

**MINUTES OF THE REGULAR MEETING/WORK SESSION  
OF THE PLANNING COMMISSION  
CITY OF FAIRFAX  
CITY HALL, FAIRFAX, VIRGINIA  
September 28, 2020**

The following meeting was held electronically pursuant to Emergency Ordinance No. 2020-16.

Participants attending electronically:

- Vice-Chair Mark Angres
- Commissioner Tom Burrell
- Commissioner Paul Cunningham
- Commissioner Amir Eftekhari
- Commissioner James Feather
- Commissioner Matthew Rice

Absent: Chair Janet Jaworski

After determining that a quorum was present, Vice-Chair Angres called the meeting to order at 7:00 p.m.

**Staff Attending Electronically:** Brooke Hardin, Director, Community Development and Planning; Jason Sutphin, Planning Division Chief; Paul Nabti, Planning Division Chief; Albert Frederick, Planner III; Tommy Scibilia, Planner II and Tina Gillian, Secretary.

**1. Pledge of Allegiance.**

Mr. Angres led the Commission in the Pledge of Allegiance.

**2. Discussion/Adoption of Agenda.**

**MR. CUNNINGHAM MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. FEATHER, WHICH CARRIED UNANIMOUSLY BY A ROLL CALL VOTE.**

**3. Presentations by the public on any matter not calling for a public hearing.**

There were no presentations by the public.

**4. Consideration of the July 27, 2020 meeting minutes.**

**MR. FEATHER MOVED TO APPROVE THE MEETING MINUTES AS PRESENTED, SECONDED BY MR. CUNNINGHAM, WHICH CARRIED 5:0 BY A ROLL CALL VOTE, WITH MR. ANGRES ABSTAINING.**

**5. Consent Agenda – None.**

**6. Items Not Requiring a Public Hearing – None.**

**7. Public Hearings – None.**

**8. Adjourn Regular Meeting.**

**9. Work Session:**

- a. **Work session on a proposed redevelopment on the premises known as 10829 Fairfax Boulevard, 10807-10812 Cedar Avenue, 3937 Walnut Street, 3930 Oak Street, 3932 Oak Street and 3934 Oak Street (Breezeway Motel); and more particularly described as Tax Map parcels 57-1-14-043, 57-1-14-055A, 57-1-14-083, 57-1-14-077A, 57-1-14-076A and 57-1-14-075A.**

Mr. Frederick presented the staff memo which has been incorporated into the record by reference.

- b. **Project briefing on the preliminary proposal by J. Reid Glennie on behalf of potential applicant John Reid Development for the redevelopment of the property located at 10565 Main Street (Demaine Funeral Home) and more particularly described as Tax Map parcel 57-4-02-068, with a six- story mixed-use building to include structured parking, commercial uses, and multifamily residential uses.**

Mr. Scibilia presented the briefing which has been incorporated into the record by reference.

**10. Reconvene Regular Meeting.**

**11. Staff Report**

Mr. Nabti updated the Planning Commission on the following items:

- Intro to the Capital Improvement Program (CIP) process will begin in late October.

- November 9, 2020 Planning Commission Meeting – may be cancelled due to joint work session with City Council.
- November 10, 2020 – Joint CIP Work Session with City Council.
- Updates on City Council actions or upcoming meetings:
  - a. July Work Session on potential special use permit to allow a drive thru at McDonalds. Does not require Planning Commission review.
  - b. September 22, 2020 discussion on potential fee waivers for Affordable Dwelling Units. Does not require Planning Commission review.
  - c. October 6, 2020 work session to receive the same presentations from tonight's Planning Commission meeting, conduct a quarterly review of the budget - which includes Small Area Plan monies held in reserve due to COVID-19 - and initial discussions on possible return to in-person public meetings.
  - d. October 13, 2020 hearing on the George Snyder Trail project.

Mr. Feather asked what topics will be part of the Planning Commission's next meeting.

Mr. Nabti said there are two potential staff items for discussion at the Planning Commission meeting scheduled for October 12, 2020: Social Civic Network Study and review of the Small Area Plans Implementation Guide.

## 12. Commission Comments

**Mr. Feather** – He had issues using GoToMeeting tonight. This has happened in previous meetings as well. He hopes that should the meetings continue to be held electronically that staff can look into using alternative software.

**Mr. Eftekhari** – He also experienced issues using GoToMeeting tonight. Otherwise, the discussions tonight were great.

**Mr. Cunningham** – No comments.

**Mr. Burrell** – No comments.

**Mr. Rice** – No comments.

**Mr. Angres** – No comments.

**13. Adjournment.**

**Meeting Adjourned at: 10:03 p.m.**

ATTEST: *Tina Gillian*  
Tina Gillian, Secretary