MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 6, 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
Alis Wang, Mason District
Walter C. Clarke, Mount Vernon District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: James Thomas, Springfield District

OTHERS: Carl Shumate, Zoning Evaluation Division (ZED),
Department of Planning and Development (DPD)
Sharon Williams, ZED, DPD
Jill Cooper, Executive Director, 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 commission business, which included two deferrals, and the conduct of two public hearings.

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RZ/FDP-2025-PR-00014 – 1950 OG JV LLC

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ/FDP-2025-PR-00014 TO A DATE CERTAIN OF MAY 13, 2026.

Commissioners Sargeant and Batchelor-Causey seconded the motion, which was carried by a vote of 10-0. Commissioner Thomas was absent from the meeting. Commissioner Clarke was not present for the vote.

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RZ/FDP-2025-HM-00018 – OLD RESTON ASSOCIATES LLC

Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE MAY 6, 2026, PUBLIC HEARING FOR RZ/FDP-2025-HM-00018 TO A DATE CERTAIN OF JUNE 3, 2026.

Commissioners Sargeant, Batchelor-Causey, and Bennett seconded the motion, which was carried by a vote of 10-0. Commissioner Thomas was absent from the meeting. Commissioner Clarke was not present for the vote.

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Chair Niedzielski-Eichner announced that there would be no Committee meetings this week.

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Chair Niedzielski-Eichner recited the rules for public testimony.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. SEA-85-C-069-04 – CHICK-FIL-A, INC.
2. PCA-78-S-063-16 CONCURRENT WITH SEA-87-S-016 (RZPA 2025-SU-00045) – NORTHERN VIRGINIA ELECTRIC COOPERATIVE

This order was accepted without objection.

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SEA-85-C-069-04 – CHICK-FIL-A, INC. – SEA Appl. to amend SE-85-C-069-04 previously approved for a restaurant with drive-through to permit modifications to the drive-through lanes and the development conditions. Located on approx. 13.01 ac. of land zoned C-8, HC and WS. Sully District. Tax Map 34-4 ((1)) 16C. SULLY DISTRICT. PUBLIC HEARING.

Sheri L. Akin, Applicant's Agent, McGuireWoods LLP, reaffirmed the affidavit dated April 15, 2026.

There were no disclosures from the Commission.

Carl Shumate, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated that staff recommended approval of the proposed application.

Ms. Akin gave a presentation on the subject application.

There was a discussion between Ms. Akin, Mr. Shumate, and multiple Commissioners regarding the following:

- Clarification from the applicant's agent that there would be more customers at the site location during peak hours;
- Explanation from the applicant's agent that approximately 3 employees would help under a 1,500 sq. ft. canopy that would cover the ordering area and drive-through lanes on the western side of the building;
- Explanation that, after placing their order, the customer would be directed southward toward Route 50 to a pick-up window with employees standing outside it and passing the orders from the windows to the vehicles;
- Explanation that the bypass lane would be a small bump-out of the existing drive-through lane by the fulfillment window to resolve bottlenecks during orders' pick-up;
- Confirmation from the applicant's agent that a striping area and a crosswalk around the existing drive-through were used by employees for safer deliveries;
- Confirmation that the applicant maintained high safety standards, and the applicant's employees in the drive-through area were equipped with orange-color uniforms and/or safety vests;
- Explanation from the applicant's agent that the location of a future striping area would be determined at the later stage of the development;
- Confirmation from the applicant's agent that the lanes of the development were built over the top of a dry detention pond;
- Explanation that the applicant worked with the County staff in the past to determine the location for the development;

- Clarification from the applicant's agent that the proposed stormwater drainage ditch would be situated on the other side of the bump-out, and the new plantings would be on the other side of the drainage;

- Explanation that an impervious surface area was limited, and a new drainage grass swale would be rebuilt to channel into the pond;

- Confirmation from the applicant's agent that the subject area would not be significantly disturbed, stormwater qualities would be met, including two operational jellyfish filters, and development conditions would remain in effect;

- Confirmation from the applicant's agent that parking requirements were met, and the existing trash enclosure together with the existing shed would remain on the site;

- Clarification from the applicant's agent that departing cars would exit a parking field, and one-way car lane would maintain two exits and two drive aisles; and

- Confirmation from the applicant's agent that the applicant implemented improvements to optimize order deliveries.

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

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 for action on the proposed application.

Commissioner Spain provided a summary and background of the proposed development. She stated that minor land expansion and landscaping improvements would be implemented. She mentioned that the proposed 1,500 sq. ft. canopy on the western side of the building would cover the ordering area and drive-through lanes and would protect both customers and employees. An additional 450 sq. ft. canopy would be placed above the fulfillment window and drive-through lanes on the southern side of the building. The bump-out lane would minimize delays in the drive-through lanes. Commissioner Spain stated that the proposed application complied with the Comprehensive Plan.

Prior to the motion, Commissioner Spain requested that the applicant confirm for the record their agreement to the development conditions dated April 23, 2026.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-85-C-069-04, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED APRIL 23, 2026.

Commissioners Clarke, Bennett, Hancock 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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PCA-78-S-063-16 CONCURRENT WITH SEA-87-S-016 (RZPA 2025-SU-00045) – NORTHERN VIRGINIA ELECTRIC COOPERATIVE – PCA Appl. to amend the proffers for RZ-78-S-063 previously approved for industrial development to permit an expansion of the existing substation and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.4. Located on the N. side of Braddock Rd., approx. 300 ft. E. of its intersection with Old Lee Rd. on approx. 5.60 ac. of land zoned I-3, AN and WS. Comp. Plan Rec: Mixed Use and Public Parks. Sully District. Tax Map 43-4 ((6)) 11 (pt.), 43-4 ((6)) 9B and 43-2 ((2)) 9N. (Concurrent with SEA-87-S-016).
SULLY DISTRICT. PUBLIC HEARING.

John C. McGranahan, Jr., Applicant's Agent, Hunton Andrews Kurth LLP, reaffirmed the affidavit dated April 6, 2026.

There were no disclosures from the Commission.

Sharon Williams, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated that staff recommended approval of the proposed applications.

Mr. McGranahan gave a presentation on the subject applications.

There was a discussion between Mr. McGranahan; Ms. Williams; Jake Holmes, Applicant; and multiple Commissioners regarding the following:

- Explanation from the applicant's agent that the interior of the electrical substation would be fenced and would include an existing gravel driveway without vegetation;
- Confirmation from the applicant's agent that grading would be expanded to the east to align with an existing dry pond adjacent to Cub Run;
- Concerns that piping areas within the Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) areas of the site ought to be sealed to prevent flooding in the western portion of the site;
- Confirmation from the applicant and applicant's agent that there were no instances of flooding in the subject area;
- Explanation from the applicant's agent that, with the initial submission, the applicant proposed to replace two existing dry ponds with one large sand filter;

- Explanation from the applicant's agent that staff had a concern regarding potential impacts to the RPA, EQC, and floodplain;

- Explanation from the applicant's agent that the applicant worked with staff and determined that two existing dry ponds adequately provided quantity control for the subject site;

- Explanation from the applicant's agent that stormwater quality requirements were met through the use of a sand filter and two manufactured treatment devices (i.e. Jellyfish or equivalent) which would be located outside the RPA;

- Clarification from the applicant's agent that an existing trail culvert and outfall would be upsized;

- Explanation from the applicant's agent that the applicant collaborated with Fairfax County Park Authority (FCPA) and addressed their environmental concerns about adequate tree replacement and the operational maintenance of an existing trail;

- Clarification that drainage improvements would be implemented within the RPA;

- Explanation from the applicant that for stormwater quality and quantity purposes a sand filter would be proposed for Dominion Switching Station in addition to the existing dry ponds;

- Clarification that the proposed piping would run adjacent to an access road, and improvements to the on-site storm sewer outfalls would be implemented to meet quality standards;

- Concerns about manholes being sealed to prevent infiltration and potential flooding;

- Reassurance made by the applicant that they would consider the possibility of sealing manholes;

- Explanation from the applicant's agent that the proposed gas insulated substation (GIS) building would enclose the switching station equipment;

- Confirmation from the applicant that from the GIS building the power would be transmitted to the applicant's distribution substation;

- Clarification from the applicant's agent that the property would be expanded eastwards and would not be expanded towards Braddock Road;

- Clarification that existing trees served as vegetative screening between the substation and Braddock Road;

- Confirmation from the applicant's agent that fencing would be installed around an entire substation, and the Switching Station had its own security fence;

- Confirmation from staff that barrier requirements would be waived to permit a fence with PVC slats;

- Explanation from the applicant's agent that Sheet 7A of the PCA Plat contained notes and references and specified proposed fencing and established that landscaping and location of the fence would be subject to the plan view;

- Explanation from the applicant's agent that the Westfields property would terminate near a wet pond located within a subject area;

- Clarification from the applicant's agent that the proposed substation would not be seen from the trail area;

- Explanation from the applicant's agent that the proposed substation would serve the entire service area, including existing data centers and recent developments of Land Unit J;

- Explanation that in 2024, the Board of Supervisors approved an application for the data center within the applicant's service territory located east of Braddock Road;

- Confirmation from the applicant's agent that they distributed letters to neighbors prior to the notices of the public hearing that notified them of the proposed expansion of the substation;

- Explanation that the applicant received no feedback from adjacent property owners;

- Concerns that the applicant's customers currently experienced "blinks" associated with the operation of the transmission lines and were exposed to outages;

- Clarification from the applicant that the current electrical capacity of the substation was 100 megawatts (MW), and with the addition of the Dominion Switching Station the capacity would be increased to 200 MW;

- Clarification from the applicant that the current substation was served from a single tap (connection) to the existing Dominion transmission corridor, and the proposed expansion would allow for multiple taps;

- Explanation that, in case of additional future usage, the substation might be expanded again and reach the capacity of approximately 300 MW, but that initiative would present

challenges due to site and environmental constraints, and might affect adjacent properties and the parking lot area;

- Confirmation from staff that the proposed Proffered Condition Amendment concurrent with Special Exception Amendment incorporated the 2232 Public Facility Review provisions and satisfied the criteria of location, character, and extent; and

- Explanation from staff that the new standard allowed rezoning applications in the public facility area to include the 2232 Public Facility Review provisions.

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

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 for action on the proposed applications.

Commissioner Spain provided a summary and background of the proposed expansion. She stated the applicant would obtain all necessary construction permits and ensure that no land disturbance activities would occur on the FCPA property until the required permits were issued. Following project completion, validation of the agreement with FCPA would also be addressed. Commissioner Spain indicated that the proposal complied with the Comprehensive Plan.

Prior to the motion, Commissioner Spain requested that the applicant confirm for the record their agreement to the development conditions dated April 23, 2026.

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

- PCA-78-S-063-16, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 21, 2026;

- SEA-87-S-016, SUBJECT TO THE APPROVAL OF THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 23, 2026;

- MODIFICATION OF SUBSECTION 5108.5.B(1)(b) OF THE ZONING ORDINANCE REQUIRING A 35-FOOT-WIDE TRANSITIONAL SCREENING YARD ALONG BRADDOCK ROAD IN FAVOR OF THAT SHOWN ON THE GDP/SEA PLAT; AND

- WAIVER OF SUBSECTION 5108.5.C(2) OF THE ZONING ORDINANCE REQUIRING BARRIER TYPE D OR E ALONG BRADDOCK ROAD.

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

Prior to the vote, there was a discussion between Mr. McGranahan, Ms. Williams, Mr. Holmes, and multiple Commissioners regarding the following:

- Concerns that the public facility and its approximate location, character, and extent would have to be considered by Planning Commission through the provisions outlined in the State Code, and tonight's public hearing did not encompass that;

- Explanation from the applicant's agent that the applicant filed for the 2232 Public Facility Review together with the initial submission of applications;

- Explanation from the applicant's agent that in any legislative application, like rezoning and special exception, staff's findings and provisions were in conformance with the Comprehensive Plan;

- Clarification from the applicant's agent that Analysis section on page 7 of the Staff Report contained provisions about location, character, and extent relating to the subject property, and that the public facility review was conducted instead of the 2232 Public Facility Review;

- Clarification that staff provided a memorandum which stated that the provisions about location, character, and extent were consistent with the Comprehensive Plan;

- Concerns about the absence of the 2232 Public Facility Review provision in the motion and the possibility of amending it by adding the provision; and

- Discussions about the Planning Commission's common practice to approve the 2232 Public Facility Review and to recommend for approval the PCA and SEA provisions relating to location, character, and extent.

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The motion was carried by a vote of 11-0. Commissioner Thomas was absent from the meeting.

Commissioner Spain thanked the staff and requested that they address concerns of the Planning Commission regarding manhole sealing and the adequate consideration of the 2232 Review Process.

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The meeting was adjourned at 8:38 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: July 22, 2026

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 27 day of July 2026 by Nicole Blackwell

Signature of Notary

Notary registration number: 8050379

Commission expiration: 03/31/2027

Notary Seal

JESSICA NATALIE FUENTES-MARTINEZ
NOTARY PUBLIC
REG. #8050379
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2027

[illegible]
NOTARY PUBLIC
REG. #[illegible]
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, [illegible]