CLERK'S BOARD SUMMARY

REPORT OF ACTIONS OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS

TUESDAY
October 28, 2025

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At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia, on Tuesday, October 28, 2025, at 9:38 a.m., there were present:

- Chairman Jeffrey C. McKay, presiding
- Supervisor Walter Alcorn, Hunter Mill District
- Supervisor James N. Bierman, Jr., Dranesville District
- Supervisor Patrick S. Herrity, Springfield District
- Supervisor Andres F. Jimenez, Mason District
- Supervisor Rodney Lusk, Franconia District
- Supervisor Dalia Palchik, Providence District
- Supervisor Kathy L. Smith, Sully District
- Supervisor Daniel G. Storck, Mount Vernon District

The Braddock District Supervisor's seat is vacant.

Others present during the meeting were Bryan J. Hill, County Executive; Elizabeth Teare, County Attorney; Jill G. Cooper, Clerk for the Board of Supervisors; Dottie Steele, Chief Deputy Clerk for the Board of Supervisors; Jacob Caporaletti, Management Analyst; Ekua Brew-Ewool and Sameera Awan, Deputy Clerks, Department of Clerk Services.

BOARD MATTER

1. **MOMENT OF SILENCE** (9:38 a.m.)

The Board asked everyone to keep in thoughts the family, friends, and/or colleagues of:

- The Virginia Task Force One Urban Search and Rescue Team which is on hold for the moment but will be deployed to Kingston, Jamaica to assist in dealing with Hurricane Melissa. It has been forecasted that this will be the strongest hurricane to hit the island since recordkeeping began in 1851

- Former Chesterfield County Supervisor Jim Holland, who died recently. He was the longest tenured member having served for 17 years; was known for his major contributions at the Virginia Association of Counties; and served State-wide in a number of roles including the Opioid Abatement Board

- Robert Youngentob, who died recently. He was a founding partner and Executive Chairman of EYA, LLC; a pioneer, looking at new ways to build high quality housing, making sure that affordability was at the forefront

- Don Gotthardt, who died recently. He was a former Fairfax County Police Officer who served the Fairfax and Arlington County communities for over 40 years; was one of the first responders at the Pentagon crash site and selflessly assisted for several days following the 9-11 attacks; and was known for being a force of positivity and kindness, from a career in public service to volunteering at the local YMCA

- Centenarian Ed Biggar, who died recently at the age of 106. He was one of Reston's oldest residents (if not the oldest); was an inspiration for healthy active aging; spent 35 years working at the government printing office, and retired as Planner in charge of in-house operations

AGENDA ITEMS

2. **RESOLUTION OF RECOGNITION PRESENTED TO COX CHARITIES AND ITS 2025 COMMUNITY GRANTS RECIPIENTS** (9:46 a.m.)

Chairman McKay relinquished the Chair to Vice-Chairman Smith and moved approval of the Resolution of Recognition presented to Cox Charities and its 2025 Community Grant recipients for their contributions to the community.

Vice-Chairman Smith seconded the motion and it carried by a vote of eight, Supervisor Palchik being out of the room.

Vice-Chairman Smith returned the gavel to Chairman McKay.

Kathryn Falk, Market Vice President, Cox Communications, announced the winners of its 2025 Community Grants:

- Cornerstones Inc.
- Falls Church Education Foundation
- Main Street Child Development Center
- Reading is Fundamental of Northern Virginia
- Smart Community STEM Camp
- Year Up Inc.
- Western Fairfax Community Ministries

3. **PROCLAMATION DESIGNATING NOVEMBER 15, 2025, AS *"FAIRFAX RECYCLES DAY"* IN FAIRFAX COUNTY** (9:55 a.m.)

Supervisor Herrity moved approval of the Proclamation designating November 15, 2025, as "*Fairfax Recycles Day"* in Fairfax County. Chairman McKay and Supervisor Bierman jointly seconded the motion and it carried by unanimous vote.

4. **RESOLUTION OF RECOGNITION PRESENTED TO MICHAEL T. DENT** (10:10 a.m.)

Supervisor Herrity moved approval of the Resolution of Recognition presented to Michael T. Dent on his retirement after 23 years of service to the County. Chairman McKay seconded the motion and it carried by unanimous vote.

5. **PRESENTATION OF THE HISTORY COMMISSION ANNUAL REPORT** (10:25 a.m.)

(BACs) Gretchen Bulova, Chair, History Commission, introduced other members of the History Commission who were present in the Board Auditorium:

- Tammy Mannarino
- Margo Coleman

- Sue Kovach-Shuman
- Anne Stuntz
- Carmen Powell
- Todi Carnes

Ms. Bulova presented the History Commission's annual report, highlighting the following:

- 2024-2025 Initiatives
- Outreach: Sharing Valued Expertise
- Sustained Efforts: Advocacy and 250th Committees, Annual Conference and Award, Ethnic and Oral History, Inventory, and Markers
- Fiscal Year 2027 Budget Request
- Looking to the Future
- Recognition of Commissioners who retired at the end of 2024: Lynne Garvey Hodge, Sallie Lyons, Esther McCullough, and Elise Murray
- Acknowledgment of those who transitioned in the past year: Congressman Gerry Connolly and Senior Administrative Law Judge Rohulamin Quander, both of whom regularly attended and participated in the Annual History Conference
- Acknowledgement of the talented, energetic, and diplomatic support from the Department of Planning and Development liaisons: Laura Kviklys and Stephanie Newman

Discussion ensued, with input from Ms. Bulova, regarding the report and with Board Members expressing thanks and appreciation for the work of the Commission.

6. **APPOINTMENTS TO CITIZEN BOARDS, AUTHORITIES, COMMISSIONS, AND ADVISORY GROUPS (BACS)** (10:53 a.m.)

Supervisor Smith moved approval of the appointments and reappointments of those individuals identified in the final copy of "Appointments to be Heard October 28, 2025." Chairman McKay seconded the motion and it carried by unanimous vote.

The full list of appointments is as follows:

A. HEATH ONTHANK MEMORIAL AWARD SELECTION COMMITTEE

The Board deferred the appointment of the At-Large Chairman's, Dranesville, and Springfield District Representatives.

ADVISORY SOCIAL SERVICES BOARD

Appointment of:

- Ms. Melissa Hochberg as the Providence District Representative

The Board deferred the appointment of the Braddock and Dranesville District Representatives.

AFFORDABLE DWELLING UNIT ADVISORY BOARD

The Board deferred the appointment of the Builder (Multi-Family), Engineer/Architect/Planner #2, the Lending Institution, and the Non-Profit Housing Representatives.

AFFORDABLE HOUSING ADVISORY COUNCIL (AHAC)

Confirmation of:

- Dr. Eleanor Vincent as the Advocacy Group #2 Representative
- Ms. Kamilah McAfee as the Affordable Housing Developer/Owner Representative
- Ms. Michele Hymer Blitz as the Disability Services Board Representative
- Mr. John Boylan as the Business, Economic Development, Health #1 Representative
- Ms. Tara Ruszkowski as the Faith Community Representative
- Mr. Ryan Sherriff as the Financial Institution Representative
- Mr. Nicholas Bracco as the For-Profit Real Estate Industry Representative

The Board deferred the appointment of the Mason and Mount Vernon District Representatives.

ALCOHOL SAFETY ACTION PROGRAM LOCAL POLICY BOARD (ASAP)

The Board deferred the appointment of the At-Large #1, #2, #3, and #6 Representatives.

ARCHITECTURAL REVIEW BOARD

The Board deferred the appointment of the Attorney and Related Professional Group #1 and #2 Representatives.

ATHLETIC COUNCIL

Reappointment of:

- Ms. Annmarie Swope as the Member At-Large Alternate Representative

Appointment of:

- Mr. David Sanford as the Mount Vernon District Alternate Representative

The Board deferred the appointment of the Diversity At-Large Principal, Dranesville District Principal and Alternate, Franconia District Alternate, and Women's Sports Alternate Representatives.

BARBARA VARON VOLUNTEER AWARD SELECTION COMMITTEE

The Board deferred the appointment of the At-Large Chairman's, Dranesville, Mason, and Sully District Representatives.

BOARD OF BUILDING AND FIRE PREVENTION CODE APPEALS

The Board deferred the appointment of the Alternate #3 and #4, and the Design Professional #5 Representatives.

BOARD OF EQUALIZATION OF REAL ESTATE ASSESSMENTS (BOE)

The Board deferred the appointment of the At-Large #3 Representative.

CATHY HUDGINS COMMUNITY CENTER ADVISORY COUNCIL

The Board deferred the appointment of the Fairfax County #4 and #7 Representatives.

CELEBRATE FAIRFAX, INC. BOARD OF DIRECTORS

Appointment of:

- Ms. Connie Johnson as the At-Large #1 Representative

The Board deferred the appointment of the At-Large #3 Representative.

CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION REVIEW COMMITTEE

The Board deferred the appointment of the At-Large #1 and Springfield District Representatives.

CHILD CARE ADVISORY COUNCIL

Reappointment of:

- Ms. Evelyn Evans as the Franconia District Representative
- Ms. Mercedes Dash as the Providence District Representative

Appointment of:

- Ms. Risa May as the Sully District Representative

The Board deferred the appointment of the Mount Vernon District Representative.

CIVIL SERVICE COMMISSION

Appointment of:

- Ms. Suzana Chowdhury as the At-Large #4 Representative

The Board deferred the appointment of the At-Large #2, #6, #7, and #9 Representatives.

COMMISSION FOR WOMEN

Reappointment of:

- Ms. Alyssa Batchelor-Causey as the At-Large Chairman's Representative
- Ms. Alesia Taylor-Boyd as the Franconia District Representative

Appointment of:

- Ms. Lynn Blandford as the Mount Vernon Representative

The Board deferred the appointment of the Mason and Sully District Representatives.

COMMUNITY ACTION ADVISORY BOARD (CAAB)

The Board deferred the appointment of the Springfield and Sully District Representatives.

CONSUMER PROTECTION COMMISSION

The Board deferred the appointment of the Fairfax County Resident #1 and #4 Representatives.

CONTINUUM OF CARE BOARD (CoC)

The Board deferred the appointment of the Dranesville and Sully District Representatives.

CRIMINAL JUSTICE ADVISORY BOARD (CJAB)

The Board deferred the appointment of the Dranesville and Mason District Representatives.

DULLES RAIL TRANSPORTATION IMPROVEMENT DISTRICT ADVISORY BOARD, PHASE II

The Board deferred the appointment of the BOS At-Large #6 Representative.

ENGINEERING STANDARDS REVIEW COMMITTEE

The Board deferred the appointment of the Citizen #4 Representative.

FAIRFAX AREA DISABILITY SERVICES BOARD

The Board deferred the appointment of the Dranesville, Mount Vernon, and Springfield District Representatives.

FAIRFAX COUNTY 250TH COMMISSION

Appointment of:

- Mr. Frank Sadler as the Mount Vernon District Representative

FAIRFAX-FALLS CHURCH COMMUNITY SERVICES BOARD

Appointment of:

- Ms. Michele Menapace as the At-Large #1 Representative

(NOTE: This nomination was announced at the Board's September 30, 2025, meeting.)

The Board deferred the appointment of the Mount Vernon District Representative.

HEALTH CARE ADVISORY BOARD

Reappointment of:

- Ms. Shikha Dixit as the Mount Vernon District Representative

HEALTH SYSTEMS AGENCY BOARD

The Board deferred the appointment of the Consumer #5 and the Provider #1, #2, and #4 Representatives.

HISTORY COMMISSION

The Board deferred the appointment of the Architect, At-Large #1, Citizen #4 and #9, and Historian #1 Representatives.

HUMAN RIGHTS COMMISSION

Reappointment of:

- Mr. Harry Salinas as the At-Large #4 Representative

Appointment of:

- Ms. Natalia Lopez as the At-Large #5 Representative

The Board deferred the appointment of the At-Large #10 Representative.

HUMAN SERVICES COUNCIL

The Board deferred the appointment of the Dranesville District #1, Mason District #2, Providence District #1, and Sully District #2 Representatives.

INDUSTRIAL DEVELOPMENT AUTHORITY

The Board deferred the appointment of the At-Large #3, #4, and #5 Representatives.

INFORMATION TECHNOLOGY POLICY ADVISORY COMMITTEE (ITPAC)

The Board deferred the appointment of the Providence District Representative.

JUVENILE AND DOMESTIC RELATIONS COURT CITIZENS ADVISORY COUNCIL

The Board deferred the appointment of the Dranesville District Representative.

LIBRARY BOARD

The Board deferred the appointment of the Springfield District Representative.

POLICE OFFICERS RETIREMENT SYSTEM BOARD OF TRUSTEES

The Board deferred the appointment of the Citizen At-Large #2 Representative.

RESTON TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD

The Board deferred the appointment of the Apartment or Rental Owner Associations, Commercial or Retail Ownership #1 and #3, the Dranesville District, and the Residential Owners/HOA/Civic Association #2 and #3 Representatives.

SMALL BUSINESS COMMISSION

The Board deferred the appointment of the At-Large #3 and the Mount Vernon District Representatives.

TREE COMMISSION

Appointment of:

- Ms. Susan Farmer as the At-Large Chairman's Representative

The Board deferred the appointment of Mason and Springfield District Representatives.

TRESPASS TOWING ADVISORY BOARD

The Board deferred the appointment of the Towing #2 Representative.

WETLANDS BOARD

The Board deferred the appointment of the At-Large #1 Representative.

YOUNG ADULTS ADVISORY COMMITTEE

The Board deferred the appointment of the Sully District Representative.

VETERANS AND MILITARY FAMILIES COMMISSION

Confirmation of:

- Dr. Takesha McMiller as the Northern Virginia Community College Representative

DMS:dms

ADDITIONAL BOARD MATTERS

7. **PROCLAMATION REQUEST TO DESIGNATE NOVEMBER 2025 AS *"NATIONAL ADOPT A SENIOR PET MONTH"* IN FAIRFAX COUNTY** (10:55 a.m.)

Chairman McKay relinquished the Chair to Vice-Chairman Smith and asked unanimous consent that the Board direct staff to prepare a Proclamation designating November 2025 as *"National Adopt a Senior Pet Month"* in the County. Without objection, it was so ordered.

8. **PROCLAMATION REQUEST TO DESIGNATE NOVEMBER 2025 AS *"MILITARY FAMILY APPRECIATION MONTH"* IN FAIRFAX COUNTY** (10:55 a.m.)

Jointly with Supervisor Lusk, Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating November 2025 as *"Military Family Appreciation Month"* in the County. Without objection, it was so ordered.

9. **PROCLAMATION REQUEST TO DESIGNATE NOVEMBER 16 – 22, 2025, AS *"HUNGER AND HOMELESSNESS WEEK"* IN FAIRFAX COUNTY** (10:55 a.m.)

Jointly with Supervisor Lusk, Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating November 16 – 22, 2025, as *"Hunger and Homelessness Week"* in the County. Without objection, it was so ordered.

10. **PROCLAMATION REQUEST TO DESIGNATE NOVEMBER 19, 2025, AS *"GEOGRAPHIC INFORMATION SYSTEMS (GIS) DAY"* IN FAIRFAX COUNTY** (10:55 a.m.)

Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating November 19, 2025, as *"GIS Day"* in the County. Without objection, it was so ordered.

11. **PROCLAMATION REQUEST TO DESIGNATE NOVEMBER 22, 2025, AS *"KIMCHI DAY"* IN FAIRFAX COUNTY** (10:55 a.m.)

Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating November 22, 2025, as *"Kimchi Day"* in the County. Without objection, it was so ordered.

12. **SMALL BUSINESS SATURDAYS** (10:55 a.m.)

Chairman McKay stated that Small Business Saturday, observed annually on the Saturday after Thanksgiving, is a nationwide movement that celebrates and supports small businesses for the vital role they play in strengthening the local economy and fostering a sense of community.

Small businesses are the backbone of the County's economy — driving job creation, innovation, and local investment. Here in the County, all are proud that small businesses make up approximately 92 percent of the business community. From family-owned shops and local artisans to innovative startups, these enterprises not only contribute to economic growth but also help define the unique character and success of neighborhoods.

Due to the uncertainty surrounding federal policies that continue to have a profound impact on the local economy, many small businesses and residents are feeling the strain. Over the past year, federal layoffs and contract cancellations have already taken a toll. And now, the shutdown is further squeezing family budgets across the County.

Now more than ever, the County needs to stand with its small businesses, support them, and fight to ensure they have the resources they need to weather these challenges and continue serving the community. Every purchase made from a local business strengthens County neighborhoods and invests in the community.

Residents are encouraged to explore and shop through the County's Made in Fairfax initiative, featuring more than 150 local makers and vendors listed in the online directory: https://www.fcrevite.org/made-fairfax/directory.

By buying locally, all are investing in County neighbors, workforce, and shared prosperity.

Therefore, Chairman McKay moved that the Board direct:

- The Office of Public Affairs to promote Small Business Saturdays on the County's social media channels and websites to encourage public participation

- The Department of Economic Initiatives to collaborate with local chambers of commerce and business organizations to amplify awareness and participation throughout Small Business Saturday during the holiday season

- Celebrate Fairfax and Visit Fairfax to promote this on their website and communication platforms

- Board Offices to promote Small Business Saturdays in their newsletter and social media accounts

Vice-Chairman Smith and Supervisor Storck jointly seconded the motion and it carried by unanimous vote.

Vice-Chairman Smith returned the gavel to Chairman McKay.

13. **NO BOARD MATTERS FOR SUPERVISOR SMITH (SULLY DISTRICT)** (10:59 a.m.)

Supervisor Smith announced that she had no Board Matters to present today.

14. **NO BOARD MATTERS FOR THE BRADDOCK DISTRICT** (10:59 a.m.)

The Braddock District Supervisor's seat is currently vacant.

15. **NO BOARD MATTERS FOR SUPERVISOR BIERMAN (DRANESVILLE DISTRICT)** (10:59 a.m.)

Supervisor Bierman announced that he had no Board Matters to present today.

16. **MOUNT VERNON GATEWAY PHASE II – RIGHT OF WAY (FRANCONIA DISTRICT)** (10:59 a.m.)

Supervisor Lusk stated that K. Hovnanian at Mount Vernon Gateway, LLC (the "applicant") will soon submit a Rezoning Application and a concurrent Proffered Condition Amendment Application on approximately 7.53 acres representing a consolidation of 15 parcels previously rezoned to the PDH-30 District as a part of a development known as Mount Vernon Gateway. Mount Vernon Gateway was approved in 2005, but this portion of the project has not been constructed. The applicant proposes a rezoning of the remainder of the site

from PDH-30 District to the PDH-20 District to permit 66 townhomes and 78 stacked townhomes.

The applications will propose the inclusion of right-of-way previously dedicated and known as Rolling Hills Avenue. This portion of Rolling Hills Avenue may no longer be necessary for roadway purposes. Since the Board owns the right-of-way associated with Rolling Hills Avenue, the applicant is requesting Board concurrence in the filing of the applicable applications.

Therefore, Supervisor Lusk moved that the Board:

- Consent to the inclusion of right-of-way previously dedicated for Rolling Hills Avenue to be included in the Mount Vernon Gateway applications

- Authorize the County Executive and/or his designee to act as agents of the Board in conjunction with these applications, subject to the execution of an agreement indemnifying the Board as to any proffered conditions associated with the zoning applications. The inclusion of this right-of-way in the zoning applications in no way relieves the applicant of the requirement to process a vacation and/or abandonment request

This motion should not be construed as a favorable recommendation by the Board, nor does it relieve the applicant from compliance with the provisions of all applicable ordinances, regulations or adopted standards. In addition, this consent does not imply County support for these applications, does not dictate to staff that the applications should be approved, nor should it prejudice staff's review of the applications. Vice-Chairman Smith seconded the motion and it carried by a vote of eight, Chairman McKay being out of the room.

(NOTE: Later in the meeting, upon his return to the dais, Chairman McKay asked to be recorded as voting in the affirmative for this motion. See Clerk's Summary Item #17.)

17. **UNITED COMMUNITY AND OTHER COMMUNITY SUPPORT PARTNERS ANNOUNCEMENT** (11:02 a.m.)

Supervisor Lusk stated that the federal government shutdown continues, entering its 28th day, leading to severe financial hardship for many Franconia District residents and further damaging the already difficult environment for federal workers throughout the region. Last week United Community, in partnership with County staff, Capital Area Food Bank and others in the community, played an instrumental role in helping to meet the employment and food needs of Franconia District residents and the broader community.

Supervisor Lusk announced that:

- On October 22, 2025, United Community, in partnership with the Department of Neighborhood and Community Services hosted a Job Fair and Career Expo at the Workforce Innovation and Skills Hub (the WISH) located in the Hybla Valley area of the Franconia District. Over 15 area employers from both the public and private sector were present to discuss employment opportunities with the community at the job fair. Inova Hospital, Shirley Contracting, Inc., Fairfax County Fire and Rescue Department, Navy Federal Credit Union, Adecco, and Anchor Remodeling were among the employers present. It was a timely and well attended event

- On October 24, 2025, United Community and Capital Area Food Bank worked together to provide a food distribution event to support furloughed federal workers. This distribution provided over 300 families with over 600 boxes of food. These boxes consisted of produce and nutritious meals, ensuring that the community's furloughed workers had access to healthy food. In total, over 1,000 people were served.

Supervisor Lusk thanked everyone who chipped in and made a difference with both successful events held last week, including:

- United Community, Capital Area Food Bank, and local employers, including County agencies

- The staff and volunteers at all the participant organizations, who are the cornerstones and make the community better

- Congressman Beyer, for donating his time at the food distribution

- Every person who has generously donated to these organizations

Chairman McKay asked to be recorded in the affirmative for Supervisor Lusk's previous Board Matter regarding Mount Vernon Gateway.

Chairman McKay announced that United Community was named the "Goals for Good" Charity of the Year with the Washington Capitals. For every goal the Washington Capitals score, Burke and Herbert Bank will donate $100 to United Community throughout the 2025 season.

18. **RESTON COMMUNITY CENTER (RCC) PREFERENCE POLL** (11:05 a.m.)

(APPTS)
(BAC)

Supervisor Alcorn stated that the RCC has completed the annual Preference Poll election for its Board of Governors. Paul Thomas, Beverly Cosham, and Shane M. Ziegler were elected to serve three-year terms on its Board.

Supervisor Alcorn stated that the poll is an annual community event held to guide the selection of members to serve on RCC's Board of Governors which was established by the Board.

Therefore, Supervisor Alcorn asked unanimous consent that the Board appoint the following individuals to serve on the RCC's Board of Governors in time to be seated at its next Board Meeting November 3, 2025.

- Paul Thomas
- Beverly Cosham
- Shane M. Ziegler

Without objection, it was so ordered.

19. **REQUEST FOR CONCURRENT PROCESSING FOR ISAAC NEWTON SQUARE BLOCKS W2, N1, AND N3 (HUNTER MILL DISTRICT)** (11:06 a.m.)

Supervisor Alcorn stated that Tri Pointe Homes DC Metro, Inc is currently processing a series of applications identified as Proffered Condition Amendment Application PCA-2018-HM-020, Final Development Plan Amendment Applications FDPA-2018-HM-020-003 and FDPA-2018-HM-020-002. Collectively, the applications propose 143 residential units comprising both traditional and back-to-back townhomes on approximately 8.94 acres located in the northern portion of the Isaac Newton Square office park, specifically, Blocks W2, N1, and N3 of Isaac Newton Square on property identified as portions of County Tax Map parcels 17-4 ((5)) 3W2, 3N1, and 7N2 (pt.).

This proposal represents a significant opportunity to complete the northern phase of the long-planned Isaac Newton Square project. Tri Pointe Homes is anxious to pursue construction as soon as possible on the project and, accordingly, seeks concurrent processing of all pending applications.

Therefore, at the request of Tri Pointe Homes, Supervisor Alcorn moved that the Board direct Land Development Services to accept a site plan, and any other site records as may be necessary, for concurrent and simultaneous processing with pending Proffered Condition Amendment Application PCA-2018-HM-020, and Final Development Plan Amendment Applications FDPA-2018-HM-020-003 and

FDPA-2018-HM-020-002. This motion should not be construed as a favorable recommendation by the Board on the proposed applications and does not relieve Tri Pointe Homes from compliance with the provisions of applicable ordinances, regulations, or adopted standards in any way. Chairman McKay and Supervisor Lusk jointly seconded the motion and it carried by unanimous vote.

20. **HUNTER MILL DISTRICT ANNOUCEMENTS** (11:08 a.m.)

Supervisor Alcorn announced the following:

- Marco Rando, Art Teacher at South Lakes High School, was recently awarded the ArtsFairfax 2025 Education Award. He congratulated Mr. Rando on this outstanding recognition

- Susan Stillman and her home achieved net zero emissions and earned the James M. Scott 2025 Exceptional Design Merit Award. She also received the 2025 Design Award from the American Institute of Architects Virginia. He congratulated Ms. Stillman on her outstanding recognitions

  The Exceptional Design Award recipients will be honored on Thursday, October 30, 2025, at 5 p.m., at the Fairfax County Government Center

- The Comprehensive Plan's Policy Plan decision, scheduled to be considered at the Board's November 18, 2025, meeting, may be deferred. He urged the Board to share within their districts for public outreach

21. **MASON DISTRICT RESTAURANT WEEK** (11:13 a.m.)

Supervisor Jimenez thanked the Board and Bryan Hill, County Executive, for participating in the Mason District Restaurant Week.

22. **CONCURRENT AND SIMULTANEOUS PROCESSING REQUEST FOR SPECIAL EXCEPTION APPLICATION SE-2025-MA-00035 (MASON DISTRICT)** (11:14 a.m.)

Supervisor Jimenez stated that SJS&W Washington Property LLC is the owner of approximately 20 acres located at 6805 Industrial Drive and identified in the County tax assessment records as Tax Map Parcel 80-2 ((1)) 30. The property is zoned to the I-6 District and improved with the St. James Sports and Wellness Complex, a 429,735 square foot two-story indoor commercial recreation use. The applicant proposes to add 20,370 square feet to The St. James, for a total floor area ratio (FAR) of 0.5166 on the subject property. The proposal necessitates a special exception to exceed the permitted limit of 0.5 FAR on the subject property.

The proposed project will allow The St. James to expand its existing St. James Academy sports and academic program by adding classrooms and sports training areas to accommodate additional student athletes. The additional floor area and increase in enrollment will be implemented in three phases.

The applicant intends to complete construction of Phase I of the proposal in time to enroll new student athletes at St. James Academy for the 2026 - 2027 school year. The applicant is eager to begin the development process and has requested consideration of concurrent and simultaneous processing.

Therefore, Supervisor Jimenez moved that the Board direct staff to authorize concurrent and simultaneous processing of a site plan, architectural drawings, and any other drawings as may be necessary in conjunction with Special Exception Application SE 2025-MA-00035. This motion should not be construed as a favorable recommendation by the Board on the proposed application and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The motion was multiply seconded and carried by unanimous vote.

23. **MOUNT VERNON DISTRICT ANNOUNCEMENTS** (11:16 a.m.)

Supervisor Storck announced the following:

- Cynthia Rosales is a new Administrative Aide in his office and will be responsible for office and events management. On behalf of the Board, he warmly welcomed her to the Board Auditorium

- The Mount Vernon District Food Drive will be held through December 5, 2025, and items can be dropped off at the Mount Vernon Governmental Center (2511 Parkers Lane, Alexandria, VA 22306) and the donations will be used to benefit the Mount Vernon High School. He encouraged the community to participate in the event

- The Welcome Back to Mount Vernon grand reopening of the Mount Vernon Rec Center will be held on November 15, 2025, from 10 a.m. – 2 p.m. He invited the community to attend the event

- The Tour de Mount Vernon was held on October 25, 2025, and he thanked everyone for attending and participating
- Tim Rizer was recently awarded the 2025 ArtsFairfax Philanthropy Award

- The Davis Industries fire occurred on October 14, 2025, at approximately 1 p.m. and required that Route One be shut down for six hours. He thanked the County Fire and Rescue Department and the Police Department for their assistance

24. **RESOLUTION OF RECOGNTION FOR CAMELA SPEER** (11:26 a.m.)

Supervisor Storck moved approval of the Resolution of Recognition presented to Camela Speers, Deputy Chief, Mount Vernon District Supervisor's office, in recognition of her 20 years of service and dedication to the County and for her upcoming retirement. Chairman McKay seconded the motion and it carried by unanimous vote.

25. **PROVIDENCE DISTRICT ANNOUNCEMENTS** (11:30 a.m.)

Supervisor Palchik announced the following:

- The Noman M. Cole, Jr. Water Recycling Facility's open house will be held on December 6, 2035, from 10 a.m. – 2 p.m. at 9519 Richmond Highway, Lorton, VA 22079, and she invited the community to attend

- The Route 50 Multiuse Trail virtual ribbon cutting was recently held

26. **AUTHORIZATION OF A COMPREHENSIVE PLAN AMENDMENT FOR MERRIFIELD LAND SUB-UNIT G2 (PROVIDENCE DISTRICT)** (11:33 a.m.)

Supervisor Palchik stated that the adopted Comprehensive Plan for the Merrifield Suburban Center includes recommendations for Land Sub-Unit G2 that limit the number of drive-through facilities to four: one for a bank, one for a car service station, and two for restaurants.

In 2018, the Board approved Special Exception Amendment Application SEA 95-P-008 to allow the conversion of the former drive-through financial institution to a drive-through restaurant use, which has since become the Starbucks located at 3046 Gate House Plaza (Tax Map 49-3 ((1)) 142A).

The property owner has requested consideration of a Comprehensive Plan Amendment and Special Exception Amendment to allow an additional drive-through facility and to reintroduce a financial institution to the property. The addition of this Plan Amendment to the work program was coordinated with staff.

Therefore, Supervisor Palchik moved that the Board authorize staff to consider a Comprehensive Plan Amendment to review the recommendations for Land Sub-Unit G2 of the Merrifield Suburban Center to allow for an additional drive-through use at 3058 Gate House Plaza (Tax Map 49-3 ((1)) 142A), and that

this Plan Amendment be added to the Comprehensive Plan Amendment Work Program as a Tier 2 item and processed concurrently with a Special Exception Amendment Application. This motion should not be construed as a favorable recommendation by the Board or the Planning Commission on the proposed amendment or the associated Special Exception Amendment and does not relieve the applicant from compliance with all applicable ordinances, regulations, and adopted standards. Chairman McKay seconded the motion and it carried by unanimous vote.

27. **FOOD BANK DONATION BINS BEING PLACED AT VOTING PRECINCTS** (11:35 a.m.)

Supervisor Herrity suggested that food bank donation bins be added at the voting precinct locations.

28. **CONSOLIDATION OF COUNTY AND FAIRFAX COUNTY PARK AUTHORITY MOWING CONTRACTS** (11:36 a.m.)

Supervisor Herrity stated that as the Board looks toward a difficult Fiscal Year 2027 budget, it should be considering every way that it can improve the cost-effectiveness of its services. Supervisor Herrity stated that during his recent meeting with the Fairfax County Park Authority (FCPA), it came to his attention that County mowing contracts are negotiated and maintained separately from the FCPA mowing contracts. While different property types require different types of care, there may be efficiencies from holistically evaluating the mowing needs of all County properties. The Board should consider if there are cost savings that can be realized by consolidating these contracts, as well as any contracts for other County-funded properties that require mowing.

Therefore, Supervisor Herrity asked unanimous consent that the Board direct the County Executive to facilitate a discussion between the Facilities Management Department and the Fairfax County Park Authority to evaluate any efficiencies, from consolidating mowing contracts, along with all other properties that the County is responsible for mowing. Without objection, it was so ordered.

Discussion ensued regarding:

- Staff regularly looking for possible budget efficiencies
- The need to examine the mowing contracts for the Park Authority and Fairfax County Public Schools
- The County's Joint Committee on Capital Facilities and its role in looking for cost savings and efficiency

SA:sa

AGENDA ITEMS

29. **ADMINISTRATIVE ITEMS** (11:41 a.m.)

Supervisor Smith moved approval of the Administrative Items. Chairman McKay seconded the motion and it carried by vote unanimous vote, Supervisor Alcorn, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Palchik, Supervisor Smith, Supervisor Storck, and Chairman McKay voting "AYE."

ADMIN 1 – STREETS INTO THE SECONDARY SYSTEM – THE RESERVES AT PINECREST (MASON DISTRICT)

(R) Approved the request that the street listed below be accepted into the State Secondary System:

Subdivision	District	Street
The Reserves at Pinecrest	Mason	Reserves Hill Court

ADMIN 2 – STREETS INTO THE SECONDARY SYSTEM – BRILYN PARK LOTS 22-24 (MERIDIAN STREET EXTENSION) (DRANESVILLE DISTRICT)

(R) Approved the request that the street listed below be accepted into the State Secondary System:

Subdivision	District	Street
Brilyn Park Lots 22-24	Dranesville	Meridian Street

ADMIN 3 – ADDITIONAL TIME TO ESTABLISH THE USE OR COMMENCE CONSTRUCTION FOR SPECIAL EXCEPTION APPLICATION SE 2008-SP-025, ISLAMIC SAUDI ACADEMY (SPRINGFIELD DISTRICT)

(AT) Approved the request for 12 months of additional time to establish the use or commence construction for Special Exception Application SE 2008-SP-025 to July 1, 2026, pursuant to the provisions of subsection 8100.3.D.(6) of the Zoning Ordinance.

ADMIN 4 – ADDITIONAL TIME TO ESTABLISH THE USE OR COMMENCE CONSTRUCTION FOR SPECIAL EXCEPTION APPLICATION SE 2017-SU-008, VIGARIO MANAGEMENT CORPORATION (SULLY DISTRICT)

(AT) Approved the request for 18 months of additional time to establish the use or commence construction for Special Exception Application SE 2017-SU-008 to January 1, 2027, pursuant to the provisions of subsection 8100.3.D.(6) of the Zoning Ordinance.

ADMIN 5 – ADDITIONAL TIME TO ESTABLISH THE USE OR COMMENCE CONSTRUCTION FOR SPECIAL EXCEPTION APPLICATION SE 2022-MA-00026, WESLEY HOUSING DEVELOPMENT CORPORATION (MASON DISTRICT)

(AT) Approved the request for 36 months of additional time to establish the use or commence construction for Special Exception Application SE 2022-MA-00026 to August 21, 2028, pursuant to the provisions of subsection 8100.3.D.(6) of the Zoning Ordinance.

ADMIN 6 – APPROVAL OF A "WATCH THE CHILDREN" SIGN AS PART OF THE RESIDENTIAL TRAFFIC ADMIISTRATION PROGRAM – MOVERLY COURT (SPRINGFIELD DISTRICT)

(R)
- Adopted the Resolution endorsing the One "Watch for Children" sign on Moverly Court (Springfield District)
- Directed staff to schedule installation of the approved measures as soon as possible

ADMIN 7 – SUPPLEMENTAL APPROPRIATION RESOLUTION (SAR) AS 26113 FOR THE DEPARTMENT OF FAMILY SERVICES (DFS) TO ACCEPT GRANT FUNDING FROM VIRGINIA WORKS, ALSO KNOWN AS THE VIRGINIA DEPARTMENT OF WORKFORCE DEVELOPMENT AND ADVANCEMENT, TO IMPLEMENT A WORKFORCE DEVELOPMENT INNOVATION AND FACILITATING CAREER PIVOT GRANT

(SAR)
- Approved SAR AS 26113 for DFS to accept grant funding from Virginia Works, also known as the Virginia Department of Workforce Development and Advancement, in the amount of $150,000 to support a work-based learning career pathway initiative. There is no cash match required from the County. Funding is available through June 30, 2026, and the County will have no obligation to provide ongoing funding once the grant expires

- Authorized the Chairman, the County Executive, and/or a designee appointed by the County Executive to enter into the grant agreement and any related agreements, including but not limited to Federal Subaward Agreements, on behalf of the County

ADMIN 8 – SUPPLEMENTAL APPROPRIATION RESOLUTION (SAR) AS 26114 FOR THE FAIRFAX COUNTY ECONOMIC DEVELOPMENT AUTHORITY (FCEDA) TO ACCEPT GRANT FUNDING FROM THE COMMONWEALTH OF VIRGINIA – COMMONWEALTH DEVELOPMENT OPPORTUNITY FUND FOR SYSTEMS PLANNING AND ANALYSIS, INC (SPA).

(SAR) Approved SAR AS 26114 for the FCEDA to accept grant funding in the amount of $1,500,000 to convey to SPA as the State portion of the grant. No local cash match is required; however, FCEDA will provide an in-kind match in the form of talent attraction support services to assist SPA with the hiring of 714 net new employees over a five-year period.

ADMIN 9 – AUTHORIZATION TO ADVERTISE A PUBLIC HEARING TO CONSIDER AN ORDINANCE EXPANDING THE CEDAR RESIDENTIAL PERMIT PARKING DISTRICT, DISTRICT 35 (PROVIDENCE DISTRICT)

(A) Authorized the advertisement of a public hearing to be held before the Board on **December 9, 2025, at 4:30 p.m.**, to consider a proposed amendment to the Code of the County of Fairfax, Appendix G, to expand the Cedar RPPD, District 35, to include Acorn Circle (Route 992) from Cedar Lane to the cul-de-sac inclusive.

ADMIN 10 – AUTHORIZATION TO ADVERTISE A PUBLIC HEARING TO CONSIDER A PROPOSED ORDINANCE TO AMEND THE FAIRFAX COUNTY CODE BY REPEALING CHAPTER 28.1, RELATING TO MASSAGE THERAPY, ESTABLISHMENTS AND SERVICES AND ADDING A NEW CHAPTER 28.2, RELATING TO MASSAGE ESTABLISHMENTS

(A) Authorized the advertisement of a public hearing to be held before the Board on **November 18, 2025, at 4 p.m.**, to consider the proposed repeal of Chapter 28.1 and proposed adoption of a new Chapter 28.2. Three drafts have been included with the Board Agenda Item and are identical with the exception that each includes different language regarding controlled entry in massage establishments (Section 28.2-3-3).

ADMIN 11 – AUTHORIZATION TO ADVERTISE A PUBLIC HEARING TO CONSIDER PROPOSED AMENDMENTS TO THE FAIRFAX COUNTY CODE SECTION 82-5-32, REMOVAL, IMMOBILIZATION, AND DISPOSITION OF VEHICLES UNLAWFULLY PARKED ON PRIVATE OR COUNTY PROPERTY, TO INCLUDE INCREASING RATES AND CHARGES

(A) Authorized the advertisement of a public hearing to be held before the Board on **December 9, 2025, at 4:30 p.m.** on proposed amendments to the Code of the County of Fairfax, Chapter 82 (Motor Vehicles and Traffic), Section 82-5-32, Removal, Immobilization, and Disposition of Vehicles Unlawfully Parked on Private or County Property, to include increasing rates and charges.

ADMIN 12 – AUTHORIZATION TO ADVERTISE A PUBLIC HEARING TO CONSIDER ADOPTION OF AN UNCODIFIED ORDINANCE TO APPROVE THE CHANGE OF OWNERSHIP OF COXCOM, LLC, D/B/A COX COMMUNICATIONS NORTHERN VIRGINIA (A TRANSFER)

(A) Authorized the advertisement of a public hearing to be held before the Board on **December 9, 2025, at 4:30 p.m.** to consider adoption of an uncodified ordinance to approve the change of ownership of CoxCom, LLC, d/b/a Cox Communications Northern Virginia, to Charter Communications, Inc. (a Transfer).

ADMIN 13 – AUTHORIZATION FOR THE DEPARTMENT OF TRANSPORTATION (DOT) TO APPLY FOR FUNDING AND APPROVAL OF A RESOLUTION ENDORSING PROJECTS BEING SUBMITTED FOR THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S (VDOT) FISCAL YEAR (FY) 2027-2028 REVENUE SHARING AND TRANSPORTATION ALTERNATIVES SETASIDE PROGRAMS (BRADDOCK, DRANESVILLE, FRANCONIA, MOUNT VERNON, PROVIDENCE, SPRINGFIELD, AND SULLY DISTRICTS)

(R)
- Authorized DOT to apply for funding from VDOT's FY 2027-2028 Revenue Sharing and Transportation Alternatives Set-Aside Programs in the amount of $22.8 million (as outlined in the Board Agenda Item), including $11.1 million in local cash match which is available from transportation funding sources and does not require new General Fund resources

- Adopted the project endorsement resolution

30. **A-1 – APPROVAL AND AUTHORIZATION TO DONATE VEHICLE TO OCCOQUAN POLICE DEPARTMENT** (11:41 am)

On motion of Supervisor Lusk, seconded by Chairman McKay, and carried by unanimous vote, the Board concurred in the recommendation of staff and:

- Authorized the donation of vehicle 7141 to the Town of Occoquan for use by its Police Department

- Directed staff to take all necessary steps to effectuate the transfer of this vehicle to the Town

31. **I-1 – COUNTY HOLIDAY SCHEDULE – CALENDAR YEAR 2026** (11:42 a.m.)

The Board next considered an item contained in the Board Agenda, presenting the proposed calendar year 2026 Holiday Schedule for Fairfax County Government.

DMS:dms

32. **RECESS/CLOSED SESSION** (11:42 a.m.)

Following a query to Elizabeth Teare, County Attorney, regarding the amount of time needed for closed session, Supervisor Smith moved that the Board recess and go into closed session for discussion and consideration of matters enumerated in Virginia Code Section 2.2-3711 and listed in the agenda for this meeting as follows:

(a) Discussion or consideration of personnel matters pursuant to Virginia Code Section 2.2-3711(A) (1).

(b) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code Section 2.2-3711(A) (3).

(c) Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, as identified below, where discussion in an open session would adversely affect the negotiating or litigating posture of the public body, as well as consultation with legal counsel regarding specific legal matters listed below requiring the provision of legal advice by such counsel, all as permitted by Virginia Code Section 2.2-3711(A) (7) and (8).

1. *Maxwell Hollis v. Schaefer Pyrotechnics, Inc., Kimmel R. Schaefer, Town of Vienna, Catherine L. Corona Salgado, Timothy J. Miscovich, Keith H. Johnson, and Jeffrey Thomas;* Case No. CL-2023-0012002 (Fx. Co. Cir. Ct.)

2. *Anthony Terel LaFond, Ron LaFond, and Michaela LaFond v. Fairfax County, Virginia and Zoha Sultan,* Case No. CL-2025-0014433 (Fx. Co. Cir. Ct.)

3. *Melissa White v. Fairfax County,* Case No. GV25-006375-00 (Prince William Co. Gen. Dist. Ct.)

4. *Lidia Yrma Tapia Ovando v. Alexander Voziyan,* Case No. GV25-009721 (Fx. Co. Gen. Dist. Ct.)

5. *UMB Bank, National Association, Not In Its Individual Capacity, Solely As Legal Title Trustee for LVS Title Trust XII and Atlantic Trustee Services, L.L.C. v. Chad W. Harris a/k/a Cahd West Harris et al.,* Case No. CL-2025-0013230 (Fx. Co. Cir. Ct.) (Mount Vernon District)

6. *Board of Supervisors of Fairfax County, Virginia and William Hicks, Director Fairfax County Land Development Services v. Derek W. Murray and Sarah A. Murray;* CL-2025-0014942 (Fx. Co. Cir. Ct.) (Springfield District)

7. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Panelly, LLC,* Case No. CL-2024-0013439 (Fx. Co. Cir. Ct.) (Dranesville District)

8. *Jay Riat, Fairfax County Building Official v. Martha Voge Taishoff,* Case No. CL-2025-0014939 (Fx. Co. Cir. Ct.) (Dranesville District)

9. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Carolyn W. Smith, Trustee of the Smith Living Trust,* Case No. GV25-027791 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

10. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Joseph W. Emrico and Lisa S. Emrico,* Case No. CL-2025-0014505 (Fx. Co. Cir. Ct.) (Franconia District)

11. *Jay Riat, Fairfax County Building Official v. Antonio Rivas and Leonidas Rivas,* Case No. GV25-021674 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

12. *Jay Riat, Fairfax County Building Official v. Jennifer Mossgrove and John Mossgrove,* Case No. CL-2024-0001666 (Fx. Co. Cir. Ct.) (Hunter Mill District)

13. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. John D. Coppola and Anne T. Coppola,* Case No. GV25- 023514 (Fx. Co. Gen. Dist. Ct.) (Mason District)

14. *Jay Riat, Fairfax County Building Official v. Travis Arnold and Gabriela Catalina Barrera Gutierrez,* Case No. GV25-027789 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

15. *Jay Riat, Fairfax County Building Official v. Mercedes Eugenia,* Case No. GV25-027787 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

16. *Jay Riat, Fairfax County Building Official v. Robert Thompson and Laiping Fong,* Case No. GV25-005851 (Fx. Co. Gen. Dist. Ct.) (Providence District)

17. *Jay Riat, Fairfax County Building Official, and Leslie B. Johnson, Fairfax County Zoning Administrator v. Akhtar H. Shah and Humera Akhtar Shah,* Case No. CL-2025-0002637 (Fx. Co. Cir. Ct.) (Springfield District)

18. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Yvonne D. Bracaloni and Doris H. Stickney,* Case No. CL-2025- 0008339 (Fx. Co. Cir. Ct.) (Springfield District)

19. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Parhot Noor and Kristen Noor,* Case No. CL-2025-0014361 (Fx. Co. Cir. Ct.) (Sully District)

And in addition:

- As permitted by Virginia Code Section 2.2-3711(A)(8), legal analysis of the following: existing agreement with volunteer fire and rescue departments and massage establishment regulations

Chairman McKay seconded the motion and it carried by unanimous vote.

At 3:33 p.m., the Board reconvened in the Board Auditorium with all Members being present, with the exception of Supervisor Palchik, and with Chairman McKay presiding.

ACTIONS FROM CLOSED SESSION

33. **CERTIFICATION BY BOARD MEMBERS REGARDING ITEMS DISCUSSED IN CLOSED SESSION** (3:32 p.m.)

Supervisor Smith moved that the Board certify that, to the best of its knowledge, only public business matters lawfully exempted from open meeting requirements by virtue of Virginia Code Section 2.2-3711 and only such public business matters as were identified in the motion by which closed session was convened were heard, discussed, or considered by the Board during the closed session. Chairman McKay seconded the motion.

Following Chairman McKay noting that Supervisor Palchik was not feeling well and did not participate in Closed Session, the question was called on the motion and it carried by a vote of eight, Supervisor Alcorn, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Smith, Supervisor Storck, and Chairman McKay voting "AYE," Supervisor Palchik being out of the room.

JLC:jlc

ADDITIONAL BOARD MATTER

34. **OPTIONS FOR INDIVIDUALS TO PROVIDE TESTIMONY FOR PUBLIC HEARINGS** (3:33 p.m.)

Chairman McKay stated that individuals have the following options to provide testimony during public hearings:

- Testify before the Board in person
- Provide testimony by telephone (Live)
- Provide testimony by YouTube video

At the designated point in the public hearing, speakers will be called from the Speakers List and they may come forward, or their video will be shown, or they will be connected by telephone. There will then be an opportunity for anyone else who would like to speak regarding the application. If they are present in the Board Auditorium, they may come forward to the podium or call in to the number that will be provided on the screen (703-324-1020). Speakers testifying via video must have signed up and submitted their video no later than 9 a.m. on the day prior to the public hearing. For public hearing testimony, speakers are given

three minutes to speak as an individual. If they are the spokesperson for a group they are given five minutes.

AGENDA ITEMS

35. **3:30 P.M. – PUBLIC HEARING ON PCA 2003-HM-046-04/ CDPA 2003-HM-046-002 (RZPA 2025-HM-00004) (UNION INVESTMENT REAL ESTATE GMBH CORPORATION) TO AMEND THE PROFFERS AND CONCEPTUAL DEVELOPMENT PLAN FOR RZ 2003-HM-046, TO PERMIT AN ADDITIONAL OFFICE BUILDING AT AN OVERALL SITE FLOOR AREA RATIO OF 0.96, LOCATED ON APPROXIMATELY 6.78 ACRES OF LAND ZONED PDC (DRANESVILLE DISTRICT)** (3:34 p.m.)

(O) A Certificate of Publication was filed from the editor of the *Washington Times* showing that notice of said public hearing was duly advertised in that newspaper in the issues of October 7 and October 14, 2025.

The application property is located on the north side of Woodland View Drive at its intersection with Woodland Pointe Avenue Tax Map 16-4 ((1)) 44.

Robert Brant, Walsh, Colucci, Lubeley and Walsh, P.C., reaffirmed the validity of the affidavit dated October 7, 2025, for the record.

Kevin McMahan, Planner, Zoning Evaluation Division, Department of Planning and Development, gave a presentation depicting the applications and site location.

Mr. Brant had filed the necessary notices showing that at least 25 adjacent and/or interested parties had been notified of the date and hour of this public hearing and he proceeded to present his case.

Following the public hearing, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Mr. McMahan presented the staff and Planning Commission recommendations.

Supervisor Bierman moved that the Board approve:

- Proffered Condition Amendment Application PCA 2003-HM-046-04 and Conceptual Development Plan Amendment Application CDPA 2003-HM-046-002, subject to the proffers dated October 27, 2025

- Modification of subsection 5100.2.D(8)(a)2 of the Zoning Ordinance to allow commercial buildings within 75 feet of the Dulles Airport Access Road to that shown on the CDPA/FDPA

The motion was multiply seconded. Following comments, the question was called on the motion and it carried by a vote of eight, Supervisor Alcorn, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Smith, Supervisor Storck, and Chairman McKay voting "AYE," Supervisor Palchik being out of the room.

(NOTE: On October 22, 2025, the Planning Commission approved Final Development Plan Amendment Application FDPA 2003-HM-046-002.)

36. **3:30 P.M. – PUBLIC HEARING ON SE 2023-SU-00009 (NEW LIFE CHRISTIAN CHURCH) TO PERMIT OUTDOOR COMMERCIAL RECREATION USE WITH LIGHTING AND INCREASE IN HEIGHT FOR CONTAINMENT STRUCTURE, LOCATED ON APPROXIMATELY 2.72 ACRES OF LAND ZONED I-3, AN, AND WS (SULLY DISTRICT)**
(3:44 p.m.)

A Certificate of Publication was filed from the editor of the *Washington Times* showing that notice of said public hearing was duly advertised in that newspaper in the issues of October 7 and October 14, 2025.

The application property is located in the Sully District. Tax Map 34-3 ((1)) 23A1(pt.).

Sara Mariska, Odin, Feldman and Pittleman, P.C., reaffirmed the validity of the affidavit dated August 14, 2025, for the record.

Cierra Downing, Planner, Zoning Evaluation Division, Department of Planning and Development, gave a presentation depicting the applications and site location.

Ms. Mariska had filed the necessary notices showing that at least 25 adjacent and/or interested parties had been notified of the date and hour of this public hearing and she proceeded to present her case.

Following the public hearing, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Ms. Downing presented the staff and Planning Commission recommendations.

Following a query by Supervisor Smith, Ms. Mariska confirmed, for the record, that the applicant was in agreement with the proposed development conditions dated September 4, 2025.

Supervisor Smith moved that the Board approve Special Exception Application SE 2023-SU-00009, subject to the development conditions dated September 4, 2025. Supervisor Herrity seconded the motion. Following comments, the question was called on the motion and it carried by a vote of eight, Supervisor Palchik being out of the room.

37. **3:30 P.M. – PUBLIC HEARING ON SE 2025-SU-00003 (REWA SADAN VA INC.) TO PERMIT A RETAIL SALES USE WITH AN ACCESSORY WAREHOUSE COMPONENT, AND TO INCREASE THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO RETAIL SALES, DISPLAY AREA AND ACCESSORY OFFICE SPACE, LOCATED ON APPROXIMATELY 15,279 SQUARE FEET OF LAND ZONED I-3, I-4, HC, AN, AND WS (SULLY DISTRICT)** (3:50 p.m.)

A Certificate of Publication was filed from the editor of the *Washington Times* showing that notice of said public hearing was duly advertised in that newspaper in the issues of October 7 and October 14, 2025.

The application property is located in the Sully District. Tax Map 33-2 ((4)) 1A.

Jessica Washington, Walsh, Colucci, Lubeley and Walsh, P.C., reaffirmed the validity of the affidavit dated August 6, 2025, for the record.

Carl Schumate, Planner, Zoning Evaluation Division, Department of Planning and Development, gave a presentation depicting the applications and site location.

Ms. Washington had filed the necessary notices showing that at least 25 adjacent and/or interested parties had been notified of the date and hour of this public hearing and she proceeded to present her case.

Following the public hearing, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Mr. Shumate presented the staff and Planning Commission recommendations.

Following a query by Supervisor Smith, Ms. Washington confirmed, for the record, that the applicant was in agreement with the proposed development conditions dated September 4, 2025.

Supervisor Smith moved that the Board approve:

- Special Exception Application SE 2025-SU-00003, subject to the development conditions dated September 4, 2025

- Modification of Subsection 4102.5HH (2)(a) of the Zoning Ordinance to allow an increase in the maximum gross floor area that may be devoted to retail sales, display area, and accessory office space in the I-4 District from 60 percent to 70 percent

Supervisor Alcorn and Chairman McKay jointly seconded the motion and it carried by a vote of eight, Supervisor Palchik being out of the room.

38. **3:30 P.M. – PUBLIC HEARING ON PCA-86-C-119-09/PRCA 86-C-119-03/ DPA 86-C-119-05 (RZPA 2024-HM-00019) (BOSTON PROPERTIES LIMITED PARTNERSHIP) TO AMEND THE PROFFERS, CONDITIONS, AND THE DEVELOPMENT PLANS FOR RZ 86-C-119 TO PERMIT MODIFICATIONS TO PROFFERS AND SITE DESIGN AT A 3.64 FLOOR AREA RATIO (FAR) FOR DPA-86-C-119-05, 2.52 FAR FOR PCA-86-C-119-09/PRCA-86-C-119-03, AND 3.02 FAR FOR THE OVERALL DEVELOPMENT, INCLUDING BONUS DENSITY FOR AFFORDABLE HOUSING, LOCATED ON APPROXIMATELY 13.93 ACRES OF LAND FOR DPA-86-C-119-05 AND 23.58 ACRES OF LAND FOR PCA-86-C-119-09/PRCA-86-C-119-03, ZONED PRC (HUNTER MILL DISTRICT)** (3:54 p.m.)

Due to an affidavit issue, Supervisor Alcorn moved that the Board defer the public hearing on Proffered Condition Amendment Application PCA-86-C-119-09, Development Plan Amendment Application DPA-86-C-119-05, and Planned Residential Community Amendment Application PRCA-86-C-119-03 until **November 18, 2025, at 3:30 p.m.** Chairman McKay seconded the motion, which carried by a vote of eight, Supervisor Palchik being out of the room.

39. **BOARD RECESS** (3:55 p.m.)

At 3:55 p.m. the Board recessed briefly and, at 4:01 p.m., reconvened with all Members being present except for Supervisor Alcorn and Supervisor Palchik, and with Chairman McKay presiding.

40. **4 P.M. – PUBLIC HEARING ON PROPOSED AMENDMENTS TO CHAPTER 101 (SUBDIVISION ORDINANCE) AND CHAPTER 112.2 (ZONING ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX (CODE), REGARDING PLAT, SITE PLAN AND SUBDIVISION PLAN REVIEW TIMES AND PROCESSING** (4:01 p.m.)

(Os) A Certificate of Publication was filed from the editor of the *Washington Times* showing that notice of said public hearing was duly advertised in that newspaper in the issues of October 7 and October 14, 2025.

Jerry Stonefield, Engineer IV, Department of Land Development Services, presented the staff report.

Following the public hearing, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Mr. Stonefield presented the staff recommendation.

Supervisor Smith moved:

- Adoption of the proposed amendments to the Code of the County of Fairfax, Chapter 101 (Subdivision Ordinance) and

Chapter 112.2 (Zoning Ordinance) for Plat, Site Plan and Subdivision review times and process as set forth in the Staff Report dated September 9, 2025

- That the amendments become effective at 12:01 a.m. on October 29, 2025

Chairman McKay seconded the motion. Following comments, the question was called on the motion and it carried by a vote of seven, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Smith, Supervisor Storck, and Chairman McKay voting "AYE," Supervisor Alcorn and Supervisor Palchik being out of the room.

41. **4 P.M. – PUBLIC HEARING ON THE ACQUISITION OF CERTAIN LAND RIGHTS NECESSARY FOR THE CONSTRUCTION OF REQUEST FOR CONDEMNATION AUTHORITY FOR THE RICHMOND HIGHWAY BUS RAPID TRANSIT (RHBRT) PROJECT 2G40-162-004 (FRANCONIA AND MOUNT VERNON DISTRICTS)** (4:05 p.m.)

(R) A Certificate of Publication was filed from the editor of the *Washington Times* showing that notice of said public hearing was duly advertised in that newspaper in the issues of October 7 and October 14, 2025.

Clyde Monahan, Senior Right-of-Way Agent, Land Acquisition Division, Department of Public Works and Environmental Services, presented the staff report.

Discussion ensued, with input from Jim Strayhorne, Transportation Planner, Department of Transportation, regarding:

- Notification process for affected property owners
- Further negotiations with property owners
- Timeline for completion of the project

Following the public hearing, which included testimony by two speakers, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Mr. Monahan presented the staff recommendation.

Discussion ensued, with input from Mr. Monahan, regarding the status of ongoing negotiations with certain property owners.

Following comments, Supervisor Lusk moved to approve the County Executive's recommendation to acquire the required land rights for the RHBRT, the process of imminent domain, for the remaining properties that have been identified in the revised resolution in this public hearing. Supervisor Storck seconded the motion.

Discussion ensued, with input from Mr. Strayhorne and Hayden Codding, Assistant County Attorney, regarding:

- The timeframe for property owners to address, resolve, and/or reach an agreement with the County
- Public outreach efforts

The question was called on the motion and it carried by a vote of six, Supervisor Alcorn, Supervisor Herrity, and Supervisor Palchik being out of the room.

42. **4 P.M. – PUBLIC HEARING TO CONSIDER AN ORDINANCE EXPANDING THE EDISON RESIDENTIAL PERMIT PARKING DISTRICT (RPPD), DISTRICT 50 (FRANCONIA DISTRICT)** (4:28 p.m.)

(O) A Certificate of Publication was filed from the editor of the *Washington Times* showing that notice of said public hearing was duly advertised in that newspaper in the issues of October 7 and October 14, 2025.

Beverly Duran, Transportation Planner, Department of Transportation, presented the staff report.

Following the public hearing, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Ms. Duran presented the staff recommendation.

Supervisor Lusk moved adoption of the proposed amendments to the Code of the County of Fairfax, Appendix G, to expand the Edison RPPD, District 50, to include the north side of Woodway Drive from Gum Street to the east end; and the south side of Woodway Drive from the western property boundary of 5505 Woodway Drive to the east end. Chairman McKay seconded the motion and it carried by a vote of seven, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Smith, Supervisor Storck, and Chairman McKay voting "AYE," Supervisor Alcorn and Supervisor Palchik being out of the room.

43. **4 P.M. – PUBLIC HEARING ON A PROPOSAL TO VACATE A PORTION OF ROLLING ROAD (SPRINGFIELD DISTRICT)** (4:31 p.m.)

(O) A Certificate of Publication was filed from the editor of the *Washington Times* showing that notice of said public hearing was duly advertised in that newspaper in the issues of October 7 and October 14, 2025.

Jeffrey Edmondson, Transportation Planner III, Site Analysis and Transportation Planning Division, Department of Transportation, presented the staff report.

Following the public hearing, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Mr. Edmondson presented the staff recommendation.

Following comments, Supervisor Herrity moved adoption of the Ordinance vacating a portion of Rolling Road west of the intersection of Rolling Road (Route 638) and Traford Lane (Route 4132), as shown in Attachment Three of the Board Agenda Item. Chairman McKay seconded the motion and it carried by a vote of seven, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Smith, Supervisor Storck, and Chairman McKay voting "AYE," Supervisor Alcorn and Supervisor Palchik being out of the room.

44. **4 P.M. – PUBLIC COMMENT FROM FAIRFAX COUNTY CITIZENS AND BUSINESSES ON ISSUES OF CONCERN** (4:34 p.m.)

A Certificate of Publication was filed from the editor of the *Washington Times* showing that notice of said public comment was duly advertised in that newspaper in the issues of October 7 and October 14, 2025.

Chairman McKay announced the rules associated with public comment: The Board will hear public comment on any issue, except issues under litigation; issues that have been scheduled for public hearing before the Board; personnel matters and/or comments regarding specific individuals. Speakers must register in advance, and each speaker is given three minutes for his or her remarks. A maximum of ten speakers may address the Board during any public comment period and speakers may address the Board once during a six-month period. Speakers must have signed up in advance to provide testimony.

Public comment was held and included the following individuals:

- Chris Poch – Regarding housing in walkable neighborhoods
- Margaret Fitzsimmons – Regarding a proposal for flashing lights at a crosswalk on Lewisville/Flagstaff Road
- Hasan Dar – Regarding youth perspectives on zoning, housing, and walkability in Fairfax
- Thomas Lewis – Regarding parking/traffic issues

45. **BOARD ADJOURNMENT** (4:46 p.m.)

At 4:46 p.m. the Board adjourned.