MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 14, 2026

PRESENT: Phillip A. Niedzielski-Eichner, Chair, 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
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: Mary Ann Tsai, Branch Chief, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Katelyn Quinn, ZED, DPD
Savanna Murray, ZED, DPD
Nicole Blackwell, Clerk to the 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 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 explained that the agenda for tonight's meeting included commission business, one decision- only item, and the conduct of one public hearing. In addition, he stated that the Planning Commission would elect officers for 2026 at the conclusion of the meeting.

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MINUTES APPROVAL – OCTOBER 2025

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

- OCTOBER 8, 2025;
- OCTOBER 15, 2025;
- OCTOBER 16, 2025;
- OCTOBER 22, 2025; AND
- OCTOBER 29, 2025.

Commissioners Bennett and Sargeant seconded the motion, which was carried by a vote of 11-0. Commissioner Carter was not present for the vote.

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SE-2024-MV-00008 – ALUSINE CONTECH
(Decision Only) (The public hearing on this application was held on December 10, 2025, and deferred decision only to January 14, 2026.)

Prior to the motion, Commissioner Clarke explained that significant community outreach had been conducted, the applicant made a presentation to New Gum Spring Civic Association, and the letter of support relating to the proposed application had been issued by the Counsel of Mount Vernon District. Commissioner Clarke added that the Counsel had recommended the initiation of the rezoning process of the property lot within the next five years to be considered residential.

Savannah Murray, Zoning Evaluation Division, Department of Planning and Development, confirmed that they would continue working with the applicant but could not impose a development condition that would require rezoning of the property.

Prior to the motion, Commissioner Clarke requested that the applicant confirm for the record their agreement to the proposed development conditions consistent with those dated January 6, 2026.

David R. Gill, Applicant's Agent, Wire Gill LLP, affirmed agreement to the development conditions dated January 6, 2026. He also stated, for the record, that the Plan Amendment would be filed within the SSPA process to allow for rezoning.

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING ACTIONS:

- SE-2024-MV-00008, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 6, 2026;

- WAIVER OF 8100.7.E(2) OF THE ZONING ORDINANCE TO CONSTRUCT THE TRAIL ALONG RICHMOND HIGHWAY;

- MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHERN LOT LINE TO THAT SHOWN ON THE SE PLAT;

- WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN LOT LINE;

- MODIFICATION OF THE STREET FRONTAGE LANDSCAPING TO THAT SHOWN ON THE SE PLAT; AND

- WAIVER OF THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS.

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

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Commissioner Cortina announced that the Planning Commission's Environment Committee would meet jointly with the Land Use Process Committee on Thursday, January 15, 2026, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035. Commissioner Cortina announced that the agenda would include a discussion of the Climate Adaption and Resilience Plan. The following items would be considered:

- Flood-Risk Reduction Policy that was adopted by the Board of Supervisors on October 14, 2025 and potential regulatory changes to land use development; and

- Staff presentation on the upcoming Public Facilities Manual Amendment on trees – "Resilient Trees".

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. SE-2025-HM-00001 – COMSTOCK RESTON STATION HOLDINGS LC

This order was accepted without objection.

Chair Niedzielski-Eichner recited the rules for public testimony.

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SE-2025-HM-00001 – COMSTOCK RESTON STATION HOLDINGS LC – SE Appl. to permit sign modifications. Located on approx. 17.55ac. of land zoned PDC. Hunter Mill District. Tax

Map 17-4 ((1)) 17L1-L7; 17-4 ((1)) 17E; 17-4 ((20)) 1-8; 17-4 ((24)) 3; and 17-4 ((41)) A-C.
HUNTER MILL DISTRICT. PUBLIC HEARING.

Jill S. Parks, Applicant's Agent, Ballard Spahr LLP, reaffirmed the affidavit dated December 29, 2025.

There were no disclosures from the Commission.

Katelyn Quinn, 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 the proposed application.

Ms. Parks gave a presentation on the subject application.

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

- General discussions about previously permitted digital signs under the proposed application that caused the majority of concerns;
- Suggestion that the applicant make necessary changes to the existing signage network;
- Concerns that signage on the JW Marriott building was not consistent with the Zoning Ordinance and was not in compliance with the Comprehensive Plan;
- Explanation that software that measured screen brightness in nits would be reprogrammed, and the signs would have 155 nits at nighttime instead of the current volume of 300 nits;
- Explanation from the applicant's agent that nits were measured by meter to achieve the desired display brightness;
- Confirmation that signs currently had 300 nits at nighttime;
- Staff would address the Zoning Administration Division and the Department of Code Compliance (DCC) about capabilities that were necessary to perform adequate measurements;
- Suggestion by staff that, after the adjustment and reduction of brightness to 155 nits, the applicant might demonstrate the updated display to the Planning Commission and to the community;
- Suggestion by the applicant's agent that a luminance meter could be used for their measurements from different angles;

- Explanation from staff that the DCC had the power to issue a notice of violation in case the applicant did not conform to the requirements;

- Clarification that a sign in Tysons had a nighttime nit level of 1,250;

- Concerns that a sign's visibility and brightness could affect driving conditions;

- Clarification that illumination was generally reduced at dusk and timed to seasonal changes;

- Confirmation that signs would operate according to a previous approval;

- Confirmation from staff that the Office of the County Attorney (OCA) determined that staff and the County had the capability to regulate the size of texts and logos on a digital panel;

- Confirmation that crown features could have logos up to 240.28 square feet in the area;

- Concerns about D1 electronic display sign and its impact on a surrounding area;

- Explanation that the OCA confirmed that text, content, and logos would be managed by the applicant for D1 sign and JW Marriott sign;

- Clarification that restrictions and changes to signage would be enforced by the applicant;

- Explanation that the applicant sought approval of a Sign Plan to amend a previously approved signage program to include digital signs, and clarification that logos within signs could be amended;

- Explanation from staff that Virginia Department of Transportation (VDOT) determined that signs proposed by the applicant represented billboards;

- Clarification that Appendix 6 of the staff report contained the following decisions made by VDOT:

    - The large billboard facing the Dulles Toll Road was not in compliance with the outdoor advertising regulations;
    - It was not supported with this application and no billboards are supported for this location;
    - The applicant needs to find another treatment for the area where they keep proposing signs because none meet the outdoor advertising regulations and VDOT does not want to lose federal funding due to outdoor advertising violations; and
    - The static angle views do not consider the entire 180 degrees of view of the south side of the building visible from the Dulles Toll Road.

- The applicant's agent stated that they did not concur with VDOT's determination and added that current advertising regulations proposed a disclaimer visible for at least 4 seconds, while the applicant was required to change text once per day;

- Confirmation from staff that VDOT was aware of the applicant's proposal;

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

- Concerns about complaints issued by the members of the community about light pollution, safety concerns for drivers, and whether the proposed reduction of nit levels would meet the community's expectations and address their concerns;

- Explanation from staff that the applicant would propose illumination of 155 nits in accordance with the Zoning Ordinance adopted for free-standing signs;

- Request to demonstrate the change in the environment after the proposed reduction to 155 nits had taken place;

- Confirmation from the applicant's agent that the applicant would be informed that such request by the Planning Commission had been made;

- Explanation that the individual logo signs would be up to 200 square feet each, and they were approved for Dulles Toll Road frontage;

- Two previously approved JW Marriott signs limited the size of the letters in the logo to 240.28 square feet in area; and

- Concerns about clarity in measurements and number of signs under the proposal.

Following the public hearing, which included testimonies from 7 speakers, Chair Niedzielski-Eichner inquired of the Clerk, who confirmed that there were no further callers wishing to speak.

Staff referred to a previously approved application for Valo Park in Tysons, whose development conditions included provisions for the lighted signs facing McLean Hamlet to be turned off at nighttime.

There being no further speakers, Chair Niedzielski-Eichner called for a rebuttal statement from the applicant's agent, who responded to testimony.

Ms. Parks stated that during the Reston Planning and Zoning Committee meeting, the Committee voted to approve all signs, except for D1 digital sign at Dulles Toll Road, and voted to defer their decision and not deny the sign plan. The Committee requested that the applicant provide additional information, including visual simulations and photographs, and the applicant

complied. The applicant's agent added that they would be eager to share a PowerPoint presentation and would have another meeting with the Committee on January 26, 2026.

A few videos were presented during the meeting. The applicant's agent confirmed that the black background of the screen was a requirement due to the structure's height and the sign panel's configuration.

There was a final discussion between Ms. Parks, Ms. Quinn, and multiple Commissioners regarding the following:

- Confirmation from the applicant's agent that signs on the bridge connector would be consolidated into one 1,800 square foot electronic display sign;
- Explanation that signs located on the sides of the buildings would be static and not digital;
- Explanation that only five signs would be digital and the rest of the signs would have tenant logos at spaces available at Reston Row;
- Speakers' concerns about the possible reduction of brightness, change of color, and turning the signs off at nighttime, and confirmation that these concerns would be addressed;
- Explanation that, due to the location of a rail station in front of the signs and of a toll road, any type of buffering might not be possible;
- Explanation that 16 D1 signs were previously approved and permitted, and currently the applicant sought approval to make five of those D1 signs digital;
- Staff stated that 12 D1 signs were proposed;
- Clarification that there were 11 static, non-electronic logos and 1 new electronic digital display sign with up to five individual logos displayed at one time;
- Explanation that the site area was 17.55 acres, and any entity located within the area could have a logo on the sign;
- Concerns about the proposed signs that might be used for advertising purposes;
- Explanation that office buildings were allowed to have office signage;
- Concerns that additional property signage might be considered as extra-signage that was common for outdoor advertising;

- Concerns about a risk of VDOT's losing federal funding due to potential outdoor advertising violations;

- Staff disagreed with VDOT's decision, because regulations were not applicable to Dulles Toll Road, which was not considered an interstate highway;

- Request to provide information on whether VDOT was receiving federal funding for the toll and Metro areas;

- Comment that Dulles Toll Road was federally funded, since Dulles Airport Access Road was connected to Dulles Airport;

- Staff would obtain clarification regarding the distribution of federal funding from VDOT;

- General comments that an expertise regarding appropriate levels of brightness for signs should be conducted;

- Confirmation from the applicant's agent that the applicant's intent was to address community's concerns by lowering sign brightness in half; and

- Expectations that the applicant would provide clarity regarding measures that would be taken upon approval of the proposed application.

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 Carter for action on the proposed application.

Prior to the motion, Commissioner Carter stated that issues that arose during tonight's meeting applied to the whole County. He added that turning JW Marriott sign off at nighttime could be a potential solution.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY FOR SE-2025-HM-00001 TO JANUARY 28, 2026, OR THE NEXT APPROPRIATE DATE, WITH THE RECORD REMAINING OPEN FOR COMMENTS.

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

Following the motion, it was confirmed that a public hearing for the subject application was scheduled for February 3, 2026 during the Board of Supervisors' meeting, and that the Reston Planning and Rezoning Committee meeting was scheduled for January 26, 2026.

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ELECTION OF PLANNING COMMISSION OFFICERS

Chair Niedzielski-Eichner announced that the Planning Commission would elect new officers for the 2026 term. He explained that Commission officers were elected annually for one-year terms, or until a successor takes office. The ground rules for these elections were as follows:

- There were four officers to be elected, the Chair, Vice Chair, Secretary, and Parliamentarian;
- Officers would be elected by majority vote of the Commissioners, and the majority would be 7 votes of the 12 Commissioners present;
- Voting would occur by a show of hands in support of each candidate and the clerk would report the count;
- All commissioners were eligible to be considered for these positions and if a commissioner was not elected for a position, he or she could be considered for subsequent positions;
- Candidates for all positions would be self-nominated by raising their hand when asked and each candidate would have three minutes to advocate for their candidacy; and
- If there were more than two candidates for a position and if a majority of votes was not secured after the first vote, the candidate with the least number of votes would drop out to trigger a runoff vote between or among remaining candidates until there was a majority vote for one candidate.

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CANDIDATES SEEKING ELECTION FOR CHAIR

Since he intended to be a candidate for the role of Chair, Chair Niedzielski-Eichner relinquished the Chair to Vice Chair Spain for the procedure.

Vice Chair Spain called upon Commissioners seeking to be elected Chair of the Planning Commission to nominate themselves. Commissioner Niedzielski-Eichner raised his hand to nominate himself for the role. Vice Chair Spain then stated that Commissioner Niedzielski-Eichner would have three minutes to make his case to the Commission for his role.

Commissioner Niedzielski-Eichner made a statement regarding his qualifications, vision, values, and capabilities for the role of Chair.

There being no other nominees, Vice Chair Spain announced that by unanimous consent Commissioner Niedzielski-Eichner has been re-elected Planning Commission chair for the calendar year 2026.

At the conclusion of the election, Chair Niedzielski-Eichner resumed the duties of the Chair.

Chair Niedzielski-Eichner thanked the Commission for their continued support for his role as Chair.

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CANDIDATES SEEKING ELECTION FOR VICE CHAIR

Chair Niedzielski-Eichner called upon Commissioners seeking to be elected Vice Chair of the Planning Commission to nominate themselves. Commissioner Spain raised her hand to nominate herself for the role. Chair Niedzielski-Eichner then stated that Commissioner Spain would have three minutes to make her case to the Commission for her role.

Commissioner Spain made a statement regarding her qualifications, vision, goals, and experience for the role of Vice Chair.

There being no other nominees, Chair Niedzielski-Eichner announced that by unanimous consent Commissioner Spain has been re-elected as Vice Chair of the Planning Commission for the calendar year 2026.

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CANDIDATES SEEKING ELECTION FOR SECRETARY

Chair Niedzielski-Eichner called upon Commissioners seeking to be elected Secretary of the Planning Commission to nominate themselves. Commissioner Hancock raised his hand to nominate himself for the role.

Commissioner Hancock made a statement regarding his qualifications, vision, goals, and experience for the role of Secretary.

There being no other nominees, Chair Niedzielski-Eichner announced that by unanimous consent Commissioner Hancock had been elected Planning Commission Secretary for the calendar year 2026.

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CANDIDATES SEEKING ELECTION FOR PARLIAMENTARIAN

Chair Niedzielski-Eichner called upon Commissioners seeking to be elected Parliamentarian of the Planning Commission to nominate themselves. Commissioner Bennett raised her hand to nominate herself for the role.

Commissioner Bennett made a statement regarding her qualifications, vision, goals, and experience for the role of Parliamentarian.

There being no other nominees, Chair Niedzielski-Eichner announced that by unanimous consent Commissioner Bennett had been elected Planning Commission Parliamentarian for the calendar year 2026.

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The meeting was adjourned at 9:37 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: Catherine Dushin
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

Notary Seal