# MINUTES OF
# FAIRFAX COUNTY PLANNING COMMISSION
# WEDNESDAY, JANUARY 8, 2025

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, Commissioner At-Large
Timothy J. Sargeant, Vice Chairman, Commissioner At-Large
Evelyn S. Spain, Secretary, Sully District
Alyssa Batchelor-Causey, Dranesville District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Chris Landgraf, Franconia District
Alis Wang, Mason District
Walter C. Clarke, Mount Vernon District
Jeremy Hancock, Providence District
Candice Bennett, Commissioner At-Large

ABSENT: None

OTHERS: Lily Yegazu, Zoning Administration Division (ZAD),
Department of Planning and Development (DPD)
Casey Judge, ZAD, DPD
Daniel Creed, Zoning Evaluation Division (ZED), DPD
Catherine Lewis, ZED, DPD
Sophia Fisher,
Development Review Branch, Planning Division, DPD
Joseline Cadima, Department of Clerk Services (DCS)
Teresa Desantis, Administration, DCS
Catherine Dushin, Deputy Clerk, Planning Commission, DCS

//

The meeting was called to order at 7:30 p.m., by Chairman Phillip A. Niedzielski-Eichner, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

//

Chairman Niedzielski-Eichner welcomed the Commissioners and the public to the first meeting of 2025. He announced that, in addition to the conduct of the regular public hearings, the Planning Commission would implement the first stage of a two-phased revision and update of the current versions of the Policy Plan portion of the Comprehensive Plan in 2025. The Planning Commission would review and recommend the applications for Site-Specific Plan Amendments (SSPAs). The Planning Commission would also review and recommend the Capital Improvement Program (CIP) for the Fiscal Years 2026 through 2030.

//

Chairman Niedzielski-Eichner explained that the agenda for tonight's meeting included swearing-in of appointed and reappointed Planning Commissioners, Commission Business, and the conduct of three public hearings.

//

Chairman Niedzielski-Eichner welcomed Alyssa Batchelor-Causey to the Planning Commission and announced that she would represent the Dranesville District.

He further announced that Candice Bennett, Commissioner At-Large, and Jeremy Hancock, the Planning Commissioner who represented the Providence District, would be reappointed at tonight's meeting for four-year terms.

Prior to a swearing-in ceremony, Chairman Niedzielski-Eichner highlighted various functions of the Planning Commission. He indicated that a crucial role of the Planning Commission was to guide the future of Fairfax County and to provide the Board of Supervisors with strategic recommendations on land use policies and on the implementation of planning through development applications. Chairman Niedzielski-Eichner noted collaboration efforts between Planning Commissioners and staff in fostering balanced, orderly, and equitable growth across the County. The purpose of those initiatives addressed the needs and values of the community.

Chairman Niedzielski-Eichner stated that Planning Commissioners were appointed and reappointed for four-year terms by the Board of Supervisors. Each of the nine magisterial districts of Fairfax County was represented, and three Commissioners At-Large served on behalf of the County.

Chairman Niedzielski-Eichner described the substantial workload of the Planning Commission, indicated that there were thirty-five Planning Commission meetings last year with one hundred twenty-five applications acted upon. During those meetings, approximately three hundred testimonies were delivered by community members. In addition to Planning Commission meetings, there were twenty-five Planning Commission Committee meetings held in 2024.

Chairman Niedzielski-Eichner acknowledged efforts and hard work of staff in achieving high-performance standards. He noted the valuable and integral collaboration of the Planning Commission with the Board of Supervisors. He stated that in 2024 the Board of Supervisors concurred with all Planning Commission's primary recommendations.

Chairman Niedzielski-Eichner announced that on Tuesday, December 11, 2024, the Board of Supervisors appointed Alyssa Batchelor-Causey as the Planning Commissioner for Dranesville District, replacing John C. Ulfelder, who was present and was warmly greeted by Chairman and Planning Commissioners.

//

Chairman Niedzielski-Eichner announced that Elanna Weinstein, Deputy Clerk at the Fairfax Circuit Court, would perform the swearing-in ceremony.

//

Ms. Weinstein conducted the swearing-in ceremony for the following appointed and reappointed Planning Commissioners for four-year terms ending in December 2028:

- Alyssa Batchelor-Causey, Dranesville District
- Candice Bennett, Commissioner, At-Large
- Jeremy Hancock, Providence District

Chairman Niedzielski-Eichner noted that biographical information about each of the Planning Commissioners was provided on the Fairfax County's website.

//

APPROVAL OF SEPTEMBER 2024 MINUTES

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MEETING MINUTES:

- SEPTEMBER 11, 2024;
- SEPTEMBER 18, 2024; and
- SEPTEMBER 25, 2024

Commissioners Sargeant and Landgraf seconded the motion, which was carried by a vote of 10-0-1. Commissioner Batchelor-Causey abstained from the vote.

//

ORDER OF THE AGENDA

Secretary Spain established the following order of the agenda:

1. ZONING ORDINANCE AMENDMENT – SPECIAL EVENTS AND FOOD TRUCKS
2. RZ/FDP 2020-PR-015 CONCURRENT WITH PCA 78-P-137-05 – A&A FLINT HILL FOUR LLC AND A&A FLINT HILL ONE LLC
3. RZ/FDP 2023-PR-00010 CONCURRENT WITH PCA 81-P-069-03 (RZPA 2023-PR-00039) – REDWOOD PROPCO LLC

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

//

Chairman Niedzielski-Eichner requested that Vice Chairman Sargeant conduct the public hearing for this amendment. Without objection, he relinquished the Chair to Vice Chairman Sargeant.

//

> ZONING ORDINANCE AMENDMENT – SPECIAL EVENTS AND FOOD TRUCKS. To amend the Zoning Ordinance of the Code of the County of Fairfax related to special events and food trucks, which is advertised by reference. The changes may include, without limitation:
>
> (1) adding, revising, and/or deleting use-specific standards for food trucks when permitted by administrative permit, special exception, or special permit;
>
> (2) adding, deleting, and/or revising use-specific standards applicable to all special events;
>
> (3) adding a new tiered administrative permit process with new use-specific standards for special events;
>
> (4) adding, deleting, and/or revising use-specific standards for special events when permitted by special permit;
>
> (5) adding, deleting, and/or revising zoning fees for special events; and/or (6) revising the definition of special event.
> COUNTYWIDE. PUBLIC HEARING.

Lily Yegazu, Zoning Administration Division (ZAD), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the electronic date file. She noted that staff recommended adoption of the Zoning Ordinance Amendment.

There was a discussion between Ms. Yegazu; Casey Judge, ZAD, DPD; and multiple Commissioners on the following issues:

- Staff clarified that the staff report included the proposed standards and options that were advertised for further consideration, any change beyond what was proposed would require re-advertising, and the conduct of a new public hearing;

- Discussions about the timeline of special events that would generally occur between 7:00 AM and 10:00 PM and an option that would allow such events to begin no earlier than 6:00 AM and/or end after 10:00 PM;

- Staff explained that those occurrences would apply to the proposed standards of the Tier-One Administrative Permit (AP);

- Staff provided an example of a one-day 5K run event that might commence before 7:00 AM;

- Staff's compliance with the noise ordinance to maintain consistent approach;

- Clarification from staff that, for one-day events, an option from six hours to twelve hours in duration was proposed;

- Confirmation from staff that a permit for a special event would not be required, if the event occurred on the property owned by the County, but other requirements, e.g. a building code requirement, would still be enforced;

- Explanation from staff that food trucks situated on the construction sites in residential districts with non-residential use would not need a minimum of 25,000 square feet of gross floor area (GFA) requirement;

- Reference was made to the Report "Special Events" published by DPD in September 2024 and discussed during the Land Use Process Review Committee meeting, in which a "by-right" option was proposed;

- Staff confirmed that the current standards required the AP application for all events, and a "by-right" option was removed;

- Staff explained that the Tier-One category focused on a registry process and constituted a more flexible option;

- The proposed option would allow staff to get informed about sites where events were happening, to educate operators regarding required permits, and to continue delivering applicable information on special events to the Board members;

- Concerns about the necessity of registering for an event that involved the gathering of community members and a no-fee option as an alternative;

- Staff explained that a registration fee would allow to cover expenses incurred by staff during the review process;

- Staff added that one of the standards for Tier-One AP provided adequate parking to the attendees;

- Clarification from staff that Tier-One AP would not capture any new events that currently did not have to possess any permits and would relate to seasonal sales, fairs, concert series, etc.;

- Tier-One AP would provide an easier, more streamlined, and less costly option for certain short-term events;

- Staff explained that DPD offered a "Planner of the Day" feature for the public to reach out, inquire about permits, and receive adequate guidance on the subject matter;

- Confirmation that public events similar to block parties or community gatherings would not require a special event AP under the proposed amendment;

- Discussions about the connection between the provisions for special events and food trucks;

- Staff clarified the difference between the types of uses for special events that were open and not open to the public, for example, weddings are not special events;

- Clarification that special events might include the services of food trucks, and the proposed standards would apply only when food trucks were integrated into the special event framework;

- Staff clarified that a special event AP would apply to food trucks that served a fitting special event;

- Staff confirmed that a food truck location permit and a food truck operation permit would each amount to $120;

- The food truck location permit for a community organization would cover 12 events;

- The proposed amendment would allow to increase the number of events up to 32 with the food truck use with one location permit;

- Staff confirmed that a non-profit organization with approximately 150 attendees would have to file a special event application and pay a fee in the amount of $120;

- Staff provided an example of the Fire Department's open house with an event held in the month of October, scheduled annually at seven different locations that currently filed seven different applications, and would have to pay a fee in the amount of $240 for each location;

- Under Tier-One AP, the same organization would need to submit only one program of the event application with a fee of $120 for a 2-year term with an option to renew for an additional $60 fee for a 5-year term;

- Confirmation from staff that the amount of fees was determined based on the amount of time staff spent reviewing the applications in compliance with the standards;

- Staff explained that the current provisions of the Zoning Ordinance allowed the Board of Supervisors to consider the waivers of application fees for non-profit organizations;

- Staff reiterated that, following an initial application fee, a renewal fee would be much lower ranging from $60 to $0;

- Explanation from staff that a fee waiver for non-profit organizations would have to be approved by the Board of Supervisors;

- Staff provided an example of the Lions Clubs annual fee waiver for their flea market event approved by the Board of Supervisors;

- Staff clarified that the Board of Supervisors would consider a fee waiver not only for non-profit organizations, but also for other entities that showed a good cause; and

- Confirmation from staff that the new provisions of the Zoning Ordinance would help lower regulatory barriers, reduce application fees for small-scale events, and increase flexibility.

There being no listed speakers, no speakers from the audience, no comments or questions from the Commission, and staff had no closing remarks; therefore, Vice Chairman Sargeant closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on this amendment.

Prior to the motion, Commissioner Niedzielski-Eichner expressed the need to offer to the Commissioners an opportunity to review options provided by staff and to bring forth recommendations and considerations for improvements. The motion to amend the Zoning Ordinance would be considered at the Planning Commission's meeting on January 15, 2025. In the event the motion to amend was approved, the main motion would be amended to reflect changes. Chairman also announced that follow-on motions would be considered to direct staff to examine possible modifications.

Commissioner Niedzielski-Eichner commended staff for their hard work and the high quality of analysis that was conducted in relation to the proposed amendment. He encouraged Commissioners to contact staff directly and share with staff members their opinions and perspectives.

//

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY FOR THE PROPOSED ZONING ORDINANCE AMENDMENT FOR SPECIAL EVENTS AND FOOD TRUCKS TO A DATE CERTAIN OF JANUARY 15, 2025, WITH THE RECORD REMAINING OPEN FOR WRITTEN TESTIMONY.

Commissioner Landgraf seconded the motion which was carried by a vote of 10-0-1. Commissioner Batchelor-Causey abstained from the vote.

//

Chairman Niedzielski-Eichner resumed duties of the Chair.

//

RZ/FDP 2020-PR-015 – A&A FLINT HILL FOUR LLC AND A&A FLINT HILL ONE LLC - Appls. to rezone from PDC to PDH-20 to permit multifamily (triplex) and single family attached residential development with an overall density of 18.72 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located. on approx. 14.63 ac. of land. Comp. Plan Rec: Mixed Use. Providence District. Tax Map 47-3 ((1)) 29B and 47-4 ((1)) 1A. (Concurrent with PCA 78-P-137-05). PROVIDENCE DISTRICT. PUBLIC HEARING.

PCA 78-P-137-05 – A&A FLINT HILL FOUR LLC AND A&A FLINT HILL ONE LLC - Appl. to amend the proffers for RZ 78-P-137 previously approved for mixed use development to permit the deletion of land area and associated modifications to proffers and site design. Located on the W. side of Rosehaven St., E. side of Jermantown Rd. and N. side of Arrowhead Dr. on approx. 14.63 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Providence District. Tax Map 47-3 ((1)) 29B and 47-4 ((1)) 1A. (Concurrent with RZ/FDP 2020-PR-015). PROVIDENCE DISTRICT. PUBLIC HEARING.

David R. Gill, Applicant's Agent, Wire Gill LLP, reaffirmed the affidavit originally dated February 16, 2021, and reaffirmed on October 30, 2024.

There were no disclosures by Commission members.

Daniel Creed, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. He stated that staff recommended approval of RZ/FDP 2020-PR-015 and PCA 78-P-137-05.

Mr. Gill gave a presentation on the subject applications.

There was a discussion between Mr. Creed; Mr. Gill; Catherine Lewis, ZED, DPD; and multiple Commissioners regarding the following:

- The applicant's agent explained that the intent was to bring two communities of the proposed development (Flint Hill One and Four) to complement each other's design standards;

- Staff explained that a waiver of the private street maximum length of 600 feet would reduce costs associated with larger roads in a high-density community;

- The applicant's agent clarified that the Electric Vehicle (EV) charging proffer was recently updated. He stated that the EV charging option would be available to every unit and, in case of a future re-sale, the required electric equipment would be installed at an affordable cost;

- Confirmation from the applicant's agent that a total number of 12 Affordable Dwelling Units (ADUs) and up to 12% of Workforce Dwelling Units (WDUs) was proposed in conformance with the Fairfax County policy based on the Zoning Ordinance calculation;

- Confirmation from the applicant's agent that office space would be repurposed;

- Explanation from staff that a waiver of Section 2105 of the Zoning Ordinance (ZO) which would require a privacy yard of 200 square feet for each single-family attached unit was not indicative of the necessity to change the ZO;

- Staff explained that a loft area that acted as an alternative to a private yard was a costly option, and a rear yard would not involve any additional expenses;

- Some examples were provided when, instead of a rear area, a front area was used to construct a patio;

- The applicant's agent clarified that a waiver was needed to broaden the area for urban park space;

- Confirmation from the applicant's agent that urban park space would be owned by a homeowner association, but available to the public;

- Staff explained that a small portion of the southern boundary of the development abutted an existing single family dwelling lot;

- A modification of the transitional screening requirement of Section 5108 of the ZO would include a 25-foot screening yard and a solid barrier, which would minimize impacts to the adjacent single-family dwelling;

- The applicant's agent explained that a Transportation Demand Management (TDM) proffer had set forth the programmatic elements of a TDM plan that would be implemented by the applicant to reduce automobile trips generated by residents;

- The applicant's agent explained that through the TDM plan different uses of transit (Metrorail and bus), high-occupant vehicle commuting modes, walking, biking, and teleworking would be encouraged;

- The applicant's agent explained that TDM strategies would be utilized to reduce peak hour vehicular trips by a minimum of twenty percent (20%) for the residential uses;

- An estimate of 20% was achieved through various calculations of trips and in coordination with the Fairfax County Department of Transportation;
- The applicant's agent clarified that after full occupancy was achieved, the applicant would conduct two more traffic counts until the implementation process was completed;
- The applicant's agent explained that there would be no renting option, and triplexes would be considered multifamily establishments with units for sale similar to a condominium;
- Condominium Owners Association and HOA would set forth rules and regulations that would manage public spaces effectively, and the goal would be to maintain open spaces accessible to the public;
- Staff confirmed that the Comprehensive Plan recommended the development area for office or residential uses as opposed to AT&T development that did not have that option and had to go through the process of the plan amendment;
- Staff explained that all major developments in the area were designated as office space at approximately the same time in the 1980s and would transition into residential developments almost synchronically;
- The applicant's agent confirmed that the applicant's goal was to reuse two office spaces which yielded density of 18.72 dwelling units per acre, to provide for open space and to build a street network with adequate pedestrian connections;
- Confirmation from the applicant's agent that the proposal included 42% of the gross area to provide open space;
- Recognition of a "Universal Design" proffer that allowed for wider front entrance doors, for bathrooms that met the accessibility specifications and for other applicable accommodations;
- Discussions about street lighting improvements in the proposed area;
- The applicant's agent confirmed the civil engineer would manage the installation of sidewalks; and
- The building owner would coordinate the proposed road redevelopment and transportation improvements.

There being no listed speakers, no speakers from the audience, no rebuttal from the applicant, no comments or questions from the Commission, and staff had no closing remarks; therefore,

Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Hancock for action on these applications.

//

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

- APPROVAL OF PCA-78-P-137-05;
- APPROVAL OF RZ-2020-PR-015 AND ITS ASSOCIATED CDP, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 31, 2024;
- APPROVAL OF A WAIVER OF ZONING ORDINANCE SECTION 2105, WHICH REQUIRES A PRIVACY YARD OF 200 SQUARE FEET FOR EACH SINGLE FAMILY ATTACHED UNIT;
- APPROVAL OF A MODIFICATION OF THE ADEQUATE RECEIVING FACILITIES REQUIREMENTS OF ZONING ORDINANCE SECTION 6101.2.M TO PERMIT 7 DELIVERY SPACES IN LIEU OF THE REQUIRED RECEIVING FACILITY FOR EACH MULTIFAMILY BUILDING;
- APPROVAL OF A WAIVER OF THE PRIVATE STREET MAXIMUM LENGTH OF 600 FEET IN LENGTH REQUIREMENTS OF ZONING ORDINANCE SECTION 5107; AND
- APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS OF ZONING ORDINANCE SECTION 5108 ALONG A PORTION OF THE SOUTHERN BOUNDARY, WHICH REQUIRES A 25-FOOT TYPE 1 TRANSITIONAL SCREENING YARD (TSY) TO THAT SHOWN ON THE CDP/FDP.

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2020-PR-015.

//

Chairman Niedzielski-Eichner, Commissioners Bennett, and Sargeant seconded the motion which was carried by a vote of 10-0-1. Commissioner Batchelor-Causey abstained from the vote.

//

RZ/FDP 2023-PR-00010 – REDWOOD PROPCO LLC - Appls. to rezone from PDC to PDH-20 to permit a single family attached residential development with a total density of 16.1 dwelling units per acre (du/ac). Located on the E. and N. sides of Arrowhead Dr., and W. side of Rosehaven St. on approx. 12.13 ac. of land. Comp. Plan Rec: Mixed Use. Providence District. Tax Map 47-4 ((1)) 5D, 5E and 5C. (Concurrent with PCA 81-P-069-03 (RZPA 2023-PR-00039). PROVIDENCE DISTRICT. PUBLIC HEARING.

PCA 81-P-069-03 (RZPA 2023-PR-00039) – REDWOOD PROPCO LLC - Appl. to amend the proffers for RZ 81-P-069 previously approved for a mixed use development to permit deletion of land area and associated modifications to proffers and site design. Located on the E. and N. sides of Arrowhead Dr., W. of Rosehaven St., and generally S. of Jermantown Rd. on approx. 12.13 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Providence District. Tax Map 47-4 ((1)) 5D, 5E, and 5C. (Concurrent with RZ/FDP 2023-PR-00010). PROVIDENCE DISTRICT. PUBLIC HEARING.

David R. Gill, Applicant's Agent, Wire Gill LLP, reaffirmed the affidavit originally dated October 29, 2024, and reaffirmed on November 14, 2024.

There were no disclosures by Commission members.

Daniel Creed, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. He stated that staff recommended approval of RZ/FDP 2023-PR-00010 and PCA 81-P-069-03 (RZPA 2023-PR-00039).

Mr. Gill gave a presentation on the subject applications.

There was a discussion between Mr. Creed; Sophia Fischer, Development Review Branch, Planning Development, DPD; Mr. Gill; Catherine Lewis, ZED, DPD; Edmund Ignacio, Engineer, VIKA Virginia, LLC; and multiple Commissioners regarding the following:

- The applicant's agent clarified that the proposed 6-foot-wide crosswalk on the eastern part of the site would be an extension of the existing trail that went from the north to the south up to a stormwater pond and would lead to Arrowhead Drive;

- The network would provide access to the I-66 Parallel Trail to the south and to the Fairfax County Oakmont Rec Center;

- Staff explained that the improvement would be made, and an existing road would be narrowed to provide traffic calming and to ensure pedestrian safety;

- Staff added that the applicant would provide 5-to 6-foot-wide bike lanes to narrow a two-lane roadway;
- Staff clarified that there would be approximately 5 bike parking spaces, and design and the location of the bike parking would be determined at the time of site plan review;
- Staff confirmed that the memorandum from Fairfax County Public Schools (FCPS) was received, and the applicant made a commitment to provide a school contribution;
- The projected capacity utilization for student years 2028-2029 totaled 101% for Fairfax High School;
- The applicant's agent confirmed that the applicant would install bus shelters for the two ADA compliant bus stops that would also have concrete pads and bench seating;
- Staff confirmed that Appendix 9 of the staff report contained the FCPS memorandum in its entirety;
- Staff confirmed that schools would anticipate student increase, since the area was marked as residential;
- The applicant's agent clarified that during the site plan review schools would be notified of the anticipated increase of students;
- Former discussions about bus shelters during the Transportation Committee meeting and about the need to establish a consistent sheltering policy for all bus stops regardless of their location;
- The impact of the proposed applications in the subject area on the school system and the schools' ability to meet rising educatory needs;
- The applicant's agent confirmed that the applicant took adequate measures to improve environmental conditions and to address the issue of downstream flooding;
- Staff confirmed that the applicant had a proffer to upgrade an existing pond and to collaborate with the County regarding the implementation of further necessary upgrades;
- The applicant's engineer confirmed that the applicant would be committed to improve the area around Difficult Run to ensure that water-holding capacity was maintained, which was a part of the Difficult Run watershed study;
- Explanation that the applicant was committed to provide enhancements to the riser structure and confirmed that stormwater run-off flowed in the opposite direction and would outfall to the existing pond; and
- The applicant's agent confirmed that bus shelters would be installed.

There being no listed speakers, no speakers from the audience, no rebuttal from the applicant, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Hancock for action on these applications.

//

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

- APPROVAL OF PCA-81-P-069-03;

- APPROVAL OF RZ-2023-PR-00010 AND ITS ASSOCIATED CDP, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 31, 2024;

- APPROVAL OF A WAIVER OF ZONING ORDINANCE SECTION 2105, WHICH REQUIRES A PRIVACY YARD OF 200 SQUARE FEET FOR EACH SINGLE FAMILY ATTACHED UNIT; AND

- APPROVAL OF A WAIVER OF THE PRIVATE STREET MAXIMUM LENGTH OF 600 FEET IN LENGTH REQUIREMENTS OF ZONING ORDINANCE SECTION 5107.

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2023-PR-00010.

//

Chairman Niedzielski-Eichner, Commissioners Bennett, and Sargeant seconded the motion which was carried by a vote of 10-0-1. Commissioner Batchelor-Causey abstained from the vote.

//

The meeting was adjourned at 9: 42 p.m.
Phillip A. Niedzielski-Eichner, Chairman
Evelyn S. Spain, Secretary

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

Minutes by: Catherine Dushin
Approved on: April 30, 2025

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 5 day of May 2025, by Nicole Blackwell

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

Notary Seal