

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 25, 2026**

- PRESENT: Phillip A. Niedzielski-Eichner, Chair, At-Large
Evelyn S. Spain, Vice Chair, Sully 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
James Thomas, Springfield District
Alis Wang, Mason District
Walter C. Clarke, Mount Vernon District
Timothy J. Sargeant, Commissioner At-Large
- ABSENT: Jeremy Hancock, Secretary, Providence District
- OTHERS: Katelyn Quinn, Zoning Evaluation Division (ZED),
Department of Planning and Development (DPD)
William O'Donnell, Branch Chief, ZED, DPD
Carl Shumate, ZED, DPD
Sunny Yang, ZED, DPD
Nicholas Cicero, ZED, DPD
Tabatha Cole, ZED, DPD
John King, Fairfax County Department of Transportation (FCDOT)
Jeremy Ko, FCDOT
William Nance, Planning Division (PD), DPD
Salem Bush, PD, DPD
Leslie Johnson, Division Director,
Zoning Administration Division (ZAD), DPD
Jennan Qato, ZAD, DPD
Jacqueline Kamp, ZAD, 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 7:32 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 consisted of commission business, that included one decision-only item, and the conduct of six public hearings.

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Chair Niedzielski-Eichner paid tribute to former Sully District Supervisor Michael R. Frey, a longtime public servant, who passed away in February 2026. Chair noted that Michael R. Frey left behind a distinguished legacy of leadership, vision, and community dedication.

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

(Decision Only) (The public hearing on this application was held on January 14, 2026; deferred decision only to January 28, 2026.)

Prior to the motion, Commissioner Carter listed the following revisions and improvements relating to the concerns addressed during the public hearing on January 14, 2026, and in written testimonies:

- Recommendation to reduce to five signs at 200 square feet maximum per sign, and a maximum of 1,000 square feet total instead of the original 1,800 square feet total already approved;
- Recommendation to reduce the illumination of the sign, including the letters and the logo, to 95 nits to keep in harmony with the other signs that could be approved in the Wiehle/ Comstock areas;
- No dark background was required, no lighting to reduce substantially the impact along Dulles Toll Road, no flashing or moving signs, no use of old-fashioned blue LED lights that might upset street patterns;
- No duplication of signs for individual identification permitted facing the toll road;
- Requirement for verification of the 95-nit standard;
- Conditions that allowed Virginia Department of Transportation to review the signs for conformance with their standards without requirement a new special exception; and
- Reference to the statement in the staff report that allowed appropriate outdoor advertising for the requested signage.

Prior to the motion, Commissioner Carter requested that the applicant confirm for the record their agreement to the development conditions dated February 23, 2026.

Jill S. Parks, Applicant's Agent, Ballard Spahr LLP, affirmed agreement to the development conditions dated February 23, 2026.

Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2025-HM-00001, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 23, 2026.

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

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Commissioner Sargent described a goal of the Capital Improvement Program (CIP) that represented a 5-year roadmap for planning, funding, and maintaining the current and future infrastructure of the capital needs of Fairfax County. He emphasized that the CIP was an important tool that identified necessary projects and coordinated their financing and timeline. The CIP provided framework for the County Executive and the Board of Supervisors to manage bond sales, investment strategies, and planning.

Commissioner Sargeant announced that the Planning Commission's Capital Improvement Program (CIP) Committee would meet on Thursday, February 26, 2025, at 7:30 p.m., in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035. Commissioner Sargeant added that all committee meetings were advertised, open to the public, and would be televised on Channel 16.

Commissioner Sargeant noted that there would be additional Planning Commission CIP meetings, including opportunities for public input.

Chair Niedzielski-Eichner emphasized the importance of the CIP Committee meeting being held prior to the CIP workshop on March 4, 2026.

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Due to Secretary Hancock's absence, Commissioner Bennett announced that on February 24, 2026, Commissioners were emailed copies of the draft minutes for the November and December 2025 Planning Commission meetings. She then requested that Planning Commission members review the November and December meeting minutes and submit comments to staff no later than March 2, 2026. Commissioner Bennett announced her intent to move approval of the November and December 2025 meeting minutes during the Planning Commission meeting on March 4, 2026.

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ORDER OF THE AGENDA

Commissioner Bennett established the following order of the agenda:

1. PROPOSED ZONING ORDINANCE AMENDMENT – CONGREGATE LIVING FACILITIES
2. PROPOSED ZONING ORDINANCE AMENDMENT – BATTERY ENERGY STORAGE SYSTEMS
3. SEA-85-M-086-03 CONCURRENT WITH PCA 2020-MA-012 (RZPA 2024-MA-00046) – RADLEY MANAGEMENT, LLC
4. SSPA 2023-IV-4S (CONCURRENT WITH RZ-2023-MV-00023/PCA-C-526-03 CONCUURENT WITH SE-2023-MV-00045) – BOSTON BOULEVARD – COSTCO RZ-2023-MV-00023/PCA-C-526-03 CONCURRENT WITH SE-2023-MV-00045 (CONCURRENT WITH SSPA 2023-IV-4S) – COSTCO WHOLESALE CORPORATION
5. RZ/FDP-2025-DR-00016 – BEVERLY & ELM DEVELOPMENT, LLC
6. RZ/FDP-2025-SP-00003 – HIGH RIDGE TEI EQUITIES LLC

This order was accepted without objection.

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PROPOSED ZONING ORDINANCE AMENDMENT – CONGREGATE LIVING FACILITIES. To consider a proposed amendment to Chapter 112.2 (the Zoning Ordinance) regarding congregate living facilities, which is advertised by reference. The proposed changes may include, without limitation:

- (1) revising the definition of a congregate living facility;
 - (2) expanding the zoning districts in which a congregate living facility may be permitted by special exception;
 - (3) adding new use standards for congregate living facilities in commercial and industrial districts and a standard regarding on-site staff and services;
 - (4) adding a special exception submission requirement; and
 - (5) making other clarifying, organizational, and editorial revisions.
- COUNTYWIDE. PUBLIC HEARING.

Jennan Qato, Zoning Administration Division (ZAD), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the electronic date file. She noted that staff recommended adoption of the Proposed Zoning Ordinance Amendment.

There was a discussion between Ms. Qato; Carmen Bishop, ZAD, DPD; Leslie Johnson, ZAD, DPD; and multiple Commissioners on the following issues:

- Staff explained that the proposed amendment included a revised definition that clarified the range of populations served;

- Explanation that the range of populations would include youth in crisis, patients and families in need of behavioral health or mental health services, and persons experiencing homelessness;
- Explanation from staff that public transit options would be reviewed as part of the special exception process to ensure that residents had access to needed resources;
- Greater flexibility would involve expanding those districts where congregate living facilities were allowed;
- Discussions about facilities that served meals and did not offer overnight stay;
- Clarification from staff that, by definition, congregate living facilities would be overnight residences;
- Explanation from staff that the homeless population was added to the range of populations as a new definition, as no special exception application was approved before for the homeless population within congregate living facilities;
- Discussions that congregate living facilities were considered privately owned homeless shelters and amended definitions to include homeless persons;
- Explanation from staff that the proposed amendment clarified the types of populations that could be served, and these clarifications aligned with existing congregate living facilities; and
- Confirmation that the proposed use standards would require congregate living facilities in commercial and industrial districts to be located within a reasonable distance of employment areas and community services.

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 Sargeant to make a motion.

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED ZONING ORDINANCE AMENDMENT FOR CONGREGATE LIVING FACILITIES AS SET FORTH IN THE STAFF REPORT DATED JANUARY 13, 2026, AND THAT THE AMENDMENT BECOME EFFECTIVE AT 12:01 A.M., THE DAY FOLLOWING ADOPTION.

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

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PROPOSED ZONING ORDINANCE AMENDMENT –
BATTERY ENERGY STORAGE SYSTEMS. To consider a proposed amendment to Chapter 112.2 (the Zoning Ordinance) of the County Code regarding large-scale battery energy storage system (BESS), which is advertised by reference. The proposed changes may include, without limitation:

- (1) revising the Light Utility Facility definition to include BESS facilities and adding a new definition for BESS;
- (2) adding new permissions for BESS;
- (3) adding or revising standards for BESS relating to setbacks, fence and wall height, emergency operation plan, decommissioning plan and financial security, noise study, applicable codes and standards, and transitional screenings and barriers.

Chair Niedzielski-Eichner stated that he would be handling the amendment; therefore, he relinquished the Chair to Vice Chair Spain.

Commissioner Sargeant disclosed that he was employed by and retired from Dominion Energy and recused himself from the consideration of this amendment out of an abundance of caution.

Jacqueline Kamp, Zoning Administration Division (ZAD), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the electronic date file. She noted that staff recommended adoption of the Proposed Zoning Ordinance Amendment.

There was a discussion between Ms. Kamp; Carmen Bishop, ZAD, DPD; William Vannoy, Deputy Chief, Office of the Fire Marshal, Fairfax County Fire and Rescue Department (FCFRD); and multiple Commissioners on the following issues:

- Commissioner Niedzielski-Eichner’s and Vice Chair Spain’s recent visit to the Dominion Energy large-scale Battery Energy Storage Systems (BESS) facility;
- Explanation from staff that technology employed at the site would be innovative, and potential safety risk would be considered;
- Site-specific considerations benefited the public because of their more discretionary review;
- The current National Fire Protection Association (NFPA) 85 Codes and Standards and Virginia Statewide Fire Prevention Code (SFPC) were enforced at various times, and necessary updates would need to be implemented and taken into consideration;

- Explanation from staff that the last version of the SFPC was adopted in 2021, operating in a three-year cycle, and that the latest edition of the International Fire Code (IFC) was updated in 2024;
- Explanation that in 2027 the State of Virginia would adopt the next edition of the IFC;
- Staff mentioned that references to the applicable codes and standards, the National Fire Protection Association 855 and the Underwriters Laboratories (UL) Standard 9540A, were made in the staff report;
- Explanation from staff that the NFPA Codes and Standards were adopted nationally;
- The VA Code would reference the NFPA recommendations in 2027 and referenced the 2024 IFC code locally;
- Clarification from staff that UL's function was to test equipment to assess the potential for fire, including cell-level testing, unit-level testing, and large-scale installation level testing;
- Explanation from staff that technology for large-scale battery systems was dominated by Lithium-ion, and not by fuel and oxygen, and measures that would prevent the emission of toxic gases and explosions were considered;
- Explanation that in case of fire, according to applicable codes and standards, extinguishing agents within the container would be employed, and the containment strategy would be brought into effect in the event of thermal runaway;
- Explanation that current codes and standards provided baseline recommendations for new technologies;
- Explanation that FCFRD collaborated with zoning partners and land use agencies to establish adequate spaces between facilities;
- Plan reviews and water supply infrastructure would be examined to mitigate any potential risks;
- Explanation from staff that BESS facilities in I-5 and I-6 would require special exception for safety reasons;
- Explanation from staff that the Zoning Ordinance could amend permissions and review staff's recommendations;

- Clarification from staff that the emergency operations plan and the decommissioning plan would be required and applied to the requirements of each specific application as part of special exception;
- Explanation from staff that monitoring equipment would be provided on site, including gas monitoring and heat detection devices;
- Explanation from staff that on-site staff would be present depending on the facility, and remote monitoring would be provided where staff were not present;
- Clarification that containment units were designed to withstand high pressure, so any potential explosion would be directed upwards within a container;
- Explanation from staff that 100-200 feet setback would be an adequate distance for BESS, depending on the types of batteries being used;
- Composition of batteries would be determined prior to site plan approval and upon the submission of the plan to the Office of the Fire Marshal;
- Clarification from staff that 2024 IFC Code would be adopted by the State of Virginia in January 2027 with references to both NFPA 855 and UL Standard 9540A;
- Explanation from staff that technological and technical advancement, and updates to the code would be taken into consideration when special exception applications in industrial districts were reviewed;
- Chair’s comments on the potential use of the centralized Supervisory Control and Data Acquisition (SCADA) software utilized within the facilities with the remote monitoring infrastructure; and
- Confirmation from staff that there were no facilities in Fairfax County where BESS equipment was used, and only one proposal was received in 2023.

Following the public hearing, which included testimony from 1 speaker, Vice Chair Spain inquired of the Clerk, who confirmed that there were no callers wishing to speak.

Following the speaker’s testimony, Commissioner Niedzielski-Eichner stated that he discussed safety concerns with Dominion Energy representatives.

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

Prior to the motion, Commissioner Niedzielski-Eichner provided detailed background on the regulations applied in reference to the proposed Large-Scale Battery Energy Storage Systems

and highlighted both their positive and negative impact. He noted the need for protective measures and recognized cautious regulatory approach.

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING ACTIONS:

- ADOPTION OF THE PROPOSED ZONING ORDINANCE AMENDMENT FOR LARGE-SCALE BATTERY ENERGY STORAGE SYSTEMS AS SET FORTH IN THE STAFF REPORT DATED JANUARY 13, 2026, WITH AN AMENDMENT TO RE-LETTER NEW STANDARD 8101.3.D(14)(e) TO 8101.3.D(14)(f) AND DELETE “AND APPROVED BY” IN SUBSECTION 4102.X98(d) SO THAT THE SENTENCE READS: A FINAL DECOMMISSIONING PLAN WITH ALL INFORMATION REQUIRED BY SUBSECTIONS 8100.7.F AND 8101.3.D(14)(f)2 MUST BE SUBMITTED TO THE DIRECTOR PRIOR TO SITE PLAN APPROVAL; AND
- THAT THE AMENDMENT BECOME EFFECTIVE AT 12:01 A.M. THE DAY FOLLOWING ADOPTION.

Commissioner Batchelor-Causey seconded the motion which was carried by a vote of 10-0. Commissioner Hancock was absent from the meeting. Commissioner Sargeant recused himself from the public hearing and the vote.

Commissioner Niedzielski-Eichner resumed duties of the Chair.

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SEA-85-M-086-03 – RADLEY MANAGEMENT, LLC –
SEA Appl. to amend SE-85-M-086 previously approved for vehicle sales, rental and ancillary service establishment with an increase in maximum height from 40 ft. to 50 ft., to permit additional GFA for washing and detailing service facility ancillary use, with a mezzanine for storage and parts and associated modifications to site design and development conditions. Located on approx. 4.52 ac. of land zoned C-8, HC, SC, and CRD. Mason District. Tax Map 61-2 ((1)) 103A, 105, 105A, and 108. (Concurrent with PCA-2020-MA-012 (RZPA-2024-MA-00046)).
MASON DISTRICT. PUBLIC HEARING.

PCA 2020-MA-012 (RZPA 2024-MA-00046) – RADLEY MANAGEMENT, LLC – PCA Appl. to amend the proffers for RZ-2020-MA-012 previously approved for commercial use to allow for modifications to site and development conditions to permit

additional GFA for a washing and detailing service facility ancillary use, and mezzanine for storage and parts, with an overall Floor Area Ratio (FAR) of 0.26. Located S. of Columbia Pike and W. of Williams Ln. on approx. 1.08 ac. of land zoned C-8, HC, SC and CRD. Comp. Plan Rec: Mixed Use. Mason District. Tax Map 61-2 ((1)) 108. (Concurrent with SEA-85-M-086-03).
MASON DISTRICT. PUBLIC HEARING.

Bernard S. Suchicital, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P. C., reaffirmed the affidavits dated February 11, 2026.

There were no disclosures from the Commission.

Carl Shumate, 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. Suchicital gave a presentation on the subject applications.

Commissioner Wang, who handled these applications, did not have additional questions and mentioned improvements implemented by the applicant.

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 Wang to make a motion.

Prior to the motion, Commissioner Wang requested that the applicant confirm for the record their agreement to the development conditions dated February 12, 2026.

The applicant's agent affirmed their agreement to the development conditions dated February 12, 2026.

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

- PCA 2020-MA-012, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 5, 2026;
- SEA-85-M-086-03, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED FEBRUARY 12, 2026;

- WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHEAST PORTION OF PARCEL 108 IN FAVOR OF THAT SHOWN ON THE GDP/SEA PLAT;
- WAIVER OF PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ALONG THE EASTERN PROPERTY LINE OF PARCEL 105, IN FAVOR OF EXISTING CONDITIONS AS SHOWN ON THE GDP/SEA PLAT;
- A REDUCTION OF THE REQUIRED SETBACK OF THE PARKING GARAGE FROM FUTURE SEMINARY ROAD FROM A MINIMUM OF 47.47 FEET TO 30.35 FEET AND FROM WILLIAMS LANE FROM A MINIMUM OF 40.4 FEET TO 36 FEET, AND 40.2 TO 36 FEET, AS SHOWN ON THE GDP/SEA PLAT; AND
- WAIVER OF THE REQUIREMENT TO CONSTRUCT ROADWAY IMPROVEMENTS ALONG THE COLUMBIA PIKE FRONTAGE IN FAVOR OF THE PROPOSED RIGHT OF WAY (ROW) DEDICATION.

Commissioners Clarke and Spain seconded the motion which was carried by a vote of 11-0. Commissioner Hancock was absent from the meeting.

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PLAN AMENDMENT SSPA 2023-IV-4S – BOSTON

BOULEVARD – COSTCO concerns approx. 2.81 ac. generally located at 7375 Boston Boulevard (Tax Map Parcel 99-1 ((12)) 24) in the Mount Vernon Supervisor District. The area is planned for Industrial up to 0.50 FAR. The amendment will consider adding an option for community-serving retail uses up to 0.25 FAR subject to conditions. Recommendations relating to the transportation network may also be modified. SSPA 2023-IV-4S is concurrently under review with applications RZ-2023-MV-00023/PCA-C-526-03 and SE-2023-MV-00045.

MOUNT VERNON DISTRICT. PUBLIC HEARING.

RZ-2023-MV-00023 – COSTCO WHOLESALE CORPORATION

– RZ Appl. to rezone from C-6, NR and I-5 to C-6 and NR to permit retail sales, large and vehicle fueling station with an overall Floor Area Ratio (FAR) of 0.20. Located on the S. side of Boston Blvd. in the Virginia 95 Business Park, and S. of Fullerton Rd. on approx. 17.62 ac. of land. Comp. Plan Rec: Industrial. Mount Vernon District. Tax Map 99-1 ((12)) C and 24. (Concurrent with PCA-C-526-03 and SE-2023-MV-00045).

MOUNT VERNON DISTRICT. PUBLIC HEARING.

PCA-C-526-03 – COSTCO WHOLESALE CORPORATION –
PCA Appl. to amend the proffers for RZ-C-526 previously
approved for an Industrial Park to delete land area. Located on the
S. side of Boston Blvd. in the Virginia 95 Business Park, S. of
Fullerton Rd. on approx. 2.81 ac. of land zoned I-5 and NR.
Comp. Plan Rec: Industrial. Mount Vernon District. Tax Map 99-
1 ((12)) 24. (Concurrent with RZ-2023-MV-00023 and SE-2023-
MV-00045).
MOUNT VERNON DISTRICT. PUBLIC HEARING.

SE-2023-MV-00045 – COSTCO WHOLESALE CORPORATION
– SE Appl. to permit a retail sales, large and vehicle fueling
station. Located on approx. 17.62 ac. of land zoned C-6 and NR.
Mount Vernon District. Tax Map 99-1 ((12)) C and 24.
(Concurrent with RZ-2023-MV-00023 and PCA-C-526-03).
MOUNT VERNON DISTRICT. PUBLIC HEARING.

William Nance, Planning Division, Department of Planning and Development (DPD), presented the staff report for Plan Amendment SSPA 2023-IV-4S, a copy is in the date file. He stated that staff recommended adoption of the proposed plan amendment.

Tabatha Cole, Zoning Evaluation Division, DPD, presented the staff report for RZ-2023-MV-00023, PCA-C-526-03, and SE-2023-MV-00045, a copy is in the date file. She stated that staff recommended approval of the proposed applications.

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

There were no disclosures from the Commission.

Mr. Viani gave a presentation on the subject applications.

There was a discussion between Mr. Viani; Mr. Nance; John King, Transportation Planning Division, Fairfax County Department of Transportation (FCDOT); Nicholas Tose, the applicant; Kevin R. Fellin, M. J. Wells & Associates, Inc.; and multiple Commissioners regarding the following:

- Explanation from staff that the existing bridge over Accotink Creek was upgraded between 1990 and 1997 with all reconstruction conditions being met;
- Explanation from staff that the provisions of Natural Resource Overlay District zoning would not be affected, except for the transition from an industrial segment to a commercial one;

- Confirmation of the location of the proposed Electric Vehicle (EV) charging stations within the re-development property; and
- Confirmation from the applicant that the use of EV charging stations without Costco membership would depend on the rezoning process conditions.

Following the public hearing, which included testimony from 2 speakers, Chair Niedzielski-Eichner inquired of the Clerk, who confirmed that there were no callers wishing to speak.

There was a brief discussion between Mr. Nance; Mr. King; and multiple Commissioners regarding the following:

- Staff confirmed that the Steam Valley Trail had been referenced; however, the applicant did not intend to construct a trail on the adjacent property.

With no further speakers, Chair Niedzielski-Eichner recognized Commissioner Clarke.

Prior to the motion, there was a brief discussion between Commissioner Clarke and Mr. Viani regarding the following:

- Confirmation from the applicant's agent that a fence with a gate would be installed to provide limited access to volunteers and FCPA staff for maintenance purposes;
- Confirmation that a gate would be co-located with parking spaces on the site;
- Confirmation that the South County Federation issued their approval; and
- Primary and secondary ingress and egress points to the Accotink Stream Valley Park would be negotiated with the FCPA, and within a year from opening the station the applicant would evaluate the operation of site internal traffic patterns to see if any modifications or improvements were necessary.

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 Clarke to make a motion.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SSPA 2023-IV-4S BE APPROVED, AS FOUND IN THE STAFF REPORT DATED FEBRUARY 4, 2026.

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

Prior to the second motion, Commissioner Clarke requested that the applicant confirm for the record their agreement to the development conditions dated February 12, 2026.

The applicant's agent affirmed their agreement to the development conditions dated February 12, 2026.

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

- PCA-C-526-03;
- RZ-2023-MV-00023, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 5, 2026; AND
- SE-2023-MV-00045, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED FEBRUARY 12, 2026.

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

RZ/FDP-2025-DR-00016 – BEVERLY & ELM DEVELOPMENT, LLC – RZ and FDP Appls. to rezone from C-6, HC and SC to PRM, HC and SC to permit a mixed-use residential development with an overall intensity of 3.36 Floor Area Ratio (FAR) and approval of the conceptual and final development plan. Located in the N.W. corner of Elm St. and Beverly Rd. on approx. 24,471 sq. ft. of land. Comp. Plan Rec: Office and Retail. Dranesville District. Tax Map 30-2 ((10)) (6) 9. DRANESVILLE DISTRICT. PUBLIC HEARING.

G. Evan Pritchard, Applicant's Agent, Wire Gill LLP, reaffirmed the affidavit dated January 7, 2026.

There were no disclosures from the Commission.

Sunny Yang, 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.

Mr. Pritchard gave a presentation on the subject applications.

There was a discussion between Mr. Pritchard; Ms. Yang; William O'Donnell, ZED, DPD; Benjamin Kasdan, Architect, KTGy; Daquan Zhou, Community Revitalization, DPD; and multiple Commissioners regarding the following:

- Explanation from the applicant's agent that the applicant had been having continuous dialogues with the community and with the members of the McLean Trees Foundation;
- Design features for the proposed development were discussed with the McLean Planning Committee, the McLean Citizens Association, and with DPD staff;
- Discussions about one of the community meetings where the community's intent for more modern design was expressed;
- Explanation from the applicant's agent that, based on the maximum unit count of 56 units, the proposed use would generate a requirement for 0.15 acres of on-site urban park space;
- The applicant worked with staff on proposing 0.06 acres and sought to find additional publicly accessible space on the site;
- Explanation from the applicant's agent that paving schemes and curved shapes allowed for a site area of 0.09 acres;
- The deficit in park space would be addressed through a monetary contribution to off-site parks;
- The applicant's agent collaborated with staff on improving the quality of 0.09 acres provided during the development, including lighting fixtures, art features, and outdoor furniture;
- Explanation from the applicant's agent that a vegetative green roof would not be publicly accessible and would provide the landscaping aesthetic value and absorb rainwater;
- Explanation that monetary contributions would be delivered to the County's parks' fund;
- Staff clarified that the applicant would make monetary contributions to the FCPA for use at off-site recreational facilities intended to serve the residents of the Dranesville District;
- Confirmation that streetlights would be used consistently throughout the property to comply with the McLean Design Guidelines;
- Confirmation from the applicant's agent that the two wide curb cuts used to access the property from both Elm Street and Beverly Road would be consolidated into the one narrower curb cut beyond Beverly Road;

- At staff's request, the applicant had extended brick paving across the opening at the garage and minimized the number of stairs;
- Discussions about "universal design" features that would be added to maximize accessibility to the site;
- Confirmation from the applicant's architect that all accessibility standards would be met, and the property would be equipped with accessibility elevators and features fully available to individuals with mobility concerns;
- Explanation from the applicant's agent that the applicant consolidated park space deficit concerns with their neighbors and discussed them with the Supervisor and DPD staff;
- Discussions about challenges that the proposed development had been having due to its location in McLean area;
- Concerns about the lack of strategy for consolidation that might have a potentially negative impact upon the effective development process;
- Explanation from staff that the project occupied a compact site and added to the future McLean's urban core;
- Explanation that the applicant and staff tried to maximize the usable area of the plaza at the primary corner intersection, so the paving patterns would make the plaza area look more spacious;
- Confirmation from the applicant's agent that loading activities would be consolidated into one curb cut on Beverly Road, and loading docks would be located at the garage entrance;
- At the request of the community, the applicant would provide three on-street parking spaces along Elm Street and an open area in front of the main building entrance for pick up and drop off activities;
- The applicant would be providing parking spaces inside the garage intended for visitors;
- Explanation from staff that rezoning to Planned Residential Mixed-Use district allowed for the size modification;
- Confirmation from the applicant's agent that the applicant was satisfied with precise numbers for FAR and heights, and explanation that 56 proposed units might serve as condominium units during the development;
- The final number of the proposed units might be reduced to 41 units;
- Concerns about the limited size of open space that might affect the quality use;

- Comments about the positive changes to the plaza at the corner of the development and about the high standards in design and layout in the context of the McLean area;
- Explanation from the applicant’s agent that the applicant communicated with adjacent developments and followed the County’s guidelines;
- Screening trees comprising evergreen vegetation along the back of the building and within the courtyard area would be provided on-site; and
- Confirmation from the applicant’s agent that the project was compatible with the surrounding area and with adjacent sites and was in compliance with the McLean Design Guidelines and with the Comprehensive Plan.

Following the public hearing, which included testimony from 1 speaker, Chair Niedzielski-Eichner inquired of the Clerk, who confirmed that there were no callers wishing to speak.

Commissioner Bennett recommended that “universal design” be incorporated into applications and highlighted the importance of increasing housing options accessible to the senior population.

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 THE FOLLOWING ACTIONS:

- RZ-2025-DR-00016 AND THE ASSOCIATED CDP, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 24, 2026; AND
- WAIVER OF THE MINIMUM DISTRICT SIZE FOR THE PRM DISTRICT.

Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2025-DR-00016.

Commissioners Sargeant and Spain, and Chair Niedzielski-Eichner seconded the motion which was carried by a vote of 10-1. Commissioner Hancock was absent from the meeting. Commissioner Landgraf voted in opposition.

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RZ/FDP-2025-SP-00003 – HIGH RIDGE TEI EQUITIES LLC –
RZ and FDP Appls. to rezone from C-3 and HC to PRM and HC to

permit mixed-use development consisting of a multifamily residential building with a maximum of 400 units and up to 5,500 sq. ft. of community-serving commercial uses at an overall Floor Area Ratio (FAR) of 1.52 and approval of the conceptual and final development plan. Located S. W. of the intersection of Waples Mill Rd. and Fairfax Ridge Rd. on approx. 6.2 ac. of land. Comp. Plan Rec: Residential Mixed Use. Springfield District. Tax Map 46-4 ((1)) 15B, 56-2 ((1)) 15C and 15D.
SPRINGFIELD DISTRICT. PUBLIC HEARING.

Lynne J. Strobel, Applicant's Agent, Walsh, Colucci, Lubeley, and Walsh, P. C., reaffirmed the affidavit dated February 4, 2026.

There were no disclosures from the Commission.

Nicholas Cicero, 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 the proposed applications.

Ms. Strobel gave a presentation on the subject applications.

There was a discussion between Ms. Strobel; Mr. Cicero; Jeremy Ko, Fairfax County Department of Transportation; Robert A. Kantor, the Applicant; Kevin R. Fellin, Galloway & Company, Inc.; William Wilson, WG Construction Co., Inc.; and multiple Commissioners regarding the following:

- Explanation from the applicant that the design features had not yet been finalized, and that the project would comply with the federal law regarding accessibility;
- The applicant's commitment to hire consultants for guidance in the installation of accessibility features;
- Confirmation from the staff that the applicant proposed 52,838 square feet (1.21 acres) of urban park space, which exceeded the required Urban Park area;
- Explanation from staff that the proposed open space would contain urban park area, and a total of 108,183 square feet (2.48 acres) of open space would exceed the minimum open space requirement;
- Explanation from the applicant's agent that rooftop decks would be part of residential units;
- Explanation from the applicant's agent that the application was consistent with the County's Workforce Dwelling Unit Policy;

- The applicant would provide a minimum of 8% of the total number of rental units and 12% of the total number of for-sale units constructed as Workforce Dwelling Units with differing income tiers;
- Explanation from staff that transportation improvements along Waples Mill Road under the proposal would need to be considered, and staff deferred to FCDOT/VDOT final determination;
- Explanation from the applicant's agent that the applicant collaborated with FCDOT regarding the road design and the median in the transportation segment of the proposed development;
- Explanation from Mr. Fellin that all proposed dedications and transportation changes along Waples Mill Road would be evaluated by VDOT, and that a curb bump-out was more a preferable option than a median island in the middle of the road;
- The applicant would remove one travel lane to facilitate Waples Mill Road and provide a safer pedestrian crossing to slow down vehicular flow;
- Clarification that there was no crosswalk on Waples Mill Road, and concerns regarding a pedestrian refuge and other transportation improvements would be addressed to FCDOT and VDOT;
- Clarification from staff that VDOT participated in the transportation study and commented on the proposed improvements, but had not formally approved those improvements;
- Community's requests for modifications would be addressed and taken into consideration;
- Staff expressed a need for the timeframe for VDOT's approval, which would allow the applicant to initiate the development in a timely manner;
- Discussions about a Public Improvement Plan as an alternative to a site plan for the proposed development subject to VDOT approval; and
- Explanation from staff that a recommendation to remove one travel-lane on Waples Mill Road was considered as a measure to mitigate traffic flow.

Following the public hearing, which included testimonies from 2 speakers, Chair Niedzielski-Eichner inquired of the Clerk, who confirmed that there were no callers withing to speak.

There was a brief discussion between Ms. Strobel, Chair Niedzielski-Eichner, and Aaron Winson, applicant's civil engineer, Walter L. Phillips, Incorporated:

- Confirmation from the applicant’s agent that speakers’ concerns were addressed in the proffers;
- Confirmation that the applicant would prepare a Construction Management Plan that would include a point of contact, construction hours, parking management, and construction mitigation measures;
- Confirmation that, prior to the commencement of construction activities on the property, the applicant would request a pre-construction meeting with the Fairfax Ridge Condominiums to discuss the Construction Management Plan;
- Explanation from the applicant’s agent that parking management would ensure that construction workers would either park on the property, Waples Mill Road, or at a remote location during construction hours;
- Explanation that construction workers would not be permitted to park on Fairfax Ridge Road, which would be enforced by the general contractor;
- Clarification that proffers regarding Construction Management Plan and Parking Management were legally binding and were part of the agreement;
- Confirmation from a civil engineer that street parking would not be closed on the applicant’s side of Fairfax Ridge Road during the construction;
- Explanation that some of the entrances to the property would be closed during the construction;
- Explanation from the applicant’s agent that the applicant had parking easement agreements and had the right to use parking spaces; and
- Clarification that at the time of approval Fairfax Ridge Condominiums had met the zoning ordinance parking requirement.

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 Thomas to make a motion.

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

- RZ-2025-SP-00003 AND ITS ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 24, 2026; AND

- WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT FOR THE ABOVE-GRADE PARKING STRUCTURE IN FAVOR OF LANDSCAPING AS SHOWN ON CDP/FDP.

Commissioner Thomas MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2025-SP-00003, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF THE CONCURRENT REZONING APPLICATION.

Commissioners Batchelor-Causey and Spain seconded the motion.

Prior to the vote, staff clarified that Conceptual Development Plan would be subject to the Board of Supervisors' approval together with the rezoning application, and Final Development Plan was subject to the Planning Commission's approval and was concurrent with the Board of Supervisors' approval of the rezoning application.

The motion was carried by a vote of 11-0. Commissioner Hancock was absent from the meeting.

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The meeting was adjourned at 11:46 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: 03/31/2027