MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
SITE-SPECIFIC PLAN AMENDMENT WORKSHOP
THURSDAY, MAY 1, 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
James Thomas, Springfield District
Alis Wang, Mason District
Walter C. Clarke, Mount Vernon District
Timothy J. Sargeant, Vice Chairman, Commissioner At-Large

ABSENT: None

OTHERS: Clara Johnson, Branch Chief, Planning Division (PD), Department of Planning and Development (DPD)
Graham Owen, PD, DPD
Katrina Newton, PD, DPD
Ryan Stewart, PD, DPD
Heather Springs, PD, DPD
Lia Niebauer, PD, DPD
Stephen Waller, PD, DPD
Michael Lynskey, PD, DPD
Aaron, Klibaner, PD, DPD
Nicole Blackwell, Clerk to the Planning Commission, Department of Clerk Services (DCS)
Catherine Dushin, Deputy Clerk, Planning Commission, DCS
Teresa Desantis, Administration, DCS

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The meeting was called to order at 7:31 p.m., by Chairman Niedzielski-Eichner, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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2024-2025 COUNTYWIDE SITE-SPECIFIC PLAN AMENDMENT PROCESS

Chairman Niedzielski-Eichner made preliminary comments on the process for the Countywide Site-Specific Plan Amendment (SSPA) and its association with the Comprehensive Plan. He announced that the Comprehensive Plan was required by law to guide the County's land use decisions. He added that the 2025 Countywide SSPA process provided an opportunity for

landowners and members of the public to nominate sites for changes to the land use recommendations in the Comprehensive Plan. Chairman announced the commencement of the first of three workshops. In addition, Chairman explained the nomination process. He stated that the final vote on all nominations would be taken at the June 4th Planning Commission meeting.

Chairman added that the other two SSPA workshops would be conducted on May 15, 2025, and May 22, 2025. This workshop would include the consideration of nominations from Braddock, Dranesville, Franconia, Mount Vernon, Providence, Springfield, and Sully Districts. He explained that many of these nominations had generated support during the screening phase community meetings, while others had received mixed or less supportive community comments.

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Chairman Niedzielski-Eichner explained that nominations would be considered in the following order:

- The first group would be considered as part of the consent agenda package; a draft list of nominations was provided by staff and received by the Commission;

- For the nominations that were included in the consent agenda package, the Planning Commission would waive presentations and further discussion, which would allow Commissioners to focus on the nominations where there were public speakers, or any comments on the staff recommendation would be needed;

- The second group of nominations would be discussed individually, which included brief nominator presentations, discussions, comments on the staff recommendation, and public testimonies; and

- A proposal would follow that motions made during this and other two workshops would be preliminary in nature, with a final vote on the work program scheduled on Wednesday, June 4, 2025, during the Planning Commission's meeting, with the record for each nomination remaining open for public comments.

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Chairman Niedzielski-Eichner recognized staff from the Planning Division (PD), Department of Planning and Development (DPD), for an overview of the SSPA process.

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Katrina Newtson, PD, DPD, introduced members of her team, which included Ryan Stewart, PD, DPD, Heather Springs, PD, DPD, Lia Niebauer, PD, DPD, Stephen Waller, PD, DPD, Michael Linskey, PD, DPD, Aaron Klibaner, PD, DPD, Graham Owen, PD, DPD, Clara Johnson, Branch Chief, PD, DPD, and the Planning Director, Kelly Atkinson, PD, DPD, followed by a staff presentation on the SSPA process. Ms. Newtson highlighted the purpose of the workshop and listed the stages of planning review.

During Ms. Newtson's presentation, Chairman Niedzielski-Eichner asked Planning Commissioners if they had any questions about any of the stages of the SSPA process. He responded to Commissioner Clarke's request to defer two nominations and explained that deferrals would be considered later during the workshop.

Ms. Newtson announced that nominations included in the consent agenda and related to Providence District would be removed from the consent agenda since a speaker wished to provide a testimony. She listed the following nominations as part of the updated draft consent agenda package:

Dranesville District:

- CPN-2025-III-DR-034 – Arrowbrook Centre;

Mount Vernon District:

- CPN-2025-IV-MV-029 – Lidl US Operations LLC

Sully District:

- CPN-2025-III-SU-037 – 14050 Thunderbolt Pl.

Prior to the motion, Chairman Niedzielski-Eichner confirmed that the following nominations for Providence District would be withdrawn from the consent agenda:

- CPN-2025-I-PR-030 – 2719 Dorr Avenue;
- CPN-2025-I-PR-035 – 2800-2804 Dorr Avenue;
- CPN-2025-I-PR-036 – Dorr Avenue South; and
- CPN-2025-I-PR-039 – Halstead Square Road and Merrifield Avenue

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There being no listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience regarding the nominations in the consent agenda package.

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Chairman Niedzielski-Eichner relinquished the Chair to Vice Chairman Spain.

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CONSENT AGENDA SITE-SPECIFIC PLAN AMENDMENT (SSPA) NOMINATIONS

There were no listed speakers on the consent agenda package, no speakers from the audience, no rebuttal from the nominators, and staff had no closing remarks; therefore, Chairman Niedzielski-

Eichner MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND THE FOLLOWING SSPA NOMINATIONS BE ADDED TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS RECOMMENDED BY STAFF IN THE SSPA WHITE PAPER:

DRANESVILLE DISTRICT:

- CPN-2025-III-DR-034 – ARROWBROOK CENTRE

MOUNT VERNON DISTRICT:

- CPN-2025-IV-MV-029 – LIDL US OPERATIONS LLC

SULLY DISTRICT:

- CPN-2025-III-SU-037 – 14050 THUNDERBOLT PLACE.

Commissioners Landgraf and Bennett seconded the motion, which was carried by a vote of 12-0.

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Vice Chairman Spain announced that the final vote on all nominations would be held at the Planning Commission meeting on June 4, 2025, with the record remaining open for public comments.

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Chairman Niedzielski-Eichner resumed duties of the Chair.

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Chairman Niedzielski-Eichner announced that the Planning Commission would review the remaining nominations individually, which were established alphabetically by Supervisor District, and numerically by SSPA number.

Chairman Niedzielski-Eichner explained that Planning Commissioners would ask staff to introduce a nomination with the staff recommendation followed by a brief presentation from the nominator, who would describe their proposal. Planning Commissioners would present their questions and comments, and members of the public would be able to provide their testimonies both in the auditorium or on the phone. Preliminary motions would be made after the discussion on the nominations within each district.

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<u>SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR BRADDOCK DISTRICT</u>

CPN-2025-II-BR-019 – STORAGEMART (11325 ROUTE 29) – Located at 11325 Route 29 and 4235 Shirley Gate Road. Tax Map Parcels 56-2((1)) 52 and 56-2((4)) 11. Nomination: Add an option for the existing self-storage use on Parcel 52 to expand onto Parcel 11 (approximately 1.1 FAR across the two parcels).

Ryan Stewart, Planning Division, Department of Planning and Development, gave a presentation on the proposed nomination. Staff did not support adding the nomination to the Comprehensive Plan Work Program.

Kathryn R. Taylor, Nominator's Agent, Walsh Colucci, Lubeley and Walsh, P. C., gave a presentation on the subject nomination.

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

- Staff explained that Parcel 52 was zoned to C-8 District with an allowed use at 0.7 Floor Area Ratio (FAR) through special exception, and the proposed expansion to approximately 20,705 square feet;
- Concerns that the proposed expansion onto vacant Parcel 11, which was zoned to R-1, might cause encroachment;
- The proposed expansion would require rezoning to either C-8 District, or I-5 District;
- Clarification from staff that the proposed use at 0.25 FAR would exceed the limit set for C-8 District;
- The nominator's agent indicated that the use at 0.7 FAR was allowed by special exception in the past, but the density credit was not granted;
- Explanation that Parcel 52 would stay intact, and its existing development would be maintained;
- Explanation that only 14% of the total land area of Parcel 11 would be developed;
- Confirmation that a screening process would be conducted to mitigate any impact relating to the development;
- The nominator clarified that, if they had received a density credit, they would have sought rezoning of Parcel 11 to C-8 District to match the parameters of Parcel 52;
- Building expansion would stay at 0.7 FAR which was permitted by special exception, and the added area would occupy approximately 20,000 square feet;

- Confirmation that, even though a small portion of approximately 500 feet was received by the developer as a dedication, they were allowed to add approximately 6,000 square feet, which was not deemed economically viable;

- Explanation from the nominator's agent that developers for a storage unit located across Route 29 conducted rezoning of the adjacent residential parcel to an I-5 District that was subsequently redeveloped for public storage use; and

- Concerns about the intensity of density in the subject area contiguous with the suburban center and zoned for residential use.

Chairman Niedzielski-Eichner called the first listed speaker.

Aref Assadzadeh, 5515 Chestermill Drive, Fairfax, opposed the proposal. A copy of Mr. Assadzadeh's statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience and received no response.

There were 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 Cortina for a motion on this nomination.

Prior to the motion, Commissioner Cortina noted that the amount of density proposed in the subject nomination would change the Comprehensive Plan and the character of the neighborhood.

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Commissioner Cortina MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND THE STAFF RECOMMENDATION NOT TO ADD CPN-2025-II-BR-019, STORAGEMART (11235 ROUTE 29), TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS DESCRIBED IN THE SSPA WHITE PAPER.

Commissioner Hancock seconded the motion which was carried by a vote of 12-0.

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR DRANESVILLE DISTRICT

CPN-2025-II-DR-003 – VINSON HALL – Located at 1733 Kirby Road and 6258 Park Road. Tax Map Parcels 31-3 ((1)) 77A, 83. Nomination: Continuing Care Facility up to 1.3 FAR.

Heather Springs, Planning Division, Department of Planning and Development, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 1 item.

Mark Viani, Nominator's Agent, Bean, Kinney & Korman, P. C., gave a presentation on the subject nomination.

Chairman Niedzielski-Eichner called the first listed speaker.

Steve DelBianco, 1920 Virginia Avenue, McLean, representing Franklin Area Citizens Association, supported the nomination, but addressed the following four concerns:

1. Adequate management of stormwater runoff onto adjacent neighbor properties;

2. Street views from Kirby Road and adjacent communities should be stepped back, so the upper stories of buildings could be recessed;

3. The process of construction should be carefully managed with the use of the main entrance at Old Dominion Drive; and

4. Consideration for planning and management of the increased volume of vehicles and parking spaces for visitors, residents, and staff.

Chairman Niedzielski-Eichner called for speakers from the audience and received no response. There were 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 Batchelor-Causey for a motion on this nomination.

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Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND THE STAFF RECOMMENDATION TO ADD CPN-2025-II-DR-003, VINSON HALL, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS DESCRIBED IN THE SSPA WHITE PAPER, AS A TIER ONE PRIORITY ITEM.

Commissioners Spain and Wang seconded the motion which was carried by a vote of 12-0.

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR FRANCONIA DISTRICT

CPN-2025-IV-FR-031 – BEULAH ST. AT STEINWAY ST. PROPERTIES – Located at 7213, 7221, 7301, 7313 and 7317 Beulah Street and 6324 and 6328 Steinway Street. Tax Map Parcels 91-3 ((8)) 1, 2, 3, 4, 5A, A and B. Nomination: Residential use up to 8 du/ac to facilitate development of approximately 70 single family detached and attached homes.

Ryan Stewart, Planning Division, Department of Planning and Development, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 2 item.

Lynne Strobel, Nominator's Agent, Walsh, Colucci, Lubeley & Walsh, P. C., gave a presentation on the subject nomination.

Commissioner Carter expressed concerns about the design element involving the front doors that would open onto alleys. He added that the front doors opening onto streets would be a more efficient option.

Chairman Niedzielski-Eichner called the first listed speaker.

Elaine Anderegg, 6121 Franconia Station Lane, Alexandria, representing Franconia Forest Homeowners Association, expressed concerns about the impact of multiple developments in the subject area on traffic flow. A copy of Ms. Anderegg's statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience and received no response.

There being no additional speakers, further comments or questions from the Commission; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized the following nomination:

> CPN-2025-IV-FR-016 – HILLTOP VILLAGE CENTER – Located at 7920 Heneska Loop. Tax Map Parcels 100-1 ((1)) 9 C, D, E, F, G, and H. Nomination: Add residential use to adopted mixed-use option; increase intensity to approximately 0.41 FAR to provide for a 280-unit multifamily residential building at the corner of Telegraph Road and Beulah Street.

Ryan Stewart, Planning Division, Department of Planning and Development, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 2 item.

Abbey Oklak, Nominator's Agent, Kimco Realty, gave a presentation on the subject nomination.

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

- In 2020 this proposal caused multiple concerns from adjacent Fort Belvoir properties and from the local community, and some of those concerns were related to an adjoining parking garage and the increase in density;

- Concerns about inadequate location of accessible parking spaces and loading zones for pick-up and drop-off;

- Confirmation that there were approximately 97% of the existing buildings that were fully utilized within the area;

- Explanation from staff that an analysis regarding the buildings' height was not yet received due to a preliminary stage of the proposal; and

- Explanation that coordination with the Fort Belvoir agency would provide a resolution regarding the parking garage that would have no impact on the agency.

Chairman Niedzielski-Eichner called the first listed speaker.

Elaine Anderegg, 6121 Franconia Station Lane, Alexandria, representing Franconia Forest Homeowners Association, opposed the proposed nomination. She expressed concerns associated with an increase in traffic flow and voiced safety concerns about the proximity to a gas station. A copy of Ms. Anderegg's statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience.

Ceciley Williams opposed the proposed nomination. She indicated that the proposal might cause an increase in traffic flow and affect transportation system.

Shane McClung opposed the proposal. He listed the following concerns:

- The proposed development would result in an increase in building height and density in the Lansdowne Community;

- The proposal would negatively impact traffic flow on Beulah Street and Telegraph Road;

- Pedestrian circulation and safety of schoolchildren would be affected; and

- Concerns about overflow parking.

Jane Kelly opposed the proposed nomination and voiced the following concerns:

- Concerns about traffic congestion on Beulah Street;

- Confirmation that the location was not suitable for the proposed nomination;

- The proposal was not aligned with the character of the neighborhood; and

- Concerns about pedestrian safety and parking overflow.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the following nomination:

CPN-2025-IV-FR-006 – 6404 TELEGRAPH ROAD – Located at 6404 Telegraph Road and 6408 Highland Drive. Tax Map Parcels 82-3 ((4)) 1B and 2B. Nomination: Residential Use, approximately 12 dwelling units per acre (du/ac) or approximately 0.88 FAR.

Ryan Stewart, Planning Division, Department of Planning and Development, gave a presentation on the subject nomination. Staff did not recommend including the nomination in the Comprehensive Plan Work Program.

Amanda Rudolph, Nominator's Agent, Redmond, Peyton, & Braswell LLP, gave a presentation on the subject nomination.

Chairman Niedzielski-Eichner called for speakers from the audience and received no response.

There were no listed speakers, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Landgraf for a motion on these nominations.

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Commissioner Landgraf MOVED THAT THE PLANNING COMMISSION TAKE THE PRELIMINARY VOTE TO RECOMMEND THE STAFF RECOMMENDATION, AS DESCRIBED IN THE SSPA WHITE PAPER, FOR THE FOLLOWING NOMINATIONS:

- NOT TO ADD CPN-2025-IV-FR-006, 6404 TELEGRAPH ROAD, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM;

- ADD CPN-2025-IV-FR-016, HILLTOP VILLAGE CENTER, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER TWO PRIORITY ITEM; AND
- ADD CPN-2025-IV-FR-031, BEULAH ST. AT STEINWAY ST. PROPERTIES, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER TWO PRIORITY ITEM.

Commissioner Batchelor-Causey seconded the motions which were carried by a vote of 12-0.

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR MOUNT VERNON DISTRICT

CPN-2025-IV-MV-053 – EXCEL HOLDINGS 12 LLC – Tax Map Parcel 99-1 ((1)) 5E1 and 5E2. Nomination: Self-storage and hotel use up to an intensity of 0.70 Floor Area Ratio (FAR).

Lia Niebauer, Planning Division (PD), Department of Planning and Development (DPD), gave a presentation on the subject nomination. Staff did not recommend including the nomination in the Comprehensive Plan Work Program.

Andrew Painter, Nominator's Agent, Walsh, Colucci, Lubeley & Walsh, P. C., gave a presentation on the subject nomination.

There was a discussion between Ms. Niebauer; Mr. Painter; Graham Owen, PD, DPD; and multiple Commissioners regarding the following:

- Clarification from the nominator's agent that, in accordance with a by-right site plan approval of a self-storage facility and a hotel, the primary access to the subject property would be via Terminal Road;

- Confirmation from staff that in 2023 the transportation plan adopted the extension of Terminal Road to the intersection of Newington Road with access onto Loisdale Road for traffic mitigation purposes;

- Confirmation from the nominator's agent that the variety of industrial uses were allowed by-right and would require a special exception;

- Confirmation from the nominator's agent that the proposed location for a hotel in the subject area was an adequate choice;

- Concerns that the potential addition of an egress to the property with Newington Road would generate an increased number of high trips;

- Clarification from the nominator's agent that no egress was proposed under this nomination;

- Confirmation that the hotel development would require a special exception with the proposed use to be aligned with the Comprehensive Plan;

- Confirmation that the Comprehensive Plan allowed for 0.35 FAR in I-4 District, and the hotel use would require a special exception with an increased density of up to 0.7 FAR;

- Confirmation from staff that a railroad was proposed for a third mainline track (Franconia to Lorton Third Track) to expand rail capacity on the corridor;

- Clarification from the nominator's agent that the construction of a bridge would have no impact on the proposed development;

- Confirmation from staff that the existing bridge would be rebuilt to allow for two-way traffic as opposed to the existing one-way traffic;

- Confirmation from the nominator's agent that a data center in I-4 District with square footage of 80,000 was not required to undergo rezoning and could be considered as an option;

- Consideration for an alternative use that could be complementary with industrial use within an area;

- Confirmation from staff that a concept for future development included three heavy grey industrial zones that would maintain their industrial character together with industrial parcels located within Fairfax County;

- Clarification that related provisions from the Comprehensive Plan prevented office development and residential growth in industrial zones;

- Staff explained that the proposed site had topographical challenges associated with the railroad planned by CXS Corporation; and

- Confirmation from staff that the provisions in an appendix of the Policy Plan allowed a higher density within industrial areas, so self-storage units and data centers were permitted to exceed the limit of 0.35 FAR.

Chairman Niedzielski-Eichner called the first listed speaker.

Elaine Anderegg, 6121 Franconia Station Lane, Alexandria, representing Franconia Forest Homeowners Association, opposed the nomination and expressed concerns about the proposed hotel facility. Copies of Ms. Anderegg's statements are in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience and received no response.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the following nomination.

> CPN-2025-IV-MV-018 – POHICK RD. LORTON – Tax Map Parcels 108-1 ((1)) 1B, 30, and 30A, and 108-1 ((2)) B1, C and D. Nomination: Add an option for multifamily residential use up to 200 units and eight single-family detached homes.

Lia Niebauer, Planning Division, Department of Planning and Development, gave a presentation on the subject nomination. Staff did not recommend including the nomination in the Comprehensive Plan Work Program.

Clark Massie, Nominator's Agent, representing John Regan, gave a presentation on the subject nomination.

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

- Concerns about the northeast portion of the proposal being impacted by the Resource Protection Area (RPA), floodplain, and other environmental issues;
- Confirmation from the nominator's agent that a steeper portion of the slope was adjacent to Pohick Road;
- Confirmation that the nominator's consultant took into consideration all environmental requirements and established the RPA line;
- The exact measurements of the slope would be determined at a later stage of the development; and
- Explanation from the nominator's agent that there was no retaining wall between the proposed development and Pohick Road, and an underground parking garage would be a potential option to utilize a drop-off area.

Chairman Niedzielski-Eichner called the first listed speaker.

Andrew Normand, 7510 Pollen Street, Lorton, representing Pohick Estates Civic Association, opposed the proposed nomination. A copy of Mr. Normand's statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience and received no response.

There were no listed speakers, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Clarke for a motion on these nominations.

Commissioner Clarke expressed an intent not to make a motion on those nominations. He announced that he would like to conduct discussions with staff and residents. The decision was made to defer the votes on CPN-2025-IV-MV-053 and CPN-2025-IV-MV-018 until a date certain of June 4, 2025.

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR PROVIDENCE DISTRICT

CPN-2025-I-PR-030 – 2719 DORR AVE. – Located at 2719 and 2723 Dorr Ave. Tax Map Parcels 49-1 ((13)) 23A and 24A. Nomination: Plan option for residential mixed-use redevelopment up to an intensity of 2.5 FAR.

Stephen Waller, Planning Division, Department of Planning and Development, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 1 item.

Lynne Strobel, Nominator's Agent, Walsh, Colucci, Lubeley & Walsh, P. C., gave a presentation on the subject nomination.

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

- Confirmation from staff that the proposed site area would allow the height of up to 135 feet for a planned 7-story building and would be compatible with other developments in the area;

- Discussions about planning for open space for the developments in the area;

- Concerns about the proximity of Waste Management- Merrifield Transfer Station to the proposed development; and

- Advocacy for open space among the developments in the area and collaboration at the initial stages of the projects.

There were no listed speakers, and Chairman Niedzielski-Eichner called for speakers from the audience.

Naveed Easton supported the proposed nomination. He commended the tremendous network of available living resources in the proposed area. He expressed concerns about the lack of open space and pedestrian safety around Gallows Road.

After Mr. Easton's testimony, Chairman Niedzielski-Eichner inquired whether Mr. Easton's comments applied to the rest of Providence District nominations. Mr. Easton confirmed that his comments related to all four nominations.

Chairman Niedzielski-Eichner asked staff if the hearings of the remaining three nominations could be skipped, because initially they were part of the draft consent agenda package. Staff confirmed that all four nominations for Providence District were identical in character and were recommended by staff to be added to the Comprehensive Plan Amendment Work Program, as tier 1 priority items.

Commissioner Hancock noted that he strongly supported all proposed nominations for Providence District and emphasized the importance of cohesiveness and balance between the elements within each development and among them.

Jim Coakley, 2677 Prosperity Avenue, Suite 100, Fairfax, representing Glandore LLC, supported the proposed nomination.

There was a discussion between Mr. Coakley and Chairman Niedzielski Eichner regarding the following

- Mr. Coakley spoke as one of the property owners and provided a massing context slide;

- Developers would dedicate a portion of land that would be utilized to construct a road;

- The speaker's concern about park space was addressed, and Mr. Coakley explained that a tunnel might be built to provide connectivity to the Mosaic District; and

- Discussions about open space that would meet the needs of residents, and could be arranged across all the sites under the proposed nominations.

There were no additional speakers, 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 a motion on these nominations.

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Commissioner Hancock MOVED THAT THE PLANNING COMMISSION TAKE THE PRELIMINARY VOTE TO RECOMMEND THE STAFF RECOMMENDATION, AS DESCRIBED IN THE SSPA WHITE PAPER, FOR THE FOLLOWING NOMINATIONS:

- ADD CPN-2025-I-PR-030, 2719 DORR AVENUE, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER ONE PRIORITY ITEM;

- ADD CPN-2025-I-PR-035, 2800 – 2804 DORR AVENUE, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER ONE PRIORITY ITEM;

- ADD CPN-2025-I-PR-036, DORR AVENUE SOUTH, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER ONE PRIORITY ITEM; AND

- ADD CPN-2025-I-PR-039, HALSTEAD SQUARE ROAD AND MERRIFIELD AVENUE, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER ONE PRIORITY ITEM.

Before the vote, Commissioner Carter inquired whether the proposed developments would be reviewed simultaneously or consecutively.

Confirmation from staff that all four proposed developments would be implemented together to facilitate the development of urban park space. The establishment of a link with other properties within the Prosperity Business Campus would be considered.

Commissioners Cortina and Niedzielski-Eichner seconded the motions which was carried by a vote of 12-0.

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<u>SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR SPRINGFIELD DISTRICT</u>

CPN-2025-III-SP-032 – 12716 ROUTE 29 – METROPOLITAN – Located at 12716 Route 29. Tax Map Parcels 55-4 ((1)) 11, 11A and 14. Nomination: Residential use at a density of 4-6 du/ac to allow approximately 117 units of Independent Living at 20 du/ac, utilizing a Zoning Ordinance 4:1 density multiplier for Independent Living uses.

Michael Linskey, Planning Division, Department of Planning and Development, gave a presentation on the subject nomination. The staff did not recommend including the nomination in the Comprehensive Plan Work Program.

Gifford R. Hampshire, Nominator's Agent, Blankingship & Keith, P.C., gave a presentation on the subject nomination.

There was a discussion between Mr. Hampshire; Aaron Vinson, Engineer, representing Walter L. Phillips; and multiple Commissioners regarding the following:

- Explanation that the Comprehensive Plan recommended approximately 46 independent living units;
- Explanation from the nominator's agent that the additional density of up to 117 units of independent living would be communicated to the community;
- Under the current economic situation, 117 units would be a minimum number of units for the proposed development;
- Explanation that the potential addition of assisted living units would increase density;
- Consideration for the co-location with Brightview Fair Oaks facility across the street from a site area;
- Explanation from an engineer that the location of parking lots was determined with the consideration of the size of the building, which would be moved from neighboring properties as far as possible;
- Confirmation that the proposed development would be located within a public sewer system, and the developer would consider the installation of a separate sewer system within a site area;
- Clarification that the Brightview Fair Oaks facility was located across the highway, which would not result in connectedness;
- Concerns about intense density and steep slopes on the territory of the proposed site;
- Potential incompatibility of the proposed development to the surrounding area;

- Clarification from the nominator's agent that the developer provided a 60-feet buffer that included mature trees, and a building was planned to be moved away towards Route 29;

- During the rezoning process, the developer would bring forth tree protection proffers;

- Explanation from the nominator's agent that stormwater analysis was performed to show stormwater flow to the south towards Route 29 and to the lowest point in the south-eastern part of the site; and

- Explanation that stormwater runoff from the paved surfaces would be contained by stormwater management.

Chairman Niedzielski-Eichner called the first listed speaker.
Justin Littman, 12705 Sabastian Drive, Fairfax, opposed the nomination. A copy of Mr. Littman's statement is in the date file.

Wendy Littman, 12705 Sabastian Drive, Fairfax, opposed the proposal. A copy of Ms. Littman's statement is in the date file. A copy of Ms. Littman's statement is in the date file.

Ben Klekamp, 12703 Sabastian Drive, Fairfax, opposed the nomination. A copy of Mr. Klekamp's statement is in the date file.

Ava Wentz, 12722 Olivia Drive, Fairfax, representing Willowmeade Civic Association, opposed the nomination. Copies of Ms. Wentz's statements are in the date file.

Nazanin Saidi, 12707 Sabastian Drive, Fairfax, opposed the nomination. A copy of Mr. Saidi's statement is in the date file.

Deborah White, 4876 Mayde Court, Fairfax, opposed the nomination. She expressed concerns about encroachment on land with significant historical importance. She believed that an archaeological survey was required at the proposed Civil War site.

Janet Bessmer Ewell, 12700 Sabastian Drive, Fairfax, opposed the nomination. She expressed concerns about well water and the lack of adequate sidewalks, streetlights, crosswalks and other amenities appropriate for the proposed development. She also stated that a project would have a negative impact on traffic flow. She suggested that vacant land adjacent to Brightview Fair Oaks facility would be a more appropriate site.

David White, 4876 Mayde Court, Fairfax, strongly opposed the nomination. Copies of Mr. White's statements are in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience.

Sondra Fry Benoudiz, 12646 Buckleys Gate Drive, Fairfax. She stated that there was no community outreach regarding the proposed nomination.

There were 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 Thomas for a motion on this nomination.

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Commissioner Thomas MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND THE STAFF RECOMMENDATION NOT TO ADD CPN-2025-III-SP-032, 12716 ROUTE 29 – METROPOLITAN, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS DESCRIBED IN THE SSPA WHITE PAPER.

Commissioners Batchelor-Causey, Landgraf, Cortina, and Sargeant seconded the motion which was carried by a vote of 12-0.

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Chairman Niedzielski-Eichner reiterated that the final vote on the nominations would be made on June 4, 2025.

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The meeting was adjourned at 10:57 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: October 8, 2025

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 14 day of October 2025, by Nicole Blackwell.

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

Notary Seal