MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 21, 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
James Thomas, Springfield District
Walter C. Clarke, Mount Vernon District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Chris Landgraf, Franconia District
Alis Wang, Mason District

OTHERS: Sophia Fisher, Planning Division,
Department of Planning and Development (DPD)
Sharon Williams, Zoning Evaluation Division (ZED), DPD
William O'Donnell, ZED, DPD
Jill Cooper, Executive Director,
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, one deferral, and one decision only.

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Chairman Niedzielski-Eichner paid tribute to Congressman Gerald E. Connolly who passed on May 21, 2025. He praised Congressman Connolly's social and personal contributions and referred to his family's announcement that captured the best in Congressman's character. Chairman Niedzielski- Eichner quoted directly from Connolly's obituary, which emphasized his strengths and landmark achievements. He stated that Congressman Connolly lived by the ethos "bloom where you are planted" that went in hand with his accomplishments in elected office.

Congressman Connolly was "a skilled statesman on the international stage, an accomplished legislator in Congress, a visionary executive on the Fairfax County Board of Supervisors, a fierce defender of democracy, an environmental champion, and a mentor to so many". Chairman Niedzielski-Eichner mentioned that Congressman Connolly was a public servant, had a good sense of humor, and was unwaveringly committed to the interests of the community.

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Chairman Niedzielski-Eichner announced that the Planning Commission would convene on Thursday, May 22, 2025, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, for the third and last Site-Specific Plan Amendment (SSPA) Workshop to consider nominations to be recommended to the Board of Supervisors and to add them to the Comprehensive Plan Amendment 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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PCA 80-P-039-010/CDPA 80-P-039-002/FDPA 80-P-039-09 (RZPA 2023-PR-00105) – HB ROUTE 29 OWNER LLC

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR PCA 80-P-039-010, CDPA 80-P-039-002, AND FDPA 80-P-039-09 TO JUNE 4, 2025 OR THE NEXT AVAILABLE DATE.

Commissioner Bennett seconded the motion, which was carried by a vote of 10-0. Commissioners Landgraf and Wang were absent from the meeting.

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SSPA 2023-III-2BR (PA 2023-00027 CONCURRENT WITH RZ 2020-SU-005) – A & A CONTRACTING, INC.
(Decision Only) (The public hearing on this application was held on May 14, 2025.)

RZ 2020-SU-005 (CONCURRENT WITH SSPA 2023-III-2BR) – A & A CONTRACTING, INC.
(Decision Only) (The public hearing on this application was held on May 14, 2025.)

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

- Proffer 24 was revised to clarify that only salt and sand would be applied to paved surfaces during inclement weather;

- Proffer 25 was added to state that, if the applicant would propose a use that required noise mitigation, a noise study would have to be submitted at the time of site plan;

- As this proposal did not meet the Virginia Department of Transportation or County's trip generation thresholds to warrant a transportation analysis, no transportation study was provided with this application;

- Confirmation that the applicant's agent conducted a meeting with the owners of the Dulles South Court Business Park;

- Clarification from staff that the public access easement ran on the western property boundary of the adjacent parcel Lot 2B2 and continued down to the other parcels through the warehouse development;

- Concerns about a private drive owned by the Dulles South Court Condominium that had a public access easement;

- Confirmation from staff that the applicant had access to an adjacent lot; and

- Letter of opposition from the attorney representing the Dulles South Court Condominium, and from staff's prospective, those were private matters that the condominium association and the applicant would conduct negotiations with the owner of the adjacent parcel to address issues independently.

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

- ADOPTION OF SSPA 2023-III-2BR, AS FOUND IN THE STAFF REPORT, DATED APRIL 30, 2025;

- APPROVAL OF RZ 2020-SU-005, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 19, 2025; AND

- APPROVAL OF A MODIFICATION OF SUBSECTION 5108.5 OF THE ZONING ORDINANCE REQUIRING TRANSITIONAL SCREENING AND BARRIERS ON THE EASTERN PROPERTY BOUNDARY IN FAVOR OF THE EXISTING LANDSCAPING.

Commissioner Bennett seconded the motion, which was carried by a vote of 10-0. Commissioners Landgraf and Wang were absent from the meeting.

The meeting was adjourned at 7:45 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