

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JANUARY 24, 2024**

**PRESENT:** Phillip A. Niedzielski-Eichner, Chairman, At-Large  
Timothy J. Sargeant, Vice Chairman, Commissioner At-Large  
Evelyn S. Spain, Secretary, Sully District  
John C. Ulfelder, Parliamentarian, Dranesville District  
Daniel G. Lagana, Franconia District  
John A. Carter, Hunter Mill District  
Daren Shumate, Mason District  
Walter C. Clarke, Mount Vernon District  
Jeremy Hancock, Providence District  
Candice Bennett, Commissioner At-Large

**ABSENT:** Peter F. Murphy, Springfield District  
Mary D. Cortina, Braddock District

**OTHERS:** Stephen Waller, Planning Division, (PD),  
Department of Planning and Development (DPD)  
Sophia Fisher, PD, DPD  
Kelly Atkinson, PD, DPD  
William Nance, PD, DPD  
Salem Bush, PD, DPD  
Zach Fountain, Zoning Evaluation Division, DPD  
Chris Falcon, Clerk of the Fairfax Circuit Court  
Jill Cooper, Executive Director, Planning Commission  
Samantha Lawrence, Senior Deputy Clerk,  
Department of Clerk Services (DCS)  
Catherine Dushin, Deputy Clerk, DCS

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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 announced the items to be considered during Commission matters, which included a swearing-in ceremony for Planning Commissioners, approval of minutes, the deferral of two public hearings, and the conduct of four public hearings.

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Chairman Niedzielski-Eichner announced that Commissioners Cortina and Murphy were not present at the meeting due to illness.

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Chairman Niedzielski-Eichner announced that on Tuesday, January 23, 2024, the Board of Supervisors reappointed Commissioners Cortina, Lagana, Spain, and himself to four-year terms. He then indicated the Honorable Chris Falcon would perform the swearing-in ceremony.

Chris Falcon, Clerk of the Fairfax Circuit Court, conducted the swearing-in ceremony for the following appointed and reappointed Planning Commissioners for four-year terms ending in December 2027:

- Daniel G. Lagana, Franconia District
- Evelyn S. Spain, Sully District
- Phillip A. Niedzielski-Eichner, At-Large

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Chairman Niedzielski-Eichner announced that he had the motion; therefore, he relinquished the Chair to Vice Chairman Sargeant.

In accordance with the memorandum dated January 2, 2024 and as discussed at the Planning Commission's Officers meeting on January 10, 2024. Commissioner Niedzielski-Eichner outlined the following:

- The expanded scope of the Infrastructure Committee function would include land use and various 2232 matters related to water supply; sanitary sewer; solid waste; drainage systems; public utilities [i.e., gas, electricity, telephone]; and other locally regulated telecommunications infrastructure to include data centers;
- Such categories of the new function for the committee were contained in the pending draft of the Public Facilities Element of the Policy Plan of the Fairfax County Comprehensive Plan; and
- The purpose of the CIP Committee would be clarified to include (beyond consideration of the annual County CIP Plan) County and Fairfax County School system public facility land use and 2232 matters that would require consideration, action, or recommendation on behalf of the Planning Commission.

Commissioner Niedzielski-Eichner MOVED THE FOLLOWING:

- THE PLANNING COMMISSION BROADEN THE ROLE OF THE TELECOMMUNICATIONS SPECIAL COMMITTEE AND RENAME IT THE INFRASTRUCTURE COMMITTEE;
- THE EXPANDED FUNCTION OF THE INFRASTRUCTURE COMMITTEE WOULD INCLUDE LAND USE AND 2232 MATTERS RELATED TO WATER SUPPLY; SANITARY SEWER; SOLID WASTE; DRAINAGE SYSTEMS; PUBLIC UTILITIES

TO INCLUDE GAS, ELECTRIC, TELEPHONE; AND OTHER LOCALLY REGULATED TELECOMMUNICATIONS INFRASTRUCTURE TO INCLUDE DATA CENTERS; AND

- THE COMMISSION CLARIFY THAT THE CAPITAL IMPROVEMENT (CIP) COMMITTEE PURPOSE INCLUDES NOT ONLY THE ANNUAL COUNTY CIP PLAN, BUT ALSO COUNTY AND FAIRFAX SCHOOL SYSTEM PUBLIC FACILITY LAND USE AND 2232 MATTERS REQUIRING COMMISSION CONSIDERATION, ACTION, OR RECOMMENDATION.

Commissioner Clarke seconded the motion, which was carried by a vote of 10-0. Commissioners Murphy and Cortina were absent from the meeting.

Commissioner Niedzielski-Eichner further explained the following:

- The expanded scope of the Infrastructure Committee function would include land use and various 2232 matters related to water supply; sanitary sewer; solid waste; drainage systems; public utilities [i.e., gas, electricity, telephone]; and other locally regulated telecommunications infrastructure to include data centers;
- Such categories of the new function for the committee were contained in the pending draft of the Public Facilities Element of the Policy Plan of the Fairfax County Comprehensive Plan; and
- The purpose of the CIP Committee would be clarified to include (beyond consideration of the annual County CIP Plan) County and Fairfax County School system public facility land use and 2232 matters that would require consideration, action, or recommendation on behalf of the Planning Commission.

Chairman Niedzielski-Eichner resumed the duties of the Chair.

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Chairman Niedzielski-Eichner announced that the Planning Commissioners would receive the memorandum from Jill Cooper, Executive Director, regarding the preferences for committee assignments for the year 2024. He added that committees would be constituted at the fourth regular Planning Commission meeting of each calendar year, as set forth in by-laws. That meeting was currently scheduled for February 7, 2024. To meet this requirement, Chairman requested that Planning Commissioners identify and submit their preferences to the Planning Commission staff no later than February 2, 2024.

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Chairman Niedzielski-Eichner announced that the Election of Officers for 2024 would be held at the January 31, 2024 Planning Commission meeting.

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APPROVAL OF NOVEMBER 2023 AND OCTOBER 25, 2023 MINUTES

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

- OCTOBER 25, 2023;
- NOVEMBER 1, 2023; AND
- NOVEMBER 15, 2023

Commissioner Bennett seconded the motion, which was carried by a vote of 10-0. Commissioners Murphy and Cortina were absent from the meeting.

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AF 2023-SP-00005 (AR 2006-SP-003) – SCHULZ LOCAL AGRICULTURAL AND FORESTAL RENEWAL

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR AF 2023-SP-00005 TO A DATE CERTAIN OF FEBRUARY 14, 2024.

Commissioner Ulfelder seconded the motion, which was carried by a vote of 10-0. Commissioners Murphy and Cortina were absent from the meeting.

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PA 2020-CW-1CP – PUBLIC FACILITIES POLICY PLAN

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR PA 2020-CW-1CP TO A DATE CERTAIN OF MARCH 20, 2024.

Commissioners Bennett and Ulfelder seconded the motion, which was carried by a vote of 10-0. Commissioners Murphy and Cortina were absent from the meeting.

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Commissioner Spain announced that the School Committee meeting scheduled for January 25, 2024 was cancelled due to a scheduling conflict with the Fairfax County School Board. Another meeting was tentatively scheduled for the month of April 2024. Commissioner Spain expressed her appreciation for Channel 16 staff and confirmed that the Channel 16 would be properly notified of further cancellation and rescheduling.

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Commissioner Shumate announced his intent to resign from his role as Planning Commissioner of the Mason District on February 14, 2024. He explained that he came to this decision after discussions with Supervisor Andres Jimenez. He then thanked the Commission for the opportunity to serve.

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ORDER OF THE AGENDA

Secretary Spain established the following order of the agenda:

1. AF 2023-MV-00002 – HOLLY SPRING LOCAL AGRICULTURAL AND FORESTAL DISTRICT
2. AF 2023-DR-00003 – SIMANSON LOCAL AGRICULTURAL AND FORESTAL DISTRICT
3. SEA-94-D-002-03 – NEIGHBORHOOD AND COMMUNITY SERVICES
4. 2232-2023-MA-00011 – MASON DISTRICT POLICE STATION

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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AF 2023-MV-00002 – HOLLY SPRING LOCAL AGRICULTURAL AND FORESTAL DISTRICT – Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit the creation of an agricultural and forestal district. Located at 11807, 11810, and 11824 Harley Rd., Lorton, 22079 on approx. 26.22 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approval. Planning Commission Rec.: Not available. Please call the Planning Division at 703-324-1380 after January 24, 2024, to obtain the recommendations. Mount Vernon District. Tax Map 118-1 ((3)) B; 118-2 ((5)) C, 1B, 2B, 7A. MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures from the Commission.

Sophia Fisher, Planning Division, Department of Planning and Development, presented the staff report, a copy is in the electronic date file. She stated that staff recommended approval of AF 2003-MV-00002.

Gary Knipling, Applicant/Title Owner, concurred with staff and declined to give a presentation.

There was a discussion between Mr. Kipling and multiple Commissioners on the following issues:

- The support by the Commission and the public for the proposal;
- The current condition and overall aesthetics of the subject property; and
- The applicant's stewardship of the site.

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

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AF 2023-MV-00002 AND AMEND APPENDIX F OF THE COUNTY CODE, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED JANUARY 10, 2024.

Commissioners Sargeant and Lagana seconded the motion which was carried by a vote of 10-0. Commissioners Murphy and Cortina were not present for the vote.

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AF 2023-DR-00003 – SIMANSON LOCAL AGRICULTURAL AND FORESTAL DISTRICT – Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit the creation of an agricultural and forestal district. Located at 830, 834, 840, 844, 900 Leigh Mill Rd. and 9698 Mill Ridge Ln., Great Falls, 22066 on approx. 29.81 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approval. Planning Commission Rec.: Not available. Please call the Planning Division at 703-324-1380 after January 24, 2024, to obtain the recommendations. Dranesville District. Tax Map 13-3 ((1)) 19Z, 20Z, 24Z, 25, 26Z, 43Z and 13-3 ((16)) 3. DRANESVILLE DISTRICT. PUBLIC HEARING.

There were no disclosures from the Commission.

William Nance, Planning Division, Department of Planning and Development, presented the staff report, a copy is in the electronic date file. He stated that staff recommended approval of AF 2003-DR-00003.

Gary A. Simanson, Applicant/Title Owner, concurred with staff and declined to give a presentation.

Commissioner Ulfelder commented on the existing Deed of Gift of Conservation Easement and inquired whether such an easement could be incorporated onto the subject property. Mr. Simanson confirmed that he would consider including such an easement, highlighting multiple parcels that could accommodate such a feature.

There being no listed speakers, no speakers from the audience, no rebuttal from the applicant, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Ulfelder for action on this proposed item.

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Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AF 2023-DR-00003 AND AMEND APPENDIX F OF THE COUNTY CODE, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED JANUARY 10, 2024.

Commissioners Sargeant, Clarke, and Bennett seconded the motion which was carried by a vote of 10-0. Commissioners Murphy and Cortina were not present for the vote.

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SEA-94-D-002-03 NEIGHBORHOOD AND COMMUNITY SERVICES – Appl. to amend SEA 94-D-002-02 previously approved for alternative uses of a public facility to permit a non-profit organization (SevaTruck Foundation) to continue to operate at the Lewinsville Senior Center, subject to the proposed development conditions dated January 10, 2024. Appl. to reaffirm modifications contained in the handout dated January 24, 2024. Located at 1613 Great Falls Street, McLean, VA 22101 on approx.. 5.58 ac. of land zoned R-3. Tax Map #: 0303 01 0042A.  
DRANESVILLE DISTRICT. PUBLIC HEARING.

Karen M. De Mijango, Applicant's representative, Assistant Division Director, Department of Neighborhood and Community Services, reaffirmed the affidavit dated December 18, 2023.

There were no disclosures from the Commission.

There were no disclosures by Commission members.

Zachary Fountain, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the electronic date file. He stated that staff recommended approval of SEA-94-D-002-03.

Karen M. De Mijango gave the presentation on the subject application.

There was a discussion between Ms. De Mijango and multiple Commissioners on the following issues:

- Confirmation that the subject application would permit the continuation of existing ServSafe Food Handler Program that was implemented during the COVID-19 pandemic;
- The importance of continuing the ServSafe Food Handler Program in McLean and the need for the program;
- The history of the site and the uses of the facility on the site;
- Confirmation that there had been no complaints submitted by residents during the operation of the ServSafe Food Handler Program;
- Clarification on the hours of operations of the facility and the adequacy of those hours;
- The general support for services such as those offered by the ServSafe Food Handler Program; and
- The applicant's public outreach efforts for the subject application and the general feedback provided by neighboring property owners.

Multiple Commissioners applauded the positive aspects of the proposed application.

Chairman Niedzielski-Eichner asked about the role of Ms. De Mijango and she confirmed her title and the functions that she performs.

There being no listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience.

Jakelin Lake, Annandale, spoke in support of the subject application because it would continue an important program that served the surrounding community.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Ulfelder for action on the proposed item.

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

- APPROVAL OF SEA-94-D-002-03, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 10, 2024;
- MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE PERIPHERY OF THE SITE AS SHOWN ON THE APPROVED SEA PLAT; AND
- MODIFICATION OF THE BARRIER REQUIREMENTS ALONG THE PERIPHERY OF THE SITE AS SHOWN ON THE APPROVED SEA PLAT.

The entire Commission seconded the motion which was carried by a vote of 10-0. Commissioners Murphy and Cortina were absent from the meeting.



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2232-2023-MA-00011 – MASON DISTRICT POLICE STATION  
– to consider a proposal by the Fairfax County Department of Public Works and Environmental Services (DPWES) for interior renovations and an exterior addition to the Mason District Police Station, which is co-located with the Mason District Government Center at 6507 Columbia Pike, Annandale, VA 22003. The proposal includes a request to install temporary facilities in the parking lot during renovation and expansion of the permanent facilities. Tax Map: 61-3 ((1)) 3. Mason District. Area I. MASON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Stephen Waller, Planning Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. He stated that staff recommended approval of 2232-2023-MA-00011 and confirmed that it satisfied the criteria of location, character, and extent, as specified in *Virginia Code* Section 15.2-2232, as amended.

Kamal Mohey, Applicant's Representative, Building Design & Construction Division, Department of Capital Facilities, declined to give a presentation.

Commission Shumate asked Mr. Mohey about Mason District Land Use Planning and Zoning meeting that occurred on January 23, 2024 and the result of the vote on the proposed item. In response, Mr. Mohey stated that there was unanimous vote to support the application.

There was a discussion between multiple Commissioners and Mr. Mohey on the following:

- Clarification on the number of points of access and the number of points of egress at the current location;
- Clarification on the public accessibility to one of the points of egress during the construction;
- Clarification on the use of the second point of egress exclusively by police vehicles;
- Confirmation that the ingress/egress points for the subject property would not be altered in the final condition of the proposal;
- Concerns about the impact of an enclosed fuel station on the site and confirmation of its relocation due to construction activity;

- Clarification on the current 28 EV (electric vehicle) charging stations and the possibilities for potential future use with confirmation that some of those stations were being utilized by the police only, and the number of charging stations was not finalized;
- General inquiry about the exclusive use of electric vehicles versus hybrid vehicles and plans to transition to a certain type of vehicle; and
- Concerns about the number of charging stations being sufficient to satisfy future demand.

There being no listed speakers, no speakers from the audience, no rebuttal from the applicant, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Shumate for action on this proposed item.

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Commissioner Shumate MOVED THAT THE PLANNING COMMISSION APPROVE 2232-2023-MA-00011 BASED ON THE FOLLOWING FINDINGS AND REASONS:

- THE PROPOSED MODIFICATION AND EXPANSION OF THE EXISTING POLICE STATION WITH TEMPORARY FACILITIES DURING CONSTRUCTION AT MASON DISTRICT POLICE STATION, TO BE LOCATED AT 6507 COLUMBIA PIKE, ANNANDALE, VA 22003 (TAX MAP: 61-3 ((1)) 3), SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioners Clarke, Lagana, Sargeant, Ulfelder, and Bennett seconded the motion, which was carried by a vote of 10-0. Commissioners Bennett and Cortina were absent from the meeting.

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The meeting was adjourned at 8:43 p.m.  
Phillip A. 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, VA 22035.

Minutes by: Catherine Dushin

Approved on March 20, 2024

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

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 26 day of March 2024, by

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

