CLERK'S BOARD SUMMARY

REPORT OF ACTIONS OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS

TUESDAY
March 3, 2026

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04-26

JLC:jlc

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, March 3, 2026, at 9:35 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 Rachna Sizemore Heizer, Braddock District
- Supervisor Kathy L. Smith, Sully District
- Supervisor Daniel G. Storck, Mount Vernon District

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; and Jordyn Crane, Administrative Assistant, Department of Clerk Services.

BOARD MATTER

1. **MOMENT OF SILENCE** (9:35 a.m.)

Chairman McKay reiterated the recent passing of former Sully District Supervisor Michael Frey and announced that Channel 16 prepared a tribute video.

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

- Robert "Bob" Weinberg, who died recently. He was a longtime lawyer and civic activist; founded the law firm that would become Williams and Connolly; and practiced civil and criminal litigation, with a focus on constitutional protections for civil rights and pro bono representation

- Sun Hyo Kim, who died recently. She was struck by a vehicle while walking in Annandale. This incident serves as a reminder of the urgent need for increased pedestrian safety in the County and region

- MyraSands Lusk, who died recently. She was a resident of the Franconia District. She took pride in her work with the United States Census Bureau; approached public service with integrity, diligence, and purpose; was a member of the Alexandria Literary Club, forming meaningful friendships while contributing to service projects and supporting those in need; and championed women's rights, social work initiatives, scientific research, and animal welfare

- Individuals involved in an accident on the I-495 beltway on the afternoon of March 1, 2026, which involved a vehicular crash and stabbing. Michelle Adams, and a dog, died. Three additional women were hospitalized with serious injuries. This is a reminder to be kind, cautious, and patient with one another

- Rick Hamilton, who died recently. He was a member of the Polo Fields Community in Reston and a longtime community leader. He worked extensively to improve the community, advocating for improved pedestrian safety along Sunrise Valley Drive and various development projects. He will be remembered for being a constructive voice for Reston

- Stephanie Minter, who died recently, after a violent assault along Richmond Highway. The community expressed concern regarding the incident and the Fairfax County Police identified the alleged perpetrator, who was arrested

- Kegang "Mrs. K" Xie, who died recently. She worked at Lorton Station Elementary School since it opened in 2003; dedicated herself to caring for generations of students, ensuring that no one went hungry, working tirelessly during the COVID-19 pandemic to ensure they received meals and support; and was a bright light to the school and her community. Her kindness, generosity, and love will be deeply missed

The video tribute honoring former Sully District Supervisor Michael Frey was shared.

Chairman McKay announced that a Celebration of Life in his honor will be held Saturday, April 11, 2026, 2 p.m. – 4 p.m. in the Government Center Board Auditorium. Those who would like to attend are asked to RSVP online at https://evite.me/MichaelRFrey-CelebrationOfLife.

JFC:jfc

AGENDA ITEMS

2. **RESOLUTION OF RECOGNITION PRESENTED TO CLAUDIA PALACIOS** (9:51 a.m.)

Chairman McKay relinquished the Chair to Vice-Chairman Smith and moved approval of the Resolution of Recognition presented to Claudia Palacios for her historic international adaptive boxing championship and the pride she has brought to the County. Chairman Smith and Supervisor Palchik jointly seconded the motion and it carried by unanimous vote.

Vice-Chairman Smith returned the gavel to Chairman McKay.

3. **RESOLUTION OF RECOGNITION TO COMMEMORATE PEACE CORPS DAY AND THE 65TH ANNIVERSARY OF THE RETURNED PEACE CORPS VOLUNTEERS** (10 a.m.)

Chairman McKay relinquished the Chair to Vice-Chairman Smith and moved approval of the Resolution of Recognition commemorating Peace Corps Day and the 65th Anniversary of the Returned Peace Corp Volunteers. The motion was multiply seconded and carried by unanimous vote.

Vice-Chairman Smith returned the gavel to Chairman McKay.

On behalf of Congressman James Walkinshaw, Kristopher Adkison, District Aide, presented a Proclamation, which was entered into the Congressional Record yesterday, recognizing the 65th Anniversary of the Returned Peace Corps Volunteers.

4. **PROCLAMATION DESIGNATING MARCH 2026 AS *"WOMEN'S HISTORY MONTH"* IN FAIRFAX COUNTY** (10:22 a.m.)

Chairman McKay relinquished the Chair to Vice-Chairman Smith and moved approval of the Proclamation designating March 2026 as *"Women's History Month"* in Fairfax County. The motion was multiply seconded and carried by unanimous vote.

Vice-Chairman Smith returned the gavel to Chairman McKay.

5. **PROCLAMATION DESIGNATING MARCH 2026 AS *"NATIONAL NUTRITION MONTH"* IN FAIRFAX COUNTY** (10:47 a.m.)

Chairman McKay relinquished the Chair to Vice-Chairman Smith and moved approval of the Proclamation designating March 2026 as *"National Nutrition Month"* in Fairfax County. Vice-Chairman Smith and Supervisor Palchik jointly seconded the motion and it carried by unanimous vote.

Vice-Chairman Smith returned the gavel to Chairman McKay.

Chairman McKay announced that the "Stuff the Bus" one-day food drive campaign is scheduled for Saturday, March 14, 2026, at several sites from 10 a.m. – 3 p.m. and will be publicized in Board Office's newsletters.

JLC:jlc

6. **REPORT ON GENERAL ASSEMBLY ACTIVITIES** (11:01 a.m.)

Supervisor Jimenez, Chairman of the Board's Legislative Committee, stated that the regular session of the 2026 General Assembly adjourned on February 27, 2026. The Committee also held its annual reception in Richmond on Thursday, February 19, which included members of the Board, members of the Fairfax County General Assembly delegation, and other County leaders.

The County's initiatives continue to move through the legislative process and include:

- Noise abatement monitoring systems and transportation safety – has passed the Full House and Senate Committee and now awaits consideration on the Senate floor

- Expanded authority to the Fairfax County Park Authority to ban sex offenders from park facilities – has passed both the House and the Senate. The Senate made a slight technical change, which improves the clarity of the Bill, and the House is expected to agree to it

- Funding for the Urban Public-Private Partnership Redevelopment Fund – Failed in the House. The Senate version passed as a study, and is now under consideration by the House Rules Committee

Legislative staff will continue to provide updates to the Board on the progress of these bills. A key area of focus for the remainder of the session will be the 2026-2028 biennium budget and how the budgets adopted by the House and Senate affect County priorities, including:

- Funding for K-12 education, transit, housing, and human services

- There is more than a $1 billion difference between the House and Senate budget proposals, as the Senate proposes to sunset the sales and use tax exemption for data center computer equipment and software

As in years past, the Committee expects that each chamber will reject the other's budget and appoint members to a conference committee to resolve the differences. Staff will closely monitor those negotiations and provide updates as the budget process unfolds.

The Committee also received updates on a number of bills pertaining to County priorities including housing and transportation, as legislative activity continues in Richmond as the 2026 General Assembly heads toward its scheduled adjournment on March 14, 2026.

The Board will receive additional updates from legislative staff as the budget and legislative process progresses.

Supervisor Jimenez moved that the Board adopt the Legislative Committee Report Number Three. Chairman McKay seconded the motion and it carried by a vote of nine, Supervisor Herrity being out of the room.

DMS:dms

ADDITIONAL BOARD MATTERS

7. **RESOLUTION OF RECOGNITION REQUEST FOR THE FAIRFAX STARS BASKETBALL PROGRAM** (11:05 a.m.)

Chairman McKay relinquished the Chair to Vice-Chairman Smith and asked unanimous consent that the Board direct staff to prepare a Resolution of Recognition, in honor of the 30th anniversary of the Fairfax Stars basketball program. Without objection, it was so ordered.

8. **RESOLUTION OF RECOGNITION REQUEST FOR THE FAIRFAX AREA HIGH SCHOOL STUDENT SHARK TANK TECHNOLOGY CHALLENGE** (11:05 a.m.)

Chairman McKay asked unanimous consent that the Board direct staff to prepare a Resolution of Recognition, in honor of the 10th annual Fairfax Area High School Student Shark Tank Technology Challenge. Without objection, it was so ordered.

9. **RESOLUTION OF RECOGNITION REQUEST FOR THE LEE MOUNT VERNON SPORTS CLUB** (11:05 a.m.)

Chairman McKay asked unanimous consent that the Board direct staff to prepare a Resolution of Recognition, in honor of the Lee Mount Vernon Sports Club's 50 years of service to youth and families in the County. Without objection, it was so ordered.

10. **PROCLAMATION REQUEST TO DESIGNATE APRIL 2026 AS *"CHILD ABUSE PREVENTION MONTH"* IN FAIRFAX COUNTY** (11:05 a.m.)

Jointly with Supervisor Palchik, Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating April 2026 as *"Child Abuse Prevention Month"* in the County. Without objection, it was so ordered.

11. **PROCLAMATION REQUEST TO DESIGNATE APRIL 2026 AS *"NATIONAL MINORITY HEALTH MONTH"* IN FAIRFAX COUNTY** (11:05 a.m.)

Jointly with Supervisor Lusk, Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating April 2026 as *"National Minority Health Month"* in the County. Without objection, it was so ordered.

12. **PROCLAMATION REQUEST TO DESIGNATE APRIL 2026 AS *"MILITARY CHILD MONTH"* IN FAIRFAX COUNTY** (11:05 a.m.)

Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating April 2026 as *"Military Child Month"* in the County. Without objection, it was so ordered.

13. **PROCLAMATION REQUEST TO DESIGNATE APRIL 5 – 11, 2026, AS *"LIBRARY WEEK"* IN FAIRFAX COUNTY** (11:05 a.m.)

Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating April 5 – 11, 2026, as *"Library Week"* in the County. Without objection, it was so ordered.

14. **PROCLAMATION REQUEST TO DESIGNATE APRIL 12 – 18, 2026, AS *"PUBLIC SAFETY TELECOMMUNICATORS WEEK"* IN FAIRFAX COUNTY** (11:05 a.m.)

Jointly with Supervisor Lusk, Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating April 12 – 18, 2026, as *"Public Safely Telecommunicators Week"* in the County. Without objection, it was so ordered.

15. **PROCLAMATION REQUEST TO DESIGNATE APRIL 14, 2026, AS *"HOLOCAUST REMEMBRANCE DAY"* IN FAIRFAX COUNTY** (11:05 a.m.)

Jointly with Supervisor Palchik, Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating April 14, 2026, as *"Holocaust Remembrance Day"* in the County. Without objection, it was so ordered.

16. **PROCLAMATION REQUEST TO DESIGNATE APRIL 22, 2026, AS *"EARTH DAY"* IN FAIRFAX COUNTY** (11:05 a.m.)

Jointly with Supervisor Alcorn, Supervisor Palchik, and Supervisor Storck, Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating April 22, 2026, as *"Earth Day"* in the County. Without objection, it was so ordered.

17. **PROCLAMATION REQUEST TO DESIGNATE APRIL 24, 2026, AS *"ARBOR DAY"* IN FAIRFAX COUNTY** (11:05 a.m.)

Chairman McKay asked unanimous consent that the Board direct staff to prepare a Proclamation designating April 24, 2026, as *"Arbor Day"* in the County. Without objection, it was so ordered.

Vice Chairman Smith returned the gavel to Chairman McKay.

18. **REQUEST FOR A PUBLIC HEARING BEFORE THE BOARD AND EXPEDITED AND CONCURRENT PROCESSING FOR NORTHERN VIRGINIA ELECTRIC COOPERATIVE (NOVEC) (SULLY DISTRICT)** (11:06 a.m.)

Supervisor Smith stated that the applicant, NOVEC, has filed concurrent applications (Proffered Condition Amendment Application PCA 78-S-063-16 and Special Exception Amendment Application SEA 87-S-016) to amend previously approved proffers and permit an upgrade and an expansion of the existing Cub Run electrical substation on Tax Map Parcels 043-2 ((1)) 12, 043-4 ((06)) 11 and 043-2((2)) 9D and 9E.

The applicant has a formal public hearing scheduled before the Planning Commission on May 6, 2026. The applicant has requested concurrent processing of its site plan to advance the delivery of the project. These upgrades are needed to serve the existing and planned electricity needs of the Cub Run service territory and should move forward.

Therefore, Supervisor Smith moved that the Board direct:

- Staff to expedite the scheduling of the Board's public hearing for Proffered Condition Amendment Application PCA 78-S-063-16 and Special Exception Amendment Application SEA 87-S-016 to a date certain of May 19, 2026

- The Director of the Department of Land Development Services to accept for concurrent and simultaneous review a site plan, architectural drawings, building permits and/or other plans and permits as may be necessary to implement the improvements contemplated by the applicant for Proffered Condition Amendment Application PCA 78-S-063-16 and Special Exception Amendment Application SEA 87-S-016

The applicant is aware that this motion should not be considered as a favorable recommendation by the Board on the proposed applications and does not relieve the applicant from compliance with the provisions of all applicable ordinances, regulations and/or adopted standards, nor does it prejudice in any way the Board's consideration of this pending application.

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

19. **PUBLICITY REQUEST FOR THE SULLY DISTRICT BLOOD DRIVE** (11:08 a.m.)

Supervisor Smith stated that every two seconds, someone in the U.S. needs blood or blood products. Because there is no substitute for human blood, people rely on willing donors to ensure that an adequate blood supply exists.

Supervisor Smith stated that she is hosting a blood drive with Inova on March 9, 2026, from 2 – 6 p.m., at the Sully District Government Center. The total donation time takes only about an hour, and each pint of blood can save as many as three lives.

To be eligible, prospective donors must be at least 17 years old, or 16 with parental consent, weigh at least 110 pounds, and be in good health. There are a few travel restrictions which can be found on the Inova website: https://www.inovablood.org/.

Appointments are strongly recommended, and can be made online at https://bit.ly/SullyDistrict0309, by phone: 703-814-7100, or by email: Sully@fairfaxcounty.gov. Donors will receive an exclusive Inova pint glass.

Supervisor Smith asked unanimous consent that the Board direct the Office of Public Affairs to advertise this event through all available channels. Without objection, it was so ordered.

20. **CENTREVILLE HOUSE EXPLOSION UPDATE (SULLY DISTRICT)** (11:11 a.m.)

Supervisor Smith stated that on February 15, 2026, at approximately 9:48 p.m., an explosion and subsequent house fire occurred on Quail Pond Court in Centreville, prompting the evacuation of approximately 50 nearby homes as a precaution. Fire and Rescue crews quickly contained the fire, secured the area, and began extensive atmospheric monitoring to ensure surrounding homes were safe. The National Transportation Safety Board is leading the investigation into the cause. Gas repairs and system pressure testing have been completed, and service has been restored in phases following multiple layers of safety verification. A structured, phased monitoring plan remains in place—beginning with multiple daily checks, transitioning to daily, then weekly, and eventually biweekly monitoring—to ensure continued safety and provide reassurance to the community as operations return to normal.

Supervisor Smith stated that the feedback she received from the community is so overwhelmingly supportive of the County's Public Safety staff who have done an outstanding job. She noted that the individuals will be brought before the Board at a future date for recognition and appreciation for all their help, however, she wanted to acknowledge some of them today who have contributed to the efforts:

Fairfax County Fire and Rescue Department

- Assistant Chief Eric Craven
- Deputy Chief Dave Barlow
- Battalion Chief Kristi Bartlett
- Battalion Chief Billy Moreland
- Battalion Chief Rodney Vaughan
- Battalion Chief Chris Blair
- Public Information Officer Mitch Clark

Department of Emergency Management

- Emergency Management Coordinator Seamus Mooney
- Deputy Director of Emergency Management Sulayman Brown
- Assistant Coordinator Courtney Arroyo
- Assistant Coordinator Cara Williams
- Emergency Management Specialist Crystal Goodwin
- Emergency Management Specialist Stephanie Umbel

Fairfax County Police Department

- Captain Chris Cosgriff
- Captain Aaron Spooner

She also noted that a Virtual Town Hall was held for the community and thanked the community and staff for their support and ongoing efforts.

Discussion ensued regarding the house explosion/fire and the future recognition.

21. **BRADDOCK DISTRICT SUPERVISOR ANNOUNCEMENTS** (11:16 a.m.)

Supervisor Sizemore Heizer announced that:

- Abby Huisman has been named one of the 2026 Operation Homefront Military Child of the Year finalists for her creation of Rambassadors at Robinson Secondary School
- Andrew Haydon created Thomas Jefferson High School for Science and Technology's first adaptive baseball clinic
- Best of Braddock will be held March 4, 2026, at 6:30 p.m., at the Braddock District Supervisor's Office, 9002 Burke Lake Road, Burke, VA 22015. She invited the Board and community to attend the event

22. **THE FALLSTEAD AT LEWINSVILLE CENTER WAIVER OF BOND EXTENSION (DRANESVILLE DISTRICT)** (11:18 a.m.)

Supervisor Bierman stated that The Fallstead at Lewinsville Center is part of an intergenerational facility located at 1609 Great Falls Street in McLean that includes the Lewinsville Senior Center, Adult Day Health Care, and two child day care centers. Under a public-private partnership, the County built the public facilities and Wesley Housing and Hamel Builders constructed The Fallstead, an independent-living rental community for people 62 years of age and older whose household income is at or below 50 percent of the area median income. The Fallstead has been occupied since October 2018 and the Lewinsville Center has been in use since June 2019.

After original construction, a portion of the sanitary sewer serving both facilities was identified as not fully compliant with the approved site plan. Although all State and Virginia Department of Transportation items were cleared at the time of original construction, resolution of a few challenging closeout items required Wesley Housing to remain bonded for the past several years to resolve these items.

In late 2025, Wesley Housing, through its contractor, Hamel Builders, undertook a significant effort, replacing approximately 150 feet of sanitary sewer and addressing related utility items at a total construction cost of roughly $200,000. This work was completed between December 8, 2025, and January 13, 2026, including all required third-party inspections.

At this point, the substantive work to close out the bond is complete and Wesley Housing is working on addressing one outstanding issue with Dominion Energy regarding site lighting as well as a few other limited and largely administrative/routine issues.

Wesley Housing's intent is to close out the bond within the next 90 days, but its bond extension expires imminently. The cost of the extension will be approximately $5,000 and Wesley Housing has requested a waiver of the site bond extension fee.

Given the date the community was placed in service, the extensive and costly work already completed, and the careful coordination undertaken to protect valued County facilities, Supervisor Bierman stated his belief that there is good cause to waive the site plan bond extension fee. The Department of Housing and Community Development and Land Development Services do not object to this request.

Therefore, Supervisor Bierman moved that the Board waive the site plan bond extension fee associated with The Fallstead at Lewinsville Center project for a six-month period. This motion does not relieve the applicant from compliance with the provisions of all applicable ordinances, regulations, adopted standards development conditions, or proffers. Chairman McKay seconded the motion and it carried by unanimous vote.

23. **CONSENT TO INCLUDE COUNTY RIGHT-OF-WAY IN TRUE GROUND HOUSING PARTNERS ACQUISITIONS, LLC (DRANESVILLE DISTRICT)** (11:20 a.m.)

Supervisor Bierman stated that True Ground Housing Partners Acquisitions, LLC is prepared to file Rezoning and Proffered Condition Amendment Applications on the property identified with Tax Map Number 16-1 ((1)) 01 11A and 11B.

The forthcoming application proposes the inclusion of approximately 10,932 square feet of right-of-way, a portion of existing Dulles Greene Drive. This segment is currently in use as a public roadway. However, modifications to the roadway network with this proposal may cause these segments to become superfluous and permit in the vacation and abandonment of a portion of the roadway.

As the applicant proposes to incorporate this area into the application, and as Board owns the right-of-way associated with Dulles Greene Drive, the Board must concur with the filing of the applications. The applicant will work with the Fairfax County Department of Transportation on the potential vacation of this right-of-way concurrently with the rezoning application.

Therefore, Supervisor Bierman moved that the Board consent to the inclusion of approximately 10,932 square feet of right-of-way adjacent to the property identified with Tax Map Number 16-1 ((1)) 01 11A and 11B to be included in a Rezoning Application submitted by True Ground Housing Partners Acquisitions, LLC. This motion should not be construed as a favorable recommendation on the application 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 application. Chairman McKay seconded the motion and it carried by unanimous vote.

24. **PROCLAMATION REQUEST FOR DOLORES HUERTA** (11:22 a.m.)

Supervisor Lusk stated that last week, the County was host to a truly special visitor in Dolores Huerta. Some may know Ms. Huerta as the co-founder of the National Farm Workers Association, the organization now called the United Farm Workers. She also marched across the Edmund Pettus Bridge in Selma, Alabama, alongside the honorable John Lewis during the fight for voting rights. She is a nationally recognized labor leader, civil-rights activist, and feminist who became one of the most influential voices for farmworker rights and social justice in the 20th century.

During her two-day visit to the Franconia District, she spoke to the students at John R. Lewis High School in the Lewis Leadership Lab. Later in the day Ms. Huerta participated in a question-and-answer session in the school auditorium, sharing what gives her hope with young people today and sharing the movements made in the 20th century.

The next day, she toured the Workforce Innovation Skills Hub (the WISH) in Hybla Valley, with her cousin, Franconia District School Board Member, Marcia St. John-Cunning. The Dolores Huerta Resource Center, which is very similar to the WISH, opened in 2025 in Nevada as a one-stop-shop community center for residents to access a variety of services and programs supporting arts, education, legal workshops, health services, technology and workforce development. Following the tour, Dolores Huerta spoke with residents, answered questions and expressed her interest in continuing to share ideas and collaborate on best practices. Supervisor Lusk thanked Supervisor Storck for his participation. Ms. Huerta has left quite the strong impression in her life and despite being the age of 95 years old, she continues to advocate for women's rights, immigrant rights, and labor rights.

In honor of her service visit to County students and residents, and her service to the country, and jointly with Chairman McKay and Supervisor Storck, Supervisor Lusk asked unanimous consent that the Board direct the Office of Public Affairs to prepare a Proclamation in honor of the incredible life and public service of Dolores Huerta. Following discussion, regarding Ms. Huerta's service and accomplishments, without objection, it was so ordered.

25. **REQUEST FOR A PUBLIC HEARING BEFORE THE BOARD AND EXPEDITED AND CONCURRENT PROCESSING FOR REZONING APPLICATION RZ 2025-FR-00011 (FRANCONIA DISTRICT)** (11:30 a.m.)

Supervisor Lusk stated that CIA-Beulah Street, LLC is the owner of approximately 6.82 acres located northwest of the intersection of Beulah Street and Grovedale Drive and identified among the Fairfax County Tax Assessment records as 81-3 ((5)) 15, 15A, 15B, 15C, 17C and 17D. The subject property is zoned to the R-1, C-2, and C-5 Districts and is improved with a single-family home and vacant office buildings with surface parking lots.

On May 13, 2025, the Board approved a Site-Specific Plan Amendment on the subject property that permits residential development up to 12 dwelling units per acre, exclusive of affordable housing bonus density, subject to specific conditions.

In conformance with the adopted Comprehensive Plan, the applicant submitted a Rezoning Application to rezone the subject property to the PDH-12 District. The applicant proposes a residential community comprised of 69 townhomes and the repurposing of an existing office building to a multifamily residential building with up to 24 dwelling units. The proposal includes connectivity to adjacent parcels, publicly accessible urban parks, improved pedestrian facilities, and affordable dwelling units.

The Rezoning Application is scheduled for a public hearing before the Planning Commission on April 8, 2026. Given the amount of time that the application has been processing, Supervisor Lusk moved the Board direct staff to:

- Schedule a public hearing date before the Board for the Rezoning Application

- Accept for concurrent and simultaneous processing of a site plan, architectural drawings, and any other plans as needed in conjunction with Rezoning Application RZ 2025-FR-00011

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.

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

26. **SPRING HILL ROAD RIGHT-OF-WAY VACATION (HUNTER MILL DISTRICT)** (11:33 a.m.)

Supervisor Alcorn stated that BE Tysons LLC has filed a Rezoning, Conceptual Development Plan, and Final Development Plan Applications for approximately 10.93847 acres of land in the Spring Hill Transit Station Area to permit multiple phases of future residential and retail/commercial development.

The property is located on parcel 29-3 ((1)) 2L. As part of the applications, the applicant proposes to incorporate a portion of the existing Spring Hill Road cul de sac, located at the western terminus of Spring Hill Road into the application property. The applicant has been in discussions with the Fairfax County Department of Transportation (FCDOT) regarding the feasibility of a request to vacate that portion of right-of-way. FCDOT recommends that such a request be processed concurrently with the Rezoning Application.

Therefore, Supervisor Alcorn moved that the Board:

- Consent to the inclusion of approximately 0.13-acres of right-of-way adjacent to 1593 and 1595 Spring Hill Road to be included in a Rezoning Application submitted by BE Tysons LLC

- Authorize the County Executive and/or his designees to act as agent of the Board in conjunction with this application

The inclusion of these rights-of-way in the rezoning application in no way relieves the applicant of the requirement to process a vacation request or to comply with all applicable standards of the Zoning Ordinance. In addition, this consent does not imply County support for this application, does not dictate to staff that the rezoning

application should be approved, nor should it prejudice staff's review of this application.

The motion was multiply seconded and carried by unanimous vote.

27. **INTENT TO DEFER THE 3:30 P.M. PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION SE-2025-HM-00001 (COMSTOCK RESTON STATION HOLDINGS LC) (HUNTER MILL DISTRICT)** (11:35 a.m.)

Due to affidavit issues, Supervisor Alcorn announced his intent to defer, later in the meeting at the appropriate time, the public hearing on SE-2025-HM-00001 (Comstock Reston Station Holdings LC) to March 17, 2026, at 3:30 p.m.

(NOTE: Later in the meeting, Supervisor Alcorn reiterated his intent to defer this item, and, later the public hearing was formally deferred. See Clerk's Summary Items #42 and #49.)

28. **NO BOARD MATTERS FOR SUPERVISOR JIMENEZ (MASON DISTRICT)** (11:35 a.m.)

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

29. **SUPPORT OF THE VIRGINIA PASSENGER RAIL AUTHORITY'S (VPRA) APPLICATION FOR FUNDING THROUGH THE NATIONAL RAILROAD PARTNERSHIP PROGRAM/FEDERAL-STATE PARTNERSHIP FOR INTERCITY PASSENGER RAIL GRANT PROGRAM FOR THE OCCOQUAN RIVER THIRD TRACK PROJECT** (11:35 a.m.)

Supervisor Storck stated that over the past several years, the Board has supported efforts of the Commonwealth to implement the Transforming Rail in Virginia initiative, including support of the VPRA efforts to secure regional and federal funding.

On September 24, 2025, the federal government published a Notice of Funding Opportunity (NOFO), announcing the availability of funding through this grant program, with applications due by February 6, 2026. The objectives of this grant opportunity are to fund capital projects that enhance safety, reduce the state of good repair backlog, improve performance, or expand or establish new intercity passenger rail service.

VPRA informed the County of its intent to seek funding through this effort for the Occoquan River Third Track Project. The application is intended to provide for the advance planning and design of 4.6 miles of third mainline track in the County and Prince William County as well as the replacement of existing railroad bridges over Richmond Highway and Furnace Road, improvements to the Woodbridge Amtrak

and Virginia Railway Express (VRE) station, and a new railroad bridge over the Occoquan River.

For South Fairfax County, including the Mount Vernon and Franconia Districts, this project presents an opportunity to address a long-standing bottle neck and upgrade the railroad bridge over Richmond Highway, where trucks often crash due to the bridge's low clearance. These incidents cause significant traffic disruptions, backups, and create hazardous road conditions for drivers. In addition, when vehicles strike the railroad bridge, this also causes delays to passenger and freight rail trains since a CSX employee has to come from elsewhere in Virginia to inspect the bridge and ensure that rail traffic is safe to proceed. According to Washington's Top News report on a 2019 bridge accident, one VRE train was delayed nearly 50 minutes until it was given clearance to continue its trek.

Additionally, this project will also connect with other capacity improvements currently underway to complete 19-miles of a continuous three-track corridor from the City of Alexandria to Prince William County. Taken together, these components will improve mobility and safety for both residents of the County, and those traveling through the County.

Therefore, jointly with Chairman McKay, Supervisor Bierman, Supervisor Herrity, Supervisor Lusk, and Supervisor Sizemore Heizer, Supervisor Storck moved that the Board approve and send the letter attached to his written Board Matter, in support for VPRA's application for funding from the 2025 National Railroad Partnership Program/Federal-State Partnership for Intercity Passenger Rail grant program. Chairman McKay seconded the motion and it carried by unanimous vote.

30. **SOUTH COUNTY HIGH SCHOOL BASKETBALL QUARTERFINAL GAMES (MOUNT VERNON DISTRICT)** (11:40 a.m.)

Supervisor Storck announced that the South County High School boys' and girls' basketball teams are competing in the quarterfinals today and he wished both teams luck in their respective games.

Later in the meeting, there was additional discussion regarding other high school basketball games taking place in other Districts.

31. **PROVIDENCE DISTRICT SUPERVISOR'S ANNOUNCEMENTS** (11:43 a.m.)

Supervisor Palchik announced that:

- The Providence District Budget Town Hall will be held March 10, 2026, from 7 – 8:30 p.m. at the Jim Scott Community Center (3001 Vaden Drive, Fairfax, 22031). She invited the community to attend the event

- The Joint Budget Roundtable en Español will be held on March 18, 2026. She encouraged the community to attend the event

32. **RESOLUTION OF RECOGNITION REQUEST FOR COLUMBIA LIGHTHOUSE FOR THE BLIND** (11:45 a.m.)

Supervisor Herrity summarized his written Board Matter which states: The Columbia Polytechnic Institute for the Blind, now known as Columbia Lighthouse for the Blind, was founded back in May 1900 by two blind men in Washington, D.C., to help people of all ages in the DMV overcome the challenges of blindness or vision loss and enable them to remain independent, active, and productive in society. Its goal was to establish an organization that would serve as a model institution for the rest of the country, to educate and foster employment opportunities for blind individuals, and to demonstrate their capabilities to the sighted world.

In 1933, the Institute hired its first Braille instructor and expanded its mission and scope to focus more intensely on academic and vocational training. A department of training on furniture repair was created; piano tuning and voice instruction also were offered. During the onset of World War II, nearly 20 individuals who were blind were employed through various defense contracts, marking the highest level of employment achieved by the Institute since its inception in 1900. The Institute also collaborated with the Veterans' Administration, providing vocational training and assistance to wounded veterans when they returned from overseas.

In today's technological society greater emphasis is placed on technology training to better prepare people who are blind or visually impaired for the job market. This is why in April 2001, the organization opened a full-service regional office in Riverdale, Maryland. Programs and services offered at the Riverdale facility include assistive technology training; career services; a low vision clinic; instruction in Braille, typing, keyboarding, independent living skills, and safe travel techniques; a children's summer camp; counseling; and social and cultural activities. In addition, it has expanded services to include people who have low vision.

Today, Columbia Lighthouse for the Blind is the only organization in the region that provides a comprehensive range of programs and services for the nearly 180,000 people living in the DMV who are blind or visually impaired.

Therefore, Supervisor Herrity asked unanimous consent that the Board direct staff to prepare a Resolution of Recognition for Columbia Lighthouse for the Blind, in recognition of its 125th anniversary and decades of service to the blind community, to be presented at the July 14, 2026, Board Meeting. Without objection, it was so ordered.

33. **2026 FAIRFAX COUNTY TEEN JOB AND OPPORTUNITY FAIRS (SPRINGFIELD DISTRICT)** (11:45 a.m.)

Supervisor Herrity announced that there will be 2026 Teen Job Fairs on March 7, 2026, at Chantilly High School and March 21, 2026, at West Springfield High School. He invited the community and businesses to attend the events.

SA:sa

AGENDA ITEMS

34. **ADMINISTRATIVE ITEMS** (11:46 a.m.)

Smith moved approval of the Administrative Items 1 – 10. Chairman McKay and Supervisor Palchik jointly seconded the motion.

Supervisor Alcorn called the Board's attention to Admin 6 – Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance Amendment Re: Minor and Editorial Revisions and Changes to Reflect Virginia Code Updates and noted that it includes a revision clarifying that ground vibration standards do not apply to temporary construction activities of short duration. He expressed concern regarding the increasing impacts of redevelopment and demolition activities occurring in close proximity to existing neighborhoods and advised that he is working with staff to explore potential alternatives to better address the issue.

The question was called on the motion to approve Administrative Items 1 – 10 and it carried by unanimous vote, Supervisor Alcorn, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Palchik, Supervisor Sizemore Heizer, Supervisor Smith, Supervisor Storck, and Chairman McKay voting "AYE."

ADMIN 1 – AUTHORIZATION FOR THE DEPARTMENT OF NEIGHBORHOOD AND COMMUNITY SERVICES (DNCS) TO APPLY FOR AND ACCEPT GRANT FUNDING FROM THE U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES (DHHS) FOR THE CONTINUATION OF FUNDING ASSOCIATED WITH THE HEAD START AND EARLY HEAD START GRANT

(A)

- Authorized the DNCS to apply for and accept grant funding, if received, from the DHHS. Funding in the amount of $13,275,033, including $2,135,946 in Local Cash Match, will support the continuation of Head Start and Early Head Start services to 686 children and their families. This funding will continue to support 63/54.4 Full-Time Exempt existing grant positions. 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 2 – "WATCH FOR CHILDREN" SIGN AS PART OF THE RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM – JOHN MILTON DRIVE (HUNTER MILL DISTRICT)

- Approved the installation of one "Watch for Children" sign on John Milton Drive (Hunter Mill District)

- Directed staff of the Department of Transportation to schedule the installation of the approved "Watch for Children" sign as soon as possible

ADMIN 3 – "WATCH FOR CHILDREN" SIGN AS PART OF THE RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM – FOREST LAKE DRIVE (DRANESVILLE DISTRICT)

- Approved the installation of one "Watch for Children" sign on Forest Lake Drive (Dranesville District)

- Directed staff of the Department of Transportation to schedule the installation of the approved "Watch for Children" sign as soon as possible

ADMIN 4 – AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON THE SALE OF 0.5 MILLION GALLONS PER DAY OF FAIRFAX COUNTY'S UNUSED TREATMENT CAPACITY AND 2.7 MILLION GALLONS PER DAY OF CONVEYANCE CAPACITY AT THE ALEXANDRIA RENEW TREATMENT PLANT AND ASSOCIATED CONVEYANCE SYSTEM TO THE CITY OF FALL CHURCH

(A) Authorized the advertisement of a public hearing to be held before the Board on **May 5, 2026, at 4:30 p.m.** to consider an agreement to sell 0.5 million gallons per day of the County's unused treatment capacity and 2.7 million gallons per day of conveyance capacity at the Alexandria Renew treatment plant and associated conveyance system to the City of Fall Church to meet its growing need for additional treatment plant and conveyance capacities.

ADMIN 5 – AUTHORIZATION TO ADVERTISE A PUBLIC HEARING TO CONSIDER AN ORDINANCE TO AMEND AND READOPT SECTION 67.1-10-2 OF THE FAIRFAX COUNTY CODE RELATING TO SEWER CHARGES

(A) Authorized the advertisement of a public hearing to be held before the Board on **April 14, 2026, at 3 p.m**. to consider an ordinance–to amend and readopt Fairfax County Code Section 67.1-10-2, relating to Sewer Charges.

ADMIN 6 – AUTHORIZATION TO ADVERTISE PUBLIC HEARINGS ON A PROPOSED ZONING ORDINANCE AMENDMENT RE: MINOR AND EDITORIAL REVISIONS AND CHANGES TO REFLECT VIRGINIA CODE UPDATES

(A) (R) (NOTE: Earlier in the meeting, there was a brief discussion regarding this item. See page 18.)

Adopted a Resolution authorizing the advertisement for a public hearing to be held before the Planning Commission on April 22, 2026, at 7:30 p.m., and before the Board on **May 5, 2026, at 4 p.m**., to consider a proposed Zoning Ordinance amendment regarding minor and editorial revisions and changes to reflect Virginia Code updates.

ADMIN 7 – AUTHORIZATION TO ADVERTISE PUBLIC HEARINGS ON A PROPOSED ZONING ORDINANCE AMENDMENT RE: ZONING APPLICATION FEES AND PLANNED DISTRICT RECREATION MINIMUM EXPENDITURE

(A) (R) Adopted a Resolution authorizing the advertisement of a public hearing to be held before the Planning Commission on April 8, 2026, at 7:30 p.m., and before the Board on **April 14, 2026, at 3 p.m**., to consider a proposed Zoning Ordinance amendment regarding Zoning application fees and Planned District recreation minimum expenditure.

ADMIN 8 – AUTHORIZATION TO ADVERTISE PUBLIC HEARINGS ON PROPOSED AMENDMENTS TO APPENDIX Q (LAND DEVELOPMENT SERVICES FEE SCHEDULE) OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA (COUNTY CODE) REGARDING ADJUSTMENT OF THE FEES CHARGED BY LAND DEVELOPMENT SERVICES FOR PLAN REVIEW, PERMITS, AND INSPECTION SERVICES

(A) Authorized the advertisement of a public hearing to be held before the Planning Commission on April 8, 2026, at 7:30 p.m., and before the Board on **April 14, 2026, at 3 p.m.**, to consider proposed amendments to Appendix Q of the County Code regarding adjustment of the fees charged by Land Development Services for plan review, permits, and inspection services.

ADMIN 9 – AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON PROPOSED AMENDMENTS TO CHAPTER 62, FIRE PROTECTION, OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

(A) Authorized the advertisement of a public hearing to be held before the Board on **April 14, 2026, at 3 p.m.,** to consider proposed amendments to Chapter 62, Fire Protection, of the Code of the County of Fairfax, regarding Fire Marshal fees for plan review, permits, and inspection services.

ADMIN 10 – AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON PROPOSED AMENDMENTS TO APPENDIX Q, SECTION I, SUBSECTION H, AND SECTION II, SUBSECTION D, OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

(A) Authorized the advertisement of a public hearing to be held before the Board on **April 14, 2026, at 3 p.m.** to consider proposed amendments to Appendix Q, Section I, Subsection H, and Section II, Subsection D, of the Code of the County of Fairfax, regarding Fire Marshal plan review and inspection services fees.

35. **A-1 – AUTHORIZATION OF SUBORDINATE FINANCING UP TO $2,000,000 TO A SUBSIDIARY OF ENTERPRISE COMMUNITY DEVELOPMENT FOR THE RENOVATION OF CORALAIN GARDENS (MASON DISTRICT)** (11:48 a.m.)

Following comments, Supervisor Jimenez, moved that the Board concur in the recommendation of staff and authorize the Fairfax County Redevelopment and Housing Authority to make subordinate financing loans of up to $2,000,000 to support the renovation of Coralain Gardens Apartments, located at 7435 Arlington Boulevard, Falls Church, Virginia. The motion was multiply seconded.

Discussion ensued, with input from Thomas Fleetwood, Director, Department of Housing and Community Development (HCD), and Callahan Seltzer, Division Director, Real Estate and Community Development Finance, HCD, regarding:

- The affordable housing goal
- Renovation specifics
- Assessment/Purchase price comparison
- Financing

The question was called on the motion and it carried by a vote of nine, Supervisor Herrity voting "NAY."

36. **A-2 – DESIGNATION OF CORALAIN GARDENS APARTMENTS, LOCATED AT 7435 ARLINGTON BOULEVARD, AS A REVITALIZATION AREA (MASON DISTRICT)** (11:56 a.m.)

(R) On motion of Supervisor Jimenez, jointly seconded by Chairman McKay and Supervisor Palchik, and carried by a vote of nine, Supervisor Herrity abstaining, the Board concurred in the recommendation of staff and adopted the resolution to designate Coralain Gardens Apartments, located at 7435 Arlington Boulevard, Falls Church, Virginia, in the Mason District, Tax Map Parcel Numbers 0503 01 0003(A) and 0503 01 0003, as a Revitalization Area for the purpose of facilitating award of nine percent Low Income Housing Tax Credits by Virginia Housing to the project.

37. **A-3 – AUTHORIZATION TO MAKE LOANS TO AFFILIATES OF WELLINGTON DEVELOPMENT PARTNERS OF UP TO $8,100,000 TO FINANCE THE DEVELOPMENT OF AGAPE CHANTILLY HOUSE PHASE TWO (SULLY DISTRICT)** (11:56 a.m.)

Supervisor Smith moved that the Board concur in the recommendation of staff and authorize the Fairfax County Redevelopment and Housing Authority to provide subordinate financing of up to $8,100,000 to affiliates of Wellington Development Partners for the development of approximately 81 units of affordable senior housing, Agape Chantilly House Phase Two, in the Sully District. The motion was multiply seconded.

Discussion ensued, with input from Thomas Fleetwood, Director, Department of Housing and Community Development (HCD), regarding affordable housing vacancy rates and waitlists.

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

38. **A-4 – APPROVAL OF THE CALENDAR YEAR 2026 FOREST HEALTH PROGRAM** (12:01 p.m.)

On motion of Supervisor Palchik, seconded by Chairman McKay, and carried by unanimous vote, the Board concurred in the recommendation of staff and directed staff to take the actions outlined in the Board Agenda Item concerning Fairfax County's Calendar Year 2026 Forest Health Program per Appendix I of the Code of the County of Fairfax, Fairfax County Special Service District for the Control of Infestations of Insects that May Carry a Disease that is Dangerous to Humans, Gypsy Moths, Cankerworms and Certain Identified Pests.

39. **A-5 – APPROVAL OF THE ANNUAL HEAD START TRANSPORTATION WAIVER REQUEST FOR THE CONTINUATION OF FAIRFAX COUNTY PUBLIC SCHOOLS 2026-2027 TRANSPORTATION SERVICES AND THE HEAD START SELF-ASSESSMENT REPORT** (12:01 p.m.)

On motion of Supervisor Sizemore Heizer, which was multiply seconded and carried by unanimous vote, the Board concurred in the recommendation of staff and approved the Head Start Transportation Waiver Request for the Continuation of Fairfax County Public Schools 2026-2027 Transportation Services and the Head Start/Early Head Start Self-Assessment Report.

40. **A-6 – ENDORSEMENT OF DESIGN PLANS FOR THE ROUTE 29 SOUTHBOUND SHARED-USE PATHS PROJECT (SULLY DISTRICT)** (12:02 p.m.)

Supervisor Smith moved that the Board concur in the recommendation of staff and:

- Endorse the design plans for the Route 29 Southbound Shared-Use Paths Project administered by the Virginia Department of Transportation (VDOT). The design plans were made available as part of a Notice of Willingness to hold a Design Public Hearing that was posted on July 17, 2025

- Authorize the Director of the Department of Transportation to transmit the Board's endorsement to VDOT

Chairman McKay and Supervisor Palchik jointly seconded the motion.

Following a brief discussion, with input from Gregg Steverson, Director, Department of Transportation, regarding the project, the question was called on the motion and it carried by unanimous vote.

41. **A-7 – APPROVAL OF THE DISEASE CARRYING INSECTS PROGRAM** (12:04 p.m.)

Supervisor Palchik moved that the Board concur in the recommendation of staff and direct staff to take the actions, outlined in the Board Agenda Item, concerning Fairfax County's Disease Carrying Insects Program. Chairman McKay seconded the motion. Following discussion regarding the Program, the question was called on the motion and carried by unanimous vote.

DMS:dms

ADDITIONAL BOARD MATTERS

42. **INTENT TO DEFER THE 3:30 P.M. PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION SE-2025-HM-00001 (COMSTOCK RESTON STATION HOLDINGS LC) (HUNTER MILL DISTRICT)** (12:06 p.m.)

Due to affidavit issues, Supervisor Alcorn announced his intent to defer, later in the meeting at the appropriate time, the public hearing on SE-2025-HM-00001 (Comstock Reston Station Holdings LC) to March 17, 2026, at 3:30 p.m.

(NOTE: Later in the meeting, the public hearing was formally deferred. See Clerk's Summary Item #49.)

43. **INTENT TO DEFER THE 3:30 P.M. PUBLIC HEARING ON REZONING APPLICATION RZ-2025-FR-00005 (FRANCONIA DEVELOPMENT PARTNERS, LLC) (FRANCONIA DISTRICT)** (12:07 p.m.)

Due to affidavit issues, Supervisor Lusk announced his intent to defer, later in the meeting at the appropriate time, the public hearing on RZ-2025-FR-00005 (Franconia Development Partners, LLC) to March 17, 2026, at 3:30 p.m.

(NOTE: Later in the meeting, the public hearing was formally deferred. See Clerk's Summary Item #51.)

AGENDA ITEM

44. **RECESS/CLOSED SESSION** (12:08 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. *In Re: PVC Pipe Antitrust Litigation,* Case No. 1:24-cv-07639 (N.D.III)

2. *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.)

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

4. *Paula Calderon, by GEICO Secure Insurance Company, subrogee v. John Doe,* Case No. GV26-01104 (Fx. Co. Gen. Dist. Ct.)

5. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Peggy Shannon Bryant Starke, Trust, et al.* Case No. CL-2025-0016470 (Fx. Co. Cir. Ct.) (Braddock District)

6. *Jay Riat, Building Official for Fairfax County, Virginia v. Magaly Del Carmen Copia as Trustee of the Copia Living Trust,* Case No. GV25-24294 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

7. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County v. William Green, et al,* Case No. GV25-25670 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

8. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Shoshana Carroll,* Case No. GV26-00355 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

9. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Hugh L. Agnew, et al,* Case No. GV26-00388 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

10. *Jay Riat, Building Official for Fairfax County, Virginia,*

Virginia v. Khorsandi's LLC, Case No. GV25-26485 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

11. *Jay Riat, Building Official for Fairfax County, Virginia v. Charles K. Fincher, et. al.,* Case No. GV25-28439 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

12. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Shaik Samdani, et al.,* Case No. GV25-29607 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

13. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County v. Anastacia A. Terao.,* Case No. GV25-30828 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

14. *Jay Riat, Building Official for Fairfax County v. Thomas K. Hayes, et al.,* Case No. GV26-03518 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

15. *Jay Riat, Building Official for Fairfax County, Virginia v. Deepak Kakar,* Case No. GV26-03519 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

16. *Jay Riat, Building Official for Fairfax County, Virginia v. Hometown Audubon LLC,* Case No. GV24-14363 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

17. *Jay Riat, Building Official for Fairfax County, Virginia v. Oakwood LLC,* Case No. GV25-19225 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

18. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Young Kyu Kim, et al.,* Case No. GV25-22690 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

19. *Leslie B. Johnson, Fairfax County Zoning Administrator v. SK Enterprises 1, LLC, et. al.,* Case No. GV25-31790 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

20. *Jay Riat, Building Official for Fairfax County, Virginia v. Ioannis Kyriakos Kozakos,* Case No. GV26-03520 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

21. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Mohammad Khairul Alam, et. al.,* Case No. GV26-03522 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

22. *Jay Riat, Building Official for Fairfax County, Virginia v. Stephen Hood, et. al.,* Case No. GV25-30816 (Fx. Co. Gen. Dist. Ct.) (Hunter Mill District)

23. *Jay Riat, Building Official for Fairfax County, Virginia v. Joseph Barletta,* Case No. GV26-03156 (Fx. Co. Gen. Dist. Ct.) (Hunter Mill District)

24. *Jay Riat, Building Official for Fairfax County, Virginia v. Amilcar Antonio Coreas, et. al.,* Case No. CL-2026-0000210 (Fx. Co. Cir. Ct.) (Mason District)

25. *Leslie B. Johson, Fairfax County Zoning Administrator and Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Sleepy Hollow Properties, LLC,* Case No. CL-2026-0002297 (Fx. Co. Cir. Ct.) (Mason District)

26. *Jay Riat, Building Official for Fairfax County, Virginia v. Marco Mendoza, et al.,* Case No. GV25-28441 (Fx. Co. Gen. Dist. Ct.) (Mason District)

27. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Roberto E. Ortez,* Case No. GV26-00389 (Fx. Co. Gen. Dist. Ct.) (Mason District)

28. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Marlowe K. Dixon,* Case No. GV26-02754 (Fx. Co. Gen. Dist. Ct.) (Mason District)

29. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Jane R. Baldinger,* Case No. GV26-02756 (Fx. Co. Gen. Dist. Ct.) (Mason District)

30. *Jay Riat, Building Official for Fairfax County, Virginia v. Cristina I. Gonzalez, et al.,* Case No. GV26-03106 (Fx. Co. Gen. Dist. Ct.) (Mason District)

31. *Jay Riat, Building Official for Fairfax County, Virginia v. Sandra Enoch,* Case No. GV25-17870 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

32. *Jay Riat, Building Official for Fairfax County, Virginia v. Robert Zaman,* Case No. GV26-03104 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

33. *Jay Riat, Building Official for Fairfax County, Virginia v. Sayed Osman Nasafi, et al.* Case No. GV26-03105 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

34. *Jay Riat, Building Official for Fairfax County, Virginia v. Stephanie D. Rydland,* Case No. GV26-03107 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

35. *Jay Riat, Building Official for Fairfax County, Virginia v. Jenny M. Lobo, et al.,* Case No. CL-2025-0019116 (Fx. Co. Cir. Ct.) (Providence District)

36. *Jay Riat, Building Official for Fairfax County, Virginia v. Fayad E. Kazan,* Case No. GV25-31786 (Fx. Co. Gen. Dist. Ct.) (Providence District)

37. *Jay Riat, Building Official for Fairfax County, Virginia v. Agatha V. Williams,* Case No. CL-2022-0000143 (Fx. Co. Cir. Ct.) (Springfield District)

38. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Derek W. Murray, et. al.,* Case No. CL-2025-0011483 (Fx. Co. Cir. Ct.) (Springfield District)

39. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Nicole A. Rhea, et al.,* Case No. CL-2026-0001425 (Fx. Co. Cir. Ct.) (Springfield District)

40. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Leo S. Morrison, Jr., et al.,* Case No. GV26-30915 (Fx. Co. Gen. Dist. Ct.) (Springfield District)

41. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. K. Dian Green,* Case No. CL-2026-0001824 (Fx. Co. Cir. Ct.) (Sully District)

42. *Jay Riat, Building Official for Fairfax County, Virginia v. MHC Meadows of Chantilly, LLC, et al.,* Case No. GV24-28841 (Fx. Co. Gen. Dist. Ct.) (Sully District)

43. *Jay Riat, Building Official for Fairfax County, Virginia v. Hoang Minh Le, et al.,* Case No. GV25-30831 (Fx. Co. Gen. Dist. Ct.) (Sully District)

44. *Jay Riat, Building Official for Fairfax County, Virginia*

v. Bhuller Enterprises, Inc., Case No. GV25-30922 (Fx. Co. Gen. Dist. Ct.) (Sully District)

45. *Jay Riat, Building Official for Fairfax County, Virginia v. Janelle Gross,* Case No. GV26-00379 (Fx. Co. Gen. Dist. Ct.) (Sully District)

And in addition:

- As permitted by Virginia Code Section 2.2-3711(a)(8), legal analysis of a potential filing in a State regulatory proceeding

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 and with Chairman McKay presiding.

ACTIONS FROM CLOSED SESSION

45. **CERTIFICATION BY BOARD MEMBERS REGARDING ITEMS DISCUSSED IN CLOSED SESSION** (3:33 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 and it carried by unanimous vote, Supervisor Alcorn, Supervisor Bierman, Supervisor Herrity, Supervisor Jimenez, Supervisor Lusk, Supervisor Palchik, Supervisor Smith, Supervisor Sizemore Heizer, Supervisor Storck, and Chairman McKay voting "AYE."

46. **AUTHORIZATION TO REMAIN A SETTLEMENT CLASS MEMBER FOR *IN RE PVC PIPE ANTITRUST LITIGATION*** (3:34 p.m.)

Supervisor Smith moved that the Board authorize and direct the County Attorney to remain a Settlement Class Member to the proposed settlement agreement in *In Re PVC Pipe Antitrust Litigation,* Case No. 1-24-cv-07639. Chairman McKay seconded the motion and it carried by unanimous vote.

EBE:ebe

ADDITIONAL BOARD MATTER

47. **OPTIONS FOR INDIVIDUALS TO PROVIDE TESTIMONY FOR PUBLIC HEARINGS** (3:34 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 all 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

48. **3:30 P.M. – PUBLIC HEARING ON RZ-2025-SP-00003 (HIGH RIDGE TEI EQUITIES LLC) TO REZONE FROM C-3 AND HC TO PRM AND HC TO PERMIT MIXED-USE DEVELOPMENT CONSISTING OF A MULTIFAMILY RESIDENTIAL BUILDING WITH A MAXIMUM OF 400 UNITS AND UP TO 5,500 SQUARE FEET OF COMMUNITY-SERVING COMMERCIAL USES AT AN OVERALL FLOOR AREA RATIO (FAR) OF 1.52 AND APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN, LOCATED ON APPROXIMATELY 6.2 ACRES OF LAND (SPRINGFIELD DISTRICT)** (3:35 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 February 10 and February 17, 2026.

The application property is located southwest of the intersection of Waples Mill Road and Fairfax Ridge Road. Tax Map 46-4 ((1)) 15B, 56-2 ((1)) 15C and 15D.

Lynne J. Strobel, Walsh, Colucci, Lubeley and Walsh, P.C., reaffirmed the validity of the affidavit dated February 4, 2026, for the record.

William O'Donnell, Branch Chief, Zoning Evaluation Division, Department of Planning and Development, introduced a new Planner, Nick Cicero, ZED, DPD.

Mr. Cicero gave a presentation depicting the application and site location.

Ms. Strobel 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, which included testimony by two speakers, Ms. Strobel presented rebuttal, to address issues raised by the speakers concerning parking.

Discussion ensued, with input from Ms. Strobel and Robert Singer, representative of the owner/developer, regarding parking concerns and mitigation plans during construction.

Following comments, Supervisor Herrity moved that the Board approve:

- Rezoning Application RZ-2025-SP-00003, and its associated Conceptual Development Plan (CDP), subject to the proffers dated February 24, 2026

- Waiver of the interior parking lot landscaping requirement for the above-grade parking structure in favor of landscaping as shown on CDP/FDP

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

(NOTE: On February 25, 2026, the Planning Commission approved Final Development Plan Application FDP-2025-SP-00003.)

49. **3:30 P.M. – PUBLIC HEARING ON SE-2025-HM-00001 (COMSTOCK RESTON STATION HOLDINGS LC) TO PERMIT SIGN MODIFICATIONS, LOCATED ON APPROXIMATELY 17.55 ACRES OF LAND ZONED PDC (HUNTER MILL DISTRICT)** (4:02 p.m.)

(NOTE: At its December 9, 2025, meeting the Board deferred this public hearing until February 3, 2026. At its February 3, 2026, meeting the Board deferred this public hearing until March 3, 2026.)

(NOTE: Earlier in the meeting, Supervisor Alcorn announced his intent to defer this public hearing. See Clerk's Summary Item #42.)

Due to affidavit issues, Supervisor Alcorn moved to defer the public hearing on Special Exception Application SE-2025-HM-00001 (Comstock Reston Holdings LC), until **March 17, 2026, at 3:30 p.m.**, or the next appropriate date. Supervisor Palchik seconded the motion and it carried by unanimous vote.

Following a brief discussion, with input from Elizabeth Teare, County Attorney, regarding the motion, Supervisor Alcorn restated his motion, to defer the public hearing on Special Exception Application SE-2025-HM-00001 (Comstock Reston Holdings LC), until **March 17, 2026, at 3:30 p.m.** This was accepted.

50. **3:30 P.M. – PUBLIC HEARING ON SEA-95-M-077-02 (5722 GENERAL WASHINGTON DRIVE LLC) TO AMEND SE-95-M-077 PREVIOUSLY APPROVED FOR INDUSTRIAL AND WAREHOUSE USES WITH RETAIL TO PERMIT MODIFICATIONS TO THE DEVELOPMENT CONDITIONS, LOCATED ON APPROXIMATELY 2.36 ACRES OF LAND ZONED I-5 (MASON DISTRICT)** (4:04 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 February 10 and February 17, 2026.

The application property is located in the Mason District. Tax Map 80-2 ((15)) 1 and 2.

Lori Greenlief, McGuire Woods LLP, reaffirmed the validity of the affidavit dated January 15, 2026, for the record.

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

Ms. Greenlief 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, Ms. Downing presented the staff and Planning Commission recommendations.

Following a query by Supervisor Jimenez, Ms. Greenlief confirmed, for the record, that the applicant was in agreement with the proposed development conditions dated January 28, 2026.

Supervisor Jimenez moved that the Board approve:

- Special Exception Amendment Application SEA-95-M-077-02, subject to the development conditions dated January 28, 2026

- Waivers and modifications listed in the Staff Report and contained in the handout distributed, dated February 11, 2026, which will be made part of the record, and are as follows:

  - Modification of Section 5100.3.B, the open space requirement

  - Modification of the peripheral parking lot landscaping requirement

  - Modification of the 10-year tree canopy requirements

  - Modification of Section 6100.2.A, the off-street parking setback

  - Modification of Section 5108.4, the interior parking lot landscaping requirement in favor of the existing open space, landscaping and setbacks shown on the SEA Plat

The motion was multiply seconded and carried by unanimous vote.

51. **3:30 P.M. – PUBLIC HEARING ON RZ-2025-FR-00005 (FRANCONIA DEVELOPMENT PARTNERS, LLC) TO REZONE FROM R-2 AND HC TO PDH-40 AND HC TO PERMIT 120 MULTIFAMILY UNITS WITH AN OVERALL DENSITY OF 36.14 DWELLING UNITS PER ACRE (DU/AC) AND APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN, LOCATED ON APPROXIMATELY 3.32 ACRES OF LAND (FRANCONIA DISTRICT)** (4:08 p.m.)

(NOTE: At its February 17, 2026, meeting the Board deferred this public hearing until March 3, 2026, due to affidavit issues.)

(NOTE: Earlier in the meeting, Supervisor Lusk announced his intent to defer this public hearing. See Clerk's Summary Item #43.)

Due to an affidavit issue, Supervisor Lusk moved to defer the public hearing on RZ-2025-FR-00005 (Franconia Development Partners, LLC), and its associated Conceptual Development Plan, until **March 17, 2026, at 3:30 p.m.**. Supervisor Palchik seconded the motion and it carried by unanimous vote.

52. **BOARD ADJOURNMENT** (4:09 pm.)

At 4:09 p.m. the Board adjourned.