

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, APRIL 26, 2023**

**PRESENT:** Phillip A. Niedzielski-Eichner, Chairman, Providence District  
Timothy J. Sargeant, Vice Chairman, Commission At-Large  
Evelyn S. Spain, Secretary, Sully District  
John C. Ulfelder, Parliamentarian, Dranesville District  
Daren Shumate, Mason District  
Mary D. Cortina, Braddock District  
John A. Carter, Hunter Mill District  
Walter C. Clarke, Mount Vernon District  
Peter F. Murphy, Springfield District  
Candice Bennett, Commissioner At-Large  
Andres Jimenez, Commissioner At-Large

**ABSENT:** Daniel G. Lagana, Franconia District

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The meeting was called to order at 7:30 p.m., by Chairman 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**

Chairman Niedzielski-Eichner introduced Bryan Hill, County Executive. He noted the various contributions Mr. Hill has made to the County, highlighting his efforts in fiscal management, and his role in overseeing the daily operations of the County's workforce consisting of over 12,000 employees that provided support and services to the 1.3 million residents of Fairfax County. Chairman Niedzielski-Eichner announced that there would be time allotted for questions and comments from the Commission, following Mr. Hill's presentation.

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**REMARKS BY COUNTY EXECUTIVE, BRYAN HILL**

Bryan Hill, County Executive, gave a presentation on the County's workforce, the effectiveness of the County's personnel during the COVID-19 pandemic, and targeted adaptive re-use strategies towards commercial land use development in Fairfax County's urban centers. Mr. Hill provided an overview of economic incentives, the current unemployment rate, and the ongoing challenges associated with the development of data centers. He highlighted the importance of place-making and providing a sense of community that aids the growth and stability of the County's business environment. He noted that this could be achieved through implementing countywide strategic plan developed using One Fairfax's equity framework. The presentation was followed by a discussion between Mr. Hill and multiple Commissioners on the rate of office vacancies, affordable housing opportunities, efforts at retaining businesses, technological trends,

County staffing issues, mechanisms for achieving the County's goals, the impact of the Silver Line Metrorail, transportation improvements, demographic trends, various economic initiatives, the growing number of data centers, and the concerns raised by the public on the impact of data centers.

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Commissioner Ulfelder announced that the Planning Commission's Land Use Process Review Committee would meet Thursday, April 27, 2023, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035. The agenda included a presentation from staff from the Department of Planning and Development on the Draft Text for the Public Facilities section of the Policy Plan. Commissioner Ulfelder noted that this effort was the first step in terms of participation in the process to review and revise the Policy Plan to ensure that it remained compatible with current Fairfax County operations.

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The next item on the agenda for Commission Matters was in the Providence District; therefore, Chairman Niedzielski-Eichner relinquished the Chair to Vice Chairman Sargeant.

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CSP 2020-PR-009 (RZPA-2022-PR-00118) – TMG 8400 WESTPARK DRIVE, L.P.

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON CSP 2020-PR-009, TO A DATE CERTAIN OF JUNE 7, 2023.

Commissioner Murphy seconded the motion, which was carried by a vote of 11-0. Commissioner Lagana was absent from the meeting.

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Chairman Niedzielski-Eichner resumed duties of the chair.

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RZ 2022-SU-00010 – MATAN GLORUS ROAD, LLC

Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2022-SU-00010, TO A DATE CERTAIN OF MAY 24, 2023.

Commissioner Ulfelder seconded the motion, which was carried by a vote of 11-0. Commissioner Lagana was absent from the meeting.

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RZ/FDP 2022-LE-00012–BEAZER HOMES, LLC

In the absence of Commissioner Lagana, Commissioner Bennett MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ/FDP 2022-LE-00012, TO A DATE CERTAIN OF MAY 10, 2023.

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

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Commissioner Ulfelder stated that on March 15, 2023, the Planning Commission recommended that the Board of Supervisors approve RZ 2022-DR-0006, FCGP-Metro Development, LLC. This case was scheduled for public hearing by the Board of Supervisors. However, due to the recent Virginia State Supreme Court Decision regarding the approval of the Zoning Ordinance Modernization Project (zMOD), the applicant had decided out of an abundance of caution to schedule a new public hearing before the Planning Commission prior to presenting to the Board of Supervisors. Commissioner Ulfelder indicated that the hearing was currently scheduled for June 7, 2023.

Commissioner Ulfelder added there were other applications that the Planning Commission had moved on prior to the Virginia State Supreme Court decision that had not been heard before the Board of Supervisors. Applicants were given the opportunity to continue to proceed once issues regarding zMOD were resolved or to schedule a new public hearing. However, only the applicant for RZ 2022-DR-0006 had decided to hold another hearing.

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ORDER OF THE AGENDA

Secretary Spain established the following order of the agenda:

1. CSPA 2010-PR-022-03 (RZPA-2023-PR-00003) – CBRE, INC
2. SEA 2010-PR-010 – HILTON DOMESTIC OPERATING COMPANY, INC.

This order was accepted without objection.

Chairman Niedzielski-Eichner reviewed the rules for public testimony.

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The next two applications for public hearing were located in the Providence District; therefore, Chairman Niedzielski-Eichner relinquished the Chair to Vice Chairman Sargeant.

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CSPA 2010-PR-022-03 (RZPA 2023-PR-00003) – CBRE, INC. – CSPA Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 2010-PR-022 to permit sign modifications. Located E. of Silver Hill Dr. and N. of Broad St. on approx. 1.08 ac. of land zoned PTC, HC, and SC. Providence District. Tax Map 29-3 ((36)) 1A (pt.), 3 (pt.), and 4B (pt.). PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures from the Commission.

Katelyn Quinn, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. She noted that staff recommended approval of application CSPA 2010-PR-022-03.

Bernard Suchicital, Applicant’s Agent, Walsh, Colucci, Lubeley & Walsh, P.C., gave a presentation on the subject application.

There were no listed speakers, no speakers from the public, no comments or questions from the Commission, and staff had no closing remarks; therefore, Vice Chairman Sargeant closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on this case.

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Prior to the motion. Commissioner Niedzielski-Eichner requested that the applicant confirm for the record their agreement to the development conditions dated April 11, 2023.

Mr. Suchicital affirmed agreement to the development conditions dated April 11, 2023.

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION APPROVE CSPA 2010-PR-022-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 11, 2023.

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

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SEA 2010-PR-010– HILTON DOMESTIC OPERATING COMPANY, INC– SEA Appl. to amend SE 2010-PR-010 previously approved for a waiver of certain sign regulations to permit an increase in sign area for building mounted signs and associated modifications to development conditions. Located at 7926 and 7930 Jones Branch Dr., McLean, 22102 on approx. 7.64 ac. of land zoned C-4 and SC. Providence District. Tax Map 29-4 (7) 5B and 5C. PROVIDENCE DISTRICT. PUBLIC HEARING.

Lori Greenlief, Applicant’s Agent, McGuireWoods LLP, reaffirmed the affidavit dated March 22, 2023.

There were no disclosures from the Commission.

Sunny Yang, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. She noted that staff recommended approval of application SEA 2010-PR-010.

Ms. Greenlief gave a presentation on the subject application. Ms. Greenlief restated the applicant's commitment to keeping their headquarters in Fairfax County, Virginia. She went on to note that the applicant received the support of the Gates of McLean.

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

- Clarification on the distance between the subject property and the adjacent residential communities;
- Explanation of the changes made to the design of proposed signage and its impact on neighboring communities; and
- The County's policies in Tysons regarding signage that indicated a corporate presence;
- The issues associated with excessive signage in Tysons;
- The extent to which the proposed signage was appropriate for the building and the area;
- Clarification on the portion of the proposed signage that was illuminated.

There were no listed speakers, no speakers from the public, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Sargeant closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on this case.

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Prior to the motion, Commissioner Niedzielski-Eichner requested that the applicant confirm for the record their agreement to the development conditions dated April 19, 2023.

Ms. Greenlief affirmed agreement to the development conditions dated April 19, 2023.

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2010-PR-010, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 19, 2023.

Commissioners Ulfelder and Murphy seconded the motion, which carried by a vote of 11-0. Commissioner Lagana was absent from the meeting.

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Chairman Niedzielski-Eichner resumed duties of the chair.

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The meeting was adjourned at 8:48 p.m.

Niedzielski-Eichner, Chairman  
Evelyn S. Spain, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

By Satabdi Samaddar  
Approved on: July 12, 2023

Jacob L. Caporaletti, Clerk to the  
Fairfax County Planning Commission

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of July 2023 by

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Signature of Notary

Notary Seal

Notary registration number: 8018276

Commission expiration: 1/31/2026

