MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 10, 2026

PRESENT: Phillip A. Niedzielski-Eichner, Chair, At-Large
Evelyn S. Spain, Vice Chair, Sully 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

ABSENT: Jeremy Hancock, Secretary, Providence District
Walter C. Clarke, Mount Vernon District
Timothy J. Sargeant, Commissioner At-Large
James Thomas, Springfield District

OTHERS: Mohamed Ali, Planning Division (PD), Department of Planning and Development (DPD)
Salem Bush, Branch Chief, PD, DPD
Michael Burton, PD, DPD
Clara Johnson, Branch Chief, PD, DPD
Kevin McMahan, Zoning Evaluation Division, Department of Planning and Development
Nicole Blackwell, Clerk to the Planning Commission, Department of Clerk Services (DCS)
Jordyn Crane, Administration, DCS
Catherine Dushin, Deputy Clerk, Planning Commission, DCS

//

The meeting was called to order at 7:32 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 of tonight's meeting included commission business, which consisted of the approval of minutes and two decisions only, and the conduct of one public hearing.

//

//

APPROVAL OF FEBRUARY 2026 MINUTES

Commissioner Bennett MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MEETING MINUTES:

- FEBRUARY 4, 2026;
- FEBRUARY 11, 2026; AND
- FEBRUARY 25, 2026.

Commissioner Batchelor-Causey seconded the motion, which was carried by a vote of 8-0. Commissioners Clarke, Hancock, Sargeant, and Thomas were absent from the meeting.

//

Commissioner Bennett announced that Commissioners received copies of the draft minutes for the March 2026 Planning Commission meetings, and Commissioner Hancock would make a motion to approve those minutes during the Planning Commission meeting on June 24, 2026.

//

Commissioner Landgraf announced that the Planning Commission's Housing Committee would meet on Thursday, June 11, 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 the following items:

- Continued Discussion of the Housing Task Force Recommendations; and
- Review of the Affordable Housing Dashboard and Income Eligibility Tool Demonstration.

//

RZ/FDP-2022-HM-00003 – PULTE HOME COMPANY LLC
(Decision Only) (Public Hearing on these applications was held on May 13, 2026.)

Prior to the motion, Commissioner Carter mentioned that staff collaborated with the applicant regarding the following items:

- Construction improvements for Easterly Road according to an updated design;

- An updated proffer relating to the striping as part of transportation improvements in the subject area;

- An updated proffer Dust Management Plan with a revision that would be reflected in the motion; and

- An updated proffer Snow Consortium focusing on snow removal operations performed by the applicant.

Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2022-HM-00003 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 5, 2026, AND, AS AMENDED ON JUNE 10, 2026, AS FOLLOWS:

- DELETE THE PARAGRAPH OF PROFFER 50.E.I. POWER WASHING; AND
- REVISE THE LAST SENTENCE OF PROFFER 52. SNOW CONSORTIUM, AS FOLLOWS:

  "THE APPLICANT WILL PROVIDE SNOW REMOVAL OR COORDINATE WITH THE CONSORTIUM TO ENSURE THAT SNOW REMOVAL OPERATIONS COMMENCE WITHIN 24 HOURS FOLLOWING THE CESSATION OF SNOWFALL."

Commissioner Carter MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2022-HM-00003.

Commissioner Landgraf seconded the motion.

Following the motion, there was a brief discussion between Commissioner Carter, Chair Niedzielski-Eichner, and Kelly Posusney, Applicant's Agent, DLP Piper, LLP, regarding the following:

- Explanation that the first paragraph of the Proffer 50.E established dust removal operations both on site and off site and remained intact, and the second paragraph (i) was deleted due to a technical issue; and

- Confirmation from the Applicant's Agent that the applicant agreed to remove the second paragraph Power Washing from the proffer 50.E.

The motion was carried by a vote of 8-0. Commissioners Clarke, Hancock, Sargeant, and Thomas were absent from the meeting.

//

PLAN AMENDMENT 2022-III-BR1 (PA-2022-00008) – CENTREVILLE STUDY
(Decision Only) (Public Hearing on this plan amendment was held on May 20, 2026.)

Prior to the motion, Commissioner Spain addressed residents' concerns regarding the extension of New Braddock Road and provided the following background information:

- Explanation that Fairfax County owned the existing right-of-way dedication for the plan connection;

- Safety and transportation concerns that involved bicycle lanes, and pedestrian and vehicular connections within the Centre Ridge Elementary School area would be addressed;

- Confirmation from staff that transportation configuration that involved the extension of New Braddock Road was not prioritized and funded;

- The future transportation study would allow for extensive community engagement;

- The proposed intent presented by Fairfax County Department of Transportation concerning west of Centrewood Drive, as part of the active transportation plan, remained a conceptual idea;

- Explanation that future transportation and engineering studies would include evaluations of schools' access points and internal circulation routes for vehicles, school buses, pedestrians, and bicyclists;

- Confirmation that further collaboration with Virginia Department of Transportation would be required as part of any evaluation of the proposed transportation concept;

- Explanation that the proposed plan amendment would update an area-wide Comprehensive Plan guidance for the Centreville Area and Suburban Center;

- Clarification that the proposed plan amendment would modernize the County's vision for Centreville Area and establish a clear framework for future growth and re-investment; and

- Clarification that the proposed recommendations would encourage re-development in key areas and support a more accessible and people-focused environment.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATIONS FOR PLAN AMENDMENT 2022-III-BR1, AS SHOWN ON PAGES 52-104 OF THE STAFF REPORT DATED APRIL 20, 2026.

Commissioner Bennett and Chair Niedzielski-Eichner seconded the motion.

Following the motion, there was a brief discussion between Michael Burton, Planning Division, Department of Planning and Development, and multiple Commissioners regarding the following:

- Confirmation from staff that the proposed extension of New Braddock Road and Stone Road was a pre-existing plan recommendation and would not be approved automatically by the plan amendment;

- Commissioner Cortina stated that she would abstain from making a vote due to her absence during the public hearing held on May 20, 2026;

- Clarification from staff the New Braddock Road extension had been a conceptual plan since the 1980s;

- Explanation that housing growth matched the context of the subject area;

- Explanation from staff that they engaged with Land Development Services and Health Department regarding their review of potential impacts to well water;

- Explanation from staff that the use and intensity of well water was part of the plan, and further recommendations would be introduced during the rezoning application;

- Staff made a recommendation to modify only one condition and communicated with staff from Zoning Evaluation Division (ZED) regarding further review; and

- Planning Commission's request for any updates in the communication regarding ZED's reviews.

The motion was carried by a vote of 7-0-1. Commissioners Clarke, Hancock, Sargeant, and Thomas were absent from the meeting. Commissioner Cortina abstained from the vote.

//

ORDER OF THE AGENDA

Chair Niedzielski-Eichner established the following order of the agenda:

1. 2232-2025-SU-00006 – AVION SUBSTATION

This order was accepted without objection.

Chair Niedzielski-Eichner recited the rules for public testimony.

//

2232-2025-SU-00006 – AVION SUBSTATION – to consider the proposal by Dominion Energy. Dominion Energy is requesting 2232 approval to construct a proposed electrical distribution

substation facility located at 14500/14520 Avion Pkwy, Chantilly VA 20151. Tax Map: 34-1 ((3)) 2A. Sully District. Area III. SULLY DISTRICT. PUBLIC HEARING.

There was no affidavit for this application.

Mohammed Ali, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy is in the electronic date file. He added that he was joined by Salem Bush, Branch Chief, PD, DPD. Mr. Ali stated that staff recommended approval of 2232-2025-SU-00006 and confirmed that it satisfied the criteria of location, character, and extent, as specified in *Virginia Code* Section 15.2-2232, as amended.

Lynne J. Strobel, Applicant's agent, Walsh, Colucci, Lubeley & Walsh, P.C., gave a presentation on the proposed item.

There was a discussion between Mr. Ali; Mr. Bush; Ms. Strobel; Stefan Haas, Applicant's project manager; and multiple Commissioners on the following:

- Explanation from staff that there were no residential neighborhoods around the proposed subject parcel;
- Notifications were mailed by staff to adjacent entities, and there was no feedback;
- Clarification from the applicant's agent that the proposed application included bioretention facilities that were located outside of the Resource Protection Area (RPA);
- Confirmation that the proposed disturbance within the RPA was limited to the construction of a storm sewer outfall from a bioretention facility;
- Confirmation that the proposed electrical substation would be covered in gravel;
- Explanation from the applicant's agent that data centers would be constructed within the subject area, and the proposed substation would serve their needs as well;
- Explanation from the applicant's agent that the proposed substation would have sufficient power to provide for the data centers;
- Clarification from Mr. Haas, applicant's project manager, that the applicant's distribution planning team collaborated closely with data centers developers regarding a requested power load;
- Clarification from Mr. Haas that all assessments and evaluations within the subject area would be implemented by the applicant's distribution planning team;

- Clarification from the applicant's agent that Takeoff Substation served the needs of Amazon data centers along Route 50, whereas the proposed substation would serve an adjacent data center and fulfill electrical demands of the surrounding area;

- Confirmation from Mr. Haas that the proposed substation was designed initially to meet loading requirements for the data center;

- Explanation that the applicant planned to utilize reserve capacity to serve increased loads to the electrical grid, in addition to future data centers energy demands;

- Explanation from Mr. Haas that additional feed ties might be provided and supported through Walney Substation located approximately 1.5 miles from the proposed facility;

- Clarification that additional feed ties would improve system's reliability and dependability;

- Comments about staff recommendation to replace the proposed fencing with the architectural wall to match that approved with the adjacent Takeoff Substation;

- Comments that the proposed data center would be developed where the wall had been recommended to be connected to the electrical grid;

- Explanation from Mr. Haas that power on the site would be generated by various power generator sites, would travel through high-voltage transmission lines, and some of which that ran to the east of the proposed site area would be extended;

- Explanation that power at the substation would be transformed from high-voltage to lower voltage, which would be approximately 34.5 kW, and would travel underground to various locations;

- Clarification from Mr. Haas that the recently approved Aviator to Takeoff Transmission Project expanded the transmission network in the subject area;

- Explanation that Takeoff Substation was directly adjacent to the proposed electric substation, and additional transmission lines were expected to be shorter due to distance;

- Explanation from Mr. Haas that the proposed facility would not be an adequate location for battery storage due to its limited space;

- Explanation that the proposed facility was unmanned and would be equipped by minimal lighting except for security and safety purposes; and

- Comments were expressed about the following areas of the applicant's expertise:

    - The detailed and informative nature of the 2232 Report;
    - The Report's compliance with policies and regulations; and

- The applicant's choice of the right location.

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.

Prior to the motion, Commissioner Spain provided a brief overview of the proposed application. She confirmed that the proposal met the criteria of location, character, and extent, as outlined in the Fairfax County Comprehensive Plan.

//

Commissioner Spain MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION 2232-2025-SU-00006 BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE SUBJECT PROPOSAL BY DOMINION ENERGY TO CONSTRUCT AN ELECTRICAL SUBSTATION FACILITY, LOCATED AT 14500/14520 AVION PARKWAY IN CHANTILLY, 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 IN THE STAFF REPORT DATED APRIL 29, 2026.

Commissioners Bennett and Cortina seconded the motion, which was carried by a vote of 8-0. Commissioners Clarke, Hancock, Sargeant, and Thomas were absent from the meeting.

Chairman Niedzielski-Eichner reminded the Planning Commission that a 2232 consideration represented a final action.

//

The meeting was adjourned at 8:19 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: September 16, 2026

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 21st day of September 2026 by Nicole Blackwell

Signature of Notary

Notary Seal

Notary registration number: 8050379

Commission expiration: 03/31/2027

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