MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 23, 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
Chris Landgraf, Franconia District
John A. Carter, Hunter Mill District
Alis Wang, Mason District
Walter C. Clarke, Mount Vernon District
James Thomas, Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: None

OTHERS: Lauren Hall, Zoning Evaluation Division (ZED),
Department of Planning and Development (DPD)
Karen Yee, ZED, DPD
Salem Bush, Branch Chief, Planning Division (PD), DPD
Kazi Mohaimin, PD, DPD
Nathalie Degraff, PD, DPD
Sophia Fisher, PD, DPD
Jill G. Cooper, Executive Director, Planning Commission,
Department of Clerk Services (DCS)
Satabdi Samaddar, Administration, DCS
Samantha Lawrence, Senior 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

Chairman Niedzielski-Eichner announced that the Planning Commission's agenda included commission business which consisted of an administrative action, and a feature shown application, followed by two public hearings.

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MINUTES APPROVAL – MARCH 2025

Commissioner Hancock MOVED APPROVAL OF THE MEETING MINUTES FROM MARCH 5, 2025, MARCH 12, 2025, AND MARCH 19, 2025.

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

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Commissioner Bennett announced that the Planning Commission's Land Use Process Review Committee would meet on Thursday, July 24, 2025, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, for a presentation from staff on the upcoming Comprehensive Plan Amendment and Zoning Ordinance Amendment related to manufactured housing and a summary of its relocation guidelines.

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ADMINISTRATIVE REVIEW OF SE 98-L-008 – MOTHER NURTURE COMPANY DBA FROG POND EARLY LEARNING CENTER

Commissioner Langraf stated that this application was an administrative review of Development Condition #9 regarding the site layout, elevations, and color scheme, where in 1998 were deemed to be reviewed again by the Commission should there be changes. He stated that changes made to the plan were reviewed by the Franconia District Land Use Committee and was approved unanimously in June 2025.

Lauren Hall, Zoning Evaluation Division, Department of Planning and Development (DPD) concurred that the revisions for Development Condition #9 have been met.

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Commissioner Landgraf MOVED THAT THE PLANNING COMMISSION CONFIRM THAT THE APPLICANT FOR PREVIOUSLY APPROVED SPECIAL EXCEPTION SE 98-L-008 HAS PROVIDED SITE DESIGN DETAILS, ELEVATIONS, AND THE COLOR SCHEME TO THE PLANNING COMMISSION FOR ITS REVIEW, IN ACCORDANCE WITH DEVELOPMENT CONDITION # 9, AND THAT THE PLANNING COMMISSION HAD THE OPPORTUNITY TO REVIEW THE SUBMITTED DOCUMENTS.

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

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2232-2024-FR-00011 – CROSSROADS FACILITY
6901 South Van Dorn Street, Alexandria, VA, 22315

Kazi Mohaimin, Planning Division, DPD, gave a presentation on this item. A copy of the feature shown memorandum is in the electronic date file. He stated that staff recommended the Planning Commission affirm 2232-2024-FR-00011 as a feature shown of the Comprehensive Plan.

Commissioner Langraf stated that staff addressed questions concerning stormwater, facility access, planned improvements, and the methods used to implement them. He added that staff

reviewed this item with the Franconia Land Use Process Review Committee, and they supported the project.

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Commissioner Langraf CONCURRED WITH STAFF'S CONCLUSION THAT THE PROPOSED APPLICATION 2232-2024-FR-00011 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN VIRGINIA CODE, SECTION 15.2-2232, AND THAT THEREFORE THE PLANNING COMMISSION FIND THE SUBJECT APPLICATION, CROSSROADS FACILITY SITE IMPROVEMENTS, A FEATURE SHOWN OF THE COMPREHENSIVE PLAN.

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

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Chairman Niedzielski-Eichner announced that the Land Use Process Review Committee meeting scheduled for Thursday, July 24, 2025, would be the last meeting before the August recess. A Planning Commission meeting was scheduled for September 10, 2025, at 7:30 p.m.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. AFR 2009-SP-002-02 – CRAWFORD LOCAL AGRICULTURAL AND FORESTAL DISTRICT
2. FDPA 82-C-056-06 (RZPA 2025-HM-00009) – WESTWOOD BUILDINGS LP

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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AFR 2009-SP-002-02 – CRAWFORD LOCAL AGRICULTURAL AND FORESTAL DISTRICT – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 12655, 12665, 12675 Wiltonshire Dr.; 7325 Kincheloe Rd., Clifton, 20124 on approx. 21.24 ac. of land zoned R C. Please call the Planning Division at 703-324-1380 after July 23, 2025, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Springfield District. Tax Map 85-2 ((10)) 1Z, 2Z, 3Z and 4Z. SPRINGFIELD DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Nathalie Degraff, Planning 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 AFR 2009-SP-002-02.

Raymond S. Crawford, III, the applicant's son, opted out from presenting on the subject application.

Multiple Commissioners made comments regarding the following:

- The area within the water supply overlay district was highly important, as it was zoned for low density development to help the area's water supply;
- Individual actions contributed to land preservation, which in turn protected the water supply through natural filtration, low impervious levels allowed the water to saturate through the ground, and recharge the streams;
- The site was relatively new in comparison to other agricultural and forestal sites established over decades; and
- Appreciation for the ongoing renewal program and for the landowners active participation was expressed.

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 Thomas for action on this application.

Commissioner Thomas concurred with comments made by his colleagues, emphasized that this area was important particularly for the water supply, as well as protections for the Occoquan Watershed.

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Commissioner Thomas requested that the applicant state on the record acceptance of the Ordinance Provisions dated July 9, 2025. Mr. Crawford confirmed acceptance.

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Commissioner Thomas MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AFR 2009-SP-002-02 AND AMEND APPENDIX F OF THE COUNTY CODE TO RENEW THE CRAWFORD LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS DATED JULY 9, 2025, WHICH WERE CONTAINED IN THE STAFF REPORT.

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

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FDPA 82-C-056-06 (RZPA 2025-HM-00009) - WESTWOOD BUILDINGS LP – Appl. to amend the final development plans for RZ 82-C-056 to permit specialized instruction center use for a dance studio on the subject property and associated changes to development conditions. Located S. of Westwood Center Dr. and W. of the intersection with Cornerside Blvd. on approx. 3.29 ac. of land zoned PDC, HC and SC. Hunter Mill District. Tax Map 29-3 ((20)) 2. HUNTER MILL DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Karen Yee, Zoning Evaluation Division (ZED), DPD, presented the staff report, a copy is in the electronic date file. She stated that staff recommended approval of FDPA 82-C-056-06.

Aaron M. Frank, Applicant's Agent, Cooley LLP, reaffirmed the affidavit dated June 18, 2025, and opted out from presenting on the subject application.

There was a discussion between Mary Ann Tsai, Branch Chief, ZED, DPD and multiple Commissioners regarding the following:

- The application pertained solely to the use, there were no changes to the site, and minimal changes made to the dance studio's interior;
- Staff clarified that the subject property was zoned Planned Development Commercial and this was a final development plan amendment to permit a dance studio;
- Staff clarified that if a use was not previously shown or specified on a development plan, the applicant would be required to return to the Planning Commission for review and approval; and
- Clarification that a permitted use may be addressed in the proffers, as long as the development standards were met either through administrative approval or through the formal approval process.

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 Carter for action on this application.

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Commissioner Carter requested that the applicant state on the record acceptance of the Development Conditions dated July 9, 2025. Mr. Frank confirmed acceptance.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-C-056-06, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 9, 2025.

Commissioners Cortina and Hancock seconded the motion which was carried by a vote of 12-0.

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The meeting was adjourned at 7:56 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, VA 22035.

Minutes by: Samantha Lawrence

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

Notary Seal

Signature of Notary

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