MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 20, 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
John A. Carter, Hunter Mill District
James Thomas, Springfield District
Walter C. Clarke, Mount Vernon District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Mary D. Cortina, Braddock District
Chris Landgraf, Franconia District
Alis Wang, Mason District

OTHERS: Salem Bush, Branch Chief, Planning Division (PD), Department of Planning and Development, (DPD)
David Stinson, PD, DPD
Clara Johnson, Branch Chief, PD, DPD
Michael Burton, PD, DPD
Sophia Fisher, PD, DPD
Natalie Degraff, PD, DPD
Savannah Murray, Zoning Evaluation Division (ZED), DPD
Robert Pikora, Transportation Planning Division (TPD), Fairfax County Department of Transportation (FCDOT)
Kyle Kelly, TPD, FCDOT
Nicole Blackwell, Clerk to the Planning Commission, Department of Clerk Services (DCS)
Satabdi Samaddar, Administration, DCS
Michelle Jordan, Deputy Clerk, Planning Commission, DCS

//

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.

//

COMMISSION MATTERS

Chair Niedzielski-Eichner explained that the agenda for tonight's meeting included commission business and the conduct of four public hearings.

//

Chair Niedzielski-Eichner announced that there would be no Planning Commission meetings during the week of May 25, 2026. He stated that the next Planning Commission meeting would occur on June 3, 2026.

//

ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. AFR-2025-SP-00005 – ARMSTRONG LOCAL AGRICULTURAL & FORESTAL DISTRICT RENEWAL
2. 2232-2025-SP-00008 – WILLOW SPRINGS ELEMENTARY SCHOOL
3. PCA-80-L-070-03 (RZPA-2025-MV-00089) – TRASH AWAY, INC.
4. PA 2022-III-BR1 (PA-2022-00008) – CENTREVILLE STUDY

This order was accepted without objection.

Chair Niedzielski-Eichner recited the rules for public testimony.

//

AFR 2025-SP-00005 – ARMSTRONG LOCAL AGRICULTURAL AND FORESTAL DISTRICT RENEWAL – Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 11921 Henderson Rd., Clifton, 20124 on approx. 40.0367 ac. of land zoned R-C and WS. Please call the Planning Division at 703-324-1380 after May 20, 2026, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Springfield District. Tax Map 95-3 ((1)) 16Z. SPRINGFIELD DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Natalie Degraff, Planning Division (PD), 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 AFR 2025-SP-00005.

Charles R. Armstrong, Applicant/Title Owner, gave a brief presentation.

There was a discussion between Mr. Armstrong; Salem Bush, PD, DPD; and multiple Commissioners regarding the following:

- Confirmation from staff that the Annual Report dedicated to Agricultural and Forestal Districts was issued annually;

- Explanation from staff that Sophia Fisher, PD, DPD, was engaged in updating information for the current Agricultural and Forestal District Annual Report ("Report");

- Clarification from staff that the Report's publishing date was around July 1st every year;

- Clarification from staff that the Report would be forwarded to the Fairfax County Agricultural and Forestal District Advisory Committee (AFDAC) for review and recommendations within the next month; and

- Appreciation of the adequate use of the subject land and of the applicant's stewardship.

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 Thomas to make a motion.

//

Prior to the motion, Commissioner Thomas expressed his appreciation of the Applicant's land preservation efforts.

Commissioner Thomas requested that the applicant state on the record their acceptance of the provisions contained in the proposed Code provisions dated May 6, 2026. Mr. Armstrong confirmed acceptance.

Commissioner Thomas MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT A DISTRICT ORDINANCE RENEWING THE ARMSTRONG LOCAL AGRICULTURAL AND FORESTAL DISTRICT, TO BE CODIFIED IN APPENDIX F OF THE COUNTY CODE, AS PROPOSED IN AFR 2025-SP-00005, PURSUANT TO CHAPTER 44 OF TITLE 15.2 OF THE CODE OF VIRGINIA AND CHAPTER 115 OF THE FAIRFAX COUNTY CODE, AS SET FORTH IN PAGES 73 THROUGH 85 OF THE STAFF REPORT DATED MAY 6, 2026.

Commissioners Sargeant and Batchelor-Causey seconded motion which was carried by a vote of 9-0. Commissioners Cortina, Landgraf, and Wang were absent from the meeting.

//

2232-2025-SP-00008 – WILLOW SPRINGS ELEMENTARY SCHOOL – Appl. to consider the proposal by Fairfax County Public Schools. The Fairfax County Public Schools is requesting 2232 approval to expand and renovate Willow Springs Elementary School at 5400 Willow Springs School Road, Fairfax, VA 22030. Tax Map: 66-2

((1)) 4A. Springfield District. Area III.
SPRINGFIELD DISTRICT. PUBLIC HEARING.

David Stinson, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy is in the electronic date file. He stated that the staff recommended the approval of 2232-2025-SP-00008.

John C. McGranahan, Jr., Applicant's Agent, Hunton Andrews Kurth LLP, introduced F. Thomas Lee, Applicant's Architect, Samaha Associates, PC who gave a presentation on the subject application.

Commissioner Thomas provided the following positive comments:

- Positive impact of safety and security upgrades on the proposed renovation and expansion;
- Preference made to indoor facilities rather than modular spaces; and
- Positive impact of the increase in student capacity.

There was a discussion between Mr. Stinson; Mr. Lee; and multiple Commissioners regarding the following:

- Confirmation from Mr. Lee that the subject property consisted of approximately 20.7 acres;

- Positive comments about renovations concerning outdoor learning spaces and the expansion of the gymnasium;

- Confirmation from Mr. Lee that the applicant conducted four community meetings with neighbors and Homeowners Associations (HOAs), as well as students and staff;

- Explanation from Mr. Lee that the gymnasium was located on the upper level, so the site area could be preserved for green space and on-site circulation;

- Clarification from Mr. Lee that McNair Upper Elementary School in Herndon constructed a gymnasium above the cafeteria;

- Explanation that school's cafeteria and gymnasium would be separated by acoustic panels for isolation purposes;

- Confirmation from Mr. Lee that the project was funded through Capital Improvement Program in 2021 and in 2023;

- Comments about design features that would enhance improvement in other areas;

- Clarification that the parking lot structure would not impede snow removal, and the separation between a kiss-and-ride area and a bus loop would be supported by a long disembarking area; and

- Clarification that a kiss and ride area and a bus area would represent two distinct spaces to ensure higher safety and to reconfigure on-site circulation.

Following the public hearing, which included testimonies from 3 speakers. Chair inquired of the Clerk, who confirmed that there were no callers wishing to speak.

Mr. Lee responded to speakers' concerns and stated the following:

- The applicant maintained the property line on the western boundary of the site and preserved a tree buffer that separated school property from the residential uses;
- Extra space around the new parking lot and a new entrance addition in the front area of the property would be added;
- Explanation that the Fairfax County Public Schools aimed at balancing needs for capacity, educational specifications, accommodation of programs in various buildings, facilities condition assessment, and ADA compliance;
- Explanation that currently schools utilized outdoor modular learning spaces;
- Explanation that Willow Springs Elementary School was originally constructed in 1988 and required renovation;
- Explanation that a dedicated bus loop would improve internal traffic flow, increase space for vehicles waiting during pick-up and drop-off, and enhance pedestrian safety;
- The applicant's intent to locate parking spaces in the center of a bus loop that would be dedicated to teaching staff that would normally leave before buses would arrive and after buses departed;
- Parking spaces for short drop-off instances would be located along the outer roadway, as well as in the kiss-and-ride area.

There was a brief discussion between Mr. Stinson; Scott Eschbach, Director, Office of Design and Construction Services, Fairfax County Public Schools; Mr. Lee; and multiple Commissioners regarding the following:

- Community members supported the proposed transportation innovations during the community meeting;
- Additional 20 parking spaces would be proposed that would enhance flexibility;
- The frontage area on the western side of the school property would remain intact;
- Explanation from staff that notices regarding community meetings were mailed out by school staff;
- Explanation from Mr. Lee that community members were notified through HOAs, and notices about community meetings were posted on Fairfax County's website together with progress reports and calendar schedules;
- Confirmation from Mr. Eschbach that school projects stringently followed public engagement processes approved by the Fairfax County School Board;

- Explanation that there was an option for community members to sign up for school-related events and meetings, or to access information;
- Explanation that notices were sent through various types of media; and
- Recommendation to forward notices to adjacent residencies.

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 Thomas to make a motion.

Commissioner Thomas MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION 2232-2025-SP-00008 BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE SUBJECT PROPOSAL BY FAIRFAX COUNTY PUBLIC SCHOOLS TO RENOVATE AND EXPAND WILLOW SPRINGS ELEMENTARY SCHOOL, LOCATED AT 5400 WILLOW SPRINGS SCHOOL ROAD, FAIRFAX, VA, INCLUDES THE RENOVATION AND EXPANSION OF THE EXISTING SCHOOL FACILITY, ASSOCIATED SITE IMPROVEMENTS, AND INCREASED CAPACITY TO ACCOMMODATE PROJECTED ENROLLMENT NEEDS.

- THE PROPOSAL SATISFIES THE CRITERIA OF GENERAL OR APPROXIMATE LOCATION, CHARACTER, AND EXTENT OF THE ADOPTED COMPREHENSIVE PLAN, AS SPECIFIED IN VIRGINIA CODE SECTION 15.2-2232, FOR THE REASONS SET FORTH ON PAGES 12 AND 13 OF THE STAFF REPORT DATED MAY 4, 2026.

Commissioners Batchelor-Causey, Hancock, and Spain seconded the motion, which was carried by a vote of 9-0. Commissioners Cortina, Landgraf, and Wang were absent from the meeting.

//

PCA-80-L-070-03 (RZPA-2025-MV-00089) – TRASH AWAY, INC. – PCA Appl. to amend the proffers for RZ-80-L-070 previously approved for a recycling center or building material storage and sales to permit a storage yard use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.21. Located E. of Interstate 95 and W. of Gunston Cove Rd. and active railroad tracks, and approx. 1,600 ft. S. of Lorton Rd. in the Mount Vernon Magisterial District on approx. 2.72 ac. of land zoned I-6. Comp. Plan Rec: Industrial. Mount Vernon District. Tax Map 107-4 ((1)) 68C. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Sashenka J. Brauer, Applicant's Agent, Odin Feldman Pittleman, P. C., reaffirmed the affidavit dated May 8, 2026.

There were no disclosures by Commission members.

Savannah Murray, 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 application.

Ms. Brauer gave a presentation on the subject application.

There was a discussion between Ms. Brauer; Ms. Murray; Catherine Lewis, Branch Chief, ZED, DPD; Cheryl L. Freeman, Applicant; Gustavo Ramirez, Applicant's Operations Manager; and multiple Commissioners regarding the following:

- Explanation from staff that a setback to the property line was 8 feet, and confirmation that, generally, for I-6 Heavy Industrial District, there were no setback requirements;

- Clarification that limits of disturbance ended at the property line, and in case there was a need for an additional easement, it could be negotiated at site plan;

- Confirmation from the applicant's agent that light maintenance of the applicant's vehicles would be conducted on the site and would be considered an accessory use added to the storage yard use;

- Explanation from the applicant that preventive maintenance would include oil changes, tire changes, etc., and any heavy vehicle maintenance operations would take place offsite by a licensed mechanic;

- Explanation from the applicant's agent that the proposal envisioned an additional storage area west of the existing retaining wall, and the applicant removed this consideration due to staff's concerns;

- Confirmation from the applicant's agent that interior cleaning of the applicant's vehicles would take place offsite to avoid drainage issues;

- Explanation that cleaning services would be implemented at the dump facility;

- Explanation from staff that an existing 5-foot-wide sidewalk was located along Gunston Cove Road, and it would be maintained according to the recommendations from Fairfax County Department of Transportation; and

- Confirmation from staff that the site plan would reflect a detailed review of the future development and construction.

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

Prior to closing the public hearing, the applicant's agent explained that the applicant carried forward transportation contributions from the previous rezoning. The applicant would contribute $20,000 to Fairfax County for transportation improvements along Lorton Road and Gunston Cove Road, as determined by Fairfax County in coordination with the Mount Vernon District Supervisor's Office.

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 acknowledged staff's diligent work and stated that the South County Federation supported the proposed application.

//

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-80-L-070-03, SUBJECT TO THE DRAFT PROFFERS DATED MAY 4, 2026.

Commissioners Sargeant and Spain seconded the motion which was carried by a vote of 9-0. Commissioners Cortina, Landgraf, and Wang were absent from the meeting.

Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF A MAJOR PAVED TRAIL ALONG GUNSTON COVE ROAD TO PERMIT A 5-FOOT SIDEWALK.

Commissioners Sargeant and Spain seconded the motion which was carried by a vote of 9-0. Commissioners Cortina, Landgraf, and Wang were absent from the meeting.

//

Prior to the next public hearing, Chair Niedzielski-Eichner stated that the previously adopted motion for AFR-2025-SP-00005, needed to be reasserted due to a textual discrepancy.

Commissioner Thomas restated the motion as follows:

Commissioner Thomas MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT A DISTRICT ORDINANCE RENEWING THE ARMSTRONG LOCAL AGRICULTURAL AND FORESTAL DISTRICT, TO BE CODIFIED IN APPENDIX F OF THE COUNTY CODE, AS PROPOSED IN AFR 2025-SP-00005, PURSUANT TO CHAPTER 44 OF TITLE 15.2 OF THE CODE OF VIRGINIA AND CHAPTER 115 OF THE FAIRFAX COUNTY CODE, AS SET FORTH IN PAGE 19 AND APPENDIX 1 OF THE STAFF REPORT DATED MAY 6, 2026.

Commissioners Batchelor-Causey, Spain, and Sargeant seconded motion which was carried by a vote of 9-0. Commissioners Cortina, Landgraf, and Wang were absent from the meeting.

//

PA 2022-III-BR1 (PA-2022-00008) – CENTREVILLE STUDY – Plan Amendment (PA) 2022-III-BR1 concerns approx. 3,029 ac. generally located around the confluence of Interstate 66, Route 28, and Route 29 in the Sully Supervisor District. The area is planned for a mix of uses organized around a higher-density Suburban Center near major transportation corridors and surrounded by lower-density Suburban Neighborhoods that transition to adjacent residential areas. The amendment will consider updating Comprehensive Plan guidance to allow for an increase in mixed-use development potential including housing across six proposed opportunity areas. New Plan recommendations emphasize design, mobility, and development flexibility. Recommendations relating to the transportation network may also be modified.
SULLY DISTRICT. PUBLIC HEARING.

Michael Burton, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the electronic date file. He noted that staff recommended adoption of the proposed plan amendment.

Chair Niedzielski-Eichner and Vice Chair Spain commended Mr. Burton for his well-structured presentation and staff's efforts to consolidate major segments of the proposed plan amendment.

There was a discussion between Mr. Burton; Kyle Kelly, Transportation Planning Division (TPD), Fairfax County Department of Transportation (FCDOT); Robert Pikora, TPD, FCDOT; Clara Johnson, Branch Chief, PD, DPD; and multiple Commissioners on the following issues:

- Concerns about the potential extension of New Braddock Road and about a parcel of land owned by the County that ran behind a residential property;

- Request by a community member to remove the possibility of the extension from the plan entirely;

- Explanation that staff's recommendation was for a 2-lane facility rather than a current 4-lane facility in the adopted Comprehensive Plan;

- Clarification from staff that FCDOT proposed a 2-lane road that would represent a local street with bicycle and pedestrian facilities;

- Explanation from staff that the proposed change was not funded and was kept in the plan amendment to allow for flexibility in the future;

- Explanation from staff that, in the event the proposed option was selected, it would be studied separately and would involve community engagement;
- Staff presented a conceptual diagram of the proposed extension of New Braddock Road;
- Staff clarified that the existing pavement would not be disturbed, and a 4-lane divided roadway would be replaced by a 2-lane undivided roadway;
- Explanation that on-street parking on the north side of the road would be preserved, whereas the south side would be used as space for active transportation facilities that involved bicycles and pedestrians;
- The proposed 2-lane undivided roadway would also include trees on both sides, shared-use paths, and a sidewalk, which would ensure comfortability for bicycles and pedestrians;
- Explanation from staff that the proposed extension would create a local, low-speed, 25-mile per hour road to ensure safety for students at Centre Ridge Elementary School;
- Confirmation from staff that the proposed 2-lane minor arterial would be adequate for the neighborhood with narrower lanes and active transportation facilities with enhanced safety;
- Confirmation from staff that extensive studies would be conducted if the proposed extension was put into effect;
- Staff's recommendation was to consider the potential construction of the New Braddock Road for future flexibility;
- Staff reiterated that extensive community engagement would be implemented and studies would be conducted in case there was a determination regarding the potential extension;
- Confirmation from staff that Fairfax County was the owner of right-of-way for New Braddock Road;
- Explanation from staff that the road was envisioned as a low-volume street, and, according to a transportation analysis, levels of service (LOS) would be kept at approximately 9000 daily trips if a 2-lane road were to be constructed;
- Explanation from staff that there would be a significant reduction from approximately 17,000 trips on a 4-lane road according to the transportation analysis;
- Clarification from staff that LOS at the intersections within the study area were satisfactory;
-

- Explanation from staff that currently Route 28 experienced traffic congestion, especially during AM peak hours;
- Explanation from staff that FCDOT conducted a transportation analysis of local streets and identified potential increase in traffic volume in absence of the planned connection;
- The study identified that the number of trips that involved local streets would be increased at the north part of New Braddock Road and west of Route 28;
- Explanation that the proposed extension would experience approximately 9,000 trips, and 4-lane roadway projections would increase vehicle capacity;
- Clarification from staff that a 2-lane road was separated by a median and currently identified approximately 13,000 trips;
- Explanation from staff that a timeframe for the implementation of plan studies encompassed between 20 and 30 years, but there was no certainty due to infrastructure needs;
- Explanation that staff did not include options for any locations that contained existing affordable housing, and the study focused on the commercial areas;
- Clarification from staff that current school projections envisioned improvements in the subject area within the next five years;
- Clarification from staff that new developments in the area would identify their needs for schools and their impacts on schools' capacity;
- Explanation that school projections and the proposed plan amendment's projections varied in terms of timeframes;
- Staff confirmed that evaluations would be conducted depending on every development within the study plan area;
- Explanation from staff that Fairfax County Public Schools conducted their annual evaluations that considered the level of potential development in the area that would help them adjust their projections;
- Clarification from staff that the term "Opportunity Areas" was new to the proposed plan amendment and was specifically related to subunits identified by staff for redevelopment;
- Explanation that Opportunity Areas were strategic locations within the activity center where growth was anticipated;

- Explanation from staff that they encouraged growth in residential density in all opportunity areas, while retaining as many currently existing commercial opportunities as possible;

- Explanation from staff that future density and design would be determined individually by each opportunity area;

- Explanation that Trinity Centre (Land Unit E) was considered as a potential location for the future Metrorail transit station due to the Unit's anticipated growth in residential and commercial density;

- Explanation that Subunit B-5 was located within the designated Historic Overlay District (HOD), so any future development would need to comply with the HOD Guidelines;

- Comments about impacts that residential density would have upon the development of transportation infrastructure;

- Confirmation from staff that the Redevelopment Option for Land Unit J would require land consolidation;

- Explanation from staff that Land Unit J was adjacent to former Centreville Farms Area which underwent redevelopment in early 1990s;

- Explanation from staff that Land Unit J contained significant archeological and heritage resources, especially along the western border of Land Unit J-9;

- Clarification that part of the initial redevelopment plan was the consolidation of Subunit J-9 with an adjacent property for protection of the most sensitive portions of the site;

- Confirmation from staff that Subunit J-9 would be considered for residential use at a density up to 3 du/ac, based on parcel consolidation of at least 28 acres;

- Confirmation from staff that Subunit J-9 would be considered for residential use, including attached and detached single-family housing, but the plan amendment did not specify housing type due to low density; and

- Confirmation from staff that data centers would not be constructed in the subject area.

Evan Braff, Agent for Nominator, representing Centreville Comprehensive Plan Task Force, gave a presentation.

There was a brief discussion between Ms. Johnson, Mr. Braff, and multiple Commissioners regarding the following:

- Explanation from staff that the Planning Division was responsible for monitoring and for interim reporting on what percentage of the Comprehensive Plan had been developed;

- Discussions about Centreville Planning Study Task Force and its focus on evaluations and potential outcomes;

- Comments about alternative viewpoints, including Commissioner Spain's review of the study;

- Discussions about ongoing reviews of opportunity areas with housing options with mixed density;

- Feedback from the speaker regarding opportunities for the residents to contribute and share viewpoints and to participate in the visioning process; and

- Comments about the importance of adherence to the guiding principles and using them as a framework for Centreville Planning Study Task Force.

Following the public hearing, which included testimonies from 8 speakers. Chair Niedzielski-Eichner inquired of the Clerk, who confirmed that there were no callers.

There was a discussion between Mr. Burton, PD, DPD; Ms. Johnson, PD, DPD; Mr. Kelly, TPD, FCDOT; Mr. Pikora, TPD, FCDOT; and multiple Commissioners regarding the following concerns expressed by the speakers:

- Explanation from staff that an active zoning application was managed for properties on Wharton Lane, and staff from Zoning Evaluation Division expected re-submittal;

- Clarification that the zoning application for the Wharton Lane site would be presented for Planning Commission's recommendation approximately in September 2026;

- Explanation from staff the Wharton Lane site was considered for residential use at a density from 1 to 3 du/ac, and consolidation would be required for higher density;

- Collaboration with the Archaeology and Collections Branch and Fairfax County Department of Transportation staff determined that the existing conditions were not justified;

- Explanation from staff that the removal of the requirement to consolidate with an adjacent Subunit J-9 was the only implemented change that allowed staff to remain consistent with the Comprehensive Plan;

- Explanation from staff that additional considerations were taken regarding Wharton Lane property, which included the protection of the covered way, which contains the remains of Civil War earthworks and fortifications, including the Apex Fort, located within this portion of the site;

- Explanation that the applicant representing the property at Wharton Lane provided an archaeological survey that suggested there were no significant heritage resources on site;

- Clarification from staff that in a new language staff added the requirement to buffer the portions of a 5-acre site closest to the Apex Fort;

- Explanation from staff that Fairfax County Public Schools (FCPS) staff were involved in the Centreville Study;

- Clarification that FCPS offered short-term projections and published their CIP reports that listed types of capacity and required improvements;

- Clarification that FCPS prepared identical reports for the Centreville Study, which included student yield estimates for schools that served the area, and for every single residential unit projected for the plan amendment;

- Explanation from staff that a new development would come through the entitlement, which would be tracked by schools prior to the development stage to accommodate students;

- Explanation that boundary changes were part of schools' tool kit along with other provisions listed in their CIP;

- Confirmation from staff that school data provided by FCPS regarding potential student yield was estimated prior to the start of the development under the proposed plan amendment;

- Explanation that FCPS' evaluations were higher than the numbers projected under the plan amendment;

- Confirmation from staff that the Total Student Count was projected to be from 935 to 2,821;

- Confirmation from staff that school data was limited to a 5-year time horizon and that it identified excess capacity;

- Confirmation from staff that FCPS would not provide detailed analysis to project for a 20-year timeframe;

- Explanation from staff that in the with an existing need for schools the building of a new school might be envisioned, but the proposed subject area did not require a new school, and anticipated capacity would meet required needs;

- Confirmation from staff that FCPS provided input as to what the projected school population would be with the development of new housing;

- Confirmation from staff that FCPS were also engaged in analyzing the school section under the proposed Centreville Plan;

- Confirmation from staff that FCDOT studied both transportation segments for bicyclists and pedestrians and identified deficiencies in crossing facilities;

- Explanation from staff that FCDOT proposed recommendations for new active transportation improvements that included crosswalks on four legs of the intersections, high-visibility markings at intersection crossings, leading pedestrian intervals, median refuge islands, mid-block crossings, rapid flashing beacons, and other strategies;

- Confirmation from staff that transportation facilities would be designed to accommodate users of all ages and abilities, including school-age children;

- Explanation from staff that potential initiatives involving the extension of New Braddock Road would include a shared-use path and comfortable facilities for bicyclists and pedestrians;

- Explanation from staff that the project would actively focus on levels of comfort for bike users and pedestrians;

- Clarification from staff that FCDOT did not consider the possibility of a pedestrian overpass and/or trail at New Braddock Road;

- Confirmation that the extension project did not initially involve bicycle and pedestrian facilities only, and FCDOT intended to maintain multimodal street network;

- Explanation that a future Metrorail transit station in Land Unit E (Trinity Centre) might impact housing options and bring the need for affordable housing;

- Explanation from staff that Centreville Study addressed affordability by adding supply of additional housing;

- Clarification that the preservation policy would not apply, because the plan amendment did not propose to redevelop market-rate affordability;

- Explanation from staff that with new developments in the area the County would consider using additional tools to maintain market-rate affordable housing;

- Explanation from staff that new development would consider co-location opportunities and would comply with the Affordable Dwelling Unit ordinance, and Workforce Dwelling Unit policies;

- Comment that the County was committed to creating additional 10,000 affordable housing units by 2030;

- Discussions about the goals to make to costs of affordable housing comparable to increasing living costs;

- Explanation that the County's goals of no net loss of market-rate affordable housing units affordable to households earning up to 60 percent of the Area Median Income (AMI) and affordable housing units up to 80 percent AMI would be applied;

- Explanation that Land Unit B-4 (formerly B-5) would be considered as an Opportunity Area that would contain small-scale facilities and would involve community services uses;

- Clarification that Land Unit B-4 was located within the Centreville HOD, and additional guidance would have to be followed by any potential development;

- Explanation from staff the proposed plan amendment did not specifically consider additional commercial use, and offered modest residential use for Land Unit B-4 to allow mixed-use opportunity;

- Explanation that any new commercial spaces in Land Unit B-4 would have to replace existing commercial entities along Route 29;

- Explanation from staff that well water usage in the subject area was not addressed in the Comprehensive Plan and would be part of the entitlement phase during the rezoning process for Wharton Lane; and

- Staff from Fairfax Water department would be informed of the question and would be expected to address it.

Commissioner Carter listed the following observations and considerations:

- Reference made to the Board of Supervisors' term "Transit-Ready Areas" as part of the study and as a possible alternative to the term "Opportunity Areas";
- Discussions about appropriate land-use mix and density in the subject area;
- The possibility of a metro station and its possible convergence with the land use;
- Potential challenges regarding the construction of a metro station in absence of required density and active transportation;
- Concerns about zero projections for industrial uses in the proposed plan amendment;
- Comments that Fairfax County had various housing standards, and the possibility of encouraging more housing opportunities in the Centreville Study;
- Reference made to the Board of Supervisors' consideration for the change in housing policies, specifically regarding for-sale affordable housing units within the transit area and beyond;
- Discussions about the potential inclusion of the Countywide land-use map with the focus on the Centreville area to compare it with the map with the proposed differences;
- Discussions about growth management tools that included Level of Service (LOS);

- Comments that LOS standards should be considered and applied to the Opportunity Areas and Transit-Ready Areas;
- Discussions that growth management tools included schools;
- Discussions that, based on school projections, there was a crucial need in an elementary school in the subject area and whether the development of larger parcels would motivate FCPS to construct it;
- The possible use of implementation chapters that outlined major steps of the proposal;
- Discussions about recommendations and design guidelines for public and private water and what they would entail;
- Suggestions to outline affordable housing recommendations in a separate chapter; and
- Suggestions to use active and direct language when providing considerations.

There was a brief discussion between Mr. Burton, PD, DPD; Ms. Johnson, PD, DPD; Mr. Kelly, TPD, FCDOT; Mr. Pikora, TPD, FCDOT; and multiple Commissioners regarding the following concerns expressed by the speakers:

- Clarification from staff that an internal grid of streets would be developed in compliance with the transportation recommendations and with the provisions contained in Volume I: Urban Design Guidelines;

- Clarification from staff that grid development would help break up larger suburban blocks and create a walkable environment;

- Explanation from staff that residential and mixed-use options would not be replaced and redeveloped through industrial use;

- Explanation from staff that community members expressed support for the additional housing in the subject area;

- Discussions about the well water that supported the subject area with the consideration of an existing infrastructure;

- Decision to defer a decision-only and provide staff with more time to address recommendations and concerns;

- Explanation from staff that the portion of the property supported by the well water was not part of the subject area;

- Clarification from staff that 5 acres of the property were serviced by water facilities;

- Consideration of impacts upon neighboring properties that were not connected to water supply, and confirmation that staff would address concerns and collaborate with staff from the Zoning Evaluation Division;

- Concerns about capabilities of the existing and future infrastructure to support additional housing options;

- Confirmation from FCDOT staff that New Braddock Road would be extended in case there was an additional transportation connection need that would involve not only bicycle and pedestrian connections, but also connect to the other neighborhood on the other side of Route 66;

- The proposed transportation connections might be needed with plan considerations for the future growth of developments in Centreville area; and

- Explanation from FCDOT staff that the future growth of developments was anticipated with the consideration of additional housing within the 25-year timeframe.

There being no further comments or questions from the Commission, Chair Niedzielski-Eichner closed the public hearing and recognized Commissioner Spain to make a motion.

//

Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION FOR THE CENTREVILLE STUDY PLAN AMENDMENT 2022-III-BR1 TO A DATE CERTAIN OF JUNE 11, 2026, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioners Sargeant and Batchelor-Causey seconded the motion which was carried by a vote of 9-0. Commissioners Cortina, Landgraf, and Wang were absent from the meeting.

//

Following the adjournment, Commissioner Bennett made the motion to reopen the Planning Commission public hearing for PA 2022-III-BR1 (PA-2022-00008) – CENTREVILLE STUDY.

Commissioner Sargeant seconded the motion which was carried by a vote of 9-0. Commissioners Cortina, Landgraf, and Wang were absent from the meeting.

//

Commissioner Spain moved to amend the previously adopted motion to change the date certain from June 11, 2026, to June 10, 2026, so that the motion would read:

Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION FOR THE CENTREVILLE STUDY PLAN AMENDMENT 2022-III-BR1 TO A DATE CERTAIN OF JUNE 10, 2026, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioners Sargeant and Batchelor-Causey seconded the motion which was carried by a vote of 9-0. Commissioners Cortina, Landgraf, and Wang were absent from the meeting.

//

The meeting was adjourned at 10:36 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