

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 2, 2022**

PRESENT: Peter F. Murphy, Chairman, Springfield District  
John C. Ulfelder, Vice Chairman, Dranesville District  
Timothy J. Sargeant, Secretary, Commissioner At-Large  
Julie M. Strandlie, Parliamentarian, Mason District  
Mary D. Cortina, Braddock District  
John A. Carter, Hunter Mill District  
Daniel G. Lagana, Lee District  
Walter C. Clarke, Mount Vernon District  
Phillip A. Niedzielski-Eichner, Providence District  
Evelyn S. Spain, Sully District  
Candice Bennett, Commissioner At-Large  
Andres Jimenez, Commissioner At-Large

ABSENT: None

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

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COMMISSION MATTERS

SE 2021-SP-008 – BURKE COMMUNITY CHURCH

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2021-SP-008 TO A DATE CERTAIN OF MARCH 2, 2022.

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

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Commissioner Sargeant announced that the Planning Commission received minutes for September, October, November, and December of 2021 and he intended to move the approval of those minutes at the February 23, 2022 meeting.

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Commissioner Ulfelder announced that a joint meeting with the Planning Commission's Land Use Process Review Committee and Environmental Committee would be held on Thursday, February 10, 2022, at 8:30 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to discuss the Airport Noise Policy Comprehensive Plan Amendment (PA 2020-CW-3CP).

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Chairman Murphy announced that there were a few outstanding request forms for committee assignments and asked that Commission members submit their forms to staff as soon as possible for review before the next meeting.

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ORDER OF THE AGENDA

Commissioner Sargeant established the following order of the agenda:

1. CSP 2017-PR-015 – BRENTFORD JV, LLC
2. RZ 2020-BR-003 CONCURRENT WITH SE 2021-BR-011 – PS SOUTHEAST ONE, INC.
3. RZ 2021-BR-009 – SEKAS HOMES, LTD
4. RZ/FDP 2013-DR-002/PCA-C-220 – WRIT LP

This order was accepted without objection.

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CSP 2017-PR-015 - BRENTFORD JV, LLC – Appl. for approval of a Comprehensive Sign Plan associated with RZ 2017-PR-015. Located in the N.E. quadrant of Westbranch Dr. and Maitland St. on approx. 3.71 ac. of land zoned PTC. Tax Map 29-4 ((7)) (3) 1. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

William O’Donnell, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated staff recommended approval of CSP 2017-PR-015.

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

Commissioner Niedzielski-Eichner made preliminary comments on the application and stated there were no issues or concerns.

There were no listed speakers, no speakers from the public, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy 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 2017-PR-015 SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 19, 2022.

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

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RZ 2020-BR-003 – PS SOUTHEAST ONE, INC. - Appl. to rezone from R-1, I-5, and WS to I-5 and WS to permit self-storage with an overall Floor Area Ratio (FAR) of 1.0. Located on the N. side of Lee Hwy. and W. side of Waples Mill Rd. on approx. 6.09 ac. of land. Comp. Plan Rec: Office. Tax Map 56-2 ((1)) 39 and 37A. (Concurrent with SE 2021-BR-011). BRADDOCK DISTRICT. PUBLIC HEARING.

SE 2021-BR-011 – PS SOUTHEAST ONE, INC. - Appl. to permit an increase in Floor Area Ratio (FAR) from 0.5 to 1.0. Located on the N. side of Lee Hwy. and W. side of Waples Mill Rd. on approx. 6.09 ac. of land zoned R-1, I-5 and WS. Comp. Plan Rec: Office. Braddock District. Tax Map 56-2 ((1)) 39 and 37A. (Concurrent with RZ 2020-BR-003). BRADDOCK DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Mark M. Viani, Esq., Applicant’s Agent, Bean, Kinney & Korman, P.C., reaffirmed the affidavits dated January 12, 2022.

Zachary Fountain, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated staff recommended approval of RZ 2020-BR-003 and SE 2021-BR-011.

Mr. Viani gave a presentation on the subject applications.

There was a discussion between Mr. Fountain, Mr. Viani, and multiple Commissioners regarding the following:

- The Braddock District Land Use and Environmental Committee’s support and recommended changes for the proposed applications, as referenced in Resolution Number 2022-01, which was submitted to the Planning Commission and dated January 31, 2022;
- Confirmation from staff that they concurred with the revised proffers dated February 1, 2022, which included the installation of new wall packets, the use of LED lighting, and upgrades to a free-standing sign that would be constructed in conformance with the Zoning Ordinance;
- Removal of the additional orange color scheme that was originally proposed on the existing façades and a subsequent redesign;



- Whether there were other storage facilities with dog parks; and
- The applicant's definition of jellyfish filters and its purpose as part of the development.

The discussion resulted in no changes to the proposed applications.

There were no listed speakers, no speakers from the public, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Cortina for actions on these applications.

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

- APPROVAL OF RZ 2020-BR-003, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED FEBRUARY 1, 2022;
- APPROVAL OF SE 2021-BR-011, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 2, 2022; AND
- APPROVAL OF THE WAIVERS AND MODIFICATIONS CONTAINED IN A HANDOUT DATED FEBRUARY 2, 2022.

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

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RZ 2021-BR-009 – SEKAS HOMES, LTD. – Appl. to rezone from R-1 and WS to R-2 (Cluster) and WS to permit single-family detached dwelling units at a density of 1.69 dwelling units per acre (du/ac). Located on the W. side of McKenzie Ave. approx. 840 ft. S. of Lee Hwy. on approx. 6.51 ac. of land. Comp. Plan Rec: Residential at 1-2 du/ac. Tax Map 56-4 ((1)) 1, 2, 3 and 4. BRADDOCK DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Lori R. Greenlief, Applicant's Agent, McGuireWoods LLP, reaffirmed the affidavit dated November 3, 2021.

Zachary Fountain, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated staff recommended approval of RZ 2021-BR-009.

Ms. Greenlief gave a presentation on the subject application.

There was a discussion between Mr. Fountain; William O'Donnell, Zoning Evaluation Division, Department of Planning and Development; Nina Aamodt, Transportation Planning Division, Fairfax County Department of Transportation (FCDOT); John P. Sekas, Sekas Homes, Ltd.; Ms. Greenlief; and multiple Commissioners regarding the following:

- The legal provisions or disclosures in place for tree preservation on Lots 9 and 10;
- Proposed option to include provisions for the installation of electric vehicle charging stations for future home buyers;
- The turning radius for emergency vehicles at the proposed cul-de-sac;
- Staff's communication with Urban Forest Management Division regarding a tree preservation easement that would prohibit the removal of trees, as portrayed on the generalized development plan;
- Proffer Number 7, dated January 13, 2022, regarding disclosure to future home purchasers and the homeowner's association, for tree preservation along the rear yards of various lots;
- Staff's support for the improvements made to the proffers and the design changes to the site prior to the public hearing;
- Whether there were opportunities to adjust the lot sizes in the R-2 Zoning District;
- The applicant's agreement to construct interparcel vehicular and pedestrian access connections to the north of the Estates at Leewood subdivision;
- FCDOT's support for Proffer Number 12 that referenced interparcel access for vehicular circulation to alleviate road congestion to and from the proposed site;
- Guidelines in place that determined the width of interparcel access connections to public streets;
- Guidelines in place that determined the width of pedestrian sidewalks;
- The responsible parties who would construct a connecting sidewalk that would allow for pedestrian access to a mixed-use development, which included the Lee Plaza shopping center and daycare center, the installation of signage, and plowing a new public road north of the site's property line; and
- The status of an escrow agreement from the daycare center in a previously approved special exception application.



The discussion resulted in the applicant's assurance to the Planning Commission that the sidewalk connection would be mitigated at the time of site plan review, and that the agreed-upon changes to signage installation would be completed.

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

Curtis Ross, 4510 Arniel Place, Fairfax, representing Estates at Leewood Homeowners Association, supported the proposed development. A copy of Mr. Ross' statement is in the date file.

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

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Commissioner Cortina MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2021-BR-009, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED FEBRUARY 1, 2022.

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

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RZ/FDP 2013-DR-002 – WRIT LP – Appls. To rezone existing residential building from PDH-40, SC, HC and CRD to PRM, SC, HC, CRD to permit multifamily residential development with an overall intensity of 1.95 Floor Area Ratio (FAR) up to 18 additional units and approval of the conceptual and final development plan. Located at 1350 Beverly Rd., McLean, 22101 on approx. 4.28 ac. Of land. Comp. Plan Rec: Residential, 60+ du/ac. With limited ground floor retail use. Tax Map 30-2 ((1)) 30B. (Concurrent with PCA-C-220). DRANESVILLE DISTRICT. PUBLIC HEARING.

PCA-C-220 – WRIT LP – Appl. To amend the proffers for RZ-C-220 previously approved for residential development to permit deletion of land. Located at 1350 Beverly Rd., McLean, 22101 on approx. 4.28 ac. Of land zoned PDH-40, SC, HC and CRD. Comp. Plan Rec: Residential, 60+ du/ac with limited ground floor retail use. Tax Map 30-2 ((1)) 30B. (Concurrent with RZ/FDP 2013-DR-002). DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Lori R. Greenlief, Applicant's Agent, McGuireWoods LLP, reaffirmed the affidavits dated January 11, 2022.

Sunny Yang, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated staff recommended approval of RZ 2013-DR-002, FDP 2013-DR-002, and PCA-C-220.

Ms. Greenlief gave a presentation on the subject applications.

There was a discussion between Ms. Yang; Shahram Mohsenin, Director, Wastewater Planning and Monitoring Division, Department of Public Works and Environmental Services; Ms. Greenlief, and multiple Commissioners regarding the following:

- Revisions to the proffers dated January 25, 2022, regarding the change in diameter of the replacement sewer pipe from 12-inches to 15-inches;
- The applicant's agreement with Fairfax County Department of Public Works and Environmental Services, Wastewater Management (WWM), for the transfer of ownership of the sewer enhancements over a period of time;
- The WWM Statement of Policy regarding Sewage Disposal, adopted by the Board of Supervisors on June 16, 1981, and revised on February 2, 2016, regarding the reimbursement and funds advanced to the County, and the parameters of those reimbursements;
- A presentation by staff that detailed the McLean CBC Development Tracking sewer system;
- Whether the sewer issue regarding replacement pipes was classified as a transmission issue or sewer plant issue; and
- Reiteration of the sewer reimbursement policy and what the funds advanced to the County entailed.

The discussion resulted in no changes to the proposed applications.

There were no listed speakers, no speakers from the public, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Ulfelder for action on these applications.

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

- APPROVAL OF PCA C-220;

APPROVAL OF RZ 2013-DR-002 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERED CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 25, 2022;

- APPROVAL OF FDP 2013-DR-002; AND
- APPROVAL OF PARKING REDUCTION REQUEST #3728-PKS-004-1, PURSUANT TO PARAGRAPH 6.B (1)(D), SECTION 6100 OF THE ZONING ORDINANCE, BASED ON THE PROXIMITY OF A MASS TRANSIT FACILITY, SUBJECT TO THE CONDITIONS DATED JULY 21, 2021, WHICH ARE CONTAINED IN APPENDIX 11 OF THE STAFF REPORT.

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

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The meeting was adjourned at 9:43 p.m.  
Peter F. Murphy, Chairman  
Timothy J. Sargeant, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 552, Fairfax, VA 22035.

Minutes by: Samantha Lawrence

Approved on: May 4, 2022

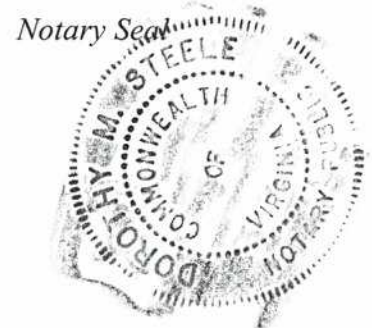
*Jacob Caporaletti*

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

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 16 day of May 2022, by  
Jacob Caporaletti.

*[Signature]*  
Signature of Notary



Notary registration number: 7114113

Commission expiration: January 31, 2024