussion resulted in a request for additional time to mitigate the aforementioned issues of concern that would result in a consensus on a favorable recommendation.

Chairman Murphy called the first listed speaker and recited rules for testimony.

Jill Norcross, 11956 Grey Squirrel Lane, Reston, representing Northern Virginia Affordable Housing Alliance, supported the development. A copy of Northern Virginia Affordable Housing Alliance's (NVAHA) statement of support is in the date file.

There was a discussion between Ms. Norcross and Commissioner Carter on whether there were mixed income projects in development. Commissioner Carter also inquired about the percentage of projects that were market rate and affordable. Ms. Norcross stated that in Fairfax County, there was an opportunity to have mixed income residential communities. She added that the low income tax credit program that financed the proposed development facilitated such development because it was difficult to obtain resources that financed 100% affordable units. Ms. Norcross suggested there were other financing programs that would allow for mixed income and mixed use. She suggested that, due to the current interest rate environment, those types of programs were more difficult to obtain. Ms. Norcross added that NVAHA advocated for 100% affordable units because of the development's location, which was surrounded by market rate units. Commissioner Carter stated that these projects depended on developers like Lincoln Avenue Capital Management, LLC, who supported and serviced affordable housing projects over a long period of time.

Michelle Krocker, 301 Clifford Avenue, Alexandria, supported the development. A copy of Ms. Krocker's statement is in the date file.

Howard Albers, 3210 Winford Court, Fairfax, supported the development because he appreciated the concept of affordable housing and the features included in the plan. Mr. Albers stated the plan lacked bicycle facilities and recommended they be included. He added that the parking depicted on the proposed plan were for drop-off and pick-up associated with the child care center. Mr. Albers stated that the parking reimaged initiative proposed to amend the Zoning Ordinance to required bicycle parking for all sections of Fairfax County.

In response to Mr. Albers, Mr. Winterhalter stated that the number of required bicycle parking would be included as part of the proposed development, in accordance with Fairfax County's bicycle parking standards. He confirmed that the long-term storage for bicycle parking was located in the development's parking garage.

Karrie Wilson, 2026 Tamani Drive, Herndon, supported the proposed development because of the need for affordable housing and quality child care facilities in the area. Ms. Wilson added that her company managed and operated a number of community centers and four affordable housing projects in Fairfax County, which included a nonprofit center where partners brought in a number of investments, resources, and affordable services that aided several communities.

In response to Ms. Wilson's testimony, Commissioner Ulfelder inquired about the specific types of programs and areas that were being supported in order to provide affordable child care services. Ms. Wilson stated that funds received for Cornerstone's programs were from government sources, community partners, and leveraged resources. She added that subsidized child care was largely funded through the state government and through Fairfax County. The County matched and extended programs that served families that fell within the poverty line. Ms. Wilson added that the State of Virginia had an assistance program that allowed tax credits for

donors to invest in programs like child care for families in need of those services. She added that other funding resources were utilized, such as grants, fundraising, state funded child care vouchers, planned neighborhood community services, and other funding projects. Ms. Wilson stated that the impact of those funding sources were successful.

Commissioner Niedzielski-Eichner disclosed that he and Commissioner Carter toured the APAH Queens Court Community, 1615 18th St. North, Arlington, VA 22209. He added that their program was resident focused and their source of income was Amazon. Commissioner Niedzielski-Eichner inquired as to whether Amazon was part of the conversation as a possible funding source for programming cost. Ms. Wilson stated that Amazon invested across the region. She added that Cornerstone invested in a project in Loudoun County where Amazon provided some resources.

Commissioner Sargeant stated that Amazon was a funding source for Good Shepard Housing. Ms. Wilson confirmed.

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, Chairman Murphy closed the public hearing and recognized Commissioner Cortina for actions on these applications.

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Commissioner Cortina MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PCA 86-W-001-14, CDPA 86-W-001-05, AND FDPA 86-W-001-09 TO A DATE CERTAIN OF FEBRUARY 8, 2023.

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

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

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RZ/FDP 2016-SP-033 – MERIT INVESTMENT, LLC – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 1.34 dwelling units per acre (du/ac) and approval of the final development plan. Located on the N.E. side of Center Rd., approx. 1,800 ft. S.W. of its intersection with Rolling Rd. on approx. 2.24 acres of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 79-3 ((6))
11. SPRINGFIELD DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Aaron M. Frank, Applicant's Agent, Cooley LLP, reaffirmed the affidavit dated January 18, 2023.

Tabatha Cole, Zoning Evaluation 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 RZ 2016-SP-033 and FDP 2016-SP-033.

Mr. Frank gave a presentation on the subject applications.

There was a discussion between Ms. Cole; William O'Donnell, Zoning Evaluation Division, Department of Planning and Development; Mr. Frank; Hamid Martin, Professional Design Group, Inc.; Kelly Atkinson, Assistant Director, Planning Division, Department of Planning and Development; and multiple Commissioners regarding the following:

- Concerns regarding character compatibility, lot sizes, and environmental preservation issues for the surrounding lots;
- Clarification on whether there were other pipestem communities in the surrounding area;
- Clarification on the proposed lot sizes and whether they were consistent with the properties along Center Road;
- Concerns regarding proposed setbacks and whether they were consistent with the setbacks of the existing surrounding area;
- Clarification on whether the outstanding issues regarding the soils analysis around Lot 3, the removal of Lot 3 from the Resource Protection Area (RPA), and stormwater management were resolved;
- The applicant's plan to keep the driveways and stormwater to the far east side of the property;
- Confirmation from staff that they were satisfied with the applicant's redesign for the location of driveway and stormwater at the property;
- Concerns regarding encroachment of the sewer lines into the RPA;
- The applicant's comment to include a proffer for reforestation throughout the RPA;
- Concerns regarding the direction of the water flow in an area of the site that experienced erosion;
- Concerns that a stream that flowed from Center Road was not displayed on graphics presented in the staff report;

- Confirmation that the source of the water flow from the site was being piped from the detention facility into the stream;
- Concerns that the proposed site's topography was constrained;
- Whether the proposed site was subdividable into two lots;
- References to Sheet 3 of 8 of the Conceptual/Final Development Plan with clarification on whether the existing ravine was a natural stream or one that eroded over a period of time;
- Clarification on whether the pipestem from Center Road collected stormwater runoff, ran the water into the property, and created a stream effect from the pipe's outfall;
- Clarification on whether the proposed underground stormwater detention facility captured water from the street;
- The proposed underground stormwater detention facility would mitigate the runoff concerns of the neighboring properties to the south of the proposed site;
- Public outreach efforts conducted by the applicant and the extent to which those efforts addressed concerns related to stormwater runoff;
- The applicant's plan to mitigate stormwater runoff into the neighboring properties; and
- Clarification from staff that stormwater runoff from Center Road resulted from runoff from other properties.

There were no listed speakers, therefore Vice Chairman Ulfelder called for speakers from the public.

Julian Morrison, 6127 Garden Road, Springfield, addressed the following concerns regarding the development:

- Location of Ms. Morrison's home was west of the proposed site;
- Stormwater runoff remained a concern for the neighboring properties;
- When it rained, there were issues with runoff from the proposed site that came through Ms. Morrison's garage and back yard;
- Mitigation measures in place to alleviate the flow of runoff into the neighboring properties;
- Concerns regarding soil erosion from the site into Ms. Morrison's property; and

- The applicant’s plan for the protection of wildlife in the area.

Taylor Hyland, 6217 Cardinal Road, Springfield, opposed the development and suggested the three homes would not benefit the neighborhood nor the County. Ms. Hyland added the site was zoned for one home. She added that the amount of grading required for the site would be costly and would negatively impact the environment. Ms. Hyland added that a significant number of trees would be removed in order to support the construction of the homes. She added that one of the homes was within eight feet of the property line and did not believe that was allowed.

In response to Ms. Hyland’s testimony, there was a discussion between Ms. Cole, Mr. O’Donnell, and multiple Commissioners regarding the following:

- Clarification on whether the setback requirements were consistent with the R-3 District;
- Clarification on the setback of Lot 3 to the neighboring home; and
- Concerns that the setback did not meet the conventional requirements of a P-District.

Mary Frances Djarnason, 6204 Cardinal Brook Court, Springfield, inquired about designated parking areas for the construction vehicles during the construction of the homes.

In response to Ms. Djarnason, Mr. Frank stated that the applicant offered to add a proffer that all construction parking be located at the proposed site. He added that there was adequate space for onsite staging. Construction hours were from 7:00 a.m. to 9:00 p.m., certain weekends and holidays.

There were no further speakers, no rebuttal from the applicant, no 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 these applications.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2016-SP-033 TO A DATE CERTAIN OF FEBRUARY 15, 2023, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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Chairman Murphy resumed duties of the Chair.

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SE 2022-MA-00026 – WESLEY HOUSING DEVELOPMENT CORPORATION – Appl. to permit an office in a residential district and an independent living facility for low-income tenants. Located at 6165 Leesburg Pike, Falls Church, 22044 on approx. 6.82 ac. of land zoned R-3 and HC. Tax Map 51-3 ((1)) 25. (Associated with SP 2022-MA-00112). Mason District. public hearing.

Commissioner Jimenez disclosed he was a member of the Board of Directors for the Culmore Clinic and recused himself from the public hearing.

Sara V. Mariska, Applicant's Agent, Odin, Feldman & Pittleman, P.C., reaffirmed the affidavit dated December 27, 2022.

Sharon Williams, Zoning Evaluation 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 SE 2022-MA-00026.

Kamilah P. McAfee, Applicant, gave a presentation on the subject application.

There was a discussion between Ms. Williams; Craig Carinci, Stormwater Planning, Stormwater Management, Department of Public Works and Environmental Services (DPWES); Ms. Mariska; Aaron Vinson, Walter L. Phillips Incorporated; and multiple Commissioners regarding the following:

- Clarification on how compatibility was determined for infill developments in accordance with the Comprehensive Plan;
- Clarification that the amount of phosphorus load per year that was provided was consistent with minimum regulatory requirements;
- Suggestion that the type of trees planted at the proposed site be in conformance with the Comprehensive Plan's guidelines for tree preservation and tree plantings;
- A suggestion was made that flooding in the area be closely monitored;
- The existing amount of stormwater runoff to the stream versus runoff after construction of the site;
- The applicant's plan to mitigate flooding concerns by diverting a portion of the site to Four Mile Run, provisions for extra retention, and reduction of runoff for the 2-year, 10-year, and 100-year storm to the good-forested conditions;
- There were no stormwater controls at the existing site and the applicant planned to reduce runoff by capturing all areas of the site's parking lot, building, and the existing untouched portions into five underground detention facilities;

- The applicant's plan to mitigate the amount of stormwater runoff from the proposed site to the homes of Martin Machowsky and Nathan Chaisson;
- Clarification on the amount of runoff reduced from the four outfalls at the site, with references made to Sheet P-050 that addressed stormwater management narrative and computations;
- Concerns from the community regarding the visual impact of the new building and the applicant's plan to mitigate those concerns;
- Clarification on whether there were ongoing offsite stormwater upgrades or studies that would help mitigate the neighboring properties concerns;
- Clarification on whether stormwater offsite upgrades were part of the Capital Improvement Program;
- An ongoing Ravenwood Park study was being conducted by DPWES that would address downstream flooding at White Street and Colmac Drive;
- Reference made to Sheet P-0501, Preliminary Outfall Analysis, concerning language on a note that indicated Outfall 3 was inadequate;
- Clarification on whether the applicant's plan to mitigate downstream flooding was being proffered;
- The applicants thought process for the size of an artificial turf for the recreational lawn area at the site; and
- Whether the rain garden and the permeable pavement proposal was adequately addressed and satisfied staff's recommendations for implementation of low impact development measures.

Chairman Murphy called the first listed speaker.

Martin Machowsky, 6205 Colmac Drive, Falls Church, addressed concerns regarding the proposed development. A copy of Mr. Machowsky's statement is in the date file.

Mallory Naill, 6240 Cheryl Drive, Falls Church, requested changes to the development. A copy of Ms. Naill's statement is in the date file.

There was a discussion between Ms. Mariska and Commissioner Cortina on the location of the ivy trees. Ms. Mariska confirmed the trees were located on the applicant's property.

Steven Moore, 6165 Leesburg Pike, Falls Church, supported the development. A copy of Mr. Moore's statement is in the date file.

WESLEY HOUSING DEVELOPMENT CORPORATION

Following Mr. Moore's testimony, Commissioner Niedzielski-Eichner inquired about the change in the number of units from 113 to 95 and the purpose for the decrease. In response to Commissioner Niedzielski-Eichner, Ms. Mariska stated that the applicant proposed 113 units throughout the Comprehensive Plan and based on conversations with the community, the applicant modified the number of units when the special application was filed. One of the commitments made by the applicant was that the number of units would remain under 113. Mr. Moore disclosed that the applicant met with the neighboring community and addressed their concerns. He added that the applicant was committed to planting additional mature trees at the rear of the development in order to provide an additional buffer.

Jill Norcross, 11956 Grey Squirrel Lane, Reston, representing Northern Virginia Affordable Housing Alliance, supported the proposed development. A copy of Ms. Norcross' statement is in the date file.

Joseph Dwyer, 3122 Adrian Place, Falls Church, supported the proposed development, however addressed some concerns. A copy of Mr. Dwyer's statement is in the date file.

Mr. Dwyer's testimony was followed by a discussion between Commissioner Clarke and Ms. Mariska on whether the height of the development was discussed with the neighboring community. In response to Commissioner Clarke, Ms. Mariska stated that the applicant spoke with the community about the Comprehensive Plan's process and addressed visibility concerns. She added that the applicant reviewed the proposed height and determined that it resulted in a net loss of six to eight units, which equated to 15 to 20 residents with no affordable housing access.

Mark Doehnert, 6324 Anneliese Drive, Falls Church, addressed concerns regarding the development. A copy of Mr. Doehnert's statement is in the date file.

Clyde Miller, 3436 Skyview Terrace, Falls Church, addressed concerns regarding the development. A copy of Mr. Miller's statement is in the date file.

Nathan Chaisson, 3205 White Street, Falls Church, addressed concerns regarding the proposed development. Mr. Chaisson is Mr. Machowsky's neighbor who experienced the same flooding issues. He reiterated those concerns.

Barbara Wolf, 3121 Vinewood Place, Falls Church, representing Ravenwood Park Citizens Association, addressed concerns regarding the development. A copy of Ms. Wolf's statement is in the date file.

Diane Rudnick, 3221 Sargent Drive, Falls Church, addressed the following:

- Concerns regarding the increased height of the building from three stories to four stories;
- The loss of eight units was not a significant concern to return the building back to the original height of three stories;

- Concerns regarding the impact on property values for neighboring properties adjacent to the proposed development;
- Concerns regarding stormwater runoff from the development into the neighboring properties;
- Concerns regarding the removal of the existing trees at the site; and
- Recommendation that additional trees be planted in order to provide an additional buffer at the rear of the property.

Stephen Findley, 11793 Bayfield Court, Reston, supported the development. A copy of Mr. Findley's statement is in the date file.

Carol Martone, 3125 Patrick Henry Drive, Falls Church, addressed the following:

- Requested that staff clarify whether the proposed development supported low-income households or supported senior affordable housing;
- Confirmation that the proposed development supported affordable housing for both low-income household and seniors;
- Ms. Martone disclosed that her property was located on the west side of the development's property;
- Supported the comments regarding the size of an artificial turf field for the recreational lawn area of the site;
- Concerns regarding the vine trees that encroached on the neighboring property;
- Support for retaining and the maintenance of an existing bus stop located in front of the development; and
- The community's opposition for a proposed community garden as part of the amenities at the site.

Debbie Smith, 3127 Juniper Lane, Falls Church, supported the community's concerns regarding the building height and sensitivity to the placement of heating, ventilation, and air conditioning (HVAC) features on the building.

In response to Ms. Smith's HVAC concerns, Ms. Mariska stated that heating, ventilation, and air conditioning features on the building was discussed with the community and the applicant intended to locate the maintenance along the portion of the building adjacent to Leesburg Pike. She added that the placement of the HVAC in that location would mitigate any noise concerns.

There were no additional speakers, therefore Chairman Murphy called for a rebuttal statement from the applicant.

In a rebuttal statement, Ms. Mariska stated the following:

- Onsite staff was housed at the independent living facility in order to meet the needs of the residents;
- Staff supported the applicant's design of the screening proposal; and
- The stormwater management was in conformance with the Comprehensive Plan language.

There was a discussion between Ms. Mariska, Mr. Vinson, and multiple Commissioners regarding concerns on where the good forested land began and ended. Ms. Mariska stated that the applicant was in conformance with the good forested conditions written in the Comprehensive Plan. She added that the applicant was consistent with the requirement in the County's code with respect to stormwater management. Ms. Mariska added the applicant was committed to improving conditions from the undisturbed areas of the site. Mr. Vinson stated that the stormwater defined a site as a disturbed area. He added that the design of the site prioritized shrinking the development footprint. Mr. Vinson added that the applicant provided 95 affordable housing units and that was done by disturbing a little over 50% of the site with preservation of trees as the priority. Mr. Vinson added that about 80% of the site would release runoff at a forested condition, most of which was within the disturbed area or within the tree buffer and neighboring properties. With the remaining 20% runoff, 13% flowed to the Four Mile Run watershed and the remaining 7% flowed to the Ravenwood Park neighborhood. The applicant prioritized preservation of trees and forested area with stormwater management in mind. There was further discussion on the applicant's commitment to stormwater management that flowed from the proposed site.

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

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Commissioner Shumate MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2022-MA-00026 TO A DATE CERTAIN OF FEBRUARY 8, 2023, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 10-0. Commissioner Bennett was absent from the meeting. Commissioner Jimenez recused himself from the public hearing.

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The Commission went into recess at 12:06 a.m. and reconvened in the Board Auditorium at 12:18 a.m.

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ELECTION OF PLANNING COMMISSION OFFICERS

Chairman Murphy announced that the Planning Commission would elect new officers for the 2023 term. 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, then 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.

Commissioner Ulfelder stated that if there were more than two candidates for an office and no candidate received a seven-vote majority, a possible option was to eliminate the lowest vote getting candidate and rerun the election with the top two candidates. He added that, at the request of a number of Commissioners, he conferred with the Office of the County Attorney to vet that approach. Commissioner Ulfelder stated that the Office of the County Attorney had no issues with that approach.

Jill Cooper, Executive Director, Planning Commission, tallied the votes.

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CANDIDATES SEEKING ELECTION FOR CHAIRMAN

Commissioner Ulfelder provided a statement on his qualifications for the position of Chairman.

Commissioner Niedzielski-Eichner provided a statement on his qualifications for the position of Chairman.

Commissioner Sargeant provided a statement on his qualifications for the position of Chairman.

1ST VOTE:

Commissioner Sargeant
Vote Count: 4

(Lagana, Clarke, Murphy, Himself)

Commissioner Niedzielski-Eichner

Vote Count: 5

(Jimenez, Spain, Cortina, Shumate, Himself)

Commissioner Ulfelder

Vote Count: 2

(Carter, Himself)

Having the minority vote, Commissioner Ulfelder conceded. Commissioner Bennett was absent from the vote.

2ND VOTE:

Commissioner Sargeant

Vote Count: 4

(Clarke, Murphy, Ulfelder, Himself)

Commissioner Niedzielski-Eichner

Vote Count: 7

(Lagana, Cortina, Shumate, Jimenez, Spain, Carter, Himself)

Commissioner Niedzielski-Eichner was appointed Chairman, which carried by a vote of 7-4. Commissioner Bennett was absent from the vote.

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Chairman Niedzielski-Eichner commenced duties of the Chair.

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CANDIDATES SEEKING ELECTION FOR VICE CHAIRMAN

VOTE:

Commissioner Sargeant

Vote Count: 7

(Murphy, Cortina, Shumate, Clarke, Lagana, Niedzielski-Eichner, Himself)

Commissioner Ulfelder

Vote Count: 4

(Jimenez, Spain, Carter, Ulfelder)

Commissioner Sargeant was appointed Vice Chairman, which carried by a vote of 7-4. Commissioner Bennett was absent from the vote.

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CANDIDATES SEEKING ELECTION FOR SECRETARY

Commissioner Spain provided a statement on her qualifications for the position of Secretary.

VOTE:

Commissioner Spain
Vote: 11 (Unanimous)

Commissioner Spain was appointed Secretary, which carried a vote of 11-0. Commissioner Bennett was absent from the vote.

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CANDIDATES SEEKING ELECTION FOR PARLIAMENTARIAN

VOTE:

Commissioner Ulfelder
Vote: 11 (Unanimous)

Commissioner Ulfelder was appointed Parliamentarian, which carried by a vote of 11-0. Commissioner Bennett was absent from the vote.

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The meeting was adjourned at 12:45 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, 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

