

FAIRFAX COUNTY PLANNING COMMISSION

ANNUAL REPORT OF ACTIVITIES

Fiscal Year 2022

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www.fairfaxcounty.gov/planningcommission

September 2022

Chairman McKay and Members of the Board:

We are pleased to forward the Fairfax County Planning Commission's Report of Activities for Fiscal Year 2022. The Planning Commission continues to work diligently to uphold its mission of providing you with recommendations on land-use matters resulting in orderly, balanced, and equitable County growth.

During Fiscal Year 2022, the Planning Commission held 35 regular meetings, one workshop, 18 committee meetings, and heard verbal testimony from 106 speakers.

The Planning Commission meetings and committees have returned to an in-person format this fiscal year, with additional methods of public testimony via virtual phone and pre-recorded video remaining in place, increasing accessibility to public hearings. The committee meetings continue to be televised by Channel 16. Live broadcasts and streaming of Planning Commission meetings are now available with closed captions in English and Spanish.

Individual Commissioners continue to work in their communities on land-use matters, including field visits, land-use committee meetings, and interaction with applicants, citizens, and staff. Many of our commissioners have served on working and task force groups and were appointed to other boards and councils to better serve the residents in Fairfax County. In addition, commissioners were involved in the Site-Specific Plan Amendment (SSPA) Working Group to develop recommendations and incorporate feedback from the community. This resulted in a Planning Commission recommendation on proposed modifications to the SSPA process.

The Planning Commission has continued its outreach efforts through its monthly Planning Commission Roundtable broadcasts on Channel 16 and its quarterly Planning Commission newsletter the Planning Communicator. The Planning Commission Roundtable tapings have resumed, and new segments are available for viewing.

The Planning Commission looks forward to the coming year and its continued support of the Board of Supervisors and the residents of Fairfax County.

Respectfully submitted,

Peter F. Murphy
Chairman
Springfield District

Annual Report

Fairfax County Planning Commission

The mission of the Planning Commission is to provide the Board of Supervisors and/or the Board of Zoning Appeals with recommendations on land use policies and plans that will result in orderly, balanced, and equitable County growth.

Planning Commission

Peter F. Murphy, Chairman, Springfield District
John C. Ulfelder, Vice Chairman, Dranesville District
Timothy J. Sargeant, Secretary, At-Large
Julie M. Strandlie, Parliamentarian, Mason District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Lee District
Walter C. Clarke, Mount Vernon District
Phillip Niedzielski-Eichner, Providence District
Evelyn S. Spain, Sully District
Andres Jimenez, At-Large
Candice Bennett, At-Large

*Jill G. Cooper, Executive Director
Jacob L. Caporaletti, Clerk*

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To request this information in an alternate format, please call 703-324-2865, TTY 711.

FISCAL YEAR 2022 ACTIVITIES

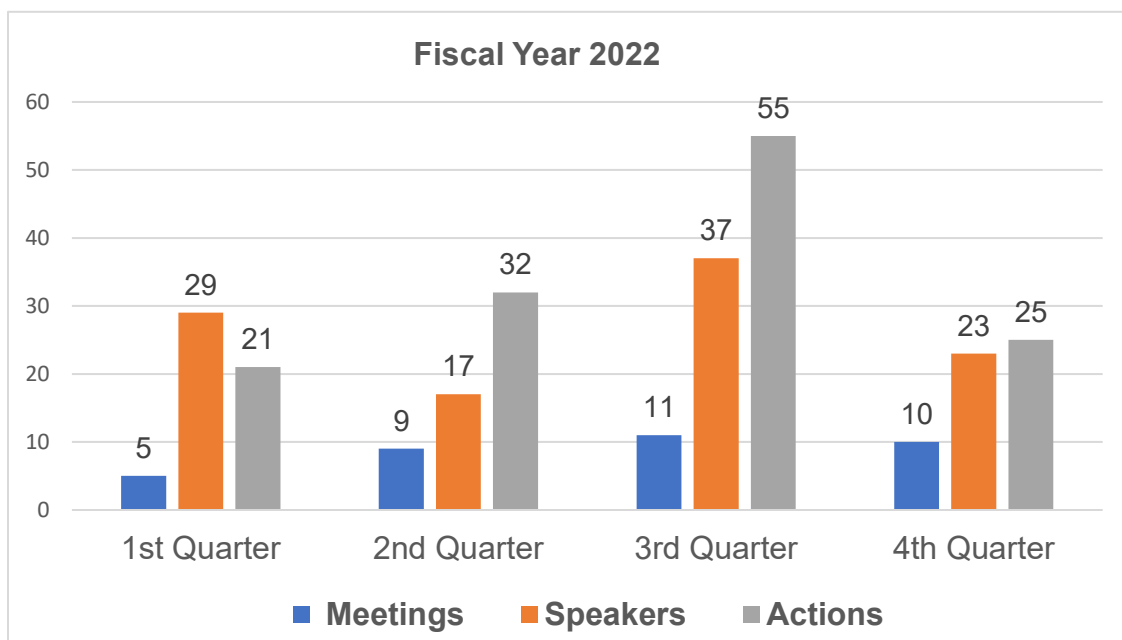
The FY 2022 Annual Report of Activities documents the activities of the Planning Commission from July 1, 2021, through June 30, 2022, including information about regular and committee meetings, speakers, land use actions, and Commissioners.

The high level of concurrence in FY 2022 on actions taken by the Board of Supervisors as recommended by the Planning Commission continued as in previous years. In FY 2022, the Board of Supervisors concurred with **100%** of the Planning Commission's recommendations. This continues to demonstrate the high level of commitment undertaken by the Commission to ensure that the majority of issues raised by applicants and surrounding neighborhoods are resolved before consideration by the Board of Supervisors.

OVERVIEW OF MEETING ACTIVITY

The Planning Commission held **35** regular meetings and **one** workshop this past year. The Planning Commission met jointly with the Board of Supervisors in October 2021 to discuss the current Site-Specific Plan Amendment (SSPA) process and review off-street parking and loading regulations in Fairfax County. A working group was created that included two commissioners to incorporate feedback from the Board of Supervisors, Planning Commission, and community on the SSPA process and on June 8, 2022, the Planning Commission voted to recommend process modifications. The Planning Commission voted to update its bylaws at the October 27, 2021, meeting, which included removing the production of verbatim transcripts. Planning Commission Actions were implemented to replace the verbatim and include the vote, all motions (including any follow-on motions), and any waivers and modifications. The Actions are available on the Planning Commission website the day following each meeting.

Below is a quarterly comparison of meeting activity and actions over the fiscal year.



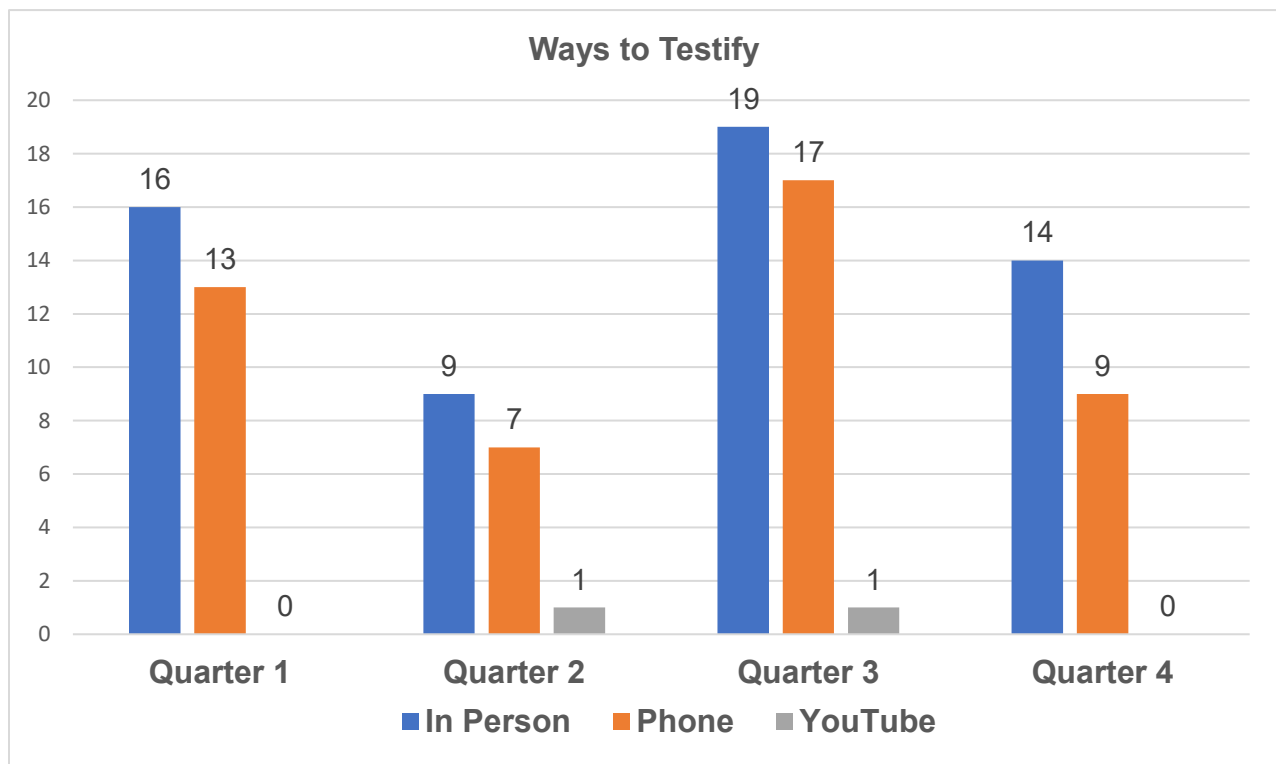
Public Testimony

The Planning Commission heard verbal testimony from **106** speakers in Fiscal Year 2022. The applications generating the most testimony were:

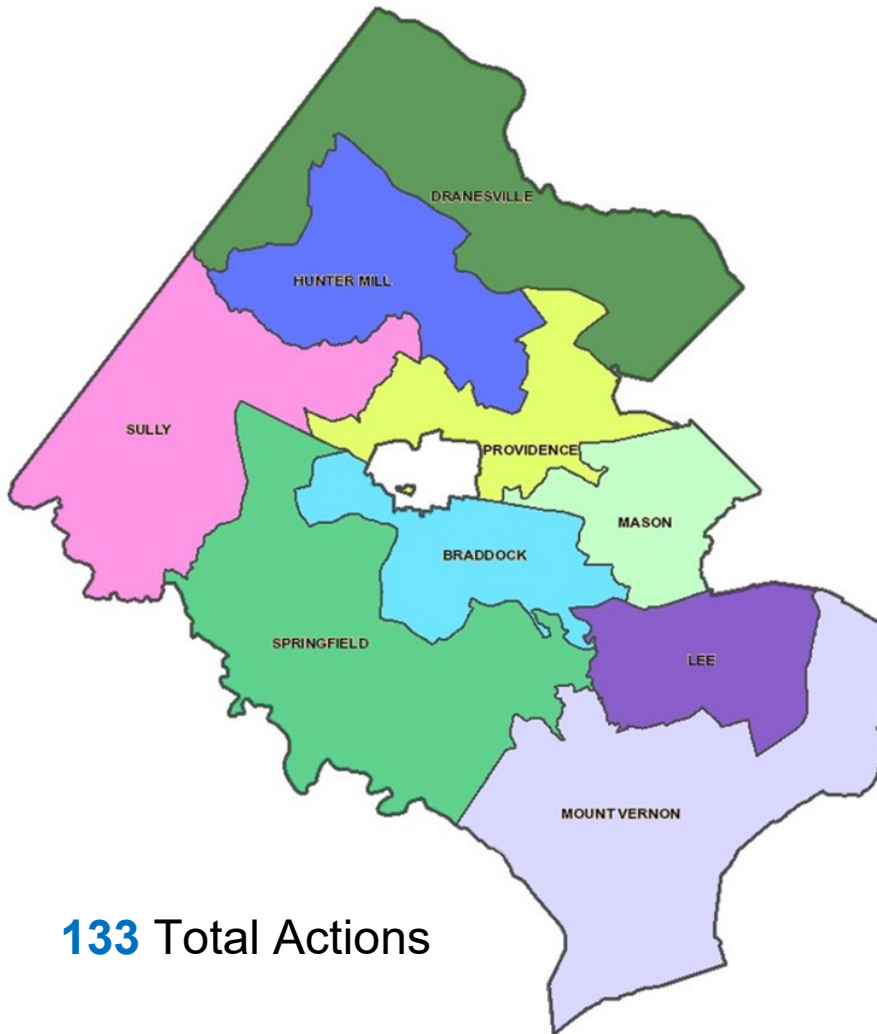
10 Speakers Plan Amendment PA 2015-IV-RH1 Top Golf Site, Kingstowne Area Countywide July 14, 2021	11 Speakers Proffer Condition Amendment PCA 81-C-111 Trustees of the Zelinger Family Trust Hunter Mill September 22, 2021	13 Speakers Site-Specific Plan Amendment SSPA 2021-I-1B First Christian Church Mason March 16, 2022
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Latest Meeting Adjournment: **1:08 AM** on Wednesday, April 27, 2022

Planning Commission meetings have been in-person throughout this fiscal year, with the additional methods of public testimony (telephone and pre-recorded video) established during virtual meetings maintained. These additional methods of testimony have increased accessibility to public hearings. Below is a quarterly comparison of the three methods citizens provided testimony at the Planning Commission public hearings this fiscal year.



Supervisory District Workload (% of Actions Per District Over Total Actions)



- 5.3% - Braddock
- 6% - Dranesville
- 11.3% - Hunter Mill
- 14.3% - Lee
- 5.3% - Mason
- 15% - Mount Vernon
- 16.5% - Providence
- 6% - Springfield
- 16.5% - Sully
- 3.8% - Countywide

133 Total Actions

Top three types of applications acted on by the Planning Commission

71

Rezoning
Applications &
Associated
Development Plans
(RZ/FDP)

72 in FY2021*

20

Special Exception
Applications
(SE/SEA)

25 in FY2021*

13

Comprehensive
Signage Plan
Applications

13 in FY2021*

*FY2021 had 155 Actions

Overview of Committee Activity

Planning Commission committees perform an essential role in developing recommendations for consideration by the Board of Supervisors on various land use issues. Some committees will meet jointly with other Board-appointed authorities and commission members (e.g., the Fairfax County School Board). In addition to receiving input from County staff and private sector experts, all committee meetings are open to the public.

The Planning commission appointed eleven committees in FY 2022. In addition to the two standing committees (Personnel & Budget and Policy & Procedures), nine other appointed committees were: Capital Improvement Program, Environment, Housing, Land Use Process Review, Parks, Schools, Telecommunications, Transportation, and Tysons.

The Planning Commission Committees met **18** times throughout the fiscal year, with **two** joint meetings between the Land Use Process Review and Environment Committees. The Personnel and Budget, Housing, Parks, and Telecommunications Committees were appointed but held no meetings in FY 2022.

In Fiscal Year 2022, several commissioners were appointed to represent the Planning Commission on other Board-appointed authorities, commissions, and committees. Commissioner Julie M. Strandlie was selected to represent the Planning Commission on the Economic Advisory Commission and Affordable Housing Advisory Council. Commissioner Evelyn S. Spain was appointed to represent the Planning Commission on the Airports Advisory Committee.

Governor Ralph Northam appointed Commissioner Timothy Sargeant to serve on the Board of Visitors of Gunston Hall.

Commissioner Spain is also chair of the Confederate Names Task Force Chair and presented the recommendations report at the February 8, 2022, Board of Supervisors meeting.

Commissioners Phillip Niedzielski-Eichner and Timothy Sargeant continued representing the Planning Commission on the Joint Board of Supervisors/School Board Capital Improvement Program (CIP) Committee. The Joint CIP Committee published its committee report in October 2021.

Commissioners Ulfelder and Sargeant served on the Site-Specific Plan Amendment (SSPA) Retrospective Working Group with Supervisors Lusk and Smith to develop recommendations and incorporate community feedback on an updated process. The Planning Commission voted to recommend the proposed modifications to the SSPA process on June 8, 2022.

Below are the FY 2022 standing and special committees of the Planning Commission and the number of times each committee met.

- 1 – Policy and Procedures Committee
- 1 – Transportation Committee
- 1 – Environment Committee
- 2 – Schools Committee
- 2 – Tysons Committee
- 2 – Environment and Land Use Process Review Joint Committee Meetings
- 3 – Capital Improvement Program Committee
- 6 – Land Use Process Review Committee

Policy and Procedures Committee

John Carter, Chair
Dan Lagana, Vice Chair
Candice Bennett
Timothy Sargeant
John Ulfelder
Peter Murphy (Alternate)
Philip Niedzielski-Eichner (Alternate)
Evelyn Spain (Alternate)



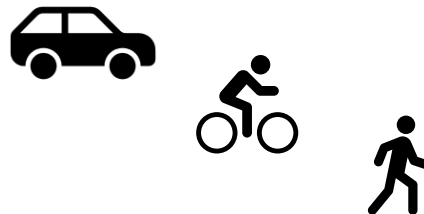
The Policy and Procedure Committee met once in FY 2022 to review with Planning Commission staff the updated Planning Commission Bylaws previously discussed at the April 8, 2021 meeting. The revised bylaws included the following:

- Planning Commission Action report in lieu of verbatim;
- Speakers list signup deadline moved from 3:00 p.m. to 1:00 p.m. on the day of the meeting; and
- Established a written testimony deadline of 1:00 p.m. to ensure distribution to the Commissioners and County staff for public hearings held the same evening.

The Committee unanimously recommended that the full Planning Commission adopt the amended bylaws.

Transportation Committee

Mary Cortina, Chair
Candice Bennett
Walter Clarke
Phillip Niedzielski-Eichner
Daniel Lagana
Tim Sargeant (Alternate)
Julie Strandlie (Alternate)



The committee met once with the Fairfax County Department of Transportation staff for a presentation on the ActiveFairfax Transportation Plan, which included a review of the Project Overview, Public Engagement Summary, Vision, Goals, and Objectives for Active Transportation, and the Proposed Safe Streets for All Program.

Tyson's Committee

Philip Niedzielski-Eichner, Chair
John Ulfelder, Vice Chair
Mary Cortina
John Carter
Walter Clarke (Alternate)
Timothy Sargeant (Alternate)

The Tysons Committee met twice during FY 2022. Deputy County Executive Rachel Flynn gave a presentation on placemaking and the Committee discussed future planning in Tysons, as well as throughout the County. Dr. Donald Shoup, Professor at the University of California Los Angeles, and Victor Dover, Founding Principal, Dover, Kohl & Partners, provided presentations on parking policies within urban and suburban developments.

Capital Improvement Program Committee

Timothy Sargeant, Chair
Philip Niedzielski-Eichner, Vice Chair
Candice Bennett
Walter Clarke
Mary Cortina
Peter Murphy
Julie Strandlie
Daniel Lagana (Alternate)

During FY 2022, the Capital Improvement Program (CIP) Committee met three times and held one workshop. In February, preparing for the joint CIP Workshop and public hearing, staff from the Department of Management and Budget (DMB) presented the Fiscal Years 2023 – 2027 as advertised (With Future Fiscal Years to 2032). The Committee met again on March 10 and held a workshop on the CIP. The following county agencies delivered presentations:

- Fairfax County Public Schools
- Department of Public Works and Environmental Services
- Fire and Rescue Department
- Health and Human Services
- Fairfax County Public Library
- Park Authority
- Fairfax County Department of Transportation
- Police Department
- Housing and Community Development

Following up on the CIP workshop, staff from DMB met with the Committee in March, which included a question-and-answer session and discussions on potential CIP motions. On March 30, 2022, the Planning Commission endorsed the adoption of the CIP FY 2023-2027 to the Board of Supervisors.

Schools Committee

Julie Strandlie, Chair
Evelyn Spain, Vice Chair
Timothy Sargeant
Peter Murphy
Philip Niedzielski-Eichner
John Carter (Alternate)
John Ulfelder (Alternate)



The Schools Committee met twice this fiscal year with staff from the Department of Planning and Development, Fairfax County Public Schools (FCPS), and the Office of County Attorney for a presentation on the 2232 process related to Fairfax County and FCPS projects. The additional meeting was a follow-up discussion on the 2232 process for school facilities. Also included was a presentation on the 2232 review, policy plan objectives, feature shown process, and public outreach.

Environment Committee

Mary Cortina, Chair
Andres Jimenez, Vice Chair
John Carter
Daniel Lagana
John Ulfelder
Walter Clarke (Alternate)
Phillip Niedzielski-Eichner (Alternate)
Timothy Sargeant (Alternate)
Julie Strandlie (Alternate)

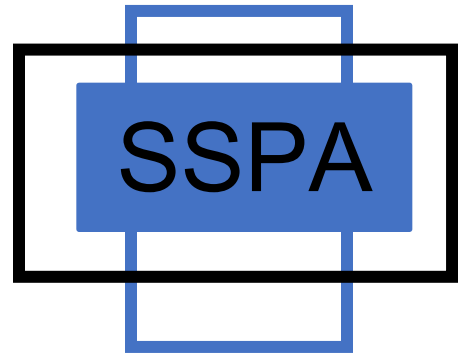


The Environment Committee held three meetings in FY 2022; two jointly with the Land Use Process Review Committee. The Committee received presentations from staff with the Office of Environmental and Energy Coordination for an overview of the office, programs, and initiatives. The Department of Public Works and Environmental Services staff provided a presentation on watershed and stormwater management in Fairfax County.

The Environment Committee also met jointly with the Land Use Process Review Committee in February for a presentation from the Department of Planning and Development on the Comprehensive Plan Amendment, Airport Noise Policy (PA 202-CW-3CP). The presentation included topics on background, areas of impact, considerations, community outreach plan, and schedule. The committees met again in March for a follow-up presentation on the Airport Noise Policy, staff response to committee member questions and share community feedback.

Land Use Process Review Committee

John Ulfelder, Chair
John Carter, Vice Chair
Candice Bennett
Mary Cortina
Daniel Lagana
Peter Murphy
Philip Niedzielski-Eichner
Timothy Sargeant
Julie Strandlie



The Land Use Process Review Committee held eight meetings in FY 2022; two jointly with the Environment Committee on the Comprehensive Plan Amendment, Airport Noise Policy (PA 202-CW-3CP).

The Department of Planning and Development (DPD) staff provided presentations on:

- Zoning Ordinance Work Program (ZWOP) which included an updated report on the status for 2021, proposed program for fiscal years 2022 and 2023, proposed timelines, Priority 2 Work Program, and next steps;
- Public Facilities Policy Plan update on progress and next steps;
- Pending Zoning Ordinance Amendment for signage and a follow-on motion from zMOD regarding landscape contractors and professionals offices; and
- The Site-Specific Plan Amendment (SSPA) retrospective.

The Land Development Services staff presented the proposed Zoning Ordinance Amendment on Parking Requirements – Parking Reimagined. It included background information, progress, goals, conceptual framework, and next steps.

Housing Committee

Julie Strandlie
Candice Bennett
John Carter
Walter Clarke
Timothy Sargeant
Evelyn Spain
Philip Niedzielski-Eicher (Alternate)

Telecommunications Committee

Pete Murphy
Daniel Lagana
Candice Bennett
Tim Sargeant
Mary Cortina (Alternate)
Julie Strandlie (Alternate)

Parks Committee

John Ulfelder
Mary Cortina
Andres Jimenez
Daniel Lagana
Julie Strandlie
John Carter (Alternate)
Timothy Sargeant (Alternate)

Personnel and Budget Committee

Pete Murphy
Phillip Niedzielski-Eichner
Tim Sargeant
John Ulfelder
Mary Cortina

Overview of Planning Commission Office & Communications

The Fairfax County Planning Commission's office is committed to excellence through the support of open, honest, and respectful communications; respect for diversity; continuous innovation and technological advancement; encouragement of community involvement in the land use process; and dedication to delivering outstanding and cost-effective service in an ever-changing environment.

The Planning Commission Office registered or verified the addresses of **106** speakers who testified during the FY 2022 public hearings and responded to telephone, written and email requests for information. Staff also processed **369** written comments from citizens regarding the **133** applications reviewed by the Planning Commission.

Documentation prepared by Planning Commission staff includes meeting minutes and Planning Commission Actions (formerly verbatim transcripts).

Minutes are available online to the public and may be found at:
<https://www.fairfaxcounty.gov/planningcommission/minutes-home>

The verbatim on each case heard from 2017 to 2021 can be found at:
<https://www.fairfaxcounty.gov/planningcommission/verbatim-home>

The Planning Commission Actions on each case heard from November 2021 to present can be found at:
<https://www.fairfaxcounty.gov/planningcommission/pcaction-home>

Minutes from 1941 through the present are also available in PDF format and can be emailed upon request.

Verbatim from 2010 to 2017 are available in PDF format and can be emailed upon request. To obtain a copy of verbatim before 2010, please contact the Planning Commission Office at 703-324-2865.

The Planning Commission staff is also responsible for ensuring that proper and timely written notice, as required by the Code of Virginia and the Fairfax County Zoning Ordinance, is provided to the property owners of abutting and adjacent land that is the subject of a land use application scheduled for public hearing by the Planning Commission and the Board of Supervisors. During Fiscal Year 2022, staff verified the accuracy of **99** written notices for public hearings heard by the Planning Commission and sent out **9** letters of deferral to **310** adjacent property owners.

In addition, to support further communication with County stakeholders, the Planning Commission staff produces a quarterly newsletter, the Planning Communicator, and coordinates the production of the Planning Commission Roundtable, a monthly Channel 16 video program televised and streamed online.

Planning Communicator

Four issues of the *Planning Communicator* newsletter were published in Fiscal Year 2022 and included a snapshot of land use activity in each district and countywide. Recent issues of the *Planning Communicator* are available online at: <https://www.fairfaxcounty.gov/planningcommission/newsletter>.

Planning Commission Roundtable

Established in 2003, the Planning Commission Roundtable is a monthly video program about land use topics of interest to County citizens. Planning Commission Chairman Peter F. Murphy hosts each broadcast and features subject matter experts as guests for each show.

The Cable Programming Division produces the Planning Commission Roundtable. It is broadcasted on Fairfax County Channel 16 every Monday and Thursday at 6:30 p.m. and Wednesday at 10:30 p.m. (when the Commission is not meeting or if meetings have adjourned before that time). The show is streamed and archived and can be accessed at: <https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-roundtable>.

Planning Commission Roundtable shows have resumed taping this fiscal year and are available for viewing.

Site-Specific Plan Amendment Process – November/December 2021

The Site-Specific Plan Amendment Process allows for the nomination and review of proposals to amend the Comprehensive Plan and Comprehensive Land Use Map through the Plan Amendment Work Program.

Leanna O'Donnell, Director, Planning Division, Department of Planning and Development

Graham Owen, Planner, Planning Division, Department of Planning and Development

Placemaking in Fairfax County – May 2022

Discussion over Placemaking in Fairfax County

Rachel Flynn, Deputy County Executive for Planning and Development

Tom Biesiadny, Director of the Fairfax County Department of Transportation

Mary Cortina, Braddock District Planning Commissioner

Capital Improvement Plan - May/June 2022

Discussion on the types of projects that are included in the CIP, how they are prioritized, and how trends in the CIP have evolved over the years.

Martha Reed, Capital Programs Coordinator, Department of Management and Budget

Tim Sargeant, At-Large Planning Commissioner

DISTRICT LAND USE ACTIONS

The following section details the land use actions of each magisterial district. Additional information on the applications is available from the Planning Commission Office.

FY 2022 Braddock District Land Use Actions

7 Actions

Items concurred with:

2232-2021-BR-00026 – **Fairfax County Public Schools, Bonnie Brae Elementary School** - Renovation and addition, 5429 Sideburn Road, Fairfax.

Items Recommended for Approval:

RZ/FDP 2020-BR-001 - **CHRISTOPHER LAND, LLC** – Applications to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.71 dwelling units per acre and approval of the conceptual and final development plan. Located in the north terminus of Banting Drive and west terminus of Caprino Court approximately 400 feet west of Braddock Road on approximately 4.43 acres of land.

RZ 2021-BR-009 - **SEKAS HOMES, LTD.** – Application to rezone from R-1 and WS to R-2 (Cluster) and WS to permit single-family detached dwelling units at a density of 1.69 dwelling units per acre. Located on the west side of McKenzie Avenue approximately 840 feet south of Lee Highway.

RZ 2020-BR-003 - **PS SOUTHEAST ONE, INC.** - Application to rezone from R-1, I-5, and WS to I-5 and WS to permit self-storage with an overall Floor Area Ratio of 1.0. Located on the north side of Lee Highway and west side of Waples Mill Road.

SE 2021-BR-011 - **PS SOUTHEAST ONE, INC.** - Application to permit an increase in Floor Area Ratio from 0.5 to 1.0. Located on the north side of Lee Highway and west side of Waples Mill Road.

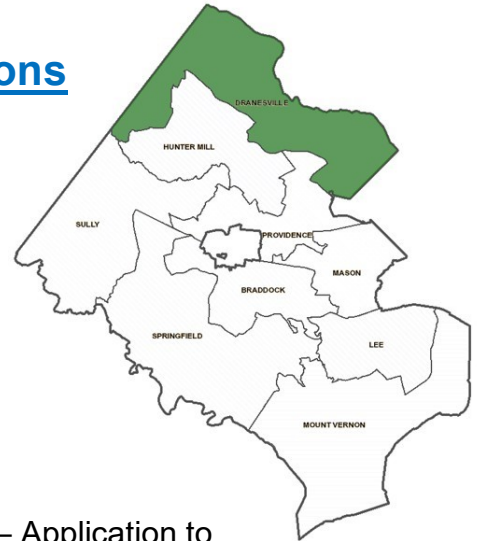
Items Recommended for Adoption:

PA 2020-III-FC1 - **FAIRFAX CENTER, SUB-UNIT J3 (PT.)** – Plan Amendment #2020-00025 concerns approximately 6.9 acres generally located at the northwestern corner of the intersection of Route 29 and Waples Mill Road in the Braddock Supervisor District. The area is planned at the overlay level for office use at an intensity up to 0.70 FAR with an option for office/mixed-use development up to 1.0 FAR with conditions. The amendment will consider an additional option for expansion of the existing self-storage use to include a multi-story self-storage structure at an intensity up to 1.0 FAR, subject to consolidation.



FY 2022 Dranesville District Land Use Actions

8 Actions



Items recommended for approval:

SE 2020-DR-022 – **TURNER FARMHOUSE FOUNDATION** – Application to permit a public benefit association and modification of the front yard setback for the existing farmhouse. Located at 10609 Georgetown Pike, Great Falls, 22066.

SE 2021-DR-004 - **FALLS CHURCH PROPCO LLC** – Application to permit a change in ownership for an existing medical care facility. Located at 2100 Powhatan Street, Falls Church, 22043.

RZ/FDP 2021-DR-006 - **7700-4 LEESBURG PIKE ASSOCIATES, LLC AND 7700 HOMES ASSOCIATES LLC** - applications to rezone from C-2 and HC to PDH-16 and HC to permit residential development with an overall density of 15.5 dwelling units per acre and approval of the conceptual and final development plan. Located on the northwest side of Leesburg Pike and east of Edgar Court.

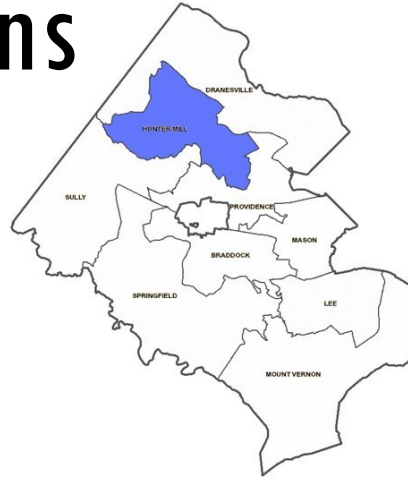
RZ/FDP 2013-DR-002 - **WRIT LP** – Applications to rezone existing residential building from PDH-40, SC, HC and CRD to PRM, SC, HC, CRD to permit multifamily residential development with an overall intensity of 1.95 Floor Area Ratio up to 18 additional units and approval of the conceptual and final development plan. Located at 1350 Beverly Road, McLean.

PCA-C-220 - **WRIT LP** - Application to amend the proffers for RZ-C-220 previously approved for residential development to permit deletion of land. Located at 1350 Beverly Road, McLean.

Items recommended for adoption:

PA 2020-00029 (PA 2020-II-M1) - **7700 LEESBURG PIKE** – concerns approximately 6.73 acres generally located on the north side of Leesburg Pike, across from George C. Marshall High School at 7700 Leesburg Pike, Falls Church, 22043. The area is planned for Office Use. The amendment will consider adding an option for residential use at a density of 12-16 dwellings per acre for single family attached dwellings with the provision of high-quality open space as a priority.

15 Actions



Items concurred with:

FS-H21-1 – **FAIRFAX COUNTY PUBLIC SCHOOLS, CROSSFIELD ELEMENTARY SCHOOL**, 2791 Fox Mill Road, Reston, 20171. Renovation and addition at elementary school.

Items approved:

FDP 2018-HM-020 - **APA PROPERTIES NO. 6, L.P.** – Application to approve the final development plan for RZ 2018-HM-020 to permit road with infrastructure improvements. Located on the north side of Sunset Hills Road, west side of Wiehle Avenue and north side of the Washington and Old Dominion Trail.

FDPA 2016-HM-007-05 - **JACO ACQUISITION, LLC** - Application to amend the final development plan for RZ 2016-HM-007 to permit residential and retail uses and associated changes to development conditions. Located on the west side of Reston Parkway between Sunrise Valley Drive, and Dulles Airport Access and Toll Road.

FDPA 2011-HM-012 - **ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING** - Application to amend the final development plan for RZ 2011-HM-012 to permit multi-family residential development. Located on the north side of Spring Hill Road, approximately 1,100 feet west of its intersection with Leesburg Pike.

AFR-2021-00006 (AR 01-H-001-03) - **HIU NEWCOMB FAMILY, LLC: MARIETTE H., HANA, LANI, ANNA, SARAH, AND CHARLES NEWCOMB** - Application authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located in the northwest quadrant of the intersection of Leesburg Pike and Beulah Road.

CSP 86-C-119-02 - **BOSTON PROPERTIES LIMITED PARTNERSHIP** - Application approval of a Comprehensive Sign Plan associated with RZ 86-C-119. Located on the

east side of Town Center Parkway, north side of Sunset Hills Road and south of the Washington and Old Dominion Trail.

CSPA 85-C-088-004 (RZPA 2021-HM-00040) - **LEIDOS HOLDINGS, INC.** - Application to amend the previously approved Comprehensive Sign Plan associated with RZ 85-C-088 to permit a new monument sign. Located in the northwest quadrant of the intersection of Market Street with Presidents Street.

CSP 2016-HM-035 - **COMSTOCK RESTON STATION HOLDINGS, LC** - Application for approval of a Comprehensive Sign Plan associated with RZ 2016-HM-035. Located on the south side of Sunset Hills Road and west of Wiehle Avenue.

CSPA 2009-HM-019-03 - **COMSTOCK RESTON STATION HOLDINGS, LC** - Application to amend the previously approved Comprehensive Sign Plan associated with CSP 2009-HM-019 to permit sign modifications. Located on the south side of Sunset Hills Road and west side of Wiehle Avenue.

Items recommended for approval:

PCA-81-C-111 - **TRUSTEES OF THE ZELINGER FAMILY TRUST DATED FEBRUARY 17, 2006** - Application to amend the proffers for RZ 81-C-111 previously approved for residential development to permit residential development at a density of 2.08 dwellings per acre. Located on the south side of Clarks Crossing Road and west side of Aubrey Place Court.

SE 2021-HM-009 - **FEDERAL REALTY INVESTMENT TRUST** - Application to permit a freestanding restaurant with drive-through in the Highway Corridor and Sign Control Overlay Districts. Located at 8365 and 8371 Leesburg Pike, Vienna.

SE 2021-HM-00014 - **SERVICESTOURCE, INC.** - Application to permit an adult day support center. Located at 2739 West Ox Road, Herndon.

PCA 93-H-004-02/CDPA 93-H-004/ FDPA 93-H-004-02-01 - **WS-ADW OWNER LLC** - Applications to amend the proffers, conceptual development plan, and final development plan for RZ 93-H-004, previously approved for office at a 0.62 Floor Area Ratio to add a mixed-use option for residential development up to a 0.50 FAR and associated modifications to proffers and site design. Located on the north side of Sunset Hills Road, south and west sides of American Dream Way.

19 Actions



Items concurred with:

2232- L20-3 - **THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY** - Application to permit a mix of public facility uses. Located on the north and west side of Silver Lake Boulevard, east of Beulah Street and south of Manchester Boulevard.

Items approved:

CSPA 84-L-020-02 (RZPA-2021-LE-00028) - **BP KINGSTOWNE OFFICE BUILDING K LLC** - Application to amend the previously approved Comprehensive Sign Plan associated with RZ 84-L-020 to permit sign modifications. Located on the south side of Kingstowne Village Parkway, west of South Van Dorn Street.

Items recommended for approval:

RZ/FDP 2021-LE-002 - **THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY** - applications to rezone from the PRM and PDH-8 Districts to the PDH-8 District to permit a public facility with an overall Floor Area Ratio (FAR) of 0.31 and approval of the conceptual and final development plan. Located on the north and west side of Silver Lake Boulevard, east of Beulah Street and south of Manchester Boulevard.

PCA 82-L-030-14 - **THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY** - application to amend the proffers for RZ 82-L-030, previously approved for residential development, to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio of 0.31. Located on the north and west side of Silver Lake Boulevard, east of Beulah Street and south of Manchester Boulevard.

PCA 2003-LE-006 - **FAIRFAX COUNTY BOARD OF SUPERVISORS LEE DISTRICT COMMUNITY CENTER** - Application to amend the proffers for RZ 2003-LE-006 previously approved for a rezoning, to permit public facilities and associated modifications to proffers. Located at 7950 and 7960 Audubon Avenue, Alexandria.

RZ 2021-LE-007 - **SHEEHY LOISDALE PROPERTY, LLC** - Application to rezone from C-2 and I-3 to C-8 to permit vehicle sales, rental and service establishment with an overall Floor Area Ratio of 0.11. Located on the east side of Loisdale Road approximately 900 feet south of Lois Drive.

SE 2021-LE-005 - **SHEEHY LOISDALE PROPERTY, LLC** - Application to permit vehicle sales, rental and service establishment. Located on the east side of Loisdale

Road approximately 900 feet south of Lois Drive vacant land and 7501 Loisdale Road, Springfield.

RZ 2021-LE-015 - **AMAZON DATA SERVICES, INC.** - Application to rezone from C-3 to I-5 to permit data center with an overall Floor Area Ratio of 0.23. Located on the east side of Loisdale Road and north side of Newington Road.

SE 2021-LE-010 - **AMAZON DATA SERVICES, INC.** - Application to permit an increase in building height from 75 ft. up to a maximum of 100 feet. Located at 7961 Loisdale Road, Springfield.

RZ/FDP 2021-LE-011 - **ELM STREET COMMUNITIES, INC.** - Applications to rezone from PDH-30 and HC to PRM and HC to permit multifamily residential development at a Floor Area Ratio of 1.69 and approval of the conceptual and final development plan. Located along Rolling Hills Avenue, south side of Buckman Road and west of Richmond Highway.

PCA 2004-LE-021 - **ELM STREET COMMUNITIES, INC.** - Application to amend the proffers for RZ 2004-LE-021, previously approved for a mixed-use development to include single-family attached and multifamily residential dwelling units and up to 80,000 square feet of nonresidential uses, to permit deletion of land area. Located along Rolling Hills Avenue, south side of Buckman Road and west of Richmond Highway.

PCA/CDPA/FDPA 2005-LE-021 - **TRUEALTY VAN DORN, LLC** - Applications to amend the proffers, conceptual development plan, and final development plan for RZ 2005-LE-021, previously approved for 17 single family attached dwelling at a density of 7.23 dwellings per acre and allow associated modifications to site design and proffers. Located on the east side of Van Dorn Street, approximately 1,200 feet north of Franconia Road.

Items recommended for adoption:

Plan Amendment (PA) 2020-IV-S1 (Plus # 2020-00032) - concerns approximately 7.23 acres generally located at 7501 Loisdale Road, south and west of Loisdale Park. Parcel 3 is planned for Public Parks and has an option for Office use, and Parcels 4 and 5 are planned for Industrial use at an intensity of .35 Floor Area Ratio. The amendment will consider an option for vehicle sales, service, and ancillary uses on the property.

PA 2020-IV-MV2 - **FAIRFAX COUNTY BOARD OF SUPERVISORS LEE DISTRICT COMMUNITY CENTER** - Amend proffers and conditions associated with RZ 2003-LE-006 to allow public uses North side of Audubon Avenue, approximately 853 feet east of Janna Lee Avenue, Alexandria.

PA 2021-IV-S1 - **INOVA SPRINGFIELD HEALTHPLEX** – The site is planned for up to 296,000 SF of medical care, medical office, and ancillary uses (part) and options for office, hotel, and/or multifamily residential with support retail uses up to 1.5 FAR (app. 879,000SF) (part). The amendment proposes hospital and medical campus use up to 1,000,000 SF. Recommendations relating to the transportation network may also be modified.

7 Actions



Items approved:

2232-M20-8 - **FAIRFAX COUNTY WATER AUTHORITY** – Application to permit a water pumping facility. Located at 2959 Sleepy Hollow Road, Falls Church, 22044. (Concurrent with SE 2021-MA-002).

FDP 2014-MA-023-02 - **DRI/WP ALTA CROSSROADS, LLC, A DELAWARE LIMITED LIABILITY COMPANY** - Application to approve the final development plan for RZ 2014-MA-023 to permit residential development. Located on the south side of Columbia Pike and east side of Moncure Avenue.

CSP 2016-MA-022 (RZPA 2021-MA-00012) - **FEDERAL REALTY INVESTMENT TRUST** – Application for approval of a Comprehensive Sign Plan associated with RZ 2016-MA-022. Located in the southwest quadrant of the intersection of Arlington Boulevard and Graham Road.

CSP-C-108 - **FORT BUFFALO, LLC** - Application to establish a Comprehensive Sign Plan associated with RZ-C-108. Located on the north side of Arlington Boulevard, south side of Hillwood Avenue, and west of Leesburg Pike.

Items recommended for approval:

SE 2021-MA-002 - **FAIRFAX COUNTY WATER AUTHORITY** – Application to permit a light public utility use (water pumping facility). Located at 2959 Sleepy Hollow Road, Falls Church, 22044. (Concurrent with 2232-M20-8)

SEA 90-M-005-03 - **VIRGINIA PSYCHIATRIC COMPANY, INC., DOMINION HOSPITAL** - Application to amend SE 90-M-005 previously approved for a medical care facility to permit modifications to site design and development conditions. Located at 2960 Sleepy Hollow Road, Falls Church.

Items recommended for adoption:

SSPA 2021-I-1B - **First Christian Church** - Up to 113 multifamily age-restricted independent living units, up to 5,000 square feet of medical or general office, and expansion of an existing place of worship on the subject site 6165 Leesburg Pike, Falls Church.

FY 2020 Mount Vernon District Land Use Actions

20 Actions



Items concurred with:

2232-2021-MV-00024 – **Fairfax County Park Authority** – Archaeology and Museum Collections Storage Facility, 9518 Workhouse Way/8941 Workhouse Road, Lorton, VA 22079.

Items approved:

2232-2022-MV-00001 – **Waste Management D/B/A Furnace Associates Inc.** - Application to consider the proposal by the Furnace Associates Inc., to construct a public park located at 10001 Furnace Drive, Lorton, VA 22079.

CSP 2016-MV-002 - **FAIRFIELD KINGS CROSSING, LLC** - Application for approval of a Comprehensive Sign Plan associated with RZ 2016-MV-002. Located on the east side of Richmond Highway, north side of Fairview Drive and west side of Eastern Grid Street.

2232-2021-MV-00022 - **THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES** - Application to permit the adaptive reuse and renovation of the Original Mount Vernon High School. Located at 8333 Richmond Highway, Alexandria.

Items recommended for approval:

RZ 2021-MV-004 - **MARIE J. AND PAUL L. CHARLES** – Application to rezone from R-2 to R-3 to permit residential with a density of 2.86 dwelling units per acre and waiver of lot width requirements. Located on the east side of Lukens Lane and north side of Old Mill Road.

RZ/FDP 2020-MV-017 - **CHRISTOPHER LAND, LLC** - Applications to rezone from R-2 to PDH-5 to permit residential development with an overall density of 4.21 dwelling units per acre and approval of the conceptual and final development plan. Located on the north side of Silverbrook Road, east of Southrun Road.

RZ 2018-MV-005 - **IDI HUNTINGTON, L.C.** - Application to rezone from R-20 to PRM to permit mixed use development with an overall Floor Area Ratio of 3.21. CDP only. Located on the south side of Huntington Avenue, north side of North Kings Highway, east of Kathryn Street and west side of Huntington Metro Station.

RZ/FDP 2021-MV-010 - **CHRISTOPHER LAND, LLC** - Applications to rezone from R-1 to PDH-8 to permit residential development with an overall density of 4.7 dwelling units per acre and approval of the conceptual and final development plan. Located on the south side of Lorton Road and west of Windermere Hill Drive.

RZ/FDP 2021-MV-008 - **LMC ALEXANDRIA CROSSING HOLDINGS, LLC** – Applications to rezone from C-8, C-6, R-4, HC and CRD to PRM, HC and CRD to permit residential development with a Floor Area Ratio of 2.5 inclusive of ADUs and WDUs and approval of the conceptual and final development plan. Located on the east side of Richmond Highway, north side of Shields Avenue, south of Quander Road.

RZ 2021-MV-00017 - **THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY** - Application to add a Historic Overlay District on properties zoned R-1, R-2 and R-4 and located generally on the East side of Fort Hunt Road, South of Paul Spring and Devonshire Roads and North of Sherwood Hall Lane.

PCA 2009-MV-018 - **SCANNELL PROPERTIES #117, LLC AND SCANNELL PROPERTIES #82, LLC** - Application to amend the proffers for RZ 2009-MV-018 previously approved for office and industrial uses to permit a second motor freight distribution hub in a second location and associated modifications to proffers with an overall Floor Area Ratio of 0.09. Located north of Telegraph Road, west of Fairfax County Parkway, and south of Cinder Bed Road.

SEA 84-V-035-03 - **HUNTWOOD, L.L.C.** - Application to amend SE 84-V-035 previously approved for an increase in building height to allow for addition of land area, increase in Floor Area Ratio, increase in office use, site modifications and uses in floodplain. Located at 5845 and 5863 Richmond Highway, Alexandria.

SEA 88-V-064-05 - **THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY** - Application to amend SE 88-V-064 previously approved for a Special Exception for an alternate use of a public facility to permit an alternative use of historic buildings and associated modifications to site design and development conditions. Located at 8333 Richmond Highway, Alexandria.

Items recommended for adoption:

PA 2021-00006 -**2806 POPKINS LANE** – This amendment concerns approximately 5.5 acres located at 2806 Popkins Lane. The area is planned for residential use at a density of 2-3 dwelling units per acre on the Plan Map and 3-4 dwelling units per acre if part of adjacent Memorial Heights neighborhood. The amendment will consider a up to 5-8 dwelling units per acre, with specific considerations for workforce housing, a review of the watershed management plan for the area, an evaluation of the optimal points of site access, and analysis of potential impacts to the local transportation network. Recommendations relating to tree preservation and stormwater management are also proposed.

PA 2020-00030 – **8708 SILVERBROOK ROAD** – This amendment concerns approximately 1.9 acres generally located at 8708 Silverbrook Road. The area is planned for Residential Use at 2-3 dwelling units per acre. The amendment will consider Residential Use at 4-5 dwelling units per acre. Recommendations relating to the transportation network may also be modified.

Zoning Ordinance Amendment - Chapter 112.1 of the 1976 Code of the County of Fairfax, as follows: (1) Amend Section 3101 Historic Overlay Districts by adding a new Subsection 11 to establish the Hollin Hills Historic Overlay District and re-number all affected subsections. (2) Add a new District-Specific Purpose provision to, among other things, protect the Hollin Hills neighborhood against destruction, encourage development standards that will lead to its continuance, conservation, and improvement, prevent creation of environmental influences adverse to these purposes; and assure that new structures, additions and uses within the district will be in keeping with the historic and architectural character to be preserved and enhanced. (3) Create regulations to allow all uses permitted by right, by special permit, or by special exception in the underlying zoning districts, subject to applicable standards. (4) Establish Additional Standards to require that any new improvement and addition must be in substantial conformance with the Hollin Hills Historic Overlay District's design guidelines and must be designed to be compatible with the architectural and character-defining features of the neighborhood. (5) Set a maximum building height of 35 feet for all principal structures.

Plan Amendment #2018-IV-MV4 concerns approximately 291.27 acres generally bounded by Fort Hunt Road to the east, Paul Spring Stream Valley to the north and Sherwood Hall Lane to the south. The amendment would retain the planned uses of the properties and proposes modifications to the Area IV, Mount Vernon Planning District, section of the Comprehensive Plan to (1) add a notation for the Hollin Hills Historic Overlay District listing on the Inventory of Historic Sites table; (2) modify the Area IV, Mount Vernon Planning District Heritage Resources Figure 5: Inventory of Historic Sites, Mount Vernon Planning District, General Locator Map, to update the boundary of the Hollin Hills Inventory of Historic sites district to match the boundary for the proposed historic overlay district; 3) modify language in the Area IV, Mount Vernon Planning District, MV5- Groveton Community Planning Sector, Heritage Resources to remove language referencing the Hollin Hills neighborhood being listed on the Inventory of Historic Sites and remove language about encouragement of preservation of the community; and 4) add language to the M5- Groveton Community Planning Sector, Heritage Resources, referencing the Hollin Hills Historic Overlay District, including a reference to required Architectural Review Board review and/or approval, and providing that the Hollin Hills Historic Overlay District's zoning regulations take precedence over Plan text in the event of a conflict.

22 Actions



Items approved:

CSP 2018-PR-015 – **1500 WESTBRANCH HOLDINGS, LLC** – Application for a Comprehensive Sign Plan associated with RZ 2018-PR-015. Located on the south side of Jones Branch Drive, and west side of Westbranch Drive.

CSPA 2004-PR-044-03 - **MACW TYSONS, LLC** – Application to amend the previously approved Comprehensive Sign Plan associated with RZ 2004-PR-044 to permit sign modifications. Located south of Route 123, east of International Drive, north of Route 7, and west of I-495.

CSP 2011-PR-011-04 - **SCD SCOTTS RUN LLC** - Application for approval of a Comprehensive Sign Plan associated with RZ 2011-PR-011. Located on the north side of Chain Bridge Road and east side of Colshire Drive.

CSP 2020-PR-008 - **WESTPARK CORPORATE CENTER, L.L.C.** – Application for approval of a Comprehensive Sign Plan associated with RZ 2020-PR-008. Located on the north side of Westpark Drive and east side of Leesburg Pike.

CSP 2017-PR-015 - **BRENTFORD JV, LLC** - Application for approval of a Comprehensive Sign Plan associated with RZ 2017-PR-015. Located in the northeast quadrant of Westbranch Drive and Maitland Street.

FDP 2011-PR-011-06 (RZPA 2021-PR-00019) - **CITYLINE PARTNERS LLC** - Application to approve a final development plan for RZ 2011-PR-011 to permit interim uses (quasi-public park, outdoor and indoor commercial recreation, retail, and restaurant). Located on the southeast side of Dolley Madison Boulevard and southeast side of Anderson Road.

FDP 2020-PR-009-02 - **TMG-JACO BORO, L.L.C.** - Application to approve a final development plan associated with RZ 2020-PR-009 to permit mixed use development. Located in the western quadrant of the intersection of Greensboro Drive and Westpark Drive.

FDP 2017-PR-015-02 - **PS BUSINESS PARKS, L.P.** - Application to approve a final development plan associated with RZ 2017-PR-015 to permit mixed use development. Located on the east side of Westbranch Drive approximately 400 feet south of Jones Branch Drive.

Items recommended for approval:

SE 2021-PR-001 - **FAIRFAX SQUARE, LLC** - Application to permit a waiver of certain sign regulations. Located at 8045, 8065 and 8075 Leesburg Pike, Tysons.

RZ/FDP 2020-PR-008 - **WESTPARK CORPORATE CENTER, L.L.C.** - Applications to rezone from C-4, HC and SC to PDC, HC and SC to permit office development with an overall Floor Area Ratio (FAR) of 2.49 and approval of the conceptual and final development plan. Located on the north side of Leesburg Pike and west side of Westpark Drive.

RZ 2020-PR-009 - **TMG 8400 WESTPARK DRIVE, L.P.** - Application to rezone from C-4, SC, and HC to PTC, SC and HC to permit mixed use development with an overall Floor Area Ratio of up to 2.71, including bonus density for the provision of affordable housing. Located on the south side of Greensboro Drive and west side of Westpark Drive.

FDP 2020-PR-009 - **SILVERSTONE TYSONS, LP** - Application to approve the final development plan for RZ 2020-PR-009 to permit a continuing care facility. Located on the north side of Westpark Drive, west of Greensboro Drive and east of Leesburg Pike.

SE 2021-PR-006 - **TYSONS GALLERIA ANCHOR ACQUISITION, LLC** - Application to permit a vehicles sales, rental and ancillary services establishment. Located at 1651 International Drive, McLean.

PCA 2004-PR-044-03/FDPA 2004-PR-044-02 - **TYSONS CORNER HOLDINGS LLC, TYSONS CORNER PROPERTY HOLDINGS LLC** - Applications to amend the proffers, conceptual, and final development plan for RZ 2004-PR-044 previously approved for mixed-use to permit vehicle sales and associated modifications to proffers and site design with an overall Floor Area Ratio of 1.76. Located east of International Drive, south of Chain Bridge Road, north of Leesburg Pike and west of the Capital Beltway.

PCA/CDPA 2003-PR-022/FDPA 2003-PR-022-02 - **PULTE HOME COMPANY** - Applications to amend the proffers, conceptual development plan, and second final development plan for RZ 2003-PR-022, previously approved for mixed use, to permit mixed use and associated modifications to proffers and site design at an intensity/floor area ratio of 2.13. Located on the south side of Sprague Avenue, west of Bleeker Street, north of Bastille Street and east of Hammersmith Lane.

SE 2018-PR-014 - **UNITED REAL ESTATE LLC** - Application to permit uses in floodplain. Located at 6801 Custis Parkway, Falls Church.

SEA 2021-PR-00200 - **FFI VIRGINIAN OWNER LLC** - Application to amend SE 200 previously approved for an independent living facility and medical care facility to permit modifications to site design and development conditions. Located at 9225 and 9229 Arlington Boulevard, Fairfax.

SEA 99-P-34 - **TYSONS PARK PLACE II, LLC AND TYSONS PARK, INC.** - Application to amend SE 99-P-034 to permit an increase in building height from 135.5 feet to a maximum of 175 feet for Parcel 5C and associated modifications to site design and development conditions. Located at 7926 and 7930 Jones Branch Drive.

8 Actions



Items recommended for approval:

AF 2021-SP-001 – **REBECCA CRUMP** – Application authorized by Chapter 115 (County Code), effective June 30, 1983 to permit the creation of an agricultural and forestal district. Located at 12000 Henderson Road, Clifton.

AR 2004-SP-001-02 - **MARK A. AND LISA K. KOSTERS, TRUSTEES, MARVIN H. KOSTERS AND BONNIE M. KOSTERS, TRUSTEES** – Application authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 13120 Cedar Ridge Drive and 13121 Fox Shadow Lane.

AR 96-S-002-03 - **NILA M. CASTRO TRUST AND CASTRO COLCHESTER FARMS, LLC** - Renewal application authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 11720 and 11800 Chapel Road, Clifton.

PCA/CDPA/FDPA 2000-SU-012 - **BUCKLEY DEVELOPMENT, LLC** - Applications to amend the proffers, conceptual development plan, and second final development plan for RZ 2000-SU-012, previously approved for residential development, to permit modifications to proffers and site design at a density of 2.89 dwelling units per acre. Located on the north side of Lee Highway and west side of Fairfax County Parkway.

SE 2021-SP-008 - **BURKE COMMUNITY CHURCH** - Application to permit a college or university with a total enrollment of 60 students. Located at 9900 Old Keene Mill Road, Burke.

SE 2021-SP-00023 - **CLEMENTINE TWIN LAKES, LLC D.B.A. CLEMENTINE FAIRFAX** - Application to permit a congregate living facility. Located at 11329 Henderson Road, Fairfax Station.

22 Actions



Item approved:

2232-2021-SU-00023 – **Virginia Electric and Power Company, D/B/A Dominion Energy** - to consider the proposal to construct an electric substation facility located at 13600 EDS Drive, Herndon.

Items recommended for approval:

SEA 93-Y-036-02 - **TRUSTEES OF FAIRFAX CHURCH OF CHRIST** – Application to amend SE 93-Y-036 previously approved for a place of worship and a nursery school with child care to permit an increase in enrollment from 60 up to 200 and associated modifications to site design and development conditions. Located at 3901 and 3919 Rugby Road, Fairfax.

RZ 2020-SU-014 - **TRUSTEES OF FAIRFAX CHURCH OF CHRIST** – Application to rezone from R-1, WS and HC to R-2, WS and HC to permit a place of worship with nursery school with child care with an overall Floor Area Ratio of 0.18. Located on the east side of Rugby Road and south side of Fairfax County Parkway.

PCA 2006-SU-025-05/CDPA 2006-SU-025-03/ FDPA 2006-SU-025-05 - **TOLL MIDATLANTIC LP COMPANY, INC. AND JLB REALTY LLC** - Applications to amend the proffers, conceptual development plan, and final development plan for RZ 2006-SU-025, to permit a Multifamily Residential Development at 0.54 Floor Area Ratio, inclusive of bonus density, and associated modifications to proffers and site design. Located on the east side of Sully Road, north side of Westfields Boulevard and west side of Newbrook Drive.

AR 2005-SU-002-02 - **J. DAVID SANDERS, TR. AND KIMBERLY A. SANDERS, TR.** - Application authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 16009 Lee Highway, Centreville.

AR 87-S-003-04 - **COX-RICHARD FAMILY FARM, LLLP AND AARON COX-LEOW AND MARIA COX-LEOW** – Application authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 15621 and 15623 Braddock Road, Centreville.

RZ/FDP 2021-SU-003 - **PARKSTONE TECH PARK, LLC** - Applications to rezone from I-3, WS and AN to PDC, WS and AN to permit office or data center development with an overall Floor Area Ratio of 0.6 and approval of the conceptual and final development plan. Located on the west side of Parkstone Drive and south side of Conference Center Drive.

PCA/CDPA/FDPA 2017-SU-011 - **DD SOUTH PARKING LC** - Applications to amend the proffers, conceptual development plan, and final development plan for part of RZ 2017-SU-011, previously approved for office, to modify proffers and site design with a Floor Area Ratio of 0.443 to permit a support building. Located east of Sully Road, west of Centreville Road, and south of Air and Space Museum Parkway.

RZ 2021-SU-016 - **STONECROFT LEE, LLC** - Application to rezone from I-3, WS and AN to I-5, WS and AN to permit storage yard and/or new vehicle storage. Located on the south side of Adkins Road, east side of Barney Road, west side of Stonecroft Boulevard.

SE 2021-SU-00017 - **RP INDUSTRIAL OWNER, L.L.C.** - Application to permit an increase in building height from 75 feet up to a maximum of 102 feet. Located on the east side of Park Center Road and north of Towerview Road.

PCA 85-S-061-07 - **PARKSTONE TECH PARK, LLC** - Application to amend the proffers for RZ 85-S-061 previously approved for office uses to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio of 0.60. Located on the west side of Parkstone Drive and south side of Conference Center Drive.

PCA 78-S-063-11 - **PARKSTONE TECH PARK, LLC** - Application to amend the proffers for RZ 78-S-063 previously approved for office uses to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio of 0.60. Located on the west side of Parkstone Drive and south side of Conference Center Drive.

RZ 2021-SU-013 - **4700 CENTREVILLE, LLC** - Application to rezone from I-3, R-1, C-6 and WS to C-6 and WS to permit the development of a veterinary hospital with an overall Floor Area Ratio of 0.08. Located in the northwest quadrant of Sully Road and Poplar Tree Road, east of Stonecroft Boulevard.

PCA 2003-SU-040-02 - **4700 CENTREVILLE, LLC** - Application to amend the proffers for RZ 2003-SU-040 previously approved for Commercial development to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio of 0.08. Located on the west side of Sully Road, north of Stonecroft Boulevard and Poplar Tree Road.

RZ/FDP 2021-SU-017 - K. HOVNANIAN AT GALLERY PARK AT WESTFIELDS, LLC

- Applications to rezone from I-4, AN, and WS to PDH-16, AN, and WS to permit residential development with an overall Floor Area Ratio of 0.59 inclusive of bonus density for affordable housing and approval of the conceptual and final development plan. Located on the south side of Old Lee Road, west side of Stonecroft Boulevard and north side of Northridge Drive.

PCA 78-S-063-12 - K. HOVNANIAN AT GALLERY PARK AT WESTFIELDS, LLC -

Application to amend the proffers for RZ 78-S-063 previously approved for light intensity industrial uses to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio of 0.59 inclusive of bonus density for affordable housing. Located on the south side of Old Lee Road, west side of Stonecroft Boulevard, and north side of Northridge Drive.

5 Actions



Item recommended for approval:

CAPITAL IMPROVEMENT PROGRAM (CIP) – FISCAL YEARS 2023 – 2027
ADVERTISED (With Future Fiscal Years to 2032).

Items recommended for adoption:

PA 2013-CW-9CP - **COASTAL RESOURCE MANAGEMENT/TIDAL SHORELINE EROSION CONTROL (INITIATED THROUGH 2013 WORK PROGRAM)** – Countywide Plan Amendment that proposes to revise an objective and related policies to the Environment element of the Policy Plan section of the Comprehensive Plan based on State code changes so that tidal shoreline erosion measures reference living shoreline approaches and the related guidance that references best available science and resources. Additionally, a definition for Living Shorelines is proposed to be added to the Glossary of the Comprehensive Plan.

Update Appendix Q (Land Development Services Fee Schedule) of the Code of the County of Fairfax, Virginia - the amendments propose new fees and amendments to fees charged by Land Development Services, under Chapter 2, Article 1, Section 2-1-4 (Property Under County Control), Chapter 61, Article 1, Section 61-1-3 (Building Provisions), Chapter 101, Article 2, Section 101-2-9 (Subdivision Provisions), Chapter 104, Article 1, Section 104-1-3 (Erosion and Sedimentation Control), Chapter 112.1, Article 8, Section 8101.1.D (Zoning Ordinance), and Chapter 124, Article 3 (Stormwater Management Ordinance) of the County Code, for plan review, processing of permits, and performing testing and inspection services.

Zoning Ordinance Amendment – Minor and Editorial Revisions - an amendment to Chapter 112.1 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Correct typographical errors, correct or add cross references, and make other minor editorial revisions. (2) Restore the standard for the PCC District that requires a nonresidential use permit (“NonRUP”) to be issued for a continuing care facility before a NonRUP may be issued for any secondary use. (3) In the additional standards for the Wellington Historic Overlay District, replace the term “yards” with “setbacks.” (4) In the R-A District regulations, clarify that open space may occupy 75% of lot area and delete the requirement that a single-family dwelling be allowed only in conjunction with an agricultural operation. (5) Delete swimming pools as an example of an accessory structure that may have a higher fence or wall as an integral part of the structure. (6) Allow a fence or wall that is an integral part of an electric substation to exceed the maximum allowed fence or wall height in Table 4102.4. (7) Revise 4102.7.A.8(c) to state that gates and gateposts that are taller than four feet must not exceed 15 percent of the width of the lot. (8) Clarify that a special permit may not allow customers or clients for general retail sales or small-scale production uses with a home-based business. (9) Revise the standards for the keeping of animals in 4102.7.J to: a) clarify that keeping more than four animals for a fee that are not owned by the resident is considered a kennel or animal shelter; b) clarify that the types of animals allowed may not be modified by special permit; and c) add animal shelter as an activity that may not be approved as an accessory use under the keeping of animals provisions. (10) Clarify the applicable rear yard setback for existing single-family dwellings in the R-E through R-8 Districts and additions to those dwellings. (11) Add stacked townhouses to the ADU calculation in 5101.4.D(3) when the Comprehensive Plan recommendation is based on floor area ratio or square footage. (12) Replace the heading “Light Poles” with “Light Fixtures” in 5109.3.C. (13) Clarify the type of materials that apply to surfaced area in the front yard in the R-1 through R-4 Districts. (14) Restore the 10-day appeal period for the parking of inoperative motor vehicles in 8100.10.A(2)(b). (15) Revise the special permit plat submission requirements in 8101.3.E for a home-based business and for an increase in height or cumulative square footage of a freestanding accessory structure. (16) Specify that “may not” indicates a prohibition. (17) Specify that the definition of building height applies to principal buildings. (18) Delete “and public streets” from the definition of setback. (19) Add providing residential and nonresidential use permits, if requested, to the definition of a zoning compliance letter. (20) In the definition of office, delete “of commercial entities” and add administrative “activities.”

Plan Amendment 2020-CW-3CP is a Countywide Plan Amendment that proposes to revise the Land Use and Environment Elements of the Policy Plan and Area III sections of the Plan to allow for consideration of residential uses between the 60 and 65 DNL airport noise contour with commitments related to noise mitigation measures, notification requirements and construction techniques. Dulles Airport is the only airport in Fairfax County with adopted 60-65 DNL airport noise contours.

PLANNING COMMISSIONERS

The 2022 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members. The current members are listed below.

Braddock District	Mary D. Cortina
Dranesville District	John C. Ulfelder
Hunter Mill District	John A. Carter
Lee District	Daniel G. Lagana
Mason District	Julie M. Strandlie
Mount Vernon District	Walter C. Clarke
Providence District	Phillip A. Niedzielski-Eichner
Springfield District	Peter F. Murphy
Sully District	Evelyn S. Spain
At-Large	Candice Bennett
At-Large	Andres Jimenez
At-Large	Timothy J. Sargeant



MARY D. CORTINA

BRADDOCK DISTRICT



Mary D. Cortina was appointed to the Planning Commission by the Board of Supervisors in November 2017 as an at-large Commissioner. She was later appointed to the Braddock District in January 2020. Her current term will expire in December 2023.

Commissioner Cortina previously served as the Vice Chairman of the Fairfax County Park Authority Board, chairing the Strategic Planning and Budget Committees, and acting as liaison for park volunteer “Friends” groups and trails. Commissioner Cortina was the Braddock representative on the Chesapeake Bay Preservation Ordinance Exception Review Committee from 2007-2015. Prior to that, she served on the Braddock District Land Use Task Force and the Virginia Railway Express (VRE) Garage Task Force. Commissioner Cortina’s other volunteer service includes the Women in Technology Education Foundation’s “Girls in Technology” program, the Burke Centre Wildlife Committee, and the PTA and homeowner’s association in her local Annandale community. Commissioner Cortina was named 2017 “Lady Fairfax” for the Braddock District by Supervisor John Cook for her volunteer service.

Commissioner Cortina is a graduate of George Mason University with a B.S. in Decision Sciences/Management Information Systems and Marketing. In her capacity as an Information Technology professional, Ms. Cortina was the E-Commerce Director for Amtrak responsible for transforming Amtrak.com into a top revenue-producing travel site. She was also responsible for companywide Intranet systems for 22,000 employees and deployed applications to improve work processes and speed information flow internally. Prior to that, she was the Director of IT for the 4-million-member National Wildlife Federation (NWF) and served on their executive leadership team. In addition to overall responsibility for the organization’s computer systems, Ms. Cortina provided vision and strategy to employ web-based technologies to advance environmental advocacy among NWF’s 50 state affiliates and jumpstarted its award-winning public website, www.nwf.org. Ms. Cortina began her career with Management Systems Designers of Vienna, VA as a contract programmer for the National Institutes of Health, Lister Hill National Center for Biomedical Communications.

JOHN C. ULFELDER, VICE CHAIRMAN

DRANESVILLE DISTRICT



John C. Ulfelder was appointed to the Planning Commission by the Board of Supervisors in December 2013 to represent the Dranesville District. His term will expire December 2024. Commissioner Ulfelder became a Certified Planning Commissioner in 2014. He serves as the Planning Commission's Vice Chair.

Commissioner Ulfelder has been active with a number of local community groups and non-profit organizations. He served on the Board of the Great Falls Citizens Association (GFCA) from 1991 to 2003, as well as serving as president of the GFCA from 1997 to 2000 and chairing the GFCA's Land Use and Zoning Committee from 2001 to 2005. He served on the Board of the Audubon Naturalist Society of the Mid-Atlantic (ANS) from 2000 to 2006. He has served on the Boards of the McLean Project for the Arts (MPA), the McLean Orchestra, the INOVA Health System Foundation, the Northern Virginia Regional Park Authority (NVRPA) Foundation and Great Falls Heritage Inc. He was a member of the Board of Trustees of the Virginia chapter of The Nature Conservancy from 2003 to 2021 and served as chairman in 2018 and 2019. He is currently a member of the Board of Trustees of WETA, Washington D.C.'s local public television and radio station, and chair's WETA's Finance and Budget Committee. Mr. Ulfelder served on the last four Dranesville District Area Plan Review (APR) Task Forces and served as chairman during the 2004 and 2008 reviews. He served as Chairman of the Hunter Mill Road Area Special Study in 2005 and 2006. He served on the Dranesville District Budget Review Task Forces for FY's 2012, 2013 and 2014 (Chairman for FY 2014). He also served on the Rt. 28 Station ("Innovation") South Working Group.

Commissioner Ulfelder received a B.A. in History and Political Science from the University of North Carolina at Chapel Hill in 1964 and an LL.B. from the University of Pennsylvania School Of Law in 1967. He has been a member of the Bar of the District of Columbia since 1968. He retired in 2010 as a Senior Vice President and partner from WEST*GROUP, a large real estate development and management firm based in Tysons Corner, after WEST*GROUP completed the sale of its entire portfolio of properties in 2010.

JOHN A. CARTER

HUNTER MILL DISTRICT



John A. Carter was appointed to the Planning Commission by the Board of Supervisors in December 2017 to represent the Hunter Mill District. His term will expire in December 2024.

Commissioner Carter has been a member of the Architectural Review Board (ARB), the Hunter Mill District Land Use Committee (HMDLUC), and the citizen advisory group (zMOD) for the modification of the Fairfax County Zoning Ordinance. Formerly, he was a co-chair of the Vision Committee for the Reston Master Plan Special Study. Mr. Carter also served on the Board of the Washington Plaza Cluster Association at Lake Anne Village in Reston for ten years. He has lived in Reston, Virginia for over forty years.

Commissioner Carter is a licensed architect in Virginia, and a member of the American Planning Association, and the American Institute of Architects. He has a Master of Planning from the University of Virginia, a Master of Architecture in Urban Design from Virginia Tech, and a Bachelor of Architecture with Distinction from Arizona State University.

Commissioner Carter was employed for over 35 years with the Montgomery County Planning Department of the Maryland-National Capital Park and Planning Commission. During this time he served as the Chief of the Area 3 Division, the Chief of the Community-Based Planning Division, and the Chief of the Urban Design and Preservation Division. Mr. Carter was also employed for five years as an associate with Perkins and Will Architects in Washington, D.C.

DANIEL G. LAGANA

LEE DISTRICT



Daniel “Dan” Lagana was appointed to the Planning Commission by the Board of Supervisors in January 2020 to represent Lee District. His term will expire in December 2023.

Commissioner Lagana works as a management consultant; in that role, he supports and leads clients across multiple departments and functions to help solve complex problems. Previously, Commissioner Lagana worked at the Southeast Fairfax Development Corporation, an economic development agency, where his work largely focused on transportation, real estate and land-use, and workforce development along the Richmond Highway Corridor.

Commissioner Lagana is a six-year veteran of the United States Army, a graduate of West Potomac High School, and a native of Fairfax County, Virginia. Commissioner Lagana has a BA from Columbia University.

JULIE M. STRANDLIE, PARLIMENTARIAN

MASON DISTRICT



On December 2, 2014, on a motion by Mason District Supervisor Penny Gross, the Board of Supervisors appointed Julie M. Strandlie to serve as the Planning Commissioner for the Mason District. She was sworn in on January 7, 2015 for a term that extends through December 31, 2022. Commissioner Strandlie serves as the Planning Commission's Parliamentarian, Schools Facilities Committee Chair, Housing Committee Chair, and representative on the Fairfax County Economic Advisory Commission and the Affordable Housing Advisory Council.

Strandlie currently runs her own federal/state public affairs/government relations firm, Strandlie Advocacy, LLC. Over the course of her career, Strandlie has worked on Capitol Hill, for large law firms, small law firms with national practices, and a variety of professional associations. She also had her own law practice, during which time she served as the University of Florida's Washington Representative.

During her tenure as the American Bar Association's grassroots director and legislative counsel for civil legal services, she successfully led national efforts to increase bipartisan support for the Legal Services Corporation (LSC) and to fully insure Interest on Lawyers' Trust Accounts (IOTLA) during the 2008 banking collapse. Strandlie also served as Legislative & Public Policy Director for the National Employment Lawyers Association, where she worked to end forced arbitration of consumer and employment claims, ensure professional diversity on the federal bench, and restore tax fairness for those who experience unlawful discrimination. Most recently, in addition to federal advocacy, she organized the Virginia Fair Arbitration Coalition.

Strandlie is a graduate of Georgetown University Law Center and the University of Florida. She is also a graduate of two University of Virginia Sorensen Institute for Political Leadership Programs: Political Leaders Program (PLP), Class of 2011, and Candidate Training Program (CTP), Class of 2012. She was tapped as an honorary

member of Florida Blue Key in recognition of her outstanding ability, leadership, and service to the University of Florida. In February 2022, [VACivics](#) presented Strandlie with the inaugural John Sponski Civic Champion Award.

Strandlie has lived in Fairfax County for over 25 years and throughout this time, she has been actively involved in the local and state community. Prior to becoming Planning Commissioner, she served for three years as an appointed member of the Mason District Planning, Land Use, and Transportation Advisory Committee. She also has a cumulative 10 years of experience as a board member (and president) of local condominium and homeowner associations.

Her community involvement includes: Member/Chair, Governor's Advisory Board on Service and Volunteerism (2016-present); [Virginia Civics Coalition](#), Legal and Advocacy Group Leader (2022-present); Board Member, GrandInvolve (2019-2022); ABA Standing Committee on Silver Gavel Awards (2018-2022); judge and parent volunteer, "We the People: The Citizen and the Constitution" middle and high school civics competition (2012-present); American Bar Association (ABA) Standing Committee on Public Education (2015-2018); Virginia State Bar Special Committee on Access to Legal Services (2007-2013); ABA Advisory Committee to the Standing Committee on the Law Library of Congress (2011-2014); President, O.W. Holmes Middle School PTA (2016-2018); Columbia Elementary School: founder, Law Day programming and PTA volunteer (2006-2015); Fairfax County School Age Child Care Parent Advisory Committee (SACC PAC) representative (2012-2015); Girl Scout Leader (2009-2013); Boy Scout Troop 150/Cub Scout Pack 150 (Annandale United Methodist Church), parent volunteer (2007-present); Holy Trinity Lutheran Church, council member (2010-2013); and past president, University of Florida Alumni Association of Greater Washington, DC and founder UF/DC internship and scholarship program.

Commissioner Strandlie became a Certified Planning Commissioner in 2015.

WALTER C. CLARKE

MOUNT VERNON DISTRICT



Walter C. Clarke was appointed to the Planning Commission by the Board of Supervisors in April 2018 to represent the Mount Vernon District. His term will expire December 2024.

Commissioner Clarke has been an active member of a number of local community groups and non-profit organizations. He served as Co-Chairman of the Embark Richmond Highway Advisory Group from 2015 to 2018, Co-Chairman of Fairfax County Affordable Housing Preservation Task Force 2020-2021, Co-Chairman of Mount Vernon District SSPA Task Force 2020-Present, and Co-Chairman of the Lorton 2040 Visioning Committee 2019-Present. He also served as Chairman And Vice Chairman of the Alexandria Chamber of Commerce 2014-2015 and as a Board Member from 2013 to 2018. From 2011 to 2017, Commissioner Clarke served as Chairman of the Salvation Army Alexandria Advisory Council. During that period he also served as President of the Southeast Fairfax Development Corporation Board of Directors.

Other community and volunteer experience includes the Board of Trustees for Alfred Street Baptist Church and for Alexandria Friendship Fire House Association; the Board of Directors for the West End Business Association, First Night Alexandria, Fairfax Partnership for Youth, the Mount Vernon-Lee Chamber of Commerce, NOVA Black Chamber of Commerce. Commissioner Clarke was also an Ambassador to First Union Bank during the Wachovia Merger and Acquisition.

Commissioner Clarke is a graduate of Virginia State University and has worked in the banking and financial services industry for over 30 years. He has served in various capacities including mortgage, wealth management, and business banking for two national banks in the region. Commissioner Clarke is currently a Principal Vice President, Head of Small Business, at Burke & Herbert Bank.

PHILLIP A. NIEDZIELSKI-EICHNER

PROVIDENCE DISTRICT



Phil Niedzielski-Eichner was appointed to the Planning Commission by the Board of Supervisors in December 2016 to represent the Providence District. His term will expire in December 2024. Commissioner Niedzielski-Eichner became a Certified Planning Commissioner in 2017.

Commissioner Niedzielski-Eichner was twice elected to the Fairfax County School Board and served a year as its chairman. He has served as an at-large member of the Park Authority Board. He is an at-large appointee to the Economic Advisory Commission and serves on the Executive Committee. He served as the chairman of the Use of Force Subcommittee of the Ad Hoc Police Practices Review Commission, whose final report was delivered in October 2015. He subsequently remained actively engaged with police reform through an “Implementation Committee,” formed at the request of the Chairman of the Board of Supervisors. His work in this area continues.

Professionally, Commissioner Niedzielski-Eichner is a retired senior executive with nearly forty years of private and public sector professional experience at the nexus of public policy with science, technology, and engineering, including deliberative processes that engage citizens meaningfully in public policy-making. He held senior executive service (SES) appointments in two presidential administrations at the U.S. Department of Energy, and its National Nuclear Security Administration, and the U.S. Nuclear Regulatory Commission. His private sector experience includes founding and maintaining a consulting practice serving clients over many years. He also directed the science and technology practices for a large international firm, as well as a small “boutique” firm, which specialized in high-end expert support to federal agencies and national laboratories. His career includes corporate, program, and project leadership, with a particular focus on national policy related to: climate change, environmental stewardship, nuclear materials and waste management, the nuclear deterrent, nuclear nonproliferation, and counterterrorism.

Commissioner Niedzielski-Eichner earned a Bachelor of Science in pre-med Biology from John Carroll University and a Master of Public Administration from Ohio State University.

PETER F. MURPHY, CHAIRMAN

SPRINGFIELD DISTRICT



Peter F. Murphy was appointed to the Planning Commission by the Board of Supervisors in December 1982 to represent the Springfield District. His current term will expire in December 2022. Commissioner Murphy continues as Commission Chairman – first elected in 1989. He previously served two terms as Vice Chairman and three years as Commission Secretary.

Commissioner Murphy has been an active member of the following committees and task forces: Policy and Procedures, Subcommittee on P- Districts; Lot Reduction Ordinance Amendment; 50th Anniversary; Redevelopment and Housing; Transportation; Fort Belvoir Engineer Proving Ground Task Force; Route 28 Corridor Task Force; C&I Advisory; Parks; and Infill and Residential Development. In prior years, he also chaired the following: Fort Belvoir/BRAC Area Plan Review Committee; Capital Improvement Program Committee; Seminar Committee; Committee on Proffers and Staff Reports; Development Criteria Committee; Retail Uses in Industrial Districts Committee; Committee on 456/2232 Procedures; and Mini-Mart Committee.

Commissioner Murphy served as the Board of Supervisors' appointee to the Baseball Site Selection Task Force and served as Chairman of the Western Fairfax VRE Station Study Task Force. He also chaired the County's Telecommunications Task Force. He was the first elected chairman of the Northern Virginia Planning District Commission's Council for Planning Commission Chairmen. Commissioner Murphy was appointed in June 2006 and still serves as an At-Large member of the Celebrate Fairfax, Inc. Board of Directors. He is also a member The Old Guard Monument Campaign Leadership Council. In 2010, he was selected to serve on the Department of Defense 50th Anniversary of the Vietnam War Commemoration Commission.

Commissioner Murphy is the recipient of the following awards and honors: the Department of the Army Commander's Award (Medal) for Public Service (2009); the 2007 Lawrence V. Fowler Award, established to recognize the service of a member of a county government board, authority, commission or committee; the 2006 Katherine K. Hanley Public Service Award from Leadership Fairfax, Inc.; the Times Courier Citizen of the Year Award; the Distinguished Public Service Leadership Award presented by the Springfield District Council; the Fairfax County Volunteer of the Year Award in the Community Leader Category; an Honors Award from the County's Department of Planning and Zoning; the Army Ten-Miler Leadership Award; Honorary Alumnus, Norwich University; Honorary Chief, Burke Volunteer Fire and Rescue Department; and the 2003 James Scott Public Community Spirit Award from Celebrate Fairfax, Inc.

He was also selected as a "Center of Influence" by the U.S. Army Cadet Command in 2010. In 1999, Commissioner Murphy was named Lord Fairfax for the Springfield District, and, in 2013, he received the Celebrate Fairfax Ambassador Award presented to those who have dedicated themselves to the success of Celebrate Fairfax and who have served for extended periods of time significantly improving the organization and its events.

Commissioner Murphy, a graduate of Boston College who received an Army Commission through the Reserve Officers' Training Corps program, is in the public relations and communications field in the private sector.



EVELYN S. SPAIN

SULLY DISTRICT

Evelyn S. Spain was appointed to the Planning Commission by the Board of Supervisors in January 2020 to represent the Sully District. Her term will expire in December 2023.

In July 2021, Commissioner Spain was appointed to Chair of the Confederate Names Task Force by the Board of Supervisors. The Task Force is composed of residents, civic organizations, homeowner associations, faith groups, historical groups and the business community.

Commissioner Spain is the Founder and President of The Foundation for Eleanora R. Spratt Scholarships, a nonprofit scholarship program that provides funding for economically challenged students. She is currently a Quality Assurance Manager at a cloud based small business in Fall Church, Virginia.

Commissioner Spain has been active with several local community groups in Fairfax County. She served as the President of Stone Middle School PTSA and as Co-President of the Minority Achievement Gap Committee at Westfield High School. As a member of the 2014-2018 Executive Committee of the Fairfax County NAACP, she helped the branch to win the 2018 Thalheimer Award. The Thalheimer Award is NAACP's top award given to branches and units for outstanding achievements. As Second Vice President and Community Coordinator of the Fairfax County NAACP, Commissioner Spain provided support and guidance to community outreach programs, including the Political Action Committee's Candidate Forums. The Candidate Forum is one of the most essential programs that is used to keep the Fairfax County community and NAACP Branch membership informed of important local issues and candidates for office. As a co-leader of the Freedom Fund committee, she conducted successful fundraising programs and fostered partnerships with like-minded organizations. Proceeds from Freedom Fund events were used to support branch activities and facilitated the creation and growth of new programs. Commissioner Spain served as a Board Member for the Fairfax-Falls Church Community Services Board.

In September of 2021, Commissioner Spain was selected to be the Chair of the Confederate Names Task Force (CNTF). The CNTF represented residents and business owners from each district of Fairfax County. The purpose of the CNTF was to address the concern for equity throughout the county by proposing to the Board of Supervisors possible names changes of streets named after Confederate Generals of the Civil War.

Commissioner Spain is certified in Diversity, Equity and Inclusion. She received an MBA from American Intercontinental University, graduating with Honors and received her B.A. from Bradley University. Commissioner Spain is a certified Capability Maturity Model Integration Team Appraiser and a Lean Six Sigma Green Belt. She is also a graduate of the University of Virginia Sorensen Institute for Political Leadership Program (PLP), Class of 2019.

CANDICE BENNETT

AT-LARGE



Candice Bennett was appointed to the Planning Commission by the Board of Supervisors in January 2020 as an at-large Commissioner. Her term will expire in December 2024.

Commissioner Bennett is the Director of Development and Communications at Good Shepherd Housing and Family Services. She currently owns a market research firm, Candice Bennett & Associates, Inc., which she founded in 2003.

Commissioner Bennett has been developing and implementing communication strategies for corporations, political candidates, and not-for-profit organizations since 1998. She started her career at Penn, Schoen, and Berland. She specializes in using quantitative research at all levels of strategic planning, including brand development, product optimization, crisis communications, and employee engagement.

Commissioner Bennett received her M.A. in Security Policy Studies (2003) and B.A. in International Affairs (1998) from The George Washington University. She is a member of the Association of Fundraising Professionals.

Commissioner Bennett currently serves on Virginia's Fair Housing Board, having been appointed by Governor McAuliffe in 2017. She is an alumna of Leadership Fairfax (2013), the Sorensen Institute for Political Leadership's Candidate Training Program (2015) and Emerge Virginia (2017).

ANDRES JIMENEZ

AT-LARGE



Andres Jimenez was appointed to the Planning Commission by the Board of Supervisors in January 2020 as an at-large Commissioner. His term will expire in December 2023.

A long-time environmental advocate, Andrés Jimenez was tapped by Green 2.0's Board of Directors in June 2020 to serve as its first full-time Executive Director. Andrés is a strategic thinker, a relationship-builder, and carries a deep, empathetic connection to the communities he advocates for.

Most recently, Andrés served as Senior Director of Government Affairs at Citizens Climate Lobby (CCL), where he worked with both the House and Senate to help expand the voice of CCL and advocate for relevant legislation. Andrés also served as the Associate Director of Government Relations at Ocean Conservancy with a focus on creating bipartisan solutions for critical issues like ocean acidification and sustainable fisheries in the United States.

Andrés has a strong history of public service, having worked for New York City's mayor's office, the House Judiciary's Immigration Subcommittee, Congresswoman Linda Sanchez, and Congressman Howard Berman. His work also includes being an active member of the GreenLatinos as well as serving on the board for the Culmore Clinic.

TIMOTHY J. SARGEANT, SECRETARY

AT-LARGE



Tim Sargeant is one of three At-Large Members of the Fairfax County Planning Commission. He serves as the Commission's Secretary. He also chairs the Commission's Capital Improvement Program Committee which formulates recommendations regarding County facilities and infrastructure. In addition, he serves on several other Planning Commission committees. In 2022, Sargeant worked with Commissioner Ulfelder, Supervisors Smith and Lusk and County staff to update the County's Site-Specific Plan Amendment process. The recommendations were adopted by the Board of Supervisors. Commissioner Sargeant's current term ends December 2022.

Prior to his appointment to the Planning Commission in 2006, Sargeant co-chaired the two task forces that developed Comprehensive Plan recommendations for the 2500-acre Laurel Hill site in southern Fairfax County. He also chaired the Laurel Hill Adaptive Reuse Citizens Task Force and was appointed by the Board of Supervisors to serve as one of three members to oversee implementation of the Task Force recommendations. In the Mount Vernon District, Sargeant has co-chaired Area Plans Review Task Forces as well as the Site-Specific Plan Amendment process.

Since 2008, Commissioner Sargeant has served as a gubernatorial appointee to the Board of Visitors of Gunston Hall in southern Fairfax County. He also is a member of the Board of Directors of ArtsFairfax. Previously, Sargeant has served on the Boards of Leadership Fairfax and the Northern Virginia Community College Education Foundation as well as the boards of area chambers of commerce. He is a graduate of the Leadership Fairfax and Lead Virginia programs. In 2005, Sargeant was named a Lord Fairfax honoree in the Mt. Vernon magisterial district.

Commissioner Sargeant's professional experience includes positions in government and community relations and media relations management for area utilities. His career in the Washington D.C. area started as a newscaster and reporter for the Associated Press Radio Network.