MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 14, 2025

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, 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, Commissioner At-Large

ABSENT: None

OTHERS: Sophia Fisher, Planning Division,
Department of Planning and Development (DPD)
Sharon Williams, Zoning Evaluation Division (ZED), DPD
William O'Donnell, ZED, DPD
Karen Yee, ZED, DPD
Nicole Blackwell, Clerk to the Planning Commission,
Department of Clerk Services (DCS)
Satabdi Samaddar, 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 two public hearings.

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Chairman Niedzielski-Eichner announced that the Planning Commission would convene on Thursday, May 15, 2025, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, for the second Site-Specific Plan Amendment (SSPA) Workshop to consider nominations to be recommended to the Board of

Supervisors and to add them to a Work Program for further study. Chairman Niedzielski-Eichner announced that the workshop would be televised on Channel 16.

Chairman Niedzielski-Eichner made comments on the SSPA process 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 explained that many of the submitted nominations had generated support during a screening phase that included initial staff review and community engagement, including public hearings. Chairman Niedzielski-Eichner added that the final vote on all nominations would be taken at the June 4th Planning Commission meeting.

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Commissioner Hancock stated that his intent was to defer the public hearing for PCA 80-P-039-010/CDPA 80-P-039-002/FDPA 80-0-039-09 (RZPA 2023-PR-00105) – HB ROUTE 29 OWNER LLC during the May 21, 2025 Planning Commission meeting. He added that the new date of the public hearing for the said application would be June 4, 2025.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. PCA 2014-PR-021/FDP 2014-PR-021-03 (RZPA-2024-PR-00040) – 1764VA, LLC
2. SSPA 2023-III-2BR (PA 2023-00027 CONCURRENT WITH RZ 2020-SU-005) – A & A CONTRACTING, INC.
   RZ 2020-SU-005 (CONCURRENT WITH SSPA 2023-III-2BR) – A & A CONTRACTING, INC.

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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PCA 2014-PR-021/FDP 2014-PR-021-03 (RZPA-2024-PR-00040) – 1764VA, LLC – Appl(s). to amend the proffers and final development plan for RZ 2014-PR-021, previously approved for mixed use development, to permit an existing self-storage use and associated modifications to proffers and site design. Located at 1764 Old Meadow Lane, on approx. 1.90 ac. of land zoned PTC and HC. Comp. Plan Rec: Residential Mixed Use. Providence District. Tax Map 29-4 ((6)) 97E. PROVIDENCE DISTRICT. PUBLIC HEARING.

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Kathryn R. Taylor, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P. C., reaffirmed the affidavit dated April 1, 2025.

There were no disclosures by Commission members.

Karen Yee, 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 PCA 2014-PR-021 and FDP 2014-PR-021-03.

Ms. Taylor gave a presentation on the subject applications.

There was a discussion between Ms. Taylor; E. Anthony Piscitelli, the applicant; and multiple Commissioners regarding the following:

- Confirmation from the applicant's agent that all façade improvements were implemented by the previous owner;
- The previous owner obtained requisite site plan approvals, building permits, and a Non-Residential Use Permit (Non-RUP) in conformance with zoning regulations;
- The applicant would subsequently receive Non-RUP for the building that would maintain the office-like character;
- Explanation that the previous owner replaced windows with opaque corrugated metal panels;
- Explanation from the applicant's agent that the applicant proffered to plant a minimum of 70 shrubs behind the sidewalk along the property's Old Meadow Lane frontage to soften the building's visual impact at the pedestrian level;
- Confirmation from the applicant's agent that the proffer interpretation determination, issued in 2018, specifically allowed a self-storage facility to operate within the existing office building;
- Explanation that the applicant purchased the property in 2020, during the COVID pandemic, to handle revenue gaps;
- Clarification from the applicant's agent that in 2020 the applicant temporarily erected 18 exterior storage units that served small businesses;
- Confirmation that at the time of purchase the applicant received the letter from the Department of Planning and Development that listed standards established by zoning codes;

- The applicant also received the letter from the applicant's agent's law firm that listed each of the use provisions;

- Clarification from the applicant's agent that the proffer interpretation was issued to the previous owner of the property;

- Explanation that two Notices of Violation (NOV) were issued. The first NOV was related to the exterior storage units, and the second NOV related to the storage of commercial vehicles and trailers;

- Confirmation from the applicant's agent that the applicant remedied both violations;

- Concerns about an increase in capacity and non-conformance to the established zoning standards;

- The applicant could not confirm that the windows of the storage building were bird-friendly, as improvements were made by the previous owner, and no bird-friendly issues were detected;

- The applicant's agent explained that foundation planting lighting features were installed at the storage building;

- The applicant considered installing awnings, integrating lighting, or painting existing architectural panels a darker color to mitigate the visual impact on the adjacent properties; and

- The applicant confirmed that public access would be provided from morning to evening, no earlier than 8:00 A.M. and no later than 8:00 P.M.

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 these applications.

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

- APPROVAL OF PCA 2014-PR-021, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 30, 2025;

- APPROVAL OF A MODIFICATION OF SUBSECTION 4102.6.C(3)(A) OF THE ZONING ORDINANCE TO PERMIT THE USE OF THE EXTERIOR STORAGE

UNITS AS THE OUTDOOR ACTIVITIES ASSOCIATED WITH THE SELF-STORAGE USE;

- APPROVAL OF A MODIFICATION OF SUBSECTION 4102.6.C(3)(B) OF THE ZONING ORDINANCE TO PERMIT THE EXISTING EXTERIOR OUTDOOR STORAGE UNITS TO REMAIN AS SHOWN ON THE FINALIZED DEVELOPMENT PLAN (FDP);

- APPROVAL OF A MODIFICATION OF SUBSECTION 4102.6.C(3)(C) OF THE ZONING ORDINANCE TO PERMIT THE EXTERIOR STORAGE UNITS' BAY DOORS TO BE VISIBLE FROM OUTSIDE OF THE STORAGE STRUCTURE;

- APPROVAL OF A MODIFICATION OF SUBSECTION 5108.5.B (1) (A) OF THE ZONING ORDINANCE OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY FAVOR OF THAT SHOWN ON THE FDP; AND

- APPROVAL OF A MODIFICATION OF SUBSECTION 5108.5.C(2)(A) OF THE ZONING ORDINANCE OF THE BARRIER REQUIREMENT ALONG THE WESTERN BOUNDARY ON THE SUBJECT PROPERTY IN FAVOR OF THAT SHOWN ON THE FDP.

Commissioner Hancock FURTHER MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2014-PR-021-03.

Commissioner Bennett seconded the motion, which was carried by a vote of 11-1. Commissioner Cortina voted in opposition.

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SSPA 2023-III-2BR (PA 2023-00027 CONCURRENT WITH RZ 2020-SU-005) – A & A CONTRACTING, INC. concerns approx. 9.40 ac. generally located on the N. side of Route 50, approx. 1,000 f. N. of its intersection with Dulles South Court; Tax Map 33-2 ((1)) 1 in the Sully Supervisor District. The area is planned for office and industrial/flex uses up to 0.35 FAR. The amendment will consider adding an option for warehouse, contractor's office and shop, new vehicle storage, vehicle storage yard, and/or storage yard up to a 0.35 FAR. Recommendations relating to the transportation network may also be modified. PA-2023-III-2BR is concurrently under review with Rezoning application RZ 2020-SU-005. SULLY DISTRICT. PUBLIC HEARING.

RZ 2020-SU-005 (CONCURRENT WITH SSPA 2023-III-2BR) – A & A CONTRACTINC, INC. Appl. to rezone from I-3, WS and AN to I-5, WS and AN to permit a contractor's office and shop, new vehicle storage, vehicle storage, and a storage yard with an overall Floor Area Ratio (FAR) of 0.05. Located on the N. side of Route 50, approx. 1,000 f. N. of its intersection with Dulles South Court on approx. 9.40 ac. of land. Existing Comp. Plan Rec: Office and industrial/flex uses up to 0.35 FAR. Proposed Comp. Plan Rec: add an option for warehouse, contractor's office and shop, new vehicle storage, vehicle storage yard, and/or storage yard up to a 0.35 FAR. Sully District. Tax Map 33-2 ((1)) 1. (Concurrent with SSPA 2023-III-2BR). SULLY DISTRICT. PUBLIC HEARING.

Prior to the staff presentation, Chairman Niedzielski-Eichner requested from staff to provide a basis for the joint public hearing for SSPA 2023-III-2BR and RZ 2020-SU-005.

Sharon Williams, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), explained that SSPA 2023-III-2BR was limited in scope, required minor textual revisions, and was a prerequisite for RZ 2020-SU-005 to move forward.

Sophia Fisher, Planning Division (PD), DPD, added that staff consulted with various review agencies, and the concurrency was considered and agreed upon at the beginning of the process.

Lori R. Greenlief, Applicant's Agent, McGuire Woods, LLP, reaffirmed the rezoning affidavit dated April 8, 2025.

There were no disclosures by Commission members.

Sophia Fisher, PD, DPD, presented the staff report, a copy is in the electronic date file. She noted that staff recommended the adoption of SSPA 2023-III-2BR.

Sharon Williams, ZED, DPD, presented the staff report, a copy is in the electronic date file. She noted that staff recommended the approval of RZ 2020-SU-005.

Lori R. Greenlief gave a combined presentation on the subject applications.

There was a discussion between Ms. Greenlief; Ms. Williams; Ms. Fisher; Blake DeMarr, PE, representing DeMarr Engineering PLLC; and multiple Commissioners regarding the following:

- Concerns about large vehicles' maneuvers via an interparcel access point provided at the site in case the warehouse establishment would be considered;

- The applicant had not been successful in securing the second interparcel access easement from Lot 2B2;

- Clarification from the applicant's agent that there was an existing ingress/egress easement in the western portion of the property;

- Explanation from the applicant's agent that they conducted negotiations with the property owner and were not able to secure the second interparcel access easement, and a more direct path in the eastern portion was not secured;

- Confirmation from the applicant's agent that, in case the plan amendment was adopted, and the warehouse option was selected, public access further east would be considered;

- Explanation that a car transport trailer was longer than an existing turning radius;

- Confirmation from the applicant's agent that there was an outreach to the neighboring owners, and letters that notified of the proposed warehouse establishment were mailed;

- The owners of adjacent properties were notified of the public hearing, and there was no response after the correspondence had been sent;

- The applicant's agent's inquiry about Electric Vehicle (EV) charging stations from Honda of Chantilly, and confirmation that they had 3 EV charging stations;

- Confirmation from the applicant's agent that the applicant proffered to provide charging stations for at least 2% of all parking spaces;

- Explanation from the applicant's agent that staff requested that a proffer regarding salt removal was added;

- Clarification that salt would be applied to paved surfaces during inclement weather and adequately removed without impact on a Resource Protection Area (RPA);

- Confirmation from staff that clarification would be made regarding the usage of salt as a chemical-free alternative;

- A potential contractor's office might require a noise study at the time of site plan;

- Confirmation from the applicant's agent that a noise study proffer would be added, so if required, a noise study would be conducted at the time of site plan;

- Explanation from the applicant's engineer that an underdrain pipe would be located at a minimal depth with the consideration of the existing sanitary sewer easement;

- The proposed fence along the existing sanitary sewer easement could be adjusted or removed to avoid an impact on the existing stormwater outfall structure;

- Confirmation from the applicant's engineer that they would collaborate with DPD staff, and the maintenance of the current stormwater outfall structure would be conducted prior to the construction plan review and fence installation;

- Clarification from staff that Land Development Services (LDS) examined the area, did not have concerns regarding the current arrangement, and approved existing conditions, so there was no need to add a sanitary sewer proffer;

- Staff added that LDS' established practice was to ensure that there was an adequate outfall on the site;

- Discussions about the potential revision of a proffer regarding stormwater management and the mitigation of land disturbance within a portion that included the Environmental Quality Corridor;

- Discussions about the salt usage proffer that would contain provisions about the removal and disposal of the essential outcome of salt treatment; and

- Deferral would be required to add textual revisions to the salt removal proffer, to include a noise study proffer, to consider easement options, and to address transportation issues.

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

Stephen Katchmark, 3856-A Dulles South Court, Chantilly, spoke in opposition to a portion of the plan amendment and the rezoning application regarding direct vehicular access over Dulles South Court. He stated that current roads would not support an increase in traffic, and alternative routes should be considered. He added that a traffic study was not brought to the attention of Dulles South Court Condominium.

There was a discussion between Ms. Williams; the applicant's agent; and multiple Commissioners regarding the following:

- Clarification from the applicant's agent that in June 2024 legal notices were sent to the Dulles South Court Condominium regarding the proposed development;

- Confirmation from the applicant's agent that the subject site was zoned I-3, and all of the uses, excluding an impoundment yard, were allowed by right; and

- Confirmation from staff that a transportation study was not required due to the low volume of trips generated by traffic.

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.

Prior to the motion, Commissioner Spain announced that she would consider the deferral of the proposed plan amendment and application and asked that the applicant would approach the owners of adjacent properties and address their concerns.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SSPA 2023-III-2BR AND RZ 2020-SU-005 TO A DATE CERTAIN OF MAY 21, 2025.

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

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The meeting was adjourned at 8:41 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