MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 9, 2025

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

OTHERS: Mohamed Ali, Planning Division (PD), Department of Planning and Development (DPD)
Salem Bush, Branch Chief, PD, DPD
Kazi Mohaimin, PD, DPD
Sunny Yang, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Mary Ann Tsai, Branch Chief, ZED, DPD
Karen Yee, 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

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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 four public hearings.

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Chairman Niedzielski-Eichner welcomed everyone back from the July 4th recess.

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Chairman Niedzielski-Eichner explained that on July 8, 2025, he attended two Committee meetings held by the Board of Supervisors. The Board's Housing Committee received reports and presentations from the Department of Housing and Community Development staff on affordable housing and homeownership progress and on the revised draft of Tenant Relocation Guidelines. Staff from the planning and zoning divisions addressed the Board's Land Use Policy Committee regarding manufactured housing and the related issues of preservation, future density, and relocation guidelines. Chairman Niedzielski-Eichner added that recordings of these meetings and pertinent materials would be available on the website. He announced that the Planning Commission's Land Use Process Review Committee would hear from staff on July 24, 2025, to discuss manufactured housing.

Chairman Niedzielski-Eichner expressed the hope that the staff presentation from the Department of Housing and Community Development would be delivered during the Housing Committee meeting scheduled for September 18, 2025.

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ORDER OF THE AGENDA

Due to Secretary Hancock's absence, Chairman Niedzielski-Eichner established the following order of the agenda:

1. 2232-2024-SU-00001 – TAKEOFF SUBSTATION
2. 2232-2024-SU-00008 – TOWERVIEW SUBSTATION
3. PCA-2016-HM-024 (RZPA-2025-HM-00001) – CRS MIDLINE I, LC
4. PCA/CDPA/FDPA-2016-HM-035-03 (RZPA-2024-HM-00052) – COMSTOCK RESTON STATION HOLDINGS, LC

This order was accepted without objection.

Chairman Niedzielski-Eichner reminded the Planning Commission that 2232 considerations represented final actions and would not be reviewed by the Board of Supervisors.

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2232-2024-SU-00001 – TAKEOFF SUBSTATION – to consider the proposal by Dominion Energy to construct a proposed electrical substation facility located at Chantilly, VA 20151. Tax Map: 34-((3)) 1 Sully District. Area III. SULLY DISTRICT. PUBLIC HEARING.

There was no affidavit for this application.

Commissioner Sargeant disclosed that he was employed by and retired from Dominion Energy, and recused himself from the consideration of this application out of an abundance of caution.

Mohamed Ali, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy is in the electronic date file. He stated that staff recommended approval of 2232-2024-SU-00001 and confirmed that it satisfied the criteria of location, character, and extent, as specified in *Virginia Code* Section 15.2-2232, as amended.

Sheri L. Akin, Applicant's Agent, McGuire Woods LLP, delivered a presentation.

There was a discussion between Mr. Ali; Salem Bush, Branch Chief, PD, DPD; Stefan Haas, applicant's project manager; Ms. Akin; and multiple Commissioners on the following:

- Clarification from the applicant's agent that the proposed substation would serve data centers located in the surrounding area, and the applicant would utilize reserve capacity to serve increased loads to the electrical grid;

- The applicant's agent stated that the substation would meet additional regional energy needs;

- Confirmation that the substation would be constructed with a capacity of 300 MW;

- Staff disclosed that an application for a new substation located to the north from the proposed site was received to meet energy demands;

- The applicant's project manager confirmed that the proposed substation would primarily serve data centers, and energy distribution would be evaluated by the applicant's team;

- Confirmation from the applicant's agent that the applicant would provide controlled enclosures to regulate power throughout the proposed substation in case of emergency;

- The applicant's project manager confirmed that a capacitor bank would be utilized on site but no major battery storage system;

- The applicant's agent confirmed that a site plan was submitted and explained that they did not have sufficient information about the origin and capacity of the existing water feature which functioned as a stormwater management pond located within the property; and

- Additional stormwater management practices and techniques would be determined during the development.

Chairman Niedzielski-Eichner briefly recited the rules for public testimony.

There was a brief discussion between the applicant's project manager and multiple Commissioners on the following:

- The applicant's project manager explained that construction would continue for approximately 18 months;

- The applicant's agent confirmed that the proposed substation would be adequately screened by additional landscaping;

- Existing trees would remain on the eastern side of the property;

- The applicant would optimize elevation plans within the subject area and consider incorporating adequate vegetation;

- Consideration for planting native shrubs or spice bushes as an alternative to large canopy trees which would not be feasible due to existing easements;

- Confirmation from staff that the applicant's landscape architect worked closely with the County's Forest Conservation Branch in Land Development Services (LDS) to ensure the types of tree species; and

- Clarification from staff that evergreen species would provide efficient screening in alignment with the original planting plan for the Avion Parkway beautification project, and that LDS would be involved in the site plan review.

There being no listed speakers, no speakers from the audience, no additional 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 proposed item.

Prior to the motion, Commissioner Spain provided an analysis of the proposed construction and confirmed that the proposal supported the County's needs and complied with the County's environmental and public facilities standards. Commissioner Spain expressed her appreciation for the project's visual impact, which was a key element in the evaluation of proposed transmission line locations. A preliminary noise assessment revealed that potential noise impacts would be minimized as the applicant would abide by the Fairfax County Noise Ordinance and Zoning Ordinance. She added that the applicant conducted sufficient public outreach, and no negative comments were received from nearby business owners and from the Sully District Council Land Use and Transportation Committee.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE 2232-2024-SU-00001 BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE SUBJECT PROPOSAL BY DOMINION ENERGY TO CONSTRUCT AN ELECTRICAL SUBSTATION FACILITY, LOCATED AT ROUTE 50 AND AVION PARKWAY IN CHANTILLY, SATISFIES THE CRITERIA OF GENERAL OR APPROXIMATE LOCATION, CHARACTER, AND EXTENT OF THE ADOPTED COMPREHENSIVE PLAN, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232 FOR THE REASONS SET FORTH IN THE STAFF REPORT DATED JUNE 25, 2025.

Chairman Niedzielski-Eichner and Commissioner Bennett seconded the motion, which was carried by a vote of 10-0. Commissioner Hancock was absent from the meeting. Commissioner Sargeant recused himself from the discussion and vote.

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2232-2024-SU-00008 – TOWERVIEW SUBSTATION – to consider the proposal by Dominion Energy to construct a proposed electrical substation facility located at 13921 Park Center Road, Herndon, VA 20171. Tax Map: 24-2- ((1))-11C2, Sully District. Area III. SULLY DISTRICT. PUBLIC HEARING.

Commissioner Sargeant disclosed he was employed by and retired from Dominion Energy and recused himself from the discussion and vote out of an abundance of caution.

Kazi Mohaimin, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy is in the electronic date file. He stated that staff recommended approval of 2232-2024-SU-00008 and confirmed that it satisfied the criteria of location, character, and extent, as specified in *Virginia Code* Section 15.2-2232, as amended.

Sheri L. Akin, Applicant's Agent, McGuire Woods LLP, delivered a presentation.

There was a discussion between Mr. Mohaimin; Mr. Bush; Jerry Espigh, applicant's project manager, Dominion Energy; Ms. Akin; and multiple Commissioners on the following:

- Clarification from the applicant's agent there were no comments from the Copper Crossing Community regarding the proposed project;

- The applicant's agent stated that stormwater access points were managed by the owner of a data center at the current location;

- Explanation from the applicant's agent that a stormwater management pond would remain on site with one access point;

- The applicant's agent clarified that the area of the curb cut was a former Virginia Department of Transportation roadway that was abandoned and would be improved;

- Clarification from the applicant's agent that a stormwater pond was located around access points, and the vehicular access to some facilities on the northern side of the property would be necessary;

- Explanation from the applicant's agent that the right-of-way segment would be abandoned and was tied up with the bonding with the Fosters Glen community, and the curb cut would not remain on site;

- Confirmation that the maximum height of structures would reach 100 feet, and transmission poles at the end of the substation would have the height of 75 feet;

- The applicant's agent clarified that a fence on the northern side between the property and the Fosters Glen community was on the territory of a data center, and the data center's owner would have their maintenance requirements as part of their site plan approval;

- Confirmation from the applicant's agent that the original data center's site plan included stormwater management requirements, and the current stormwater runoff was carried to the south;

- Explanation from the applicant's agent that the proposed substation would be set back over 100 feet from the residential neighborhood to provide space for transmission lines;

- The applicant's project manager explained that transmission structures had the minimum clearance distance of 25 feet from the substation to prevent interference;

- The applicant's project manager further explained that specific distances had to be maintained in consideration for the access roads that were located around the perimeter of the property;

- Confirmation that the substation would be constructed with a capacity of 300 MW;

- Confirmation from the applicant's agent that a board-on-board fence on the side of the buffer would be maintained by the data center's owner;

- Confirmation from the applicant's agent that the applicant would also install a precast concrete wall to provide more effective screening; and

- The applicant's agent confirmed that a point of contact relating to the proposed construction would be available at the data center's management, or at the Sully District supervisor's office.

Chairman Niedzielski-Eichner called the first listed speaker.

Pavani Singaraju, Springfield, expressed concerns about the proposed construction site being in close proximity to her residence. She also expressed safety and noise concerns potentially caused by data centers, including water pollution.

Sanjida Rashid, 2714 Jetstream Road, Herndon, a resident of the Fosters Glen Community, spoke in opposition to the proposed application and expressed the following concerns:

1) Concerns whether a different substation that was currently under construction, located across from the proposed site, would be able to expand and meet the energy demands of the surrounding area;
2) A setback of 100 feet from the residential development was not sufficient;
3) A suggestion that alternative sites for substations should be investigated, especially those that were located in industrial zones;
4) Noise concerns and the proximity of the playground to the proposed site;
5) A noise level was measured that was equal to 60 dBA during daytime and a request that a noise study be conducted; and
6) The proposed construction would have a negative impact on the property value.

Rava Gaykar expressed concerns about possible enhancement of vegetation screening to mitigate noise. She stated that, because of the removal of wooden planks at the edge of the residential development, there was an increase in noise that issued from Route 28. She suggested that planting vegetation and installing a sound wall and noise barriers would be beneficial.

Christian Cruz expressed the following concerns:

1) Park Center Road was used by families both as a pedestrian walkway and a bicycle route;
2) Concerns about low-frequency humming generated by substations;
3) Inquiry about a wall that would be installed and whether it would be feasible to make it soundproof for noise mitigation purposes;
4) Concerns about safety and whether the residents would be notified in case of emergency;
5) The potential impact of the proposed construction on transportation and traffic flow;
6) Inquiry about the hours of operation of the substation and noise levels associated with its activities; and
7) The management and control of hazard materials on the proposed site.

Abeer Amer, 14067 Sunrise Valley Drive, Herndon, expressed concerns about noise levels and air quality. She mentioned that the applicant did not conduct adequate public outreach relating to the proposed construction.

There was a discussion between Mr. Mohaimin,, Mr. Bush, Mr. Espigh, Ms. Akin, and multiple Commissioners on the following:

- Explanation that initial public outreach was conducted a few years ago, and residents were informed about potential changes of transmission lines along Route 28 and an extension across Park Center Road;

- The applicant's agent stated that the applicant had a meeting with the Sully District Council last fall and a virtual meeting with the community held on December 12, 2024;

- Confirmation that 450 mailers were forwarded to every property owner in the Fosters Glen development;

- Explanation from the applicant's agent that substations did not produce significant noise, and distances between them and property lines were sufficient;

- Explanation from the applicant's agent that transformers were the source that generated noise ranging in decibel from 55-75 dBA, which would comply and meet 55 dBA requirements of the Zoning Ordinance at property lines;

- Confirmation that a pre-cast concrete wall would be installed to mitigate potential noise;

- The applicant's agent presented a sample with measurements relating to previously constructed substations, including the Idylwood Substation;

- The noise levels at the Idylwood Substation were 48 dBA, and the distance of 55 feet to the property line was much closer compared to the proposed plan;

- The applicant's project manager confirmed that, in case of the catastrophic failure of the transformer, the first responders would arrive at the station and wait for Dominion Energy's employees to arrive;

- Confirmation that there was an oil containment barrier around a transformer made of a material that would not allow oil to drain into the ground;

- Explanation that the applicant would work with the Fire and Rescue Department on suppression to stabilize and control the situation;

- Explanation from the applicant's project manager that, in case of an incident, there was no established protocol and no alarm system on site, but everything was contained within the area, and the applicant would respond to an incident in a timely manner within the range from 9 to 2-3 minutes;

- The applicant's project manager explained that Park Center Substation, located between U-Haul and a data center development, was designed with limited capacity and could not serve the growing number of customers;

- Confirmation that the Park Center Substation could not be expanded because of its specific location on the data center property;

- Confirmation from the applicant's agent that the current site would be improved with additional landscaping and a sidewalk along Park Center Drive;

- Additional vegetation would enhance and improve pedestrian connectivity for the residents of the Fosters Glen Community;

- Confirmation that the proposed construction would have no negative impact on air quality;

- The construction timeline would take approximately 18 months, and the hours of operation during the construction would be between 7 a.m. and 5 p.m. or 6 p.m. (a 10-hour day);

- Explanation from the applicant's project manager that large vehicles and equipment would be located mostly on site, and the developer would prepare a path for the applicant, with deliveries arriving directly to the site, where they would be secured by a fence;

- Employees would park primarily in the southern part of the property;

- The applicant's project manager added that trucks would not be parked or stationed along the roads and would proceed directly to a site;

- Explanation that, prior to the arrival of data centers, substations were constructed in residential areas equipped with enough landscaping to mitigate visual impact;

- Confirmation that there would be no significant trip generation, because the proposed substation would have no on-site personnel;

- Explanation from the applicant's agent that studies did not detect serious impact of substations on property values;

- Confirmation that the hum produced by the proposed substation would be both continuous and intermittent with low noise levels;

- The applicant's agent added that the sound generated by a substation would blend with the sounds coming from Route 28;

- The applicant's agent successfully collaborated with Carmen Bishop from the Department of Planning and Development a few years ago upon receipt of a noise complaint relating to equipment;

- The applicant's project manager confirmed that there were discussions with the Planning Commission about environmental issues concerning safety measures for transformers located in the subject area;

- Explanation from the applicant's agent that after the construction there would be no significant trip generation, as the substation would be a functional and unmanned facility, with monthly inspections and routine maintenance provided by the applicant's technicians;

- Explanation from the applicant's project manager that, during the construction, trucks would arrive periodically and would proceed directly to the subject site for unloading; and

- Discussions about the balance between an existing data center and a substation and their potential impact on residential areas adjacent to industrial zones.

There being no additional 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 Spain for action on this application.

Prior to the motion, Commissioner Spain reiterated that a point-of-contact be appointed at the Sully District Supervisor's office to communicate and address any comments and concerns.

Commissioner Spain summarized the key points of the proposed application. She stated that the preliminary assessment revealed that operational noise and electromagnetic emissions were consistent with the Fairfax County safety standards. She mentioned that the application proposed wildlife-friendly fencing. Commissioner Spain pointed out that proposed lighting would be designed to minimize glare onto adjacent properties. She highlighted the extensive scope of public outreach and confirmed that no objections to the proposed application were submitted. Commissioner Spain confirmed that the applicant addressed some concerns and would continue addressing them and recommended that a point of contact be designated and reached by the community.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE 2232-2024-SU-00008 BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE PROPOSAL TO CONSTRUCT AN ELECTRICAL SUBSTATION FACILITY TO SERVE THE ELECTRICAL DEMANDS OF THE SURROUNDING AREA AND COMPLEMENT THE EXISTING ADJACENT DOMINION SUBSTATION TO THE EAST, LOCATED AT 13921 PARK CENTER ROAD, SATISFIES THE CRITERIA OF GENERAL OR APPROXIMATE LOCATION, CHARACTER, AND EXTENT OF THE ADOPTED COMPREHENSIVE PLAN, AS SPECIFIED IN *VIRGINIA CODE*

SECTION 15.2-2232 FOR THE REASONS SET FORTH IN THE STAFF REPORT DATED JUNE 25, 2025.

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

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PCA-2016-HM-024 (RZPA-2025-HM-00001)– CRS MIDLINE I, LC - Appl. to amend the proffers for RZ 2016-HM-024 previously approved for a mixed use development to permit an option for age-restricted dwelling units in Building A1 with no change to the approved density. Located on the E. side of Wiehle Ave., N. of Reston Station Blvd. and S. of Sunset Hills Rd., on approx. 4.22 ac. of land zoned PRM. Comp. Plan Rec: Transit Station Mixed Use. Hunter Mill District. Tax Map 17-4 ((18)) 1B. HUNTER MILL DISTRICT. PUBLIC HEARING.

Jill S. Parks, Applicant's Agent, Ballard Spahr LLP, reaffirmed the affidavit dated June 23, 2025.

There were no disclosures by Commission members.

Sunny Yang, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD) presented the staff report, a copy is in the electronic date file. She stated that staff recommended approval of PCA-2016-HM-024 (RZPA-2025-HM-00001).

Ms. Parks gave a presentation on the subject application.

There was a discussion between Ms. Parks; Ms. Yang; Mary Ann Tsai, Branch Chief, ZED, DPD; and multiple Commissioners regarding the following issues:

- Discussions about the difference in the level of service between an independent living facility and age-restricted housing;
- Confirmation from staff that Marymount University was considered as a potential location, but was not affiliated with the facilities as part of the proposed application;
- Explanation from the applicant's agent that age-restricted housing did not provide a communal dining room as compared to an independent living facility, and on-site staff were available in the building's leasing office and was not required in the kitchen;
- No shuttles would be considered for age-restricted facilities as opposed to independent living facilities;

- The applicant would provide a high-visibility crosswalk at the intersection of Wiehle Avenue and Reston Station Boulevard to facilitate pedestrian connectivity; and

- Explanation from staff that combining similar services in both independent living and age-restricted residential uses would be beneficial for future developments to avoid the potential amendment of the Zoning Ordinance.

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 Carter for action on this application.

Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-2016-HM-024, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 8, 2025.

Commissioners Landgraf, Sargeant, and Cortina seconded the motion, which was carried by a vote of 10-0-1. Commissioner Hancock was absent from the meeting. Commissioner Batchelor-Causey abstained from the vote.

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

- REAFFIRMATION OF A WAIVER OF SUBSECTION 2105.5.B(2) OF THE ZONING ORDINANCE FOR THE 200-SQUARE-FOOT PRIVACY YARD REQUIREMENT FOR EACH SINGLE FAMILY ATTACHED DWELLING UNIT;

- REAFFIRMATION OF A MODIFICATION OF SUBSECTION 5100.2.D(8) OF THE ZONING ORDINANCE ON THE MINIMUM DISTANCES BETWEEN RESIDENTIAL AND COMMERCIAL BUILDINGS AND THE DULLES INTERNATIONAL AIRPORT ACCESS HIGHWAY AND DULLES TOLL ROAD RIGHT-OF-WAY FROM 200 FEET FROM RESIDENTIAL BUILDINGS AND 75 FEET FOR OFFICE BUILDINGS TO 70 FEET AND 10 FEET RESPECTIVELY;

- REAFFIRMATION OF A WAIVER OF SUBSECTION 5107.3 OF THE ZONING ORDINANCE FOR PRIVATE STREETS IN A RESIDENTIAL DEVELOPMENT TO EXCEED 600 FEET IN LENGTH;

- REAFFIRMATION OF A MODIFICATION OF SUBSECTION 5108.5 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO THAT SHOWN ON THE CDP/FDP; AND

- REAFFIRMATION OF A MODIFICATION OF SUBSECTION 6101.3 OF THE ZONING ORDINANCE FOR THE LOADING SPACE REQUIREMENTS TO THAT

SHOWN ON THE CDP/FDP.

Commissioners Landgraf, Cortina, and Sargeant seconded the motion, which was carried by a vote of 10-0-1. Commissioner Hancock was absent from the meeting. Commissioner Batchelor-Causey abstained from the vote.

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PCA/CDPA/FDPA-2016-HM-035-03 (RZPA-2024-HM-00052) – COMSTOCK RESTON STATION HOLDINGS, LC - Appls. to amend the proffers, conceptual development plan, and final development plan for RZ 2016-HM-035, previously approved for a mixed use development, to permit an elevated pedestrian bridge and associated modifications to proffers and site design with no change to the approved density. Located on the N. side of Reston Station Blvd., W. side of Wiehle Ave. and S. side of Sunset Hills Rd., on approx. 7.64 ac. of land zoned PDC. Comp. Plan Rec: Transit Station Mixed Use. Hunter Mill District. Tax Map 17-4 ((20)) 1-8, and 17-4 ((41)) A-C. HUNTER MILL DISTRICT. PUBLIC HEARING.

Jill S. Parks, Applicant's Agent, Ballard Spahr LLP, reaffirmed the affidavit dated June 23, 2025.

There were no disclosures by Commission members.

Karen Yee, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD) presented the staff report, a copy is in the electronic date file. She stated that staff recommended approval of PCA/CDPA/FDPA-2016-HM-035-03 (RZPA-2024-HM-00052).

Ms. Parks gave a presentation on the subject application.

There was a discussion between Ms. Parks; Ms. Yee; and multiple Commissioners regarding the following issues:

- Confirmation that a letter was received about the absence of bike lanes in the area and discussions about the existing locations of bike lanes along Wiehle Avenue and Sunset Hills Road, and potential bike lanes along Reston Station Boulevard;

- Explanation that bike parking would be close to the front entrance;

- Explanation that the project was under construction, and transportation staff collaborated with the applicant regarding bike locations and the quantity of bicycle parking spaces ;

- Clarification that staff requested that the applicant commit to the Bicycle Parking Guidelines;

- Discussions about the correspondence from the resident, Bruce Wright, who addressed concerns about a bike circulation plan and the lack of bike racks;

- Confirmation that the applicant consulted with the Fairfax County Department of Transportation that designed a comprehensive biking program in accordance with the current standards;

- Explanation that the applicant provided more bicycle parking spaces than required by the 2024 Guidelines;

- The applicant's current proffers relied on the 2017 Guidelines, since original rezoning was approved in 2018;

- The biggest difference between the two sets of guidelines was the preference in the type of bike rack, and clarification that the Guidelines for 2017 recommended a mix of bike rack types, and the Guidelines for 2024 completely relied on U-racks;

- Confirmation that 260 bicycle parking spaces would be provided by the applicant for the proposed development compared to 248 long-term parking spaces that were required by the Guidelines;

- The applicant's agent added that a valet service would serve bicyclists who resided in the condominium and hotel;

- Clarification that, for emergency response purposes, there would be no changes, two buildings would have the same access points, and at the site plan review it would be determined whether two buildings would have two addresses to facilitate access for fire trucks;

- Confirmation that the bicycle parking system was dispersed throughout the subject area;

- Suggestions were made to communicate with Mr. Wright and inform him about any upcoming changes and developments in the plan that would include on-site and off-site bicycle improvements;

- Discussions about the removal of a restaurant area Wiehle Avenue for safety reasons;

- Discussions about transportation adjustments around the corner of Sunset Hills Road and Wiehle Avenue that had high speeding levels;

- Confirmation that the applicant was open to public outreach and would promptly address Mr. Wright's concerns and meet with him;

- Confirmation that Fairfax County launched the Wiehle Avenue Study to evaluate their transportation operations, and the applicant was engaged as the developer of several projects in the transportation segment; and

- Confirmation that the applicant made monetary contributions to help with the potential reconfiguration of Wiehle Avenue, its vehicular lanes, width, and speeding issues.

Commissioner Carter provided an explanation about the developer's previous project. He referred to a follow-on motion that he made in the past regarding the Reston development that involved activation and transformation of the streetscape along Wiehle Avenue. Commissioner Carter added that the new design proposed by the Fairfax County would initiate questions about the width of Wiehle Avenue and crosswalks for pedestrian safety. He expressed the hope that the objectives of the project would be implemented most effectively.

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 Carter for action on this application.

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

- PCA/CDPA-2016-HM-035-03, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 17, 2025;

- MODIFICATION OF SUBSECTION 2105.4.C(1)(a)1 OF THE ZONING ORDINANCE TO PERMIT THE GROSS FLOOR AREA OF RESIDENTIAL USES TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF PRINCIPAL USES (OFFICE) IN THE PDC DISTRICT FOR PCA/CDPA/FDPA-2016-HM-035-03;

- MODIFICATION OF SUBSECTION 5100.2.D(4)(c) OF THE ZONING ORDINANCE ON THE USE LIMITATIONS ON CORNER LOTS TO PERMIT THE PROPOSED BUILDINGS, LANDSCAPING, AND SIGN LOCATIONS WITHIN SIGHT TRIANGLES FORMED BY STREETS ALONG THE CORNER LOT AS SHOWN ON THE CDPA/FDPA AND AS PROFFERED;

- MODIFICATION OF SUBSECTION 5108.5.B AND 5108.5.C OF THE ZONING ORDINANCE OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE CDPA/FDPA;

- MODIFICATION OF SUBSECTION 6101 OF THE ZONING ORDINANCE TO ALLOW A REDUCTION OF LOADING SPACES REQUIRED IN THE FAVOR OF THE SPACES SHOWN ON THE CDPA/FDPA; AND

- MODIFICATION OF SUBSECTION 8100.7.E(4) OF THE ZONING ORDINANCE FOR THE WIDENING OF SUNSET HILLS ROAD IN FAVOR OF THAT SHOWN ON THE CDPA/FDPA AND AS PROFFERED.

Chairman Niedzielski-Eichner, Commissioners Cortina, Bennett, and Landgraf seconded the motion, which was carried by a vote of 11-0. Commissioner Hancock was absent from the meeting.

Commissioner Carter MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-2016-HM-035-03.

Chairman Niedzielski-Eichner, Commissioners Cortina, Bennett, and Landgraf seconded the motion, which was carried by a vote of 11-0. Commissioner Hancock was absent from the meeting.

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The meeting was adjourned at 9:57 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 29, 2025

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 6th day of November 2025 by Jessica Fuentes Martinez

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