MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 25, 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: Carl Shumate, Zoning Evaluation Division (ZED),
Department of Planning and Development (DPD)
William O'Donnell, ZED, DPD
Catherine Lewis, ZED, DPD
Sharon Williams, ZED, DPD
Tabatha Cole, ZED, DPD
Michael Garcia, Transportation Planning Division, Fairfax County
Department of Transportation
Salem Bush, Planning Division (PD), DPD
David Stinson, PD, DPD
Vrushali Oak, Building Design and Construction Division, Capital Facilities
Clara Johnson, PD, DPD
Thomas Barnett, Deputy Director, Office to Prevent and End Homelessness,
Department of Housing and Community Development
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 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 the announcement of the withdrawal of SE-2025-SU-00014, per applicant's request; commission business; and the conduct of three public hearings.

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Commissioner Spain that one of the applications SE-2025-SU-00014 – NORTHERN VIRGINIA COMMUNITY HOSPITAL, LLC was withdrawn per applicant's request.

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Commissioner Sargeant announced that the CIP Committee would meet on Thursday, March 26, 2026, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to discuss follow-up questions related to the CIP mark-up scheduled for April 8, 2026.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. PCA-2019-SU-003/CDPA-2019-SU-003/FDPA-2019-SU-003 (RZPA 2025-SU-00067) – BPR ELLIPSE LLC
2. RZ-2025-MA-00020 AND SEA-80-A-072-002 – VERSAR PROPERTY OWNER, LLC
3. PA 2023-IV-MV3 (PA-2023-00044) (CONCURRENT WITH RZ 2025-MV-00022) – PENN DAW FIRE STATION, EMERGENCY CENTER AND AFFORDABLE HOUSING
   RZ-2025-MV-00022 (CONCURRENT WITH PA 2023-IV-MV3) – 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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PCA/CDPA/FDPA-2019-SU-003 (RZPA-2025-SU-00067) – BPR ELLIPSE LLC – PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ-2019-SU-003, to permit an option for 16 single family

attached dwellings on the subject property and associated modifications to proffers and site design at an intensity of 1.05 Floor Area Ratio (FAR) on the subject property and 0.72 FAR for the overall development. Located within a development that is on the E. side of Lee Rd. and W. side of Rte. 28., on approx. 35,307 sq. ft. of land zoned PDC and WS. Comp. Plan Rec: Mixed Uses. Sully District. Tax Map 34-3 ((15)) A2 (pt.).
SULLY DISTRICT. PUBLIC HEARING.

Lori R. Greenlief, Applicant's Agent, McGuireWoods LLP, reaffirmed the affidavits dated January 16, 2026.

There were no disclosures by Commission members.

Carl Shumate, 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 staff recommended approval of the proposed applications.

Mr. Greenlief gave a presentation on the subject applications.

There was a discussion between Ms. Greenlief; Mr. Shumate; William O'Donnell, ZED, DPD; and multiple Commissioners regarding the following:

- Explanation from the applicant's agent that the initial requirement was the provision of 44 parking spaces, and the applicant proffered to provide 58 parking spaces;
- Explanation from the applicant's agent that head-in 26 parking spaces were designed to serve the retail section, and the applicant exceeded the requirement due to a large parking garage;
- Clarification that garage parking and drive-in parking spaces would be provided;
- Comments about the replacement of the retail segment of the property with single-family attached units;
- Explanation from staff that for the previously approved application for the proposed site the applicant tried to get as much buffering as possible, including a 25-foot buffer along two shared boundaries;
- Recommendation that staff conduct a plan amendment process for the proposed area to include public facilities;
- Explanation from the applicant's agent that an initial proffer specified a 2-year retail leasing, and that the proposed PCA application aimed at minimizing the timing of the residential conversion and adding an alternate option for townhouses;

- Comment about an impact of the removal of the retail component upon the community;
- Explanation from the applicant's agent that the applicant's original intent was to preserve some retail space that served the community's needs;
- Clarification that the applicant had collaborated with the adjacent Albermarle Point development that included 350 units in a multifamily building;
- Discussion about the possibility of future retail within the proposed site area in anticipation of residential growth;
- Clarification from the applicant's agent that there was feedback from the neighbors regarding future retail possibilities, such as a coffee shop;
- Explanation that the applicant made the best effort to preserve retail space within the subject area;
- Comment about the prospects of the same scenarios for future developments, and whether it would be effective to implement the planning process that met the community's needs;
- Explanation from the applicant's agent that the location of the site property was critical for residential development;
- Confirmation from the applicant's agent that the proposed development with approximately 380 units and Albermarle Point development with 300 units, did not exceed the maximum number of 700 residential units indicated in the Comprehensive Plan;
- Comment that to support the retail portion a total of 2100 units was required;
- Discussion about the possibility of establishing a planning metric that would help integrate viable segments of the developments; and
- Comment that the environment of retail projects had changed since 2021 with changes in building sizes.

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

With no 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 Spain to make a motion.

Commissioner Spain provided the following comments, along with the summary and background of the proposed development:

- Comment that the applicant intended to utilize the retail space for residential purposes after making the effort to lease the building;
- Clarification that three of the proposed dwelling units would be Workforce Dwelling Units (WDUs);
- No concerns about the reduction of on-site parking lots during the construction with the development's provision of 46% of open space;
- The applicant addressed residential concerns regarding potential parking issues and collaborated with staff to revise the Comprehensive Development Plan Amendment (CDPA) and the Final Development Plan amendment (FDPA); and
- As a result of the collaboration with staff, the applicant would enhance the pedestrian level of comfort along Private Street E by providing a larger landscaped buffer between the proposed sidewalk and the existing surface parking spaces.

Prior to the motion, Commissioner Spain requested that the applicant confirm for the record their agreement to the development conditions dated March 12, 2026.

Ms. Greenlief affirmed agreement to the development conditions dated March 12, 2026.

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

- PCA-2019-SU-003, AND THE CONCURRENT CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 17, 2026;
- WAIVER OF SECTION 2015.4.B(2), THE MINIMUM 200 SQUARE FOOT PRIVACY YARD FOR SINGLE-FAMILY ATTACHED DWELLINGS; AND
- MODIFICATION OF SECTION 2105.4.C(1)(B) TO PERMIT SECONDARY USES OF GREATER THAN 75 PERCENT OF THE GROSS FLOOR AREA.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-2019-SU-003, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 12, 2026 AND THE BOARD'S APPROVAL OF THE CONCURRENT PCA APPLICATION.

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

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RZ-2025-MA-00020 – VERSAR PROPERTY OWNER, LLC – RZ Appl. to rezone from I-5 to C-8 to permit vehicle sales, rental and service establishment with an overall Floor Area Ratio (FAR) of 0.08. Located in the N.W. quadrant of the intersection of I-495 and I-95/I-395 on approx. 15.67 ac. of land. Comp. Plan Rec: Office and Private Open Space. Mason District. Tax Map 80-2 ((1)) 22A and 22B. (Concurrent with SEA-80-A-072-002). MASON DISTRICT. PUBLIC HEARING.

SEA-80-A-072-002 – VERSAR PROPERTY OWNER, LLC – SEA Appl. to amend SE-80-A-072 previously approved for fill in a floodplain to permit vehicle sales, rental and service establishment, allow an increase in sign area, and associated modifications to site design and development conditions. Located on approx. 15.67 ac. of land zoned I-5 Comp Plan Rec: Office and Private Open Space. Mason District. Tax Map 80-2 ((1)) 22A and 22B. (Concurrent with RZ-2025-MA-00020). MASON DISTRICT. PUBLIC HEARING.

David J. Schneider, Applicant's Agent, Holland & Knight LLP, reaffirmed the affidavits dated February 12, 2026.

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.

Following her presentation, Ms. Williams confirmed that the Board of Supervisors public hearing for the proposed applications had not yet been scheduled.

Mr. Schneider gave a presentation on the subject applications.

There was a discussion between Mr. Schneider; Ms. Williams; and multiple Commissioners regarding the following issues:

- Explanation from the applicant's agent that the proposed signage was governed by Development Conditions 7 and required a Special Exception Amendment (SEA);

- Confirmation from the applicant's agent that any by-right signage that would otherwise be allowed as set forth in the Zoning Ordinance that was not shown on the SE Plat was not permitted;

- Explanation from the applicant's agent that the applicant had an intent to maintain flexibility for free-standing signs that provided wayfinding through the site;

- Confirmation from staff that a discharge area connected to wetlands did not have a negative impact on the surrounding environment;

- Comment on the effective implementation of the planning process and on the adequate use of the proposed area; and

- Confirmation from the applicant's agent the development area with the proposed mix of uses had its limitations, restrictions, and environmental implications.

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

With no 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.

Commissioner Wang highlighted several positive aspects of the proposed development, such as (1) proposed 46% of open space, (2) proposed intensity range which was below the recommended FAR and would result in fewer environmental impacts, and (3) decreased land disturbance within Resource Protected Area (RPA).

Prior to the motion, Commissioner Wang requested that the applicant confirm for the record their agreement to the development conditions dated March 12, 2026.

Mr. Schneider affirmed agreement to the development conditions dated March 12, 2026.

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

- RZ-2025-MA-00020, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED MARCH 10, 2026; AND

- SEA 80-A-072-002, SUBJECT TO THE APPROVAL OF THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 12, 2026.

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

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PLAN AMENDMENT PA 2023-IV-MV3 – PENN DAW FIRE STATION, EMERGENCY SHELTER AND AFFORDABLE HOUSING – concerns approx. 3.5 ac. generally located on the

south side of Beacon Hill Road east of Richmond Highway at 2801 Beacon Hill Road, Alexandria, VA 22306 (Tax Map 93-1 ((17)) 5, 6, 7, 8, A, and B) in the Mount Vernon Supervisor District. The area is planned for non-residential use and residential at 2-3 dwelling units per acre (DU/AC). The amendment will consider Public Facilities up to 0.60 FAR. Recommendations relating to the transportation network may also be modified.
MOUNT VERNON DISTRICT. PUBLIC HEARING.

RZ-2025-MV-00022 – BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA – RZ Appl. to rezone from R-3, C-8, HC and CRD to R-8, HC and CRD to permit public use facilities (fire station and supportive housing with shelter) with an overall Floor Area Ratio (FAR) of 0.52. Located on the S. side of Beacon Hill Rd. on approx. 3.49 ac. of land. Existing Comp. Plan Rec: Retail and Other, Residential 2-3 du/ac. Proposed Comp. Plan Rec: Public Facilities Mount Vernon District. Tax Map 93-1 ((17)) A, B, 5, 6, 7 and 8. (Concurrent PA 2023-IV-MV3).
MOUNT VERNON DISTRICT. PUBLIC HEARING.

David Stinson, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. He stated that staff recommended adoption of the proposed plan amendment.

Claudia Shalhoub, Applicant's Agent, Building Design Branch, Department of Public Works and Environmental Services (DPWES), reaffirmed the affidavits dated March 13, 2026.

There were no disclosures by Commission members.

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 staff recommended approval of the proposed applications.

Ms. Cole confirmed that the public hearing for the proposed rezoning application at the Board of Supervisors was scheduled for April 14, 2026.

Ms. Shalhoub gave a presentation on the subject rezoning application.

There was a discussion between Ms. Shalhoub; Mr. Stinson; Mr. Bush, PD, DPD; Ms. Cole; Vrushali Oak, Building Design and Construction Division, Capital Facilities; Mark Maneti, BKV Group DC, PLLC; John Levtov, Civil Engineer, IMEG Consultants Corp.; Michael Garcia, Transportation Planning Division, Fairfax County Department of Transportation; Clara Johnson, Branch Chief, PD, DPD; and multiple Commissioners regarding the following:

- Explanation from the applicant's agent the aging Eleanor U. Kennedy Shelter (Kennedy Shelter) had passed its life cycle and could not be expanded because of its location in the floodplain;

- Explanation from the applicant's agent that Kennedy Shelter was situated in the historic district and was subject to limited renovation;

- Explanation from Ms. Oak that staff would evaluate the condition of the Kennedy Shelter and the possibility of its continued use;

- Explanation from Ms. Oak that the main component of the Kennedy Shelter would be moved to the new Penn Daw co-location facility, and the use of the structure would be determined;

- Would also involve an evaluation process and discussion with leadership and feedback from the community;

- Comment that the Kennedy Shelter was one of the oldest structures and further recommendation not to use it for shelter purposes;

- Explanation from Mr. Maneti that the retaining wall would include a tiered down segment wall with landscape plantings, and the 10-year projected canopies of existing trees would be elevated to prevent overlapping with the trees that were intended for planting;

- Concern that with a Net Zero Energy design adopted option, canopies should be accessible to solar panels;

- Explanation from Mr. Maneti that canopies would be 14 feet above the finished floor, and staff and engineers would ensure that the selected tree species were maintained adequately;

- Clarification from Mr. Maneti that the retaining wall was consistent behind the fire station;

- Explanation that parking that served emergency and support shelter was on grade with an adjacent buffer;

- Explanation from Mr. Maneti that battery storage would not be provided onsite, since the building was fully connected to electricity;

- Clarification that the project would be using on-site grid and would generate enough power to offset the demand;

- Explanation from a civil engineer that the location for the stormwater system was not determined yet, and an on-site manhole was served by the existing stormwater pond on the west;

- Confirmation from a civil engineer that on site detention would be robust to calculate the amount of runoff water;

- Concern that the stormwater system was not fully analyzed and surveys had not been conducted;

- Explanation from a civil engineer that, if required, pipes would be upsized for capacity, and that they were part of existing easements;

- Concerns about a waiver of urban park standards requested by the plan amendment;

- Request for clarification whether there was an area plan for an area outside the EMBARK Plan subject to amendment or whether a small portion was part of the EMBARK Plan;

- Confirmation from staff that a small portion of the site was part of the EMBARK Plan and confirmation that commercial space was not removed from land units;

- Confirmation that an area plan outside the EMBARK Plan area existed;

- Confirmation from staff that there would be textual revisions for both plans;

- Explanation from staff that the proposed waiver of urban park standards was part of the Comprehensive Plan amendment;

- Explanation from staff that the Fairfax County Park Authority (FCPA) determined that the proposed amount of park space was too limited in size to function effectively within the planned urban park network;

- Clarification from staff that the FCPA determined an urban park need of approximately 435 square feet;

- Explanation that the facility provided open space to the residents, including a children's playground and other adequate amenities;

- Explanation from staff that a stormwater management study will be provided during the site plan review;

- Clarification from staff that the rezoning application provided for sufficient and adequate open space area that could be qualified as urban park space per applicant's approval;

- Confirmation from staff that publicly accessible open space would be provided along Beacon Hill Road frontage with a bus shelter and limited in size in front of the fire station and shelter providing housing;

- Concerns about stormwater management and other issues, and the possibility of the deferral of the decision for both plan amendment and rezoning application to a date prior to the Board of Supervisors' meeting on April 14, 2026;

- Explanation from staff that stormwater management concerns would be addressed during the rezoning process;

- Clarification from staff that the FCPA made their assessment of an urban park need based on the portion in the Community Business Center (CBC);

- Explanation that an adequate amount of recreational space would be provided in the subject area, and a waiver was considered a technicality;

- Explanation that there was community engagement with the Task Force Advisory Committee regarding the proposed plan amendment;

- Explanation from staff that the Public Works Division leadership would not deem it necessary to enlarge open space in the subject area and to make any further changes;

- Concerns about whether the provisions for publicly accessible spaces were being properly followed and whether the Comprehensive Plan policies were taken into consideration;

- Concerns about the lack of time to discuss planning choices during the joint and simultaneous consideration of plan amendments and rezoning applications;

- Explanation from staff that DPWES made the selection of the location for development;

- Explanation from the applicant's agent that approximately 25 sites were evaluated, and the Hybla Valley site that was selected had met all criteria;

- Explanation from the applicant's agent that the evaluation process took approximately two and a half years and involved community engagement;

- The site was located near the existing fire station which prevented Beacon Hill Road from temporary closure;

- The selected site was close to commercial neighborhood which met public transportation and employment needs of the community, and met size criteria;

- Explanation from the applicant's agent that the selection was implemented in coordination with the Supervisor's office, Advisory Committee, and with the community;

- Explanation from staff that shelter was considered a public facility as part of co-location with a fire station and supporting housing on the subject property;

- Explanation from staff the proposed site offered a range of uses and presented opportunities from the moment of its acquisition, and fire station, shelter, and supportive housing were brought together because of co-location;

- Explanation that representatives from Montgomery County, Maryland, visited and shared their views on the co-location of the fire station and shelter; and

- Confirmation from the applicant's agent that no shuttles would be available on site, but buses and bus stops would be provided.

Following the public hearing, which included testimonies from 4 speakers, Chair Niedzielski-Eichner inquired of the Clerk, who confirmed that there were no further callers wishing to speak.

Commissioner Clarke verified that the last speaker's residence was adjacent to a fire station.

There was a brief discussion between Ms. Shalhoub; Ms. Cole; Mr. Bush; Thomas Barnett, Deputy Director, Office to Prevent and End Homelessness; Mr. Maneti; and multiple Commissioners regarding the following:

- The applicant's agent addressed security concerns and confirmed that cameras would be provided inside and outside the subject area, and would be monitored 24/7 by on-site staff;

- Confirmation from the applicant's agent that the alarm system would be present on site, and key cards would be distributed among designated individuals to prevent unauthorized access;

- Explanation from staff that they would be operating the shelter and supportive housing;

- Staff further confirmed that 24/7 staff would be present on site to patrol and monitor inside and outside activities;

- Confirmation from staff that they had partnership with the Office of Public Safety, and, having a fire station as a neighbor, would facilitate providing emergency services to the guests at shelter and supportive housing;

- Confirmation from staff that they had developed partnership with the police department, which contributed positively to the safety of the neighborhood;

- Confirmation from staff that community engagement would continue and relationships with the neighbors, businesses, and residents would be built;

- The director or staff at shelter would be available to address any concerns and needs;

- Clarification that homeless services were approached as a housing crisis response system, when people needed a temporary place to stay;

- Explanation that some guests would stay a few months at the shelter, and some would need supportive housing due to a chronic illness or disability;

- Explanation that staff at the Office to Prevent and End Homelessness has extensive experience with contractors and management companies engaging communities across the country;

- Explanation that a virtual field trip to a fire station located above affordable housing at Route 1 in the City of Alexandria was conducted to emphasize the benefits of co-location;

- Summary of the critical aspects of the proposed development provided by the applicant's agent;

- Comment about the shelter that did not have capacities to provide sheltering services;

- Comment about the site location that would provide easier and safer transportation and mobility opportunities;

- Clarification from the applicant's agent that communication with neighbors and with the surrounding community was conducted through a project website that was updated regularly after each community meeting;

- Clarification from the applicant's agent that the website was updated with agendas, presentations, and recording materials, and the applicant corresponded with the community electronically on a regular basis;

- Clarification from the applicant's agent that the website had a QR code that could be scanned for additional information;

- Explanation that the applicant conducted 20 meetings with the Advisory Committee and 7 large-scale community meetings;

- Comment that a Community Liaison would facilitate partnerships with the community;

- Confirmation from staff that there was an ongoing engagement strategy common for new shelters;

- Clarification that community support was critical for non-profit shelters that always needed to build professional relationships with residents and with volunteers in the neighborhood;

- Explanation from staff that modernized shelters were always needed, and many examples of supportive housing were rented from privately-owned entities across the County;

- Clarification that the goal was to provide supportive housing to individuals that were experiencing chronic homelessness and/or severe disabilities;

- Supportive housing was not the only option for individuals experiencing homelessness, and those individuals who experienced homelessness temporarily received community support;

- Explanation that the community was going through the strategic planning process focused on homelessness, and the Board of Supervisors requested that recommendations were submitted, so decisions about investments could be implemented;

- Comment that it would be useful to address the issue again at the Housing Committee meeting;

- Discussion about the urgency of combining plan amendment and rezoning application together to expedite the starting phase of the development with an exceptionally high level of community engagement;

- Confirmation from staff that the proposed rezoning project was being designed to achieve Leadership in Energy and Environmental Design GOLD certification; and

- Clarification from Mr. Maneti that the subject property would not be disconnected from the power grid, and the development would generate enough on-site power on an annual basis to offset on-site uses.

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.

Prior to the motion, Commissioner Clarke made the following remarks:

- Confirmation that on July 28, 2021, Mount Vernon Council of Citizens Association supported and approved the proposed co-location of a family emergency shelter, and affordable and workforce housing, and Beacon Hill Road development, and opposed the inclusion of Eleanor U. Kennedy Shelter;

- Confirmation that on December 5, 2023, the Board of Supervisors authorized consideration of the plan amendment concurrently with the rezoning application to evaluate the co-location of public facilities uses, including accommodation of the replacement of Penn Daw Fire Station and the emergency shelter with supportive housing for individuals and families;

- Confirmation that a new fire station would replace the existing Penn Daw Station #11 which was constructed in 1967 and which no longer met operational needs of the County;

- The replacement facility would accommodate modern equipment and would follow staff requirements to improve emergency, response, and enhancement services delivered along the Richmond Highway Corridor Area;

- The proposed emergency shelter and the supportive housing facility would provide updated accommodation and services for individuals and families experiencing homelessness, including up to 50 beds, along with 20 supportive housing units for individuals and 10 supportive housing units for families;

- Supportive services were expected to include case management, training opportunities, meals, and laundry services;

- The proposal included extensive community engagement involving multiple Advisory Committee meetings and community meetings held over several years which focused on the proposed land use, site design, and operational consideration;

- Commissioner Clarke's acknowledgement that he was a participant in various meetings with support from Supervisor Storck's office; and

- Acknowledgement of staff and the applicant for their efforts to implement a co-location model that would benefit the County.

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF STAFF RECOMMENDATION FOR PLAN AMENDMENT 2023-IV-MV3, AS FOUND IN THE MEMORANDUM TO THE PLANNING COMMISSION DATED MARCH 19, 2026.

Commissioners Bennett, Batchelor-Causey, and Wang seconded the motion.

Commissioner Carter announced that he would be making a motion to amend the main motion.

Commissioner Carter made the following amendment to the main motion where he MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO AMEND THE MAIN MOTION BY ADDING "INCLUDING A MINIMUM OF 432 SQUARE FEET OF OPEN SPACE REQUIRED TO MEET THE URBAN PARK STANDARDS IN THE PUBLIC PARK SPACE".

Commissioner Hancock seconded the motion.

There was a brief discussion between Mr. Bush and multiple Commissioners:

- Explanation from staff that the text proposed by Commissioner Carter could be added to the report, and staff could collaborate with Park Authority to offer the requested space to the public;

- Staff relayed security concerns expressed by community that the frontage space would be safer if it was not open to the public;

- Community's concerns that loitering and other undesired activities would take place in the frontage area if it was offered as open space;

- Confirmation from staff that open space would be available to the residents of the shelter and would meet the needs of the development;

- Discussion about the need to take security concerns of the community into consideration; and

- Reasons why some Commissioners did not support Commissioner Carter's amendment to the main motion.

Commissioner Carter's amendment to the main motion failed by a vote of 3-8-1. Chair Niedzielski-Eichner, Commissioners Sargeant, Spain, Hancock, Bennett, Clarke, Wang, and Batchelor-Causey voted in opposition. Commissioner Thomas abstained.

The main motion was carried by a vote of 12-0.

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

- RZ-2025-MV-00022, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED MARCH 23, 2026; AND

- WAIVER OF THE MINIMUM DISTRICT SIZE.

Commissioners Spain, Bennett, Batchelor-Causey, and Wang seconded the main motion which was carried by a vote of 12-0.

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The meeting was adjourned at 10:07 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: June 24, 2026

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 20 day of June 2026, by Nicole Blackwell

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

Notary Seal