

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 24, 2024**

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, Commissioner At-Large
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
Chris Landgraf, Franconia District
Alis Wang, Mason District
Jeremy Hancock, Providence District
Candice Bennett, Commissioner At-Large

ABSENT: Peter F. Murphy, Springfield District
Walter C. Clarke, Mount Vernon District

OTHERS: Chiarra Downing, Zoning Evaluation Division (ZED),
Department of Planning and Development (DPD)
William O'Donnell, ZED, DPD
Tabatha Cole, ZED, DPD
Kevin McMahan, ZED, DPD
Kazi Mohaimin, Planning Division (PD), DPD
Salem Bush, PD, DPD
Jacob Caporaletti, Clerk to the Planning Commission,
Department of Clerk Services (DCS)
Teresa Desantis, Administration, DCS
Catherine Dushin, Deputy Clerk, Planning Commission, DCS

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The meeting was called to order at 7:30 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 explained that the agenda for tonight's meeting included Commission Business, one deferral, and the conduct of three public hearings.

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Chairman Niedzielski-Eichner announced that the Planning Commission would not meet during the month of August and the next meeting would be held on September 11, 2024.

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RZ/FDP 2022-DR-00021 CONCURRENT WITH PCA 80-C-028-08 (RZPA 2022-DR-00132)
AND PCA 1999-HM-037-02 (RZPA 2022-DR-00134) – PULTE HOME COMPANY, LLC

Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ/FDP 2022-DR-0002, PCA 80-C-028-08 AND PCA 1999-HM-037-02, TO SEPTEMBER 11, 2024.

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

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APPROVAL OF MAY 2024 AND JUNE 2024 MINUTES

Commissioner Spain announced that on July 19, 2024, Commissioners were emailed copies of the draft minutes for the May 2024 and June 2024 Planning Commission meetings for review and comments. Due to the promotion of Jacob Caporaletti, Clerk of the Planning Commission, she requested that Planning Commissioners approve the May 2024 and June 2024 meeting minutes during tonight's meeting.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MEETING MINUTES:

- MAY 1, 2024;
- MAY 8, 2024;
- MAY 15, 2024;
- MAY 22, 2024;
- JUNE 5, 2024;
- JUNE 6, 2024;
- JUNE 12, 2024; AND
- JUNE 26, 2024

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

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Chairman Niedzielski-Eichner congratulated Jacob Caporaletti, Clerk to the Planning Commission, on his promotion, expressed appreciation for his years of service, and his contributions to the Planning Commission. He highlighted Jacob's achievements and commended his diligent efforts and hard work.

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ORDER OF THE AGENDA

Secretary Spain established the following order of the agenda:

1. FDPA 2003-SU-035-04 (RZPA 2023-SU-00085) – CHICK-FIL-A, INC.
2. RZ/FDP 2023-SU-00017 CONCURRENT WITH PCA 78-S-063-14 – PULTE HOME COMPANY, LLC
3. SE-2023-PR-00046 CONCURRENT WITH 2232-2023-PR-00018 – FAIRFAX COUNTY WATER AUTHORITY

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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FDPA 2003-SU-035-04 (RZPA 2023-SU-00085) – CHICK-FIL-A, INC. Appl. to amend the final development plans for RZ 2003-SU-035 previously approved for a fast food restaurant with a drive through to permit modifications to site design and development conditions. Located on the N. side of Historic Sully Way approx. 500 ft. S. of its intersection with Air and Space Museum Pkwy. on approx. 1.69 ac. of land zoned PD, WS and HD (pt). Sully District. Tax Map 34-2 ((1)) 1E. SULLY DISTRICT. PUBLIC HEARING.

Sheri L. Akin, Applicant's Agent, McGuire Woods, LLP, reaffirmed the affidavit dated June 28, 2024.

There were no disclosures by Commission members.

Ciarra Downing, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated that staff recommended approval of FDPA 2003-SU-035-04.

Ms. Akin gave a presentation on the subject application.

Commissioner Spain commented on the applicant's efficient drive-through system and excellent customer service.

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

- The applicant confirmed there were no issues with the maintenance of trash collection and deliveries, and this was a condition carried over from the original final development plan amendment application; and

- The applicant confirmed there were no issues with the lighting, and there would be no spillover beyond the parameters of the canopies.

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 Spain for action on this application.

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Prior to the motion, Ms. Akin confirmed for the record agreement to the development conditions dated July 3, 2024.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2003-SU-035-04, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 3, 2024.

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

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RZ/FDP 2023-SU-00017 – PULTE HOME COMPANY, LLC –
Appls. to rezone from I-4 and WS to PDH-16 and WS to permit
313 residential dwelling units with an overall density of 13.36
dwelling units per acre (du/ac) including bonus density for
affordable housing. Appls. include conceptual and final
development plan. Located in the N.E. quadrant of the intersection
of Poplar Tree Rd. (Route 662) and Newbrook Dr. (Route 8411).
on approx. 23.43 ac. of land. Comp. Plan Rec: Mixed use. Sully
District. Tax Map 44-4 ((10)) 1, 2, 3A and 5. (Concurrent with
PCA 78-S-063-14). SULLY DISTRICT. PUBLIC HEARING.

PCA 78-S-063-14 – PULTE HOME COMPANY, LLC – Appl. to
remove land area from RZ 78-S-063 previously approved for light
intensity industrial and office uses to permit deletion of land area
and associated modifications to proffers and site design with an
overall density of 13.36 dwelling units per acre (du/ac) including
bonus density for affordable housing. Located in the N.E. quadrant
of the intersection of Poplar Tree Rd. (Route 6620) and Newbrook
Dr. (Route 8411) on approx. 23.43 ac. of land zoned I-4 and WS.
Comp. Plan Rec: Mixed use. Sully District. Tax Map 44-4 ((10))
1, 2, 3A and 5. (Concurrent with RZ/FDP 2023-SU-00017).
SULLY DISTRICT. PUBLIC HEARING.

Lynne J. Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the two affidavits dated June 27, 2024.

There were no disclosures by Commission members.

Tabatha Cole, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. She stated that staff recommended approval of the subject applications RZ/FDP 2023-SU-00017 and PCA-78-S-063-014.

Prior to the presentation by the applicant's agent, Jacob Caporaletti addressed the Planning Commission, concurred with the applicant's agent, and confirmed for the record that there were two affidavits associated with the proposed applications both dated June 27, 2024.

Ms. Strobel gave a presentation on the subject applications.

There was a discussion between Ms. Strobel; Ms. Cole; William O'Donnell, ZED, DPD; and multiple Commissioners on the following issues:

- Comment on the upgrade of a bus stop equipped with an accessible landing pad and a curb ramp in compliance with the Americans with Disabilities Act guidelines;
- Discussions about the proximity of the development to Ellanor C. Lawrence Park and considerations for the park's ecosystem, wildlife, and potential impact from high-density housing on the natural habitat;
- The applicant clarified that native plants would be used and confirmation that a subject property was redeveloped and designated as I-4 Zoning District;
- The applicant explained that an additional off-site trail connection and extra open space would be provided together with a monetary contribution of funding to Fairfax County Park Authority (FCPA);
- Concerns about the limited capacity of parking spaces in the garage and their adequate maintenance;
- Ms. Strobel confirmed that parking provisions would be part of the Homeowners Association's documentation, and additional options for on-street parking would be provided;
- The applicant presented a map that displayed surface parallel parking spaces throughout the site;
- Concerns about an additional noise study that would include measurements for the maximum proposed height;
- Staff confirmed that the applicant provided a preliminary noise study;

- The applicant's commitment to provide an additional noise study with the final layout and design of the property at the time of the site plan, together with noise measurements at a post-construction phase;
- Discussions about whether there was the likelihood that the Urban Forestry's, Forest Conservation Branch, Land Development Services, might not approve the 2% tree preservation target;
- Explanation that deviation of the tree preservation target would be compensated and compensated by additional planting on the site;
- Concerns were raised about safety at an access point on Poplar Tree Road, particularly regarding the right-in/right-out configuration;
- Explanation that FCPA permission would be required in order to mitigate vehicular and pedestrian concerns at the right-in, right-out access point from Poplar Tree Road;
- The applicant noted that the construction of a tree protection fence might be an appropriate safety measure;
- Discussions about the escalation of monetary contributions for schools serving the proposed development;
- Staff clarified that there were two proffered commitments:
 - A standard commitment based on a per student generated contribution not subject to an escalation clause approved by the Board annually; and
 - A contribution that was directly related to the plan amendment associated with Westfields that would identify a capacity issue and would be based on a formula that allowed for a per unit generated contribution and an associated public cost of \$2,500 per new unit. The per unit contribution would be subject to escalation because it was not reviewed by the Board separately.
- Discussions about a proposed pedestrian crosswalk across Poplar Tree Road to Ellanor C. Lawrence Park that based on the Proffer 40. A, it would be reflected in the CDP/FDP;
- Staff explained that a circulation plan in the CDP/FDP displayed the proposed crosswalk's location at the west of Walney Road, and design would have to be specified and coordinated with Virginia Department of Transportation (VDOT) and FCPA;
- Staff confirmed that the design of a proposed crosswalk would be a part of a crosswalk study that would be submitted to VDOT for approval;

- A trail along Poplar Tree Road as frontage improvements would connect to an existing trail along Poplar Tree Road, and the proposed crosswalk across Poplar Tree Road would be located off-site at an intersection of both trails;
- Staff clarified that they provided a map based on complete connectivity, where the red lines represented the existing paths, the pink lines represented those under construction, and an asterisk represented a crosswalk;
- Concerns about the lack of specificity regarding a trail structure;
- Discussions about a timeline for a crosswalk study and clarification that it might take approximately one year;
- Confirmation from staff that the location of a crosswalk was determined in coordination with the Park Authority;
- Discussions about adequate noise mitigation measures, and an explanation that interior noise was an outside noise that was audible inside a building;
- Discussions about the role of the County in the process of implementation of the various methods of noise mitigation;
- Staff explained that a study for airport noise together with a transportation noise study would be conducted, and the County would be given an option to choose a material that met standard requirements;
- Clarification that due to the proximity of the development to the airport, an initial noise study and a post-construction study would be needed;
- The applicant explained that a timeline between Phase 1 and Phase 2 of the Erosion and Sediment Control Plan had not been determined;
- Discussions about whether there was a possibility during Phase 1 to extend a trail along Newbrook Drive to connect to a sidewalk located at Parkeast Circle;
- The applicant confirmed that there was an existing trail along Newbrook Drive and that it would be widened to 10 feet, and an interim connection to the existing trail would be established;
- The applicant explained that the vacancy rate was high for both buildings, and one of the buildings that was important to the community would remain until Phase 2;
- A vacancy rate for a building to be demolished during Phase 1 was approximately 60%; and

- Discussions about the efficient use of vacant spaces within an industrial zone with respect to the potential growth of residential spaces.

Chairman Niedzielski-Eichner called the first listed speaker.

Sridhar Kowdley, 4798 Walbern Court, Chantilly, expressed concerns about traffic increase in the neighborhood and a potential need to establish an adequate pedestrian transition between an existing property and an adjacent proposed property area. He also voiced concerns about the impact of the construction noise. A copy of Mr. Kowdley's statement is in the date file.

Praveen Alladi, 4796 Walbern Court, Chantilly, expressed concerns about the impact of the proposed development on wildlife. He also called attention to the traffic impact. In addition, he raised concerns about the school's capacity and whether schools in the neighborhood would accommodate students according to the standard requirements.

Ravindra Garg, representing Walney Estates Homeowners Association, Chantilly, addressed concerns about the impact on flora and fauna in the area as a result of the high-density dwellings. A copy of Mr. Garg's statement is in the date file.

There was a brief discussion between Chairman Niedzielski-Eichner and Mr. Garg regarding the need to take a balanced approach to prevent detrimental impact of the high-density dwellings.

Chairman Niedzielski-Eichner called for speakers from the audience.

Benjamin Kneisel, 4795 Walbern Court, Chantilly, expressed concerns about traffic impact at Walney Road between Poplar Tree Road and Westfield Boulevard. He also addressed the issue of the construction affecting the wildlife. Mr. Kneisel raised concerns about pedestrian crosswalks to the park.

There being no more speakers, Chairman Niedzielski-Eichner called for a rebuttal statement from Ms. Strobel, who reiterated that she had recently provided site plans to the residents in the neighborhood. She noted that a tree protection fence would be installed along a shared property line with the Walney Estates community. Trees would be preserved, and supplemental landscaping would be provided. Impact from the construction noise would be evaluated to comply with the Fairfax County Noise Ordinance.

Ms. Strobel stated that the property had already been developed and displayed the images of impervious non-forested surfaces on the property. In addition, traffic was anticipated to stream through the main entrance at Newbrook Drive.

There was further discussion between Ms. Strobel, William O'Donnell, and multiple Commissioners regarding the following:

- Confirmation that Poplar Tree Road would potentially have four lanes, as envisioned by the Comprehensive Plan;

- Clarification that 4000 housing units were anticipated to balance existing non-vacant office spaces to support the growth of potential housing;
- Comments about a direct correlation between the use of office spaces and anticipated traffic increase; and
- Confirmation that the applicant would conduct a pedestrian crosswalk study during Phase 1.

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 Spain for action on these proposed applications.

Commissioner Spain expressed an intent to defer the motion for the proposed applications due to several concerns. She noted that more clarification and definite answers would be needed. Approval from VDOT to install a crosswalk and guidance from FCPA on wildlife would be required.

There was a discussion between Ms. Strobel, Mr. O'Donnell, and multiple Commissioners regarding the following:

- Chairman Niedzielski-Eichner suggested that Commissioner Spain reconsider a deferral of the applications because of the applicant's commitments. He recommended that the applicant enhance existing proffers and address concerns raised during the public hearing;
- Ms. Strobel notified the Planning Commission that the proposed development would be considered by the Board of Supervisors on Tuesday, July 30, 2024. She agreed to collaborate with staff to resolve the issues raised by the Commission and the community prior to the Board's hearing;
- Staff explained that the Board of Supervisors had authorized to expedite the hearing of the proposed applications;
- Ms. Strobel stated that she would collaborate with staff and FCPA, so the proposed adjustments regarding trail connectivity and the proposed crosswalk would be implemented;
- Commissioner Spain requested that the applicant provide a summary to the Planning Commission and the Board of Supervisors that addressed concerns expressed during the public hearing;
- Ms. Strobel confirmed that the applicant would comply with the Commission's request and would also make adjustments to the proffers that reflected those concerns;

- Staff confirmed that they would incorporate a memorandum in the Board package that reflected the concerns raised during the public hearing;
- Staff clarified that changes would be sent to the Clerk for further distribution; and
- Staff added language to be used during the motion at tonight's meeting to reflect the discussions and new commitments.

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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 Spain for action on the proposed applications.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2023-SU-00017 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JULY 2, 2024, WITH THE UNDERSTANDING THAT THE APPLICANT WILL PROVIDE TO THE BOARD THE CHANGES AND CONCERNS THAT WERE BROUGHT UP DURING THE PLANNING COMMISSION'S PUBLIC HEARING.

Commissioners Sargeant seconded the motion which was carried by a vote of 9-0-1. Commissioners Murphy and Clarke were absent from the meeting. Commissioner Hancock abstained from the vote.

Commissioner Spain also MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING ACTIONS:

- APPROVAL OF PCA-78-S-063-14, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED JULY 2, 2024;
- APPROVAL OF A WAIVER TO THE PRIVATE STREET LENGTH REQUIREMENT TO ALLOW FOR A PRIVATE STREET GREATER THAN 600 FEET IN LENGTH. (ZONING ORDINANCE SECTION 5107.1.A(3));
- APPROVAL OF A MODIFICATION TO THE 200 SQUARE FOOT MINIMUM PRIVACY YARD REQUIREMENT IN FAVOR OF WHAT IS SHOWN ON THE CDP/FDP. (ZONING ORDINANCE SECTION 2105.2.B(2)); AND
- APPROVAL OF A WAIVER TO THE TRANSITIONAL SCREEN REQUIREMENT IN FAVOR OF WHAT IS SHOWN ON THE CDP/FDP. (ZONING ORDINANCE SECTION 5108.6).

Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2023-SU-00017, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF THE CONCURRENT REZONING APPLICATION.

Commissioner Ulfelder seconded the motion which was carried by a vote of 9-0-1. Commissioners Murphy and Clarke were absent from the meeting. Commissioner Hancock abstained from the vote.

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SE-2023-PR-00046 – FAIRFAX COUNTY WATER

AUTHORITY – SE Appl. to permit a utility facility, light. Located at 7407 Tower St., Falls Church, 22046 on approx. 40,692 sq. ft. of land zoned R-4. Providence District. Tax Map 50-1 ((12)) 1 (pt.), 5 (pt.) and 6, 50-1 ((2)) 89 and 94A (Concurrent With 2232-2023-PR-00018). PROVIDENCE DISTRICT. PUBLIC HEARING.

2232-2023-PR-00018 – FAIRFAX COUNTY WATER

AUTHORITY – to consider the proposal by the Fairfax County Water Authority to construct a water tower public facility located at 7407 Tower St., Falls Church, 22046 on approx. 40,692 sq. ft. of land zoned R-4. Providence District. Area I. Tax Map 50-1 ((2)) 89 and 94A; 50-1 ((12)) 6, 1 (pt.) and 5 (pt.). (Concurrent with SE 2023-PR-00046). PROVIDENCE DISTRICT. PUBLIC HEARING.

John C. McGranahan, Jr., Applicant's Agent, Hunton Andrews Kurth LLP, reaffirmed the affidavit dated July 9, 2024.

Kevin McMahan, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. He stated that staff recommended approval of the applications SE-2023-PR-00046 and 2232-2023-PR-00018.

Mr. McGranahan gave a presentation on the subject applications.

Prior to the discussions, Commissioner Hancock announced that the proposed applications would be deferred to address concerns raised by the residents in a neighboring area.

There was a discussion between Mr. McGranahan; Catherine Lewis, ZED, DPD; Mr. McMahan; Salem Bush, Planning Division, DPD; Robert C. Cotten, Engineering Department Manager, Fairfax Water; Gregory J. Prelewicz, Director, Planning and Water Resources, Fairfax Water; and multiple Commissioners on the following issues:

- The difference in size between the proposed 1.25-million gallon elevated tank and the 2.5-million gallon tank proposed in the 2016 study;

- Explanation that the larger capacity tank was too big for the proposed site;
- A new facility would meet all objectives, provide water for daily operational needs of the system, and would sustain operations during emergencies;
- Explanation that no additional water facility would be required;
- Discussions about the impact on the community if the proposed tank was not installed;
- Explanation that an existing tower was not fully capable of serving the needs during emergencies and a critical role of the proposed elevated tank;
- Discussions about water pressure control and concerns from the residents about low water pressure issues in the zone;
- Explanation that the proposed capacity of a tank would allow water pressure to be more consistent for every home, including homes located in the proximity to a tank;
- Confirmation that a new development condition was added to address the construction of water main improvements to provide the capability to obtain water supply from the adjacent higher-pressure zone to improve water pressure;
- Discussions about five alternative site locations and why neither of them was deemed adequate, except for Poplar Heights site;
- The applicant provided the following evaluation regarding the considered sites:
 - The Powhatan Hills Park site at Powhatan Street was a larger parcel located within a residential area remote from the pressure zone of the Poplar Heights site. Due to a lower elevation the tank would have to be taller. A tank would serve the area below Route 66 with one transitional water main. In case of water main's failure, there would be no option for storage and no water supply for the fire flow;
 - The Mount Daniel Elementary School site formed a connection between Powhatan site and the rest of the water pressure zones and was served by an existing tank. The Mount Daniel Elementary School site was closer to a high elevation area and did not have the capacity for water storage. It would be located at a lower elevation zone, so the tank would have to be taller;
 - The Poplar Heights site was located at the highest elevation point and was the shortest tank;
 - Additional evaluated sites would require higher tanks ranging from 20 feet to 50 feet;

- There was no land available for Fairfax Water at the Mount Daniel Elementary School site where a tank could be installed;
 - There was a ground tank at the Falls Hill site with the height of 30 feet that served a hospital zone. It would have to be a 135-foot structure in the residential area;
 - The Shreve Road site was redeveloped and there was no land available for its installation; and
 - The Poplar Heights site maintained the central location in the highest elevation area within a distribution zone and served as a site for the existing elevated tank.
- The applicant emphasized that a new tank would maximize the use of the existing infrastructure, since the piping network had already been installed for the current tank;
 - Costs to install a new piping network for any other site would be too high;
 - Discussions about the design of a current standpipe that would be identical to the proposed pipe;
 - Staff explained that a Special Exception (SE) was required, because a subject area was situated in the R-4 zoning district and needed approval to permit a utility facility and light to replace an existing tank;
 - Request to explain how staff addressed the objectives of the Public Facility Element of the Comprehensive Plan;
 - Requirement by the *Code of Virginia* that 2232 Public Facility Review segment of the application would be approved in the context of location, character, and extent;
 - Discussions about the precise location of setback requirements regarding transitional screening;
 - Staff clarified that the SE standards did not require utility facility and light to meet setback requirements;
 - Staff clarified that the SE standards required and provided setbacks for a new tank measured from a pedestal to an upper bowl as listed in Table 2 on page 14 of the staff report;
 - Staff explained that an existing standpipe was 20 feet from the northern property line and 21 feet from the eastern property line, and an upper bowl of the proposed tank would have 50 feet from the northern property line and 50 feet from the eastern property line;
 - Staff confirmed that a new tank would be installed further away from the residential area;

- A tank pedestal would be 117 feet away from Tower Street, and a bowl would be 97 feet away from Tower Street;
- Explanation that the applicant purchased a total of four properties to provide sufficient buffering, two of which would be sold after a tank was constructed, and the other two would be demolished;
- The applicant explained that an existing standpipe occupied Parcel Number 8 and was located too close to the residential properties at Buckelew Drive;
- The goal was to move a new tank closer to the center of a larger parcel and save mature trees as a screening buffer;
- Staff clarified that a development lot should meet a minimum size standard to construct a facility, so the purchase of four buildings was done with the purpose to save more space for an appropriately sized tank;
- Discussions about whether the cost analysis of the buildings was implemented, and how the property's value affected the choice for the location of the site;
- Clarification that a site for the construction of a new tank was selected to meet engineering demands;
- Discussions about provisions within the Comprehensive Plan regarding the acquisition of property prior to the development and how it affected the neighborhood;
- The applicant confirmed that two of the four buildings in the subject area were fully used, and the two remaining buildings were used partially;
- Explanation that a Proffer Number 22 would commit the applicant to take necessary measures to maintain water service in the area during the construction, including water pressure;
- The applicant explained that domestic pressure would be maintained and improved in the immediate neighborhood, and for the larger zones the replacement of a tank might impact resiliency, so more water would have to be brought from the adjacent zones;
- The applicant added that Fairfax Water would coordinate with the staff from the Fire Marshall's office, the fire departments in Arlington, Falls Church and Fairfax County, and would deploy temporary measures to meet high demands, such as temporary pumping that would require a mobile pump station;
- The applicant confirmed that this replacement would have had the similar effect for other evaluated sites;

- Discussions about a ground tank equipped with pumps as an alternative to an elevated tank;
- The applicant explained that a ground storage tank would be inactive, pumps would not be required, and diesel fuel for generators would have to be used;
- Explanation that a ground tank would require more site visits from staff and would involve mechanical equipment that might create noise issues;
- Discussions about the adequate balance between the top elevation and the bottom elevation of a water tank to meet the pressure standards;
- The applicant explained that only standard designs were applicable and clarified that a new facility would consist of a concrete pedestal and a steel bowl;
- The applicant explained that mature trees that provided sufficient screening would be preserved, additional vegetation that potentially might reach a height of a tank would be added, and adjacent residential properties would be planted as well along with a frontage area at Tower Street;
- Trees subject to removal were displayed on Sheet 4;
- Discussions about the difference between the conical parts of the existing tank with the height of 37.5 feet and of the proposed tank with the height of 40 feet;
- Discussions about the feasibility of a potential relocation of the tower from the center;
- The applicant explained that the central location would allow maintain transitional screening at Buckelew Drive. Two houses located on property would be taken down regardless a change in the location of the proposed tank;
- Discussions that there was the critical need in a new facility, because the old tank had deficiencies and did not provide enough pressure, fire flow, and storage volume;
- Discussions about adding tapering, buffering and keeping the location unchanged;
- The applicant explained that a bowl would not fit into the current location, and it would have to be relocated for easier access;
- The applicant explained that there was an engineering challenge of balancing the water between two towers;
- Building the second piping infrastructure could be a costly solution;
- Comprehensive Plan discouraged building duplicate facilities at the same location;

- Discussions about resurfacing of Tower Street (Development Condition Number 31) and confirmation from the applicant that it was recently resurfaced by VDOT;
- The applicant confirmed that Development Condition Number 26 that focused on a point of contact for construction-related questions and complaints, and Condition 27 would allow the residents to receive project updates; and
- Discussions about water main improvements (Development Condition Number 34) and the specific need to let the community know that they would benefit from improved water pressure.

Chairman Niedzielski-Eichner announced a ten-minute recess at 10:46 p.m.

The public hearing resumed at 10:56 p.m.

Chairman Niedzielski-Eichner called the first listed speaker.

Gayla Baumgardt, 7412 Tower Street, Falls Church, opposed the proposed applications and expressed concerns about the size and design of the proposed water tower and its impact on the character of the neighborhood. Copies of both of Ms. Baumgardt's statements are in the date file.

Matt Davey, 7324 Tower Street, Falls Church, spoke in opposition to the proposed applications. He explained that the neighborhood was active and vibrant. He mentioned the impact of bus traffic during school. The project did not involve the replacement of a water tank but centered upon an expansion which would directly impact the neighborhood.

Carmen Smith, 7408 Tower Street, Falls Church, spoke in opposition to the proposed applications. She expressed concerns that the proposed project would not be in harmony with the neighborhood and did not comply with transitional screening requirements and with the provisions of the Comprehensive Plan. Copies of both of Ms. Smith's statements are in the date file.

Timothy Yeane, 7403 Tower Street, Falls Church, spoke in opposition to the proposed applications. He stressed that the tower would not be compatible with the surrounding environment. It would have a negative visual impact and affect property values. A copy of Mr. Yeane's statement is in the date file.

Julie Kasten, 2523 Midway Street, Falls Church, spoke in opposition to the proposed applications. She expressed concerns about negative impact of the demolition of homes and of the removal of 70-year-old mature trees. Copies of both of Ms. Kasten's statements are in the date file.

Mary Yeane, 7403 Tower Street, Falls Church, spoke in opposition to the proposed applications. She addressed the issue of light pollution caused by nine motion-activated security lights

mounted 12-feet high. She stressed that they might affect wildlife in the neighborhood. In addition, they might impact residents at nighttime.

Sophia Golvach, 7416 Tower Street, Falls Church, spoke in opposition to the proposed applications. She stated that the special exception sought by the applicant failed to comply with numerous mandatory standards set forth in the Zoning Ordinance. A copy of Ms. Golvach's statement is in the date file.

Alex Podpaly, 7304 Pinewood Street, Falls Church, spoke in opposition to the proposed applications. He stressed that the proposed project might affect property values and diminish the sense of the community.

Mamta Miles, 7410 Tower Street, Falls Church, spoke in opposition to the proposed applications. She stated that the proposed project would have negative impact on property values. A copy of Ms. Miles's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Stephen Miles, 7410 Tower Street, Falls Church, spoke in opposition to the proposed applications. He focused on the industrial scale of the project. He stated that the demolition of two homes was unreasonable. A copy of Mr. Miles's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Lori Perez, 7402 Tower Street, Falls Church, representing Coalition for Smarter Growth, supported the proposed applications. She stated that the proposed project would displace families, demolish dwellings and decrease home values. She also raised safety concerns. A copy of Ms. Perez's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16. A copy of Ms. Perez's statement is in the date file.

Xavier Perez, 7402 Tower Street, Falls Church, spoke in opposition to the proposed applications. He expressed concerns about the planned demolition of home. He suggested that the applicant consider solar power pump stations. A copy of Mr. Perez's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16. A copy of Mr. Perez's statement is in the date file.

Sam Blazek, 7416 Tower Street, Falls Church, expressed support for a new water storage facility, but opposed to the construction plan without adequate safety measures. He stated that a sidewalk could be installed in the middle of the construction site. He noted that no improvements in relation to the old tank were considered.

Eloise Parker, 2528 Buckelew Drive, Falls Church, raised safety concerns regarding pedestrian, vehicular, and school traffic. A copy of Ms. Parker's statement is in the date file.

Liz Link Sneed, 2518 Buckelew Drive, expressed concerns about the issue of flooding in the area and informed that there were previous challenges with an existing, much smaller, tower.

Kayla Firriolo, 7418 Tower Street, Falls Church, spoke in opposition to the proposed applications. She expressed concerns that the construction of a new water facility might impact the neighborhood.

There being no more speakers, Chairman Niedzielski-Eichner called for a rebuttal statement from Mr. McGranahan.

Mr. McGranahan addressed a drainage concern and explained that impervious surfaces on a site area would be reduced. He added that modified soils would be introduced to reduce impact from water run-off.

There was a brief discussion between Chairman Niedzielski-Eichner and Mr. McGranahan regarding the following:

- Discussions about safety measures discussed by the community members and about shadow impact on the residential area;
- The applicant clarified that the applicant collaborated with staff on commitments that were reflected in the development conditions. More specific resolutions related to the construction management plan would be coordinated with staff and provided to the public;
- The applicant explained that the issue of traffic management would be resolved during the construction;
- The applicant confirmed that a shadow study was conducted; and
- The Planning Commission would review references made by the residents regarding earlier conducted studies.

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 Hancock for action on this application.

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Commissioner Hancock MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION FOR 2232-2023-PR-00018 TO A DATE CERTAIN OF SEPTEMBER 11, 2024, WITH THE RECORD TO REMAIN OPEN FOR PUBLIC COMMENT.

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

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION FOR SE 2023-PR-00046 TO A DATE CERTAIN OF SEPTEMBER 11, 2024, WITH THE RECORD TO REMAIN OPEN FOR PUBLIC COMMENT.

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

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The meeting was adjourned at 12:17 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, Virginia 22035.

Minutes by: Catherine Dushin

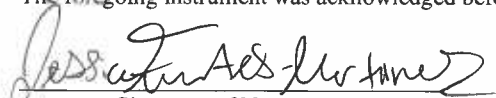
Approved on: 09-25-24



Jacob L. Caporaletti, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 30th day of September 2024, by _____


Signature of Notary

Notary Seal

Notary registration number: 8050379

Commission expiration: 3/31/2027

