MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 29, 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
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: Jeremy Hancock, Secretary, Providence District

OTHERS: Daquan Zhou, Community Revitalization Section,
Department of Planning and Development (DPD)
Salem Bush, Branch Chief, Planning Division (PD), DPD
Clara Johnson, Branch Chief, PD, DPD
Michael Burton, PD, DPD
Kyle Kelly, Transportation Planning Division,
Fairfax County Department of Transportation
Nicole Blackwell, Clerk, 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

Chairman Niedzielski-Eichner announced that the Planning Commission's agenda included a presentation by Katie Cristol, Chief Executive Officer, Tysons Community Alliance (TCA). The agenda also included commission business that included action on the July 2025 Minutes and an administrative item, a consideration of updated and revised "Volume 1: Urban Design Guidelines".

Chairman Niedzielski-Eichner added that, following commission business, the Planning Commission would conduct two public hearings.

Prior to a presentation by Katie Cristol, Chairman Niedzielski-Eichner stated that periodically the Planning Commission would welcome speakers whose work had a significant impact on the community and Fairfax County. He stated that the mission of the Planning Commission was to center upon land use within the County, and its focus extended beyond zoning and density decisions. He emphasized the importance of homemaking within the community and noted the crucial role of the Planning Commission in promoting the vibrant economy.

Chairman Niedzielski-Eichner welcomed Katie Cristol and announced that she would commence tonight's meeting and would deliver a presentation on the Tysons community, housing update, and the future of a rapidly growing activity area. He noted Ms. Cristol's educational experience and professional background which involved Ms. Cristol's valuable contributions to the development of the Tysons area. Chairman Niedzielski-Eichner added that, prior to joining the TCA, Ms. Cristol served eight years in local elected office in Arlington County, as a Board Member and as Chair. During her service, Ms. Cristol focused on housing, transit, and inclusive development. She was recognized as one of the most influential leaders in Northern Virginia. Ms. Cristol earned her degrees from the University of Virginia and Princeton University.

Katie Cristol delivered a presentation "About the Tysons Community Alliance and Tysons Housing Update". A copy of the presentation is in the date file.

Ms. Cristol listed major objectives of the TCA; provided brief highlights from Tysons mobility and placemaking efforts; shared insights on Tysons Housing Market; described the program goals of the Memorandum of Understanding between the Board of Supervisors and TCA; provided information on extensive pedestrian improvements; portrayed an impact of roadway beautification at Tysons; and presented a 2040 forecasted housing demand, that included affordable unit targets.

There was a discussion between Ms. Cristol and multiple Commissioners regarding the following:

- Acknowledgement of TCA's leadership and its impact on the County;

- Discussions about residents' concerns about pedestrian connectivity between the nodes in Tysons and about the lack of open-ended sidewalks;

- Explanation from Ms. Cristol that there were the following challenges to creating walkable places:

    1) Close proximity of high-speed highways to business and residential spaces;

    2) Projects that would aim at making infrastructure around Route 7 safer and more accessible;

    3) Westwood Center Drive, as an example, whose sidewalks and pedestrian crossings needed drastic improvement;

4) TCA performed an inventory and analyzed walking and biking levels of comfort in the area;

5) Confirmation of a collaboration with the Providence District Supervisor;

6) Explanation from Ms. Cristol that the County's Active Transportation Plan would prioritize improving pedestrian connectivity around the Rotonda residence in Tysons area;

7) Concerns about a lack of information publicly accessible to the residents about the County's investments in the pedestrian infrastructure;

8) Confirmation that, since the adoption of the Comprehensive Plan, the County installed 10-miles of bike lanes and trails, implemented 10 sidewalk projects and 23 crosswalk improvements in the area;

9) TCA launched initiatives that involved a series of community walks with the residents and collaborated with recently opened senior centers and with the Neighborhood and Community Services to promote the well-being of individuals;

10) Explanation from Ms. Cristol that a community would benefit from being more informed about developments and park innovations, such as a trail system in Arbor Row; and

11) Confirmation that the infrastructure had significantly improved and community outreach became more extensive.

- Discussions about the 2040 Forecasted Housing Demand chart that reflected housing projections and estimates;

- Clarification that there was no relationship between the increase in 17% of studios and in 17% of units with an income ceiling of 120% of the Area Median Income (AMI), and the similar number of 17% was purely coincidental;

- Clarification from Ms. Cristol that projections on the percentage of owner-occupied and rental units reflected housing demand and depended on the national trends in Tysons;

- Based on the market conditions, there was a solid projection that many households would continue to rely on rental units;

- Concerns about walkability and a lack of pedestrian connectivity in the Tysons area, which incorporated the rural, suburban, and urban standards applicable to the standards of the entire Fairfax County;

- An invitation from Commissioner Carter was extended to Ms. Cristol to participate in the Placemaking Committee to discuss modifications and improvements to standard uses;

- Acknowledgement that Exchange at Spring Hill Station was a successful development with significant progress;

- An invitation was extended by Ms. Cristol to Commissioner Spain to participate in a field trip to Exchange at Spring Hill Station;

- Explanation that the TCA's goals included equity, inclusion, and sustainability to promote housing growth and to access benefits and burdens providing a fair treatment of all members of the Tysons community;

- Promotion of a concept of community engagement that was foundational in the development of the Tysons area;

- Explanation that the TCA implemented the Tysons Teammates program that connected residents and brought them and businesses together locally and nationally; and

- Leadership in inclusive events with national experts as a focal point of the program.

Chairman Niedzielski-Eichner expressed gratitude to Katie Cristol and expressed hopes for a future collaboration with TCA.

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Chairman Niedzielski-Eichner announced the next item included in the Commission Business. He stated that at tonight's meeting the Planning Commission would consider the endorsement of "Volume 1: Urban Design Guidelines for Commercial Revitalization Districts and Areas".

Chairman Niedzielski-Eichner stated that the Urban Development and Placemaking Committee (UDP) held two public meetings, during which key changes recommended by staff were discussed. He welcomed a lead staff member, Daquan Zhou, Community Revitalization Section, Department of Planning and Development and announced that Mr. Zhou would make a presentation on the urban design guidelines. Chairman Niedzielski-Eichner noted that, following a presentation by Mr. Zhou, Commissioner Carter would make a motion.

Commissioner Carter stated that placemaking was at the forefront of urban development, and the proposed guidelines did not have a regulatory nature. He mentioned that the Board of Supervisors usually endorsed guidelines for staff use. Commissioner Carter added that he had requested to place guidelines under a category "Administrative Item" and that he would make a motion.

Commissioner Carter referred to the Comprehensive Plan, the Area Plans, and the Policy Plan that provided text for the land use vision, whereas Zoning Ordinance and Public Facilities Manual provided rules for the land use vision. He explained that the Urban Design Guidelines provided textual and graphic suggestions and acknowledged that other solutions were possible.

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Daquan Zhou made a presentation and provided a brief overview 2025 update of "Volume 1: Urban Design Guidelines for Commercial Revitalization Districts and Areas". He highlighted the major purpose of the guidelines, explained how the guidelines interacted with current regulations and standards, listed the areas subject to these guidelines, explained the structural elements of the guidelines, and provided a general update of Volume 1. A copy of the presentation is in the date file.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION ENDORSE VOLUME 1: DESIGN GUIDELINES FOR COMMERCIAL REVITALIZATION DISTRICTS AND AREAS FOR STAFF USE, RECOGNIZING THAT THIS MOTION IS NOT A FORMAL APPROVAL.

Commissioner Cortina seconded the motion.

Commissioner Cortina thanked Mr. Zhou for his work on the guidelines and recognized their sustainability features. She mentioned that the guidelines were efficiently structured and informative.

The motion was carried by a vote of 11-0. Commissioner Hancock was absent from the meeting.

Commissioner Carter thanked Commissioner Cortina, Daquan Zhou, and staff for their contributions and recognized their efforts and hard work.

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Chairman Niedzielski-Eichner announced that during the Planning Commission meeting on October 15, 2025, the Planning Commission held a public hearing for Countywide Policy Plan Update. Following the public hearing, the Planning Commission made a motion to defer the decision only for Plan Amendment 2022-CW-2CP until the Planning Commission meeting on November 12, 2025. During a deferral interval, the Planning Commission would have an opportunity to review feedback and written testimony of the residents. Additional time was requested by the public to review and comment.

Chairman Niedzielski-Eichner stated that the Countywide Policy Plan Update was divided in two phases. The Planning Commission and staff were currently finalizing Phase 1, and work on Phase 2 was scheduled to be undertaken in 2026.

Chairman Niedzielski-Eichner announced that the Planning Commission's Policy Plan Committee/Workshop would meet on October 30, 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 the Policy Plan Amendment and changes that staff intended to incorporate into the September 10th draft Policy Plan Amendment language. Those changes would consider the feedback from the Board of Supervisors, Planning Commission, other boards, authorities, and commissions, and the public. During the workshop, Commissioners would also discuss potential

changes and possible amendments to a draft main motion. The public was welcome to attend the meeting. The meeting would be televised on Channel 16.

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Chairman Niedzielski-Eichner announced that the Planning Commission Annual Report for FY 2025 would be conveyed to Commissioners and the Board of Supervisors this week and posted on the Planning Commission's website.

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MINUTES APPROVAL – JULY 2025

Commissioner Bennett MOVED APPROVAL OF THE MEETING MINUTES FROM JULY 9, 2025, JULY 16, 2025, AND JULY 23, 2025.

Multiple Commissioners seconded the motion, which was carried by a vote of 11-0. Commissioner Hancock was absent from the meeting.

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ORDER OF THE AGENDA

In Commissioner Hancock's absence, Chairman Niedzielski-Eichner established the following order of the agenda:

1. AF 2025-SU-00003 – DEAN LOCAL AGRICULTURAL AND FORESTAL DISTRICT
2. PLAN AMENDMENT SSPA 2023-III-1BR – PARK CENTER

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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AF 2025-SU-00003 – DEAN LOCAL AGRICULTURAL AND FORESTAL DISTRICT – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit a new agricultural and forestal district. Located at 6761 Bull Run Post Office Rd., Centreville, 20120 on approx. 31.66 ac. of land zoned R-C and WSPOD. Please call the Planning Division at 703-324-1380 after October 29, 2025, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Sully District. Tax Map 53-3 ((8)) 1, 2, 3, 4, 5 and 6. SULLY DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

In Sophia Fisher's absence, Salem Bush, Branch Chief, Planning Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. He stated that staff recommended approval of AF 2025-SU-00003.

Thomas J. Colucci, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P. C., gave a brief presentation on the subject application.

There was a discussion between Mr. Colucci; Ed Dean, the applicant; Salem Bush, Planning Division, Department of Planning and Development; and multiple Commissioners regarding the following:

- Confirmation from the applicant's agent that alcohol would be served at a venue;
- Confirmation that a sponsor of an event would obtain a one-day permit to serve alcohol on the premises, and a caterer affiliated with an event would have a liquor license;
- Clarification from the applicant's agent that a sponsor of an event was required to obtain an event insurance policy that could provide $2 million in general liability coverage;
- The applicant added that an individual insurance policy for corporate event would amount to $1 million per occurrence;
- Clarification that banquet permits were issued by Fairfax County to individuals for private events where alcohol was provided;
- Explanation from the applicant that they provided a dedicated parking area as part of the applicant's by-right use;
- Explanation that the event capacity would be limited to 200 attendees, and a shuttle bus would circulate to and from Westfields Marriot; and
- Clarification that a parking area contained more than 75 parking spaces.

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 concerns about vehicular and pedestrian safety along Bull Run Post Office Road. He also voiced concerns about noise associated with an event and stated that restrictions should be applied. He added that the quantity of events held at the premises should be limited.

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 Spain for action on this application.

Commissioner Spain stated that she had visited the property earlier this week. She shared her impressions with Commissioners and the public. She described prominent features of the building and provided a detailed review of the application.

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Commissioner Spain requested that the applicant state on the record acceptance of the Ordinance Provisions dated October 15, 2025. Mr. Dean confirmed acceptance.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT A DISTRICT ORDINANCE ESTABLISHING THE DEAN LOCAL AGRICULTURAL AND FORESTAL DISTRICT, TO BE CODIFIED IN APPENDIX F OF THE *COUNTY CODE*, AS PROPOSED IN AF 2025-SU-00003, PURSUANT TO CHAPTER 44 OF TITLE 15.2 OF THE *CODE OF VIRGINIA* AND CHAPTER 115 OF THE *FAIRFAX COUNTY CODE*, AS SET FORTH IN THE STAFF REPORT DATED OCTOBER 15, 2025.

Commissioners Cortina and Wang seconded the motion.

Commissioner Cortina noted that the property was zoned as part of the Water Supply Overlay District and thanked the applicant for his contribution and Mr. Parnes for expressing his concerns.

The motion was carried by a vote of 11-0. Commissioner Hancock was absent from the meeting.

Commissioner Spain thanked staff and the applicant for their time and for providing information regarding the proposed application.

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PLAN AMENDMENT SSPA 2023-III-1BR – PARK CENTER – concerns approx. 64 ac. generally located at 4850 Stonecroft Boulevard Tax Map 43-2 ((2)) 39C in the Sully Supervisor District. The area is planned for a mix of uses including office, conference center/hotel, industrial, and industrial/flex uses up to of 0.5 Floor Area Ratio (FAR), and Private Open Space. The amendment will consider adding an option to increase the maximum intensity of the site up to 0.69 FAR, allowing for an additional office building and parking structure. Recommendations relating to the transportation network may also be modified. SULLY DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Michael Burton, 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 adoption of the Plan Amendment SSPA 2023-III-1BR.

Lori R. Greenlief, Agent for Nominator, McGuire Woods, LLP, delivered a presentation on the proposed site-specific plan amendment.

There was a discussion between Mr. Burton; Clara Johnon, Branch Chief, PD, DPD; Kyle Kelly, Transportation Planning Division, Fairfax County Department of Transportation; Thomas Fahs, representing Copt Defense Properties; and multiple Commissioners regarding the following:

- Commissioner Spain disclosed that her residence was located across the street from the subject property;
- Confirmation from the nominator's agent that pedestrian improvements were discussed with staff from the Zoning Evaluation Division (ZED), DPD;
- Confirmation that there was a commitment to install additional crosswalks, curb cuts, and "ped signals" for pedestrian safety;
- Explanation that an existing trail would be dedicated for adequate maintenance to Virginia Department of Transportation as its right of way;
- Commitment to improve employee lunch areas within the proposed site;
- Explanation from the nominator's agent that the proposed site would be secured with no open space accessible to the public;
- Confirmation that contribution in recreational facilities would be made to Fairfax County Park Authority;
- Public art would be installed around the loop located on the property;
- Explanation from the nominator's agent that the Farmington Bush Hill Scott Cemetery was currently demarcated by fencing;
- Clarification that a number of graves were outside of the original fence line;
- Confirmation that a secondary fence would be installed to cover those graves that were located outside the original fence line, additional trees would be planted, and the original fence would remain intact;
- Explanation that the cemetery was located at a service delivery entrance;

- Clarification from Mr. Fahs that there was no request from the family members to visit the cemetery, but an opportunity to escort visitors existed;

- Confirmation from staff that they held two community outreach public meetings in January 2023 and in October 2023;

- Clarification that following those meetings the Planning Division worked directly with ZED;

- Confirmation from the nominator's agent that they participated in those meetings and expressed an intent to give a presentation to the Sully District Council on transportation and rezoning;

- Confirmation from the nominator's agent that during the rezoning process the applicant would consider construing a crosswalk at the intersection of Conference Center Drive and Parkstone Drive;

- Explanation from the nominator's agent that they inspected vehicular operations at the site, which involved the estimate of approximately 2,800 daily trips that would be generated after the new office space was added;

- The nominator's collaboration with the Virginia Department of Transportation and Fairfax County Department of Transportation and confirmation that, for traffic mitigation purposes, an additional left-turn lane from Stonecroft Boulevard onto Conference Center Drive would be constructed;

- Confirmation that eleven intersections in the subject area were analyzed, and pedestrian improvements were recommended during the transportation analysis;

- Explanation from the nominator's agent that approximately 2,800 net new daily trips would be added to the existing plan conditions;

- Explanation from Kyle Kelly, FCDOT, that the existing office space produced 8,040 trips per weekday, and 2,800 trips would be added over the current Comprehensive Plan with the current .50 Floor Area Ratio of the adopted plan amendment;

- Confirmation that 2,800 trips would be added to 11,500 trips adopted by the current Comprehensive Plan;

- Confirmation from staff that, according to a transportation study, the only intersection with significant increases in delay would be at Conference Center Drive and Stonecroft Boulevard, especially during the AM peak period;

- Confirmation from staff that mitigation of adding dual left turn lanes from Stonecroft Boulevard onto Conference Center Drive was shown to improve the AM peak;

- Discussions about adequate use of office space under the proposed plan amendment;

- Confirmation from the nominator's agent that a bus stop located approximately 150 feet from the primary entrance to the site was part of the Parkstone rezoning project during which a bus shelter was installed; and

- Discussions about the possibility of WMATA Metrobus being considered during the rezoning process.

Chairman Niedzielski-Eichner called for the first listed speaker.

Jeffrey Parnes, 3153 Ramesses Court, Herndon, representing Sully District Council of Citizens Association, opposed the site-specific plan amendment. A copy of Mr. Parnes' testimony is in the date file.

There was a brief discussion between staff and multiple Commissioners:

- Confirmation from staff that two community meetings were held in relation to the proposed plan amendment;

- The first recorded meeting focused on the SSPA cycle and was held jointly with the Sully District community council on January 25, 2023;

- The second community engagement meeting was advertised through social media and mailings that were forwarded to civic organizations, which were listed both through the Fairfax County Office of Public Affairs and the Sully District office;

- Explanation from staff that there was no community feedback following both meetings;

- Clarification that there was a delay between the staff's consideration made in 2023 and tonight's public hearing, and staff's consideration was deemed consistent with the staff report;

- Clarification from staff that the security aspect of the site was not an issue, and all processes were considered before the decision took place;

- Confirmation from staff that the second community meeting was focused on the Comprehensive Plan aspect of the proposed plan amendment;

- Staff worked to ensure that the community was given enough time to comment on the staff's evaluation and recommendation and send their feedback;

- Comments on evaluation processes by Land Use Committees and the consideration that each district handled them differently; and

- Explanation from staff that because of the complexity and scope of the proposed plan amendment the feedback from the community was extremely helpful to staff.

Chairman Niedzielski-Eichner called for speakers from the audience, but received no response. There were 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 Spain for action on this plan amendment.

Prior to the motion, Commissioner Spain highlighted provisions of the proposed amendment.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR THE SITE-SPECIFIC PLAN AMENDMENT SSPA 2023-III-1BR, AS SHOWN ON PAGE 22 OF THE STAFF REPORT.

Commissioner Landgraf seconded the motion which was carried by a vote of 11-0. Commissioner Hancock was absent from the meeting.

Following the motion, Commissioner Carter supported the plan amendment and appreciated time given to the public and the Planning Commissioners before the start of the rezoning process. Commissioner Carter asked the applicant to contact Mr. Parnes and address his concerns. He added that transportation issues were pending and would yet to be resolved.

Commissioner Spain confirmed that the applicant would be attending the Joint Sully District Land Use and Transportation Committee on November 17, 2025 to discuss the rezoning process.

Commissioner Spain thanked staff and the nominator's agent, Lori Greenlief, for hard work.

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The meeting was adjourned at 9:30 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: 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 02 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