MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 11, 2025

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, At-Large
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: Evelyn S. Spain, Vice Chairman, Sully District

OTHERS: Savannah De Murray, Zoning Evaluation Division,
Department of Planning and Development
Nicole Blackwell, Clerk to the Planning Commission,
Department of Clerk Services (DCS)
Teresa DeSantis, 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 of tonight's meeting included Commission Business and the conduct of one public hearing.

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APPROVAL OF FEBRUARY 5, 2025 AND FEBRUARY 26, 2025 MINUTES

Secretary Hancock MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MEETING MINUTES:

- FEBRUARY 5, 2025; AND
- FEBRUARY 26, 2025

Commissioners Sargeant and Bennett seconded the motion which was carried by a vote of 11-0. Commissioner Spain was absent from the meeting.

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Commissioner Hancock announced that the Planning Commission's Infrastructure Committee would meet on Thursday, June 12, 2025, at 8:00 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to discuss the draft text of the Zoning Ordinance amendment regarding battery energy storage systems. The meeting would be televised on Channel 16 and would be open to the public.

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Commissioner Bennett announced that the Planning Commission's Land Use Process Review Committee would meet on Thursday, June 12, 2025, at 7:30 p.m. in Conference Room 11 of the County Government Center, to discuss changes and plans for the Zoning Ordinance Work Program. The meeting would be accessible on Channel 16 and would be open to the public.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. SE 2024-MV-00040 – EASTMAN MINERALS, INC.

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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SE 2024-MV-00040 – EASTMAN MINERALS, INC. – Appl. to allow for the production or processing of heavy industrial activities to permit a metal refining operation. Located on approx. 3,000 sq. ft. of land zoned I-6. Mount Vernon District. Tax Map 99-3 ((1)) 42 (pt.). MOUNT VERNON DISTRICT. PUBLIC HEARING.

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Bernard S. Suchicital, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated May 9, 2025.

There were no disclosures by Commission members.

Savanna De Murray, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the electronic date file. She stated that staff recommended approval of SE 2024-MV-00040.

Mr. Suchicital gave a presentation on the subject application.

There was a discussion between Mr. Suchicital; Said Harmouche, the applicant's engineer; and multiple Commissioners regarding the following issues:

- Confirmation that Wendy Henley, President of the South County Federation, sent a resolution in support of the application;
- Confirmation from the applicant's agent that exterior and interior security cameras would be installed within the subject property;
- Confirmation from the applicant's agent that precious metal products would be delivered by an armored truck that would enter the property through the garage door;
- Materials would be unloaded, offloaded, and stored in a secured vault facility;
- Clarification that the applicant managed the mining operations in Eastern Africa, and the proposed site would be the first US operating facility, which would produce pure gold bars in the District of Columbia;
- Explanation from the applicant's agent that gold was essential for the aerospace industry, medical and dental industry, and in the jewelry market;
- The applicant's agent explained that approximately every two weeks a small shipment would be delivered to the facility by air and transported to the facility via a secured vehicle;
- Confirmation that the production of two gold bars would take a week, and when the amount reached 30 bars, they would be collected on site, and shipped to a local bank, where customers would be able to make purchases;
- The product that would be delivered to the facility would represent the 97% semi-processed ore material;
- Confirmation that the operations would pose minimal environmental risk to the surrounding area;
- Confirmation that any waste generated by the operations would be contained on-site in federally regulated containers;
- Secondary spill containments would be installed to enhance safety;

- Confirmation that waste would be picked up and delivered to a federally regulated waste disposal facility;

- The applicant's engineer explained that the dimensions of a container that would collect sludge from the scrubber would adhere to a 3 ft x 6 ft x 5 ft design and would be emptied once every 15 days; and

- Confirmation from the applicant's agent that the applicant would increase security on-site by adding a security officer that would be stationed on the property during business hours.

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 Clarke for action on this application.

Mr. Suchicital confirmed for the record his agreement to the proposed development conditions consistent with those dated June 4, 2025.

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2024-MV-00040, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JUNE 4, 2025 INCLUDED IN THE STAFF REPORT.

Chairman Niedzielski-Eichner and Commissioner Sargeant seconded the motion, which was carried by a vote of 11-0. Commissioner Spain was absent from the meeting.

The meeting was adjourned at 7:55 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