MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 15, 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, Division Director, Planning Division (PD),
Department of Planning and Development (DPD)
Tracy Strunk, Director, DPD
Corinne Bebek, PD, DPD
Heather Springs, PD, DPD
Clara Johnson, Branch Chief, PD, DPD
Salem Bush, Branch Chief, Public Facilities Branch, PD, DPD
Katrina Newtson, PD, DPD
Carly Aubrey, PD, DPD
Ryan Stewart, PD, DPD
Michael Burton, PD, DPD
William Nance, PD, DPD
Lia Niebauer, PD, DPD
Michael Garcia, Chief, Transportation Planning Division (TPD),
Fairfax County Department of Transportation (FCDOT)
Robert Pikora, TPD, FCDOT
Bin Zhang, Assistant Division Director, Site Development and Inspections,
Land Development Services
Nicole Blackwell, Clerk to the Planning Commission,
Department of Clerk Services (DCS)
Satabdi Samaddar, 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

Chairman Niedzielski-Eichner explained that the agenda for tonight's meeting included commission business, the deferral of one public hearing, and the conduct of two public hearings.

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MINUTES APPROVAL – JUNE 2025

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

- JUNE 4, 2025;
- JUNE 11, 2025; and
- JUNE 25, 2025

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

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SE-2024-MV-00008 – ALUSINE CONTEH

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING AND DECISION FOR SE-2024-MV-00008 TO DECEMBER 10, 2025, AT THE REQUEST OF THE APPLICANT.

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

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Chairman Niedzielski-Eichner expressed an intent to defer the decision only for Plan Amendment 2022-CW-2CP until November 12th, with the record remaining open for written testimony. He explained that the deferral would be preceded by the Policy Plan Committee workshop, which would meet on Thursday, October 30, 2025, at 7:30 p.m., in the Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, VA 22035. He added that the public was invited to attend or watch proceedings on Channel 16.

Chairman Niedzielski-Eichner stated that during the workshop Commissioners would preview a draft main motion that would include minor and editorial changes recommended by staff for the original Policy Plan language. Chairman Niedzielski-Eichner explained that Commissioners would be able to present and discuss draft motions and consider amending the main motion.

Chaiman Niedzielski-Eichner stated that, while the record would remain open for written testimony until November 12, the public was encouraged to provide additional testimonies in a timely manner, so that Commissioners could consider them prior to the workshop on October 30, 2025, where specific possible changes would be discussed.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. PLAN AMENDMENT SSPA 2023-III-20UP – ROCK HILL ROAD
2. PLAN AMENDMENT 2022-CW-2CP – COUNTYWIDE POLICY PLAN UPDATE

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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PLAN AMENDMENT SSPA 2023-III-20UP – ROCK HILL ROAD concerns approx. 8.62 ac. generally located at 2140 Rock Hill Road near the Innovation Center Metro Station (Tax Map # 16-1 ((1)) 4, 15-2 ((1)) 1 and 2) in the Dranesville Supervisor District. The area is planned for research and development, and office use up to .25 FAR. As an option, the area is planned for a mix of office, hotel, retail, and residential uses up to 1.6 FAR within the ¼ and ½ mile radius of the metro station. The area beyond the ½ mile is planned for 16-20 du/ac at an overall intensity of approximately 0.5 FAR. The amendment will consider adding an option under Rail Option 1 for residential use at an intensity up to 1.6 FAR. Recommendations relating to the transportation network may also be modified.
DRANESVILLE DISTRICT. PUBLIC HEARING.

Heather Springs, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. She stated that staff recommended adoption of the proposed plan amendment.

Mark Viani, Agent for Nominator, Bean Kinney & Korman, P. C. waived a presentation on the proposed plan amendment. He explained that staff provided a detailed review and thanked Ms. Springs and the rest of staff members for diligent work.

There was a discussion between Ms. Springs; Michael Garcia, Transportation Planning Division (TPD), Fairfax County Department of Transportation (FCDOT); Clara Johnson, Branch Chief, PD, DPD; Kelly Atkinson, Division Director, PD, DPD; and multiple Commissioners regarding the following:

- Explanation from Mr. Garcia that a transportation study was not conducted for the proposed plan amendment, but the subject area was fully assessed in 2018;

- Explanation that intersections within an area were operating sufficiently well, and a few intersections within the I-66 and Route 28 area required significant improvements in their operations;

- Confirmation from staff that Workforce Dwelling Units (WDUs) were not included in the FAR framework of the proposed plan amendment;

- Confirmation from staff that the Affordable Housing Guide for the Dulles Suburban Center and the Transit Station Area (TSA) would be considered during a future development;

- Clarification from staff that the proposed plan amendment would not decrease density, but would increase the possibility for affordable housing due to a transition to the mixed-use housing;

- Clarification that one of the adopted practices of the Dulles Suburban Center Plan was their sliding scale approach;

- Discussions about placemaking and affordable housing processes that were not part of the proposed plan amendment and recommendations to incorporate them in the Policy Plan;

- Explanation from staff that the TSA design guidelines were not extensive in the proposed area, and the amended Policy Plan would help determine whether it would be sufficient to adhere to the existing specific guidelines;

- Staff confirmed that, if the design guidelines were adequate, they would consider textual changes;

- Confirmation from staff that, during the approval stage of a zoning application and land use review, staff would follow the provisions of the Area Plan and Policy Plan for guidance;

- Concerns that the total parcel consolidation aimed at protecting environmentally sensitive areas would materially change the subject area and affect property costs;

- Explanation from staff that a consolidation initiative was implemented to benefit residents;

- Clarification from staff that a development within Land Unit L-3 was severely constrained being part of Loudoun County;

- Concerns that a potential development would be in the area that included floodplain, significant Resource Protection Area (RPA), and Environmental Quality Corridors (EQC) and was not entirely suitable;

- Reference was made to Page 21, which reflected a change in the language regarding the development of unconsolidated parcels within Land Unit L-3;

- Explanation from staff that a textual change softened a previous interpretation which suggested that an entire Land Unit L-3 would be consolidated;

- Staff clarified that there was an option to consolidate in the north or south to achieve flexibility;

- Explanation from the applicant's agent that a private property was located in the northern part, which required attention;

- Explanation that the terms for the development in the southern portion were reflected by the Letter of Intent (LOI) approximately five years ago;

- Clarification that, if the property was acquired by the developer, the site would be restored to its natural environmental conditions, and the public park space would be moved closer to the RPA for better integration;

- Explanation from Mr. Garcia that the proposed plan amendment would retain a mixed-use option, and a decrease in 2,131 daily trips as compared to the currently adopted plan would result in a decrease in the AM and PM peak hours;

- Confirmation from the applicant's agent that a developer would improve pedestrian connectivity at the intersections that scored low for the perceived pedestrian level of comfort;

- The applicant's agent noted that the southern area of the subject property provided connectivity opportunities, and a developer was committed to improve the existing pedestrian conditions;

- Discussions about a surrounding area that was substantially deficient in both parkland and recreational facilities;

- Confirmation from staff that a development within Land Unit L-2 would be required to consolidate existing parcels for each individual sub-unit;

- Clarification from staff that the development would provide connections to Davis Drive which currently had no connections and was part of Loudoun County;

- Explanation from Mr. Garcia that a four-laned Innovation Avenue would be redeveloped, and a new two-lane road would be constructed;

- Staff referred to page 9 of the staff report that contained a Comprehensive Plan map with Davis Drive as part of Loudoun County;

- Explanation from Mr. Garcia that transportation improvements would be implemented, and concepts for Plan amendments in this area showed future access to Davis Drive;

- A four-lane crossing would be constructed on Dulles Toll Road to the west of Rock Hill Road;

- Confirmation that the applicant would facilitate transportation improvements along Rock Hill Road;

- Confirmation that a paved shared-use path for the pedestrian and bicycle use on the western side of Rock Hill Road would be provided;

- Explanation that a few years ago FCDOT installed a sidewalk towards Innovation Avenue and finalized the construction of Farougi Court trail to provide access to Innovation Avenue;

- Discussions about developments that were allowed in the RPA and their impact on property rights;

- Reference was made to page 21 of the staff report, and a modification was proposed to include certain parcels in Land Unit L as an option for the residential use;

- Confirmation from staff that future developments would demonstrate some consolidation, but consolidation within a floodplain would not be considered;

- Clarification from staff that the proposed project was related to Transit-Oriented Development (TOD) with a focus on the mixed-use community;

- A developer also managed Rivana at Innovation Station in Loudoun County;

- Discussions about commercial and industrial opportunities for Innovation Center, TSA North, including mixed-use office and residential space;

- Explanation from staff that the proposed plan location allowed for a predominantly residential use and provided housing opportunities, since it was not in an immediate proximity to the Center for Innovative Technology building;

- Explanation from the nominator's agent that the office development was an initial option, and changes in use occurred after the COVID pandemic; and

- A residential component would be a viable decision without taking away from an existing office space.

There were no listed speakers, so Chairman Niedzielski-Eichner called for speakers from the audience.

Jeffrey Parnes, 3153 Ramesses Court, Herndon, representing Sully District Council of Citizens Association, expressed grave concerns about a lack of transportation connectivity in the subject area.

Douglas Stewart, 10822 Maple Street, Fairfax, representing Sierra Club Great Falls Group, expressed concerns about risks associated with a development within the RPA and mentioned that the lack of placemaking efforts might impact a community.

Renee Grebe highlighted an environmental aspect of the plan amendment and expressed concerns that a need to protect the RPA was critical.

Richard Stout, 1616 P. Street NW, Suite B-100, Washington, DC, representing Stout and Teague, spoke in support of the proposed plan amendment and stated the following:

- He noted the conservation efforts of the plan amendment;
- Confirmation that there was a high demand for residential use and noted that a transition from office to residential development was appropriate because of the economic changes;
- Confirmation that there were three properties located within the RPA, and a developer had been conducting negotiations with property owners for years;
- He discussed the existing private property rights issues that a developer would consider;
- Mr. Stout stated that a developer had negotiated the LOI with a seller of the property located to the south of the subject area;
- Staff had an incentive to increase the floor area ratio, if parcels were consolidated;
- A developer collaborated with neighbors and families that resided within these parcels; and
- The owners of parcels located within the RPA requested that a developer acquire 4 acres in the back of the subject property.

Commissioner Carter suggested that the plan amendment be revised to incorporate the following:

- An affordable housing segment;

- A placemaking component that would make streets safer and more accommodating; and
- An option for consolidation that would encompass an entire area and not just the RPA.

Chairman Niedzielski-Eichner addressed staff regarding the possibility of deferring the decision only for the proposed plan amendment. Staff confirmed that adding a week to allow them to revise the staff report, would be an adequate amount of time prior to the Board of Supervisors' meeting on November 18, 2005.

Commissioner Batchelor-Causey inquired whether there would be other issues that needed to be addressed before the decision-only action for the proposed plan amendment on October 22, 2025.

Commissioner Cortina suggested that staff and the nominator for the agent consider a provision for the fully environmentally constrained land to ensure the RPA was protected.

Chairman Niedzielski-Eichner stated that all expressed concerns would be addressed within a week before the Planning Commission's meeting on October 22, 2025.

Chairman Niedzielski-Eichner recognized Commissioner Batchelor-Causey for action on this application.

Prior to the motion, Commissioner Batchelor-Causey confirmed that a deferral would allow for additional discussion and revisions. She appreciated comments and concerns regarding the proposed plan amendment. Commissioner Batchelor-Causey noted an impact of market conditions upon the commercial segment of the Innovation Center TSA area and expressed hopes that it would be more efficiently developed in the future.

Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY FOR PLAN AMENDMENT 2023-III-20UP TO A DATE CERTAIN OF OCTOBER 22, 2025, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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Chairman Niedzielski-Eichner closed the public hearing for Plan Amendment 2023-III-20UP.

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Chairman Niedzielski-Eichner requested that Vice Chair Spain conduct the public hearing for this amendment. Without objection, he relinquished the Chair to Vice Chair Spain.

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PLAN AMENDMENT 2022-CW-2CP – COUNTYWIDE POLICY PLAN UPDATE –To update the Comprehensive Plan Policy Plan, which guides planning and development activities by describing future development patterns in Fairfax County and protecting natural and cultural resources. This Plan amendment was divided into 2 phases, with Phase 1 considering revisions to the Preface and Introduction, Land Use, Transportation, Environment, Human Services, Parks and Recreation, Visual and Performing Arts, and Glossary Elements, which is the focus of this public hearing and staff report. Phase 2 is a future phase and may include the remaining Policy Plan Elements (Housing, Economic Development, Heritage Resources, Public Facilities, Revitalization, Glossary, and the Chesapeake Bay Supplement) and may commence upon the completion of Phase 1. COUNTYWIDE. PUBLIC HEARING.

Prior to her presentation, Corinne Bebek, Planning Division (PD), Department of Planning and Development (DPD) introduced Kelly Atkinson, Director, PD, DPD; Tracy Strunk, Director, DPD; Michael Burton, PD, DPD; Katrina Newtson, PD, DPD; Michelle Stahlhut, PD, DPD; Carly Aubrey, PD, DPD; Ryan Stewart, PD, DPD; Salem Bush, Branch Chief, PD, DPD; William Nance, PD, DPD; Anna Ricklin, the Health Department; Robert Pikora, Transportation Planning Division (TPD), Fairfax County Department of Transportation (FCDOT; Taylor Waymire, TPD, FCDOT; and Bin Zhang, Assistant Division Director, Site Development and Inspections, Land Development Services (LDS).

Ms. Bebek presented the staff report, a copy is in the date file. She stated that staff recommended adoption of the revised Plan Amendment 2022-CW-2CP.

There was a discussion between Ms. Bebek; Ryan Stuart, PD, DPD; Carly Aubrey, PD, DPD; Bin Zhang, LDS; Salem Bush, PD, DPD; and multiple Commissioners regarding the following:

- Acknowledgement of staff's hard work;
- Explanation from staff that the Policy Plan set Countywide goals and visions, whereas the Area Plans provided more site-specific guidance related to planned uses, intensity, and site design considerations to ensure development fit the context of a community;
- Clarification from staff that the proposed changes would not affect any recommended densities within each Area Plan and would provide basis for adapting to the needs of land use current changes;
- Confirmation from staff that the Policy Plan and the Area Plans were interdependent, and in instances, where there was a potential conflict, the Policy Plan would be a guiding document;

- Commissioner Cortina thanked staff for their contributions and collaboration with a community, the Fairfax County Environmental Quality Advisory Council, and internal partners;

- Explanation from staff that a removal of the residential development criteria provision as an evaluation tool was implemented to avoid conflict;

- Suggestion that a cross-reference be made between documents to acknowledge an environmental element;

- Clarification from staff that a change in the assembly of the categories in the Policy Plan did not affect its content;

- Discussions about ways to address concerns of the community adequately, particularly those that involved updates on environment, equity, and data centers;

- Commissioner Spain thanked staff for their diligence and hard work;

- Reaffirmation from staff that the Policy Plan addressed Countywide objectives and policies that could be applied to planning processes, whereas the Area Plans provided more specific guidance;

- Clarification from staff that "Park and Recreation" and "Glossary" elements of the Policy Plan would be addressed during Phases 1 and 2 of the Policy Plan;

- Clarification from Mr. Stewart that updates on some criteria of "Parks and Recreation", such as Park Classification Criteria, the Urban Parks Framework, and District Parks, would be reflected in the appendices;

- Clarification from staff that they requested data from the Park Authority, and the "Parks and Recreation" element of the Policy Plan would be influenced by the outcomes of the Park Authority's "2026 Parks Count! Needs Assessment" project;

- Confirmation from staff that the "Housing" element would also be addressed in Phases 2 of the Policy Plan, together with the "Parks and Recreation" and "Glossary" elements of the Policy Plan.

Chairman Niedzielski-Eichner stated that for the last two years the Planning Commission had been working closely with staff on the planning process. He noted that the Policy Plan Committee comprised all Planning Commissioners. Commissioners engaged with staff every month, and, most recently, inclusionary language had been incorporated. Chairman Niedzielski-Eichner announced that speakers' testimonies would allow to finalize amendments to the Policy Plan objectives.

Chairman Niedzielski-Eichner handed a gavel to Vice Chair Spain.

Vice Chair Spain called the first listed speaker.

Renee Grebe, representing Nature Forward, thanked the Planning Commission for giving the public more time to read and provide feedback. She expressed concerns about data centers, and the transportation and environment elements of the Policy Plan. A copy of Ms. Grebe's statement is in the date file.

Mary Paden, 6631 Wakefield Drive, Alexandria, representing Fairfax NAACP, stated that the Policy Plan update should allow for Equitable Transit Oriented Development and expressed concerns relating to the County Land Use Plan. Copies of Ms. Paden's statements are in the date file.

Douglas Stewart, 10822 Maple Street, Fairfax, representing Sierra Club Great Falls Group, expressed concerns about data centers and the power usage standards. He noted that the Policy Plan should incorporate the specific goals and strategies of the Comprehensive Environmental and Climate Action Plan (CECAP). A copy of Mr. Stewart's statement is in the date file.

Lynne Mulston, 11472 Links Drive, Reston, representing Reston Citizens Association, expressed her concerns about the definitions and objectives of the Policy Plan that might weaken the protection of neighborhoods in Reston. Copies of Ms. Mulston's statements are in the date file.

Jeffrey Parnes, 3153 Rameses Court, Herndon, representing Sully District Council of Citizens Association, opposed the proposed plan amendment in its current form. He opposed the concept of "streamlining", a potential increase in intensity and density, and the facilitation of additional data centers in the proximity to residential uses. A copy of Mr. Parnes' statement is in the date file.

Mostafa ElNahass, 7000 Falls Reach Drive, Falls Church, representing YIMBYs of NoVA, strongly supported the proposed plan amendment. A copy of Mr. ElNahass' YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Michael Dranove, 9215 Talisman Drive, Vienna, voiced support for the proposed plan amendment. A copy of Mr. Dranove's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jennifer Falcone, 10323 Georgetown Pike, Great Falls, representing Citizens for Great Falls, thanked the Planning Commission for an extension that would allow residents to review and comment. She expressed the following concerns:

- Definitions should be made clearer to avoid confusion and potential legal challenges;
- The impact of a potential increase in density on safety and quality of life of all Fairfax County residents;

- Urban design principles should respect urban, suburban, and rural characters of the communities rather than applying a single model throughout all areas;

- Land use decisions should consider infrastructure and community needs;

- An affordable housing segment should be given more consideration in the current economic situation;

- Data centers should not be by-right use in all areas due to their significant impacts;

- Historic resources must be prioritized and protected from transportation driven changes;

- Stormwater measures should be enhanced by safeguards and strengthened to respond to a severe weather;

- Concerns about noise pollution from data centers and pickleball recreation sites and a critical need to update Noise Ordinance regulations; and

- Pipelines should be included in the Fairfax County hazard mitigation planning process.

Ms. Falcone noted that her statement mirrored the statement made by John Halacy, who represented the same organization. A copy of Mr. Halacy's statement is in the date file.

Tyler Austria, 2323 Glendale Terrace, Alexandria, expressed support for the proposed plan amendment.

Loren Hershey, 2451 Fairhunt Court, Oakton, expressed support for the proposed plan amendment and highlighted the health benefits of the trail system of Fairfax County.

Vice Chair Spain called for speakers from the audience.

Lynne Strobel, 2200 Clarendon Boulevard, Suite 1300, Arlington, representing Walsh, Colucci, Lubeley & Walsh, P. C., stated that she had submitted a letter with recommendations on stormwater management and green building section (Objective 13). A copy of Ms. Strobel's statement is in the date file.

There was a discussion between Ms. Bebek; Carly Aubrey, PD, DPD; Bin Zhang, Assistant Division Director, Site Development and Inspections, Land Development Services; Kelly Atkinson, Division Director, PD, DPD; Salem Bush, Branch Chief, PD, DPD; and multiple Commissioners regarding the following:

- Clarification from staff that Criterion 1(d) in the Land Use and Site Design section relating to data centers was changed, and a specific language about the location of data centers near the existing energy infrastructure was removed;

- Confirmation from staff that an updated document stated that data center proposals provided the fixed distance from existing substations and transmission lines, and/or provided information as to whether a new substation(s) or transmission lines would be anticipated;

- Confirmation from staff that negotiations with applicants and utility providers would be conducted, and information about any future land uses would be obtained;

- Clarification from staff that a provision about the coordination with utility providers was removed due to its redundancy;

- Explanation from staff that an initial coordination with utility providers would be required to respond to a request to provide information about the distance from an existing or proposed energy infrastructure;

- Explanation from staff that data centers were required to attain certification at the LEED Gold level which shared similar principles and techniques with a Public Utility Easement (PUE);

- Explanation from staff that for that reason and because of voluntary sharing of the PUE information, the PUE requirement was removed;

- Explanation from staff that air quality provision was changed because of the continuous technological advancement;

- Acknowledgement from staff that there was not enough data regarding future repurposing of data centers and their alternative uses;

- Reference was made to Ms. Strobel's written testimony distributed during the public hearing, and a request that staff review stormwater management recommendations contained in a testimony;

- Explanation from staff that they consulted with the Department of Public Works and Environmental Services and LDS to review the metrics for waterstream health;

- Stormwater tests were conducted to take adequate measures for each proposal;

- Confirmation from Ms. Zhang, LDS, that the Policy Plan stormwater language provided the solid policy guidance to maintain flexibility;

- Explanation that DPD and LDS always collaborated during the review of development plans to determine specific conditions for each proposed site;

- Reference was made to applications in the Tysons area, when LDS had to take additional rainwater retention measures;

- Explanation from staff that, even when taking those measures would not be possible, DPD, LDS, and the applicant had negotiations to achieve better practical results;

- Confirmation from staff that the new guidelines applied a tiered approach based on the density of the development;

- Confirmation from staff that new stormwater design criteria were established for the updated Policy Plan, and each application would have to be evaluated individually based on the specifics of stormwater management;

- Clarification from staff that Dulles Suburban Center had an existing planned stormwater guidance;

- Explanation from staff that for low-density sites within R-2 and R-3 districts or 5-6 subdivision lots the existing code would be sufficient;

- Policy Plan would help with applications where the existing code was not sufficient, and/or applications had existing impervious surfaces;

- Confirmation from staff that LEED Gold certification would be encouraged, and an alternative option, such as NGBS certification, would be accepted;

- Explanation from staff that the Countywide Strategic Plan was a guiding document used by the County staff and cross-agencies;

- The Countywide Strategic Plan provided the general direction for 10 Community Outcome Areas that were developed in alignment with the existing goals of the Comprehensive Plan;

- Goals of the Countywide Strategic Plan adopted by the Board of Supervisors were consolidated based on Ten Community Outcome Areas and received an extensive community input;

- Explanation from staff that the Comprehensive Plan was updated in accordance with the Countywide Strategic Plan; and

- The integration of goals of the Comprehensive Plan and of the Countywide Strategic Plan provided opportunities for the modernization of the Countywide Strategic Plan.

Vice Chair Spain closed the public hearing and recognized Chairman Niedzielski-Eichner for a motion.

Prior to the motion, Chairman Niedzielski-Eichner announced that he would consider the deferral of the decision only for Plan Amendment 2022-CW-2CP until the Planning Commission November 12th meeting.

Chairman Niedzielski-Eichner stated that all interested parties would have an opportunity to provide written testimonies. He encouraged those speakers who spoke during tonight's meeting to provide their testimonies in a written form. Chairman Niedzielski-Eichner added that the Planning Commission would evaluate issues raised during discussion and testimonies. The Planning Commission would be given additional time to deliver recommendations to the Board of Supervisors regarding certain aspects of the Policy Plan.

Chairman Niedzielski-Eichner announced that the Planning Commission's Policy Plan Committee/Workshop would convene on October 30, 2025, during which a main motion would be considered to capture staff's recommendations and minor edits and/or changes. Potential amendments to the main motion would also be considered during the October 30th Policy Plan Committee/Workshop. He added that Commissioners would be offered an opportunity to make amendments and present their recommendations. The goal would be to bring all considerations and recommendations together before making the decision during the November 12th Planning Commission meeting. Chairman Niedzielski-Eichner stated that the record would remain open for public testimony prior to the November 12th Planning Commission meeting and encouraged the public to deliver their testimonies in a timely manner.

Chairman Niedzielski-Eichner commended staff of the Department of Planning and Development for their extensive public engagement and community outreach during the last two years.

Chairman Niedzielski-Eichner stated that Commissioners had an obligation to represent the public and acknowledged that each voice had a stake in the County's land use policies. These policies guided the County's development over the past forty years and significantly shaped the quality of life. He highlighted various life activities and aspects that were influenced and would continue to be influenced by the Policy Plan principles.

Chairman Niedzielski-Eichner expressed hopes that future policies of the Policy Plan would advance the greater good the Fairfax County community.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY FOR PLAN AMENDMENT 2022-CW-2CP TO A DATE CERTAIN OF NOVEMBER 12, 2025, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN TESTIMONY.

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

Vice Chair Spain returned the gavel to Chairman Niedzielski-Eichner.

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Chairman Niedzielski-Eichner expressed his gratitude to the public for their insights. He thanked staff for their outstanding efforts and commended Commissioners for their attention and valuable considerations.

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The meeting was adjourned at 10:32 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: January 14, 2026

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 2nd day of Feb 2026, by Nicole Blackwell

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