

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 25, 2025**

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

ABSENT: Jeremy Hancock, Secretary, Providence District

OTHERS: Catherine Lewis, Zoning Evaluation Division, (ZED),
Department of Planning and Development (DPD)
Savannah De Murray, ZED, DPD
Nicole Blackwell, Clerk to the Planning Commission,
Department of Clerk Services (DCS)
Michelle Jordan, Deputy Clerk, DCS
Satabdi Samaddar, Administration, 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

PCA 86-C-119-09/PRCA 86-C-119-03/DPA 86-C-119-05 (RZPA-2024-HM-00019) – BOSTON PROPERTIES LIMITED PARTNERSHIP

Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR DPA-86-C-119-05, PCA-86-C-119-09, AND PRCA-86-C-119-03 TO SEPTEMBER 17, 2025.

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

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PCA/FDPA 2000-HM-044-04/CDPA 2000-HM-044-03 (RZPA-2024-HM-00031) – MAPLE MULTI-FAMILY LAND EAST COAST, L.P.

Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR PCA/FDPA 2000-HM-044-04 AND CDPA 2000-HM-044-03 TO SEPTEMBER 10, 2025.

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

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Commissioner Bennett announced that the Land Use Process Committee would meet on Thursday, June 26, 2025, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center. She added that the committee would be going over updates to the staff reports. She further stated all committee meetings were advertised, open to the public, and would be televised on Channel 16.

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ORDER OF THE AGENDA

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

1. SE 2024-MV-00036 – VARINIA VERGARA MIRANDA AND NIMA HOME DAYCARE LLC

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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SE 2024-MV-00036 – VARINIA VERGARA MIRANDA AND NIMA HOME DAYCARE LLC - Appl. to permit a home day care facility. Located on approx. 7,975 sq. ft. of land zoned PDH-4. Mount Vernon District. Tax Map 107-2 ((8)) (F) 60. MOUNT VERNON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Varinia Miranda, Applicant, reaffirmed the affidavit dated December 11, 2024.

Savannah De Murray, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the electronic date file. She stated that the staff recommended approval of SE 2024-MV-00036.

Ms. Miranda gave a presentation on the subject application.

There was a discussion between Ms. De Murray; Ms. Miranda; and multiple Commissioners regarding the following:

- Explanation that the applicant had operated another daycare facility in the Rolling Hills area in a townhouse;
- Clarification that the facility was approved for up to 10 children;
- Explanation that the space in the other facility was not sufficient for the children as more room was needed for a play area;
- Explanation that the daycare was inclusive and they worked with children with disabilities;
- Clarification that the townhouse location accommodated five children, while houses could accommodate seven children;
- Explanation that the facility cared for children ranging from six weeks to 12 years old;
- Clarification that the operating hours were from 6:00 AM to 6:00 PM;
- Explanation that most children left by 5:30 PM, with some leaving as late as 5:45 PM, and the last child leaving at 6:00 PM;
- Explanation that the staggered drop-off and pick-up times did not pose any issues;
- Explanation that one of the development conditions required vehicles to park in the applicant's driveway for pick-up and drop-off;
- Explanation that there were three other daycares in the community, including one located toward the other end of the street in a cul-de-sac;
- Explanation that those facilities were permitted for up to 12 children;
- Explanation that there were no complaints regarding those daycares;
- Explanation that the neighborhood had open parking areas across the street from the playground, where no houses were located;
- Explanation that there was also an open land area to the left side with no houses;
- Clarification that the current assistant, who was pregnant, drove and parked across the street by the playground so as not to block any houses;
- Explanation that the applicant's son worked with them, and with three staff members total, they felt adequately staffed for 12 children;
- Clarification that the applicant did not intend to hire additional staff at this time;
- Explanation that County requirements for opening a daycare included a fenced property with a gate;
- Clarification that there were two entrances used;
 - Morning drop-offs occurred at the front door to manage rush hour traffic; and
 - Afternoon pick-ups occurred at the back entrance, where a stone sidewalk had been installed for safety.
- Explanation that the entry from the outside led directly into the basement;
- Explanation that there was a special outdoor area equipped specifically for daycare use;
- Clarification that the space was designed with materials intended for child safety;
- Explanation that heavy traffic areas were carpeted, making the area safer for children;
- Clarification that outdoor time generally began at 10:15 AM, weather permitting;

- Explanation that play sessions typically lasted up to 30 minutes;
- Clarification that in hot weather, alternative indoor activities were arranged;
- Clarification that the basement entrance was located by descending steps, passing through a patio, and entering through a door beneath the last window in the image;
- Explanation that most children attending were either referrals or relatives of the applicant;
- Explanation that if the additional children came from the same families, the number of vehicles arriving and departing would remain consistent;
- The applicant stated that:
 - Her son served as her substitute;
 - Both she and her son had completed Applied Behavior Analysis training, and her son was working on his Child Development Associate; and
 - Both were certified in First Aid and Cardiopulmonary Resuscitation.
- Clarification that there were actually three staff members, including a non-resident assistant;
- Explanation that during outdoor play, staffing was arranged so that one adult remained outside while others supervised indoors;
- Explanation that the daycare was located near fire department facilities in Lorton and was approximately four minutes away;
- Explanation that the daycare was in proximity to a nearby health center and was available for children in emergencies;
- Explanation about the ingress and egress procedures for drop-off and pick-up;
- Clarification that the driveways in the community were generally limited to two-car capacity;
- Explanation that the Applicant took children to the neighborhood playground;
- Clarification that the visits were occasional, limited to older, walking children;
- Explanation that the assistant and applicant's son supervised these outings while the applicant remained with younger children at home; and
- Clarification that the infants were not taken due to safety and logistical concerns.

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Chairman Niedzielski-Eichner called the first listed speaker.

Sandeep Bajwa, 8078 Paper Birch Drive, Lorton, stated the following:

- Opposed the Applicant's request to expand daycare capacity to 12 children;
- Concerns of the multiple misrepresentations in the application, including driveway use, parking availability, and employee transportation;
- Stated the garage was used for storage, driveway was often occupied by Applicant's vehicles, and employees/family/tenants used street parking, causing congestion on a narrow street;
- Concerns of the 6–7 vehicles associated with the residence, leading to overflow parking and obstruction of his driveway and patio path without permission, including late-night incidents;

- Claimed the property functioned as both a daycare and a multi-tenant dwelling, creating excessive noise and changing the residential character of the area; and
- Concern over supervision challenges with 12 children, increased outdoor noise, and impact on his work-from-home setup due to proximity to daycare entrance.

Soumya Panda, 8082 Paper Birch Drive, Lorton, stated his opposition. A copy of Mr. Panda's statement is in the date file.

Hillary Kolano, 8849 Creekside Way, Springfield, stated the following:

- Supported the expansion to 12 children;
- Praised educational quality, noting advanced skills in reading, writing, and counting before kindergarten;
- Highlighted benefits of small, woman-owned business to community and local school readiness;
- Compared minimal parking impact to own experience living next to a daycare
- Cited no negative effect on property value; and
- Emphasized trust in Applicant's care, safety, and nurturing environment.

Karly Croft, 2021 PMB341 PO Box 1133, Richmond, stated the following:

- Supported daycare expansion;
- Parent of children with autism, dyslexia, and ADHD;
- Praised staff's kindness, CPR/First Aid certification, and individualized care;
- Highlighted bilingual environment, healthy meals, motor skill activities, field trips, and water days;
- Reported major progress:
 - Son using AAC device, learned to eat independently and put on shoes and
 - Daughter overcame panic attacks with reading/writing, now reads and writes confidently.
- Stated daycare provides inclusive, supportive, and celebratory environment for all children.

Bryan Kolano, 2021 PMB341 PO Box 1133, Richmond, stated the following:

- Supported daycare expansion;
- Praised Applicant's flexibility, cultural education, bilingual instruction, and nurturing environment;
- Stated children were well-prepared for kindergarten compared to peers; and
- Highlighted Applicant as a model small business owner benefiting families, schools, and the community.

Afsoon Anvari, 1848 Abbotsford Drive, Vienna, stated the following:

- Supported daycare expansion;
- Praised Applicant's reliable, compassionate care, especially during military deployment;

- Noted children’s developmental progress, bilingual learning, and inclusive environment;
- Reported minimal traffic impact during drop-off/pick-up; and
- Emphasized importance to military families and community.

Franklin Childress, 8086 Paper Birch Drive, Lorton, stated the following:

- Neighbor opposed daycare expansion due to traffic, speeding, and safety risks for children in the neighborhood;
- Reported noise issues affecting work-from-home residents;
- Claimed parking problems, including blocked spaces and overflow; and
- Stated most neighbors were opposed to expansion.

Veronica Flores, 10941 Byrd Drive, Annandale, stated the following:

- Supported Applicant, praising her dedication, compassion, and trustworthiness;
- Noted the Applicant was motivated to create her daycare after struggling to find childcare for her own child;
- Highlighted her willingness to accept and support children with special needs, unlike other providers who often refuse them;
- Reported no parking issues during her visits to the facility; and
- Commended the Applicant as both a skilled teacher and a supportive community member.

Wanda Salazar, 5008 Wills Lane, Annandale, stated the following:

- Spoke in favor of the expansion;
- Described the daycare as a family-like environment where children were shown love and comfort, especially when missing their parents;
- Emphasized inclusion of children with special needs, noting they were integrated with other children for play and socialization;
- Shared personal testimony that her own brother, who had special needs, was welcomed by the children, who included him in activities;
- Addressed traffic concerns, stating she had not observed issues during pick-up or drop-off; and
- Suggested that if neighbors had concerns, they could be resolved directly through communication.

Erick Cespedes, 8080 Paper Birch Drive, Lorton, stated the following:

- Supported daycare expansion;
- Praised his mother’s dedication, noting her long-term goal of securing a larger home for both family and daycare children;
- Described the daycare as a family-like environment, where children feel connected and supported;
- Shared that his brother, who was often treated differently at school, feels included and accepted at home in the daycare setting;

- Emphasized the Applicant's hard work, perseverance, and the strong bonds she builds with children; and
- Expressed hope that expansion would allow even more children to benefit from the nurturing, community-like environment.

Binh Nguyen, 8091 Paper Birch Drive, Lorton, stated the following:

- Opposed the daycare expansion;
- Stated the neighborhood had been quiet and family-oriented until the daycare increased traffic;
- Reported vehicles entering and exiting without respecting the 25 mph speed limit, creating hazards when backing out of driveways and for children walking to and from school;
- Expressed concern that expansion would worsen traffic congestion, safety risks, and neighborhood security;
- Stated property values could be negatively impacted by the increased activity;
- Emphasized that residents, unlike daycare clients, live with these ongoing issues daily; and
- Urged the Commission to reject the expansion in order to protect children's safety and the community's character.

Del Rey Jenkins stated the following:

- Expressed concerns about traffic and zoning;
- Noted the street was narrower than most in the community and raised safety concerns even before the daycare opened;
- Reported that proximity to the neighborhood tot lot and traffic volume discouraged use of the park with his grandchildren;
- Commended the Applicant for providing valuable services but emphasized the traffic impact on residents;
- Requested the Board consider conducting a traffic assessment, noting it was not included in the application review;
- Questioned at what point a home daycare expansion should be considered a commercial operation rather than residential;
- Expressed concern about the cumulative impact if multiple daycares expand within the same block; and
- Suggested alternative expansion opportunities might exist in nearby commercial areas.

Erick Cespedes stated the following:

- Supported daycare expansion;
- Shared that their motivation to open the daycare came from raising their own special needs child and wanting to help other families in similar situations;
- Praised the daycare's success in helping children, including those with special needs, learn and develop quickly; and
- Acknowledged neighbors' concerns about parking but encouraged finding a cooperative solution for the benefit of all.

There was a discussion between Ms. De Murray; Ms. Miranda; and multiple Commissioners regarding the following:

- Explanation that there had been a past parking incident, but neighbors were notified that the vehicles were legally parked on a public street and not impeding homes;
- Explanation that sidewalks were present on both sides of the street, but no designated crosswalks were near the park;
- Clarification that there was a conservation area with no homes or driveways, noting that little or no street parking was typically observed there;
- Clarification that the Laurel Hill Community Association had submitted a letter stating that it did not oppose the special exception;
- Clarification that the street was private, and traffic-calming measures would fall under the Homeowners Association (HOA)'s responsibility;
- Explanation that some residents reported excessive traffic and congestion, while parked cars on narrow streets typically slowed traffic;
- Clarification that any investigation would need to identify the timing and conditions of speeding incidents;
- Clarification that in reviewing the special exception, staff could only consider the additional traffic from five more children, not broader existing traffic issues;
- Clarification that traffic problems were not the applicant's responsibility to resolve, though the HOA might explore solutions;
- Explanation that the Commission had previously reviewed and approved a large daycare facility at the former penitentiary site, serving 50–100 children, which was operational;
- Explanation that no noise complaints had been received prior to the petition;
- Explanation that most children at the applicant's daycare were infants and toddlers, who spend limited time outside and generate minimal noise;
- Concerns about speeding in neighborhoods;
- Clarification that the state previously capped in-home childcare at seven children but expanded to 12 to meet growing childcare demand;
- Explanation that twelve was the maximum allowable under a special exception; anything beyond would require a commercial facility;
- Explanation that while no noise-specific conditions existed, the development conditions included:
 - Operating hours limited to 6:00 AM–6:00 PM; and
 - Requirement that vehicles use the driveway for pick-up and drop-off.
- Explanation that the requirement to utilize garages for parking already exist but were primarily enforced by the HOA.

There being no further comments or questions from the Commission and staff had no closing remarks, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Clarke for actions on this proposed application.

Prior to the motion, Commissioner Clarke requested that the applicant confirm for the record their agreement to the proposed development conditions dated June 11, 2025.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2024-MV-00036 SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JUNE 11, 2025, WHICH IS INCLUDED IN THE STAFF REPORT.

Commissioners Bachelor-Causey, Bennett, Landgraf, and Wang seconded the motion which was carried by a vote of 11-0. Commissioner Hancock was absent from the meeting.

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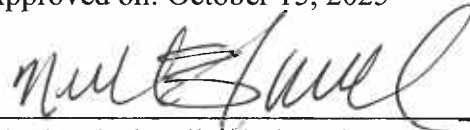
Chairman Niedzielski-Eichner concluded the meeting by noting that the Commission had recently celebrated Juneteenth, marking the end of slavery in the United States, and encouraged everyone to also celebrate Independence Day the following week. He further stated that the Commission would not meet during the following week.

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The meeting was adjourned at 8:58 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.

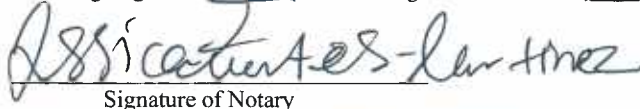
Minutes by: Michelle Jordan
Approved on: October 15, 2025



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 October 2025 by Nicole Blackwell



Signature of Notary

Notary Seal

Notary registration number: 8050379

Commission expiration: 03/31/2027

