CLERK'S BOARD SUMMARY

REPORT OF ACTIONS OF THE
FAIRFAX COUNTY BOARD OF SUPERVISORS

TUESDAY
November 18, 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, November 18, 2025, at 9:34 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** (9:34 a.m.)

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

- Former Vice President Dick Cheney, who died recently. He was a longtime County resident; spent decades in public service, dating back to the Nixon and Ford administrations; multiple terms as a congressman from Wyoming; Secretary of Defense under former President George H.W. Bush; and Vice President for eight years under former President George W. Bush

- Toni Woods, who died recently. She was an Urban Forester with the County's Urban Forest Conservation Branch of Land Development Services who tragically lost her life, along with her husband, in a house fire in Herndon. Her passion for trees, nature, and the environment shaped her career and made a lasting impact on the County's environmental efforts; her work preserved countless trees and inspired colleagues across the region; she was known for her warmth, humor, and compassion, and will be deeply missed

- Former County Executive J. Hamilton Lambert, who died recently. He served as County Executive for 10 years. His career in the County began in 1959, and over the years, he held 22 different roles, working his way up from an entry-level position to County Executive. One of his greatest achievements was overseeing the development, funding, and completion of the Fairfax County Government Center. After retiring, he became involved with the Claude Moore Charitable Foundation, where he became the Executive Director and helped develop a program that has trained 35,000 young people in medical technologies across Virginia. His dedication to Fairfax County and the community made a lasting impact, and his legacy continues to shape the County today

- Mattie Palmore, who died recently. She lived a life of purpose and service; and dedicated many years to the County as a magistrate serving her community with wisdom, fairness, and compassion. Beyond her professional service, she was a passionate and tireless champion for survivors of domestic violence, organizing events, raising awareness, and offering encouragement to those rebuilding their lives. Her commitment to helping the vulnerable whether through domestic violence advocacy, supporting youth, or fighting poverty was a lifelong passion. Her loss leaves a significant void, especially in South County, where she was a beloved figure and advisor

- Rob Webster III, who died recently. He served Fairfax County for 14 years, making a significant impact in Providence District; was a Human Development Specialist V and member of the Region III Leadership Team; held various roles, including Assistant Director at Huntington and Gum Springs Community Centers, the South County Teens Center, and was the first Director of the Providence Community Center in 2016. He was passionate about supporting youth, started the Original Street Team in Region One, which promoted youth leadership through workforce development, service learning, and community building. He also led programs like the VIP Summer Program and Road Dog, and contributed to several County initiatives

- Filemon Pamorca Marmol, who died recently. He was a beloved member of the community and a longtime resident of the Providence District; and was the father of Jackie Marmol, Northern Virginia Regional Director for Senator Warner. After immigrating from the Philippines, he lived a life of hard work, generosity, and a love for cooking, especially his famous chicken adobo

- Bernadette Raymo, who died recently. She was a long-time resident of Mason Neck in the Mount Vernon District; known in the community for her passion for birds, gardening, boating, and her daily walks, she touched many lives with her humility and warmth; and leaves behind a legacy of kindness, generosity, and love

AGENDA ITEMS

2. **HONORING CONGRESSMAN WALKINSHAW FOR HIS SERVICE TO FAIRFAX COUNTY RESIDENTS** (9:58 a.m.)

Following comments, Chairman McKay noted that Channel 16 prepared a tribute video, which was shared in honor of Congressman Walkinshaw.

Chairman McKay relinquished the Chair to Vice-Chairman Smith and moved approval of the Resolution of Recognition presented to Congressman Walkinshaw for his service to Fairfax County residents. The motion was multiply seconded and carried by unanimous vote.

Vice-Chairman Smith returned the gavel to Chairman McKay.

3. **RESOLUTION OF RECOGNITION COMMEMORATING THE 50TH ANNIVERSARY OF FAIRFAX COUNTY'S 1975 COMPREHENSIVE PLAN** (10:35 a.m.)

Supervisor Smith moved approval of the Resolution of Recognition commemorating the 50th Anniversary of Fairfax County's 1975 Comprehensive Plan. The motion was multiply seconded and carried by unanimous vote.

4. **RESOLUTION OF RECOGNITION PRESENTED TO PATHWAY HOMES** (10:58 a.m.)

Chairman McKay relinquished the Chair to Vice-Chairman Smith and moved approval of the Resolution of Recognition presented to Pathway Homes in honor of its 45th anniversary and its impact on the region. Supervisor Palchik seconded the motion and it carried by unanimous vote.

Vice-Chairman Smith returned the gavel to Chairman McKay.

5. **RESOLUTION OF RECOGNITION PRESENTED TO PAUL GILBERT** (11:13 a.m.)

Chairman McKay relinquished the Chair to Vice-Chairman Smith and moved approval of the Resolution of Recognition honoring Paul Gilbert for his retirement after years of service as Executive Director of the Northern Virginia Regional Park Authority. The motion was multiply seconded and carried by unanimous vote.

Vice-Chairman Smith returned the gavel to Chairman McKay.

6. **PROCLAMATION DESIGNATING NOVEMBER 17 – 21, 2025, AS *"CRASH RESPONDER SAFETY WEEK"* IN FAIRFAX COUNTY** (11:33 a.m.)

Supervisor Lusk moved approval of the Proclamation designating November 17 – 21, 2025, as *"Crash Responder Safety Week"* in Fairfax County. The motion was multiply seconded and carried by unanimous vote.

7. **PROCLAMATION DESIGNATING NOVEMBER 2025 AS *"VETERANS AND MILITARY FAMILIES MONTH"* IN FAIRFAX COUNTY** (11:47 a.m.)

Chairman McKay relinquished the Chair to Vice-Chairman Smith and moved approval of the Proclamation designating November 2025 as "*Veterans and Military Families Month"* in Fairfax County. The motion was multiply seconded and carried by unanimous vote.

Vice-Chairman Smith returned the gavel to Chairman McKay.

EBE:ebe

8. **PRESENTATION OF THE VETERANS AND MILITARY FAMILIES COMMISSION** (12:04 p.m.)

(BACs) Chairman McKay noted that the Board created the Veteran and Military Families Commission on a motion made jointly by him and former Supervisor Walkinshaw

in March 2024. The Board subsequently appointed 20 Members, representing the community and County agencies. They meet bi-monthly, and their first meeting was held in August 2024.

Penny Gross, Chair, Veterans and Military Families Commission, recognized other Members of the Commission who were present in the Board Auditorium.

Ms. Gross presented the Veterans and Military Families Commission's inaugural report highlighting the following:

- Activities
- Findings and Recommendations – Economics, Education, Family, Health, Housing
- Existing County Programs for Veterans and Military Families

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

9. **APPOINTMENTS TO CITIZEN BOARDS, AUTHORITIES, COMMISSIONS, AND ADVISORY GROUPS (BACS)** (12:23 p.m.)

Supervisor Smith moved approval of the appointments and reappointments of those individuals identified in the final copy of "Appointments to be Heard November 18, 2025." Chairman McKay seconded the motion and it carried by a vote of eight, Supervisor Lusk being out of the room.

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

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 #1 and #2, the Lending Institution, and the Non-Profit Housing Representatives.

AFFORDABLE HOUSING ADVISORY COUNCIL (AHAC)

Confirmation of:

- Dr. Vernon Walton as the Business, Economic Development, Health #3 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

The Board deferred the appointment of the Diversity At-Large Principal and Alternate, 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 #2, #3, and Professional #1 and #3 Representatives.

CATHY HUDGINS COMMUNITY CENTER ADVISORY COUNCIL

Appointment of:

- Mr. Gerald Zavala as the Fairfax County #4 Representative

The Board deferred the appointment of the Fairfax County #7 Representative.

CELEBRATE FAIRFAX, INC. BOARD OF DIRECTORS

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

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

CIVIL SERVICE COMMISSION

Reappointment of:

- Ms. Nancy Angland Rice as the At-Large #1 Representative
- Mr. Michael Grealy as the At-Large #5 Representative
- Mr. Thomas Garnett, Jr. as the At-Large #6 Representative

Appointment of:

- Ms. Renée Hamilton as the At-Large #7 Representative

The Board deferred the appointment of the At-Large #2, #3, #8, #9, #10, #11, and #12 Representatives.

COMMISSION FOR WOMEN

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

COMMUNITY ACTION ADVISORY BOARD (CAAB)

Confirmation of:

- Mr. William Guthrie as the AARP Representative
- Ms. Delores Cole as the AARP Alternate Representative

- Mr. Ken McMillon as the Elected - Central Target Area #3 Representative
- Ms. Heather Thomas as the Elected - North Target Area #1 Representative
- Ms. Maria Levia Alfonso as the Elected - North Target Area #3 Representative
- Ms. Shari Zamarra as the Faith Communities in Action Representative
- Ms. Nicole Tapia as the Head Start Principal Fairfax County Representative
- Ms. Marcia McDevitt as the League of Women Voters Representative
- Mr. Michael Mahrer as the Literacy Council of Northern Virginia Representative

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

CONSUMER PROTECTION COMMISSION

The Board deferred the appointment of the Fairfax County Resident #1, #4, and #11 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.

ENVIRONMENTAL QUALITY ADVISORY COUNCIL (EQAC)

Reappointment of:

- Ms. Johna Gagnon as the Franconia District Representative

The Board deferred the appointment of the Braddock District Representative.

FAIRFAX AREA DISABILITY SERVICES BOARD

Reappointment of:

- Ms. Christie Garton as the At-Large #1 Business Community Representative

- Ms. Melissa Hochberg as the Providence District Representative

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

FAIRFAX-FALLS CHURCH COMMUNITY SERVICES BOARD

The Board deferred the appointment of 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

Reappointment of:

- Ms. Carmen Powell as the Citizen #3 Representative

- Ms. Anne Stuntz as the Historian #2 Representative

The Board deferred the appointment of the Archaeologist, Architect, At-Large #1, #2, and #3, Citizen #4, #7, and #9, and Historian #1 Representatives.

HUMAN RIGHTS COMMISSION

The Board deferred the appointment of the At-Large #8 and #10 Representatives.

HUMAN SERVICES COUNCIL

Reappointment of:

- Dr. Nancy Hall as the Mason District #2 Representative

The Board deferred the appointment of the Dranesville District #1, 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)

Reappointment of:

- Mr. Dennis Carlton as the Sully District Representative

The Board deferred the appointment of the Dranesville, Hunter Mill, Mount Vernon, and Providence District Representatives.

JUVENILE AND DOMESTIC RELATIONS COURT CITIZENS ADVISORY COUNCIL

The Board deferred the appointment of the Dranesville District Representative.

LIBRARY BOARD

Appointment of:

- Mr. Dean Lefor as the Springfield District Representative

PARK AUTHORITY

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

PLANNING COMMISSION

Reappointment of:

- Mr. John Carter as the Hunter Mill District Representative

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

POLICE OFFICERS RETIREMENT SYSTEM BOARD OF TRUSTEES

The Board deferred the appointment of the Citizen At-Large #1 and #2 Representatives.

RESTON TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD

Appointment of:

- Mr. Timothy McGuckin as the Reston Association Representative

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 #1 and #3, and the Mount Vernon District Representatives.

TREE COMMISSION

Reappointment of:

- Mr. Kevin Holland as the Mason District Representative

The Board deferred the appointment of the Springfield District Representative.

TRESPASS TOWING ADVISORY BOARD

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

UNIFORMED RETIREMENT SYSTEM BOARD OF TRUSTEES

Reappointment of:

- Mr. Daniel Zito as the Citizen Appointed by BOS #4 Representative

WETLANDS BOARD

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

YOUNG ADULTS ADVISORY COMMITTEE

The Board deferred the appointment of the Sully District Representative.

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ADDITIONAL BOARD MATTERS

10. **PROCLAMATION REQUEST TO DESIGNATE JANUARY 2026 AS *"FIRE FIGHTER CANCER AWARENESS MONTH"* IN FAIRFAX COUNTY** (12:24 p.m.)

Chairman McKay relinquished the Chair to Vice-Chairman Smith and asked unanimous consent that the Board direct staff to prepare a Proclamation designating January 2026 as *"Fire Fighter Cancer Awareness Month"* in the County. Without objection, it was so ordered.

11. **PROCLAMATION REQUEST TO DESIGNATE JANUARY 13, 2026, AS *"KOREAN AMERICAN DAY"* IN FAIRFAX COUNTY** (12:24 p.m.)

Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating January 13, 2026, as *"Korean American Day"* in the County. Without objection, it was so ordered.

12. **PROCLAMATION REQUEST TO DESIGNATE JANUARY 19 - 25, 2026, AS *"TEEN CANCER AWARENESS WEEK"* IN FAIRFAX COUNTY** (12:24 p.m.)

Jointly with Vice-Chairman Smith, Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating January 19 - 25, 2026, as *"Teen Cancer Awareness Week"* in the County. Without objection, it was so ordered.

13. **RESOLUTION OF RECOGNITION REQUEST FOR THE RONALD MCDONALD HOUSE OF GREATER WASHINGTON, D.C.** (12:24 p.m.)

Chairman McKay asked unanimous consent that the Board direct staff to prepare a Resolution of Recognition for the Ronald McDonald House of Greater Washington, D.C. in recognition of its 45th anniversary. Without objection, it was so ordered.

14. **PROCLAMATION REQUEST TO DESIGNATE JANUARY 2026 AS *"HUMAN TRAFFICKING AWARENESS MONTH"* IN FAIRFAX COUNTY** (12:24 p.m.)

Jointly with Supervisor Herrity, Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating January 2026 as *"Human Trafficking Awareness Month"* in the County. Without objection, it was so ordered.

Vice-Chairman Smith returned the gavel to Chairman McKay.

15. **FAIRFAX COUNTY POLICE DEPARTMENT (FCPD) SELECTED AS NATIONAL MODEL FOR USE OF FORCE REVIEW PRACTICES** (12:25 p.m.)

Chairman McKay announced that FCPD was selected by the National Policing Institute (NPI) as the first Knowledge and Innovation (K&I) Site for the National Law Enforcement Knowledge Lab. This recognition highlights FCPD's commitment to advancing evidence-based practices in law enforcement, specifically in use of force review, analysis and accountability.

FCPD was selected as a K&I Site for its record of excellence in this core practice area. This designation as a K&I site highlights the County's innovative strategies in establishing these evidence-based practices.

NPI conducted an in-depth assessment of the FCPD that included a review of policies, interviews with personnel and participation in scenario-based forums. As part of the K&I site selection process, the results of this assessment were evaluated against research-based best practices, feedback from NPI subject-matter experts and discussions with NPI Fellows.

Through the National Law Enforcement Knowledge Lab, the FCPD will serve as a national model in the establishment of best practices of use of force that prioritize accountability, transparency and continuous improvement. The Department's review processes, which focus on officer training and commitment to community collaboration, will provide a blueprint for law enforcement agencies nationwide to follow.

Through its role as a K&I Site, FCPD will engage with other agencies to provide insights, resources and best practices, demonstrating how deliberate and transparent approaches to use of force can build trust and enhance safety for both officers and the communities they serve.

The National Law Enforcement Knowledge Lab's mission is to foster safer communities and more effective policing by spotlighting agencies that are leading the field in innovation and excellence.

Chairman McKay thanked FCPD for their hard work in achieving this award.

16. **CONCURRENT SITE PLAN PROCESSING REQUEST FOR THE WESTFIELDS BUSINESS PARK (SULLY DISTRICT)** (12:28 p.m.)

Supervisor Smith stated that pending applications, Rezoning/Final Development Plan Application RZ/FDP-2024-SU-0003 and Proffered Condition Amendment Application PCA-78-S-063-15, are requests to rezone approximately 8.1 acres of land in the Westfields Business Park to the PDH-16 District and to retain and rezone additional land area, approximately 9.47 acres, to the I-4 District to retain the

existing office use. The applicant has worked diligently with staff, and all issues have been resolved. The application is scheduled for public hearing before the Planning Commission on November 19, 2025. Given the absence of any significant concerns, Supervisor Smith moved that the Board authorize the concurrent site plan processing for the applications. As always, approval of these motions shall in no way prejudice or affect any ongoing staff review and should not be construed as support for the application by the Board. Chairman McKay seconded the motion and it carried by unanimous vote.

17. **NO BOARD MATTERS FOR THE BRADDOCK DISTRICT** (12:29 p.m.)

The Braddock District Supervisor's seat is currently vacant.

18. **NO BOARD MATTERS FOR SUPERVISOR BIERMAN (DRANESVILLE DISTRICT)** (12:29 p.m.)

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

19. **FRANCONIA-SPRINGFIELD TRANSIT STATION AREA (TSA) AND THE SPRINGFIELD COMMUNITY BUSINESS CENTER (CBC) STUDY, SITE-SPECIFIC PLAN AMENDMENT (SSPA) 2023-IV-1S REVISIONS TO THE AUTHORIZATION (FRANCONIA DISTRICT)** (12:29 p.m.)

Supervisor Lusk stated that on April 11, 2023, the Board authorized consideration of a study for the Franconia-Springfield TSA and the Springfield CBC as part of the 2023 Comprehensive Plan Work Program. The study is currently underway with a visioning effort and associated community outreach.

Given the opportunity presented by the current study, Supervisor Lusk proposed that the Fleet Industrial Park (Tax Map Parcels 91-1 ((1)) 32A, 33, 34, 35, 36, 36B, 39, 47A, 47B, and 98), as shown on the map attached to his written Board Matter, be included in the study area and considered for incorporation into the TSA. The Industrial Park, located south of Fleet Drive, west of Beulah Street, and north of Walker Lane along Gravel Avenue, is adjacent to the TSA boundary. With the new Franconia-Springfield Inova Hospital under construction and the evolving land use patterns in the area, now is an appropriate time to reevaluate the long-term future of this area.

Therefore, Supervisor Lusk moved that the Board revise the Comprehensive Plan Amendment Work Program authorization for the Franconia-Springfield TSA and the Springfield CBC Study, SSPA 2023-IV-1S, to allow consideration of the Fleet Industrial Park as part of the study and for possible inclusion in the Franconia-Springfield TSA. This motion should not be construed as a favorable recommendation on these applications by the Board and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. This action in no way prejudices the

substantive review of the applications. Chairman McKay seconded the motion and it carried by unanimous vote.

20. **CONCURRENT PROCESSING AND FEE WAIVER SPECIAL PERMIT FOR LIGHTHOUSE BAPTIST CHURCH (FRANCONIA DISTRICT)** (12:32 p.m.)

Supervisor Lusk stated that on July 24, 2013, Special Permit Amendment Application SPA 2004-LE-053 was approved for Lighthouse Baptist Church located at 5901 Wilton Road for the proposed expanded vestibule addition to include Pastor's office and reception area with elevator.

Since that time, the Church has been working on processing its site plan and building plans. It took considerable time to resolve an issue with the Virginia Department of Transportation, which held up site plan approval. Unfortunately, the Special Permit Amendment expired in July, without the applicant requesting additional time. As a result, the church will need to apply for a new special permit, which is expected be identical to the previously approved Special Permit Amendment, the approval which formed the basis for the site and building plans. For these reasons, Supervisor Lusk stated his belief that there is good cause for the Board to waive the application fee for the new special permit application.

Therefore, jointly with Chairman McKay, Supervisor Lusk moved that the Board:

- Waive the application fee for the new special permit application
- Authorize staff to expeditiously process the application
- Direct Land Development Services to concurrently and simultaneously process the site and building plans during the review of the special permit application

This motion should not be construed as a favorable recommendation by the Board or the Board of Zoning Appeals on the proposed application 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.

21. **RESOLUTION OF RECOGNITION REQUEST FOR KEVIN AND CHRISTINE LIBERTY** (12:33 p.m.)

Supervisor Lusk recognized two dedicated members of the County’s public safety family, Master Police Officer (MPO) Kevin Liberty and Police Citizen Aide (PCA) Christine Liberty, both of whom retired from the Fairfax County

Police Department, specifically from the Franconia District Police Station, this past Friday, November 14, 2025.

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MPO Kevin Liberty served the County for 31 years, beginning with 10 years as a dispatcher before joining the Police Department as an officer. For the last 21 years, he was a steady and reliable presence on the Midnights Squad at the Franconia Station, providing calm professionalism and exceptional service to the community during the hours when it is needed the most.

PCA Christine Liberty served the County for 22 years, with four years as a Dispatcher and the remaining 18 years at the Franconia District Station. Her work as a PCA supported residents and officers alike, and she was an integral part of the Station's daily operations. The married couple both effectively retired together on November 14, 2025, marking the end of many years of shared commitment to the safety and well-being of County residents. This transition also marks an important moment for their family and for the Station and should be honored.

Therefore, Supervisor Lusk moved that the Board direct the County Executive to assign the appropriate staff to prepare a Resolution of Recognition in honor of the career service of MPO Kevin Liberty and PCA Christine Liberty. Chairman McKay and Supervisor Herrity jointly seconded the motion and it carried by unanimous vote.

22. **FRANCONIA DISTRICT FOOD DRIVE** (12:36 p.m.)

Supervisor Lusk announced that the Franconia District Food Drive for nonperishables will be held through November 30, 2025. He encouraged the community to participate and drop donations off in the Franconia Governmental Center Lobby (6121 Franconia Road), which is open Monday - Friday from 8:30 a.m. to 5 p.m.

23. **PUBLICITY REQUEST FOR THE 2025 HUNTER MILL DISTRICT COATS FOR KIDS** (12:36 p.m.)

Supervisor Alcorn summarized his written Board Matter which states: As winter approaches, there are many children who need warm winter coats. To help the smallest residents stay warm, the Hunter Mill District Supervisor's office is sponsoring a children's coat drive in partnership with Heritage Fellowship Church in Reston. The focus of the coat drive is on children since little ones outgrow their winter jackets so quickly, and there's always a need for more.

Supervisor Alcorn invited the community to donate new or gently used, clean winter coats for kids. Coats and jackets in all children's sizes are needed, from newborns to teens, but there is also a high demand for coats for elementary and middle school children. Accompanying donations of children's-sized plastic coat hangers, and reusable shopping bags and totes, that will be used to transport and distribute coats, are also being requested and collected.

Donations may be made through February 2026 and can be dropped off at the Hunter Mill District Supervisor's office, located at the North County Governmental Center, 1801 Cameron Glen Drive, Reston, on Wednesdays from 1 - 5 p.m., or by appointment.

While in the past residents have generously donated other winter clothing, such as sweaters, hats, scarves and gloves, those cannot be accepted due to space limitations.

Working with Heritage Fellowship Church and others, the coats that are collected will be donated to schools, Head Start programs, community and teen centers, local shelters, nonprofits, faith groups and other community organizations. Last year, more than 1,000 coats were distributed, demonstrating the great need for this coat drive. Supervisor Alcorn encouraged the community to give the gift of warmth again this year!

For questions or more information, please contact Jillian Smith, in the Hunter Mill District Supervisor's office, by email at jillian.smith@fairfaxcounty.gov or call 703-478-0283, TTY 711.

Therefore, Supervisor Alcorn asked unanimous consent that the Board direct the Office of Public Affairs and Channel 16 to promote and publicize the 2025 Hunter Mill District Winter Coats for Kids Drive through their communications channels. Without objection, it was so ordered.

24. **NO BOARD MATTERS FOR SUPERVISOR JIMENEZ (MASON DISTRICT)** (12:37 p.m.)

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

25. **MOUNT VERNON DISTRICT SUPERVISOR'S ANNOUNCEMENTS** (12:37 p.m.)

Supervisor Storck announced that:

- The Mount Vernon Recreation Center grand reponing was held on November 15, 2025, and many members of the community attended the event

- Rebecca Moudry, Director, Department of Economic Initiatives, recently provided the Board with the current increased percentages of both federal and nonfederal claims in Virgina

26. **INTRODUCTION OF A NEW STAFF AIDE IN THE PROVIDENCE DISTRICT SUPERVISOR'S OFFICE** (12:42 p.m.)

Supervisor Palchik introduced Malena Llanos, a new Staff Aide in her office. On behalf of the Board, she warmly welcomed her to the Board Auditorium and to the County.

27. **PROVIDENCE DISTRICT SUPERVISOR'S OFFICE ANNOUNCEMENTS** (12:44 p.m.)

Supervisor Palchik announced that:

- Hilton has been recognized as one of the best workplaces globally, recently achieving the title of Number 1 World's Best Workplace by Great Place to Work and Fortune

- The donations collected from the 2025 Providence District Food Drive will be distributed to Food for Others, Oakton High School, Woodson High School, and Falls Church food pantries early next week

- The Providence District Coat Drive will begin on December 1, 2025, and she encouraged the Board offices to have drop-off locations so that more people would be able to participate without needing to travel to the Providence District

28. **REVIEW OF HEIGHT-LOOMING STANDARDS TO BE ADDED TO THE ZONING ORDIANANCE WORK PROGRAM** (12:46 p.m.)

Supervisor Herrity stated that he has seen in his District, and many others, redevelopments of residential lots that result in new homes or additions that loom over the adjacent property. This has been a point of concern for residential communities in the County for many years.

Many jurisdictions, including the City of Alamo Heights, Texas, have very clear ratio systems to address looming that considers the side setbacks for determining max height. During former Mount Vernon District Supervisor Hyland's tenure, the Board approved his motion to include a revision addressing building height but rejected the bulk plane changes as too complicated. However, problems persist, as shown in the photos attached to his written Board Matter. Now seems like an appropriate time to consider what additional changes can be made based on how the problem has been addressed in other jurisdictions.

Therefore, jointly with Supervisor Storck and Supervisor Smith, Supervisor Herrity moved that the Board direct the Ordinance Administration Section of the Department of Planning and Development to bring this topic to the Land Use Policy

Committee for further discussion and consideration during the next annual review of the Zoning Ordinance Work Program. Supervisor Smith seconded the motion.

Discussion ensued regarding:

- The current standards and recent construction
- Respect for property rights
- Defining building height
- Staff examining other possible ways to address the issue
- Balance needed for current homeowners and neighbors and neighborhood

The question was called on the motion and it carried by unanimous vote.

29. **MASSAGE ORDINANCE PUBLIC HEARING** (12:52 p.m.)

(NOTE: Earlier in the meeting, Chairman McKay presented a Board Matter on human trafficking. See Clerk's Summary Item #15.)

Supervisor Herrity stated that earlier there was a Board Matter presented requesting a Proclamation for "Human Trafficking Awareness Month." He announced that later this afternoon, the Board will be holding a public hearing related to massage establishments. He stated that human trafficking sometimes occurs within massage establishments and that tougher enforcement language will allow for better enforcement and will play a role in reducing human trafficking, which occurs with children and in schools too. He urged the community to call 9-1-1 if a person has information related to it occurring.

(NOTE: Later in the meeting this public hearing was held. See Clerk's Summary Item #47.)

SA:sa

AGENDA ITEMS

30. **ADMINISTRATIVE ITEMS** (12:54 p.m.)

Supervisor Smith moved approval of the Administrative Items 1 – 8. Chairman McKay and Supervisor Palchik jointly seconded the motion.

Supervisor Storck called the Board's attention to Admin 7 – Supplemental Appropriation Resolution AS 26132 for the Department of Neighborhood and Community Services to Accept Grant Funding from the Virginia Department of Social Services to Pass Through Funding to Lorton Community Action Center for Rental Assistance and, on behalf of the Board, thanked Delegate Rozia Henson for his work to obtain the additional funding on behalf of the Lorton community and the Lorton Community Action Center.

The question was called on the motion and it carried by 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 – APPROVAL OF STREETS INTO THE SECONDARY SYSTEM – MCMILLEN FARM (DRANESVILLE DISTRICT)

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

Subdivision	District	Street
McMillen Farm	Dranesville	Vacation Place

ADMIN 2 – APPROVAL OF STREETS INTO THE SECONDARY SYSTEM – LAKE HILL FARMS SECTION II (PEACH MILL) (SPRINGFIELD DISTRICT)

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

Subdivision	District	Street
Lake Hill Farms Section II	Springfield	Lake Hill Farms Drive

ADMIN 3 – APPROVAL OF THE MASTER AGREEMENT BETWEEN THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION (DRPT) AND FAIRFAX COUNTY FOR USE OF COMMONWEALTH TRANSPORTATION FUNDS

Authorized the Director of the Department of Transportation to sign the Master Agreement between DRPT and Fairfax County, substantially in the form of Attachment 1 of the Board Agenda Item.

ADMIN 4 – AUTHORIZATION TO ADVERTISE A PUBLIC HEARING TO CONSIDER AN ORDINANCE TO AMEND AND REPEAL SECTIONS OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA -- CHAPTER 4 (TAXATION AND FINANCE), CHAPTER 21 (AUTOMOBILE GRAVEYARDS), AND CHAPTER 23 (BONDSMEN)

(A) Authorized the advertisement of a public hearing to be held before the Board on **December 9, 2025, at 4 p.m.** to consider adoption of the proposed amendments to Chapter 4, Chapter 21, and Chapter 23, of the Fairfax County Code, with an effective date of January 1, 2026.

ADMIN 5 – AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON A PROPOSAL TO VACATE AND ABANDON A PORTION OF LUCKETT AVENUE (PROVIDENCE DISTRICT)

(A) Authorized advertisement of a public hearing to be held before the Board on **January 13, 2026, at 4 p.m.** to consider a proposal to vacate and abandon a portion of Luckett Avenue north of the intersection of Luckett Avenue and Aponi Road.

ADMIN 6 – AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON A PROPOSAL TO VACATE A PORTION OF A 20- FOOT-WIDE ALLEY (MOUNT VERNON DISTRICT)

(A) Authorized the advertisement of a public hearing to be held before the Board on **January 13, 2026, at 4 p.m**. to consider a proposal to vacate a portion of a 20-foot-wide alley south of Belle Haven Road (Route 632).

ADMIN 7 – SUPPLEMENTAL APPROPRIATION RESOLUTION (SAR) AS 26132 FOR THE DEPARTMENT OF NEIGHBORHOOD AND COMMUNITY SERVICES (NCS) TO ACCEPT GRANT FUNDING FROM THE VIRGINIA DEPARTMENT OF SOCIAL SERVICES TO PASS THROUGH FUNDING TO LORTON COMMUNITY ACTION CENTER (LCAC) FOR RENTAL ASSISTANCE

(SAR) (NOTE: Earlier in the meeting there was a brief discussion regarding this item. See page 20.)

- Approved SAR AS 26132 for NCS to accept funding from the Virginia Department of Social Services in the amount of $200,000, which will be passed through to the LCAC. No local cash match is required, and no new grant positions are associated with this funding

- Authorized the Chairman of the Board 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 – AUTHORIZATION FOR THE POLICE DEPARTMENT AND OFFICE OF THE SHERIFF TO APPLY FOR AND ACCEPT GRANT FUNDING FROM THE VIRGINIA DEPARTMENT OF CRIMINAL JUSTICE SERVICES OPERATION CEASEFIRE GRANT OR OPERATION CEASEFIRE GRANT FOR FORENSIC AND ANALYTICAL TECHNOLOGY

- Authorized the Police Department and the Office of the Sheriff to apply for and accept grant funding, if received, from the Virginia Department of Criminal Justice Services, Operation Ceasefire Grant or Operation Ceasefire Grant for Forensic and Analytical Technology Calendar Year 2026 and 2027 in the amount of $291,188. Funding will support the purchase of three systems to support forensic analysis. There are no new grant positions or local cash match associated with the award

- Authorized the Chairman of the Board, 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

31. **A-1 – APPROVAL OF PROPOSED AND EXISTING SIGNAGE AT MCLEAN CENTRAL PARK (DRANESVILLE DISTRICT)** (12:55 p.m.)

On motion of Supervisor Bierman, seconded jointly by Chairman McKay and Supervisor Palchik, and carried by unanimous vote, the Board concurred in the recommendation of staff and approved the proposed replacement signage and existing sign at McLean Central Park, as shown in Attachment 1 of the Board Agenda Item.

32. **A-2 – APPROVAL TO ESTABLISH THE DEAD RUN RESIDENTIAL CUT-THROUGH PERMIT ZONE (DRANESVILLE DISTRICT)** (12:56 p.m.)

On motion of Supervisor Bierman, seconded jointly by Chairman McKay and Supervisor Lusk, and carried by unanimous vote, the Board concurred in the recommendation of staff and established the Dead Run Permit Zone, encompassing the Broyhill Langley Estates neighborhood in the Dranesville District, as shown on Attachment 1 of the Board Agenda Item, under the Residential Cut-Through Permit Program.

EBE:ebe

33. **RECESS/CLOSED SESSION** (3:06 p.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. *Melissa Johnson, Personal Representative of the Estate of the late Timothy Johnson v. Wesley Shifflett, Michael Conner, William Arnest, Robert Bauer, Matthew Lane, Jonathan Steier, Scott Colwell, Carolyn Kinney, Derek Grey, Wilson Lee, Tonny Kim, Robert Blakeley and Kevin Davis,* Case No. 1:25-cv-80 (E.D. Va.)

2. *Kathleen Stanley McCaffery v. Fairfax County, Virginia,* Case No. 1:23-cv-96 (E.D. Va.)

3. *Angelique Roberts v. Fairfax County Police Department; Officer Ian Robert Gillespie; Home Depot U.S.A., Inc.; and Wal-Mart Stores East, LP*, Case No. 1:24-cv-01004 (E.D. Va.)

4. *Matthew Andrew Guzzetta v. Fairfax County, Kevin Davis, Todd Billeb,* Case No. 1:25-cv-346 (E.D. Va.)

5. *Harry DaCosta, Timmy Briggs, David Lyons, and the Fairfax Workers' Coalition v. Fairfax County*

Government et. al., Case No. CL-2025- 0015655 (Fx. Co. Cir. Ct.)

6. *Jessica Seckman v. Fairfax County,* Case No. 1:25-cv-01220 (E.D. Va.)

7. *Norma Leigh Sue v. Fairfax County Government, Bryan Hill, and Fairfax County Division of the Library,* Case No. CL-2025-015382 (Fx. Co. Cir. Ct.)

8. *Edith Kerch v. Fairfax County Department of Family Services,* Record No. 0968-24-4 (Va. Ct. App.)

9. *State Farm Mutual Automobile Insurance Company as subrogee of Sean V. To v. Jeffrey Werth,* Case No. GV25-009385 (Fx. Co. Gen. Dist. Ct.)

10. *Brookfield Washington, L.L.C. v. The County of Fairfax, Virginia, The Board of Supervisors of Fairfax County, Virginia, and The Department of Land Development Services of Fairfax County, Virginia,* Record No. 2020-23-4 (Va. Ct. App.) (Hunter Mill District)

11. *In re: November 20, 2024, Decision of the Board of Zoning Appeals of Fairfax County, Virginia in the matter of Application VC 2021-HM-00020,* Case No. CL-2024-017914 (Fx. Co. Cir. Ct.) (Hunter Mill District)

12. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Michael Meredith and Erika Meredith*, Case No. GV25021753 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

13. *Jay Riat, Fairfax County Building Official v. Phillip DeCara Revocable Trust,* Case No. GV24-022631 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

14. *Leslie B. Johnson, Fairfax County Zoning Administrator v. The Shafi A. Choudhury Family Trust dated September 10, 2024; Shafi A. Choudhury, trustee,* Case No. GV25-019237 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

15. *Jay Riat, Fairfax County Building Official v. Moshoodbolatito Oluwasewun Martins,* Case No. GV25-24299 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

16. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Alex Arden Johnson,* Case No. GV25-27628-00 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

17. *Jay Riat, Fairfax County Building Official v. Charles K. Fincher and Lexie Fincher,* Case No. GV25028439 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

18. *Jay Riat, Fairfax County Building Official v. Walter M. Castillo and Carmelina Mejia, C*ase No. GV25-0029155 (Fx. Co. Gen. Dist.) (Franconia District)

19. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Ali Hassani,* Case No. CL-2025-09912 (Fx. Co. Cir. Ct.) (Hunter Mill District)

20. *Jay Riat, Fairfax County Building Official v. Sunrise of Vienna Propco, LLC,* Case No. CL-2025-010064 (Fx. Co. Cir. Ct.) (Hunter Mill District)

21. *Jay Riat, Fairfax County Building Official v. Danford R. Deakin and Elizabeth G. Deakin,* Case No. CL-2025-012557 (Fx. Co. Cir. Ct.) (Hunter Mill District*)*

22. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Gilbert L. Southworth, Jr.,* Case No. GV24022629-00 (Fx. Co. Gen. Dist. Ct.) (Hunter Mill District*)*

23. *Jay Riat, Fairfax County Building Official v. Radosvet Grudev and Dzhait Pachedzhi a/k/a Jimmy Pach,* Case No. CL-2023-001818 (Fx. Co. Cir. Ct.) (Mason District)

24. *Jay Riat, Fairfax County Building Official v. Edwin Morales Ayala,* Case No. CL-2023-008313 (Fx. Co. Cir. Ct.) (Mason District)

25. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Jouhad Boutros Dagher,* Case No. CL-2025-0000442 (Fx. Co. Cir. Ct.) (Mason District)

26. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Jouhad Boutros Dagher,* Case No. CL-2025-008988 (Fx. Co. Cir. Ct.) (Mason District)

27. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Henry A. Novak,* Case No. CL-2025-11235 (Fx. Co. Cir. Ct.) (Mason District)

28. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Henry a. Novak,* Case No. CL-2025-11236 (Fx. Co. Cir. Ct.) (Mason District)

29. *Leslie B. Johson, Fairfax County Zoning Administrator v. Ramiro Cespedes and Delmy R. Teran,* Case No. CL-2025-011797 (Fx. Co. Cir. Ct.) (Mason District)

30. *Jay Riat, Fairfax County Building Official v. Griselda G. Fernandez,* Case No. CL-2025-0014759 (Fx. Co. Cir. Ct.) (Mason District)

31. *Jay Riat, Fairfax County Building Official v. Akram Mohammed Abdulkader and AMSSADOR GLOBAL, LLC,* Case No. GV24-022632 (Fx. Co. Gen. Dist. Ct.) (Mason District)

32. *Jay Riat, Fairfax County Building Official v. Josefina Gutierrez Calucho and Talia Gutierrez,* Case No. GV24-026674 (Fx. Co. Gen. Dist. Ct.) (Mason District)

33. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Skyline Legacy, LLC,* Case No. GV25021630 (Fx. Co. Gen. Dist. Ct.) (Mason District)

34. *Jay Riat, Fairfax County Building Official v. Christian Echegaray Garcia and Gladys Minano Roman,* Case No. GV25-24309 (Fx. Co. Gen. Dist. Ct.) (Mason District)

35. *Jay Riat, Fairfax County Building Official v. Neisy Mendoza and Marco Mendoza,* Case No. GV25028441 (Fx. Co. Gen. Dist. Ct.) (Mason District)

36. *Jay Riat, Fairfax County Building Official v. Jeela Amiri, et al,* Case No. CL-2025-13655 (Fx. Co. Cir. Ct.) (Mount Vernon District)

37. *Jay Riat, Fairfax County Building Official v. Hayat Property, LLC,* Case No. CL-2025-15577 (Fx. Co. Cir. Ct.) (Mount Vernon District)

38. *Jay Riat, Fairfax County Building Official v. Fullerton Holding, LLC, C*ase No. GV25025321 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

39. *Jay Riat, Fairfax County Building Official v. Gitesh Koli and Bartholomew Andrychowski,* Case No. GV25-027788-00 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

40. *Jay Riat, Fairfax County Building Official v. Hao Ngoc Nguyen and Anna Thi Nguyen,* Case No. CL-2022-006184 (Fx. Co. Cir. Ct.) (Providence District*)*

41. *John Walser, Fairfax County Fire Official v. Café Concepts, LLC, d/b/a Mint Café, Anis Rhanime, Mohamed Ahmed Elrafaei, and Adel S. Kebaish,* Case No. CL-2025-00823 (Fx. Co. Cir. Ct.) (Providence District)

42. *Jay Riat, Fairfax County Building Official v. Jayesh Kumar,* Case No. CL- 2025-8336, (Fx. Co. Cir. Ct.) (Providence District*)*

43. *Jay Riat, Fairfax County Building Official v. Charles Alan Little,* Case No. CL-2024-013652 (Fx. Co. Cir. Ct.) (Providence District)

44. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Sidney Tobias Harris,* Case No. CL-2021-008931 (Fx. Co. Cir. Ct.) (Springfield District)

45. *Leslie B. Johnson, Fairfax County Zoning Administrator, Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Lynn Z. Pascaleff, a/k/a Lynn Gullion in her individual capacity and in her capacity as the Personal Representative of the Estate of Allan Wyant Gullion,* Case No. CL-2025-013079 (Fx. Co. Cir. Ct.) (Springfield District*)*

46. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Bilkis Begum Sani,* Case No. CL-2025-0012185 (Fx. Co. Cir. Ct.) (Springfield District*)*

47. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Brian Stash,* Case No. GV25026863-00 (Fx. Co. Gen. Dist. Ct.) (Springfield District)

48. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Dennis R. Hasch and Evelyn L. Remaley Hasch,* Case No. GV25028437-00 (Fx. Co. Gen. Dist. Ct.) (Springfield District)

49. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Jeaniethia Nicole Lee,* Case No. GV25-029159-00 (Fx. Co. Gen. Dist. Ct.) (Springfield District)

50. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Parhot Noor and Kristen Noor,* Case No. CL-2025-014361, (Fx. Co. Cir. Ct.) (Sully District)

And in addition:

- As permitted by Virginia Code Section 2.2-3711(A)(3)(29). Potential acquisition for public purpose of real property in the Providence District and related expenditure of public funds, where open discussion would adversely affect bargaining position or negotiation strategy

- As permitted by Virginia Code Section 2.2-3711(A)(1). Annual Evaluation of the County Executive

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

ADDITIONAL BOARD MATTER

34. **INTENT TO DEFER DECISION ONLY FOR 4:30 P.M. PUBLIC HEARING ON PROPOSED PLAN AMENDMENT 2022-CW-2CP, COMPREHENSIVE PLAN POLICY PLAN AMENDMENT: PHASE 1** (12:59 p.m.)

Supervisor Smith announced that the 4:30 p.m. public hearing on Proposed Plan Amendment 2022-CW-2CP, Comprehensive Plan Policy Plan Amendment: Phase 1 will be held, but she intends to defer decision only.

(NOTE: Later in the meeting, the Board voted to defer decision only. See Clerk's Summary Item #52.)

At 3:06 p.m., the Board reconvened in the Board Auditorium with all Members being present, and with Chairman McKay presiding.

ACTIONS FROM CLOSED SESSION

35. **CERTIFICATION BY BOARD MEMBERS REGARDING ITEMS DISCUSSED IN CLOSED SESSION** (3:06 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 and Supervisor Bierman jointly seconded the motion and it carried by unanimous vote, Supervisor Alcorn, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Palchik, Supervisor Smith, Supervisor Storck, and Chairman McKay voting "AYE."

36. **DENIAL OF SETTLEMENT DEMAND OF KATHLEEN STANLEY MCCAFFERY V. FAIRFAX COUNTY, CASE NUMBER 1:23-CV-96 (E.D. VA.)** (3:06 p.m.)

Supervisor Lusk moved that the Board deny the settlement demand of Kathleen Stanley according to the terms and conditions outlined by the County Attorney in closed session. The motion was multiply seconded and carried by unanimous vote.

37. **AUTHORIZATION OF FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY EXPENDITURE OF $15 MILLION TO ACQUIRE REAL PROPERTY IN THE PROVIDENCE DISTRICT** (3:07 p.m.)

Supervisor Palchik moved that the Board authorize the Fairfax County Redevelopment and Housing Authority to expend up to $15 million, from the Affordable Housing Development and Investment Fund and the Housing Trust Fund, to acquire certain real property for a public purpose, located in the Providence District, consistent with the terms discussed by the Board in closed session on November 18, 2025. Chairman McKay and Supervisor Alcorn jointly seconded the motion and it carried by a vote of eight, Supervisor Herrity voting "NAY."

JLC:jlc

ADDITIONAL BOARD MATTER

38. **OPTIONS FOR INDIVIDUALS TO PROVIDE TESTIMONY FOR PUBLIC HEARINGS** (3:08 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

39. **3 P.M. – PUBLIC HEARING TO RECEIVE COMMENT FROM RESIDENTS ON THE PROPOSED LEGISLATIVE PROGRAM TO BE PRESENTED TO THE 2026 VIRGINIA GENERAL ASSEMBLY** (3:09 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 28 and November 4, 2025.

Supervisor Jimenez, Chair of the Legislative Committee, made opening remarks and presented a brief synopsis of the 2026 Draft Legislative Program, highlighting the following:

- The program includes a renewed focus on efficiency and communication, both with County residents and the State Delegation. These improvements help ensure priorities are clearly understood and that local needs are well-represented in Richmond and community voices remain strong

- Support for increased funding for transportation and transit infrastructure. This priority underscores the need to restore and expand regional and State transportation funding to support the road transit bicycle and pedestrian projects that are essential for mobility, safety, economic growth, and congestion reduction

- Emphasizing the need to strengthen State funding for K-12 public schools to close the gap between State education funding and actual needs, particularly in the areas of teacher pay, cost of living adjustments, and school operations

- Prioritizing affordable housing investment and preservation, including the creation of housing that is affordable for the entire community. This includes expanding State tools and increasing financial support to building and preserving affordable housing options, as well as strengthening the partnership necessary to help the County achieve its long-term housing goals

- The need to grow workforce development and local economic strength, such as investments in workforce pipelines that train and connect job seekers to in-demand careers, particularly in the trades: health care, education, childcare and behavioral health, in addition to renewed emphasis on local economy in the County, particularly around artificial intelligence. This priority is especially critical as Fairfax County continues to feel the impacts of federal level changes. The County is urging the State to provide the resources needed to help localities address these shifts, including support for workforce development efforts and for residents navigating staff and Medicaid changes, both of which will be significant issues this session

- The importance of advancing climate and environmental action. This includes continued progress towards coordinated climate goals, strengthening infrastructure resilience, improving stormwater management, expanding energy efficiency efforts, and reducing emissions. These actions are essential to ensuring an environmentally sustainable and equitable future for all County residents

Supervisor Jimenez noted that the last Legislative Committee meeting for the year will be December 2, 2025, to finalize the State Legislative Program in preparation for Board adoption on December 9, 2025. In addition, there will be some discussion regarding the Federal legislative program and other relevant issues.

Jennifer Van Ee, Legislative Director, gave brief remarks.

Following the public hearing, which included testimony by 14 speakers, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Supervisor Jimenez thanked the speakers and reiterated that the:

- Legislative Committee will meet again on December 2
- Board will adopt the Legislative Program at its December 9 meeting

Chairman McKay noted that the record will remain open to receive any additional written testimony between now and when the Board formally adopts the Legislative Program.

40. **3:30 P.M. – PUBLIC HEARING ON RZ 2019-PR-004 (TYSONS MK, LLC AND TYSONS MK II, LLC) TO REZONE FROM C-7, C-8, HC, AND SC TO PTC, HC, AND SC TO PERMIT MIXED USE DEVELOPMENT WITH AN OVERALL FLOOR AREA RATIO (FAR) OF 9.01, INCLUSIVE OF BONUS DENSITY FOR AFFORDABLE HOUSING, AND APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN, LOCATED ON APPROXIMATELY 4.38 ACRES OF LAND (PROVIDENCE DISTRICT)**

AND

PUBLIC HEARING ON SE 2019-PR-008 (TYSONS MK, LLC AND TYSONS MK II, LLC) TO PERMIT AN INCREASE IN FLOOR AREA RATIO (FAR) FOR OFFICE USE WITHIN THE PTC DISTRICT FROM 2.50 UP TO A MAXIMUM OF 3.65, LOCATED ON APPROXIMATELY 4.38 ACRES OF LAND TO BE ZONED PTC, HC, AND SC (PROVIDENCE DISTRICT) (4:13 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 28 and November 4, 2025.

The Rezoning Application RZ 2019-PR-004 property is located on the northeast side of Leesburg Pike, southeast side of Spring Hill Road, southwest side of Broad Street and west side of West Street, Tax Map 17-3 ((1)) 5 (pt.), 5H1 (pt.), 29A for DPA-86-C-119-05 and Tax Map 29-3 ((1)) 50 and 51A and a portion of the Route 7 public right-of-way to be vacated and/or abandoned.

The Special Exception Application SE 2019-PR-008 property is located in the Providence District. Tax Map 29-3 ((1)) 50 and 51A.

Michelle A. Rosati, Altmiller Melnick DeMers Steele and Rosati PLC, reaffirmed the validity of the affidavit dated September 2, 2025, for the record.

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

Ms. Rosati 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. Quinn presented the staff and Planning Commission recommendations.

Following comments and a query by Supervisor Palchik, Ms. Rosati confirmed, for the record, that the applicant was in agreement with the proposed development conditions dated October 8, 2025.

Supervisor Palchik moved that the Board approve:

- Rezoning Application RZ-2019-PR-004, subject to the proffers dated October 27, 2025

- Special Exception Application SE-2019-PR-008, subject to the development conditions dated October 8, 2025

- Waivers and modifications contained in the handout distributed, dated October 22, 2025, which will be made part of the record, and are as follows:

    - Modification of subsection 5100.2.D(4)(C) of the Zoning Ordinance for the site distance requirements on corner lots as shown on the Conceptual Development Plan/Special Exception (CDP/SE)

    - Modification of subsection 2105.6.B(1) of the Zoning Ordinance to allow the minimum PTC District size to be less than 10-acres

    - Modification of subsection 4102.7.A(7)(b) of the Zoning Ordinance, pursuant to authority under section 4102.7.A(7)(c)6 and subject to the standards of section 4102.5.S(13), to permit fence heights greater than 7 feet but no greater than 30 feet around accessory uses and structures associated with interim sports courts, as shown on the CDP/SE

    - Modification of subsection 5108.4.A of the Zoning Ordinance for interior parking lot landscaping of interim (existing/to remain) surface parking lots, as shown on the CDP/SE

- Modification of subsection 5108.4.C of the Zoning Ordinance for peripheral parking lot landscaping requirements of interim (existing/to remain) surface parking lots, as shown on the CDP/SE

- Waiver of subsection 5108.8 of the Zoning Ordinance requiring tree conservation in favor of the landscaping shown on the CDP/SE

- Waiver of subsection 8100.7.E(2) of the Zoning Ordinance requiring trails to be constructed in the general location provided in the Comprehensive Plan in favor of the streetscape and bike lane system shown on the CDP/SE

- Waiver of subsection 8100.7.E(3) of the Zoning Ordinance requiring additional travel lanes, service drives, or driveways to provide inter-parcel access to adjoining parcels, in favor of that shown on the CDP/SE

Supervisor Bierman seconded the motion. Following comments, the question was called for the motion and it carried by unanimous vote, Supervisor Alcorn, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Palchik, Supervisor Smith, Supervisor Storck, and Chairman McKay voting "AYE."

41. **3:30 P.M. – PUBLIC HEARING ON RZ 2024-PR-00008 (FLINT HILL PROPCO LLC) TO REZONE FROM PDC TO PDH-16 TO PERMIT RESIDENTIAL DEVELOPMENT WITH AN OVERALL DENSITY OF 15.77 DWELLING UNITS PER ACRE (DU/AC) AND APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN (CDP), LOCATED ON APPROXIMATELY 7.04 ACRES OF LAND (PROVIDENCE DISTRICT)**

AND

PUBLIC HEARING ON PCA 78-P-137-06 (FLINT HILL PROPCO LLC) TO AMEND THE PROFFERS FOR RZ 78-P-137 PREVIOUSLY APPROVED FOR OFFICE TO DELETE LAND AREA, LOCATED ON APPROXIMATELY 7.04 ACRES OF LAND ZONED PDC (PROVIDENCE DISTRICT) (4:27 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 28 and November 4, 2025.

The Rezoning Application RZ 2024-PR-00008 and Proffered Condition Amendment Application PCA 78-P-137-06 property is located east of Jermantown Road, generally south of Rosehaven Street, and generally north of Arrowhead Drive. Tax Map 47-2 ((1)) 46D.

David Gill, Wire Gill LLP, reaffirmed the validity of the affidavit dated October 2, 2025, for the record.

Catherine Lewis, Branch Chief, Zoning Evaluation Division, Department of Planning and Development, gave a presentation depicting the applications and site location.

Mr. Gill 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.

Discussion ensued, with input from Mr. Gill, regarding the number of affordable dwelling units that will be provided.

Following the public hearing, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Mr. Gill, for the record, thanked staff and the Planning Commissioners for helping to bring the project forward for Board consideration.

Ms. Lewis presented the staff and Planning Commission recommendations.

Following comments, Supervisor Palchik moved that the Board approve:

- Proffered Condition Amendment Application PCA-78-P-137-06

- Rezoning Application RZ-2024-PR-00008 and its associated CDP, subject to the proffers dated October 29, 2025

- Waivers and modifications contained in the handout distributed, dated November 18, 2025, which will be made part of the record, and are as follows:

    - Waiver of Zoning Ordinance Section 2105 which requires a privacy yard of 200 square feet for single family attached units

    - Waiver of the private street maximum length of 600 feet of Zoning Ordinance Section 5107.3.A(3)

    - Modification of the private street width requirement of Zoning Ordinance Section 5107.3.A(2) to permit streets 22 feet in width as shown on the Conceptual

Development Plan/Final Development Plan (CDP/FDP)

- Modification of trails and bike trails recommendation of the Comprehensive Trails Plan along Jermantown Road to that shown on the CDP/FDP

Chairman McKay seconded the motion and it carried by a vote of nine, Supervisor Alcorn, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Palchik, Supervisor Smith, Supervisor Storck, and Chairman McKay voting "AYE."

(NOTE: On October 22, 2025, the Planning Commission approved Final Development Plan Application FDP-2024-PR-00008.)

42. **3:30 P.M. – PUBLIC HEARING ON SEA 2009-DR-008-002 (OAKCREST SCHOOL) TO AMEND SPECIAL EXCEPTION SE 2009-DR-008, TO MODIFY DEVELOPMENT CONDITIONS FROM GRADES 6TH-12TH TO K-12TH WITH NO CHANGE TO THE SITE OR MAXIMUM STUDENT ENROLLMENT, LOCATED ON 22.49 ACRES OF LAND ZONED R-E (HUNTER MILL DISTRICT)** (4:38 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 28 and November 4, 2025.

The application property is located in the Hunter Mill District. Tax Map 18-4 ((1)) 26C; 18-4 ((8)) A and 4.

Gregory Riegle, McGuire Woods LLP, reaffirmed the validity of the affidavit dated August 19, 2025, for the record.

Mary Ann Tsai, Planner, Zoning Evaluation Division, Department of Planning and Development, gave a presentation depicting the applications and site location.

Mr. Riegle 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, Ms. Tsai presented the staff and Planning Commission recommendations.

Following a query by Supervisor Alcorn, Mr. Riegle confirmed, for the record, that the applicant was in agreement with the proposed development conditions dated September 24, 2025.

Supervisor Alcorn moved that the Board approve:

- Special Exception Amendment Application SEA-2009-DR-008-002, subject to the development conditions dated September 24, 2025

- Reaffirmation of the previously approved modifications for:

  - The transitional screening requirements on the east and south in favor of existing vegetation and as shown on the SEA Plat

  - The required barrier along the eastern and southern boundaries in favor of that shown on the SEA Plat

The motion was multiply seconded and carried by unanimous vote.

43. **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)** (4:43 p.m.)

(Os) (NOTE: At its October 28, 2025, meeting the Board deferred this public hearing until November 18, 2025.)

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 28 and November 4, 2025.

The application property is located on the north side of Sunset Hills Road, west side of Reston Parkway, and east of Town Center Parkway. Tax Map 17-3 ((1)) 5 (pt.), 5H1 (pt.), 29A for DPA-86-C-119-05 and Tax Map 17-3 ((1)) 5, 5H1, 29A, and 17-3 ((22)) 3 (pt.), 10001 (pt.) for PCA-86-C-119-09/PRCA-86-C-119-03.

Mark Looney, Cooley LLP, reaffirmed the validity of the affidavit dated October 24, 2025, for the record.

Supervisor Herrity disclosed that he received a campaign contribution in excess of $100 from Michael Lincoln.

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

Mr. Looney 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, which included testimony by one speaker, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Ms. Quinn presented the staff and Planning Commission recommendations.

Following comments, Supervisor Alcorn moved that the Board approve:

- Proffered Condition Amendment Application PCA-86-C-119-09, Development Plan Amendment Application DPA-86-C-119-05, and Planning Residential Community Amendment Application PRCA-86-C-119-03, subject to the proffers dated October 16, 2025

- Modification of Zoning Ordinance subsection 5100.2.D(4)(c) for the sight distance requirements on a corner lot as shown on the DPA/PRCA for Block J

The motion was multiply seconded and carried by unanimous vote, Supervisor Alcorn, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Palchik, Supervisor Smith, Supervisor Storck, and Chairman McKay voting "AYE."

44. **4 P.M. – PUBLIC HEARING ON AF 2025-SU-00003 (DEAN LOCAL AGRICULTURAL AND FORESTAL DISTRICT) TO PERMIT A NEW AGRICULTURAL AND FORESTAL DISTRICT, LOCATED ON APPROXIMATELY 31.66 ACRES OF LAND ZONED R-C AND WSPOD (SULLY DISTRICT)** (4:56 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 28 and November 4, 2025.

The application property is located is located at 6761 Bull Run Post Office Road, Centreville, 20120. Tax Map 53-3 ((8)) 1, 2, 3, 4, 5 and 6.

Salem Bush, Planner, Zoning Evaluation Division, Department of Planning and Development, presented the staff report.

Thomas Colucci, Walsh, Colucci, Lubeley and Walsh, P.C., provided remarks on behalf of the applicant.

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

Following a query by Supervisor Smith, Mr. Colucci confirmed, for the record, that the applicant was in agreement with the proposed Ordinance Provisions dated October 15, 2025.

Supervisor Smith moved that the Board adopt a district ordinance establishing the Dean Local Agricultural and Forestal District, to be codified in Appendix F of the County Code, as proposed in AF 2025-SU-00003, pursuant to Chapter 44 of Title 15.2. of the Code of Virginia and Chapter 115 of the Fairfax County Code, as set forth in the Staff Report dated October 15, 2025.

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

45. **4 P.M. – PUBLIC HEARING ON PROPOSED PLAN AMENDMENT 2023-III-20UP, ROCK HILL ROAD IN LAND UNIT L OF THE DULLES SUBURBAN CENTER (DRANESVILLE DISTRICT)** (5:02 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 28 and November 4, 2025.

Heather Springs, Planner III, Monitoring and Plan Development Branch, Planning Division, Department of Planning and Development, presented the staff report.

Mark Viani, Bean, Kinney and Korman P.C., representative for the nominator, gave a brief presentation.

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

Supervisor Bierman moved that the Board adopt the Planning Commission's recommendation dated October 22, 2025, for Plan Amendment 2023-III-20UP, as shown in Attachment 1 of the Board Agenda Item. The motion was multiply seconded. Following comments regarding the resource protection areas and

affordable housing, the question was called on the motion and it carried by unanimous vote.

46. **4 P.M. – PUBLIC HEARING ON PROPOSED SITE-SPECIFIC PLAN AMENDMENTS (SSPA) 2023-III-2FC, FAIR OAKS BUSINESS PARK AND 2023-III-3FC, FAIRFAX RIDGE ROAD IN LAND UNIT K OF THE FAIRFAX CENTER AREA (SPRINGFIELD DISTRICT)** (5:10 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 28 and November 4, 2025.

Sahar Hamdard, Planner II, Policy and Plan Development Branch, Planning Division, Department of Planning and Development, presented the staff report.

David I. Schneider, Holland and Knight, LLP, representative for the nominator for SSPA 2023-III-2FC, gave a brief presentation.

Lynne Strobel, Walsh, Colucci, Lubeley and Walsh, P.C., representative for the nominator for SSPA 2023-III-3FC, gave a brief presentation.

Following the public hearing, which included testimony by three speakers, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Ms. Hamdard presented the staff and Planning Commission recommendations.

Discussion ensued, with input from Ms. Strobel, regarding parking concerns.

Following comments, Supervisor Herrity moved that the Board adopt SSPA 2023-III-2FC and SSPA 2023-III-3FC, per the Planning Commission's recommendations, as shown in Attachment 1C of the Board Agenda Item. Supervisor Palchik seconded the motion. Following comments, the question was called on the motion and it carried by unanimous vote.

47. **4 P.M. – 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**
(5:41 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 28 and November 4, 2025.

Jessica Werder, Deputy Director, Public Health Operations, Fairfax County Health Department, presented the staff report.

Discussion ensued, with input from Ms. Werder and John Burton, Assistant County Attorney, regarding:

- Prohibitions on controlled entrance – variance options
- Definition of a sole proprietor – Intent of the Code
- Requirements for posting hours of operation
- Whether other businesses have controlled entry prohibitions, or if the proposed amendment would be precedent setting for the County, and its comparison to other jurisdictions (both locally and nationwide)

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

Discussion ensued, with input from Mr. Burton, Ms. Werder, and Tom Arnold, Deputy County Executive, regarding:

- Advertising prohibitions
- Locked entry provisions
- Licensing standards and regulations
- Percentage of complaints and/or incidents
- Efforts to combat illicit businesses and activities
- The variance process timeline and fee structure
- Data on existing massage establishments
- Permit requirements for message establishments/therapists
- Timeline for the proposed ordinance to take effect
- Outreach efforts with existing establishments to ensure compliance

Following comments, Supervisor Smith moved that the Board adopt the ordinance amending the Fairfax County Code set forth in Attachment 3 to the Board Agenda Item for this public hearing, with the following changes:

- Section 28.2-2-7(b) is changed to read:

  (b) The permit holder must ensure that all employees complete any training specific to their job function, which has been mandated due to:

  1. A community health event; or

  2. Compliance issues arising from a complaint or inspection; or

  3. An emergent issue that may impact establishment, therapist and/or client health and safety.

- Section 28.2-3-1(c) is changed to read:

  (c) Every massage establishment shall display, without obstruction in a conspicuous place and supplied and designed by the Department, notice stickers that inform the public that the massage establishment is subject to inspection by the Department. Such notice stickers shall be displayed at or near each public entrance.

- Direct staff to report to the Board in 18 months with data about the effect of these amendments

The motion was multiply seconded. Following a lengthy discussion regarding the motion and exploring landlord engagement, the question was called to the motion and it carried by unanimous vote, Supervisor Alcorn, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Palchik, Supervisor Smith, Supervisor Storck, and Chairman McKay voting "AYE."

48. **4 P.M. – DECISION ONLY ON THE CONTRACTION OF AYLORS OVERLOOK HOA TO REMOVE REFUSE AND VACUUM LEAF COLLECTION SERVICES (PROVIDENCE DISTRICT)** (7 p.m.)

(R) (NOTE: At its October 14, 2025, meeting the Board held a public hearing regarding the De-Creation/Re-Creation of Brittany Parc Court Area Sanitary District to Remove Vacuum Leaf Collection, the Contraction of Welcome Drive Area to Remove Vacuum Leaf Collection Services, and the Contraction of Aylors Overlook HOA to Remove Refuse/Recycling and Vacuum Leaf Collection Services. The Board approved the first two items and deferred decision only regarding this item until November 18, 2025.)

Following comments, Supervisor Palchik moved that the Board reject the County Executive's recommendation to deny the proposed petition and, instead, that the

Board contract the Aylors Overlook HOA Sanitary District for removal of refuse/recycling and vacuum leaf collection services in the Providence District. Chairman McKay seconded the motion. Following comments, the question was called on the motion and it carried by a vote of eight, Supervisor Lusk being out of the room.

Sanitary District	**Action**	**Service**
DTA Providence District Within Providence District Aylors Outlook HOA	Contract	Remove Refuse/ Recycling and Vacuum Leaf

49. **4:30 P.M. – PUBLIC HEARING ON THE ACQUISITION OF CERTAIN LAND RIGHTS NECESSARY FOR THE CONSTRUCTION OF COLUMBIA PIKE COMPLETE STREETS PHASE I, GRANT 1400159-2021 (MASON DISTRICT)** (7:04 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 28 and November 4, 2025.

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

Following the public hearing, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Supervisor Jimenez moved that the Board approve the acquisition of certain land rights necessary for the construction of the Columbia Pike Complete Streets - Phase I (aka Columbia Pike Street Scapes Phase I Project), in accordance with the resolution included in the Board Package as Amendment B. Chairman McKay and Supervisor Lusk jointly seconded the motion. Following comments, the question was called on the motion and it carried by a vote of eight, Supervisor Herrity being out of the room.

50. **4:30 P.M. – PUBLIC HEARING ON A PROPOSED ZONING ORDINANCE AMENDMENT RE: PLANNED RESIDENTIAL COMMUNITY (PRC) PLAN EXCEPTIONS AND MINOR MODIFICATION** (7:10 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 28 and November 4, 2025.

William Mayland, Assistant Zoning Administrator, Department of Planning and Development, 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. Mayland presented the staff and Planning Commission recommendation.

Supervisor Smith moved that the Board adopt the proposed Zoning Ordinance Amendment for PRC Plan Exceptions and Minor Modifications with the staff recommended options, as set forth in the Staff Report dated September 9, 2025, and that the amendment become effective at 12:01 a.m. on November 19, 2025.

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

51. **4:30 P.M. – PUBLIC HEARING ON PROPOSED PLAN AMENDMENT 2023-I-3J, PROSPERITY BUSINESS CAMPUS IN LAND UNIT D (PART) OF THE MERRIFIELD SUBURBAN CENTER (PROVIDENCE DISTRICT)** (7:14 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 28 and November 4, 2025.

Stephen Waller, Planner, Planning Division, Department of Planning and Development, presented the staff report.

Robert Brant, Walsh, Colucci, Lubeley and Walsh, P.C., representative for the nominator, gave a brief presentation.

Following the public hearing, which included testimony by three speakers, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Mr. Brant presented rebuttal, addressing concerns raised by the speakers regarding preservation of the green space along the western side of the site, traffic and transportation impacts, stormwater management, and the timeline for the project.

Discussion ensued, with input from Mr. Brant, regarding pedestrian access from the existing bridge, Mr. Waller presented the staff and Planning Commission recommendation.

Following comments, Supervisor Palchik moved that the Board adopt the Planning Commission and staff recommendation for Plan Amendment SSPA 2023-I-3J, as found on pages 46 to 62 of the staff report dated August 27, 2025. Vice-Chairman Smith seconded the motion and it carried by a vote of seven, Supervisor Herrity and Chairman McKay being out of the room.

52. **4:30 P.M. – PUBLIC HEARING ON PROPOSED PLAN AMENDMENT 2022-CW-2CP, COMPREHENSIVE PLAN POLICY PLAN AMENDMENT: PHASE 1** (7:41 p.m.)

(NOTE: Earlier in the meeting, Supervisor Smith announced that this public hearing will be held but decision will be deferred. See Clerk's Summary Item #34.)

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 28 and November 4, 2025.

Vice-Chairman Smith noted that earlier in the meeting she announced that the public hearing will be held, however, decision will be deferred.

Corinne Bebek, Senior Planner, Environmental Policy and Plan Development Branch, Department of Planning and Development, presented the staff report.

Following the public hearing, which included testimony by six speakers, and a query to the Clerk regarding whether there were any additional callers wishing to provide testimony, Ms. Bebek presented the staff and Planning Commission recommendations.

Discussion ensued, with input from Kelly Atkinson, Director, Planning Division, Department of Planning and Development, regarding the opportunity for Board Members to provide feedback.

Supervisor Smith moved that the Board defer the decision only for proposed Plan Amendment 2022-CW-2CP to a date certain of **December 9, 2025, at 4 p.m.**, with the record remaining open for written testimony. The motion was multiply seconded and carried by a vote of eight, Supervisor Herrity being out of the room.

53. **4:30 P.M. – PUBLIC COMMENT FROM FAIRFAX COUNTY CITIZENS AND BUSINESSES ON ISSUES OF CONCERN** (8:20 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 28 and November 4, 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:

- Paul Rothstein – Regarding Hamas-style videos at Langley and Thomas Jefferson High Schools

- Animesh Gupta – Regarding falsifying Freedom of Information Act (FOIA) documents to deny Taxpayer/Fairfax County Public Schools Services

54. **BOARD ADJOURNMENT** (8:27 p.m.)

At 8:27 pm the Board adjourned.