

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 19, 2025**

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, At-Large
Evelyn S. Spain, Vice Chairman, Sully District
Jeremy Hancock, Secretary, Providence District
Candice Bennett, Parliamentarian, Commissioner At-Large
Alyssa Batchelor-Causey, Dranesville District
Mary D. Cortina, Braddock District
Chris Landgraf, Franconia District
John A. Carter, Hunter Mill District
Alis Wang, Mason District
Walter C. Clarke, Mount Vernon District
James Thomas, Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: None

OTHERS: Lia Niebauer, Planning Division (PD),
Department of Planning and Development (DPD)
Carmen Bishop, Zoning Administration Division, DPD
Graham Owen, PD, DPD
Ryan Stewart, PD, DPD
William O'Donnell, Branch Chief, Zoning Evaluation
Division (ZED), DPD
Karen Yee, ZED, DPD
Katelyn Quinn, ZED, DPD
Carl Shumate, ZED, DPD
Nicholas Cicero, ZED, DPD
Michael Garcia, Transportation Planning Division,
Fairfax County Department of Transportation (FCDOT)
Arpita Chatterjee, Transportation Planner, FCDOT
Rita Colao Osorio, Interpreter, Fairfax County Language Access Program
Nicole Blackwell, Clerk to the Planning Commission,
Department of Clerk Services (DCS)
Jordyn Crane, Administration, DCS
Catherine Dushin, Deputy Clerk, Planning Commission, DCS

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The meeting was called to order at 7:31 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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Chairman Niedzielski-Eichner explained that the agenda of tonight's meeting included commission business consisting of two applications for decision only and one deferral, and the conduct of four public hearings.

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COMMISSION MATTERS

Chairman Niedzielski-Eichner announced that on November 18, 2025, the Board of Supervisors joined with current and past board members, current and past Planning Commissioners, current and past staff from Department of Planning and Development and other agencies, including three past planning development directors, and community members to celebrate the 50th anniversary of the adoption of the Comprehensive Plan of Fairfax County.

Additionally, the Board of Supervisors approved the Resolution that marked the 1975 Comprehensive Plan, which established for the first time a unified vision and framework to guide the County's growth. Chairman Niedzielski-Eichner added that the Comprehensive Plan had been guiding land use decisions, transportation, housing, public facilities and environmental stewardship.

Chairman Niedzielski-Eichner stated that the Comprehensive Plan's foundational principles which focused on the dynamic growth in designated centers and on the preservation of open space. The evolution of mixed-used areas, such as Tysons, Reston and Merrifield, was noted as well.

Chairman Niedzielski-Eichner commended the Board of Supervisors for highlighting the importance of the Comprehensive Plan in shaping the sustainable and prosperous Fairfax County.

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Commissioner Carter announced that the Planning Commission's Policy and Procedures Committee would meet on Thursday, November 20, 2025, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, to review the proposed updated Planning Commission Bylaws. The public was welcome to attend the meeting. The meeting would be televised on Channel 16.

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Chairman Niedzielski-Eichner announced that the Planning Commission's Urban Development and Placemaking Committee meeting scheduled for Thursday, November 20, 2025, was cancelled and would convene in February 2026.

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SE-2025-HM-00001 – COMSTOCK RESTON STATION HOLDINGS LC

Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE-2025-HM-00001 TO JANUARY 14, 2026.

Commissioner Cortina seconded the motion, which was carried by a vote of 12-0.

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PLAN AMENDMENT 2022-CW-1CP (CONCURRENT WITH PROPOSED ZONING ORDINANCE AMENDMENT) – MANUFACTURED HOUSING

(Decision Only) (The public hearing on this application was held on November 12, 2025.)

PROPOSED ZONING ORDINANCE AMENDMENT (CONCURRENT WITH PA 2022-CW-1CP– RESIDENTIAL MANUFACTURED HOME PARK DISTRICT AND RELATED REVISIONS

(Decision Only) (The public hearing on this application was held on November 12, 2025)

Prior to the motions, Commissioner Bennett thanked the community for sharing their perspectives on the proposed plan amendment and proposed Zoning Ordinance Amendment. She stated that manufactured housing remained a critical component of the affordable housing toolkit in Fairfax County and across the country, especially as land costs and construction costs continued to increase.

Rita Colao Osorio, the interpreter, representing Language Access Program, translated the first part of Commissioner Bennett’s statement in Spanish.

Commissioner Bennett announced that the Board of Supervisors established the Manufactured Housing Task Force for the purposes of developing a set of strategic recommendations to preserve affordable housing opportunities existing in the County’s seven Manufactured Housing Communities. The proposed Zoning Ordinance Amendment noted strategies such as exploring infrastructure and facility upgrades to improve health, to enhance safety and sustainability, and to support residents in a relocation scenario. Commissioner Bennett stated that Manufactured Housing Communities were an integral part of housing in Fairfax County and critical in providing affordability.

Ms. Osorio translated the second and final part of Commissioner Bennett’s statement in Spanish.

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Commissioner Bennett MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2022-CW-1CP AS FOUND IN THE STAFF REPORT DATED OCTOBER 22, 2025.

Chairman Niedzielski-Eichner and Commissioner Spain seconded the motion, which was carried by a vote of 11-0-1. Commissioner Landgraf abstained from the vote.

Commissioner Bennett MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED ZONING ORDINANCE AMENDMENT FOR RESIDENTIAL MANUFACTURED HOME PARK DISTRICT AND RELATED REVISIONS WITH THE STAFF-RECOMMENDED OPTIONS AS SET FORTH IN THE STAFF REPORT DATED OCTOBER 14, 2025, AND THAT THE AMENDMENT BECOME EFFECTIVE AT 12:01 A.M., THE DAY FOLLOWING ADOPTION.

Chairman Niedzielski-Eichner and Commissioners Spain and Sargeant seconded the motion, which was carried by a vote of 11-0-1. Commissioner Landgraf abstained from the vote.

Ms. Osorio translated both Commissioner Bennett's motions in Spanish.

Commissioner Bennett thanked all for their engagement throughout this process. She thanked the County staff who had worked hard to bring forward these amendments, including Ivana Escobar and Meghan Van Dam from the Department of Housing and Community Development; Jennifer Tran, Jennan Qato, William Mayland, Carmen Bishop, Graham Owen, and Lia Niebauer from the Department of Planning and Development. Commissioner Bennett also thanked staff that helped with the translation during both meetings.

Chairman Niedzielski-Eichner asked that Commissioner Landgraf confirm that he abstained from the vote due to his absence during the Planning Commission meeting on November 12, 2025, when he could not attend the public hearings for both the Plan Amendment and the Proposed Zoning Ordinance Amendment. Commissioner Landgraf confirmed.

Ms. Osorio translated the conclusion of Commissioner Bennett's statement, the Chairman's request, and Commissioner Landgraf's confirmation.

Chairman Niedzielski-Eichner thanked and commended Commissioner Bennet for her effort in assembling a set of decisions in relation to the plan amendment and the proposed Zoning Ordinance Amendment.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. SEA-00-Y-004-002 – MOUNT OLIVE BAPTIST CHURCH
2. SEA-82-C-027-002 – WOLF TRAP FOUNDATION FOR THE PERFORMING ARTS
3. RZ/FDP-2024-SU-00003 AND PCA-78-S-063-15 – NRP PARK MEADOW ACQUISITION LLC AND NRP CORPORATE POINT ACQUISITION LLC
4. PLAN AMENDMENT 2024-CW-T1 (PA-2024-00008) – ROUTE 29, FROM JERMANTOWN ROAD TO BUCKLEYS GATE DRIVE/SUMMIT

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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SEA-00-Y-004-002 – MOUNT OLIVE BAPTIST CHURCH –
Appl. to amend SE 00-Y-004 previously approved for a religious assembly with child care center to allow modifications to development conditions related to signage. Located on approx. 12.27 ac. of land zoned R-2 and WS. Sully District. Tax Map 65-1 ((1)) 34A and 65-3 ((1)) 8B. SULLY DISTRICT. PUBLIC HEARING.

Jessica T. Washington, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated October 30, 2025.

There were no disclosures by Commission members.

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 SEA-00-Y-004-002.

Ms. Washington introduced the supporters of the application from the audience who represented the Mount Olive Baptist Church. She gave a brief presentation on the subject application.

The applicant's agent responded to Commissioner Cortina's concern about the impact of light settings during the day and night hours. She confirmed that light settings for the electronic signage would be programmable, and the electronic sign display would include a switch to change light settings that would be glare-free for the surrounding environment.

Commissioner Spain provided a testimony regarding the proposed application.

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

Prior to the motion, Commissioner Spain requested that the applicant confirm for the record their agreement to the development conditions dated November 6, 2025.

The applicant's agent affirmed their agreement to the development conditions dated November 6, 2025.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF SEA-00-Y-004-002, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED NOVEMBER 6, 2025.

Multiple Commissioners seconded the motion which was carried by a vote of 12-0.

Commissioner Spain and Chairman Niedzielski-Eichner thanked Ms. Washington, Mr. Shumate, and a pastor together with the members of the Mount Olive Baptist Church for supporting the application.

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SEA-82-C-027-002 – WOLF TRAP FOUNDATION FOR THE PERFORMING ARTS – Appl. to amend SE 82-C-027 previously approved for a cultural center to permit a building addition and associated modifications to site design and development conditions. Located on approx. 17.25ac. of land zoned R-1. Hunter Mill District. Tax Map 28-2 ((1)) 32C and 32D. HUNTER MILL DISTRICT. PUBLIC HEARING.

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Kathryn R. Taylor, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated October 30, 2025.

There were no disclosures by Commission members.

Karen Yee, 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 SEA-82-C-027-002.

Ms. Taylor gave a presentation on the subject application.

There was a discussion between Ms. Taylor; Fraser Kadera, Vice President, Facilities, Wolf Trap Foundation for the Performing Arts; and multiple Commissioners on the following issues:

- Confirmation from the applicant's agent that the proposed site would serve as a pre-gathering area for patrons attending a performance or a private event at the Barns;
- Explanation from Mr. Kadera that a new facility would be sound-proof and would not serve as a performance space;

- Confirmation from the applicant's agent that the proposed site and any building improvements would remain outside of the on-site Environmental Quality Corridor (EQC), Resource Protection Area (RPA), and 100-year floodplain;
- Clarification that the EQC area was delineated with a previous application, and staff would collaborate with Wetland Studies and Solutions, Inc. (WSSI) to verify and update the location and boundaries of the EQC;
- Acknowledgment of the importance of Wolf Trap for the community, and Commissioner Cortina's personal comment on meeting with Catherine Filene Shouse, the philanthropist and founder of Wolf Trap;
- Confirmation that the applicant would extend a sidewalk at the front area of the Barns to connect to the existing shared-use path along Trap Road;
- Clarification that a sidewalk was previously cut off, and a new crosswalk would be built underneath the tree canopy, and that the extension would be implemented to connect a new crosswalk and an existing sidewalk on the other side of the property;
- Confirmation from Mr. Kadera that three window openings in the existing barn would be removed to create a pathway to the proposed building;
- The proposed barn would differ in character from the existing Scottish and German barns located on the property and would maintain historical appearance in conformance with the 1900s style;
- Confirmation from the applicant's agent that a few restrooms within the proposed site would be converted into ADA accessible family-style restrooms;
- Confirmation from Mr. Kadera that a facility had a few ADA-compliant parking spaces between the Center of Education and The Barns;
- Explanation that during the past 5 years fully ADA-compliant ramps were added to the front entrance of The Barns site;
- Explanation from Mr. Kadera that the main entrance next to a box office was ADA-compliant and was equipped with fully operational door pedals without any thresholds; and
- The applicant was committed to construct single-occupant bathrooms with ADA-compliant stalls.

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

Commissioner Carter listed the prominent features of the proposed application. He commended repurposing of the barn and its elements of design. He added the value of a net zero possibility as part of the proposed application, highlighted an environmental factor, and noted an opportunity for electric charging and other outstanding commitments. Commissioner Carter thanked Ms. Taylor and staff for their work and contribution.

Prior to the motion, Commissioner Carter requested that the applicant confirm for the record their agreement to the development conditions dated November 5, 2025.

The applicant's agent affirmed their agreement to the development conditions dated November 5, 2025.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA-82-C-027-002, SUBJECT TO THE DEVELOPMENT CONDITIONS, CONSISTENT WITH THOSE DATED NOVEMBER 5, 2025.

Chairman Niedzielski-Eichner and Commissioners Cortina and Sargeant seconded the motion which was carried by a vote of 12-0.

Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF 5108.5.C.(2)(a) OF THE ZONING ORDINANCE FOR THE BARRIER REQUIREMENT ALONG THE SOUTHERN LOT LINE OF THE SITE.

Chairman Niedzielski-Eichner and Commissioners Cortina and Sargeant seconded the motion which was carried by a vote of 12-0.

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RZ/FDP-2024-SU-00003 - NRP PARK MEADOW
ACQUISITION LLC AND NRP CORPORATE POINT
ACQUISITION LLC – Appls. to rezone from I-3, I-4, AN and WS to PDH-16, I-4, AN and WS to permit up to 115 stacked townhouse units and single family attached dwelling units and up to an additional 7,500 sq. ft. of office space with an overall Floor Area Ratio (FAR) of 0.5 excluding bonus density and approval of

the conceptual and final development plan. Located on the E. side of Park Meadow Dr. and W. side of Newbrook Dr. within the Westfields Business Park, N. of Poplar Tree Rd. and S. of Westfields Blvd. on approx. 17.57 ac. of land. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 44-3((6)) 12 and 44-4 ((5)) 14B. (Concurrent with PCA-78-S-063-15). SULLY DISTRICT. PUBLIC HEARING.

PCA-78-S-063-15 - NRP PARK MEADOW ACQUISITION LLC AND NRP CORPORATE POINT ACQUISITION LLC – Appl. to amend the proffers for RZ 78-S-063 previously approved for industrial uses to permit the deletion of land area from the governing rezoning. Located on the E. side of Park Meadow Dr., and W. side of Newbrook Dr., within the Westfields Business Park, N. of Poplar Tree Rd. and S. of Westfields Blvd., on approx. 17.57ac. of land zoned I-3, I-4, AN and WS. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 44-3 ((6)) 12 and 44-4 ((5)) 14B. (Concurrent with RZ/FDP 2024-SU-00003). SULLY DISTRICT. PUBLIC HEARING.

Scott E. Adams, Applicant’s Agent, McGuireWoods LLP, reaffirmed the affidavit dated September 23, 2025.

There were no disclosures by Commission members.

Nicholas Cicero, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. He stated that staff recommended approval of RZ/FDP 2024-SU-00003 and PCA-78-063-15.

Mr. Adams gave a presentation on the subject applications.

There was a discussion between Mr. Adams; Mr. Cicero; William O’Donnell, Branch Chief, ZED, DPD; Matthew Koirtyohann, Principal Engineer, Bowman Consulting Group Ltd.; Edward R. Johnson, the applicant, NRP Park Meadow Acquisition LLC; and multiple Commissioners regarding the following:

- Confirmation from the applicant’s agent that stormwater requirements for the proposed applications satisfied the requirements established for Water Supply Protection Overlay District (WSPOD) through the use of urban bioretention facilities;
- Confirmation from the applicant’s engineer that additional stormwater management measures were in substantial conformance with the requirements of the WSPOD and of the Comprehensive Plan;

- Confirmation from staff that the applicant would provide approximately 14 affordable dwelling units (ADUs) on the property pursuant to the Zoning Ordinance;
- Clarification from staff that the subject area was supported by three schools: Westfield High School, Carson Middle School, and Lutie Lewis Coates Elementary School;
- Explanation from the applicant's agent that the office portion of the property located in I-4 (Medium Intensity Industrial District) would remain in Block B for zoning purposes;
- Concerns about the impact of adding the residential portion of the property next to the uses permitted by I-4, such as vehicle storage facility, data centers, warehousing, contractor shops, storage yards and freight distribution hubs;
- Explanation from the applicant's agent that the CDP/FDP proffer would govern building footprints within Block B;
- Explanation from the applicant's agent that the owner of an office building would consider the addition of 7,500 square feet to a total FAR for Block B;
- Explanation that the proposed property was currently managed by the Westfield Business Owners Association (WBOA);
- Clarification that, upon the zoning approval, a separate declaration pertaining to the subject property would be issued with a focus on the residential use which would replace existing office use declarations;
- Confirmation from the applicant that all necessary contributions would be made and all facilities would be maintained by the applicant according to a new declaration that would be issued by the WBOA;
- Clarification that stormwater wet ponds located within the property would still contribute to a downstream facility, but would not be used for stormwater management purposes and would not need to satisfy stormwater quality and quantity requirements;
- Confirmation from the applicant's engineer that nine on-site urban bioretention planters would be supplemented by several Jellyfish Filters treatment devices to meet stormwater quality and quantity requirements for the site;
- Clarification from the applicant's engineer that the current proposal was not subject to the guidelines of the Comprehensive Plan, that stormwater drainage would have a low impact, and stormwater runoff was expected to be reduced;

- Confirmation from the applicant's engineer that the objectives of the Comprehensive Plan were addressed during the consideration of one of the applicant's stormwater options;
- Confirmation from the applicant's agent that a stormwater proffer could be revised and added to the proposed set of proffers for clarity and precision;
- Concerns about improvements needed for stormwater management during the transition to the residential usage;
- Explanation from the applicant's agent that the subject area was surrounded by existing residential developments: Park East at Westfields, The Boulevards, Stonebrook, and the Commonwealth Centre, which represented a mixed-use development;
- Confirmation from the applicant's agent that the applicant proposed to construct 87 townhouse units and 28 stacked townhouse units;
- Confirmation from the applicant that the WBOA would maintain architectural control over 28 stacked townhouse units, and that their modifications were consistent with the applicant's expectations;
- Explanation from the applicant that the HOA would manage the community and would make contributions to make broader improvements throughout the WBOA as business owners;
- Confirmation that the WBOA would manage the community from an architectural standpoint, and that the applicant was in the process of gaining approval from the WBOA on the final design;
- Confirmation from the applicant that 87 single-family attached townhomes were proposed to include rear loaded garages ranging between 14 to 24 feet in width per unit, with 14, 16, 20, and 24 feet options;
- Clarification from the applicant that garages with 14 by 40 feet and 16 by 40 feet options would be single-car loaded with a tandem alternative, and garages with 20 by 40 feet and 24 by 40 feet options would have a side-by-side alternative;
- Clarification from the applicant that the open-door space between the car and the garage wall would be approximately 10.5-11 feet, and there would be enough room for garbage containers;
- Concerns about the lack of windows on single-family attached townhomes' elevation-side, and confirmation from the applicant that this design was consistent with the building standards for stacked townhomes;

- Explanation that blank walls in the kitchens and bathrooms located on the elevation-side of townhomes were a design feature;
- Confirmation from the applicant that all garages would include electrical panels with conduits to accommodate electric vehicle charging, to be installed separately, if requested by the residents;
- Explanation from the applicant that they had numerous discussions with staff regarding the shape and design of the proposed development and considered options for redevelopment; and
- Explanation that construction easements relating to roads and sidewalks in the proximity to the property line were provided, and pedestrian and vehicular connections would be implemented between the parcels within the development.

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

Prior to the motion, Commissioner Spain inquired about the scheduled date for the public hearing for these applications at the Board of Supervisors meeting. Staff noted that a tentative date for the public hearing would be January 2026.

Commissioner Spain expressed her intent to defer the decision only for the proposed applications to allow staff to address concerns raised during the discussion. She explained that a proffer 43 “Stormwater Management” would need textual revision and recommended that the language be added as follows (in italics):

The Applicant must provide stormwater management facilities as shown on the CDP/FDP *consistent with Dulles Suburban Center stormwater guidelines in the Comprehensive Plan.*

Staff confirmed that the revision would be made promptly and the language would be updated. Mr. O’Donnell suggested that a deferral be scheduled for the December 3rd, 2025 Planning Commission’s meeting.

Commissioner Bennett suggested that options for accessible modifications at the time of purchase be also added and become available.

Commissioner Spain summarized that two recommendations would be added and the decision would be made on December 3, 2025.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS FOR RZ/FDP 2024-SU-00003 AND PCA-78-S-063-15 TO A DATE CERTAIN OF DECEMBER 3, 2025.

Commissioners Landgraf, Sargeant, and Hancock seconded the motion, which was carried by a vote of 12-0.

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PLAN AMENDMENT 2024-CW-T1 (PA-2024-00008) – ROUTE 29, FROM JERMANTOWN ROAD TO BUCKLEYS GATE DRIVE/SUMMIT – concerns the Route 29 corridor from Buckleys Gate Drive/Summit Drive to Jermantown Road/Rust Road. The corridor was the subject of a transportation study that reassessed the recommendations in the Comprehensive Plan (“Plan”) and considered multimodal, context-sensitive solutions that serve all users and modes of transportation to meet the long-term needs of the corridor. On December 3, 2024, the Board of Supervisors endorsed the study’s findings and directed staff to update the Comprehensive Plan. The proposed amendment removes the planned interchanges at Legato Road, Monument Drive/Village Drive, and Waples Mill Road/Shirley Gate Road at Route 29 from the Comprehensive Transportation Plan Map. The amendment also adds or modifies Area Plan recommendations to support the implementation of the specific at-grade intersection improvements and pedestrian/bicycle elements along the study corridor.
BRADDOCK DISTRICT. PUBLIC HEARING.

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Ryan Stewart, Planning Division (PD), Department of Planning and Development (DPD), briefly presented a staff report, a copy is in the date file, and introduced Arpita Chatterjee, Transportation Planner, Fairfax County Department of Transportation (FCDOT).

Ms. Chatterjee gave a presentation on the subject plan amendment and described the purpose of the Route 29 Study conducted by FCDOT.

Prior to the discussion, Commissioner Cortina thanked staff for their hard work.

There was a discussion between Mr. Stewart; Ms. Chatterjee; Michael Garcia, Transportation Planning Division, FCDOT; Graham Owen, PD, DPD; and multiple Commissioners on the following issues:

- Explanation from staff the proposed intersection area was located outside a core area within the Fairfax Center Area Study;
- Explanation from staff that Route 29 Corridor Study focused primarily on the at-grade intersection improvements and capacities around Monument Drive, Legato Road and Shirley Gate Road;
- Clarification from staff that The Shirley Gate Road Extension Project (“Project”) would be implemented in the course of one year and a half according to the transportation study schedule;
- Explanation from staff that the Project would extend Shirley Gate Road to the Fairfax County Parkway;
- Two transportation studies of the planned interchanges were conducted, during which transportation volumes were compared to facilitate the proposed development;
- Discussions about the impact of the removal of the planned interchanges upon the current infrastructure;
- Discussions about the possible uses of land areas within those interchanges and the uses of service roads along them;
- Confirmation from staff that Fairfax County’s transportation priorities were guided by the Transportation Priorities Plan and were part of their list;
- Discussions about the benefits of the intensive scope of community outreach;
- Challenges of the interchanges that were initially installed to establish transportation connections within the community;
- Explanation from staff that a median break would be placed in the middle of the road, and a crosswalk would be pushed back to reduce walking distance;
- Clarification that on the eastern side of Route 29 there was no crosswalk;
- Explanation that the detailed engineering work would be required prior to the construction to enhance pedestrian safety and incorporate pedestrian median refuge islands, as applicable;

- Clarification from staff that many factors would be considered, including the length of a traffic signal and the amount of space that would potentially be occupied by pedestrian median refuge island;
- Discussions about the functional aspect of the plan amendment and the possibility of placemaking initiatives in future studies;
- Explanation from staff that left turns were protected, and the proposed improvements would provide pedestrian safety for an opposite leg of the crosswalk;
- Discussions about the importance of double ramps as essential adjustments for ADA compliance;
- General discussions about a critical role of placemaking at intersections which involved, among many, the aspects of lighting, trees, and safety;
- Confirmation from staff that intersection architecture was important and that placemaking had always been considered in the context of the development;
- Clarification from staff that Comprehensive Transportation Analysis Guidelines targeted at determining solutions, strategies, and multimodal priorities;
- Explanation from staff that FCDOT had continuously been working with the DPD to evaluate each place from various standpoints and impacts; and
- Confirmation from staff that three area plan updates were in progress with a focus on land use: The Core, Fairfax Center Area Land Unit K, and Fair Lakes.

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

Prior to the motion, Mr. Stewart stated that staff recommended adoption of 2024-CW-T1.

Commissioner Cortina provided a brief overview of the proposed plan amendment and highlighted its purpose.

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Commissioner Cortina MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2024-CW-T1, FOUND ON PAGE 30 OF THE STAFF REPORT DATED OCTOBER 29, 2025.

Commissioners Landgraf, Sargeant, Hancock, and Bennett seconded the motion which was carried by a vote of 12-0.

Commissioner Cortina thanked staff for their hard work.

Chairman Niedzielski-Eichner wished everybody a happy Thanksgiving break.

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The meeting was adjourned at 9:40 p.m.
Phillip A. Niedzielski-Eichner, Chairman
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.

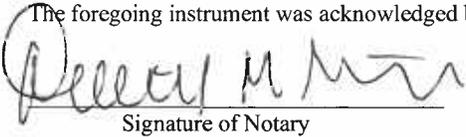
Minutes by: Catherine Dushin
Approved on: March 4, 2026



Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 9 day of March, 2026, by Nicole Blackwell



Signature of Notary

Notary registration number: 7114113

Commission expiration: JANUARY 31, 2028

