MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 5, 2025

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, Commissioner At-Large
Evelyn S. Spain, Vice Chairman, Sully District
Jeremy Hancock, Secretary, Providence District
Candice Bennett, Parliamentarian, Commissioner At-Large
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
Timothy J. Sargeant, Commissioner At-Large

ABSENT: None

OTHERS: Mary Ann Tsai, Branch Chief, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
William O'Donnell, ZED, DPD
Karen Yee, ZED, DPD
John Walser, Assistant Chief, Office of the Fire Marshal, Fairfax County Fire and Rescue
Weixuan Yang, ZED, DPD
Ciarra Downing, ZED, DPD
Daniel Creed, ZED, DPD
Michael Lynskey, Planning Division (PD), DPD
Graham Owen, PD, DPD
Jeremy Ko, Transportation Planning Division, Fairfax County Department of Transportation
Nicole Blackwell, Clerk to the Planning Commission, Department of Clerk Services (DCS)
Michelle Jordan, Deputy Clerk, DCS
Theresa Desantis, Administration, 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.

Chairman Niedzielski-Eichner addressed the Commission regarding an ongoing weather advisory, noting concerns about potential icy conditions rather than snowfall. He assured attendees that staff was actively monitoring the situation and emphasized the importance of ensuring everyone's safety. Chairman Niedzielski-Eichner encouraged the Commission to work efficiently to adjourn by that time. However, he clarified that if conditions changed unexpectedly, staff would alert the Commission, and the remainder of the meeting would be canceled, with public hearings rescheduled accordingly.

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Chairman Niedzielski-Eichner explained that the agenda for tonight's meeting included Commission Business, which included a deferral, indefinite deferral, the formal approval of the Planning Commission committees, and five public hearings.

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COMMISSION MATTERS

Chairman Niedzielski-Eichner announced the 2025 Committee assignments for the Fairfax County Planning Commission. The chair and vice chair for each committee were previously established for two-year terms covering 2024 and 2025. However, at the beginning of 2025, some leadership vacancies arose in a few committees, which were filled at last week's meeting. Tonight's task was to formally approve the committee memberships and officially constitute the committees for the year.

Chairman Niedzielski-Eichner noted that on Monday commissioners received a memorandum detailing committee assignments, which were compiled by Vice Chairman Spain and himself based on commissioners' stated preferences.

Chairman Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE MEMBERSHIP WITH THE POLICY AND PROCEDURES, PERSONNEL AND BUDGET, HOUSING, ENVIRONMENT, URBAN DEVELOPMENT AND PLACEMAKING, CAPITAL IMPROVEMENT PLAN, SCHOOLS, PARKS, LAND USE PROCESS REVIEW, TRANSPORTATION, AND INFRASTRUCTURE COMMITTEES, AS PROPOSED IN THE CHAIRMAN'S MEMORANDUM DATED FEBRUARY 3, 2025.

Commissioners Sargeant and Spain seconded the motion, which was carried by a vote of 11-0.

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In accordance with Commission bylaws, which require that committees be constituted by the fourth meeting of the calendar year, Vice Chairman Spain formally convened and constituted the standing and special committees: Policy and Procedures; Personnel and Budget; Capital Improvement Program; Environment; Housing; Infrastructure; Land Use Process Review; Parks; Policy Plan; Schools; Transportation; and Urban Development and Placemaking for the year to enable them to conduct their work during the ensuing year.

Vice Chairman Spain MOVED THE APPROVAL OF THE COMMITTEE MINUTES DATED MARCH 8, 2023, AND FEBRUARY 7, 2024.

Commissioner Sargeant seconded the motion, which was carried by a vote of 11-0
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RZ 2024-BR-00001 CONCURRENT WITH SEA 85-S-109-03 - 9640 BURKE LAKE ROAD, LLC

Prior to the motion, Commissioner Bennett disclosed that she had a member of her immediate family who was a resident and received services at the medical care facility that was the subject of this application. Out of an abundance of caution, and in the interest of avoiding any appearance of conflict or impropriety, she abstained from the vote on the application.

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Commissioner Cortina MOVED THAT RZ 2024-BR-00001 CONCURRENT WITH SEA 85-S-109-03, 9640 BURKE LAKE ROAD, LLC BE DEFERRED INDEFINITELY.

Commissioner Sargeant seconded the motion, which was carried by a vote of 10-0. Commissioner Bennett recused herself from the vote on the application.

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SE 2024-HM-00009– COLUMBIA RETAIL DULLES LLC

Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2024-HM-00009 TO A DATE CERTAIN OF MARCH 19, 2025.

Commissioners Cortina and Landgraff seconded the motion, which was carried by a vote of 11-0.

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Commissioner Hancock announced that on February 4, 2025, Commissioners were emailed copies of the draft minutes for Planning Commission meetings held in October 2024. Commissioner Hancock announced his intent to move for approval of the October meeting minutes during the Planning Commission meeting on February 12, 2025. He requested that Planning Commission members review the October 9th, 16th, 23rdand 30th minutes and submit comments or corrections to staff no later than February 10, 2025.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. SEA 2007-MA-019– PMG NORTHERN VIRGINIA, LLC
2. PA 2023-00024 (SSPA 2023-II-1V) - BRIARWOOD FARM
3. RZ 2024-DR-00014 CONCURRENT WITH SEA 2021-DR-004 - FALLS CHURCH PROPCO LLC
4. RZ 2024-FR-00007 CONCURRENT WITH SE 2024-FR-00017- BURGUNDY FARM COUNTRY DAY SCHOOL, INCORPORATED

5. PCA 88-D-005-12 (RZPA-2022-PR-00001)– BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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SEA 2007-MA-019- PMG NORTHERN VIRGINIA, LLC- Appl. to amend SE 2007-MA-019 previously approved for a vehicle fueling station to permit a new vehicle fueling station with a convenience store and associated modifications to site design and development conditions. Located on approx. 43,778 sq. ft. of land zoned I-5 and HC. Tax Map 80-2 ((7)) Z1 and Z2. MASON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

David Gill, Applicant's Agent, Wire Gill LLP, reaffirmed the affidavit dated January 3, 2025.

Ciarra Downing, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. She stated that the staff recommended approval of SEA 2007-MA-019.

Mr. Gill gave a presentation on the subject application.

Commissioner Wang stated that she had no questions at this time and deferred to the rest of the Commission for discussion. She commended the applicant for working closely with Virginia Department of Transportation and Fairfax County Department of Transportation.

Commissioner Cortina praised the applicant on work done to the sidewalk to navigate pedestrian traffic and changes to stormwater management.

Commissioner Clarke inquired about the location of Electric Vehicle (EV) charging stations within the development. The applicant responded that two parking spaces were reserved for EV chargers, with conduit infrastructure extending from the building to support future installation. These spaces were positioned in the northwest corner of the site, closest to the building. While the charging stations were not currently part of the applicant's business model, the necessary infrastructure would be in place to accommodate potential future market demand.

There being no listed speakers, no speakers from the audience, no further comments or questions from the Commission, no rebuttal from the applicant, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Wang for actions on this proposed application.

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Prior to the motion, Commissioner Wang thanked staff members for their hard work on the project.

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

- APPROVAL OF SEA 2007-MA-019, SUBJECT TO THE DEVELOPMENT CONDITIONS, DATED JANUARY 23, 2025; AND

- APPROVAL OF THE WAIVER OF THE REQUIREMENT FOR A VEHICLE FUELING STATION WITH A CONVENIENCE STORE TO BE PART OF AN INDUSTRIAL BUILDING OR COMPLEX IN SECTIONS 4102.5. CC. AND 4102.5. NN OF THE ZONING ORDINANCE IN FAVOR OF THE REDEVELOPMENT SHOWN ON THE SEA PLAT.

Commissioners Bennett and Landgraf seconded the motion, which was carried by a vote of 11-0.

Prior to the application, staff requested that the applicant confirm for the record their agreement to the development conditions dated January 23, 2025.

The applicants agent confirmed and agreed to the development conditions dated January 23, 2025.

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PA 2023-00024 (SSPA 2023-II-1V) - BRIARWOOD FARM - Appl. concerns approx. 3.46 ac. located at 2903, 2904, 2905, 2906, 2907, 2910 and 2911 Swanee Lane [Tax Map Parcels # 48-2 ((7)) (33) 4, 5, 6, 11, 12, 13 and 14] in the Providence Supervisor District. The area is planned for Residential Use at 1-2 dwelling-units-per-acre (du/ac). The amendment will consider Residential Use at 4-5 du/ac. Recommendations relating to the transportation network may also be modified. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Michael Lynskey, Planning Division, Department of Planning and Development, presented the staff report, a copy is in the electronic date file. He stated that the staff recommended adoption of PA 2023-00024.

James Clark, Nominator, gave a presentation on the subject application.

There was a discussion between Mr. Lynskey, Mr. Clark, and multiple Commissioners regarding the following:

- Explanation that the surrounding area accessing Swanee was planned for 4 to 5 dwelling units per acre, aligning with the proposed parcels;
- Clarification that a buffer would be maintained between the proposed development and lower-density residential properties to the south;
- Explanation that Briarwood Trace was already developed at 22 dwelling units per acre, making the proposed 4.5 dwelling units per acre compatible;
- Explanation that PDH-5 zoning requires a minimum of 35% open space, ensuring adequate preservation of open areas near adjacent properties;
- Explanation that the rezoning process would trigger further evaluations, including:
    - Buffering and screening for neighboring properties; and
    - Pedestrian infrastructure upgrades to improve connectivity.
- Explanation that the existing general conditions in the plan were sufficient and did not require additional specificity at this stage;
- Explanation of the importance of stormwater management and how these concerns would extend to the newly proposed parcel under the draft plan;
- Explanation that the Nominator's property was 3/8 of a mile from the metro platform;
- Explanation that when the metro was planned and built, the guideline suggested high-density zoning within ¾ of a mile of the station;
- Explanation that despite this guideline, the area remains designated for single-family homes rather than garden apartments or higher-density housing;
- The nominator provided historical context on the areas' redevelopment;
- Explanation of the frustrations with the county's planning process, specifically the extensive requirements for a comprehensive plan amendment;
- Concerns about lack of specific guidance regarding tree loss, noise mitigation, and buffering along Nutley Street in the comprehensive plan language;
- Explanation that this case differs from typical zoning cases, as there was no specific development concept yet;
- Explanation that the goal was to integrate the new plan language into the existing adopted plan, which already includes general conditions applicable to the larger area;
- Clarification that the noise mitigation was covered under existing county noise policies, and the density requested did not suggest needing to build close to Nutley Street;
- Explanation that the planned development housing (PDH-5) zoning requires at least 35% open space, which would naturally create a buffer between development and Nutley Street;
- Explanation that adding specific conditions to the plan would require breaking out these parcels into a separate recommendation, which was outside the scope of this amendment;
- Explanation that all necessary elements were included and that general county-wide policies for stormwater management and green buildings already apply;
- Concerns about how the plan describes density, noting that it states a range of 4 to 5 dwelling units per acre rather than a firm limit;
- Explanation that this wording stems from historical planning practices that aimed to encourage higher density while setting expectations for development; and
- Explanation that the condition recommends that development not exceed the midpoint of the density range, aligning with prior developments in Briarwood Trace, where one section developed at 4.5 units per acre and another at 2.5 units per acre.

Commissioner Batchelor-Causey praised the applicant's persistence in navigating the approval process, emphasizing that even small actions could lead to meaningful change. She acknowledged the challenges of working with government and politics but encouraged the applicant to stay committed, highlighting the impact of perseverance.

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

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Commissioner Hancock MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR SSPA 2023-II-1V, AS FOUND ON PAGES 14 TO 15 OF THE STAFF REPORT DATED JANUARY 15, 2025.

Commissioners Sargeant and Spain seconded the motion, which was carried by a vote of 10-0. Commissioner Wang was not present for the vote.

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RZ 2024-DR-00014 - FALLS CHURCH PROPCO LLC- Appl. to rezone from R-1 to R-4 to permit a building addition with an overall Floor Area Ratio (FAR) of 0.17. Located on the W. side of Powhatan St., and E. side of Wicomico St., S. of Freedom Ln. and N. of Orland St. on approx. 7.66 ac. of land. Comp. Plan Rec: Residential, 3-4 du/ac. Tax Map 41-1 ((1)) 62B. (Concurrent with SEA 2021-DR-004). DRANESVILLE DISTRICT. PUBLIC HEARING.

SEA 2021-DR-004 - FALLS CHURCH PROPCO LLC- Appl. to amend SE 2021-DR-004 previously approved for a medical care facility to permit a building addition and associated modifications to site design and development conditions. Located on approx. 7.66 ac. of land zoned R-1 and R-4. Tax Map 41-1 ((1)) 62B. (Concurrent with RZ 2024-DR-00014). DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Kathryn R. Taylor, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated December 19, 2024.

Karen Yee, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. She stated that the staff recommended approval of RZ 2024-DR-00014 concurrent with SEA 2021-DR-004.

Ms. Taylor gave a presentation on the subject application.

Commissioner Batchelor-Causey stated that she had no questions but wanted to take a moment to commend the applicant for their collaboration with staff. She acknowledged the applicant's responsiveness to feedback and their efforts in addressing concerns effectively throughout the process.

Commissioner Spain praised the project for providing senior housing within an existing neighborhood, preventing isolation, and integrating well into the community.

Commissioner Sargeant asked about community concerns regarding buffering between the parking areas and nearby homes. The applicant confirmed that the parking layout remains unchanged, with at least 100 feet of separation from residences. They also noted that additional landscaping and buffering enhancements had been made since the 2021 approval to further screen the area.

There being no listed speakers, no speakers from the audience, no further comments or questions from the Commission, no rebuttal from the applicant, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Batchelor-Causey for actions on this proposed application.

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Prior to the motion, Commissioner Batchelor-Causey requested that the applicant confirm for the record their agreement to the development conditions dated January 22, 2025.

Ms. Taylor affirmed agreement to the development conditions dated January 22, 2025.

Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING ACTIONS:

- APPROVAL OF RZ-2024-DR-00014, SUBJECT TO THE EXECUTED PROFFERS CONSISTENT WITH THOSE DATED JANUARY 28, 2025;

- APPROVAL OF SEA-2021-DR-004, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 22, 2025;

- APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG ALL PROPERTY LINES IN FAVOR OF THAT SHOWN ON THE GDP/SEA PLAT; AND

- APPROVAL OF THE WAIVER OF THE BARRIER REQUIREMENTS ALONG ALL PROPERTY LINES.

Commissioners Clarke and Spain seconded the motion, which was carried by a vote of 10-0. Commissioner Wang was not present for the vote.

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RZ 2024-FR-00007- BURGUNDY FARM COUNTRY DAY SCHOOL, INCORPORATED - Appl. to rezone from R-3 to R-1 to permit a stable, riding, or boarding establishment; a residence hall; and a child care center with an overall Floor Area Ratio (FAR) of 0.01. Located at 5715 Sable Dr. on approx. 5.65 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 82-2 ((5D)) 20A. (Concurrent with SE 2024-FR-00017). FRANCONIA DISTRICT. PUBLIC HEARING.

SE 2024-FR-00017- BURGUNDY FARM COUNTRY DAY SCHOOL, INCORPORATED - Appl. to permit a stable, riding, or boarding establishment; a residence hall; and a child care center. Located on approx. 5.65 ac. of land zoned currently zoned R-3 (proposed to be rezoned to R-1 with RZ-2024-FR-00007). Tax Map 82-2 ((5D)) 20A. (Concurrent with RZ 2024-FR-00007). FRANCONIA DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Kathryn R. Taylor, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated January 21, 2025.

Daniel Creed, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the electronic date file. He stated that the staff recommended approval of RZ 2024-FR-00007 concurrent with SE 2024-FR-00017.

Ms. Taylor gave a presentation on the subject application.

Commissioner Landgraf had no questions but commended staff and the applicant for improving buffering for adjacent properties. They noted community support for the riding stables and mentioned that letters of approval were received before the land use committee's decision. Commissioner Landgraf deferred to other commissioners for questions.

There was a discussion between Mr. Creed, Ms. Taylor, and multiple Commissioners regarding the following:

- Clarification that the Northern Virginia Soil and Water Conservation District was contacted upon seeing wild life animals in the application;
- Explanation that while there was no formal inter-parcel access, there was a walking trail connecting the properties;
- Clarification that this trail was used by students during day camp sessions through an informal agreement between the property owners and the Burgundy School; and

- Explanation that there was no formalized agreement at this time, but there was ongoing communication between the parties.

There being no listed speakers, no speakers from the audience, no further comments or questions from the Commission, no rebuttal from the applicant, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Landgraf for actions on this proposed application.

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Prior to the motion, Commissioner Landgraf requested that the applicant confirm for the record their agreement to the development conditions dated January 23, 2025.

Ms. Taylor affirmed agreement to the development conditions dated January 23, 2025.

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

- APPROVAL OF RZ-2024-FR-00007, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 22, 2025;

Commissioner Cortina seconded the motion, which was carried by a vote of 10-0. Commissioner Wang was not present for the vote.

- APPROVAL OF SE-2024-FR-00017, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 23, 2025;

Commissioner Cortina seconded the motion, which was carried by a vote of 10-0. Commissioner Wang was not present for the vote.

- APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN, EASTERN, AND SOUTHERN PROPERTY LINES TO THAT SHOWN ON THE GDP/SE PLAT;

- APPROVAL OF A MODIFICATION OF THE SETBACK REQUIREMENTS FOR ALL STRUCTURES, RIDING AREAS, AND PARKING AREAS ASSOCIATED WITH THE STABLE, RIDING, OR BOARDING ESTABLISHMENT TO THAT SHOWN ON THE GDP/SE PLAT; AND

- APPROVAL OF A MODIFICATION TO THE SETBACK REQUIREMENTS FOR LIGHT POLES ALONG THE WESTERN BOUNDARY LINE TO THAT SHOWN ON THE GDP/SE PLAT.

Commissioner Cortina seconded the motion, which was carried by a vote of 10-0. Commissioner Wang was not present for the vote.

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PCA 88-D-005-12 (RZPA-2022-PR-00001)– BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA - Appl.to amend the proffers for RZ 88-D-005 previously approved for an office development to permit a change in use and associated modifications to and the site design with an overall Floor Area Ratio (FAR) of 0.20. Located on the N. side of Jones Branch Dr., S. side of Dulles Toll Rd. and E. side of Spring Hill Rd., on approx. 4.05 ac. of land zoned C-3. Comp. Plan Rec: Park/Open Space and Civic Use/Public Facility. Tax Map 29-1 ((14)) A. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

James Sun, Applicant's Agent, reaffirmed the affidavit dated December 30, 2024.

Weixuan Yang, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the electronic date file. She stated that the staff recommended approval of PCA 88-D-005-12.

Mr. Sun gave a presentation on the subject application.

There was a discussion between John Walser, Assistant Chief, Fairfax County Fire; Jeremy Ko, Transportation Planning Division, Fairfax County Department of Transportation; Peter Crawford, Urban Engineer, Civil Engineer; Mr. Sun; Ms. Yang; and multiple Commissioners regarding the following:

- Explanation of the inadequacies of the current facility, which lacks sufficient living space and expansion capacity, leading to operational inefficiencies;
- Explanation that the new facility would provide a larger, modernized station designed for quicker emergency response, improved workforce safety, and better contamination control, protecting firefighters from hazardous carcinogens;
- Explanation that the proposal meets both stormwater quantity and quality management requirements and aligns with the Tysons Comprehensive Plan, which expects redevelopment projects to retain the first inch of rainwater on-site;
- Explanation that the applicant proposed various Low-Impact Development (LID) and Best Management Practices (BMP) solutions, including infiltration vaults, bioretention areas, and permeable pavement, which collectively achieve a 0.87-inch retention level;
- Clarification that the applicant agreed to proffers ensuring a minimum retention goal and committed to further collaboration with Land Development Services (LDS) and the Department of Public Works and Environmental Services (DPWES) at the final site plan stage to explore additional feasible LID and BMP measures;
- Clarification that the two northern access points, previously designated for buses, would be permanently closed;

- Clarification that the future access point would be part of a separate project by the Fairfax County Department of Transportation and would serve as an on-ramp to Route 267, without any direct access from 267 to the site;
- Explanation that each well was drilled to a depth of 300 feet, with a total of 20 wells spanning approximately 20 miles;
- Concerns of the proposed connection to the Dulles Toll Road;
- Clarification that the connection was currently included in the Comprehensive Plan and was approved after analysis a few years ago;
- Explanation that the connection was one of several future ramp projects designed to alleviate congestion, particularly at the Spring Hill Road and Jones Branch Drive intersection, where accessing the Dulles Toll Road was currently challenging;
- Concern that adding another ramp just one block away seems excessive, especially since it runs through a fire station and a grid of streets not originally intended to connect to an interstate highway;
- Clarification of the new access point would be beneficial for the fire department, they would need to further evaluate its long-term impact on traffic and response times;
- Concerns about the proposed access road running through the fire station property and the necessity of maintaining the connection store;
- Staff stated that no one from facilities was present to provide an answer but committed to following up with additional information;
- Explanation that the infiltration vault was designed with a stone bottom, with an overflow system directing excess water to the storm drain;
- Explanation that pre-construction infiltration testing was required to confirm adequate drainage rates, and ongoing inspections every one to two years ensure the system remains functional;
- Concerns about the proposed on-ramp;
- Clarification that there was a $1.4 million proffer contribution toward the project;
- Explanation that Electric Vehicle (EV) fire apparatus was currently too expensive and that the facility was not set up for them; and
- Clarification that the infrastructure had been included for a future EV bus charging station north of the parking lot.

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

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

- APPROVAL OF PCA 88-D-005-12, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JANUARY 15, 2025;

- APPROVAL OF THE MODIFICATION OF SUBSECTION 5100.2.D(8)(A) OF THE ZONING ORDINANCE TO PERMIT COMMERCIAL AND INDUSTRIAL BUILDINGS 50 FEET FROM THE RIGHT-OF-WAY OF DULLES AIRPORT ACCESS ROAD AS SHOWN ON THE GDP;

- APPROVAL OF THE MODIFICATION OF SUBSECTION 5108.5.B(1)(B) OF THE ZONING ORDINANCE TO REDUCE THE AMOUNT AND WIDTH OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG JONES BRANCH DRIVE; AND

- APPROVAL OF THE WAIVER OF SUBSECTION 5108.5.C OF THE ZONING ORDINANCE TO WAIVE THE REQUIREMENT OF A TYPE D OR E BARRIER ALONG JONES BRANCH DRIVE PROPERTY FRONTAGE.

Chairman Niedzielski-Eichner, Commissioners Bennett, Sargeant, and Spain seconded the motion, which was carried by a vote of 10-0. Commissioner Wang was not present for the vote.

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The meeting was adjourned at 9:13 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: Michelle Jordan
Approved on: June 11, 2025

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 23 day of June 2025, by Nicole Blackwell.

Signature of Notary

Notary Seal

Notary registration number: 7114113

Commission expiration: January 31, 2028