

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

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, Commissioner 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
John A. Carter, Hunter Mill District
Chris Landgraf, Franconia District
Alis Wang, Mason District
Walter C. Clarke, Mount Vernon District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Mary D. Cortina, Braddock District

OTHERS: Sara Morgan, Zoning Administration Division (ZAD),
Department of Planning and Development (DPD)
Christopher Evans, ZAD, DPD
William Mayland, ZAD, DPD
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 7:32 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 explained that the agenda for tonight's meeting included Commission Business, approval of minutes, one deferral, and one public hearing.

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Chairman Niedzielski-Eichner announced that, during the Board of Supervisors' meeting on March 18, 2025, the Board of Supervisors approved the appointment of James Thomas as the new Springfield District Planning Commissioner. Chairman Niedzielski-Eichner welcomed Mr. Thomas and explained that he would soon join the Planning Commission and would be sworn in as the Springfield District Planning Commissioner at the April 2, 2025 Planning Commission meeting.

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APPROVAL OF MINUTES

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

- NOVEMBER 13, 2024;
- NOVEMBER 20, 2024;
- DECEMBER 4, 2024; AND
- DECEMBER 11, 2024.

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

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Commissioner Sargeant announced that the Planning Commission's Capital Improvement Program (CIP) Committee would meet on Thursday, March 20, 2025, at 7:30 p.m., in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to continue discussions regarding the CIP for fiscal years 2026 through 2030. The CIP Committee meeting was open to the public.

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SE 2024-HM-00009– COLUMBIA RETAIL DULLES LLC

Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR SE 2024-HM-00009 TO A DATE CERTAIN OF MAY 7, 2025.

Commissioner Landgraf seconded the motion, which carried by a vote of 10-0. Commissioner Cortina was absent from the meeting.

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Chairman Niedzielski-Eichner announced that the Planning Commission would not convene during the week of March 24, 2025, and the next Planning Commission meeting would be held on April 2, 2025.

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Chairman Niedzielski-Eichner stated the Planning Commission's Policy Plan Committee would be held on Thursday, April 3, 2025.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. ZONING ORDINANCE AMENDMENT – MINOR AND EDITORIAL REVISIONS
AND CHANGES TO REFLECT VIRGINIA CODE UPDATES

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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ZONING ORDINANCE AMENDMENT – MINOR AND
EDITORIAL REVISIONS AND CHANGES TO REFLECT
VIRGINIA CODE UPDATES

To consider proposed minor editorial changes and revisions (which may include additions and deletions), which are advertised by reference. The changes as specifically set forth in the staff report may include, without limitation:

- (1) correcting typographical errors, providing clarification, correcting or adding cross references, and making other minor editorial revisions;
- (2) revising the use-specific standards for farm wineries, limited breweries, or limited distilleries for consistency and clarity;
- (3) revising use-specific standards for small scale production establishments and production or processing facilities;
- (4) revising standards for fences;
- (5) revising use-specific standards for funeral homes, vehicle transportation service;
- (6) revising standards pertaining to principal uses and fence or wall height; add or clarify standard pertaining to screening equipment of data centers;
- (7) revising standards limiting the number of dwelling units on a lot to allow an agricultural operation or riding or boarding stable;

- (8) revising the Affordable Dwelling Unit (ADU) applicability standards and updating ADU example calculation provisions;
- (9) revising standards for transitional screening to clarify where it is not required;
- (10) revising standards for stacking parking spaces;
- (11) revising standards for required loading spaces;
- (12) revising standards for signs related to drive-through uses;
- (13) revising standards for Residential and Nonresidential Use Permits;
- (14) revising standards for Uses Exempt from a Site Plan or a Minor Site Plan;
- (15) revising time limit for filing appeals to account for a County closure;
- (16) revising ADU calculation submission requirements for rezonings, final development plans, development plans, and PRC Plans;
- (17) revising the Fee Schedule; and/or
- (18) revising definitions of golf course; outdoor commercial recreation; health and exercise facility, small; health and exercise facility, large; medical care facility, and adding a parking requirement to the latter. COUNTYWIDE. PUBLIC HEARING.

Christopher Evans, Zoning Administration Division (ZAD), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the electronic data file. He noted that staff recommended adoption of the proposed Zoning Ordinance Amendment.

There was a discussion between Mr. Evans; Sara Morgan, ZAD, DPD; William Mayland, ZAD, DPD; and multiple Commissioners on the following issues:

- Explanation from staff that a transitional screening requirement for vehicle transportation service in the Planned Tysons Corner (PTC) District would be removed due to a lower density of the area;
- Clarification from staff that the removal of such exception would be in consistency with the Landscaping and Screening Zoning Ordinance Amendment (Landscaping and Screening ZOA);

- Confirmation from staff that the Affordable Dwelling Unit (ADU) calculations in the staff report served as an example to maintain terminological consistency used for density ranges and approvals;
- Discussions about the necessity of transitional screening in residential areas adjacent to interstate highways;
- Explanation from staff that, in compliance with the recently adopted Contractor's Office and Shop, Construction Vehicles and Equipment, and Storage Yards Zoning Ordinance Amendment, screening for outdoor storage areas was required;
- Clarification from staff that there was a current transitional screening requirement for the Industrial Use Classification and Utility Facilities to provide transitional screening for uses located along Dulles Toll Road, an interstate highway, etc.;
- Confirmation that local or collector roads would need to be equipped with transitional screening;
- Staff explained that, prior to the adoption of the Landscaping and Screening ZOA, requests for waivers and modifications with respect to transitional screening were granted in most cases;
- Clarification from staff that a street frontage landscaping provision was no longer required to be provided in locations that pertained to Industrial Use Classification and Utility Facilities areas;
- Explanation that the provisions of the Zoning Ordinance with respect to data centers were subject to visual screening and to the requirements to reduce noise levels for equipment that should be fully enclosed, except where determined by the Director of Land Development Services ;
- Further clarification that if the equipment was not fully enclosed, it would have to be screened by a wall or similar barrier;
- Clarification that the proposed amendment would allow to exceed the maximum fence or wall height limits;
- Explanation that a word "fence" used in the proposed amendment for reference purposes was identical in the meaning to "wall or similar barrier", and was not used in data center provisions;
- Mr. Mayland explained that the number of 2,300 square feet used in the calculations of required ADUs provided an example converted for a Floor Area Ratio (FAR) was based on the Comprehensive Plan recommendation; and

- Discussions about the preservation of transitional screening as the functional design aspect of urban planning and its both visual and aesthetic contribution along Dulles Toll Road and Interstate I-66.

Chairman Niedzielski-Eichner called for speakers from the audience, but received no response. 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 Sargeant for action on this amendment.

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Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING ACTIONS, AS AMENDED:

- ADOPTION OF THE PROPOSED ZONING ORDINANCE AMENDMENT FOR MINOR AND EDITORIAL REVISIONS AND CHANGES TO REFLECT *VIRGINIA CODE* UPDATES, INCLUDING THE PROPOSED AMENDMENTS TO APPENDIX 1, AS SET FORTH IN THE STAFF REPORT DATED FEBRUARY 18, 2025, AND REVISED ON FEBRUARY 20, 2025; AND
- THAT THE AMENDMENT BECOME EFFECTIVE AT 12:01 A.M. THE DAY FOLLOWING ADOPTION.

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

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On an amendment to the main motion, Commissioner Hancock MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS NOT ADOPT THE PROPOSED CHANGE IDENTIFIED AS SUBSECTION 5108.5(A)(5)(B), WHICH READS: “TRANSITIONAL SCREENING IS NOT REQUIRED ALONG A RAILROAD, INTERSTATE HIGHWAY, THE DULLES INTERNATIONAL AIRPORT ACCESS HIGHWAY, OR THE COMBINED DULLES INTERNATIONAL AIRPORT ACCESS HIGHWAY AND DULLES TOLL ROAD.”

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

Following his amendment to the main motion, Commissioner Hancock provided the grounds for his amendment to the main motion and indicated that this amendment was in alignment with the Comprehensive Plan. He added that a transitional screening requirement would provide visual barrier, facilitate noise mitigation, and worked towards Fairfax County’s tree canopy goals. He stated that transitional screening would mitigate the impact of pollutants and would provide

ZONING ORDINANCE AMENDMENT – MINOR AND EDITORIAL
REVISIONS AND CHANGES TO REFLECT VIRGINIA CODE UPDATES

March 19, 2025

beneficial impact on the community and the environment. Commissioner Hancock added that Commissioner Cortina, who was absent from the meeting, supported this initiative against the proposed change of the amendment.

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On an amendment to the main motion, Chairman Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING ACTIONS:

- REMOVE THE WORD “OTHER” AS IT RELATES TO COMPOSITE MATERIALS IN REFERENCE TO TABLE 4102.4, WHICH ADDRESSES THE MATERIALS FOR FENCES OR WALLS; AND
- FOR SUBSECTION 6101.2.M(3), THAT “MAY” BE REPLACED WITH “MUST” TO READ: “AN ADEQUATE RECEIVING FACILITY MUST NOT BLOCK OR RESTRICT ACCESS TO AN ACCESSIBLE PARKING SPACE OR AN ACCESSIBLE ROUTE.”

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

Following his amendment to the main motion, Chairman Niedzielski-Eichner commented that his intent was to provide additional emphasis on the word “must” and to highlight the importance of protecting accessible parking spaces.

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Chairman Niedzielski-Eichner then called for a vote on the main motion as amended, which was carried by a vote of 10-0. Commissioner Cortina was absent from the meeting.

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At the conclusion of the public hearing, Commissioner Sargeant commended staff from the Department of Planning and Development for their diligent efforts and hard work on the Zoning Ordinance Amendment.

CLOSING

March 19, 2025

The meeting was adjourned at 8:13 p.m.
Phillip A. Niedzielski-Eichner, Chairman
Jeremy Hancock, Secretary

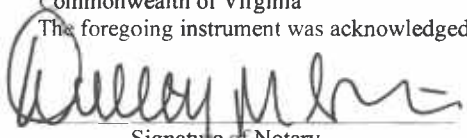
Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Catherine Dushin
Approved on: July 23, 2025


Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 29 day of July, 2025, by Nicole Blackwell


Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

