MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 10, 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
Alis Wang, Mason District
Walter C. Clarke, Mount Vernon District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: James Thomas, Springfield District

OTHERS: David Stinson, Planning Division (PD), Department of Planning and Development (DPD)
Salem Bush, Branch Chief, PD, DPD
Savannah Murray, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Sharon Williams, ZED, DPD
Nina Aamodt, Transportation Planning Division, Fairfax County Department of Transportation
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

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Chairman Niedzielski-Eichner explained that the agenda of tonight's meeting included commission business, which consisted of the approval of minutes, two deferrals, the approval of revised Planning Commission bylaws, and the conduct of three public hearings.

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Chairman Niedzielski-Eichner announced that on Tuesday, December 9, 2025, the Board of Supervisors reappointed Commissioner Carter and Commissioner Clarke to four-year terms. Chairman Niedzielski-Eichner congratulated both Commissioners on their reappointments and indicated that the swearing-in ceremony would be conducted during the Planning Commission meeting on January 7, 2026.

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APPROVAL OF SEPTEMBER 2025 MINUTES

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

- SEPTEMBER 10, 2025; AND
- SEPTEMBER 17, 2025

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

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SE 2023-DR-00036 – LAURA WINFIELD BERKEBILE AND JULIA HELENA EUGENIA BERKEBILE FAZIO

Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2023-DR-00036 TO A DATE CERTAIN OF APRIL 22, 2026.

Commissioner Bennett seconded the motion, which carried by a vote of 11-0. Commissioner Thomas was absent from the meeting.

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PCA-2011-PR-023-05/CDPA-2011-PR-023-04/FDPA-2011-PR-023-05 (RZPA 2024-PR-00013) – 7901 WESTPARK LLC

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION INDEFINITELY DEFER THE PUBLIC HEARING FOR PCA-2011-PR-023-05, CDPA-2011-PR-023-04, AND FDPA-2011-PR-023-05.

Commissioners Bennett and Batchelor-Causey seconded the motion, which carried by a vote of 11-0. Commissioner Thomas was absent from the meeting.

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Chairman Niedzielski-Eichner explained that Commissioner Carter chaired the Policy and Procedures Committee and explained that revisions were made to the Planning Commission

Bylaws. Chairman Niedzielski-Eichner recognized Commissioner Carter to highlight the revisions.

Commissioner Carter summarized the following updated items:

- Words "Chair" and "Vice Chair" would be used instead of "Chairman" and "Vice Chairman";
- Clarification about the logistics of adjourning the Planning Commission meeting at midnight;
- Clarification about the questions of the Planning Commission for staff and applicant;
- Clarification that a timeframe for a video testimony would be 3 minutes, and the order of testimonies would be voluntarily established due to their high volume;
- Explanation about streamlining requirements for meeting minutes; and
- Explanation about the right for the minority of the Commission to file a separate report in addition to the annual report.

Chairman Niedzielski-Eichner clarified time limits for a public testimony and explained that four (4) minutes would be allotted to registered speakers appearing on their own behalf, and seven (7) minutes would be allotted to registered speakers who represented a recognized association. He added that speakers who did not sign up on the Speakers List and video testimonies would be offered three (3) minutes.

Commissioner Cortina added that the minority of the Commission was given the right to file a separate report in case an action had been taken during the public hearing and confirmed that she supported the initiative.

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Commissioner Carter MOVED APPROVAL OF THE REVISED BYLAWS & PROCEDURES OF THE FAIRFAX COUNTY PLANNING COMMISSION DATED DECEMBER 10, 2025.

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

Chairman Niedzielski-Eichner thanked Commissioner Carter for his work on updating the Planning Commission Bylaws.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. 2232-2025-SU-00002 – SINGER SUBSTATION
2. SE 2024-MV-00008 – ALUSINE CONTEH
3. RZ/FDP-2024-DR-00019 CONCURRENT WITH PCA-79-C-037-010 (RZPA-2024-DR-00047) – MCP DULLES TECH CENTER LLC

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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2232-2025-SU-00002 – SINGER SUBSTATION – to consider the proposal by Dominion Energy to construct a proposed electrical substation facility located at 14701 Willard Road, Chantilly, VA 20151. Tax Map: 44-1((1)) 3A. 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.

David Stinson, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy is in the electronic date file. He added that he was joined by Salem Bush, Branch Chief, PD, DPD. Mr. Stinson stated that staff recommended approval of 2232-2025-SU-00002 and confirmed that it satisfied the criteria of location, character, and extent, as specified in *Virginia Code* Section 15.2-2232, as amended.

Dennis M. Quinn, Applicant's engineer, TRC Companies, LLC, gave a presentation on the proposed item.

There was a discussion between Mr. Stinson; Mr. Bush; Mr. Quinn; Stefan Haas, Applicant's project manager; and multiple Commissioners on the following:

- Acknowledgement that the Board of Supervisors adopted new zoning standards for electrical substations at the Board of Supervisors' meeting held on Tuesday, December 9, 2025;

- The following zoning requirements were adopted during the discussion:

    - All substation equipment would be set back a minimum of 100 feet from the property line of any adjacent residential area; and

  - Electrical substations would be maintained by right in I-3, I-4, I-5, and I-6 (industrial districts) and would not require a special exception.

- Confirmation from staff that substation equipment would not exceed acceptable electromagnetic field (EMF) levels and would not have an adverse effect on health beyond the fence line of the substation;

- The applicant's commitment to adhering to the operations that protected public health and safety;

- Confirmation from the applicant's engineer that the applicant had set forth extensive safety regulations;

- Clarification that since the late 1970s the applicant had been monitoring their operations and conducted multiple studies with the focus on an analysis of acceptable EMF levels;

- Acknowledgment that no connection was detected between potential EMF exposures and a long-term adverse health effect;

- In the United States of America there were no federal health-based EMF limits;

- Confirmation from the applicant's project manager that additional distribution lines and poles would be installed in the service area around Entre Court;

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

- Explanation from the applicant's project manager that the initial construction would commence in 2029, and additional transformers would be installed by 2030-2031;

- A general inquiry into the nature of electromagnetic radiation and whether its intensity decreased proportionally to a distance;

- Confirmation that there was no anticipated leakage of electromagnetic radiation or any other adverse effect associated with the proposed construction;

- The need for regulations that would govern EMF levels;

- Reaffirmation that the studies demonstrated that there were no concerns about exposure, and a distance between transformers and fence lines was a vastly considered factor;

- Explanation that the proposed substation would be located within an industrial zone surrounded by industrial operations; and

- Studies conducted by the applicant for identical projects were shared with staff and were relevantly applied to the proposed application.

Chairman Niedzielski-Eichner called the first listed speaker.

Sherief Elsibaie, 10173 Oakton Terrace Road, Oakton, supported the proposed construction and emphasized its economic and financial value. As an aspiring civil engineer, he stated that the proposed construction would offer ample opportunities for investments and would be beneficial to the community. He added that one of the properties of radiation was the emission above the visible light spectrum.

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 proposed item.

Prior to the motion, Commissioner Spain provided a brief overview of the proposed application. She confirmed that the proposal met the criteria of location, character, and extent, as outlined in the Fairfax County Comprehensive Plan.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION 2232-2025-SU-00002 BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE SUBJECT PROPOSAL BY DOMINION ENERGY TO CONSTRUCT AN ELECTRICAL SUBSTATION FACILITY, LOCATED AT 14701 WILLARD ROAD, CHANTILLY, VA, 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 NOVEMBER 6, 2025(sic).

The correct date of the staff report was November 26, 2025.

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

Chairman Niedzielski-Eichner reminded the Planning Commission that a 2232 consideration represented a final action.

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SE-2024-MV-00008 – ALUSINE CONTECH – Appl. to permit vehicle repair and maintenance, light. Located on approx. 32,451

sq. ft. of land zoned C-8, CRD and HC. Mount Vernon District.
Tax Map 101-2 ((1)) 75 (pt).
MOUNT VERNON DISTRICT. PUBLIC HEARING.

David R. Gill, Applicant's Agent, Wire Gill LLP, reaffirmed the affidavits dated October 2, 2025, and October 30, 2025(sic).
However, one affidavit existed, dated October 2, 2025.

There were no disclosures by Commission members.

Savannah Murray, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. She stated that staff recommended approval of SE-2024-MV-00008.

Mr. Gill gave a presentation on the subject application.

Commissioner Clarke thanked staff for their hard work and expressed an intent to defer the decision only for the proposed application. He stated that more information was required to revise the development conditions associated with the proposed item. He thanked the applicant for reaching out to the community members and appreciated feedback from the community.

There was a discussion between Mr. Gill; Ms. Murray; Catherine Lewis, Branch Chief, ZED, DPD; and multiple Commissioners regarding the following issues:

- Clarification from the applicant's agent that the property was situated in two zoning districts, and one portion of the property would not be accessible;
- Explanation from staff that since the FCDOT memorandum dated September 4, 2025, changes were made and requirements had been met;
- Explanation from the applicant's agent that FCDOT did not initially agree with the two existing access points along Richmond Highway, so the applicant had removed an access point along the site's frontage;
- Explanation that the applicant would dedicate right-of-way along the site frontage to accommodate an improvement;
- Explanation from staff that VDOT published the visuals of the Richmond Highway portion of the application on their website;
- Negotiations between DPD staff and VDOT regarding Bus Rapid Transit Project were conducted;
- Confirmation from staff that the curb was 35.5 feet away from the property line; and
- Discussions about the potential residential use of a portion of the property.

Chairman Niedzielski-Eichner called the first listed speaker.

Queenie Cox, 2920 Douglas Street, Alexandria, representing Gum Springs Homeowners Organization, strongly opposed the proposed application. A copy of Ms. Cox's statement is in the date file.

Vincent Carter, 3222 Napper Road, Alexandria, representing New Gum Spring Civic Association, expressed concerns about the proposed application and stated that the members of the local community would need to be allowed to contribute their input and to constructively engage in the discussion. He added that the application should conform to the Gum Springs Conservation Plan.

Chairman Niedzielski-Eichner called for speakers from the audience but received no response.

Mr. Gill explained that the applicant was committed to working with the community and was prepared to address concerns of the residents.

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 Clarke for action on this proposed item.

Prior to the motion, Commissioner Clarke thanked speakers for their testimonies. He stated that the land of the subject property had a historical value and highlighted the importance of land preservation. Commissioner Clarke added, that prior to the final recommendation, the applicant and DPD staff would collaborate with the Gum Spring community. Commissioner Clarke thanked staff for their hard work and efforts.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE-2024-MV-00008 TO JANUARY 7, 2026, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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RZ/FDP-2024-DR-00019 – MCP DULLES TECH CENTER LLC – Appls. to rezone from I-4 to PRM to permit residential development with a maximum Floor Area Ratio (FAR) of 1.41 and approval of the conceptual and final development plan. Located S. of the Dulles Toll Rd. at the S.W. corner of the intersection of Dulles Technology Dr. and Sunrise Valley Dr. on approx. 12.14 ac. of land. Comp. Plan Rec: Mixed Use. Dranesville District. Tax

Map 16-3 ((1)) 31. (Concurrent with PCA-79-C-037-010).
DRANESVILLE DISTRICT. PUBLIC HEARING.

PCA-79-C-037-010 – MCP DULLES TECH CENTER LLC – Appl. to amend the proffers for RZ-79-C-037 previously approved for industrial development to permit land deletion and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.41. Located S. of the Dulles Toll Rd. at the S. W. corner of the intersection of Dulles Technology Dr. and Sunrise Valley Dr. on approx. 12.14 ac. of land zoned I-4. Comp. Plan Rec: Mixed use. Dranesville District. Tax Map 16-3 ((1)) 31. (Concurrent with RZ/FDP-DR-00019).
DRANESVILLE DISTRICT. PUBLIC HEARING.

Brian J. Winterhalter, Applicant's Agent, DLA Piper LLP, reaffirmed the affidavit dated November 17, 2025.

There were no disclosures by Commission members.

Sharon Williams, 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 the proposed applications.

Mr. Winterhalter gave a presentation on the subject applications.

There was a discussion between Mr. Winterhalter; Ms. Williams; Catherine Lewis, Branch Chief, ZED, DPD; Nina Aamodt, Transportation Planning Division, Fairfax County Department of Transportation; and multiple Commissioners regarding the following issues:

- Explanation from the applicant's agent that tenants in the office building located on the subject property were scheduled to leave the premises due to an upcoming redevelopment;

- Explanation that the proposed site would include 16-foot wide and 20-foot wide townhouses;

- Explanation that multi-family units would most likely be 1-bedroom and 2-bedroom rental apartments;

- An aspect of the application that would provide more affordable housing options;

- Explanation that the applicant would install electrical panels in the townhouses to accommodate Level 2 electric vehicle (EV) charging, per residents' requests;

- The applicant's commitment to install EV chargers in 10% of the parking spaces in the parking garage of the multi-family structure and to provide the infrastructure to support the future installation of EV charging stations for an additional 20%;

- Explanation that the proposed development would need 1.49 acres of onsite urban park space, and the applicant's commitment to provide 1.5 acres of onsite urban park space, excluding green park space along Sunrise Valley Drive due to a noise;

- Clarification from staff that the urban park space rate would be equated by 1.5 acres per approximately 1000 residents with an average household size of 2.84 residents per a townhouse;

- Explanation from the applicant's agent that, according to the Zoning Ordinance, the development of 4 Affordable Dwelling Units (ADUs) would be provided;

- The applicant would commit to providing 12.8% of Workforce Dwelling Units (WDUs) per County policy;

- Explanation that 50% of the rental WDUs would be offered to households whose income was up to 80% of Average Median Income (AMI), 25% of the WDUs would be offered to households whose income was up to 70% of AMI, and 25% of the WDUs would be offered to households whose income was up to 60% of AMI;

- Discussions about the relevance of a proposed housing structure of the development within a Metro Station area;

- General comment about the benefits of the proposed housing variety and of the green amenity arrangement behind houses;

- Notification of a typo in Proffer 13 (Section F) in the Zoning Section number and confirmation that it was corrected;

- Clarification that the applicant proposed 25% of open space that would be consistent with the Conceptual Development Plan;

- Explanation that specific sport court areas were not part of the proposed applications, but the proposed open space could afford adding recreational areas;

- The applicant's commitment to make an additional monetary contribution per new student and per unit generated by the proposed development besides the standard contribution to Fairfax County Public Schools;

- Explanation from the applicant's agent that, in compliance with ADA guidelines, grab bars would be reinforced and door entrances would be structured to accommodate wheelchairs;

- The applicant would install light switches, thermostats, and electrical outlets that would have an optimal height for wheelchair users;

- The applicant's commitment to construct accessible bathrooms;

- The applicant's commitment to install strobe light smoke detectors and outdoor doorbells for the deaf and hard-of-hearing residents;

- Explanation from staff that potentially a parcel adjacent to the site would be redeveloped, and Sayward Boulevard would be expanded to meet ultimate public road standards for VDOT maintenance;

- Staff confirmed that the applicant would provide interim conditions, conduct road maintenance, and grant the next developer construction easements, which would allow for an expansion with the potential construction of a cross-section;

- Pedestrian connectivity would include the provision of 6-foot sidewalks, crosswalks, and curb ramps that would be installed at the intersections;

- Confirmation from the applicant's agent that pedestrian connectivity would be facilitated by the interconnection of grid streets aligned with an adjacent development at Liberty Park;

- The applicant's commitment to enhance connectivity within a Metro Station area and provide a comfortable walking route by integrating the proposed development with a pedestrian network;

- The necessity of a waiver of the 200-square foot privacy yard requirement and its impact upon an open space area;

- Comparison was made with a previous development, when adding 200 square feet guaranteed the provision of open space and the residents in ADUs and WDUs did not have to incur additional expenses for decks;

- Rooftop decks proposed for the previous development incurred high costs; and

- Explanation from staff that open-space residential decks were an additional option for the residents.

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 Batchelor-Causey for action on these applications.

Prior to the motion, Commissioner Batchelor-Causey thanked staff and the applicant for flexibility, productive collaboration, and diligent work.

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Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING ACTIONS:

- RZ 2024-DR-00019 AND ITS ASSOCIATED CDP, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 10, 2025;

- PCA 79-C-037-010;

- WAIVER OF THE 200-SQUARE FOOT PRIVACY YARD REQUIREMENT FOR THE SINGLE-FAMILY ATTACHED DWELLING UNITS IN LIEU OF THE COMMUNITY OPEN SPACE; AND

- WAIVER OF THE PRIVATE STREET LENGTH LIMITATION OF 600 FEET.

In a related action, Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2024-DR-00019.

Commissioner Bennett seconded the motion, which was carried by a vote of 11-0. Commissioner Thomas was absent from the meeting.

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In the spirit of the upcoming holiday season, Chairman Niedzielski-Eichner thanked Planning Commission staff, staff from Department of Planning and Development, the Channel 16 crew, and the security team for their outstanding support and hard work. He expressed gratitude to the public for their valuable contributions. Chairman Niedzielski-Eichner thanked fellow members of the Planning Commission for an outstanding year.

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The meeting was adjourned at 9:28 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: March 4, 2026

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 9 day of March 2026, by Nicole Blackwell

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

Notary Seal