MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 4, 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: Kelly Atkinson, Director, Planning Division (PD),
Department of Planning and Development (DPD)
Katrina Newtson, PD, DPD
Graham Owen, PD, DPD
Sophia Fisher, PD, DPD
Aaron Klibaner, PD, DPD
Katelyn Quinn, Zoning Evaluation Division (ZED), DPD
Savannah De Murray, ZED, DPD
St. Clair Williams, ZED, DPD
Nicole Blackwell, Clerk to the Planning Commission,
Department of Clerk Services (DCS)
Jordyn Crane, Administration, DCS
Catherine Dushin, Deputy Clerk, Planning Commission, DCS

//

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.

//

COMMISSION MATTERS

//

Chairman Niedzielski-Eichner explained that the agenda for tonight's meeting included Commission Business, 2025 Countywide Site-Specific Plan Amendment Work Program Mark-up, and the conduct of three public hearings.

//

Chairman Niedzielski-Eichner announced that the Planning Commission's Policy Plan Committee would meet on June 5, 2025, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to discuss changes staff intends to incorporate into the draft Policy Plan Amendment language after feedback from the Board of Supervisors, Planning Commission, other boards, authorities, and commissions, and the public. Revised draft Policy Plan elements would be conveyed in the fall of 2025 to the Commission and the Board in staff's final report, after which there would be public hearings, followed by recommendations to the Board of Supervisors. The meeting would also be televised on Channel 16.

//

Chairman Niedzielski-Eichner announced that September 8, 2025 would mark the 50th anniversary of the first Countywide Comprehensive Plan. He stated that the document was a regulatory guide to decision-making for the growing developments in Fairfax County. He added that the Comprehensive Plan included four Area Plans that served as key elements for implementing the Policy Plan's goals and objectives. The Planning Commission would be joined by staff from the Department of Planning and Development to hold a commemorative event that would occur in the upcoming fall.

//

2025 COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM MARK UP (FINAL RECOMMENDATION ON WORK PROGRAM AND SITE-SPECIFIC PLAN AMENDMENT NOMINATION SCREENING)

Chairman Niedzielski-Eichner made preliminary comments on the process of the Countywide Site-Specific Plan Amendment (SSPA) and its association with the Comprehensive Plan. He noted that the SSPA process provided an opportunity for members of the public to nominate sites for changes to the land use recommendations in the Comprehensive Plan. Chairman Niedzielski-Eichner stated that the SSPA process produced 43 nominations. These nominations were presented in a series of community meetings that were held in March and April, and staff had reviewed the nominations for general consistency with planning policies and the SSPA criteria to provide recommendations to inform the Planning Commission.

Chairman Niedzielski-Eichner added that three SSPA workshops were conducted on May 1, 2025, May 15, 2025, and May 22 of 2025. The Planning Commission took preliminary votes on the nominations after hearing from staff, public speakers, the nominators, and the Planning Commission discussion. Throughout the SSPA process, the record remained open for written testimonies. He further outlined the steps in relation to tonight's SSPA Work Program Mark-up. It would be decided whether further studies of the selected nominations would be recommended, and, based on those decisions, each nomination would have an applicable tier assigned to it. Chairman Niedzielski-Eichner noted that the Planning Commission would not recommend approval or denial of any plan amendment at this stage. Approval or denial will occur after the

plan amendments were studied in detail and developed through the more extensive planning process. He further stated that many issues raised by participants would be studied in detail once a nomination was added to the Work Program.

Chairman Niedzielski-Eichner indicated that the Work Program would include one omnibus motion to recommend that the Planning Commission vote to affirm most of the preliminary votes made at the workshops. The omnibus package included staff's recommendations for modifications to the existing work program items. Prospective changes were highlighted in staff's April 2025 white paper on the SSPA nominations screening process. Some nominations generated discussions, and Commissioners were asked whether any of the preliminary votes should be reconsidered. There were four requests for reconsideration. Chairman Niedzielski-Eichner noted that the Commission would also consider a Mount Vernon District nomination that did not have a preliminary vote. Five nominations were removed from the omnibus package and would be considered individually.

The nominations that would be considered separately were in the following order:

FRANCONIA DISTRICT
CPN-2025-IV-FR-006 – 6404 TELEGRAPH ROAD

HUNTER MILL DISTRICT
CPN-2025-III-HM-028 – RESTON NATIONAL GOLF COURSE

MASON DISTRICT
CPN-2025-I-MA-022 – 6675 LITTLE RIVER TURNPIKE
CPN-2025-I-MA-024 – STRAWBRIDGE SQUARE

MOUNT VERNON DISTRICT
CPN-2025-IV-MV-018 – POHICK ROAD LORTON

//

Chairman Niedzielski-Eichner relinquished duties of the Chair and gavel to Vice Chairman Spain.

//

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE 2025 COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS SHOWN IN THE PLANNING COMMISSION HANDOUT DATED JUNE 4, 2025, ENTITLED "PLANNING COMMISSION RECOMMENDATIONS ON THE 2025 DRAFT FAIRFAX COUNTY COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM".

Commissioner Sargeant seconded the motion.

Commissioner Clarke requested the amendment to the main motion and MOVED THAT THE INDEFINITELY DEFERRED MOUNT VERNON DISTRICT NOMINATIONS NOT TO BE REMOVED FROM THE WORK PROGRAM.

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

The main motion, as amended, was carried by a vote 12-0.

Commissioner Niedzielski-Eichner resumed the duties of the Chair.

//

Prior to the motion, Commissioner Landgraf made comments on the nomination.

//

Commissioner Landgraf MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT SSPA NOMINATION CPN-2025-IV-FR-006, 6406 TELEGRAPH ROAD, BE ADDED TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS A TIER 3 ITEM:

- THE PLAN AMENDMENT SHOULD CONSIDER SINGLE FAMILY DETACHED RESIDENTIAL USE ON TAX MAP PARCELS 82-3 ((4)) 1A AND 1B, WITH SPECIFIC ATTENTION GIVEN TO THE CHARACTER, DENSITY, AND SCALE OF A NEW DEVELOPMENT; APPROPRIATE TRANSITIONS AND BUFFERING TO ADJACENT RESIDENTIAL PROPERTIES; THE POTENTIAL FOR MARINE CLAY SOILS ON-SITE; PEDESTRIAN AND VEHICULAR ACCESS AND/OR APPROPRIATE ROADWAY IMPROVEMENTS; AND ON-SITE AMENITIES TO SERVE NEW RESIDENTS.

Commissioners Hancock and Cortina seconded the motion.

Staff commented that initially they did not recommend adding this nomination to the Work Program. However, the concept changes on the Telegraph Road site shifted from attached townhomes to detached, which resulted in a reduction in unit type, with less compatibility concerns. Staff recommended that nomination be included in the Work Program as a Tier 3 item.

The motion was carried by vote of 12-0.
//

Commissioner Carter made comments prior to the motion and explained that this nomination had not met the criteria set forth in the staff report. He noted that the current nomination was not in conformance with the Comprehensive Plan and expressed concerns about the lack of open space, the adverse impact on affordable housing, insufficient planning initiatives, potential zoning conflicts, access points, and environmental issues. Commissioner Carter referenced numerous meetings, including a task force meeting, which was not sufficient. Separate meetings with the

individuals from the Chamber of Commerce and sub-committee meetings were conducted as well. The Planning Commission was requested to report to the Board of Supervisors, and they received the directive from the Board, which included revising some of the chapters. He added that Fairfax County was allotted 7300 acres and had to limit the total amount of development within the area. The concept was to take the density off the open space and move it to the development areas. Commissioner Carter also stated that redeveloping an area might cause zoning conflicts among the developers, because they might not conform to the existing zoning code. He noted that the original approval process might be challenged as well. Commissioner Carter stressed that redevelopment might affect the current trail easements in the area and noted a highly important recreational character of the area.

Commissioner Carter MOVED THAT CPN-2025-III-HM-028, RESTON NATIONAL GOLF COURSE, NOT BE ADDED TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM.

Commissioner Cortina seconded the motion.

Commissioner Hancock offered a substitute motion.
//

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT SSPA NOMINATION CPN-2025-III-HM-028, RESTON NATIONAL GOLF COURSE, BE ADDED TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS A TIER 3 ITEM, AND THAT THE ANALYSIS OF A POTENTIAL COMPREHENSIVE PLAN CHANGE INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING SPECIFIC CONSIDERATIONS:

1) HOW POTENTIAL DEVELOPMENT COULD CONNECT WITH EXISTING AND PLANNED PUBLIC TRANSIT OPTIONS, PARTICULARLY NEARBY METRO STATIONS;

2) THE NUMBER AND TYPES OF HOUSING THAT WOULD BEST SERVE THE COMMUNITY'S EVOLVING HOUSING NEEDS, INCLUDING HOW REDEVELOPMENT COULD PROVIDE AFFORDABLE AND WORKFORCE HOUSING;

3) CONSIDERATION OF POTENTIAL IMPACTS TO THE PRC ZONING DISTRICT DENSITY PROVISIONS, INCLUDING THE MAXIMUM PERSONS PER ACRE AND STRATEGIES TO ADDRESS SUCH IMPACTS;

4) IMPACT TO TRANSPORTATION NETWORKS AND MULTIMODAL ACCESS;

5) STRATEGIES FOR THE PRESERVATION OR ENHANCEMENT OF TREE CANOPY AND VEGETATION, INCLUDING VISUAL AND SCREENING IMPACTS ON ADJACENT RESIDENTIAL AREAS, AND

CONSIDERATION OF HOW THE REDEVELOPMENT WOULD IMPACT EXISTING TRAILS, PARKS, RECREATION AND NATURAL AREAS; AND

6) STRATEGIES FOR PERMANENT, PUBLICLY ACCESSIBLE AREAS, SUCH AS LINEAR PARKS, SPORTS FIELDS, PLAYGROUNDS, OR PASSIVE OPEN SPACE ACCESSIBLE TO ALL RESTON RESIDENTS, AND THE SELF-REOCCURRING FUNDING MECHANISMS NEEDED FOR THEIR MAINTENANCE.

Commissioner Batchelor-Causey seconded the motion.

Chairman Niedzielski-Eichner explained that Commissioner Hancock's motion was a substitute motion. In accordance with Robert's Rules of Order, the substitute motion would be considered first. If it received majority support, it would replace the original motion and become the main motion under consideration.

Commissioner Hancock explained that his motion to add the current nomination to the Work Program would open future opportunities for development and growth in the area located in the proximity to mass transit and employment opportunities.

There was a discussion between Kelly Atkinson, Director, Planning Division, Department of Planning and Development, and multiple Commissioners on the following:

- Opportunities to research the potential of an area and careful consideration of all planning segments;
- Consideration of alternate uses of the site;
- Transformative changes in the Reston area with respect to the growing development and an increase in density;
- Interests of the community in view of the ongoing growth and the need to maintain the balance between the life of the community and the surrounding development;
- Directions to the staff that would initiate the active study of issues and opportunities;
- Concerns about the shortage of affordable housing opportunities critical to the area;
- Clarification that the SSPA process focused on the Plan Amendment concept that involved mechanisms of potential implementation;
- The possibility that developers would submit a separate development plan amendment that incorporated existing approvals; and

- Confirmation from staff that the zoning review was outside the current Plan Amendment process, and zoning applications were not filed.

Following discussion, the substitute motion was carried by a vote of 7-5 (Commissioners Carter, Cortina, Sargeant, Niedzielski-Eichner, and Thomas voted in opposition).

The Commission voted on the substituted motion as the main motion, which was carried by a vote of 8–4 (Commissioners Carter, Cortina, Niedzielski-Eichner and Thomas voted in opposition).

//

Prior to the motion, Commissioner Wang made comments on the nomination.

//

Commissioner Wang MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT SSPA CPN-2025-I-MA-022, 6675 LITTLE RIVER TURNPIKE, BE ADDED TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS A TIER 3 ITEM; TO CONSIDER EITHER RESIDENTIAL USE SUCH AS (1) MULTI-FAMILY AT A RANGE OF 75-125 RESIDENTIAL UNITS WITH NEIGHBORHOOD SERVING RETAIL OR (2) TOWNHOMES. THE PROPOSED DENSITY AND DEVELOPMENT CONCEPT SHOULD BE FURTHER REFINED THROUGH NOMINATOR ENGAGEMENT WITH THE COMMUNITY. THE EVALUATION OF THE NOMINATION SHOULD INCLUDE, BUT NOT BE LIMITED TO:

1) ANALYSIS OF THE FEASIBILITY OF ADDING STRINGENT STORMWATER MANAGEMENT CONTROL SYSTEMS ONSITE THAT IMPROVE THE AREA'S STORMWATER DRAINAGE AND MITIGATE DOWNSTREAM ENVIRONMENTAL EFFECTS;

2) IMPACT ON TRAFFIC ON NEIGHBORING STREETS, PEDESTRIAN SAFETY, AND PARKING;

3) FULL COMPLIANCE WITH OPEN SPACE AND PARKS REQUIREMENTS; AND

4) APPROPRIATE BUFFERING AND TRANSITIONAL SCREENING.

Commissioner Spain seconded the motion..

Commissioner Wang explained the reason for the revised motion and the Tier 3 consideration. She acknowledged the community's concerns but due to changing economic conditions the nomination warranted reconsideration. She noted that outright rejection of the nomination would leave the site underutilized, despite its redevelopment potential.

There was a discussion between Ms. Atkinson and multiple Commissioners on the following:

- Emphasized the importance of setting a benchmark for new development when planning and coordination with the community;

- Considerations that the application would need to be revised in terms of an intense density range, and the developer might further conduct community outreach;

- Staff explained a previous proposal that offered a range of 105 residential units at 1.69 Floor Area Ratio (FAR);

- Concerns about adhering to a consistent course of action on behalf of the Planning Commission;

- Clarification that 125 residential units would bring FAR to 1.64;

- Acknowledgement of community's appreciation for adding townhomes into the proposal; and

- Explanations from a few Commissioners that a high-density issue was the main reason not to support the application.

Following discussion, the motion was carried by a vote of 8-4 (Commissioners Thomas, Batchelor-Causey, Carter, and Langraf voted in opposition).

//

Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION RECOMMEND TO NOT ADD SSPA NOMINATION CPN-2025-I-MA-024, 6404 STRAWBRIDGE SQUARE, TO THE 2025 COMPREHENSIVE PLAN WORK PROGRAM.

Commissioner Sargeant seconded the motion.

Commissioner Batchelor-Causey explained the reason not to add SSPA Nomination CPN-2025-I-MA-024 to the 2025 Comprehensive Plan Work Program. She expressed concerns about the impact of the potential displacement of residents due to the demolition of an existing building. She expressed further concerns that the developer did not conduct sufficient community outreach. Commissioner Batchelor-Causey added that the proposed project might have a damaging impact on the community.

There was a discussion between Ms. Atkinson; Katrina Newtson, PD, DPD; and multiple Commissioners on the following:

- Confirmation that residents would be relocated into the proposed Building B to be built on a vacant lot, and a transition would not affect them in a negative way;

- A building's lifespan should be considered during the planning stage, and it might be necessary to build new housing in proximity to the existing one to facilitate relocation;

- Proper communication should be established with residents, and clarification about potential developments should be provided; and

- Explanation from staff that the nomination was recommended as a Tier 3, because there were outstanding issues to be resolved, including obtaining a preservation policy.

Following discussion, the motion failed by a vote of 2-10 (Commissioners Spain, Hancock, Bennett, Thomas, Cortina, Carter, Langraf, Clarke, Wang, and Niedzielski-Eichner voted in opposition).

//

Commissioner Wang MOVED THAT THE PLANNING COMMISSION RECOMMEND ADDING CPN-2025-I-MA-024, 6404 STRAWBRIDGE SQUARE, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS A TIER 3 ITEM, AS RECOMMENDED BY STAFF IN THE 2025 SSPA WHITE PAPER.

Commissioners Bennett, Spain, and Landgraf seconded the motion, which was carried by a vote of 10-2 (Commissioners Sargeant and Batchelor-Causey voted in opposition).

//

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND ADDING CPN-2025-IV-MV-018, POHICK LORTON, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS A TIER 2 ITEM, AS RECOMMENDED BY STAFF IN THE 2025 SSPA WHITE PAPER.

Commissioners Hancock and Spain seconded the motion.

Commissioner Clarke provided additional comments on the nomination.

//

Commissioner Clarke MOVED TO AMEND THE MAIN MOTION TO INCLUDE THE FOLLOWING AUTHORIZATION:

> CONSIDERATION OF A PLAN AMENDMENT FOR TAX MAP PARCELS 108-1 ((1)) 1B, 30, AND 30A, AND 108-1 ((2)) B1, C AND D FOR RESIDENTIAL USE, WITH CONSIDERATIONS FOR TREE PRESERVATION, LANDSCAPE BUFFERING, AND COMPATIBLE BUILDING HEIGHTS TO ENSURE AN APPROPRIATE TRANSITION AND SCALE TO THE SURROUNDING SINGLE FAMILY RESIDENTIAL AREA. ACCESS ONTO POHICK ROAD AND LAGRANGE STREET SHOULD BE STUDIED CAREFULLY TO ENSURE ADEQUATE AND SAFE

TURNING MOVEMENTS, AND TO MINIMIZE IMPACTS TO THE RESIDENTIAL NEIGHBORHOOD. ENVIRONMENTAL CONCERNS, SUCH AS, BUT NOT LIMITED TO, STEEP SLOPES, MARUMSCO SOILS, FLOODPLAIN, EQC, RPA, NOISE AND REQUIRED SETBACKS FROM THE CSX RAILROAD WILL BE OF HIGH IMPORTANCE AND FACTORED INTO THE DESIGN OF THE PROPOSAL. OFFSITE ACTIVE TRANSPORTATION IMPROVEMENTS SHOULD BE CONSIDERED WITH THE PROPOSAL TO CONNECT THE SITE TO THE CORE OF LORTON. COLLABORATION WITH THE PARK AUTHORITY SHOULD BE EXPLORED FOR THE PORTIONS OF THE SITE THAT ARE TO REMAIN UNDEVELOPED.

The amendment was seconded by Commissioners Spain and Sargeant.

Staff confirmed that they concurred with an additional authorization language.

Staff also explained that the layout of this nomination included multifamily residential use up to 200 units and 8 detached single-family detached homes and clarified the precise location of parcels.

The amendment to the main motion was carried by a vote of 12-0.

Concerns were expressed about soil risks and hazards in the proposed area, as well as pedestrian safety.

The main motion, as amended, was carried by a vote 12-0.

Chairman Niedzielski-Eichner expressed gratitude to Katrina Newtson, Planning Division (PD), Department of Planning and Development (DPD), for her outstanding work and support to the Planning Commission during the SSPA workshop, and thanked the following staff members: Kelly Atkinson, Director, PD, DPD; Graham Owen, PD, DPD; Clara Johnson, Branch Chief, PD, DPD; Samantha Archibald, PD, DPD; Michael Burton, PD, DPD; Aaron Klibaner, PD, DPD; Michael Lynskey, PD, DPD; Lia Niebauer, PD, DPD; Heather Springs, PD, DPD; Ryan Stewart, PD, DPD; David Stinson, PD, DPD; and Stephen Waller, PD, DPD.

Chairman Niedzielski-Eichner commended Planning Commission members for their considerations, contributions, and discussions throughout the SSPA process.

//

Secretary Hancock announced that Commissioners were emailed copies of the draft minutes for the February 5th and February 26th, 2025 Planning Commission meetings. Secretary Hancock announced his intent to move approval of the February 2025 meeting minutes during the Planning Commission meeting on June 11, 2025.

//

ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. SE 2024-DR-00029 – SCOTT C. HARRISON AND HELEN F. HARRISON, TRUSTEES
2. SE 2024-FR-00026 – HANIMP JV SPRINGFIELD VA, LLC
3. PCA 80-P-039-010/CDPA 80-P-039-002/FDPA 80-P-039-09 (RZPA-2023-PR-00105) – HB ROUTE 29 OWNER LLC

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

//

SE 2024-DR-00029 – SCOTT C. HARRISON AND HELEN F. HARRISON, TRUSTEES – Appl. to permit a waiver for minimum lot width. Located on approx. 5.78 ac. of land zoned R-E. Dranesville District. Tax Map 7-2 ((1)) 37.
DRANESVILLE DISTRICT. PUBLIC HEARING.

//

John C. Hanssen, Applicant's Agent, Moyes Hanssen Overson, PLLC, reaffirmed the affidavit dated February 20, 2025.

There were no disclosures by Commission members.

Chairman Niedzielski-Eichner welcomed the new staff member to the Zoning Evaluation Division, Department of Planning and Development, Savannah De Murray. Ms. Murray presented the staff report, a copy is in the date file. She stated that staff recommended approval of SE 2024-DR-00029.

Mr. Hanssen gave a brief presentation on the subject application.

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 Batchelor-Causey for action on this application.

Mr. Hanssen confirmed for the record his agreement to the proposed development conditions consistent with those dated May 21, 2025.

Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2024-DR-00029,

SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 21, 2025 INCLUDED IN THE STAFF REPORT.

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

//

SE-2024-FR-00026 – HANIMP JV SPRINGFIELD VA LLC – Appl. to permit sign modifications. Located on approx. 4.87 ac. of land zoned PDC and SC. Franconia District. Tax Map 90-2 ((16)) A1 (pt.), B, E (pt.), C1.
FRANCONIA DISTRICT. PUBLIC HEARING.

Commissioner Landgraf asked that Chairman Niedzielski-Eichner ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed.

Chairman Niedzielski-Eichner welcomed St. Clair Williams, Zoning Evaluation Division, Department of Planning and Development, and expressed gratitude for his work.

Prior to the motion, Commissioner Landgraf requested that the applicant confirm for the record their agreement to the proposed development conditions consistent with those dated May 21, 2025.

Bernard S. Suchicital, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P. C., confirmed for the record his agreement to the proposed development conditions consistent with those dated May 21, 2025.

Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Landgraf for action on this application.

Commissioner Landgraf MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2024-FR-00026, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MAY 21, 2025.

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

//

PCA-80-P-039-010/CDPA-80-039-002/FDPA-80-P-039-09 (RZPA-2023-PR-00105) – HB ROUTE 29 OWNER LLC Appl(s) to amend the proffers, conceptual development plan, and final development plan for previously approved RZ-80-P-039 for mixed-use, to permit residential use and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 1.15, including bonus density for affordable housing. Located in the N.W. quadrant of intersection of Nutley St. and Route 29, on approx. 13.90 ac. of land zoned PDC and HC. Comp. Plan Rec:

mixed-use and private open space; an option for draft Comp. Plan Amendment (SSPA 2023-II-2V) recommending residential mixed use and private open space at an (FAR) of 1.31. Scheduled for the Board of Supervisors on May 13, 2025. Providence District. Tax Map 48-4 ((1)) 1G and 1E.
PROVIDENCE DISTRICT. PUBLIC HEARING.

//

Scott E. Adams, Applicant's Agent, McGuire Woods LLP, reaffirmed the affidavit dated April 8, 2025.

There were no disclosures by Commission members.

Katelyn Quinn, 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-80-P-039-010, CDPA-80-039-002, and FDPA-80-P-039-09.

Mr. Adams gave a presentation on the subject applications.

There was a discussion between Mr. Adams; Ms. Quinn; Ms. Fisher, Planning Division, Department of Planning and Development; and multiple Commissioners regarding the following:

- Positive feedback regarding the applicant's engagement with the community;
- Confirmation from the applicant's agent that pedestrian-oriented streetlights would be installed along the frontages of Nutley Street and the north side of Route 29 to enhance pedestrian safety and visibility;
- Discussion about the feasibility of three-bedroom apartments on the bottom level of the proposed property;
- Discussions about the possibility of repurposing the existing brick during the development;
- Confirmation from staff that the existing brick elevator would remain and would be integrated with the proposed multi-family building;
- A cohesive pedestrian network that would improve connections and enhance safety would be provided by the proposed development;
- Stormwater measures provided by the applicant would be in accordance with the standards of the Comprehensive Plan and would apply to those portions of the site that were deemed environmentally sensitive;

- Confirmation from the applicant's agent that stormwater management facilities would focus on those portions of the property that contained floodplain, Resource Protection Area (RPA) and Environmental Quality Corridor (EQC);

- The precise location of streetlights would be in the right of way and behind a sidewalk;

- Confirmation from the applicant's agent that there was a commitment to Affordable Dwelling Units and Workforce Dwelling Units (WDUs) required by the Zoning Ordinance;

- The applicant made a commitment that the WDUs associated with stacked townhomes would not be moved into a multi-family building;

- Those WDUs that would be generated within a multi-family property would not be relocated;

- Confirmation that stacked townhomes within the property would have a 2-over-2 design;

- Confirmation from the applicant's agent that each residential unit would have one parking space and one guest parking space in the garage;

- Confirmation from the applicant's agent that, even though the failed portions of existing paved trail in the RPA would be removed, a dedicated multi-use trail connection would be provided with a few bikeable paths, including crosswalks on offsite portions of Hunters Glen Way;

- Staff confirmed that an asphalt sidewalk connected Vaden Drive and the proposed site, and during the development the consistent pedestrian connection would be created; and

- Discussions about a future transportation plan that would include the proposed connection.

There being no listed speakers, no speakers from the audience, 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 Hancock for action on these applications.

//

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

- PCA-80-P-039-010 AND CDPA-80-P-039-002, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 2, 2025;

- MODIFICATION OF SUBSECTION 2105.4.C(1)(A)1 TO ALLOW SECONDARY USES TO EXCEED 50% OF THE GROSS FLOOR AREA OF ALL PRINCIPAL USES IN THE DEVELOPMENT;

- MODIFICATION OF SUBSECTION 5100.2.C(5) OF THE ZONING ORDINANCE TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET BUT NO MORE THAN TWELVE (12) FEET TO SCREEN MECHANICAL EQUIPMENT AND ROOFTOP DECKS FOR THE PROPOSED MULTI-FAMILY AND STACKED TOWNHOME UNITS;

- WAIVER OF SUBSECTION 5107.3.A(2) TO PERMIT PRIVATE STREETS LESS THAN TWENTY-FOUR (24) FEET IN WIDTH AND TO ALLOW EXISTING GARAGE AISLES TO REMAIN LESS THAN TWENTY-THREE (23) FEET IN WIDTH, AS SHOWN ON THE CDPA/FDPA;

- WAIVER OF SUBSECTION 5107.3.A(3) TO PERMIT PRIVATE STREETS GREATER THAN 600 FEET IN LENGTH, AS SHOWN ON THE CDPA/FDPA;

- WAIVER OF SUBSECTION 6100.2.C(4)(B) TO PERMIT EXISTING SUBSTANDARD PARKING SPACES TO BE CONSIDERED COMPLIANT AND COUNT TOWARDS REQUIRED AND PROVIDED PARKING;

- MODIFICATION OF SUBSECTION 5108.4.A(1) FOR INTERIOR PARKING LOT LANDSCAPING OF ABOVE GRADE PARKING STRUCTURES, AS SHOWN ON THE CDPA/FDPA;

- WAIVER OF SUBSECTION 5108.4.B(1) FOR SHADE STRUCTURES ON EXPOSED PARKING STRUCTURES IN FAVOR OF THAT SHOWN ON THE CDPA/FDPA; AND

- WAIVER OF SUBSECTION 5108.4.C FOR PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS OF ABOVE GRADE PARKING STRUCTURES IN FAVOR OF THAT SHOWN ON THE CDPA/FDPA.

Commissioner Hancock FURTHER MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-80-P-039-09.

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

//

The meeting was adjourned at 9:48 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 15, 2025

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 21st day of October 2025 by Nicole Blackwell

Signature of Notary

Notary Seal

Notary registration number: 8050379

Commission expiration: 03/31/2027

JESSICA NATALIE FUENTES-MARTINEZ
NOTARY PUBLIC
REG. #8050379
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2027