MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 11, 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
Chris Landgraf, Franconia District
Timothy J. Sargeant, Commissioner At-Large
James Thomas, Springfield District
Alis Wang, Mason District

ABSENT: Mary D. Cortina, Braddock District

OTHERS: Ciarra Downing, Zoning Evaluation Division (ZED),
Department of Planning and Development (DPD)
St. Clair Williams, ZED, DPD
JoAnne K. Fiebe, Catalytic Real Estate, Department of Economic Initiatives
Jill Cooper, Executive Director, Planning Commission,
Department of Clerk Services (DCS)
Michelle Jordan, Deputy Clerk, DCS
Jordyn Crane, 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 opened the commission business by noting that the evening's agenda included one deferral application and two public hearings. He introduced the Centreville Scout Troop 1995, who attended as part of their Citizenship in the Community merit badge. Troop 1995 was chartered by the American Legion and included boys and girls ages 10 to 17. The Chair spoke about the importance of public service in supporting a healthy democracy and community. The Scouts were encouraged to think beyond earning the merit badge and to consider volunteering in their schools, neighborhoods, and communities. The Chair recognized Scoutmaster Dr. Eddie Silverman for his leadership and service to the troop. The Chair also acknowledged Sara Silverman, Assistant County Attorney, Office of the County Attorney, for helping coordinate the troop's attendance.

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SE-2020-MV-008 - NOVA PETROLEUM REALTY, LLC

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE-2020-MV-008 TO A DATE CERTAIN OF MARCH 18, 2026, AT THE REQUEST OF THE APPLICANT.

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

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Commissioner Carter announced that the Urban Development and Placemaking Committee would meet on Thursday, February 12, 2026, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center. The agenda included a presentation that included a useful list of key elements for streets and open space. He added that all committee meetings were advertised, open to the public, and would be televised on Channel 16.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. SEA-95-M-077-02 - 5722 GENERAL WASHINGTON DR LLC
2. PCA-2003-MV-033-002 (RZPA-2025-MV-00060) - BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

This order was accepted without objection.

Chair Niedzielski-Eichner recited the rules for public testimony.

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SEA-95-M-077-02 - 5722 GENERAL WASHINGTON DR LLC.- SEA Appl. to amend SE-95-M-077 previously approved for industrial and warehouse uses with retail to permit modifications to the development conditions. Located on approx. 2.36 ac. of land zoned I-5. Mason District. Tax Map 80-2 ((15)) 1 and 2. MASON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Lori Greenlief, Applicant's Agent, McGuire Woods LLP, reaffirmed the affidavit dated January 15, 2026.

Ciarra Downing, Zoning Evaluation Division, Department of Planning and Development Presented the staff report, a copy is in the electronic date file. She stated that the staff recommended approval of SEA-95-M-077-02.

Ms. Greenlief gave a brief presentation on the subject application.

Commissioner Wang deferred making preliminary comments on the application but stated that this application was unanimously approved by the Mason District Land Use Advisory Committee a few weeks ago.

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

- Explanation that the primary use was a by-right catering company;
- In 1995 a Special Exception (SE) had been approved to allow the retail portion of a warehouse to exceed the ordinance's 40% retail limit;
- Further explanation that when that approval expired and a by-right user sought to occupy the space, the applicant returned in 2007 to amend the approval;
- Clarification that the uses themselves were not changing;
- Explanation that the existing uses included CORT Furniture, operating as a retail/warehouse mix, and a catering use as defined under the Zoning Ordinance; and
- Clarification that the current request was simply to allow the catering company to occupy a slightly larger portion of the building, since the prior approval had fixed specific walls and square footage, preventing expansion by right.

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 Wang to make a motion.

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Prior to the motion, Commissioner Wang requested that the applicant confirm for the record, their agreement to the proposed development conditions dated January 28, 2026.

Ms. Greenlief affirmed agreement to the development conditions dated January 28, 2026.

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

- SEA-95-M-077-02 SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 28, 2026;
- MODIFICATION OF SECT. 5100.3.B, THE OPEN SPACE REQUIREMENT;
- MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT;
- MODIFICATION OF THE 10-YEAR TREE CANOPY REQUIREMENTS;
- MODIFICATION OF SECT. 6100.2.A, THE OFF-STREET PARKING SETBACK; AND
- MODIFICATION OF SECT. 5108.4, THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT IN FAVOR OF THE EXISTING OPEN SPACE, LANDSCAPING AND SETBACKS SHOWN ON THE SEA PLAT.

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

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PCA-2003-MV-033-002 (RZPA-2025-MV-00060) - BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA.- PCA Appl. to amend the proffers for RZ-2003-MV-033 previously approved for mixed use development to permit modifications to proffers with an overall Floor Area Ratio (FAR) of 0.22. Located on the E. side of Ox Rd. and S. side of Workhouse Rd. on approx. 53.08 ac. of land zoned PDC. Comp. Plan Rec: Public Facilities, Governmental & Institutional Use. Mount Vernon District. Tax Map 106-4 ((1)) 58. MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

JoAnne K. Fiebe, Applicant's Agent, Department of Economic Initiatives, reaffirmed the affidavit dated October 28, 2025.

St. Clair Williams, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD) presented the staff report, a copy is in the electronic date file. He stated that the staff recommended approval of PCA-2003-MV-033-002 (RZPA-2025-MV-00060).

Commissioner Clarke deferred making preliminary comments on the application.

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 Clarke to make a motion.

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Prior to the motion, Commissioner Clarke requested that the applicant confirm for the record, their agreement to the proffered conditions dated January 20, 2026.

Ms. Fiebe affirmed agreement to proffered conditions dated January 20, 2026.

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2003-MV-033-002, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 2 OF THE STAFF REPORT DATED JANUARY 20, 2026.

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

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Chair Niedzielski-Eichner thanked Scout Troop 1995 for attending and noted that the evening's proceedings served as a practical citizenship lesson from a planning perspective. He expressed hope that the Scouts found the experience useful and gained insight into how the Planning Commission conducted its work.

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The meeting was adjourned at 7:53 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: June 10, 2026

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 15th day of June 2026 by Nicole Blackwell

Signature of Notary

Notary Seal

Notary registration number: 8050379

Commission expiration: 03/31/2027