MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 29, 2025

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

ABSENT: Candice Bennett, Parliamentarian, At-Large
Mary D. Cortina, Braddock District

OTHERS: Kazi Mohaimin, Planning Division (PD),
Department of Planning and Development (DPD)
Salem Bush, Branch Chief, Public Facilities Branch, PD, DPD
Catherine Lewis, Zoning Evaluation Division, DPD
Aaron Klibaner, PD, DPD
Graham Owen, PD, DPD
Thomas Barnett, Deputy Director, Office to Prevent and End Homelessness
John King, Planning Division, Department of Transportation,
Nicole Blackwell, Clerk to the Planning Commission,
Department of Clerk Services (DCS)
Jordyn Crane, Administration, DCS
Catherine Dushin, Deputy Clerk, Planning Commission, DCS

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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.

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COMMISSION MATTERS

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Chairman Niedzielski-Eichner explained that the agenda for tonight's meeting included Commission Business and the conduct of three public hearings.

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Chairman Niedzielski-Eichner announced that on January 15, 2025, during the Planning Commission meeting, new officers were elected for the year of 2025.

Chairman announced that he would serve as the Chair of the Planning Commission, and Commissioners Spain, Hancock, and Bennett would serve as the Vice-Chairman, Secretary, and Parliamentarian respectively.

Chairman Niedzielski-Eichner added that next week on February 5, 2025, during the Planning Commission meeting, the Committees would be formally constituted. He noted that the Planning Commission had commenced the calendar year 2025 with leadership vacancies in a few of the Committees. Both Chair and Vice Chairman positions would have a two-year term each.

Chairman Niedzielski-Eichner expressed intent to make a motion that would seek to fill the aforesaid vacancies.

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Chairman Niedzielski-Eichner MOVED THAT THE FOLLOWING FAIRFAX COUNTY PLANNING COMMISSIONERS BE APPOINTED TO CHAIR OR VICE-CHAIR POSITIONS OF THE SPECIFIED COMMITTEE FOR 2025, AS WELL AS THE HOLDOVER PERIOD AFTER DECEMBER 31, 2025, PRIOR TO COMMITTEE OFFICER ELECTIONS IN 2026:

- TIMOTHY J. SARGEANT, CHAIR OF THE PERSONNEL AND BUDGET COMMITTEE;
- CANDICE BENNETT, CHAIR OF THE LAND USE PROCESS REVIEW COMMITTEE;
- CHRIS LANDGRAF, CHAIR OF THE HOUSING COMMITTEE;
- CANDICE BENNETT, VICE CHAIR OF THE HOUSING COMMITTEE; AND
- ALYSSA BATCHELOR-CAUSEY, VICE CHAIR OF THE INFRASTRUCTURE COMMITTEE.

Commissioners Sargeant and Clarke seconded the motion, which was carried by a vote of 9-0. Commissioners Bennett and Cortina were absent from the meeting.

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On behalf of Commissioner Bennett, who was absent from the meeting, Chairman Niedzielski-Eichner announced that the Land Use Process Review Committee would meet on January 30, 2025, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035. This meeting would also be televised on Channel 16. He added that the committee would meet with staff from the Zoning Administration Division to discuss the Zoning Ordinance Work Program (ZOWP) mid-year update.

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Commissioner Hancock announced that the Infrastructure Committee would meet on January 30, 2025, at 8:00 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035. This meeting would also be televised on

Channel 16. She added that the committee would meet with staff from the Zoning Administration Division to discuss battery energy storage systems and substations.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. SEA 85-P-054-002 – BELTWAY PETRO MART INC.
2. 2232-2024-SU-00009 – FAIR RIDGE SUPPORTIVE FAMILY SHELTER
3. PA 2024-III-1P (PA-2024-00005) – OX ROAD/HOOES ROAD

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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SEA 85-P-054-002 – BELTWAY PETRO MART, INC. - Appl. to to amend SEA-85-P-054 previously approved for a service station and addition of a quick service food station to permit modifications to the development conditions. Located on approx. 17,298 sq. ft. of land zoned C-6 and HC. Providence District. Tax Map 50-1 ((1)) 51B. PROVIDENCE DISTRICT. PUBLIC HEARING.

Preetinder S. Saini, Applicant/Title Owner, reaffirmed the affidavit dated May 31, 2024.

There were no disclosures by Commission members.

Catherine Lewis, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated that staff recommended approval of SEA 85-P-054-002.

The applicant opted out from presenting before the Commission. He confirmed that prior to his purchase of the property, alcohol had been sold on the premises. His intent was to resume the sale of alcoholic beverages.

There was a discussion between Ms. Lewis and multiple Commissioners regarding the following:

- Staff clarified that previous owners did not adhere to the landscaping schedule and did not increase the size of a sidewalk along Graham Road to a width of 5 feet;

- Staff discovered that due to the configuration of the site's sidewalk improvements would not meet current standards for sidewalk maintenance and would not be consistent with the remainder of the existing sidewalk which maintained a 4-foot width;

- Staff proposed a development condition with a requirement for the applicant to install and replace the missing plants;

- The expansion of a sidewalk would require an additional 10-foot setback modification from a parking lot to a sidewalk along Graham Road and would necessitate additional requirements from the Virginia Department of Transportation;

- Staff clarified that additional ADA ramp requirements would be required to expand the sidewalk;

- Staff confirmed that an existing condition would not require amendments to maintain consistency, so that the proposed sidewalk could maintain the same 4-foot width as the existing one;

- Staff clarified that the applicant would have to obtain an ABC license to be granted the right to serve alcohol;

- One letter from the resident that supported the application was received; and

- Staff confirmed that a sidewalk along Graham Road frontage maintained a width of 4 feet.

There being no listed speakers, no speakers from the audience, 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 this application.

Prior to the motion Commissioner Hancock requested that the applicant confirm for the record agreement to the proposed development conditions consistent with those dated January 15, 2025.

Mr. Saini affirmed agreement to the proposed development conditions dated January 15, 2025.

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

- APPROVAL OF SEA-85-P-054-002, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 15, 2025;

- REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS IN SUBSECTION 5108.5.B OF THE ZONING ORDINANCE ALONG THE NORTHERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE SEA 85-P-054 PLAT; AND

- REAFFIRMATION OF A WAIVER OF THE BARRIER REQUIREMENTS IN SUBSECTION 5108.5.C OF THE ZONING ORDINANCE ALONG THE NORTHERN BOUNDARY LINE IN FAVOR OF THAT SHOWN ON THE SEA 85-P-054 PLAT.

Commissioner Clarke seconded the motion, which was carried by a vote of 9-0. Commissioners Bennett and Cortina were absent from the meeting.

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2232-2024-SU-00009 – FAIR RIDGE SUPPORTIVE FAMILY SHELTER. Application 2232-2024-SU-00009 to consider the proposal by the Fairfax County Redevelopment and Housing Authority, to repurpose a former extended stay hotel as a shelter facility for unhoused families located on 3997 Fair Ridge Drive, Fairfax, VA. Tax Map Parcels 46-3 ((17)) 003 and 005. Sully District. Area III. SULLY DISTRICT. PUBLIC HEARING.

Kazi Mohaimin, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy is in the electronic date file. He noted that staff recommended the approval of 2232-2024-SU-00009.

Brianne Fuller, Applicant's Agent, Countywide Coordinator, Fairfax County Executive's Office, gave a presentation on the subject application.

There was a discussion between Mr. Mohaimin; Salem Bush, Branch Chief, Public Facilities Branch, PD, DPD; Ms. Fuller; Thomas Barnett, Deputy Director, Office to Prevent and End Homelessness; and multiple Commissioners regarding the following:

- Confirmation that the anticipated impact of the proposed project on the school system would be minimal, as Fairfax County Public Schools collaborated with the Homeless Liaison Office that provided school transportation to students who experienced homelessness;

- Reference made to McKinney Vento Homeless Assistance federal law that required every school division to designate a program for homeless students;

- Confirmation that transportation for students who experienced homelessness would be provided;

- Explanation on the difference between the proposed shelter facility, a temporary abode with time-limited stay and without lease requirements, and Cornerstones facility that would provide permanent housing with lease requirements;

- Confirmation that each family would have a specific housing plan, and there would be no defined time limit for their residence;
- Confirmation that supportive staff would be present 24 hours a day, every day of the year;
- Staff would monitor the space to ensure safety and would respond to guests' basic needs for food or other supplies and services;
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- Case managers would assist guests to establish their current housing plans and to find and secure permanent housing opportunities;
- Employment specialists, visiting nurses, and other members of staff would provide their services to the residents;
- Explanation that the proposed project would be more cost-effective than an extended stay hotel;
- Clarification that the quantity of people that experienced homelessness had increased approximately 23 percent since January 2020, prior to the COVID-19 pandemic, and that the applicant responded to an insufficient number of shelter beds in the County to meet the demand;
- Agreement that the proposed project would have a positive impact on the surrounding area;
- Explanation that anyone who needed assistance with housing would have to contact a hotline number at Coordinated Services Planning for referral to a shelter facility;
- A household that experienced homelessness would have to have at least one adult and one child to be eligible for assistance;
- Clarification that domestic violence shelters would typically serve families with children;
- Confirmation that the subject property's opening scheduled for April 1, 2025 was in line with the end of the 2024-2025 Hypothermia Prevention Program on March 31, 2025, and that a shelter would be occupied throughout the year; and
- Discussions about certain time constraints for project implementation for timely conveyance to the Board of Supervisors prior to the opening date of April 1, 2025.

Chairman Niedzielski-Eichner called the first listed speaker.

Stephanie Johnson, 11738 Valley Ridge Circle, signed up to provide in-person testimony, but she was not present.

Lillian Simcox, 3951 Fair Ridge Drive, Apt. 216, Fairfax, expressed concerns about costs associated with the project, emphasized the issue of domestic violence, and the impact of the subject property on resident safety at Overture Fair Ridge retirement community. She spoke in opposition of the proposed application.

David Meyer, 3508 Cornell Road, Fairfax, representing Continuum of Care Board, spoke in support of the proposed application. He noted that the application was in alignment with the vision of Continuum of Care Board. A copy of Mr. Meyer's statement is in the date file.

Jerry Poje, 2530 Rambling Court, Vienna, representing Unitarian Universalist Congregation of Fairfax, spoke in support of the proposed application. He stated that affordable housing would lead to economic stability and upward mobility exemplified by both One Fairfax Policy and Countrywide Strategic Plan. A copy of Mr. Poje's statement in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience.

Loretta Williams, 3955 Fair Ridge Drive, #314, Fairfax, expressed concerns about security measures and shared her experience of interactions with homeless children.

Christine Morgan, 11750 Fair Oaks Mall, Fairfax, stressed the importance of the project's impact on residential security.

Claire Keena, 9350 Lakeside Drive, Vienna, supported the proposed application. She noted land use efficiency and long-term benefits for families that experienced homelessness.

Jeein Chang, 3862 Rainier Drive, Fairfax, stated that there was no communication between a homeowner association within his community and the applicant. Even though he supported the proposed project, he voiced concerns about the development's impact on security for families with children in the community. The speaker confirmed that he resided in Pender Oaks community.

John Jerz, 12122 Wedgeway Place, Fairfax, expressed concerns about an increase in density of the proposed development and addressed the issue of security.

Kerrie Wilson, CEO of Cornerstones, Inc., 11150 Sunset Hills Road, Suite 210, Reston, strongly supported the application. She stated that there was an insufficient number of shelter beds and low-income housing in the County. She advocated available strategies to meet the demand. She noted that she had been collaborating with the Embry Rucker Community Shelter that served households with children and adult-only households. She mentioned that a pandemic caused an increase in homeless families. She added that extended stay hotels were not designed to support the stability of those households, and various jurisdictions successfully converted extended stay hotels into shelter facilities.

Kim Hartley, 12311 Donaldson Court, Fairfax, expressed safety concerns relating to the proposed project and mentioned the proximity of the facility to the proposed drug rehabilitation center.

Barbara Starr, 12337 Quiet Hollow Court, Fairfax, voiced concerns about senior citizens' safety.

John Zoul, 12330 Quiet Hollow Court, Fairfax, addressed budgeting issues associated with the proposed development.

Leon Hartley, 12311 Donaldson Court, Fairfax, expressed safety concerns about certain areas around Route 50 and the proximity to the proposed drug rehabilitation center.

Vicky Bogosian called to share that the development of a drug rehabilitation center was suspended. She expressed concerns about safety and budgeting.

Eric Papula, 12263 Fort Buffalo Circle, Fairfax, addressed the need to increase security measures in the area.

There was a discussion between Mr. Bush, Mr. Barnett, and multiple Commissioners regarding the following:

- Staff confirmed that community outreach initiatives were conducted and certified-mail letters were sent to the residents within the area;
- Confirmation that the applicant's agent conducted a series of public meetings that included the members of homeowner associations;
- Residents received approximately 468 letters that included 16 letters to homeowner associations, including Pender Oaks community;
- Staff responded to speakers' repeated concerns regarding security and confirmed that security cameras would be installed that would monitor the subject property 24 hours, 7 days a week both inside and outside;
- A front desk area would be serviced by staff that would control access into the premises 24 hours, 7 days a week and rounds would be conducted on a regular basis;
- A police station in the proximity to the development would respond to the needs of the community;
- Clarification that Cornerstones proposed to develop a supportive housing facility and not a drug treatment program;
- Modern technology would be installed to ensure safety and security for the victims of domestic violence;

- Confirmation that during summer recess children would have access to before-school and after-school programs with subsidized costs;

- Confirmation that based on the studies conducted by the County, there was no data that proved that households with children that experienced homelessness presented more danger than households with children that lived in other types of housing;

- Staff confirmed that certified correspondence was mailed to HOAs and residents from the adjacent properties, and that DPD coordinated with the Supervisors' offices both in Sully and Providence districts;

- Three different community meetings were conducted by staff representing the Department of Housing and Community Development, the Office of the County Executive, and the Department of Planning and Development;

- Sully District Land Use Committee meeting, Springfield District Land Use Committee meeting, and an open public meeting were advertised via certified mail and were conducted by staff;

- Staff clarified that the proposed 2232 application would not proceed to the Board of Supervisors' consideration, and the final approval or any other decision would be made by the Planning Commission;

- Staff clarified that previously the Board of Supervisors approved the Comprehensive Plan amendment for the Cornerstones development, and the rezoning segment of the project had not been implemented;

- Explanation that Cornerstones would propose a permanent housing option that would serve tenants with low income and would not offer treatment programs;

- Staff compared the proposed application to Katherine Hanley Family Shelter, which served a lifeline for families facing homelessness;

- The applicant's agent confirmed that there were 24 attendees at a community meeting held by staff;

- Confirmation that staff would address public concerns from the residents of other properties, and the proposed shelter facility would establish a community advisory committee to enhance communication between residents and staff and to facilitate outreach;

- Staff explained that the County's 2232 review process determined the compatibility of proposed public facilities with the guidelines established in the Comprehensive Plan;

- Staff clarified that the County's 2232 review process determined the public use of a site, and there were no specific conditions applied from outside those guidelines;

- Staff confirmed that additional recommendations negotiated with the applicant might be considered; and

- Discussions about additional follow-on motions and recommendations that would address residents' concerns and provide options for effective outreach.

There being no additional speakers, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Spain for action on this application.

Commissioner Spain announced that she would consider additional recommendations to the motion, and her intent was to approve the proposed application.

Chairman Niedzielski-Eichner suggested to the Planning Commission, staff, and the applicant take recess and resume the meeting after the follow-on motions had been finalized.

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The Commission went into recess at 9:25 p.m. to discuss follow-on motions and reconvened in the Board Auditorium at 9:43 p.m.

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Prior to the motion, Commissioner Spain shared her testimony with the Planning Commission and the public. She highlighted values and concerns expressed during tonight's meeting and noted the benefits of the proposed application for the community.
She emphasized the urgent need for temporary housing for families that experienced homelessness. She noted that the primary goal was to accommodate families with children during their transition from the Embry Rucker Community Shelter in Reston.
Commissioner Spain summarized the main points of the staff report regarding public outreach, upgrades, and operational procedures for the proposed project and provided background information of the application.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE 2232-2024-SU-00009 BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE PROPOSAL TO APPROVE A SHELTER FACILITY FOR UNHOUSED PEOPLE LOCATED AT 3997 FAIR RIDGE DRIVE BY REPURPOSING A PREVIOUSLY USED EXTENDED STAY HOTEL SATISFIES THE CRITERIA OF GENERAL OR PROXIMATE LOCATION, CHARACTER, AND EXTENT OF THE ADOPTED

COMPREHENSIVE PLAN, AS SPECIFIED IN *VIRGINIA CODE* SEC. 15.2-2232, FOR THE REASONS SET FORTH IN THE STAFF REPORT DATED JANUARY 15, 2025.

Commissioners Sargeant and Hancock seconded the motion which was carried by a vote of 9-0. Commissioners Bennett and Cortina were absent from the meeting.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING FOLLOW-ON MOTION:

- THAT THE OFFICE TO PREVENT AND END HOMELESSNESS WILL ORGANIZE A COMMUNITY ADVISORY COMMITTEE THAT WILL ENGAGE WITH THE SURROUNDING COMMUNITIES, SO THEY CAN PARTICIPATE ON COMMITTEES AND/OR COMMUNICATE CONCERNS TO THIS COMMITTEE. THIS WILL HELP ADDRESS ISSUES IN A PROMPT MANNER.

Commissioners Sargeant and Hancock seconded the motion which was carried by a vote of 9-0. Commissioners Bennett and Cortina were absent from the meeting.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND THE ADDITIONAL FOLLOWING FOLLOW-ON MOTION:

- THAT COUNTY STAFF WILL CONTINUE OUTREACH WITH RESIDENTS AND GROUPS THAT HAVE EXPRESSED CONCERNS FOR THIS PROJECT. IN ADDITION, STAFF WILL COORDINATE IN CONSULTATION WITH PUBLIC SAFETY LEADERSHIP TO BE INVOLVED IN THESE OUTREACH OPPORTUNITIES AND TO BE CONNECTED WITH THE COMMUNITY ADVISORY COMMITTEE AND OTHER STAKEHOLDERS. CONTACTS WILL BE PROVIDED FOR HOUSING AND COMMUNITY DEVELOPMENT AND PUBLIC SAFETY LEADERSHIP.

Commissioners Sargeant and Hancock seconded the motion which was carried by a vote of 9-0. Commissioners Bennett and Cortina were absent from the meeting.

Commissioner Spain and Chairman Niedzielski-Eichner thanked staff for their hard work and contributions, and the community for their comments and testimonies.

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PA 2024-III-1P (PA-2024-00005) – OX ROAD/HOOES ROAD - Plan Amendment #2024-III-1P concerns approx. 8.05 ac. generally located at 9224, 9300 and 9304 Ox Road, Lorton, VA, 22079 (Tax Map # 106-4 ((1)) 17,18, 19 (part), 27 and 27A) in the Mount Vernon Supervisor District. The area is planned for residential use at a density of 0.2-0.5 dwelling units per acre. The amendment will

consider residential use at a density of 2-3 dwelling units per acre. Recommendations relating to the transportation network may also be modified. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Aaron Klibaner, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. He stated that staff recommended adoption of the proposed plan amendment.

There was a discussion between Mr. Klibaner; Graham Owen, PD, DPD; John King, Planning Division, Fairfax County Department of Transportation; and multiple Commissioners regarding the following:

- Discussions about a resolution from Wendy Henley, President of the South County Federation, that supported the portion of the proposed Comprehensive Plan Amendment;

- Confirmation that the proposed plan amendment was not designated as a zoning project and maintained a specific consideration for tree preservation;

- Staff explained that the installation of a sound fence for noise mitigation purposes of at least 8-feet in height and along the backyards of residences that faced Route 123 would be considered;

- Staff added that a sound fence would be an additional noise impact mitigation recommendation together with specific considerations for buffering and screening;

- Staff explained that during the rezoning process the applicant would address transportation needs more specifically;

- Staff confirmed that during the rezoning process tree preservation guidelines would become more delineated and would conform to the provisions of the Comprehensive Plan;

- Staff confirmed that they recommended stormwater management controls above the minimum requirements to protect the Occoquan Reservoir, and that the Low Impact Development (LID) site design would be utilized;

- Staff added that the stormwater management controls for the proposed plan amendment were in alignment with the adopted guidelines applicable to Comprehensive plan amendments;

- Discussions about transportation improvements (the lack of turn lanes, the steepness of a bank, the number of vehicle trips per household) and topographical constraints that needed to be considered during the rezoning process;

- Staff confirmed that a density range within the subject area would be 2-3 dwelling units per acre (du/ac);

- Staff added that there would be a high end and a low end to a proposed density range due to the considerations of tree preservation and of the potential transportation improvements;

- Staff confirmed that the proposed density would not exceed 3 du/ac, and the range from 2 to 3 du/ac would be consistent with the adjacent Cavenaugh Crossing subdivision's density;

- Staff clarified that the language from the section "Parks and Recreation" of the staff report on the enhancement of the protection of natural resources would serve an ecological function in relation to tree preservation;

- Staff confirmed that no additional noise impact mitigation recommendations were necessary in the plan amendment due to the following:

    - The adopted Policy Plan established that the maximum acceptable interior noise level was 45 dBA, and the maximum acceptable exterior noise level was 65 dBA, and the proposed plan amendment complied with those standards;

    - The nominator submitted a noise study evaluation with any concurrent rezoning application; and

    - Based on that study an 8-foot-high noise fence along the backyards of the residencies that faced Route 123 would be proposed.

- Staff referred to the Concept Plan on page 5 of the staff report and described the open spaces adjacent to Route 123 as a potential stormwater site and not a playground area;

- Staff explained that requested revisions of park areas and open spaces would be finalized during the rezoning process;

- Staff clarified that, because the subject area was situated within a suburban area, open park standards regarding publicly accessible and privately-owned open spaces did not apply,

- Staff confirmed that there would be a private playground for the residents of the proposed development;

- Confirmation that none of the adjacent developments had a density of 3 dwelling units per acre;

- The impact of impervious surfaces on the Occoquan Reservoir and concerns about the impact of a density range of the proposed development on the Occoquan Watershed; and

- Staff noted that the Pohick Planning District intended to utilize LID techniques to manage stormwater and to minimize the impact of saltation.

Chairman Niedzielski-Eichner called the first listed speaker.

Lori Greenlief, 1750 Tysons Boulevard, Suite 1800, Tysons, the nominator for the previous SSPA, spoke in support of the plan amendment. She mentioned that she had attended several public meetings with the South County Federation and had formulated a set of goals. She added that the density proposal was in alignment with the Comprehensive Plan and emphasized safeguards introduced by staff in relation to stormwater management, tree preservation, open space, pedestrian and intersection improvements. She noted that the density range of 2-3 du/ac was compatible with the surrounding area. The applicant was committed to working with the South County Federation, with the community, and staff.

Jeff Carroll, 9400 Ox Road, Lorton, representing Ox Road Neighborhood Association, expressed concerns about the density range of 2-3 du/ac. He stated that it would change the landscape of the area. He expressed concerns about the noise impact from Route 123 and suggested that the existing barrier be extended. He spoke in opposition of the installation of a sidewalk along Ox Road that might interfere with personal properties, electric equipment and cause safety issues for the residents.

John O'Donnell, 9316 Ox Road, Lorton, expressed grave concerns about the proposed increase in the density range. He suggested that the density of one dwelling unit per acre would be a more adequate solution for the subject area.

Patty Klunder, 9832 Highgrove Court, Lorton, representing Hollymeade Homeowners Association, expressed concerns about the increase in traffic flow and about parking overflow in the subject area. She addressed the issues relating to the protection of the Occoquan Watershed, tree perseveration, and green space. She added that the proposed density range was too intense. Ms. Klunder commented on the flux of new students into the community. Copies of Ms. Klunder's statements are in the date file.

Nam Ko, 8932 Hollymeade Drive, representing Hollymeade Homeowners Association, Board of Directors, signed up to provide phone testimony, but he was not present.

Maura Keaney, 9209 Ox Road, Lorton, spoke in opposition to the plan amendment. She stated that the proposed plan amendment would drastically change the character of the neighborhood.

There was a discussion between staff and multiple Commissioners in response to speakers' testimonies:

- Staff clarified that, based on the Fairfax County Public Schools projections, the proposed plan amendment for residential use at 2-3 du/ac would yield an estimated 12 new students with the proposed 23 new homes;

- Staff clarified that the staff report did not consider a historic designation of the proposed plan amendment and noted that staff from the division of Historic Preservation and Heritage Resources might be contacted;

- Concerns of the community about the intensity of the density range of 2-3 du/ac and the possibility of lowering it to a range of 1-2 du/ac with consideration of the Occoquan Reservoir;

- Staff explained that, during the 2022-2023 SSPA process, a plan to construct 70 residencies was withdrawn at the screening process due to the opposition of the community; and

- Commissioner Clarke clarified that Commissioner Sargent and himself were the co-chairs of the committee during the SSPA process and reiterated that the South County Federation supported the portion of the proposed plan amendment.

There being no additional speakers, no speakers from the audience, no further comments or questions from the Commission; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Clarke for action on the proposed plan amendment.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON PA 2024-III-1P (PA-2024-00005) TO A DATE CERTAIN OF FEBRUARY 12, 2025, WITH THE RECORD REMAINING OPEN.

Commissioner Sargeant seconded the motion, which was carried by a vote of 9-0. Commissioners Bennett and Cortina were absent from the meeting.

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The meeting was adjourned at 11:05 p.m.
Phillip A. Niedzielski-Eichner, Chairman
Jeremy Hancock, 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