

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 26, 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  
Peter F. Murphy, Springfield District  
Candice Bennett, Commissioner At-Large  
Andres Jimenez, Commissioner At-Large

ABSENT: None

OTHERS: Sunny Yang, Zoning Evaluation Division (ZED)  
Department of Planning and Development (DPD)  
Catherine Lewis, Assistant Director, ZED, DPD  
William Mayland, Assistant Zoning Administrator,  
Zoning Administration Division (ZAD), DPD  
Leslie Johnson, Zoning Administrator, ZAD, DPD  
William Hicks, Director, Land Development Services (LDS)  
Michael Davis, LDS  
Austin Gastrell, ZAD, DPD  
Jacob L. Caporaletti, Department of Clerk Services (DCS)  
Lucie Goodwyn, DCS  
Samantha Lawrence, DCS

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The meeting was called to order at 7:31 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

Chairman Niedzielski-Eichner announced items to be considered during Commission matters and items scheduled for public hearing. He added that one of the items for consideration was staff's proposed changes to the Zoning Ordinance Amendment – Parking Reimagined. Chairman Niedzielski-Eichner added that the number of speakers signed up to provide testimony reflected community interest generated by the possibility of changing parking regulations that were decades old. He added that September 14, 2023 was added as an additional Planning Commission meeting date. Chairman Niedzielski-Eichner added that the Planning Commission

meeting scheduled for September 13, 2023, would allow the Commission to focus solely on the proposed amendment. He added that the September 13, 2023 meeting generated a second public hearing, as required by legislation recently adopted by the Virginia General Assembly. All the feedback received would be retained for the record and would be considered by the Commission. Individuals that provided testimony were not required to provide additional testimony at the September 13, 2023 public hearing.

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Chairman Niedzielski-Eichner announced that there was a regular Planning Commission meeting scheduled for July 27, 2023. This meeting would include additional public hearings for multiple items that were deferred from previous public hearings for potential action.

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#### MINUTES APPROVAL – MAY 2023

Commissioner Spain MOVED APPROVAL OF THE MEETING MINUTES FROM MAY 3, 2023, MAY 10, 2023, MAY 17, 2023, AND MAY 24, 2023.

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

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Commissioner Lagana provided feedback he received from an acquaintance on an application heard before the Planning Commission and approved by the Board of Supervisors. The housing development currently housed the acquaintance's parents. Commissioner Lagana added that, as a result of the location of the development, which was in close proximity to family members, those individuals were able to age in place.

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#### ORDER OF THE AGENDA

Secretary Spain established the following order of the agenda:

1. SE 2022-MV-00033 - NIGHAT IQBAI, D/B/A LORTON FAMILY CHILDCARE
2. RZ/FDP 2022-HM-00025 - SEM FAIRFAX LAND ASSOCIATES, LLC
3. ZONING ORDINANCE AMENDMENT – PARKING REIMAGINED

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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SE 2022-MV-00033 - NIGHAT IQBAI, D/B/A LORTON FAMILY CHILDCARE – Appl. to permit a home day care facility. Located at 9914 East Hill Dr., Lorton, 22079 on approx. 3,400 sq. ft. of land zoned PDH-5. Tax Map 113-2 ((8)) 43. MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Nighat Iqbai, Applicant, reaffirmed the affidavit dated January 6, 2023.

Catherine Lewis, Assistant Director, 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-MV-00033.

Ms. Iqbai opted out from presenting before the Commission.

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

- Staff confirmed the applicant was informed that the children’s resting area must contain an egress to the outdoor area;
- The applicant confirmed that the corded blinds were removed and replaced with automatic cordless blinds; and
- Staff confirmed that the double doors located under the deck area of the home satisfied the emergency exit requirements.

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 Clarke for action on this application.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2022-MV-00033, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JULY 11, 2023.

Commissioner Bennett seconded the motion which was carried by a vote of 12-0.

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RZ/FDP 2022-HM-00025 - SEM FAIRFAX LAND ASSOCIATES, LLC – Appls. to rezone from the R-E to PDH-1 District to permit a residential development with an overall density of 0.90 dwelling units per acre (du/ac) and approval of the conceptual and final development

plan. Located on the W. side of Lake Fairfax Dr. and generally S.E. of Hunt Club Rd., immediately N. of Lake Fairfax Park and S. of Green Run Ln. on approx. 8.87 ac. of land. Comp. Plan Rec: private recreation with an option for residential uses at 0.5 to 1.0 du/ac. Tax Map 18-1 ((1)) 2. HUNTER MILL DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

John C. McGranahan, Jr., Applicant's Agent, Hunton Andrews Kurth LLP, reaffirmed the affidavits dated July 13, 2023.

Sunny Yang, 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-HM-00025 and FDP 2022-HM-00025.

Mr. McGranahan gave a presentation on the subject applications.

There was a discussion between Ms. Yang; Sophia Fisher, Planning Department, Department of Planning and Development; Mr. McGranahan; David T. McElhaney, Urban Engineering and Associates, Inc. d/b/a Urban, Ltd.; and multiple Commissioners regarding the following:

- Staff confirmed that the Resource Protection Area (RPA) delineation (RPA 2023-0012) was completed, and a floodplain study (SFP-2023-00001) was under review;
- Staff confirmed the applicant agreed to a proffer condition that prohibited further encroachment into the Environmental Quality Corridor (EQC);
- The applicant confirmed that the final location of the temporary fencing to protect the RPA was subject to review and approval by LDS;
- The applicant confirmed there was additional buffering beyond the floodplain to the EQC line;
- The applicant provided an assessment of the EQC area;
- Staff confirmed the applicant's assessment of the EQC, as reflected on the proposed plan;
- The applicant confirmed collaboration efforts with the Historic Preservation and Heritage Resources for the preservation of the cemetery;
- The applicant confirmed that Dovetail Cultural Resources Group conducted an architectural assessment of the proposed site;
- The applicant confirmed a proffer condition was in place for the preservation of the cemetery;

- The applicant confirmed that visual reconnaissance identified a tree stand at the cemetery that contained four headstones, six additional grave markers, as well as cedar and maple tree plantings;
- The applicant confirmed the removal of the invasive plant species to identify and confirm additional grave markers;
- The applicant confirmed a search was conducted for additional grave sites, but no additional sites were located;
- Absent from efforts conducted to locate other grave sites, the applicant confirmed there was no land disturbance to the cemetery;
- Clarification on the cost associated with the proposed eight lot subdivision with the establishment of a homeowners association (HOA);
- The potential merger or annexation of the eight lot subdivision would include the maintenance of an existing log house;
- Staff concurred with the architectural study conducted by Dovetail Cultural Resources Group and would collaborate with the applicant to verify the study;
- The applicant confirmed the number of markers found at the grave site and those markers were not linked to a grave;
- The applicant confirmed that Dovetail Cultural Resources Group's study only outlined and identified the extent of the cemetery area;
- Concerns regarding the extent to which the findings from Dovetail Cultural Resources Group determined the number of grave sites, and whether the perimeter of the cemetery was sufficiently established;
- The applicant confirmed that the existing log house would be sealed and maintained by the HOA; and
- The applicant provided a history of the log house and confirmed it would be added to the County's inventory for historic sites.

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

Heather Greenfield, 1421 Green Run Lane, Reston, opposed the proposed amendment. A copy of Ms. Garfield statement is in the date file.

Robert Loesch, 1423 Green Run Lane, Reston, opposed the proposed amendment. A copy of Mr. Loesch's statement is in the date file.

Heidi Keusenkothen, 10909 Hunt Club Road, Reston, opposed the proposed amendment. A copy of Ms. Keusenkothen's statement is in the date file.

Vincent Briggs, 10900 Ambleside Court, Reston, representing Hunt Club Association, opposed the proposed amendment. A copy of Mr. Briggs's statement was in the date file.

Mary Lipsey, 8103 Adair Lane, Springfield, representing Fairfax County Cemetery Preservation Association, Inc., opposed the proposed amendment. A copy of Ms. Lipsey's statement is in the date file.

Commissioner Cortina recognized Ms. Lipsey for her many years of service and for being a resource to the Fairfax County community regarding the preservation of historic resources.

Chairman Niedzielski-Eichner called for speakers from the audience.

Chris Halsey, 10914 Hunt Club Road, Reston, opposed the proposed amendment because of concerns regarding the overall environmental impact on the area's water quality and wild life.

Dee Dee Carter, 443 Court House Road, Southwest, Vienna, opposed the rezoning because she sold two of her properties, one with gravesites that were developed where no measures were taken for preservation of that site and the other was undeveloped property used as a dumping site. Ms. Carter disclosed that she worked with her district's Board of Supervisor to address her concerns. She recommended that developers work with the Cemetery Preservation Association before commencing development on similar sites.

Nile Hurley opposed the rezoning because of the loss of open space and the noise impact on the community as a result of residential development.

Helena Podjed-Tomlin, 1419 Green Run Lane, Reston, opposed the rezoning. A copy of Ms. Tomlin's statement is in the date file.

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

- Appreciated the testimony received from the public on the proposed amendment and would continue to work with the community to address their concerns;
- The excavations of the site was done outside of the perimeter of what Dovetail Cultural Resources Group identified as the cemetery area;
- The applicant would follow-up with Ms. Lipsey on her proposed recommendations for the site;
- The Comprehensive Plan called for the preservation of the cemetery and the applicant proffered conditions, and would comply with those conditions; and

- The applicant agreed to conduct additional vetting of the plan during the deferral process.

There was a discussion between Ms. Yang; Mary Ann Tsai, Zoning Evaluation Division, Department of Planning and Development; and Commissioner Ulfelder regarding the following:

- Staff confirmed that the proposed site was zoned R-E, developed by-right, and could accommodate four homes;
- Clarification on measures in place to preserve the existing cemetery if the proposed site was developed by-right; and
- Staff confirmed that preservation of the existing cemetery would be determined during the subdivision process. During that process, and if developed by-right, the Park Authority's cultural resources staff would review the application to satisfy the standards as set forth in the *Virginia State Code* and County regulations.

There being 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 Carter for action on this amendment.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER CONSIDERATION OF RZ/FDP 2022-HM-00025 FOR AN ADDITIONAL PUBLIC HEARING ON SEPTEMBER 27, 2023. ANY TESTIMONY THAT WAS PROVIDED AT THIS PUBLIC HEARING ON JULY 26, 2023, WILL BE INCLUDED AS PART OF THE RECORD, AND PERSONS WHO TESTIFIED AT THE FIRST HEARING WERE ON RECORD AND DO NOT NEED TO TESTIFY AGAIN AT THE ADDITIONAL HEARING.

Commissioners Bennett and Cortina seconded the motion, which was carried by a vote of 12-0.

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ZONING ORDINANCE AMENDMENT – PARKING  
REIMAGINED

1. Repeal Article 6 in its entirety and replace it with new parking regulations applicable to all structures and uses.

Applicability

- Require all structures and uses to provide accessory off-street parking in accordance with the new regulations.
- Authorize temporary parking adjustment or relocation during redevelopment.
- Authorize parking reduction to allow for electric vehicle spaces and infrastructure.

- Authorize parking reduction up to 20 (10-30) percent for landscaping of an existing parking lot.
- Define when a change in use or expansion of a structure or use requires additional parking.
- Require additional parking for expansion or change in use or structure to extent it results in a 10 (10 30) percent increase in nominal parking supply or more than 10 (5-15) additional spaces, with exemption for an accessibility improvement.
- Require special exception to allow parking for C or I District use in a residential district.
- Define when a parking tabulation for vehicles and bicycles is required. For industrial uses, does not require a tabulation with change to another use in the industrial use classification, commercial use classification, college or university, or a specialized instruction center.
- Authorize use of an off-street parking lot as a public commuter park-and-ride lot when not fully used during the weekday.

#### Off-Street Parking Standards, Layout, and Design

- Require parking on the same lot as the structure requiring parking.
- Identify minimum setbacks for parking lots and parking structures.
- Limit front yard coverage, with exceptions, in R-1, R-2, R-3, and R-4 Districts.
- Establish standards for pedestrian routes and require them to be provided in parking lots for lots with 50 (20 100) or more spaces. Pedestrian routes must provide access to the principal building entrance from 25 (10-50) percent of the parking spaces. Require pedestrian access for new construction or expansion of a parking lot of more than 30 (10-50) spaces. Permit modification of these requirements to facilitate pedestrian routes.
- Require parking lots to be constructed of a dustless surface and meet the standards of the PFM.
- Require submission of a redesignation plan when parking lots are modified. Does not require a plan to be certified by an engineer or land surveyor for accessibility improvements, addition of electric vehicle charging, bicycle parking and solar canopies.
- Define when tandem parking is permitted for single-family detached, single-family attached, stacked townhouses, multifamily dwellings, company vehicles and valet parking.

#### Calculation of Off-Street Parking

- Provide for rounding down to the lowest whole number (or standard rounding down when the fractional unit is less than 0.5 and rounding up when the fractional unit is 0.5 or greater) when the sum of required parking results in a number containing a fraction.



- Require that square footage of permanent outdoor display and sales areas, and all areas within cellars not exclusively used for storage or mechanical equipment, be considered gross floor area.
- Exempt accessory outdoor dining areas and temporary seasonal display and sales areas from minimum parking requirements.
- Include accessory electric vehicle charging spaces as minimum required parking spaces.
- Establish that accessible parking spaces required for a use of building be based on the use or building's base rate prior to any adjustments.
- Prohibit parking of company vehicles, construction vehicles, and vehicles operated by nonresidential uses on public streets.

#### Minimum Required Off-Street Vehicle Parking Spaces, and Stacking Spaces

- Require off-street parking spaces in accordance with proposed use-based table
- Establish a separate parking rate for shopping centers from 2.5 to 4 (no minimum up to 4) spaces per 1,000 square feet of gross floor area based on the size of the shopping center.
- Permit office buildings to park all commercial uses, college, university, specialized instruction, craft beverage establishment, and small-scale production at the office rate if at least 50 (25-50) percent of the building is an office use.
- Require 10 (8-10) stacking spaces for car washes; 4 (4-5) spaces for a drive-through financial institution, drive-through pharmacy, drive-through, other lane or window; and 11 (8-11) spaces for restaurant with a drive-through.

#### Tiered Framework and PTC District – Off-Street Parking Requirements

- Establish parking requirements for the area defined in the Comprehensive Plan as Dulles Suburban Center, Merrifield Suburban Center or Fairfax Center to be 90 (80-100) percent of the requirement for multifamily dwellings and nonresidential uses in the proposed use-based table. (Option for 1.3-1.6 spaces per multifamily dwelling or up to 1 space per bedroom for multifamily dwellings).
- Establish parking requirements for any area designated as a Commercial Revitalization District or an area identified in the Comprehensive Plan as a Community Business Center (CBC), Commercial Revitalization Area (CRA), Urban Core of the Fairfax Center Area, or Suburban Neighborhood in the Richmond Highway Corridor to be 2 (2-3) spaces for single-family detached dwellings, 1.8 spaces of which 0.3 space is shared per single family attached dwelling (1-2.7 spaces per unit with up to 0.3 shared space), 1.8 spaces of which 0.3 space is shared per stacked

- townhouse unit (1-2.3 spaces per unit with up to 0.3 shared space), 80 (70-90) percent multifamily requirement in the proposed use based table (0.4-0.8 space per bedroom), and nonresidential uses at 80 (70-80) percent of the requirement.
- Establish parking requirements for any area identified in the Comprehensive Plan as a Transit Station Area (TSA) or the Tysons Urban Center to be 2 (2-3) spaces for single-family detached dwellings, 1.3 spaces of which 0.3 space is shared per single family attached dwelling (1-2.7 spaces per unit with up to 0.3 shared space), 1.3 spaces of which 0.3 space is shared per stacked townhouse unit (1-2.3 spaces per unit with up to 0.3 shared space), 0.4 spaces per multifamily bedroom (0.4 up to 0.8 space per bedroom or 60-80 percent of the requirement in the proposed use-based table), and nonresidential uses at 70 (60-80) percent of the requirement in the proposed use based table.
  - Establish parking requirements for any area identified in the Comprehensive Plan as a Transit Oriented Development or Transit Development District: 2 (2-3) spaces per single-family detached dwelling, 1.3 spaces of which 0.3 space is shared per single family attached dwelling (1-2.7 spaces per unit with up to 0.3 shared space), 1.3 spaces of which 0.3 space is shared per stacked townhouse (1-2.3 spaces per unit with up to 0.3 shared space), 0.3 space per multifamily bedroom (0.3-0.7 space per bedroom or 50-80 percent of the requirement in the use-based table), and nonresidential uses at 60 (50-70) percent of the requirement in the use-based table.
  - Require parking plans for the PTC District and define minimum submission requirements for parking plans. Set parking requirements for phased developments. Permit properties in the Tysons Urban Center, Transit Oriented Development, and Transit Development District as defined by the Comprehensive Plan to opt into the PTC District rates with approval when a parking plan is submitted as part of a rezoning, special exception, or site plan. Establish parking minimums and maximums for all uses in the PTC District.
  - Permit parking to exceed the maximums in the PTC District with approval of a special exception. Permit parking in the PTC District be administered by a separate entity that may charge fees.

#### Adjustments to Minimum Required Off-Street Parking

- Permit adjustment to parking requirements in conjunction with a rezoning or special exception.
- Permit the Board to approve parking adjustments.
- Permit the Director to adjust the parking requirement for two or more uses based on a shared parking calculation where the uses have complementary hourly parking demand.

- Permit the Director to make a 10 percent parking adjustment if a site is within 1,000 feet of a non-rail transit facility or greater adjustment up to 30 (30-50) percent if additional requirements are met.
- Permit adjustment for affordable housing where all dwelling units in a building are available at 70 percent of the Area Median Income (AMI) based on income averaging.
- Permit adjustment if within 1,000 feet of metered, public or commercially operated public parking within one-half mile of the site.
- Permit adjustment to accommodate historic structures or sites, trees, increased open space or improved stormwater management.
- Permit adjustment for unique characteristics of the site or use.

#### Off-Street Loading

- Require loading spaces for most uses, including any incremental change or expansion of use.
- Require loading spaces to be on the same lot as use it serves, subject to approved exceptions.
- Prohibit encroachment on loading spaces, with some exceptions.
- Establish minimum standards for loading spaces in terms of location, design, and size. Require loading spaces for each use and permit the Director to determine loading requirement if not clearly identified.
- Require loading spaces for uses based on the classification of the use, except no loading spaces are required for a structure under 10,000 (5,000-25,000) square feet. Require adequate receiving facilities for structure under 10,000 (5,000-25,000) square feet to be determined by a need for such facilities. For Agricultural and Related Uses classification, require no loading spaces. For Residential Uses classification, require up to two spaces for multifamily dwelling, congregate living facility and residence hall. For all uses in Public, Institutional, and Community Uses classification, require up to five spaces. For Commercial Use classification require up to five spaces. For all uses in Industrial Uses classification, require up to five spaces. For a Public, Institutional, and Community Uses classification and Commercial Use classification no more than three spaces are required if located in a Commercial Revitalization District, Commercial Revitalization Area, Commercial Business Center, Suburban Neighborhood in the Richmond Highway Corridor, Transit Station Area, Transit Oriented District, Transit Development District, or Tysons Urban Center.
- Authorize adjustment of loading space requirements.

#### Bicycle Parking Requirements

- Establish minimum bicycle parking requirements for a use or building, including a requirement that each use provide at least two bicycle parking spaces, unless otherwise specified. Establish minimum features required and locational requirements for bicycle parking spaces. Authorize adjustment of the required number of bicycle spaces by rezoning, special exception or site plan.
  - Establish separate bicycle parking minimum requirements for uses or sites located in areas defined as Commercial Revitalization Areas or areas defined by the Comprehensive Plan as Community Business Centers, Commercial Revitalization Areas, the Urban Core of the Fairfax Center Area, and Suburban Neighborhoods in the Richmond Highway Corridor. Establish separate bicycle minimum parking requirements for uses or sites located in areas defined by the Comprehensive Plan as Transit Station Areas, Transit Orient Districts, Transit Oriented Developments, or the Tysons Urban Center.
2. Update and modify other parking-related provisions to correlate with proposed Article 6, including, without limitation:
- Add or modify definitions of Loading Space, Bicycle Parking, Parking Tabulation, Tandem Parking, Valet Parking, Stacking Space, Street Line, and Transit Facility to replace parking areas with parking lot.
  - Authorize modification of open space and other site features to permit addition of parking and loading spaces subject to increase in area up to 10 (10-30) percent. COUNTYWIDE. PUBLIC HEARING.

Commissioner Jimenez made preliminary comments on the proposed amendment.

William Mayland, Zoning Administration Division, Department of Planning and Development; Austin Gastrell, Zoning Administration Division, Department of Planning and Development; and Michael Davis, Land Development Services, presented segments of the staff report, a copy is in the electronic date file. Staff recommended the adoption of Zoning Ordinance Amendment – Parking Reimagined.

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The Commission went into recess at 9:36 p.m. and reconvened in the Board Auditorium at 9:48 p.m.

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Chairman Niedzielski-Eichner called the first listed speaker.

Donna Jacobson, 7865 Newport Glen Pass, Annandale, representing Lafayette Village Community Association, opposed the proposed amendment. A copy of Ms. Jacobson's statement is in the date file.

Susan Jollie, 7503 Walton Lane, Annandale, representing Hummer Woods Civic Association, opposed the proposed amendment. A copy of Ms. Jollie's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jennifer Falcone, 10323 Georgetown Pike, Great Falls, representing Great Falls Citizens Association, opposed the proposed amendment. A copy of the association's statement is in the date file.

James Hart, 6504 Trillium House Lane, Centreville, opposed the proposed amendment. A copy of Mr. Hart's statement is in the date file.

Sally Horn, 7837 Montvale Way, McLean, representing McLean Citizens Association, opposed the proposed amendment. A copy of the association's statement is in the date file.

Sonya Breehey, 2902 Marshall Street, Falls Church, representing Coalition for Smarter Growth, opposed the proposed amendment. A copy of Ms. Breehey's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jeff Parnes, 3153 Ramesses Court, Oak Hill, representing the Sully District Council of Citizens Associations, opposed the proposed amendment. A copy of the associations' statement is in the date file.

Aaron Wilkowitz, 6800 Walnut Street, Falls Church, representing Yes In My Back Yards of Northern Virginia, supported the proposed amendment. A copy of Mr. Wilkowitz's statement is in the date file.

Mostafa ElNahass, 7000 Falls Reach Drive, Falls Church, opposed the proposed amendment. A copy of Mr. ElNahass's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Charles Yang supported the proposed amendment. A copy of Mr. Yang's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Joshua Booth, 6232 Shackelford Terrace, Alexandria, supported the proposed amendment because of the following:

- Supported the tiered framework for off-street parking;
- The area surrounding the Linconia Community Business Center was walkable, and the proposed amendment would further enhance that walkability;
- The proposed plan provided renters the option to decline paid parking;

- The proposal supported programmed open space and water detention facilities;
- The proposal provided options for additional housing in the area;
- The proposal supported the development of a public library;
- The proposal supported the pedestrian needs of residents of the Linconia Senior Center;
- The proposed plan supported denser development, bike lanes, and the installation of bike safety zones on the north side of Little River Turn Pike; and
- The proposed plan supported transit to and from the surrounding areas.

Mark Looney, 11951 Freedom Drive, Reston, supported the amendment because of the following:

- Referred to a previous reduction in the parking requirements for shopping centers in the County and the reasons for those reductions;
- Recommended that the Director of LDS be granted authority to provide additional parking reductions in the County in limited circumstances;
- Reference made to previously approved parking reduction applications brought before the Planning Commission and the Board of Supervisors and the results of those applications; and
- The change in travel patterns among younger generations and the subsequent impact in terms of future land use and development.

Brooks Stephens 8621 Dellway Lane, Vienna, supported the amendment because of the following:

- A father of two children with the use of a bike as a primary mode of transportation;
- Car dependency resulted in traffic, massive carbon emissions, and valuable land paved by an overwhelming amount of asphalt, which was rarely used to their full capacity;
- A car based society was an economic drain, an environmental crisis, and an equity disaster due to massive public subsidies on car purchases;
- A mandate that residences and businesses provide free or reduced parking was misguided;
- Minimum parking requirements helped drive suburban expansion in the region, which had a larger environmental impact;

- Recommendation that there be a requirement for a tradeoff between parking and green spaces that precluded developers from other harmful uses in those spaces;
- Supported the Park Authority’s leadership and their vision to provide more walkable mixed-use communities;
- Development of housing within close proximity to transit was both good policy and an environmentally friendly practice;
- The proposed amendment provided an opportunity to make near-term impacts on dedicated affordable dwelling units;
- An opinion that tenants of affordable housing units were less likely to own cars;
- The proposed plan’s focus around transit station areas and the adjoining communities would allow access to transit for affordable dwelling units and would eliminate the need for parking spaces; and
- Supported the bike parking requirements included in the proposed plan.

Keith C. Henning, 8217 Westchester Drive, Vienna, supported the amendment because of the following:

- An opinion that Fairfax County had become a dense urban environment;
- Parking was costly to build but not to maintain;
- Parking imposed on current and future businesses were passed onto consumers to recover the losses those businesses incurred;
- Parking minimums were subsidies to drivers, which generated additional drivers that resulted in more traffic; and
- Free parking created no jobs and no tax revenue.

Joseph Schiarizzi, 321 Gundry Drive, Falls Church, supported the amendment because of the following:

- Resided in the City of Falls Church and frequently traveled to Fairfax County to work, attend appointments, and enjoy the amenities;
- Traveled to and from the City of Falls Church via mass transit and bike;
- Supported the proposed minimum parking requirement option in the proposed plan;
- Increased parking impacted the environment, stormwater runoff, and affordable housing;

- The County should be transparent with the community on the factors that surrounded the cost of parking;
- Supported increased parking in commercial developments that accommodated the Americans with Disabilities Act;
- Individuals who did not own vehicles were part of society and should not be marginalized; and
- Parking reform would have a positive impact on future generations.

Luca Gattoni-Celli, 4630 Latrobe Place, Alexandria, supported the amendment. A copy of Mr. Gattoni-Celli's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Chairman Niedzielski-Eichner left the proceedings for a brief moment and yielded the Chair to Vice Chairman Sargeant.

Jonathan Melton supported the proposed amendment. A copy of Mr. Melton's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Chairman Niedzielski-Eichner resumed duties of the Chair.

Jenni Bae, 9646 Maymont Drive, supported the amendment because of the following:

- Disclosed that she discussed with Michael Davis, LDS, the proposed amendment;
- The outdated parking regulations impacted current and future small businesses;
- The plan's proposed reduced rates would allow her to open a small business; and
- The challenges of owning a small business where affordable parking was not accessible.

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

- The challenges of opening a small business that included unaffordable parking rates to consumers; and
- The proposed location of the small business's indoor pickleball facility, the existing parking restrictions, and options for future parking after development.

Jason Schwartz, 1210 N. Taft Street, Arlington, supported the proposed amendment. A copy of Mr. Schwartz's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.



Kripa Patwardhan, 12995 Azalea Woods Way, Herndon, supported the amendment because of the following:

- Was educated by FCPS about pollution from stormwater runoff, albedo, buck asphalt paving, and their effects on climate change;
- Fewer cars on the road and the repurposing of parking spaces would help mitigate climate change;
- Recommended that the Patrick Henry Library in Vienna currently under redevelopment, also undergo a parking reduction to accommodate additional public friendly amenities;
- Suggested that Sunset Park in Herndon undergo a parking reduction due to the overwhelming amount of surface parking; and
- Parking Reimagined would make Fairfax County greener, cleaner, healthier, and more vibrant.

Sam Ressin, 309 Ayito Road, Southeast, supported the proposed amendment . A copy of Mr. Ressin’s YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Dennis K. Hayes, 1398 Old Quincy Lane, representing Reston Citizens Association, addressed concerns regarding the proposed amendment. A copy of the association’s statement is in the date file.

Terrence W. Modglin, 6001 Arlington Boulevard, Falls Church, addressed the following concerns:

- Concerns regarding cut-through traffic in the Seven Corners neighborhoods;
- Supported the reduction of cars in the surrounding Seven Corners area;
- Worked with Afghan refugees in the Alexandria area who did not own cars, walked to various locations, and had limited job opportunities;
- Suggested that future developers proffered funding that supported green spaces, tree plantings, and bike lanes within the area of development;
- Recommended that parking reduction be considered in areas where adults did not reside in close proximity to transit station areas;
- A recommendation that the proposed plan focus on the safety aspects of future development;

- A recommendation that accommodations for some of the most vulnerable population be considered in the proposed amendment; and
- A recommendation for the accommodation of delivery truck drivers and contractors working during evening hours should be considered as part of the proposed amendment.

Clyde Miller, representing Mason District Council of Community Associations, opposed the proposed amendment. A copy of the association's statement is in the date file.

Whitney Redding, 7419 Add Drive, Falls Church, representing Friends of Holmes Run, addressed concerns regarding the proposed amendment. A copy of the organization's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Gary Maupin, Reston, opposed the proposed amendment in its current form because of the following:

- Concerns regarding some of the issues in resolutions submitted by the Reston Citizen Association and the McLean Citizens Association;
- The analysis submitted that supported the exchange for parking was not adequate to justify the proposed amendment;
- The supporting contractor's analysis did not assess the success of neighboring jurisdictions and the impacts of those changes on residential and commercial areas;
- A comparison made to Charlotte, North Carolina as a guide for parking reform was not logical;
- The impacts of the COVID-19 pandemic on jobs, changes to technology, changes in traffic pattern, and the reduction or elimination of vehicle emissions should be considered;
- The assessment conducted by the Washington Metropolitan Area Transit Authority in 2006 regarding parking was not adequate;
- The changes proposed at the Planning Commission hearing should be delayed until adequate analysis work was completed on the proposed plan;
- The proposed amendment was in violation of the County's One Fairfax policy; and
- The proposed plan would negatively impact low-income residents, minorities, and persons with disabilities.

There was a discussion between multiple Commissioners regarding a proposed point of order for speakers testifying on the proposed amendment.

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Commissioner Shumate MOVED THAT THE PLANNING COMMISSION CHANGE THE ORDER OF THE SPEAKERS LIST AND REPLACE WITH THE FOLLOWING ORDER:

- FIRST, IN PERSON TESTIMONY;
- SECOND, PHONE TESTIMONY; AND
- FINAL, YOUTUBE TESTIMONY

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

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Commissioner Shumate stated that the intent was to defer the proposed amendment for an additional public hearing. He asked whether all subsequent YouTube testimony could be reviewed outside of the public hearing. Chairman Niedzielski-Eichner stated that if a motion was made relevant to the request, he would not support it. Commissioner Sargeant stated that all testimony was advertised for the public hearing and the Commission should proceed under that premise.

Sara Alemayehu supported the proposed amendment. A copy of Ms. Alemayehu's statement is in the date file.

Jason Zaragoza, 2316 Riverview Terrace, Alexandria, representing Mount Vernon Council of Citizens' Associations (MVCCA). A copy of a copy of Mr. Zaragoza's statement on behalf of MVCCA is in the date file.

Commissioner Clarke acknowledged the testimony provided by Mr. Zaragoza, his participation in the public hearing, and his work with the MVCCA's community.

Commissioner Cortina acknowledged William Hicks and the department's work on the amendment.

David Wagoner, 4519 Windsor Arms Court, Annandale, addressed concerns regarding the proposed amendment. A copy of Mr. Wagoner's statement is in the date file.

Carey Chet Campbell, 5522 Hinton Street, Springfield, representing Independent Green Party of Virginia, supported the amendment because of the following:

- Acknowledged the Board of Supervisors, Planning Commissioners, and County staff's work on the proposed amendment and the options for citizen engagement;
- Parking Reimagined would allow for access to internet, flexible telework options, convenient home delivery of goods and services, and would reduce the need to own a vehicle;

- The proposed plan would promote more walkable, bikable, and transit accessible communities;
- The proposed plan would promote safer communities and would have a positive impact on the environment;
- The proposed plan would increase the value of residential communities, businesses, school facilities, and public safety facilities;
- Supported the repurposing of underutilized surface parking to increase the value of green space;
- Supported the proposed plan’s bicycle parking requirements;
- Supported the reduction of parking in high density areas in favor of compact developments; and
- Supported the reduction of the proposed plan’s base rate requirements.

Lynne Mulston, 11472 Links Drive, Reston, representing Reston 2020, opposed the amendment in its current form. A copy of the organization’s statement is in the date file.

Commissioner Sargeant inquired about Ms. Mulston’s revised testimony. Ms. Mulston stated that a revised testimony was submitted to the Planning Commission.

Evan Ramee, 3309 Rosemere Court, Herndon, supported the amendment and stated the following:

- A graduate of Chantilly High School with plans to attend George Mason University;
- The threats of climate change and dependence on automobiles should be addressed in the proposed amendment;
- The Franklin Farm Village Center located in Herndon was over parked;
- Concerns regarding the current parking reduction areas and how they would change as the County progressed; and
- Assurances in the proposed plan that supported parking reduction in other areas of the County.

Amy Friedlander, 4800 Hamden Lane, Bethesda, EYA Development LLC and National Association for Industrial and Office Parks (NAIOP) of Northern Virginia, supported the amendment. A copy of the association’s statement is in the date file.

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

- Assertions made that the proposed plan benefited developers and freed up parking requirements without the expectation of a return investment to the community; and
- The cost of structured and underground parking space at the West Falls Church Metro Station.

Erin Partlan, addressed the following concerns regarding the proposed amendment;

- The proposed amendment would add value the commercial centers that surrounded her area's residential development;
- Supported the conversion of underutilized parking lots to accommodate additional small businesses;
- Supported the reduction of parking requirements;
- Supported the removal of parking minimums in transit station areas and transit oriented developments;
- Supported pedestrian friendly amenities in walkable areas; and
- The proposed amendment was a step in the right direction and met the goals for an accessible and equitable future.

Evan Goldman, 4800 Hampden Lane, Bethesda, supported the proposed amendment. A copy of Mr. Goldman's statement is in the date file.

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

- Requested that Mr. Goldman share with the Commission a copy of EYA Development LLC's analysis of a development that yielded 5,000 units with no parking; and
- The cost of structured on-grade parking space, structured parking space in a free-standing precast, podium parking, and below-grade parking at the West Falls Church Metro Station.

Keith Elliott, 15003 Jarski Court, Centreville, addressed the following concerns regarding the proposed amendment:

- Possessed real estate, condo, association management and rental experience in the Arlington, Falls Church, and Ashburn areas;

- Concerns regarding the use of garages in residential homes as storage units and the use of street parking as overflow parking spaces;
- Supported the implementation of reduced parking rates in future developments;
- Supported a collaborative effort between the County, members of homeowners associations, condominium associations, and land use attorneys to offer additional recommendations on the proposed plan; and
- The growing demand for electrical vehicles and the need for charging stations.

There was a discussion between Chairman Niedzielski-Eichner and Mr. Elliott regarding part of his testimony where he addressed the underutilization of residential garage parking spaces and the use of overflow parking spaces. Mr. Elliott clarified that some townhome communities mandated the use of personal driveways or garages for parking and not the overflow spaces.

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The Commission resumed the remaining YouTube testimony.

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David Welton supported the proposed amendment. A copy of Mr. Welton's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Justine Underhill, 513 Greenwich Street, Falls Church, supported the proposed amendment. A copy of Ms. Underhill's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Grace Hjerpe supported the proposed amendment. A copy of Mr. Hjerpe's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jane Green supported the proposed amendment. A copy of Ms. Green's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Rafael Barroso supported the proposed amendment. A copy Mr. Barroso's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Naveed Easton supported the proposed amendment. A copy of Mr. Easton's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Karl Nielsen supported the proposed amendment. A copy of Mr. Nielsen's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Adam Theo supported the proposed amendment. A copy of Mr. Theo's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Tom Apker supported the proposed amendment. A copy of Mr. Theo’s YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Alex Goyette supported the proposed amendment. A copy of Mr. Goyette’s YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jordan Hurley, 6990 Falls Reach Drive, Falls Church, supported the proposed amendment. A copy of Mr. Hurley’s YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Akbar Naqui supported the proposed amendment. A copy of Mr. Naqui’s YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Dan Alban, 4407 7<sup>th</sup> Steet North, Arlington, supported the proposed amendment . A copy of Mr. Alban’s YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

There were no additional speakers, therefore, Chairman Niedzielski-Eichner called for a rebuttal from staff who declined.

Chairman Niedzielski-Eichner requested that staff submit to the Commission a summary of the key points on the proposed plan, recommendations brought forth by the public, and staff’s recommended changes. Chairman Niedzielski-Eichner recommended that both draft and follow-on motions that reflected the requested changes be submitted for distribution to the Commission on or before September 6, 2023.

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

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Commissioner Jimenez MOVED THAT THE PLANNING COMMISSION DEFER CONSIDERATION OF THE PROPOSED ZONING ORDINANCE AMENDMENT FOR PARKING REIMAGINED TO A DATE CERTAIN OF SEPTEMBER 13, 2023, WITH THE RECORD REMAINING OPEN FOR WRITTEN TESTIMONY. ANY TESTIMONY PROVIDED AT THE FIRST PUBLIC HEARING ON JULY 26, 2023, WAS INCLUDED AS PART OF THE RECORD, AND PERSONS WHO TESTIFIED AT THIS HEARING DO NOT NEED TO TESTIFY AGAIN AT THE ADDITIONAL HEARING.

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

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The meeting was adjourned at 2:04 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: October 11, 2023

*Jacob L. 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 26 day of October 2023, by

*[Signature]*  
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

