

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 4, 2026**

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

ABSENT: James Thomas, Springfield District
Alis Wang, Mason District

OTHERS: Tabatha Cole, Zoning Evaluation Division (ZED),
Department of Planning and Development (DPD)
Sharon Williams, ZED, DPD
Nicholas Cicero, ZED, DPD
Catherine Lewis, Branch Chief, ZED, DPD
Nicole Blackwell, Clerk to the Planning Commission,
Department of Clerk Services (DCS)
Satabdi Samaddar, Administration, DCS
Catherine Dushin, Deputy Clerk, Planning Commission, DCS

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The meeting was called to order at 7:29 p.m., by Chair 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

Chair Niedzielski-Eichner explained that the agenda for tonight's meeting included commission business and the conduct of three public hearings. The commission business included the formal constitution of the Planning Commission committees for the year 2026.

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Chair Niedzielski-Eichner explained that Planning Commission conducted public hearings on Wednesday evening for amendments to the Comprehensive Plan, for rezoning or special exception requests, or other land use matters. The Planning Commission also conducted a significant amount of work through committees, which would generally meet every other Thursday evening. He announced that the Planning Commission would formally approve

committee membership and constitute committees for the year 2026 during tonight's Planning Commission meeting.

Chair Niedzielski-Eichner stated that the Chair and Vice Chair for each committee would be assigned during tonight's meeting. Committee leadership assignments would be assigned for two-year terms, covering 2026 and 2027. Chair Niedzielski-Eichner referred to a memorandum, dated February 4, 2026, that listed assignments to Planning Commission's various committees. He added that those assignments were compiled by Vice Chair Spain and himself based on Commissioners' stated preferences.

Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION APPROVE MEMBERSHIP WITH THE POLICY AND PROCEDURES, PERSONNEL AND BUDGET, CAPITAL IMPROVEMENT PROGRAM, ENVIRONMENT, HOUSING, INFRASTRUCTURE, LAND USE PROCESS REVIEW, PARKS, POLICY PLAN, SCHOOLS, TRANSPORTATION, AND URBAN DEVELOPMENT AND PLACEMAKING COMMITTEES, AS PROPOSED IN THE CHAIR'S MEMORANDUM DATED FEBRUARY 4, 2026.

Commissioner Hancock seconded the motion, which was carried by a vote of 10-0. Commissioners Thomas and Wang were absent from the meeting.

Chair Niedzielski-Eichner recognized Vice Chair Spain to convene and constitute each Commission committee.

Vice Chair Spain announced that, according to Planning Commission Bylaws, Planning Commission committees were to be constituted at the fourth meeting of the calendar year. She added that she was charged with overseeing activities of the Planning Commission's standing and special committees. Vice Chair Spain constituted committees to enable them to conduct their work during the calendar year 2026. Specifically, Vice Chair Spain convened and constituted the following standing committees: Policy and Procedures, and Personnel and Budget. She also convened and constituted the following special committees: Capital Improvement Program, Environment, Housing, Infrastructure, Land Use Process Review, Parks, Policy Plan, Schools, Transportation, and Urban Development and Placemaking.

Vice Chair Spain announced that special committees were constituted.

All constituted committees were adjourned.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. RZ/FDP-2025-DR-00013 – SPRING HILL LAND, LLC
2. RZ-2023-SU-00016 CONCURRENT WITH PCA-78-S-063-13 AND SEA-2016-SU-022 – COPT STONECROFT, LLC
3. RZ/FDP-2025-FR-00005 – FRANCONIA DEVELOPMENT PARTNERS, LLC

This order was accepted without objection.

Chair Niedzielski-Eichner recited the rules for public testimony.

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RZ/FDP-2025-DR-00013 – SPRING HILL LAND, LLC – RZ and FDP Appls. to rezone from R-1 to PDH-3 to permit 14 single-family detached dwellings with an overall density of 2.82 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the W. side of Spring Hill Rd. and N. of Dulles Access Rd (Route 267) on approx. 4.97 ac. of land. Comp. Plan Rec: Residential, 2-3 du/ac. Dranesville District. Tax Maps 29-1 ((1)) 45, 29-1 ((4)) 1, 2, and 3. DRANESVILLE DISTRICT. PUBLIC HEARING.

Allison J. Reynolds, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P. C., reaffirmed the affidavit dated January 20, 2026.

There were no disclosures from the Commission.

Tabatha Cole, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. She stated that staff recommended approval of the proposed applications.

Ms. Reynolds gave a presentation on the subject applications.

There was a discussion between Ms. Reynolds; Ms. Cole; Catherine Lewis, Branch Chief, ZED, DPD; Kenneth Wormald, the Applicant's representative, The Wormald Companies, LLC; Marc Dreyfuss, Transportation Planning Division, Fairfax County Department of Transportation; and multiple Commissioners regarding the following:

- Explanation from the applicant's agent that initially the applicant did not have spaces for guest parking on site, and the applicant negotiated with an adjacent Charity Baptist Church that they would provide shared access within their parking lot;
- Confirmation that the applicant had positive interactions with the community, and positive feedback was received regarding tree preservation within the development area;

- The applicant conducted a few meetings with the Charity Baptist Church’s Board of Directors, and a shared access easement agreement was negotiated;
- Confirmation from the applicant’s agent that the “universal design” proffer would be included in the proffered conditions;
- Confirmation from the applicant’s agent that a private street within the proposed site would have a public access easement with a minimized roadway;
- Explanation from staff that a public road through the development was not deemed feasible due to several connection issues around Odricks Lane;
- Concerns about the private status from the County’s perspective, and staff’s explanation that a private street was part of the applicant’s proposal;
- Confirmation from staff that an existing wall would provide noise mitigation;
- Explanation from the applicant’s agent that a wooded area contained a trail recommended for removal noise mitigation purposes, so the trail users would not be exposed to noise, and trees would not be impacted with the construction;
- Confirmation from staff that the applicant proposed to construct new sidewalks and a private street with curb ramps and crosswalks, and three crosswalks would be installed at the entrance to the property;
- Explanation from staff that Virginia Department of Transportation (VDOT) would require spacing between crosswalks at the uncontrolled intersections without traffic signals;
- Confirmation from the applicant’s agent that the proposed development was in harmony with the surrounding area;
- Explanation that an underground detention facility located at the entrance to the property would not be allowed by VDOT if the street were public;
- General discussion about design features that presented challenges for applying VDOT standards to the proposed development;
- Clarification from the applicant’s agent that the applicant would provide landscaping around a sound wall;
- Confirmation that a homeowners association would manage maintenance of the proposed property, and a separate proffer would focus on their operations; and

Confirmation from the applicant’s agent that the square footage of a single house plan would range from 4000 to 5000 sq ft, although smaller size options existed in similar communities in the surrounding area.

Following the public hearing, Chair Niedzielski-Eichner called for speakers. Chair inquired of the Clerk, who confirmed that there were no callers.

With no testimony presented, there being no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chair Niedzielski-Eichner closed the public hearing and recognized Commissioner Batchelor-Causey to make a motion.

Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2025-DR-00013, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 20, 2026.

Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2025-DR-00013.

Commissioner Sargeant and Chair Niedzielski-Eichner seconded the motion which was carried by a vote of 10-0. Commissioners Thomas and Wang were absent from the meeting.

Chair Niedzielski-Eichner requested that the applicant confirm that the “universal design” proffer would be included in the proffers prior to the Board of Supervisors’ meeting. The applicant’s agent confirmed.

Additionally, Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE PRIVATE STREET MAXIMUM LENGTH OF 600 FEET IN ZONING ORDINANCE SECTION 5107.3.A(3).

Commissioners Sargeant and Cortina seconded the motion which was carried by a vote of 10-0. Commissioners Thomas and Wang were absent from the meeting.

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RZ-2023-SU-00016 – COPT STONECROFT, LLC –
RZ Appl. to rezone from I-3, AN and WS to I-4, AN and WS to permit Office Development with an overall Floor Area Ratio (FAR) of 0.69. Located in the circle formed by Conference Center Dr. and Stonecroft Blvd. on approx. 64.12 ac. of land. Comp. Plan Rec: Office and industrial-flex uses. Sully District. Tax Map 43-2 ((2)) 39C. (Concurrent with PCA-78-S-063-13 and SEA-2016-SU-022). SULLY DISTRICT. PUBLIC HEARING.

PCA-78-S-063-13 – COPT STONECROFT, LLC – PCA Appl. to amend the proffers for RZ-78-S-063 previously approved for office development to permit land deletion and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.69. Located in the circle formed by Conference Center Dr. and Stonecroft Blvd. on approx. 64.12 ac. of land zoned I-3, AN and WS Comp. Plan Rec: Office and industrial-flex uses. Sully District. Tax Map 43-2 ((2)) 39C. (Concurrent with RZ-2023-SU-00016 and SEA-2016-SU-022). SULLY DISTRICT. PUBLIC HEARING.

SEA-2016-SU-022 – COPT STONECROFT, LLC – SEA Appl. to amend SE-2016-SU-022 previously approved for an increase in building height to permit an increase in Floor Area Ratio (FAR), building height and associated modifications to site design and development conditions. Located within the circle formed by Conference Center Dr. and Stonecroft Blvd. on approx. 64.12 ac. of land zoned I-4, AN and WS. Sully District. Tax Map 43-2 ((2)) 39C. (Concurrent with RZ-2023-SU-00016 and PCA-78-S-063-13). SULLY DISTRICT. PUBLIC HEARING.

Scott E. Adams, Applicant's Agent, McGuireWoods LLP, reaffirmed the affidavit dated January 15, 2026.

There were no disclosures from the Commission.

Sharon Williams, 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 the proposed applications.

Mr. Adams gave a presentation on the subject applications.

There was a discussion between Mr. Adams; Ms. Williams; Marc Dreyfuss, Transportation Planning Division, Fairfax County Department of Transportation; and multiple Commissioners regarding the following:

- Comments about the potential positive impact of the proposed pedestrian improvements;
- Verification from staff that the Board of Supervisors' meeting was scheduled for February 17, 2026;
- Confirmation from the applicant's agent that the applicant was satisfied with the proposed Floor Ratio Area (FAR) of 0.69;

- Explanation from the applicant's agent that the applicant proposed to install pedestrian improvements to consider the location of the site and of the utilities within the site;
- The applicant's consideration for alternative pedestrian improvements and a potential relocation of utilities subject to Virginia Department of Transportation (VDOT) approval that would be obtained in advance;
- The applicant would be required to post a bond for the cost of construction of the improvements to be installed by the applicant at a later date with a proffer consistent with the issuance of the Non-Residential Use Permit;
- The timeframe of the bond would depend upon the date of the completion of the project;
- Clarification from staff that in situations when delays and extensions were necessary, the option for the zoning interpretation process was available;
- Explanation from the applicant's agent that the Farmington Bush Hill Scott Cemetery located on the subject site had an existing cemetery fence;
- Applicant's commitment to provide a secondary cemetery fence after consultations with Fairfax County Park Authority-Archeology and Collections Branch staff;
- Clarification that a cemetery was maintained by the owner of the property;
- Explanation that pedestrian improvements would include crosswalks and pedestrian signal infrastructure along both intersections of Stonecroft Boulevard and Conference Center Drive;
- Confirmation from the applicant's agent that the proposed pedestrian improvements would be applied to the areas that contained utilities with their potential relocation and to the crosswalks across intersections; and
- Confirmation from staff that bond conditions were in conformance with a schedule for the project's implementation.

Following the public hearing, Chair Niedzielski-Eichner called for speakers. Chair inquired of the Clerk, who confirmed that there were no callers.

With no testimony presented, there being no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chair Niedzielski-Eichner closed the public hearing and recognized Commissioner Spain to make a motion.

Prior to the motion, Commissioner Spain provided a brief background of each of the proposed applications and noted that the applicant engaged with the Sully Joint Land Use and

Transportation committee and received no objections. Commissioner Spain stated that the proposal was in conformance with the Comprehensive Plan and with the Zoning Ordinance.
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Prior to the motion Commissioner Spain requested that the applicant confirm for the record their agreement to the development conditions dated January 22, 2026.

Mr. Adams affirmed agreement to the development conditions dated January 22, 2026.

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

- RZ-2023-SU-00016, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 3, 2026;
- PCA-78-S-063-13; AND
- SEA-2016-SU-022, SUBJECT TO THE APPROVAL OF THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 22, 2026.

Commissioners Sargeant and Landgraf, and Chair Niedzielski-Eichner seconded the motion which was carried by a vote of 10-0. Commissioners Thomas and Wang were absent from the meeting.

Chair Niedzielski-Eichner provided final comments and expressed support for the proposed applications.

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RZ/FDP-2025-FR-00005 – FRANCONIA DEVELOPMENT PARTNERS, LLC – RZ and FDP Appls. to rezone from R-2 and HC to PDH-40 and HC to permit 120 multifamily units with an overall density of 36.14 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the S. side of Franconia Rd., E. of Grovedale Dr. and W. of Beulah St. on approx. 3.32 ac. of land. Comp. Plan Rec: Public facilities with an option for multifamily residential up to 120 units inclusive of bonus related to affordable and workforce dwelling units. Franconia District. Tax Map 81-3 ((5)) 3A, 2A, 2B, 2C1 and 83-3 ((8)) 503. FRANCONIA DISTRICT. PUBLIC HEARING.

Prior to the public hearing and in keeping with the Virginia State and Local Government Conflict of Interests Act, Section 2.2-3314(F) of the *Code of Virginia*, Commissioner Bennett made the following statements:

- 1) That she was making this disclosure regarding the Planning Commission's discussion and vote on application RZ/FDP-2025-FR-00005, seeking a Rezoning from R-2 to the PDH-40 zoning district for multifamily residential;
- 2) That she was employed as the Deputy Executive Director of Good Shepherd Housing, located at 8253 Backlick Road, Suite L, Lorton, and had a personal interest in Good Shepherd Housing. Good Shepherd Housing was a partner in Franconia Development Partners, LLC whose business address was 8245 Boone Boulevard, Suite 640, Vienna, VA 22182 and was the business entity that was the applicant for this rezoning amendment; and
- 3) In the interest of avoiding any appearance of conflict or impropriety, she disclosed this interest and would abstain from the Planning Commission's consideration of the proposed rezoning amendment.

There were no further disclosures from the Commission.

Mark M. Viani, Applicant's Agent, Bean, Kinney & Korman P. C., reaffirmed the affidavit dated January 21, 2026.

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 the proposed applications.

Mr. Viani gave a presentation on the subject applications.

There was a discussion between Mr. Viani; Mr. Cicero; Catherine Lewis, Branch Chief, ZED, DPD; Jason Duguay, Applicant, SCG Development Partners, LLC; and multiple Commissioners regarding the following:

- Comments about Robinson at One University Apartments as an example of high-quality design and a great community;
- Discussion about significant differences between the SSPA process and the current proposal;
- Confirmation from the applicant's agent that additional parking would be provided within the territory of an adjacent project;
- Positive comments on the implemented adjustments regarding the distance from a gas station and the building's massing;

- Explanation from the applicant’s agent that park space would be coordinated with an adjacent property without any substantial changes;
- Community’s feedback about open space helped improve an open space layout;
- Explanation from the applicant’s agent that connections between townhomes would be provided by a 20-foot-wide paved area located in the middle portion of the park to control vehicular speed;
- Clarification from the applicant’s agent that loading facilities would be located in the covered area of the building;
- Comments about the building’s height and Franconia Road frontage being in harmony with the surrounding area due to its openness;
- Explanation that the applicant will preserve trees along a curb;
- Comments about changes in open space would benefit the development;
- Confirmation from the applicant’s agent that housing units would be ADA-accessible and in compliance with “Universal Design”;
- Explanation from the applicant that there were financing requirements to maintain sustainability and quality of the housing units for at least 15 years;
- Explanation from the applicant’s agent that the land of the property was owned by the Fairfax County Redevelopment and Housing Authority, and the applicant had to abide by the conditions of the lease;
- Explanation that the applicant worked closely with landscaping and engineering teams regarding possibilities for improvements and integration of the development’s components;
- Confirmation that a potential integration with multifamily units would not present any challenges, and the property would function as an urban park;
- The applicant would operate their portion of the development through several easement agreements;
- Explanation that bollards would be installed at a vehicular pathway which would have downward-facing lights;
- Lighting would be provided from the adjacent street and parking lot, and lighting fixtures would be installed in the park for safety to ensure consistency between the developments;

- Confirmation from the applicant’s agent the number of students at neighboring schools was carefully considered, and the applicant would contribute to the Fairfax County School Board (“Board”) the sum of \$14,956 per net new student generated by the development of the property;
- Confirmation from staff that the applicant would make school contributions in conformance with the Board Policies and Regulations and in compliance with established ratios;
- Explanation from the applicant’s agent the applicant would close the westernmost access point along Franconia Road for pedestrian safety, and access to the site would be provided by VDOT entrance;
- The applicant’s commitment to install signage along the pedestrian walkway, leading to and from Franconia Road; and
- Confirmation from Commissioner Landgraf that adding a pedestrian island would be coordinated by VDOT, and the applicant would consolidate access through adding a no-left turn sign.

Following the public hearing, which included testimonies from 7 speakers, Chair Niedzielski-Eichner inquired of the Clerk, who confirmed that there were no callers wishing to speak.

Staff confirmed that the proposal was in conformance with the Comprehensive Plan, and applicant’s agent provided closing remarks and acknowledged speakers’ testimonies.

With no testimony presented, there being no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chair Niedzielski-Eichner closed the public hearing and recognized Commissioner Landgraf to make a motion.

Prior to the motion, Commissioner Landgraf listed revisions and adjustments made during the SSPA process and during community’s meetings, including 1) an increase in parking capacity; 2) an increase in building’s setback; 3) removal of a second entrance and addition of a back entrance; 4) an increase in the distance from a gas station; 5) construction of a fence between a gas station and a site property; 6) installation of a separate access path to the park area; 7) integration of park space to satisfy the Land Use Committee’s request; 8) installation of a new no-left turn sign; 9) coordination with Supervisor Lusk regarding pedestrian improvements.

Commissioner Landgraf noted that the building’s height would remain unchanged.

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

- RZ-2025-FR-00005, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 20, 2026; AND

- WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE.

Commissioner Landgraf MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2025-FR-00005, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF THE CONCURRENT REZONING APPLICATION.

Commissioner Hancock and Chair Niedzielski-Eichner seconded the motion which was carried by a vote of 9-0. Commissioners Thomas and Wang were absent from the meeting. Commissioner Bennett recused herself from the vote.

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The meeting was adjourned at 9:59 p.m.
Phillip A. Niedzielski-Eichner, Chair
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: June 10, 2026



Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 15th day of June 2026 by Nicole Blackwell


Signature of Notary

Notary Seal

Notary registration number: 8050379

Commission expiration: 07/31/2027