

Fairfax County PLANNING COMMISSION



ANNUAL REPORT OF ACTIVITIES

Fiscal Year 2023



October 2023

Fairfax County Board of Supervisors
12000 Government Center Parkway, Suite 530
Fairfax, Virginia 22035

Dear Chairman McKay and Members of the Board:

On behalf of my colleagues, I am pleased to forward the Fairfax County Planning Commission's Annual Report of Activities. The work we performed in Fiscal Year 2023 reflects our continued commitment to our mission of providing you with recommendations on land-use matters that engender orderly, balanced, and equitable County growth.

During Fiscal Year 2023, the Planning Commission held 36 regular meetings, 7 workshops, 19 committee meetings, and heard verbal testimony from 265 speakers.

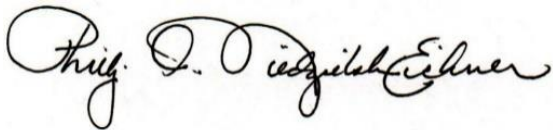
Pete Murphy was honored in March by the Board of Supervisors and in May by the Planning Commission for his remarkable thirty-three years of service as Planning Commission Chairman. Appointed in 1982, Commissioner Murphy notably still continues to serve the Springfield District.

District Commissioners undertook a range of land use matters within their communities, including significantly 75 nominations submitted under the Comprehensive Plan Site-Specific Plan Amendment process. Other land use efforts included field visits, land-use committee meetings, and engagement with applicants, citizens, and staff.

At-large Commissioners assumed leadership responsibility for a number of County-wide initiatives, such as the Capital Improvement Program, Comprehensive Plan Amendments on Affordable Housing Preservation, several transportation-related studies, the Land Development Services fee schedule, and zMod – the Zoning Ordinance Modernization.

Through its committees, the Commission also worked on a range of initiatives and issues, to include affordable housing policy, the preservation of affordable housing, Parking Reimagined, the Reston Comprehensive Plan, the Public Facilities Policy Plan, the Landscaping and Screening Zoning Ordinance Amendment, the Signs Part II Zoning Ordinance Amendment. The Commission also addressed priorities for the Zoning Ordinance and Comprehensive Plan Amendment Work Programs. 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,



Chairman
Providence District

Fairfax County Planning Commission

Annual Report

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.

2023 Planning Commission

Phillip A. Niedzielski-Eichner, Chair, Providence District

Timothy J. Sargeant, Vice Chair, At-Large

Evelyn S. Spain, Secretary, Sully District

John C. Ulfelder, Parliamentarian, Dranesville District

Mary D. Cortina, Braddock District

Daniel G. Lagana, Franconia District

John A. Carter, Hunter Mill District

Daren Shumate, Mason District

Walter C. Clarke, Mount Vernon District

Peter F. Murphy, Springfield District

Andres Jimenez, At-Large

Candice Bennett, At-Large

Jill G. Cooper, Executive Director

Jacob L. Caporaletti, Clerk

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FISCAL YEAR 2023 ACTIVITIES

The FY 2023 Annual Report of Activities documents the activities of the Planning Commission from July 1, 2022, through June 30, 2023, including information about regular and committee meetings, speakers, land use actions, and Commissioners.

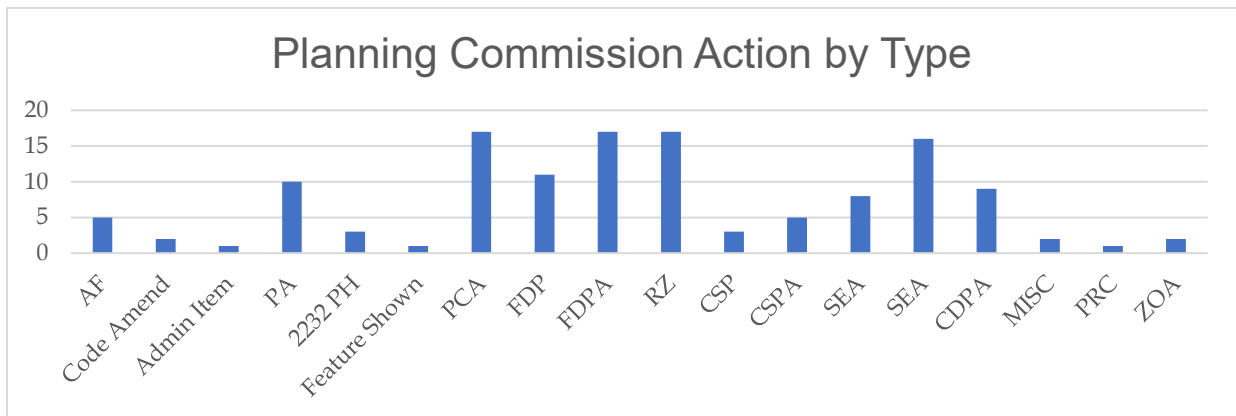
The high level of concurrence in FY 2023 on actions taken by the Board of Supervisors as recommended by the Planning Commission continued as in previous years. In FY 2023, the Board of Supervisors concurred with **100%** of the Planning Commission’s recommendations. This continues to demonstrate the 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.

In March, the Board of Supervisors recognized Commissioner Pete Murphy for his decades of public service. Pete was appointed to the Planning Commission in 1982 and served as its chairman from 1989 to 2023. While he has stepped down as Chairman, he has remained a vital member of the Commission, continuing to serve as the Springfield District Planning Commissioner.



OVERVIEW OF MEETING ACTIVITY

The Planning Commission held **36** regular meetings and **seven** workshops this past year. During its regular meetings, the Planning Commission moved on 129 applications and one administrative item to meet a proffer condition on a previously approved application. The Planning Commission held one site visit, to the Huntington Metro Station Site, to prepare for the public hearing on SSPA 2021-IV-3MV. Seven workshops were held by the Planning Commission, three for the Reston Comprehensive Plan Study, three for the Site-Specific Plan Amendment Process, and one for Parking Reimagined.



At the end of FY 2022, the Planning Commission endorsed a recommendation to the Board of Supervisors to approve a set of changes to the Site-Specific Plan Amendment Process (SSPA). After a public hearing on July 19, 2022, the Board of Supervisors approved the changes to the SSPA process. Subsequently, the 2022-2023

SSPA process received 75 nominations. The Planning Commission held three workshops in March, hearing testimony from 90 speakers. On March 29, 2023, the Planning Commission recommended the adoption of the 2023 Comprehensive Plan Amendment Work Program.

On March 29th, the Supreme Court of Virginia overturned the adoption of the new Zoning Ordinance (zMod) that was previously approved by the Board. As a result, on May 3rd, after hearing testimony from 27 speakers, the Planning Commission recommended the readoption of the Zoning Ordinance as amended through March 22, 2023, to the Board of Supervisors.

During FY23, the Planning Commission held three workshops for the Reston Comprehensive Plan Study and on June 6, Commissioner Carter hosted a community meeting for input on the drafted plan. On June 14th, the Planning Commission held a public hearing on the Reston Comprehensive Plan Study, hearing testimony from 19 speakers.

FY 2023
At A Glance: **36** **265** **130**
Meetings **Speakers** **Actions**

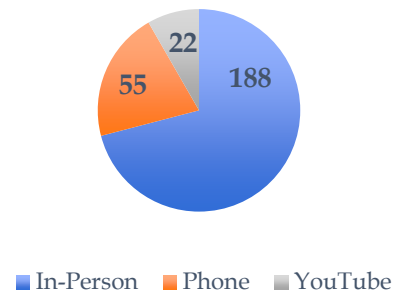
Latest Meeting Adjournment: **12:45 AM** Wednesday, February 1, 2023
 Average Meeting Length: **2 hours and 43 minutes**

PUBLIC TESTIMONY

The Planning Commission heard verbal testimony from **265** speakers in Fiscal Year 2023. This is a **40%** increase from Fiscal Year 2022. The applications generating the most testimony were:



Planning Commission meetings have been in-person throughout this fiscal year, with the additional methods of public testimony (telephone and pre-recorded YouTube video) established during the pandemic remaining. These additional methods of testimony have increased accessibility to public hearings.



APPLICATIONS BY DISTRICT

(% of Actions Per District Over Total Actions)



- 3.8% - Braddock
- 9.2% - Dranesville
- 13.1% - Franconia
- 10.8% - Hunter Mill
- 9.2% - Mason
- 7.7% - Mount Vernon
- 16.9% - Providence
- 13.8% - Springfield
- 6.9% - Sully
- 8.4% - Countywide

Total Actions

Top three types of applications acted on by the Planning Commission

70

Rezoning Applications & Associated Development Plans

71 in FY2022*

24

Special Exception Applications (SE/SEA)

20 in FY2022*

10

Comprehensive Plan Amendments

11 in FY2022*

*FY2022 had 133 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 twelve committees in FY 2023. In addition to the two standing committees (Personnel & Budget and Policy & Procedures), ten other appointed committees were established: Capital Improvement Program, Environment, Housing, Land Use Process Review, Parks, Policy Plan, Schools, Telecommunications, Transportation, and Urban Development and Placemaking. In March, the Planning Commission created the Policy Plan Committee.

The Planning Commission Committees met **19** times throughout the fiscal year. In addition to these 19 meetings, the Planning Commission met on March 8th and called to order and constituted all eleven of the then established committees.

In Fiscal Year 2023, several commissioners were appointed to represent the Planning Commission on other Board-appointed authorities, commissions, and committees. Commissioner Daniel G. Lagana was appointed to the Economic Advisory Council. Commissioner Evelyn S. Spain was appointed to represent the Planning Commission on the Airports Advisory Committee and the Affordable Housing Advisory Council. Chairman Phillip A. Niedzielski-Eichner served as an at-large representative on the Economic Advisory Council.

Below are the FY 2023 standing and special committees of the Planning Commission and the number of times each committee met.

- 1 – Schools Committee
- 1 – Policy Plan Committee
- 1 – Transportation Committee
- 1 – Joint Transportation and Urban Development and Placemaking Committee
- 2 – Urban Development and Placemaking Committee
- 2 – Environment Committee
- 2 – Capital Improvement Program Committee
- 1 – Housing and Land Use Process Review Committee
- 8 – Land Use Process Review Committee

Schools Committee (Joint with the School Board)

Evelyn S. Spain, Chair
Timothy J. Sargeant, Vice Chair
Phillip A. Niedzielski-Eichner
John A. Carter (Alternate)
John C. Ulfelder (Alternate)



The Schools Committee met in December to receive an update from Fairfax County Public Schools (FCPS) on the public engagement process for school facility construction, additions, and renovations. They also received a presentation on the FCPS Capital Project Engagement Process.

Policy Plan Committee

Phillip A. Niedzielski-Eichner, Chair
Timothy J. Sargeant, Vice Chair
Evelyn S. Spain
John C. Ulfelder
Mary D. Cortina
John A. Carter

Daniel G. Lagana
Daren Shumate
Walter C. Clarke
Peter F. Murphy
Candice Bennett
Andres Jimenez

The Policy Plan Committee was constituted for the first time in May of 2023. The purpose of this committee is to consider major updates to the Policy Plan to ensure it is in alignment with the ten outcome areas of the 2021 Strategic Plan for Fairfax County, the One Fairfax Policy, and other policies and initiatives.

The Policy Plan Committee met one time in FY 2023 to receive a presentation from the Department of Planning and Development staff outlining the process for updating the Policy Plan.

Transportation Committee (Joint with the Transportation Advisory Commission)

Mary D. Cortina, Chair
Daren Shumate, Vice Chair
Candice Bennett
Walter C. Clarke
Phillip A. Niedzielski-Eichner
Timothy J. Sargeant (Alternate)



The Transportation Committee met in February with the Fairfax County Department of Transportation staff for a presentation on the upcoming plan amendments for the Fairfax County and Franconia-Springfield Parkways/Fairfax County Parkway at Burke Centre Parkway.

The Transportation Committee also met jointly with the Urban Development and Placemaking Committee in May to receive a presentation on the Route 7 Bus Rapid Transit Plan Amendment by the Department of Transportation.

Urban Development and Placemaking Committee

John A. Carter, Chair
Daren Shumate, Vice Chair
John C. Ulfelder
Mary D. Cortina

Phillip A. Niedzielski-Eichner
Timothy J. Sargeant (Alternate)
Walter C. Clarke (Alternate)

On March 29th, the Planning Commission moved to rename the former Tysons Committee to the Urban Development and Placemaking Committee.

The Urban Development and Placemaking Committee met twice in FY 2023. In July, the committee heard a presentation from the Department of Planning and Development on accessibility in the development review process, followed by remarks from John Colby, who has advocated for issues relating to accessibility and the Americans with Disability Act. In January, the Department of Planning and Development provided an update on accessibility issues in Tysons and a presentation on the Tysons Tracker Report and Interactive Platform.



The Urban Development and Placemaking Committee also met jointly with the Transportation Committee in May, to discuss the Route 7 Bus Rapid Transit Plan Amendment with staff from the Department of Transportation.

Environment Committee (Joint with the Environmental Quality Advisory Council)

Andres Jimenez, Chair
Mary D. Cortina, Vice Chair
John C. Ulfelder
John A. Carter
Daniel G. Lagana

Daren Shumate
Walter C. Clarke (Alternate)
Phillip A. Niedzielski-Eichner (Alternate)
Timothy J. Sargeant (Alternate)

The Environment Committee met twice in FY 2023. The first meeting in September included a presentation from the Office of Environmental and Energy Coordination on the Resilient Fairfax effort and an update on the Community-wide Energy and Climate Action Plan (CECAP). In October, the Committee received a presentation by Department of Planning and Development staff and Department of Public Works and Environmental Services staff on updates to the Urban Design Guidelines and proposed changes for street tree policies.



Capital Improvement Program Committee

Timothy J. Sargeant, Chair
Phillip A. Niedzielski-Eichner, Vice Chair
Mary D. Cortina

Peter F. Murphy
Daniel G. Lagana (Alternate)
Evelyn S. Spain (Alternate)

During FY 2023, the Capital Improvement Program (CIP) Committee held two meetings and one workshop. In February, preparing for the joint CIP Workshop and public hearing, staff from the Department of Management and Budget (DMB) presented the CIP for Fiscal Years 2024 – 2028 (with Future Fiscal Years to FY 2033). During the CIP Workshop, the Planning Commission heard presentations from:

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

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 29, 2023, the Planning Commission endorsed the adoption of the CIP FY 2024-2028 to the Board of Supervisors.

Housing Committee (Joint with the Redevelopment and Housing Authority)

Candice Bennett, Chair
Walter C. Clarke, Vice Chair
John A. Carter
Evelyn S. Spain

Timothy J. Sargeant
Phillip A. Niedzielski-Eichner
John C. Ulfelder (Alternate)

The Housing Committee met in December in a joint meeting with the Land Use Process Review Committee. They received a presentation from staff from the Department of Housing and Community Development and the Department of Planning and Development on the Preservation of Existing Affordable Housing Amendment. HCD staff also provided a presentation on the Task Force Recommendation for the Manufactured Housing Amendment.



Land Use Process Review Committee

John C. Ulfelder, Chair
Timothy J. Sargeant, Vice Chair
Candice Bennett
John A. Carter
Mary D. Cortina

Daniel G. Lagana
Pete Murphy
Evelyn S. Spain
Phillip A. Niedzielski-Eichner

The Land Use Process Review Committee held eight meetings in FY 2023; one jointly with the Housing Committee on the Preservation of Existing Affordable Housing Amendment and the Task Force’s Recommendation for the Manufactured Housing Amendment.

During those eight meetings, the LUPR heard presentations on the following topics:

- Reston Comprehensive Plan Study, presentation by the Department of Planning and Development
- Public Facilities Policy Plan, presentation by the Department of Planning and Development, the Department of Management and Budget, Department of Public Works and Environmental Services, and the Department of Economic Initiatives
- Comprehensive Plan Amendment Work Program and Policy Plan Review, presentation by the Department of Planning and Development
- Parking Reimagined, presentations by the Department of Planning and Development, Land Development Services, Office of the County Attorney, and staff Nelson/Nygaard Consulting Associates
- Landscape and Screening Zoning Ordinance Amendment, presentation by the Department of Planning and Development
- Signs Part II Zoning Ordinance Amendment, presentation by the Department of Planning and Development
- Zoning Ordinance Work Program, presentation by the Department of Planning and Development

Personnel & Budget Committee

Peter F. Murphy, Chair
 Phillip A. Niedzielski-Eichner
 Timothy J. Sargeant
 John C. Ulfelder
 Mary D. Cortina

Parks (Joint with the Park Authority)

Daniel G. Lagana, Chair
 John C. Ulfelder, Vice Chair
 Mary D. Cortina
 Andres Jimenez
 John A. Carter (Alternate)
 Timothy J. Sargeant (Alternate)

Policy & Procedures

John A. Carter, Chair
 Timothy J. Sargeant
 John C. Ulfelder
 Phillip A. Niedzielski-Eichner
 Evelyn S. Spain
 Daniel G. Lagana (Alternate)
 Candice Bennett (Alternate)
 Peter F. Murphy (Alternate)

Telecommunications

Walter C. Clarke, Chair
 Daniel G. Lagana
 Peter F. Murphy
 Candice Bennett
 Timothy J. Sargeant
 Mary D. Cortina (Alternate)

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 **265** speakers who testified during the FY 2023 public hearings and responded to telephone, written and email requests for information. Staff also processed **1079** written comments from citizens regarding the **130** applications reviewed by the Planning Commission.

Documentation prepared by Planning Commission staff includes meeting minutes and Planning Commission Actions (formerly verbatim transcripts). All minutes from 2016 to present are available on the Planning Commission website, as well as Planning Commission Actions from November 2021 to present and Verbatim from 2017 to 2021.

Planning Commission Minutes can be found here:

<https://www.fairfaxcounty.gov/planningcommission/minutes-home>

Planning Commission Actions can be found here:

<https://www.fairfaxcounty.gov/planningcommission/pcaction-home>

The Planning Commission office maintains records of all Planning Commission meetings. To obtain any records that are not currently on our website, please contact the Planning Commission Office at plancom@fairfaxcounty.gov.

Each meeting held by the Planning Commission is televised, streamed, and recorded by Fairfax County's Channel 16. An archive of the recordings is maintained on the Channel 16 website here: <https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives> and each meeting video is bookmarked by application and motion to allow users to easily find specific portions of the meeting.

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 2023, staff verified the accuracy of **117** written notices for public hearings heard by the Planning Commission and sent out five letters of deferral. Staff also assisted the Department of Planning and Development in additional mailings that were required due to the additional hearing required for the Zoning Ordinance Modernization.

In addition, to support further communication with County stakeholders, the Planning Commission staff produces a quarterly newsletter, the Planning Communicator.

Planning Communicator

Four issues of the Planning Communicator newsletter were published in Fiscal Year 2023 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>.

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 2023 Braddock District Land Use Actions

5 Actions

Items Approved:

FDPA 86-W-001-09 (RZPA 2022-BR-00092) - **LACM VA, LLC**, FDPA Appl. to amend the final development plans for RZ 86-W-001 to permit affordable multifamily development with 279 dwelling units at an FAR of 1.56 (exclusive of bonus density) and associated changes to development conditions. Located on the E. side of Government Center Pkwy., S. of Monument Dr., and N. of Post Forest Dr., Fairfax, 22035 on approx. 4.53 ac. of land zoned PDC. Braddock District. Tax Map 56-1 ((15)) 14B. (Concurrent with PCA 86-W-001-14/CDPA 86-W-001-05 (RZPA 2022-BR-00086)).



Items Recommended for Approval:

SEA 83-A-026 - **CAPITAL SERVICES, INC., D/B/A RAVENSWORTH SHELL** - Application to amend SE 83-A-026 previously approved for a vehicle fueling station with light vehicle repair and maintenance to permit a vehicle fueling station with convenience retail store and associated modifications to site design and development conditions and a waiver of minimum lot area. Located in the southwest quadrant of the intersection of Braddock Road and Port Royal Road.

PCA 86-W-001-14/CDPA 86-W-001-05 (RZPA 2022-BR-00086) - **LACM VA, LLC**, PCA and CDPA Appl(s). to amend the proffers and conceptual development plan for RZ 86-W-001, previously approved for public uses, to permit an affordable multifamily development with 279 dwelling units on a portion of the site with associated modifications to proffers and site design at an FAR of 0.274 (exclusive of bonus density). Located on the N. and E. sides of Government Center Pkwy. and S. side of Monument Dr., Fairfax, 22035, on approx. 90.38 ac. of land zoned PDC. Comp. Plan Rec: Office Mixed Use and Public Uses. Braddock District. Tax Map 56-1 ((15)) 5B and 56-1 ((15)) 14A and 14B. (Concurrent with FDPA 86-W-001-09 (RZPA 2022-BR-00092)).

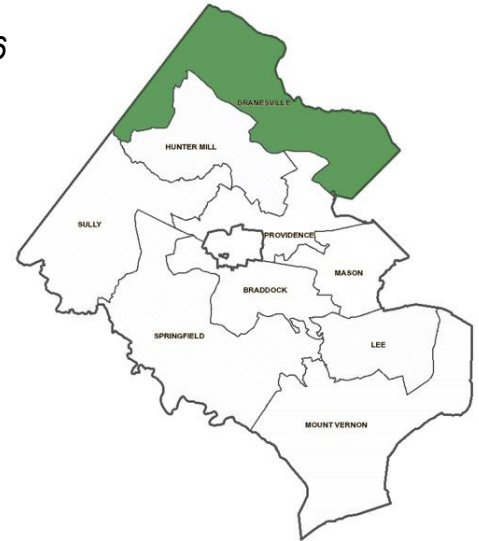
Items Recommended for Adoption:

PA 2022-III-FC2 - **RESIDENCES AT GOVERNMENT CENTER II** concerns approx. 81.86 ac. generally located at 12000 Government Center Parkway (Tax Map # 56-1 ((15)) 14A and 14B) in the Braddock Supervisor District. The site is the Fairfax County Government Center, planned for office mixed-use and public facilities at an intensity of 0.35 floor-area ratio (FAR). The amendment proposes an increase in intensity up to 0.40 FAR to support workforce and affordable housing. Also considered are administrative changes to the nearby areas to reflect existing development conditions. PA 2022-III-FC2 is concurrently under review with Rezoning applications RZPA 2022-BR-00086 [PCA 86-W-001-14, CDPA 86-W-001-05] and RZPA 2022-BR-00092 [FDPA 86-W-001-09].

FY 2023 Dranesville District Land Use Actions

12 Actions

Note: The Planning Commission moved on RZ/FDP 2022-DR-00006 twice in FY 2023. The first public hearing occurred on March 15th and the application was recommended for approval. The second public hearing occurred on June 6th, where it was, once again, recommended for approval.



Items Approved:

FDPA C-696-06 (RZPA 2022-DR-00028) - **DSVO DULLES, LP** - Application to amend the final development plans for RZ C-696 to permit mixed use development and associated changes to development conditions. Located on the west side of Dulles Station Boulevard, and east side of Carta Way, south of Sunrise Valley Drive.

CSPA C-696-03 (RZPA 2022-DR-00102) - **2311 DULLES STATION BLVD LLC**, CSPA Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ-C-696 to permit sign modifications. Located at 2311 Dulles Station Blvd., Herndon, 20171 on approx. 3.86 ac. of land zoned PDC. Dranesville District. Tax Map 16-1 ((25)) 1B2.

FDPA 2002-HM-043-007 (RZPA 2022-DR-00059) - **ARROWBROOK CENTRE, LLC**, FDPA Appl. to amend the final development plan for RZ 2002-HM-043 to permit a multifamily residential building and associated changes to development conditions. Located on the W. side of Centreville Rd., N. of Fairfield Ridge Ave., and S. of the Dulles Airport Access Rd. on approx. 4.09 ac. of land zoned PDC. Dranesville District. Tax Map 16-3 ((20)) 5 (pt.), 6 (pt.), 7C (pt.) and 1A2 (pt.). (Concurrent with PCA 2002-HM-043-005/CDPA 2002-HM-043-004 (RZPA 2022-DR-00058)).

FDP 2022-DR-00006 - **FCGP-METRO DEVELOPMENT LLC**, RZ and FDP Appls. to rezone from R-30, R-1 and HC to PRM and HC to permit multifamily residential, single-family attached residential, office, and retail uses at a 0.96 Floor Area Ratio (FAR) and approval of the conceptual and final development plan. Located S. of Interstate 66, W. of Haycock Rd., N. of and including Falls Church Dr. on approx. 23.99 ac. of land. Comp. Plan Rec: Public Facilities and Mixed Use. Dranesville District. Tax Map 40-3 ((1)) 83 and 84; 40-4 ((1)) 13; 40-4 ((2)) 1 and 2.

Items recommended for approval:

AF 2022-DR-00001 - (AR 87-D-0002-04) **1999 LAND ACQUISITIONS LLC**, Renewal application authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district at 1013B Leigh Mill Rd., Great Falls.

AF 2022-DR-00002 (AR 2006-DR-001-02) - **BARBARA LOIS WHITNEY TR** - Local A&F District 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 10607 Beach Mill Road, Great Falls, 22066.

RZ 2022-DR-00006 - **FCGP-METRO DEVELOPMENT LLC**, RZ and FDP Appls. to rezone from R-30, R-1 and HC to PRM and HC to permit multifamily residential, single-family attached residential, office, and retail uses at a 0.96 Floor Area Ratio (FAR) and approval of the conceptual and final development plan. Located S. of Interstate 66, W. of Haycock Rd., N. of and including Falls Church Dr. on approx. 23.99 ac. of land. Comp.

Plan Rec: Public Facilities and Mixed Use. Dranesville District. Tax Map 40-3 ((1)) 83 and 84; 40-4 ((1)) 13; 40-4 ((2)) 1 and 2.

SE 2022-DR-00034 - **MONTESSORI SCHOOL OF MCLEAN**, SE Appl. to permit a private school and childcare center and a waiver of the front yard setback for an existing structure. Located at 1711 Kirby Rd., McLean, 22101 on approx. 3.87 ac. of land zoned R-2. Dranesville District. Tax Map 31-3 ((1)) 119.

PCA 2002-HM-043-005/ CDPA 2002-HM-043-004 (RZPA 2022-DR-00058) - **ARROWBROOK CENTRE, LLC**, PCA and CDPA Appl(s). to amend the proffers and conceptual development plan for RZ 2002-HM-043, previously approved for the PDC District, to permit mixed use development and associated modifications to proffers and site design modifications at a density of 35.63 dwelling units per acre (du/ac) (Overall Development--16.81 du/ac) and max Floor Area Ratio (FAR) of 3.04 (Overall Development--0.99 FAR). Located on the W. side of Centreville Rd., N. of Fairfield Ridge Ave., and S. of the Dulles Airport Access Rd., on approx. 9.68 ac. of land zoned PDC. Comp. Plan Rec: Mixed Uses/ Public Parks. Dranesville District. Tax Map 16-3 ((20)) 1A2 (pt.), 5, 6 and 7C (pt.); 16-3 ((27)) 11 (pt.). (Concurrent with FDPA 2002-HM-043-007 (RZPA 2022-DR-00059)).

FY 2023 Franconia District Land Use Actions

17 Actions

Items concurred with:

2232-2023-FR-00002 – **TRAILSIDE PARK FIELD LIGHTING** proposes the addition of sports field lighting for baseball fields number 3 and 4 at Trailside Park. Located at 6000 Trailside Drive, Springfield, VA 22150

Items approved:

FDPA 2007-LE-007-02 (RZPA 2022-LE-00057) - **SPRINGFIELD HOSPITALITY LLC**, PCA, CDPA, and FDPA Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 2007-LE-007, previously approved for mixed-use development, to permit modifications to proffers and site design at an intensity of 1.71 floor area ratio (FAR). Located on the E. side of Loisdale Rd. across from Loisdale Ct., on approx. 5.35 ac. of land zoned PDC, HC, and SC. Comp. Plan Rec: Retail with an option for town center. Lee District. Tax Map 90-2 ((13)) 5A1(pt.) and 90-2 ((16)) A(pt.).

CSPA 2007-LE-007-02 (RZPA 2022-LE-00120) - **PR SPRINGFIELD TOWN CENTER LLC**, CSPA Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 2007-LE-007 to permit sign modifications. Located in the Loisdale Garage (western face) and Valet Structure located at the 6500 West Town Center entrance on approx. 31.09 ac. of land zoned PDC, SC and HC. Lee District. Tax Map 90-2 ((16)) A, B, C, D and 90-2 ((13)) 5A1.

FDP 2021-LE-00018 - **INOVA HEALTH CARE SERVICES** - Applications to rezone from I-4 and PDC Districts to the PDC District to permit office, medical care facilities and helipad uses with an overall Floor Area Ratio of 0.95 and approval of the conceptual and final development plan. Located at 6330 Lewin Drive, Alexandria.



FDPA 2007-LE-007 (RZPA 2022-LE-0056) - **HANOVER R.S. LIMITED PARTNERSHIP** - Applications to amend the proffers, conceptual development plan, and final development plan for RZ 2007-LE-007, previously approved for mixed-use development, to permit modifications to proffers and site design at an intensity of 1.71 floor area ratio. Located on the north side of Spring Mall Road, and east of Loisdale Road.

FDP 2022-LE-00012 - **BEAZER HOMES, LLC**, RZ and FDP Appls. to rezone from R-1 to PDH-8 to permit development of 26 single-family attached dwelling units with an overall density of 7.8 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the W. side of Beulah St. and S. of the Franconia-Springfield Pkwy., S.W. of the Beulah St. and Alforth Ave. intersection, on approx. 3.34 ac. of land. Comp. Plan Rec: 5-8 du/ac. Lee (now Franconia) District. Tax Map 91-1 ((1)) 13, 14, 15, 16 and 17.

Items recommended for approval:

RZ 2021-LE-00018 - **INOVA HEALTH CARE SERVICES** - Applications to rezone from I-4 and PDC Districts to the PDC District to permit office, medical care facilities and helipad uses with an overall Floor Area Ratio of 0.95 and approval of the conceptual and final development plan. Located at 6330 Lewin Drive, Alexandria.

PCA 2002-LE-005-02 (RZPA 2021-LE-00008) – **ALWADI** - Application to amend the proffers for RZ 2002-LE-005 previously approved for commercial uses to permit a childcare center and associated modifications to proffers and site design. Located on the north side of Richmond Highway approximately 500 feet east of Martha Street.

PCA/CDPA 2007-LE-007 (RZPA 2022-LE-0056) - **HANOVER R.S. LIMITED PARTNERSHIP** - Applications to amend the proffers, conceptual development plan, and final development plan for RZ 2007-LE-007, previously approved for mixed-use development, to permit modifications to proffers and site design at an intensity of 1.71 floor area ratio. Located on the north side of Spring Mall Road, and east of Loisdale Road.

PCA/CDPA 2007-LE-007-02 (RZPA 2022-LE-00057) - **SPRINGFIELD HOSPITALITY LLC**, PCA, CDPA, and FDPA Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 2007-LE-007, previously approved for mixed-use development, to permit modifications to proffers and site design at an intensity of 1.71 floor area ratio (FAR). Located on the E. side of Loisdale Rd. across from Loisdale Ct., on approx. 5.35 ac. of land zoned PDC, HC, and SC. Comp. Plan Rec: Retail with an option for town center. Lee District. Tax Map 90-2 ((13)) 5A1(pt.) and 90-2 ((16)) A(pt.).

RZ 2022-LE-00012 - **BEAZER HOMES, LLC**, RZ and FDP Appls. to rezone from R-1 to PDH-8 to permit development of 26 single-family attached dwelling units with an overall density of 7.8 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the W. side of Beulah St. and S. of the Franconia-Springfield Pkwy., S.W. of the Beulah St. and Alforth Ave. intersection, on approx. 3.34 ac. of land. Comp. Plan Rec: 5-8 du/ac. Lee (now Franconia) District. Tax Map 91-1 ((1)) 13, 14, 15, 16 and 17.

SE 2022-LE-00047 - **ENTERPRISE RAC COMPANY OF MARYLAND, LLC**, SE Appl. to permit installation of a private car wash to support an existing vehicle rental establishment. Located at 6701 Loisdale Rd., Springfield, 22150 on approx. 1.83 ac. of land zoned C-7 and SC. Lee (now Franconia) District. Tax Map 90-2 ((1)) 50.

Items recommended for adoption:

PA 2022-IV-MV1 – **BEACON OF GROVETON** concerns approx. 0.63 ac. generally located at 6858 Richmond Highway and identified as Tax Map Parcel 93-1 ((1)) 98A in the Lee Supervisor District. The subject property is planned for up to 70,000 square feet of nonresidential uses, or to remain as a park under certain conditions. The amendment will consider an option to add an affordable independent living facility with alternative ground floor community-serving uses up to 70,000 square feet in size. Recommendations relating to the transportation

network may also be modified. The Plan amendment is concurrent with Proffer Condition Amendment/Conceptual Development Plan/Final Development Plan RZPA 2022-LE-00055.

PA 2021-IV-S2 – **VILLA PARK ROAD** concerns approx. 5.81 ac. generally located south of Villa Park Road and west of the ramp between Backlick Road and westbound Franconia-Springfield Parkway (Tax Map Parcel 90-2 ((4)) 19 and 20) in the Franconia Supervisor District. The area is planned for residential use at 4-5 du/ac. The amendment will consider residential use up to 8.5 du/ac. Recommendations relating to the transportation network may also be modified.

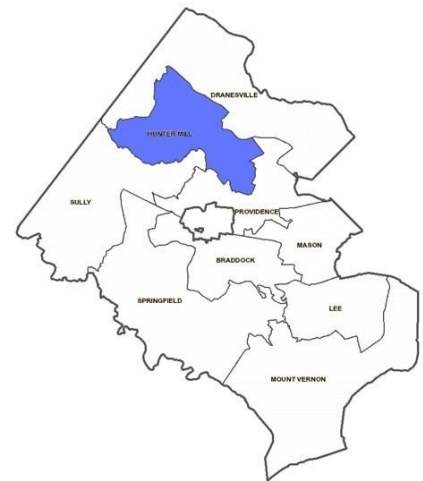
PA 2021-IV-FS1 - **6235 & 6245 BRANDON AVENUE** concerns approximately 4.3 acres located at 6235 and 6245 Brandon Avenue (Tax Map 80-4 ((1)) 5C1 and 5C2) in the Franconia Supervisor District. The parcels are planned for a mix of uses up to 0.40 floor area ratio (FAR) at the base level. Tax Map 80-4 ((1)) 5C2 has an option for office use up to 125,000 square feet (2.0 FAR) with a maximum building height of 160-feet. Tax Map 80-4 ((1)) 5C1 has an option for a mix of uses up to 1.6 FAR and is currently developed with a hotel. The proposed Comprehensive Plan amendment considers an option for self-storage use with community serving retail or alternative non-residential use on the ground floor up to 3.0 FAR for Tax Map 80-4 ((1)) 5C2 in conjunction with Tax Map 80-4 ((1)) 5C1. This Plan amendment should give special consideration to innovative architecture that does not present as traditional self-storage and a site layout and other measures that would achieve the goals of the Springfield Community Business Center (CBC).

FY 2023 Hunter Mill District Land Use Actions

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Items concurred with:

2232-2022-HM-00006 - **THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY**, 2232 Appl. to permit Arlington Partnership for Affordable Housing (APAH) to establish a community center on the ground floor of a proposed residential building. Located at 1592 Spring Hill Rd., Vienna, 22182, W. of Spring Hill Road and S. of Leesburg Pike, on approx. 2.00 ac. of land zoned PTC. Hunter Mill District. Tax Map 29-3 ((1)) 2D. Concurrent with FDPA 2011-HM-012-02 (RZPA 2022-HM-00062).



Items approved:

FDPA 1997-HM-052 (RZPA 2021-HM-00026) - **SAJU VARGHESE AND SHEEJA JOHN** – Application to amend the final development plan for RZ 1997-HM-052 for Lot 185 to permit a reduction of setback requirements to allow an addition 7.7 feet from the rear lot line and associated changes to development conditions. Located at 13261 Middleton Farm Lane, Herndon, 20171.

FDPA 2011-HM-012-02 (RZPA 2022-HM-00062) - **ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING, Inc.**, FDPA Appl. to amend the final development plan for RZ 2011-HM-012 to permit a residential development and community center and associated changes to development conditions. Located at 1592 Spring Hill Rd., Vienna, 22182 on approx. 2.00 ac. of land zoned PTC. Hunter Mill District. Tax Map 29-3 ((1)) 2D. (Concurrent with 2232-2022-HM-00006).

FDPA 2016-HM-035-02 (RZPA 2022-HM-00085) - **COMSTOCK RESTON STATION HOLDINGS, LC**, PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and final development plan

for RZ 2016-HM-035, previously approved for a mixed-use development, to permit modifications to proffers and site design at a 4.44 Floor Area Ratio (FAR) inclusive of bonus density. Located on the S. side of Sunset Hills Rd., W. side of Wiehle Ave. and N. side of Reston Station Blvd., on approx. 7.64 ac. of land zoned PDC. Comp. Plan Rec: Transit Station Mixed Use. Hunter Mill District. Tax Map 17-4 ((1)) 20A. (Concurrent with PCA 2009-HM-019-03 (RZPA 2022-HM-00084)).

Items recommended for approval:

SEA 85-C-010-02 - **RESTON COMMERCE, LLC** - Application to amend SE 85-C-010 previously approved for a fast-food restaurant with drive through to replace the existing building with a new fast food restaurant with drive through and amend development conditions. Located at 11257 Roger Bacon Drive, Reston, 20190.

SE 2022-HM-00025 - **TRINE UNIVERSITY** - Application to permit a college or university use in a portion of an existing office building. Located at 1881 Campus Commons Drive, Reston.

PCA A-502-04 (RZPA 2022-HM-00016) - **CM VANTAGE LLC** - Application to amend the proffers for RZ -A-502 previously approved for medium density residential to permit the addition of 28 single family attached dwellings to an existing multi-family development at an overall density of 12.3 dwelling units per acre with associated modifications to site design. Located along Vantage Hill Road, east side of Wainwright Drive and south side of Baron Cameron Avenue.

DPA A-502-10 (RZPA 2022-HM-00016) - **CM VANTAGE LLC** - Application to permit the 10th amendment of the Development Plan for RZ A-502 to permit the addition of 28 single family attached dwellings to an existing multi-family development at an overall density of 12.3 dwelling units per acre and associated modifications to site design. Located along Vantage Hill Road, east side of Wainwright Drive and south side of Baron Cameron Avenue.

PRC A-502-06 (RZPA 2022-HM-00016) - **CM VANTAGE LLC** - Application to approve the PRC plan associated with RZ-A-502 to permit the addition of 28 single family attached dwellings to an existing multi-family development and associated site modifications. Located along Vantage Hill Road, east side of Wainwright Drive and south side of Baron Cameron Avenue.

SE 2022-HM-00022 - **MARIA G. JIMENEZ**, SE Appl. to permit a home day care facility. Located at 2233 Sanibel Dr., Reston, 20191 on approx. 5,699 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 26-1 ((10)) (8) 39A. (Associated with SP 2022-HM-00038).

RZ 2022-HM-00023 - **CALIBER DEVELOPMENTS, L.C.**, RZ Appl. to rezone from R-1 to R-3 to permit three new single-family detached dwellings with a total density of 2.63 dwelling units per acre (du/ac). Located on the W. side of Creek Crossing Rd. and S. side of Ridge Ln., on approx. 1.14 ac. of land. Comp. Plan Rec: 2-3 du/ac. Hunter Mill District. Tax Map 28-4 ((4)) 1.

PCA/CDPA 2016-HM-035-02 (RZPA 2022-HM-00085) - **COMSTOCK RESTON STATION HOLDINGS, LC**, PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 2016-HM-035, previously approved for a mixed-use development, to permit modifications to proffers and site design at a 4.44 Floor Area Ratio (FAR) inclusive of bonus density. Located on the S. side of Sunset Hills Rd., W. side of Wiehle Ave. and N. side of Reston Station Blvd., on approx. 7.64 ac. of land zoned PDC. Comp. Plan Rec: Transit Station Mixed Use. Hunter Mill District. Tax Map 17-4 ((1)) 20A. (Concurrent with PCA 2009-HM-019-03 (RZPA 2022-HM-00084)).

PCA 2009-HM-019-03 (RZPA 2022-HM-00084) - **COMSTOCK RESTON STATION HOLDINGS, LC**, PCA Appl. to amend the proffers for RZ 2009-HM-019, previously approved for a mixed-use development with a gross floor area at a 3.01 Floor Area Ratio (FAR) inclusive of bonus density on approx. 9.91 ac. of land zoned PDC. Located on the S. side of Sunset Hills Rd., W. side of Wiehle Ave. and N. side of the Dulles Airport

Access Rd. Comp. Plan Rec: Transit Station Mixed Use. Hunter Mill District. Tax Map 17-4 ((24)) 3 and 17-4 ((1)) 17E, 17L1, 17L2, 17L3, 17L4, 17L5, 17L6, 17L7. (Concurrent with PCA/CDPA/FDPA 2016-HM-035-02 (RZPA 2022-HM-00085)).

FY 2023 Mason District Land Use Actions

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Items approved:

CSPA C-052-03 (RZPA 2022-MA-00114) - **KIW SKYLINE 1, LLC, KIW SKYLINE 2 LLC, KIW SKYLINE 3 LLC**, CSPA Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ-C-052 to permit sign modifications. Located at 5201 Leesburg Pike, Falls Church, 22041 on approx. 6.53 ac. of land zoned PDC, HC and SC. Mason District. Tax Map 62-3 ((1)) 30, 33, 35, 35A and 45.



FDPA-C-052-016 (RZPA 2022-MA-00054) - **SKYLINE 4 LLC, AND 5111 LEESBURG LLC**, PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ-C-052, previously approved for office use, to permit the repurposing of office buildings to accommodate live/work units and associated modifications to proffers and site design at a 2.49 Floor Area Ratio (FAR). Located approx. 1,000 sq. ft. S.W. of the intersection of Leesburg Pike and South George Mason Dr., on approx. 5.56 ac. of land zoned CRD, PDC, HC and SC. Comp. Plan Rec: Mixed Use. Mason District. Tax Map 62-3 ((1)) 37B, 39B and 40B1 (pt.).

Items recommended for approval:

SEA 85-M-086-02 - **RADLEY MANAGEMENT, LLC** - Application to amend SE 85-M-086 previously approved for vehicle sales, rental, and ancillary service establishment to permit modifications to site design and development conditions and increase in building height at a Floor Area Ratio of 0.17. Located at 5823 Columbia Pike, 3518 and 3519 Williams Lane, Falls Church.

RZ 2020-MA-012 - **RADLEY MANAGEMENT, LLC**, RZ Appl. to rezone from R-3, C-8, HC and SC to C-8, HC and SC to permit commercial use with an overall Floor Area Ratio (FAR) of 0.17 on Tax Map 108, 105, and 105A, and 103A. Located on the W. side of Williams Lane approx. 200 ft. N. of its intersection with Center Lane on approx. 1.08 ac. of land. Comp. Plan Rec: Mixed Use. Mason District. Tax Map 61-2 ((1)) 108. (Concurrent with SEA 85-M-086-02).

PCA 84-M-016 (RZPA 2021-MA-00038) - **THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA AND HOLLYBROOKE II CONDOMINIUM UNIT OWNERS ASSOCIATION**, PCA Appl. to amend the proffers for RZ 84-M-016 previously approved for a multifamily dwelling to allow associated modifications to proffers and site design with an overall density of 22.5 du/ac. Located in the N.E. quadrant of the intersection of Leesburg Pike and Patrick Henry Dr. on approx. 11.38 ac. of land zoned R-30, C-3, CRD, SC and HC. Comp. Plan Rec: 16-20 du/ac. Mason District. Tax Maps 51-3 ((36)) inclusive.

RZ 2021-MA-00026 - **FAIRFAX COUNTY SCHOOL BOARD** - Application to rezone from R-3 to R-8 to permit Public Use (school) with an overall Floor Area Ratio of 0.39. Located on the east side of Peace Valley Lane, approximately 1,340 feet from Leesburg Pike, Route 7.

SE 2021-MA-032 - **MCDONALD'S CORPORATION** - Application to permit a restaurant with drive through in a Highway Corridor Overlay district. Located at 6729 Arlington Blvd., Falls Church, 22042.

SE 2022-MA-00026 - **WESLEY HOUSING DEVELOPMENT CORPORATION**, SE Appl. to permit an office in a residential district and an independent living facility for low-income tenants. Located at 6165 Leesburg Pike, Falls Church, 22044 on approx. 6.82 ac. of land zoned R-3 and HC. Mason District. Tax Map 51-3 ((1)) 25. (Associated with SP 2022-MA-00112).

SEA 95-M-029-02 - **MCDONALD'S CORPORATION**, SEA Appl. to amend SE 95-M-029 previously approved for restaurant with drive through in a highway corridor overlay district to permit additional land area and associated modifications to site design and development conditions. Located at 5613 Leesburg Pike, Falls Church, 22041 on approx. 1.13 ac. of land zoned C-2, C-8, HC, SC, and CRD. Mason District. Tax Map 61-2 ((21)) 5 and 9.

PCA-C-052-10/CDPA-C-052-03 (RZPA 2022-MA-00054) - **SKYLINE 4 LLC, AND 5111 LEESBURG LLC**, PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ-C-052, previously approved for office use, to permit the repurposing of office buildings to accommodate live/work units and associated modifications to proffers and site design at a 2.49 Floor Area Ratio (FAR). Located approx. 1,000 sq. ft. S.W. of the intersection of Leesburg Pike and South George Mason Dr., on approx. 5.56 ac. of land zoned CRD, PDC, HC and SC. Comp. Plan Rec: Mixed Use. Mason District. Tax Map 62-3 ((1)) 37B, 39B and 40B1 (pt.).

SE 2022-MA-00032 - **THE KINGDOM OF CHILDREN LLC d/b/a THE KINGDOM OF CHILDREN BILINGUAL PRESCHOOL**, SE Appl. to permit a childcare center with up to 36 children and increase in fence height. Located at 6481 Little River Tpke., Alexandria, 22312 on approx. 13,450 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (A) 1.

FY 2023 Mount Vernon District Land Use Actions

10 Actions

Note: The Planning Commission moved on SE 2021-MV-00018 twice in FY 2023. The first public hearing occurred on March 15th and the application was recommended for approval. The second public hearing occurred on June 21st, where it was, once again, recommended for approval.

Items approved:

Landscaping Plan for RZ 85-V-004 - **10007 Richmond Highway** - Site layout and landscaping modifications

FDPA 2001-MV-039 (RZPA 2022-MV-00035) - **SANJAYA JENA AND SASMITA JENA** - Application to amend the final development plans for RZ 2001-MV-039 to permit an addition 10.6 feet from the rear property line. Located 8307 Middle Ruddings Drive, Lorton, 22079.

FDP 2018-MV-005 (RZPA 2021-MV-00043) - **IDI Huntington, L.C.** - Application to approve the final development plan for RZ 2018-MV-005 to permit 200 stacked townhouse dwelling units, between 250 and 315 multifamily dwelling units, and 12,000 and 20,000 square feet of secondary uses, for a maximum Floor Area



Ratio of 1.58. Located on the south side of Huntington Avenue, north side of Kings Highway, east of Telegraph Road.

FDPA 2012-MV-008-02 (RZPA 2022-MV-00083) - **LIBERTY HEIGHTS LC**, FDPA Appl. to amend the final development plan for RZ 2012-MV-008 to amend the development conditions to allow up to 200 children in a childcare center. Located at 9030 Power House Rd., Lorton, 22079 on approx. 7.56 ac. of land zoned PDC and PDH-8. Mount Vernon District. Tax Map 107-1 ((9)) H1.

Items recommended for approval:

RZ 2021-MV-00025 - **5904 RICHMOND HIGHWAY LLC** - Application to rezone from C-8, CRD and HC to C-3, CRD and HC to permit additions to the existing office building to accommodate veterinary hospital uses, with an overall Floor Area Ratio of 0.77. Located North of Old Richmond Highway, approximately 450 feet west of the intersection of U.S. Route 1 and Old Richmond Highway, and south of Cameron Run Terrace.

SE 2022-MV-00002 - **PRAESUM HEALTHCARE SERVICES, LLC**, SE Appl. to permit a medical care facility. Located at 7665 Lorton Rd., Lorton, 22079 on approx. 0.66 ac. of land zoned C-3. Mount Vernon District. Tax Map 108-3 ((2)) 9. (Concurrent with PCA 89-V-038 (RZPA 2022-MV-00010)).

PCA 89-V-038 (RZPA 2022-MV-00010) - **PRAESUM HEALTHCARE SERVICES, LLC**, PCA Appl. to amend the proffers for RZ 89-V-038 previously approved for an institution providing housing and general care for the indigent, orphans, and the like to permit a medical care facility and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.82. Located at 7665 Lorton Rd., Lorton, 22079 on approx. 0.66 ac. of land zoned C-3. Comp. Plan Rec: Retail and Other. Mount Vernon District. Tax Map 108-3 ((2)) 9. (Concurrent with SE 2022-MV-00002).

SE 2021-MV-00018 - **OLDE TOWNE PET RESORT SPRINGFIELD LLC**, SE Appl. to permit the existing outdoor components associated with an existing indoor kennel. Located at 8101 Alban Rd., Springfield, 22150 on approx. 1.67 ac. of land zoned C-6. Mount Vernon District. Tax Map 99-1 ((17)) 6. (Associated with VC 2022-MV-00003).

Items recommended for adoption:

SSPA 2021-IV-3MV – **Huntington Metro Station** - Consideration of a Comprehensive Plan amendment in the Huntington Transit Station Area to evaluate a plan option for Mixed-use up to 1.5 Floor Area Ratio (FAR)[1.8 million square feet (sf)], including: public facilities for Huntington Metrorail Station, 360,000 sf office/retail use, and 2,250-2,350 dwelling units on subject parcels in low, mid, and high-rise buildings between 55 and 200 feet in height. Parcel 83-1 ((7)) 1A is recommended to be included in the planning study in order to effectively coordinate with this residual, undeveloped parcel also in Land Unit E.

FY 2023 Providence District Land Use Actions

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Items approved:

FDPA 2010-PR-021-04 (RZPA 2022-PR-00022) - **CAPITAL ONE, NATIONAL ASSOCIATION** - Application to amend the final development plan for RZ 2010-PR-021 to permit a quasi-public park and indoor and outdoor commercial recreation uses. Located in the northwest quadrant of intersection of Dolley Madison Boulevard and Scott's Crossing Road.

FDP 2011-PR-009 (RZPA 2022-PR-00023) - **1820 DOLLEY MADISON, LLC** - Application to approve the final development plan for RZ 2011-PR-009 to permit a quasi-public park, playground, and/or athletic field. Located in the northeast quadrant of intersection of Dolley Madison Boulevard and Scott's Crossing Road.

CSPA 85-P-038 (RZPA 2021-PR-00039) - **DARDEN RESTAURANTS**, CSPA Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 85-P-038 to permit sign modifications. Located at 1861 International Dr., McLean, 22102 on approx. 2.44 ac. of land zoned PDC, HC and SC. Providence District. Tax Map 39-2 ((1)) 1A.

FDPA 1999-PR-026 - **RON SCHREIBMAN AND LYNNE SCHREIBMAN**, FDPA Appl. to amend the final development plans for FDP 1999-PR-026 to permit an addition in rear yard of Lot 10 and associated changes to development conditions. Located at 7884 Galesburg Pl., Dunn Loring, 22027 on approx. 5,293 sq. ft. of land zoned PDH-3. Providence District. Tax Map 39-4 ((54)) 10.

CSP 85-P-002 (RZPA 2022-PR-00116) - **RESTON HOSPITAL CENTER LLC**, CSP Appl. for a Comprehensive Sign Plan associated with RZ 85-P-002. Located at 8240 Leesburg Pike, Vienna, 22182 on approx. 24,298 sq. ft. of land zoned PDC, HC and SC. Providence District. Tax Map 29-3 ((1)) 80.

CSP 2020-PR-009 (RZPA 2022-PR-00118) - **TMG 8400 WESTPARK DRIVE, L.P.**, CSP Appl. for approval of a Comprehensive Sign Plan associated with RZ 2020-PR-009. Located on the N. side of Westpark Dr. and W. side of Greensboro Dr. on approx. 7.93 ac. of land zoned PTC, HC and SC. Providence District. Tax Map 29-3 ((40)) 1, 2, 3, 4, 5, 7, 9, 11 and 12.

CSPA 2010-PR-022-03 (RZPA 2023-PR-00003) - **CBRE, INC.**, CSPA Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 2010-PR-022 to permit sign modifications. Located E. of Silver Hill Dr. and N. of Broad St. on approx. 1.08 ac. of land zoned PTC, HC, and SC. Providence District. Tax Map 29-3 ((36)) 1A (pt.), 3 (pt.), and 4B (pt.).

CSP 2014-PR-021 (RZPA 2022-PR-00146) - **HIGHLAND TC APARTMENTS LLC**, CSP Appl. for approval of a Comprehensive Sign Plan associated with RZ 2014-PR-021. Located at 1768 Old Meadow Rd., McLean, 22102 on approx. 4.87 ac. of land zoned PTC and HC. Providence District. Tax Map 29-4 ((6)) 95C.

FDP 2021-PR-00022 - **SOMOS AT TYSONS LLC** - Applications to rezone from I-4 and H-C to PTC and H-C to permit a mixed-use multi-family affordable housing development with up to a 2.68 Floor Area Ratio and approval of the conceptual and final development plans. Located at 1750 Old Meadow Road, McLean, 22102.



FDP 2021-PR-012 - **PULTE HOME COMPANY, LLC** - Applications to rezone from C-3, HC, SC to PTC, HC, and SC to permit a mixed-use multi-family residential development with up to 1.80 Floor Area Ratio and approval of the conceptual and final development plan. Located at 1953 Gallows Road, Vienna.

FDP 2022-PR-00017 - **MADISON INVESTMENT PORTFOLIO LLC**, RZ and FDP Appls. to rezone from I-5 to PDC to repurpose existing buildings for mixed use with an overall intensity of 0.90 Floor Area Ratio (FAR) and approval of the conceptual and final development plan. Located N. of Gatehouse Rd., approx. 600 ft. E. of intersection of Gatehouse Rd. and Gallows Rd. on approx. 8.53 ac. of land. Comp. Plan Rec: mixed use. Providence District. Tax Map 49-4 ((1)) 28B; 49-4 ((4)) 1B and 2.

Items recommended for approval:

SE 2021-PR-00024 - **APPLETREE MONTESSORI, LLC** - Application to permit a childcare center. Located on the south side of Arlington Boulevard, east of Barkley Drive.

SE 2022-PR-00007 - **CLARK CONSTRUCTION GROUP** - Application to permit a waiver of the sign regulations for an increase in sign area. Located at 7900 Westpark Dr., McLean, 22102.

RZ 2021-PR-00022 - **SOMOS AT TYSONS LLC** - Applications to rezone from I-4 and H-C to PTC and H-C to permit mixed-use multi-family residential development with up to a 2.68 Floor Area Ratio and approval of the conceptual and final development plans. Located at 1750 Old Meadow Road, McLean, 22102.

SE 2022-PR-00001 - **PETROLEUM MARKETING GROUP, INC.** - Application to permit the addition of a convenience store within an existing service station building and a waiver of the open space requirement. Located at 1953 Chain Bridge Rd., McLean.

PCA 2003-PR-022-03 (RZPA 2022-PR-00017) - **V METRO, LLC; V METRO W, LLC and METRO W, LLC** - Application to amend the proffers for RZ 2003-PR-022 previously approved for mixed use development to permit associated modifications to proffers with an overall Floor Area Ratio of 2.25 on the total 23.25-acre PRM zoned site. Located on the south side of Saintsbury Drive, approximately 400 feet east of its intersection with Vaden Drive.

SE 2022-PR-00023 - **1820 DOLLEY MADISON LLC** - Application to permit an increase in height for a containment structure up to a maximum of 80 feet tall and an increase in fence height up to 16 feet tall. Located in the northeast quadrant of intersection of Dolley Madison Boulevard and Scott's Crossing Road.

RZ 2021-PR-00030 - **FAIRFAX COUNTY SCHOOL BOARD, A BODY CORPORATE** - Application to rezone from R-2 to R-3 to allow building additions and site improvements for Mosaic Elementary School and a lot width waiver, at an overall Floor Area Ratio of 0.29. Located at 9819 Five Oaks Road, Fairfax.

RZ 2021-PR-012 - **PULTE HOME COMPANY, LLC** - Applications to rezone from C-3, HC, SC to PTC, HC, and SC to permit a mixed-use multi-family residential development with up to 1.80 Floor Area Ratio and approval of the conceptual and final development plan. Located at 1953 Gallows Road, Vienna.

RZ 2022-PR-00011 - **CARTER V BOEHM, TRUSTEE.**, RZ Appl. to rezone from R-2 to R-1 to permit residential development with a total density of 1 dwelling units per acre (du/ac). Located on the N. side of Idylwood Rd. and S. side of Helena Dr., on approx. 1.0 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Providence District. Tax Map 39-4 ((1)) 219.

SEA 2010-PR-010 - **HILTON DOMESTIC OPERATING COMPANY, INC.**, SEA Appl. to amend SE 2010-PR-010 previously approved for a waiver of certain sign regulations to permit an increase in sign area for building mounted signs and associated modifications to development conditions. Located at 7926 and 7930 Jones

Branch Dr., McLean, 22102 on approx. 7.64 ac. of land zoned C-4 and SC. Providence District. Tax Map 29-4 ((7) 5B and 5C.

RZ 2022-PR-00017 - **MADISON INVESTMENT PORTFOLIO LLC**, RZ and FDP Appls. to rezone from I-5 to PDC to repurpose existing buildings for mixed use with an overall intensity of 0.90 Floor Area Ratio (FAR) and approval of the conceptual and final development plan. Located N. of Gatehouse Rd., approx. 600 ft. E. of intersection of Gatehouse Rd. and Gallows Rd. on approx. 8.53 ac. of land. Comp. Plan Rec: mixed use. Providence District. Tax Map 49-4 ((1)) 28B; 49-4 ((4)) 1B and 2.

FY 2023 Springfield District Land Use Actions

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Items concurred with:

2232-2022-SP-00005 – **FAIRVIEW TEMPORARY FIRE STATION** to consider the proposal by the Department of Public Works and Environmental Services Building Design to construct a temporary fire station facility located at 11112 Chapel Rd, Fairfax Station, VA 22039. Tax Map: 77-3 ((2)) 16. Springfield District. Area III.

2232-2022-SP-00007 – **FAIRVIEW FIRE STATION & TELECOMMUNICATION EQUIPMENT** to consider the proposal by the Department of Public Works and Environmental Services Building Design to construct a permanent fire station facility located at 5600 Burke Centre Parkway, Fairfax Station, VA 22039. Tax Map: 77-1-((1)) 67. Springfield District. Area III.



Items approved:

FDPA 82-P-069-13-11(RZPA 2021-SP-00011) - **FAIR LAKES DEV, LLC** - Application to amend the final development plans for RZ 82-P-069-13 to permit redevelopment of Land Bay IV-B, Building B7, and associated changes to development conditions. Located at 13060 Fair Lakes Shopping Center, Fairfax.

CSPA 82-P-069-06 (RZPA 2021-SP-00011) - **FAIR LAKES DEV, LLC** - Application to amend the previously approved Comprehensive Sign Plan associated with RZ 82-P-069 to permit sign modifications. Located at 13060 Fair Lakes Shopping Center, Fairfax,

FDPA 82-P-069-1-20 (RZPA 2021-SP-00021) - **ENCLAVE FL. CORP.** - Applications to amend the proffers, conceptual and final development plans for RZ 82-P-069 previously approved for residential mixed-use development to permit modifications to proffers with no changes to the overall approved mix of uses. Located in the northeast quadrant of the intersection of Fairfax County Parkway and Fair Lakes Parkway.

FDPA 82-P-069-07-08 (RZPA 2021-SP-00022) - **FAIR LAKES CRABHOUSE L.C.** - Applications to amend the proffers, conceptual development plan, and final development plan for RZ 82-P-069, previously approved for mixed uses, to permit self-storage and associated modifications to proffers and site design at a density of 1.37 dwelling units per acre. Located approximately 165 feet from the intersection of Shoppes Lane and Fair Lakes Parkway.

FDP 2016-SP-033 - **MERIT INVESTMENT, LLC**, RZ/FDP Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 1.34 dwelling units per acre (du/ac) and approval of the final development plan. Located on the N.E. side of Center Rd., approx. 1,800 ft. S.W. of its intersection with Rolling Rd. on approx. 2.24 acres of land. Comp. Plan Rec: 2-3 du/ac. Springfield District. Tax Map 79-3 ((6)) 11.

Items recommended for approval:

PCA 82-P-069-23-01 (RZPA 2021-SP-00021) - **ENCLAVE FL. CORP.** - Applications to amend the proffers, conceptual and final development plans for RZ 82-P-069 previously approved for residential mixed-use development to permit modifications to proffers with no changes to the overall approved mix of uses. Located in the northeast quadrant of the intersection of Fairfax County Parkway and Fair Lakes Parkway.

PCA 82-P-1-24/ CDPA 82-P-069-03-05 (RZPA 2021-SP-00022) - **FAIR LAKES CRABHOUSE L.C.** - Applications to amend the proffers, conceptual development plan, and final development plan for RZ 82-P-069, previously approved for mixed uses, to permit self-storage and associated modifications to proffers and site design at a density of 1.37 dwelling units per acre. Located approximately 165 feet from the intersection of Shoppes Lane and Fair Lakes Parkway.

PCA 82-P-069-18-02 (RZPA 2021-SP-00023) - **ENCLAVE FL CORP.** - Application to amend the proffers for RZ 82-P-069 previously approved for mixed use to permit modifications to proffers with no changes to the overall approved mix of uses. Located approx. 450 feet southwest of west intersection of Fair Lakes Parkway and Fair Lakes Circle.

PCA 82-P-069-17-02 (RZPA 2021-SP-00024) - **ENCLAVE FL CORP.** - Application to amend the proffers for RZ 82-P-069 previously approved for mixed use to permit modifications to proffers with no changes to the overall approved mix of uses. Located approximately 450 feet southwest of west intersection of Fair Lakes Parkway and Fair Lakes Circle.

SEA 2007-SP-001-02 - **COSTCO WHOLESALE CORPORATION**, SEA Appl. to amend SE 2007-SP-001 previously approved for retail sales establishment-large and service station to permit an expansion of the vehicle fueling station and associated modifications to site design and development conditions. Located 4725 West Ox Rd., Fairfax, 22030 on approx. 16.17 ac. of land zoned C-8 and WS. Springfield District. Tax Map 56-1 ((1)) 5C.

RZ 2016-SP-033 - **MERIT INVESTMENT, LLC**, RZ/FDP Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 1.34 dwelling units per acre (du/ac) and approval of the final development plan. Located on the N.E. side of Center Rd., approx. 1,800 ft. S.W. of its intersection with Rolling Rd. on approx. 2.24 acres of land. Comp. Plan Rec: 2-3 du/ac. Springfield District. Tax Map 79-3 ((6)) 11.

AF 2022-SP-00005 - **JACQUELINE ATIYEH, HZTM AGRICULTURAL AND FORESTAL DISTRICT**, Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit the creation of an agricultural and forestal district. Located at 12725, 12796, and 12801 Popes Head Rd., Clifton, 20124 on approx. 77.5 ac. of land zoned R-C/WS. A&F District Advisory Committee Rec.: Not available. Planning Commission Rec.: Not available. Please call the Planning Division at 703-324-1380 after February 15, 2023, to obtain the recommendations. Springfield District. Tax Map 66-4 ((1)) 11Z, 17Z, 18Z, and 19Z.

AF 2022-SP-00004 (AR 89-S-004-04) - **HOPE FOSTER BRITT TR**, Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit the renewal of an agricultural and forestal district. Located at 13315, 13319, 13401 Twin Lakes Dr., Clifton, 20124 on approx. 25.51 ac. of land zoned R-C/WS. A&F District Advisory Committee Rec.: Not available. Planning Commission Rec.: Not available. Please call the Planning Division at 703-324-1380 after February 15, 2023, to obtain the recommendations. Springfield District. Tax Map 66-3 ((1)) 3Z, 4Z, 5Z, 6Z, 21Z.

AF 2022-SP-00006 (AA 83-S-004-3) - **WHITEHALL STATEWIDE AGRICULTURAL AND FORESTAL DISTRICT (JEREMY MARTIN VAZQUEZ TRUST AND NADINE CONSUELO VAZQUEZ REVOCABLE TRUST)**, Statewide A&F District Appl. authorized by Chapter 114 (County Code), effective June 30, 1983, to permit the renewal of an agricultural and forestal district. Located at 6200, 6390 Newman Rd. and 12523 Popes Head Rd., Fairfax, 22030 approx. 205.30 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Not available. Planning Commission Rec.: Not available. Please call the Planning Division at 703-324-1380 after March 15, 2023, to obtain the recommendations. Springfield District. Tax Map 66-4 ((1)) 29Z and 75-2 ((1)) 19Z and 20Z.

SE 2022-SP-00043 - **PNC BANK, NA**, SE Appl. to permit a drive-through financial institution. Located at 8436 Old Keene Mill Rd., Springfield, 22152 on approx. 10.09 ac. of land zoned C-6 and HC. Springfield District. Tax Map 79-3 ((5)) 1B.

FY 2023 Sully District Land Use Actions

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Item approved:

FDPA 78-C-118-23 (RZPA 2022-SU-00088) - **BRIAN JAMES NALLS, TRUSTEE AND LAUREN ALEXIS NALLS, TRUSTEES OF THE NALLS FAMILY TRUST**, FDPA Appl. to amend the final development plans for RZ 78-C-118 to permit an addition (portico) 18.3 ft. from the front lot line and associated changes to development conditions. Located at 12757 Tuberville Ln., Herndon, 20171 on approx. 11,880 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-2 ((8)) 19.



FDP 2021-SU-00024 - **INTEGRITY CAPITAL MANAGEMANT LLC** -

Applications to rezone from R-1 and WS to PDH-2 and WS to permit residential development with an overall density of 1.74 dwelling units per acre (du/ac) and approval of the conceptual and final development plan and waiver of minimum district size below 2 acres. Located at 13663 Sweet Woodruff Lane, Centreville.

Items recommended for approval:

SE 2021-SU-00031 - **SANDSTONE CARE VIRGINIA LLC** - Application to permit a medical care facility. Located at 15100 Enterprise Court, Chantilly, 20151.

RZ 2021-SU-00024 - **INTEGRITY CAPITAL MANAGEMANT LLC** - Applications to rezone from R-1 and WS to PDH-2 and WS to permit residential development with an overall density of 1.74 dwelling units per acre (du/ac) and approval of the conceptual and final development plan and waiver of minimum district size below 2 acres. Located at 13663 Sweet Woodruff Lane, Centreville.

SEA 2005-SU-007-02 - **KOREAN CENTRAL PRESBYTERIAN CHURCH**, SEA Appl. to amend SE 2005-SU-007 previously approved for a place of worship, child care center and private school of general education, to add land area and to permit associated modifications to site design and development conditions. Located at 15451 Lee Hwy., Centreville, 20121 on approx. 83.77 ac. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((1)) 8, 9, 25, 26 and 27; 64-1 ((3)) 16 and 17; 64-2 ((3)) 18; 64-2 ((5)) 1, 2 and 3.

RZ 2022-SU-00010 - **MATAN GLORUS ROAD, LLC**, RZ Appl. to rezone from I-3, I-4, WS and AN to I-4, WS and AN to allow an expansion of a surface parking area serving a previously approved industrial development consisting of office/warehouse/data center uses and an overall Floor Area Ratio (FAR) of 0.20. Located at 14850 Thompson Rd., 3700 Barney Rd. and 3720 Barney Rd., Chantilly, 20151 on approx. 16.31 ac. of land. Comp. Plan Rec: Industrial Uses. Sully District. Tax Map 33-2 ((2)) 9, 9A and 10D and a portion of the Barney Rd. public right-of-way to be vacated and/or abandoned.

SEA 95-Y-024-07 - **COSTCO WHOLESALE CORPORATION**, SEA Appl. to amend SE 95-Y-024, previously approved for an increase in area and height for two freestanding signs, an increase in building height for two hotels and a service station in a Highway Corridor Overlay District, to permit an expansion of the Vehicle Fueling Station and associated modifications to site design and development conditions. Located at 14390 Chantilly Crossing Ln., Chantilly, 20151 on approx. 13.38 ac. of land zoned C-8, AN, HC and WS. Sully District. Tax Map 34-3 ((1)) 41B.

PCA 80-S-008-02 (RZPA 2022-SU-00095) - **VIRGINIA MEDICAL TRANSPORT, LLC**, PCA Appl. to amend the proffers for RZ 80-S-008 previously approved for industrial development to permit vehicle light and major service establishment and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.46. Located at 13939 Willard Rd., Chantilly, 20151 on approx. 2.33 ac. of land zoned I-5 and WS. Comp. Plan Rec: Industrial. Sully District. Tax Map 44-2 ((11)) 1A.

RZ 2022-SU-00014 - **STEPHANIE GORSKI NOURSE**, RZ Appl. to rezone from R-1 and WS to R-3 and WS to permit a single-family residential development with a total density of 2 du/ac dwelling units per acre (du/ac). Located at 12419 Washington Brice Rd., Fairfax, 22033 on approx. 1.00 ac. of land. Comp. Plan Rec: Base Residential, 1-2 du/ac. Sully District. Tax Map 45-2 ((1)) 24.

FY 2023 Countywide Land Use Actions

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Item recommended for approval:

CAPITAL IMPROVEMENT PROGRAM (CIP) – FISCAL YEARS 2024 – 2028 ADVERTISED (With Future Fiscal Years to 2033).

Items recommended for adoption:

Zoning Ordinance Amendment – **Minor and Editorial Revisions -**

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) Clarify that the parking reduction fee that does not apply to Commercial Revitalization Districts is found in Appendix Q of the County Code. (3) Replace references to mobile home with manufactured home. (4) Replace the term yard with setback in wherever the term yard was used to mean the minimum distance a building or structure must be separated from the lot lines. (5) Specify that a wireless facility is not subject to lot size and bulk regulations. (6) Revise the standards for a residence for manager or employee to clarify that one such accessory residence is allowed with a nonresidential use with an administrative permit, and to allow a nonresidential use to have more than one residence for a manager or employee only with approval of another special exception or special permit use. (7) Clarify that short-term lodging is not permitted on a lot with an accessory living unit. (8) Clarify that for corner lots developed with a



single-family detached dwelling as of July 1, 2021, the minimum side setback dimension is used to determine rear setback coverage limitations. (9) Clarify the sight distance area that must remain clear of structures on corner lots. (10) For a through lot, clarify that the two yards between the principal building and the abutting public streets are front yards. (11) Increase the maximum allowed footcandles (fc) for recreational tennis courts from 40 to 50 fc. (12) Specify that the limitations on the amount of driveway surfacing apply only on lots that are 36,000 square feet or less and developed with a single-family detached dwelling. (13) Clarify that the owners of property subject to the approval of an original application must receive written notice of a proposed amendment. (14) Clarify that a minor modification is allowed for a PRC plan. (15) Establish a fee of \$4,090 **[advertised range: \$910 - \$16,375]** for a special permit application for a Special Event. (16) Under nonconformities, revise the provision for reconstruction of a dwelling to clarify where the dwelling may be reconstructed relative to its original location and the lot line(s). (17) Revise the definition of a lot to specify that it must be a contiguous parcel(s) of land. (18) Revise the provisions for an Agricultural Operation to specify that the use includes housing of livestock; (19) Revise the provisions for a Riding or Boarding Stable and a Limited Riding or Boarding Stable to specify that where seven or more acres are devoted to activities meeting the definition of an agricultural operation, the use is an Agricultural Operation. (19) Revise the definition and standard for a Community Swim, Tennis, and Recreation Club to limit membership to primarily residents of a designated area. (20) Revise the definition of the Animal-Related Services use category to include recreation and exercise, and revise the definition of a kennel to include recreation and exercise areas for dogs and other small domestic animals operated for a fee. (21) Revise the definition of an accessory structure to include that it must be customarily found in association with the principal building or use.

County Code Amendment: County Code Amendments For Consistency with New Chapter 112.1 - amendment to the 1976 Code of the County of Fairfax, as follows: (1) Correct typographical errors, correct or add cross references, edit for plain language, and make other minor, editorial revisions. (2) Replace references to Chapter 112 with Chapter 112.1. (3) Update references to provisions from the previous Zoning Ordinance, found in various Chapters of the County Code, to the applicable provisions in the new Zoning Ordinance (effective July 1, 2021). (4) Remove references to the R-P District. (5) Replace references to mobile home with manufactured home. (6) Replace references to yard with setback, wherever the term yard was used to mean the minimum distance a building or structure must be separated from the lot lines. (7) Replace reference to eating establishments with restaurants, carryout restaurants. (8) Replace reference to garment cleaning establishments with personal service establishments. (9) Replace reference to pharmacies and drive-in pharmacies with drive-through pharmacies. (10) Replace reference to theatres with indoor commercial recreation. (11) Replace reference to business service and supply establishments with business service establishments. (12) Replace reference to drive-in banks with drive-through financial institutions. (13) Replace reference to health clubs with health and exercise facilities. (14) Replace reference to temporary special permit with administrative or special permit in the definition of traveling animal exhibition. (15) Repeal Chapter 27. – Establishments Permitting Dancing.

PA 2021-CW-1CP - **Affordable Housing Preservation** proposes countywide guidance on affordable housing preservation goals, objectives, and strategies, which affirm the county goal of no net loss of existing affordable housing, and specific guidance for the preservation of existing multifamily rental and committed affordable housing units. The amendment would encourage preservation of affordable units within redevelopment and infill development projects that seek rezonings and/or plan amendments. Increased density or intensity, additional building height, financial assistance, or other incentives could be considered to facilitate preservation.

PA 2022-CW-3CP - **Renaming of the Lee District to Franconia District** Proposed Comprehensive Plan amendment to consider editorial revisions to reflect the County action to rename the Lee Magisterial District to the Franconia Magisterial District.

PA 2021-CW-T2 - **Fairfax County and Springfield-Franconia Parkways Study** concerns the long-term transportation planning for the entirety of the Fairfax County and Franconia-Springfield Parkways, approx. 35 miles in length, from Route 7 to Route 1, and to Beulah Street, within the Dranesville, Hunter Mill, Sully,

Springfield, Braddock, Franconia and Mount Vernon Supervisor Districts. The Plan Amendment assesses future, multimodal needs for the corridors, based on current data and tools, and updates the long-term transportation recommendations within the Comprehensive Plan.

PA 2019-III-T1 - **Fairfax County Parkway at Burke Center Parkway**, which concerns the specific intersection of the Fairfax County Parkway and Burke Centre Parkway, within the Springfield Supervisor District, and adjacent to the Braddock Supervisor District. The Plan Amendment assesses travel patterns and conditions to determine the need for, and benefits of, a potential partial interchange at the intersection, in lieu of the existing traffic signal.

PA 2021-CW-T1 - **Route 7 Bus Rapid Transit (BRT)** concerns the long-term transportation planning for the Route 7 corridor, and adjacent roadways, from the West Falls Church Metrorail Station to the Spring Hill Metrorail Station, within the Dranesville, Hunter Mill, and Providence Supervisor Districts. The Plan Amendment assesses future, multimodal needs for the corridor, with a specific evaluation of bus rapid transit (BRT), based on current data and tools, and updates the long-term transportation recommendations within the Comprehensive Plan.

County Code Amendment: County Code Amendment to Appendix Q (Land Development Services Fee Schedule) – Amendment to Appendix Q (Land Development Services Fee Schedule) of the *Code of the County of Fairfax, Virginia* (County Code) related to site inspection fees for agreement extensions. Pursuant to authority granted by Code of Virginia §§ 15.2-107, 15.2-961.1, 15.2-2204, 15.2-2241(A)(9), 15.2-2286(A)(6), 62.1-44.15:28(A), 62.1-44.15:54(J), the amendment proposes a change to the fee charged by Land Development Services (LDS), under Chapter 101, Art. 2, Sec. 101-2-9 (Subdivision Provisions), Chapter 104, Art. 1, Sec. 104-1-3 (Erosion and Sedimentation Control), Chapter 112.1, Art. 8, Sec. 8101.1.D (Zoning Ordinance), and Chapter 124, Article 3 (Stormwater Management Ordinance) of the County Code, for inspection services. The current inspection fee for agreement extensions being charged under Appendix Q, Part II, Section C (Site Inspection Fees), subsection (B) (Inspection Fee for Agreement Extensions) is 75% of the base inspection fee for the now-expired bond agreement period divided by the number of months in the preceding bond agreement period, then multiplied by the number of months in the extension. The proposed change to the inspection fee for agreement extensions sets the fee at \$46.26 per disturbed acre per agreement month.

Zoning Ordinance Amendment – **Zoning Ordinance Modernization** - repeal of Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax (“County Code”) and the replacement with a new Zoning Ordinance to promote the health, safety, and general welfare of the public. The proposal also includes the repeal and replacement of the 2021 Zoning Ordinance amendments (“2021 zMOD Ordinance”), codified as Chapter 112.1, or the sunset of the new Zoning Ordinance if the 2021 zMOD Ordinance is later reinstated by others. This proposal and public hearing is prompted by a judicial opinion declaring void the March 23, 2021, adoption of the 2021 zMOD Ordinance. The proposal includes the following proposed changes, which may be adopted in full or in part and some of which reflect previous amendments to the 2021 zMOD Ordinance that were not the subject of the judicial opinion.

2023 Comprehensive Plan Amendment Work Program – 2022-2023 Countywide Site-Specific Plan Amendment process

PLANNING COMMISSIONERS

The 2023 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, Parliamentarian
Hunter Mill District John A. Carter
Lee District Daniel G. Lagana
Mason District Daren Shumate
Mount Vernon District Walter C. Clarke
Providence District Phillip A. Niedzielski-Eichner, Chair
Springfield District Peter F. Murphy
Sully District Evelyn S. Spain, Secretary
At-Large Candice Bennett
At-Large Andres Jimenez
At-Large Timothy J. Sargeant, Vice Chair



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, Parliamentarian 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 Parliamentarian.

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 the 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.



DAREN SHUMATE

MASON DISTRICT

Daren Shumate was appointed to the Planning Commission by the Board of Supervisors in December 2022 to represent Mason District for a commission that expires December 2026.

Commissioner Shumate, a Fairfax County resident since 1988, owns Shumate Engineering, PLLC, a consulting engineering firm headquartered in Tysons. Shumate and his wife, Daniela, raised their three children—Carl, Peter, and Anna—in Parklawn in Mason District where he and his family have enjoyed such amenities as the neighborhood pool, the Holmes Run Trail, Glasgow Park, and Mason District Little League.

When Mr. Shumate approached Supervisor Penny Gross about needed upgrades to the Glasgow Park playground, she responded: “get involved”. Penny’s sage advice grew into leadership with the Parklawn Civic Association and the Parklawn Pool whereas a Board Member, Mr. Shumate successfully won and executed three Fairfax County NEPP neighborhood improvement grants.

That local involvement earned Commissioner Shumate a nomination by Supervisor Gross to chair the Lincolnia Planning District Citizen’s Task Force. As chair from 2017 to 2019, Mr. Shumate led the lively interaction between Lincolnia citizens, neighbors, county staff, and property owners resulting in the approval and adoption of amended zoning plan language. Before this Task Force wrapped up, Mr. Shumate was nominated to the Fairfax County Board of Code Appeals from where he served as Vice-chair until 2022. And before this Board appointment was completed, Mr. Shumate also served on the Fairfax County Small Business Commission from 2019 to 2022, also as Vice-chair.

Commissioner Shumate served three separate terms on the Board of Directors of The McLean Orchestra between 1992 and 2016, one with fellow Planning Commissioner John C. Ulfelder.

A 1987 graduate of Kansas State University’s Architectural Engineering program, Mr. Shumate has served as an Architectural Engineering Program Evaluator for the Accreditation Board for Engineering and Technology, ABET. He has also served on the National Council of Examiners of Engineers and Surveyors Architectural Engineering Professional Engineering Exam writing committee. Locally, Commissioner Shumate just completed five years on the Board of Directors of the 7x24 DC Organization, a professional organization serving the mission critical data center design and construction industry. Mr. Shumate is a licensed professional engineer in 20 states and the District of Columbia.

As planning commissioner, Mr. Shumate leverages his 30-plus years in the planning, design, and construction industry and draws inspiration from his family and planning insight from his son Carl, a city planner in New York City.

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, Chair

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. He was elected Chair of the Planning Commission in 2023.

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 policymaking. 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

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 2026. Commissioner Murphy previously served as Commission Chairman – first elected in 1989 and serving until 2023. 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, Secretary

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. Commissioner Spain serves as the Commission Secretary.

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. Commissioner Jimenez is a strategic thinker, a relationship-builder, and carries a deep, empathetic connection to the communities he advocates for.

Most recently, Commissioner Jimenez 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. Commissioner Jimenez 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.

Commissioner Jimenez 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, Vice Chair

AT-LARGE



Timothy J. Sargeant is one of three At-Large Members of the Fairfax County Planning Commission. He serves as the Commission's Vice Chair. 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 2026.

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.