

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 7, 2023**

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

ABSENT: Mary D. Cortina, Braddock District
Peter F. Murphy, Springfield District

OTHERS: Katelyn Quinn, Zoning Evaluation Division (ZED)
Department of Planning and Development (DPD)
Catherine Lewis, ZED, DPD
Emma Estes, ZED, DPD
Curtis Rowlette, ZED, DPD
Zachary Fountain, ZED, DPD
David Stinson, Planning Division, DPD
Mark Dreyfuss, Department of Transportation
Jacob L. Caporaletti, Department of Clerk Services (DCS)
Samantha Lawrence, DCS

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The meeting was called to order at 7:32 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 Ulfelder announced that the Planning Commission's Land Use Process Review Committee would meet on Thursday, June 8, 2023, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, for a presentation from Leslie B. Johnson, Zoning Administrator on the proposed Zoning Ordinance Work Program for the fiscal years 2023 and 2024.

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MINUTES APPROVAL – MARCH 2023

Commissioner Spain MOVED THAT THE MARCH 2023 MINUTES BE APPROVED.

Commissioner Ulfelder seconded the motion, which was carried by a vote of 9-0.

Commissioners Murphy and Cortina were absent from the meeting. Commissioner Clarke was not present for the vote.

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ORDER OF THE AGENDA

Secretary Spain established the following order of the agenda:

1. CSP 2020-PR-009 (RZPA 2022-PR-00118) - TMG 8400 WESTPARK DRIVE, L.P.
2. CSPA 2007-LE-007-02 (RZPA 2022-LE-00120) - PR SPRINGFIELD TOWN CENTER LLC
3. SE 2022-MA-00032 - THE KINGDOM OF CHILDREN LLC D/B/A THE KINGDOM OF CHILDREN BILINGUAL PRESCHOOL
4. SE 2022-LE-00047 - ENTERPRISE RAC COMPANY OF MARYLAND, LLC
5. RZ/FDP 2022-PR-00017 - MADISON INVESTMENT PORTFOLIO LLC
6. RZ/FDP 2022-DR-00006 - FCGP-METRO DEVELOPMENT LLC
7. PA 2021-IV-FS1 - 6235 & 6245 BRANDON AVENUE

This order was accepted without objection.

Chairman Niedzielski-Eichner announced the public hearing procedures for citizens who wished to testify before the Commission.

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This application was located in the Providence District; therefore, Chairman Niedzielski-Eichner relinquished the Chair to Vice Chairman Sargeant.

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CSP 2020-PR-009 (RZPA 2022-PR-00118) - TMG 8400 WESTPARK DRIVE, L.P. – Appl. for approval of a Comprehensive Sign Plan associated with RZ 2020-PR-009. Located on the N. side of Westpark Dr. and W. side of Greensboro Dr. on approx. 7.93 ac. of land zoned PTC, HC and SC. Tax Map 29-3 ((40)) 1, 2, 3, 4, 5, 7, 9, 11 and 12. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Katelyn Quinn, 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 CSP 2020-PR-009.

Bernard S. Suchicital, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., gave a presentation on the subject application.

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

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2020-PR-009, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 23, 2023.

Commissioner Lagana seconded the motion, which was carried by a vote of 10-0. Commissioners Murphy and Cortina were absent from the meeting.

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Chairman Niedzielski-Eichner resumed duties of the Chair.

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CSPA 2007-LE-007-02 (RZPA 2022-LE-00120) - PR SPRINGFIELD TOWN CENTER LLC – Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 2007-LE-007 to permit sign modifications. Located in the Loisdale Garage (western face) and Valet Structure located at the 6500 West Town Center entrance on approx. 31.09 ac. of land zoned PDC, SC and HC. Lee District. Tax Map 90-2 ((16)) A, B, C, D and 90-2 ((13)) 5A1. FRANCONIA DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Catherine Lewis, 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 CSPA 2007-LE-007-02.

Mikayla J. Feil, Applicant's Agent, Kimley Horn, gave a presentation on the subject application.

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

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Commissioner Lagana MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 2007-LE-007-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 10, 2023.

Commissioner Sargeant seconded the motion, which was carried by a vote of 10-0. Commissioners Murphy and Cortina were absent from the meeting.

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SE 2022-MA-00032 - THE KINGDOM OF CHILDREN LLC D/B/A
THE KINGDOM OF CHILDREN BILINGUAL PRESCHOOL –

Appl. to permit a child care center with up to 36 children and increase in fence height. Located at 6481 Little River Tpke., Alexandria, 22312 on approx. 13,450 sq. ft. of land zoned R-2 and HC. Tax Map 72-1 ((9)) (A) 1. MASON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

David T. McElhaney, Applicant's Agent, Urban Engineering & Associates, Inc, d/b/a Urban Ltd., reaffirmed the affidavit dated March 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 SE 2022-MA-00032.

Mr. McElhaney gave a presentation on the subject application.

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

- Staff's recommendation for the construction of a five-foot sidewalk on Cherokee Avenue for direct pedestrian access to the site;
- The applicant's reasoning for not accommodating the construction of a five-foot sidewalk on Cherokee Avenue, as recommended by staff; and
- Concern regarding the visuals presented that displayed the ingress/egress location of the proposed preschool, whether a turning lane was required, and whether the design met the Virginia Department of Transportation's (VDOT) standards.

There were 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 Shumate for actions on this application.

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Commissioner Shumate MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING ACTIONS:

- APPROVAL OF SE 2022-MA-00032, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 6, 2023; AND
- APPROVAL OF A MODIFICATION OF A TRANSITIONAL SCREENING REQUIREMENT FOR THE SOUTH LOT LINE, IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioner Bennett seconded the motions, which was carried by a vote of 10-0. Commissioners Murphy and Cortina were absent from the meeting.

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SE 2022-LE-00047 - ENTERPRISE RAC COMPANY OF MARYLAND, LLC – Appl. to permit installation of a private car wash to support an existing vehicle rental establishment. Located at 6701 Loisdale Rd., Springfield, 22150 on approx. 1.83 ac. of land zoned C-7 and SC. Lee (now Franconia) District. Tax Map 90-2 ((1)) 50. FRANCONIA DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Lynne J. Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated March 14, 2023.

Curtis Rowlette, Zoning Evaluation 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 SE 2022-LE-00047.

Ms. Strobel gave a presentation on the subject application.

Commissioner Lagana made preliminary comments on the application.

There was a discussion between Ms. Strobel, John P. DeRose, Enterprise RAC Company of Maryland, LLC, and multiple Commissioners regarding the following:

- Clarification that the oil-grit separator would be used only for the proposed car wash;
- Clarification on how the runoff from the oil-grit separator would be captured and the process for which the remnants from that runoff would be disposed;
- The number of electric vehicle charging stations that would be added to the proposed site;
- Clarification on the types of plantings installed to enhance the site's landscaping;

- Clarification on the applicant's request for a special exception to permit the installation of certain types of plant species;
- Clarification on the number of cars the car wash would accommodate on a daily basis;
- Clarification on the daily water usage from the car wash and whether that water was being recycled; and
- Staff's agreement to the changes made to Development Condition Number 6 that addressed the proposed landscaping and screening at the site.

There were 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 Lagana for actions on this application.

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

- APPROVAL OF SE 2022-LE-00047, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 7, 2023.

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The Commission was informed a speaker wished to testify via telephone on application SE 2022-LE-00047, ENTERPRISE RAC COMPANY OF MARYLAND, LLC; therefore, a motion was made to re-open the public hearing.

Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RE-OPEN THE PUBLIC HEARING TO ALLOW FOR PUBLIC TESTIMONY.

Commissioner Lagana seconded the motion, which carried by a vote of 10-0. Commissioners Murphy and Cortina were absent from the meeting.

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Charles H. Acton, 6600 Buckingham Place Court, Alexandria, addressed the following concerns:

- Concerns regarding the blind-spot entrance near the entrance of the drive-through for the car wash;

- Clarification on whether the applicant agreed to proffers for the drive-through and overnight vehicle storage for Enterprise vehicles; and
- Concerns regarding instances of double parking and illegal use of the handicap parking areas.

In response to Mr. Acton's concerns, Catherine Lewis, Assistant Director, Zoning Evaluation Division, Department of Planning and Development, stated that the vehicle rental establishment was operating by-right and was not part of the special exception application. The car wash was the only consideration presented to the Commission. Ms. Lewis added that staff had no knowledge of the number of cars stored or allowed at the Enterprise site. She added that staff reviewed the turning movements of the car wash. All complaints regarding double and illegal parking, or blocking of vehicles, should be directed to either the property owner or Enterprise. Those issues were not subject to a special exception and were beyond the scope of the application.

There was a discussion between Commissioners Lagana and Ulfelder that clarified a point of order from closing and re-opening the public hearing for public testimony.

There were no additional speakers, 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 Lagana for actions on this application.

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

- APPROVAL OF SE 2022-LE-00047, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 7, 2023;
- APPROVAL OF THE WAIVER FOR TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE EASTERN PROPERTY LINES; AND
- APPROVAL OF THE MODIFICATION OF A MAJOR PAVED TRAIL REQUIREMENT ALONG LOISDALE ROAD TO PERMIT THE EXISTING FIVE-FOOT WIDE SIDEWALK.

Commissioners Bennett and Sargeant seconded the motions, which was carried by a vote of 10-0. Commissioners Murphy and Cortina were absent from the meeting.

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This application was located in the Providence District; therefore, Chairman Niedzielski-Eichner relinquished the Chair to Vice Chairman Sargeant.

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RZ/FDP 2022-PR-00017 - MADISON INVESTMENT PORTFOLIO LLC – Appls. to rezone from I-5 to PDC to repurpose existing buildings for mixed use with an overall intensity of 0.90 Floor Area Ratio (FAR) and approval of the conceptual and final development plan. Located N. of Gatehouse Rd., approx. 600 ft. E. of intersection of Gatehouse Rd. and Gallows Rd. on approx. 8.53 ac. of land. Comp. Plan Rec: mixed use. Tax Map 49-4 ((1)) 28B; 49-4 ((4)) 1B and 2. PROVIDENCE DISTRICT. PUBLIC HEARING.

Commissioner Shumate disclosed he has a contractual relationship with entities within the applicant's team and recused himself from the public hearing for this application.

Gregory A. Riegel, Applicant's Agent, McGuireWoods LLP, reaffirmed the affidavit dated May 26, 2023.

Zachary Fountain, Zoning Evaluation 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 RZ 2022-PR-00017 and FDP 2022-PR-00017.

Mr. Riegel gave a presentation on the subject applications.

There was a discussion between Mr. Fountain, Mr. Riegel, Mark Dreyfuss, Fairfax County Department of Transportation, and multiple Commissioners regarding the following:

- Staff's response to correspondence received from Charles A. Rimbach that addressed concerns regarding vehicular and pedestrian improvements on Gatehouse Road, near the vicinity of the intersection of Gatehouse Road, Telestar Court, Slater Lane, and Charing Cross Road;
- Staff's response to the history of traffic incidents on Gatehouse Road;
- Clarification of the traffic volume on Gatehouse Road during peak hours;
- Clarification on whether there was a high volume of cut-through traffic along Gatehouse Road;
- Clarification that the traffic impact of the area from the development of office buildings was greater than the proposed change to residential;
- The applicant's commitment to pedestrian enhancements for the proposed site;
- Discretionary funds proposed by the applicant in the amount of \$25,000 for the funding of offsite pedestrian improvements;

- Traffic calming issues resulted from the lack of activity at the proposed site;
- Construction of additional outdoor amenities, pedestrian connections, and residential living, would mitigate the lack of activity at the proposed site;
- Clarification on the size and scale of the units for those working remotely on a regular basis;
- Concerns from the McLean Citizens Association regarding existing or planned conversions from office to residential living and its long term impact;
- Suggestions on ways to decrease the vacancy rate of office buildings in Fairfax County; and
- The economic costs to the County for the maintenance of residential units versus office development.

There were no listed speakers, therefore Vice Chairman Sargeant called for speakers from the audience.

Anne T. Sweetser, 8145 Skelton Circle, P. O. Box 2704, Merrifield, stated the area surrounding the proposed mixed-use development was already cramped with townhomes, multifamily homes, and condos. She added that there was a limited amount of parking for the community. Ms. Sweetser stated she appreciated the comments made at the community meeting regarding access to the amenities but emphasized that the lack of parking would be more problematic with the new development. She also addressed traffic congestion, which included cut-through traffic from Lee Highway to Gallows Road.

There were no additional speakers; therefore, Vice Chairman Sargeant called for a rebuttal from Mr. Riegel, who stated that the proposed site exceeded the minimum parking requirements. He added that areawide improvements would be made to the streets to improve pedestrian safety.

There were no further comments or questions from the Commission, and staff had no closing remarks; therefore, Vice Chairman Sargeant closed the public hearing and recognized Commissioner Niedzielski-Eichner for actions on these applications.

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

- APPROVAL OF RZ 2022-PR-00017 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED MAY 18, 2023;
- THE PLANNING COMMISSION APPROVE FDP 2022-PR-00017;

- APPROVAL OF THE REQUESTED WAIVERS AND MODIFICATIONS CONTAINED IN THE HANDOUT DATE JUNE 7, 2023.

Commissioners Bennett and Ulfelder seconded the motions, which was carried by a vote of 9-0. Commissioners Murphy and Cortina were absent from the meeting. Commissioner Shumate recused himself from the vote.

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Chairman Niedzielski-Eichner resume duties of the Chair.

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RZ/FDP 2022-DR-00006 - FCGP-METRO DEVELOPMENT LLC – Appls. to rezone from R-30, R-1 and HC to PRM and HC to permit multifamily residential, single-family attached residential, office, and retail uses at a 0.96 Floor Area Ratio (FAR) and approval of the conceptual and final development plan. Located S. of Interstate 66, W. of Haycock Rd., N. of and including Falls Church Dr. on approx. 23.99 ac. of land. Comp. Plan Rec: Public Facilities and Mixed Use. Tax Map 40-3 ((1)) 83 and 84; 40-4 ((1)) 13; 40-4 ((2)) 1 and 2. DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Andrew A. Painter, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated May 22, 2023.

Catherine Lewis, 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 2022-DR-00006 and FDP 2022-DR-00006.

Mr. Painter gave a presentation on the subject application.

There was a discussion between Mr. Painter and Commissioner Ulfelder regarding the following:

- Clarification on the extent to which the proffers had been revised since the previous recommendation for approval of the subject application conducted by the Planning Commission on March 15, 2023; and
- Clarification on the process for acquiring easements to allow for the construction of an eight-foot-wide shared-use path along Haycock Road, between the Interstate 66 bridge and Turner Road.

Chairman Niedzielski-Eichner called the first listed speaker.

Kent Holland, 7726 Bridle Path Lane, McLean, representing the McLean Citizens Association, supported the development. A copy of Mr. Holland's statement is in the date file.

There was a discussion between Mr. Holland and Chairman Niedzielski-Eichner regarding concerns raised about the proposed parking reduction analysis. Mr. Holland stated that the

analysis was not sufficient justify the applicant's proposed 0.75 parking space per multifamily unit.

Adrienne Whyte, 6704 West Falls Way, Falls Church, representing Ellison Heights-Mt. Daniel Civic Association addressed the following:

- The Ellison Heights-Mt. Daniel Civic Association did not object to the proposal as long as all conditions addressed the community's concerns;
- EYA ME Investments, LLC submitted proffers, some of which were not acceptable to the community;
- The applicant's obligations to the construction of a road diet on Haycock Road and an expansion of a safe route to the proposed development and the Metro station for active transportation users;
- Objections to EYA ME Investments' request for parking reductions;
- Objections to Proffer Number 42.G. that addressed the applicant's appointment and continuous employment of a dockmaster;
- Access to the Washington Metropolitan Area Transit Authority (WMATA) station should be readily accessible to the public during operational hours;
- Objections to Proffer Number 52 that addressed the construction of a left turn lane at the intersection of Haycock Road and Great Falls Street;
- Concerns regarding the County's intentions to create adequate workforce housing in transit station areas;
- The applicant scarcely exceeded the minimum requirement for workforce housing;
- There were no differences between affordable dwelling units (ADUs) and workforce dwelling units (WDUs) in the proposal; and
- Objections to proffers that referenced the TPM Program.

There were no additional speakers therefore Chairman Niedzielski-Eichner called for a rebuttal from Mr. Painter, who stated the following:

- Clarification on the reasons for EYA ME Investments, LLC's cash contribution;
- Clarification on the short-term parking and loading spaces to accommodate deliveries;
- Construction of a left turn lane at the intersection of Haycock Road and Great Falls Street would accommodate eastbound traffic turning left onto Great Falls Street;

- Signal modifications would be made at the corner of Haycock Road and Great Falls Street;
- The July 2021 Comprehensive Plan Amendment maintained a 15% ADU and WDU requirements for for-sale units;
- The total number of units were inclusive of the proposal's ADUs and WDUs; and
- Proffer Number 59 that addressed the Fairfax County Public Schools contribution and the applicant's commitment that satisfied the required amount.

There was a follow-up discussion between Mr. Painter and multiple Commissioners that addressed concerns regarding the following:

- The applicant's justification for the parking reduction request of 0.75 parking spaces;
- The recourse for the applicant if a parking reduction request was not granted by the Board of Supervisors;
- Placemaking elements that would mitigate parking issues and pedestrian safety at the site; and
- Clarification that the affordable dwelling units were integrated throughout the development.

There were 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 actions on these applications.

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

- APPROVAL OF RZ 2022-DR-00006, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED APRIL 13, 2023;
- THE PLANNING COMMISSION APPROVE FDP 2022-DR-00006, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2022-DR-00006; AND
- APPROVAL OF THE WAIVERS AND MODIFICATIONS CONTAINED IN A HANDOUT DATED JUNE 7, 2023.

Commissioner Lagana seconded the motions, which was carried by a vote of 10-0. Commissioners Murphy and Cortina were absent from the meeting.

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PA 2021-IV-FS1 - 6235 & 6245 BRANDON AVENUE – Concerns approximately 4.3 acres located at 6235 and 6245 Brandon Avenue (Tax Map 80-4 ((1)) 5C1 and 5C2) in the Franconia Supervisor District. The parcels are planned for a mix of uses up to 0.40 floor area ratio (FAR) at the base level. Tax Map 80-4 ((1)) 5C2 has an option for office use up to 125,000 square feet (2.0 FAR) with a maximum building height of 160-feet. Tax Map 80-4 ((1)) 5C1 has an option for a mix of uses up to 1.6 FAR and is currently developed with a hotel. The proposed Comprehensive Plan amendment considers an option for self-storage use with community serving retail or alternative non-residential use on the ground floor up to 3.0 FAR for Tax Map 80-4 ((1)) 5C2 in conjunction with Tax Map 80-4 ((1)) 5C1. This Plan amendment should give special consideration to innovative architecture that does not present as traditional self-storage and a site layout and other measures that would achieve the goals of the Springfield Community Business Center (CBC). FRANCONIA DISTRICT. PUBLIC HEARING.

David Stinson, Planning Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. He stated that staff recommended the adoption of PA 2021-IV-FS1.

Lynne Strobel, Nominator’s Agent, Newco LLC, gave a presentation on the subject plan amendment.

Commissioner Lagana made preliminary comments on the subject plan amendment. Those comments included the rationale for the development of a self-storage facility located in the Springfield Community Business Center.

There were no listed speakers, no speakers from the audience, 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 Lagana for actions on this application.

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Commissioner Lagana MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF STAFF’S RECOMMENDATION FOR PA 2021-IV-FS1, FOUND ON PAGES 19 THROUGH 22 OF THE STAFF REPORT DATED MAY 11, 2023.

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Commissioner Bennett seconded the motion, which was carried by a vote of 10-0. Commissioners Murphy and Cortina were absent from the meeting.

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The meeting was adjourned at 10:29 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, VA 22035.

Minutes by: Samantha Lawrence

Approved on: October 11, 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 26 day of October 2023, by

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

