MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 7, 2026

PRESENT: Phillip A. Niedzielski-Eichner, Chair, Commissioner At-Large
Evelyn S. Spain, Vice Chair, Sully District
Jeremy Hancock, Secretary, Providence District
Candice Bennett, Parliamentarian, Commissioner At-Large
Alyssa Batchelor-Causey, Dranesville District
John A. Carter, Hunter Mill District
Walter C. Clarke, Mount Vernon District
Mary D. Cortina, Braddock District
Chris Landgraf, Franconia District
Timothy J. Sargeant, Commissioner At-Large
James Thomas, Springfield District
Alis Wang, Mason District

ABSENT: NONE

OTHERS: Chris Falcon, Clerk of the Fairfax Circuit Court
William O'Donnell, Zoning Evaluation Division (ZED),
Department of Planning and Development (DPD)
Tabatha Cole, ZED, DPD
Nicole Blackwell, Clerk to the Planning Commission,
Department of Clerk Services (DCS)
Michelle Jordan, Deputy Clerk, DCS
Satabdi Samaddar, Administration, DCS

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The meeting was called to order at 7:30 p.m., by Chair 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

Chair Niedzielski-Eichner announced that John A. Carter, the Planning Commissioner who represented the Hunter Mill District, and Walter C. Clarke, the Planning Commissioner who represented the Mount Vernon District, would be reappointed at tonight's meeting for four-year terms.

Prior to a swearing-in ceremony, Chair Niedzielski-Eichner highlighted various functions of the Planning Commission. He indicated that a crucial role of the Planning Commission was to guide the future of Fairfax County and provided the Board of Supervisors with strategic recommendations on land use policies and on the implementation of planning through development applications. Chair Niedzielski-Eichner noted collaboration efforts between Planning Commissioners and staff in fostering balanced, orderly, and equitable growth across the County. The purpose of those initiatives addressed the needs and values of the community.

Chair Niedzielski-Eichner stated that Planning Commissioners were appointed and reappointed for four-year terms by the Board of Supervisors. Each of the nine magisterial districts of Fairfax County was represented, and three Commissioners At-Large served on behalf of the County.

Chair Niedzielski-Eichner described the substantial workload of the Planning Commission, indicated that there were thirty-six Planning Commission meetings last year with ninety-nine applications acted upon. During those meetings, approximately three hundred and eighty-nine testimonies were delivered by community members. In addition to Planning Commission meetings, there were twenty-five Planning Commission Committee meetings held in 2025.

Chair Niedzielski-Eichner acknowledged efforts and hard work of staff in achieving high-performance standards. He noted the valuable and integral collaboration of the Planning Commission with the Board of Supervisors. He stated that in 2025 the Board of Supervisors concurred with all Planning Commission's primary recommendations.

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Chair Niedzielski-Eichner announced that Chris Falcon, Clerk of the Fairfax Circuit Court, would perform the swearing-in ceremony.

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Mr. Falcon conducted the swearing-in ceremony for the following reappointed Planning Commissioners for four-year term ending in December 2029:

- John A. Carter, Hunter Mill District
- Walter C. Clarke, Mount Vernon District

Chair Niedzielski-Eichner provided biographical information about each of the Planning Commissioners.

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Chair Niedzielski-Eichner explained that the agenda for tonight's meeting included commission business, two decision- only items, and the conduct of one public hearing.

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Chair Niedzielski-Eichner noted that another busy year lay ahead, extending beyond land use and development public hearings. The work ahead included proposed site-specific amendments to the Comprehensive Plan and Zoning Ordinance amendments, with approval of the first phase anticipated by the end of 2025. During the year, the Commission would undertake the second of two phases to rewrite and update the Policy Plan of the Comprehensive Plan. It would also complete its review and develop recommendations for the Capital Improvement Program for fiscal years 2027 through 2031.

In addition, the Commission would continue its committee work, including consideration of potential changes to the Site-Specific Plan Amendment process based on lessons learned during the 2025 cycle. The Commission also expected to contribute to staff efforts responding to Chairman McKay's Board Matter on housing, which called for identifying and facilitating opportunities to streamline the development process for residential projects.

Finally, it was noted that the Planning Commission bylaws require the annual election of officers at the second meeting of the calendar year, and that the election of the Chair, Vice Chair, Secretary, and Parliamentarian was scheduled for the January 14 meeting following completion of all public hearings.

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Commissioner Hancock announced that on January 6, 2026, Commissioners were emailed copies of the draft minutes for Planning Commission meetings held in October 2025. Commissioner Hancock announced his intent to move for approval of the June meeting minutes during the Planning Commission meeting on January 14, 2026.

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SE-2024-MV-00008– ALUSINE CONTECH
(Decision Only) (The public hearing on this application was held on December 10, 2025.)

Prior to the motion, Commissioner Clarke explained that he was going to defer on this decision only for further community engagement. He stated that the applicant was meeting with the community again on January 13th and so after the Commission would move on the application.

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SE-2024-MV-00008 TO JANUARY 14, 2026, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

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

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RZ/FDP 2022-LE-00016– STEVEN MICHAEL SUSHNER, TR. AND ADAM KIRSCHENBAUM TR
(Decision Only) (The public hearing on this application was held on December 3, 2025.)
Prior to the motion Commissioner Landgraf stated the following:

- Expressed appreciation to everyone who provided comments and input on the project;
- Specifically thanked the members of the Franconia District Land Use Committee for their continued support of planning efforts and for the time they dedicated to the process;
- Thanked staff, Ms. Tabatha Cole and Ms. Cathy Lewis, for their long hours and valuable guidance throughout the review of the project;
- Acknowledged that 65% of the Land Use Committee voted against the proposal, but noted that some decisions required additional research and evaluation;
- Explained that further research into development trends in the Franconia District and across Fairfax County raised concerns about the future availability of housing types;
- Cited the 2024 Fairfax County Demographics Report, which showed that single-family detached housing had fallen below 50% as of 2020 and was projected to decline to 40% by 2050;
- Stated concern that a lack of housing diversity could result in residents leaving the county in search of single-family detached homes;
- Noted that far fewer single-family detached homes were being built compared to past decades;
- Provided an example from the district, where only 17–20 single-family homes were proposed or under construction, compared to 368 townhomes and more than 2,000 multifamily units;
- Explained that the proposed PDH-2 rezoning allowed two additional single-family detached homes beyond what R-1 zoning permitted;
- Emphasized that even a small increase in single-family detached housing was meaningful;
- Noted that PDH-2 zoning required more open space than R-1, helping preserve mature vegetation on the site;
- Described PDH-2 as an appropriate transitional zoning between R-1 to the north and R-5 to the south and west;
- Clarified that the rezoning would not have been supported if the site were located entirely within the middle of an R-1 area; and
- Concluded that, because the site sat on the edge of R-1 zoning and transitioned well to higher-density areas, PDH-2 was the best fit and warranted support of the staff recommendation.

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Commissioner Landgraf MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2022-LE-00016 AND ITS ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 3, 2025.

IN A RELATED ACTION, THE PLANNING COMMISSION VOTED TO APPROVE FDP-2022-LE-00016.

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

ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. RZ 2024-DR-00018/PCA 78-D-049 CONCURRENT WITH SE 2024-DR-00031 – FLAGSHIP VIRGINIA OPCO, LLC

This order was accepted without objection.

Chair Niedzielski-Eichner recited the rules for public testimony.

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RZ 2024-DR00018 - FLAGSHIP VIRGINIA OPCO, LLC.- RZ Appl. to rezone from R-1 and C-8 to C-8 to permit a car wash with an overall Floor Area Ratio (FAR) of 0.09. Located on the E. side of Dranesville Rd., S. of Leesburg Pike on approx. 1.04 ac. of land. Comp. Plan Rec: Retail and Other. Dranesville District. Tax Map 6-3 ((1)) 2A and 2B. (Concurrent with PCA-78-D-049 and SE-2024-DR-00031).
DRANESVILLE DISTRICT. PUBLIC HEARING.

PCA 78-D049- FLAGSHIP VIRGINIA OPCO, LLC.- PCA Appl. to amend the proffers and associated site design for RZ 78-D-049 to permit a car wash with an overall Floor Area Ratio (FAR) of 0.09. Located on the E. side of Dranesville Rd., S. of Leesburg Pike on approx. 1.04 ac. of land zoned R-1 and C-8. Comp. Plan Rec: Retail and Other. Dranesville District. Tax Map 6-3 ((1)) 2A and 2B. (Concurrent with RZ-2024-DR-00018 and SE-2024-DR-00031).
DRANESVILLE DISTRICT. PUBLIC HEARING.

SE 2024-DR-00031 - FLAGSHIP VIRGINIA OPCO, LLC.- SE Appl. to permit a car wash. Located on approx. 1.04 ac. of land zoned R-1 and C-8. Dranesville District. Tax Map 6-3 ((1)) 2A and 2B. (Concurrent with RZ-2024-DR-00018 and PCA-78-D-049).
DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Shane M. Murphy, Applicant's Agent, Miles Stockbridge P.C. reaffirmed the affidavits dated December 22, 2025.

Tabatha Cole, 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 the staff recommended approval of RZ 2024-DR-00018/PCA 78-D-049 concurrent with SE 2024-DR-00031.

Mr. Murphy gave a brief presentation on the subject applications.

Commissioner Batchelor-Causey deferred making preliminary comments on the application.

There was a discussion between Ms. Cole; Mr. Murphy; Maria C. Lashinger, Traffic Consultant Agent, Grove/Slade Associates Inc.; Lee V. May, Applicant's Agent, Flagship Virginia OPCO, LLC; and multiple Commissioners regarding the following:

- Concern about traffic backups based on experience with similar facilities, particularly spillback onto main arterial roads;
- Concern with the southern access point and how vehicle stacking and circulation would be managed;
- Explanation that the presence of a service road was a significant advantage compared to other locations without one;
- Clarification on how vehicles would circulate, queue, and exit, especially given the express service model;
- Explanation that the service road was historically designed to maintain access, particularly for the adjacent Shell station and left-turn movements;
- Explanation that preserving the two-way service road was intentional and required, allowing traffic flow to continue even with queuing;
- Clarification that vehicles could queue on the service road while still maintaining access, and that the service drive functioned as a two-way facility;
- Explanation that the service drive existed to preserve full access to the Shell station along Route 7, especially given the nearby eastbound exit to the Dulles County Parkway;
- Explanation that the service drive remained two-way and could not be blocked, preserving access for both the Shell station and nearby residential areas along Dranesville Road;
- Clarification that maintaining the service drive also allowed Flagship customers to exit and make left turns toward surrounding neighborhoods and Herndon High School;
- Clarification that the car wash operated as a quick-service facility, which reduced prolonged backups compared to full-service car washes;
- Explanation that peak-day operations after snowstorms or extended rain as the design scenario used for traffic planning;
- Explanation that circulation options, including entering from either the north or south, proceeding through the wash tunnel, and optionally using vacuum spaces before exiting from either driveway;
- Explanation that the tunnel could accommodate five vehicles at a time, with up to fifteen vehicles stacked on-site waiting for service;

- Clarification that if demand exceeded on-site capacity, staff would implement a queue mitigation plan, including coning off the north entrance;
- Explanation that all excess queuing would be managed internally on-site to prevent vehicle stacking on the service drive or adjacent roads;
- Explanation that under the queue mitigation plan, some interior parking/vacuum spaces could be temporarily blocked by the queued vehicles;
- Clarification that vacuum spaces on the west side of the site would remain accessible even when queuing was active;
- Clarification that express service referred specifically to the wash tunnel, while customers often stayed longer at vacuum stations;
- Explanation on how Flagship staff actively managed vehicle spacing and flow during peak periods to maximize on-site capacity;
- Compared operations to other Flagship locations, noting that staff in high-visibility vests helped move vehicles efficiently;
- Concerns that car washes directly accessing arterial roads could be problematic without service drives or adequate on-site stacking;
- Clarification that the vacuum and wipe-down area was not covered;
- Explanation that managing vehicle throughput and queuing during peak demand was a primary operational consideration;
- Explanation that queuing challenges had been addressed successfully at other locations and informed the proposed plan;
- Explanation that equipment reliability and maintenance as a key operational priority;
- Explanation that hiring and retaining good employees as an ongoing challenge, common across businesses;
- Clarification that a larger site could allow for wider queuing, but stated the site was larger than some existing locations;
- Clarification that the site and equipment improvements would adequately handle projected demand;
- Explanation that the operation used a modern water reclamation system focused on reducing water use and utility costs;
- Explanation of the installation of three large underground tanks, each holding roughly 2,000 gallons or more;
- Explanation that water from the wash tunnel flowed into these tanks, where solids settled out;
- Explanation that the water was then pumped back into the building and passed through a filtration system;
- Clarification that reclaimed water was reused for the wash portion of the process only;
- Explanation that the final rinse always used fresh water; and
- Clarification that approximately 40 percent of the total water used for each car wash was recycled or reclaimed.

Following the public hearing, Chair Niedzielski-Eichner called for speakers. Chair inquired of the Clerk, who confirmed that there were no callers.

With no speaker testimony presented, there being no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chair Niedzielski-Eichner closed the public hearing and recognized Commissioner Batchelor-Causey to make a motion.

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Prior to the motion, Commissioner Batchelor-Causey requested that the applicant confirm for the record their agreement to the proposed development conditions dated December 23, 2025.

Mr. Murphy affirmed agreement to the development conditions dated December 23, 2025.

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

- PCA-78-D-049, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 22, 2025;
- RZ-2024-DR-00018 SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 22, 2025; AND
- SE-2024-DR-00031 SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED DECEMBER 23, 2025.

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

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The meeting was adjourned at 8:20 p.m.
Phillip A. Niedzielski-Eichner, Chair
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: Michelle Jordan
Approved on: April 29, 2026

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 5 day of May 2026, by Nicole Blackwell.

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028