

# FAIRFAX COUNTY PLANNING COMMISSION

## ANNUAL REPORT OF ACTIVITIES

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Fiscal Year 2024



October 2024

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 2024 is substantial, continues to grow from prior years, and reflects our continued commitment to uphold the Commission's mission of providing you with recommendations about land use matters that engender orderly, balanced, and equitable County growth.

During Fiscal Year 2024, the Planning Commission held 35 regular meetings, 25 committee meetings, and two workshops. We acted on 152 applications and heard verbal testimony in public hearings from 296 speakers. The majority of our speakers testified in person (211), while 85 speakers conveyed their position by phone or through recorded video. Of note, due to a State change to public notice requirements, we saw in FY2024 an increase of eight additional public hearings.

The Planning Commission completed its annual review of the FY 2025-29 Capital Improvement Program (CIP), which addresses facility and infrastructure needs of both the County Government and School System. We recommended approval and follow-on actions. Additionally, the Commission recommended an update to the Public Facilities element of the Policy Plan to more closely align the CIP and the Comprehensive Plan.

The Planning Commission Officers (Chair, Vice-chair, Secretary, and Parliamentarian) convened in nine monthly officer business meetings. These meetings are open to all Commissioners and the public. We discussed logistics, meeting and agenda management, Bylaws, committee work, and plans for our annual retreat. No policy or legal matters are addressed, nor applications before the Commission.

District Commissioners lead interactions with applicants and staff regarding land use matters in their districts, including proposed site-specific amendments to the Comprehensive Plan and the Zoning Ordinance, which range from special exception amendments to rezoning applications and associated development plans. Other land use efforts included field visits, land use committee meetings, and engagement with applicants, community members, and staff.

At-large Commissioners assume leadership responsibility for countywide initiatives, such as the CIP, major amendments to the Comprehensive Plan and proposed changes to the Zoning Ordinance. There were 14 such actions this year, including the CIP, affordable housing, sign regulations, landscaping and screening, outdoor dining, and, most notably, the Public Facilities element of the Policy Plan, Parking Reimagined and data centers.

The Planning Commission addressed a range of matters through our committees, including the aforementioned countywide initiatives. All of our work as a Commission and in our committees is in response to needs identified by the Board and executed through County

staff. Following the Board's stated interest in placemaking and its associated policy discussions, the Commission's Urban Development and Placemaking (UDAP) Committee took the initiative this year to explore "placemaking" as a potential organizing concept for our urban and activity centers, particularly as relates to the design and use of streets and open space.

Working in coordination with staff, a workshop was convened in June with subject matter experts from within County Government and from the private development community. A report, with workshop findings and recommendations, will be forthcoming in early FY2025. The Planning Commission's UDAP Committee will digest the results and, in consultation with staff, make recommendations to the Commission as to actions it believes would be beneficial. The Commission in turn will determine actions, if any, to recommend to the Board.

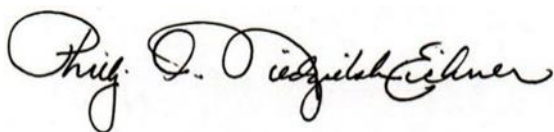
Some notable changes to the Commission occurred in FY 24, with the resignation of three Commissioners, one at-large and two from districts, and appointments to replace them. The Board recognizes the demands on Planning Commissioners and their families and we join you in expressing deep appreciation to Andres Jimenez, Dan Lagana, and Daren Shumate for their service. In turn, we welcome Jeremy Hancock, Chris Landgraf, and Alis Wang to the Commission. [Of special note: Springfield Commissioner Pete Murphy recently resigned after 42 years of service, 34 of which were as Commission Chairman.]

Land use planning and development is the foundation upon which the County is built. It also defines how Fairfax County evolves and grows to sustain a high quality of life and expand opportunities for all its residents. It demands thoughtful, inclusive, creative, bold, and comprehensive policies, guidelines, designs, and fair, equitable, and diligent regulatory enforcement.

The Planning Commission is honored to support the Board's land use development responsibilities. We deeply respect staff's hard work, public outreach, and best professional judgement in executing the Board's direction, while also exercising our unique responsibility to help the Board find solutions that speak to ideas and concerns we hear from the community.

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,

A handwritten signature in black ink, reading "Phil D. Diegel-Eidner". The signature is fluid and cursive, with the first name "Phil" being the most prominent.

Chairman and Member At-large

# 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.*

### **2024 Planning Commission**

Phillip A. Niedzielski-Eichner, Chair, At-Large

Timothy J. Sargeant, Vice Chair, At-Large

Evelyn S. Spain, Secretary, Sully District

John C. Ulfelder, Parliamentarian, Dranesville District

Mary D. Cortina, Braddock District

Chris Landgraf, Franconia District

John A. Carter, Hunter Mill District

Alis Wang, Mason District

Walter C. Clarke, Mount Vernon District

Jeremy Hancock, Providence District

Peter F. Murphy, Springfield District

Candice Bennett, At-Large

*Jill G. Cooper, Executive Director*

# Table of Contents

FISCAL YEAR 2024 ACTIVITIES .....	5
OVERVIEW OF MEETING ACTIVITY .....	6
PUBLIC TESTIMONY .....	7
APPLICATIONS BY DISTRICT .....	8
OVERVIEW OF COMMITTEE ACTIVITY .....	9
OVERVIEW OF PLANNING COMMISSION OFFICE & COMMUNICATIONS .....	15
DISTRICT LAND USE ACTIONS.....	16
Braddock District Land Use Actions.....	16
Dranesville District Land Use Actions .....	17
Franconia District Land Use Actions .....	20
Hunter Mill District Land Use Actions.....	22
Mason District Land Use Actions .....	25
Mount Vernon District Land Use Actions .....	27
Providence District Land Use Actions .....	28
Springfield District Land Use Actions .....	31
Sully District Land Use Actions .....	33
Countywide Land Use Actions .....	36
PLANNING COMMISSIONERS .....	54
Mary D. Cortina .....	55
John C. Ulfelder, Parliamentarian .....	56
John A. Carter .....	57
Chris Landgraf .....	58
Alis Wang.....	59
Walter C. Clarke.....	60
Jeremy Hancock .....	61
Peter F. Murphy .....	62
Evelyn S. Spain, Secretary .....	63
Candice Bennett .....	64
Phillip A. Niedzielski-Eichner, Chair .....	65
Timothy J. Sargeant, Vice Chair .....	66



# FISCAL YEAR 2024 ACTIVITIES

The Fiscal Year 2024 Annual Report of Activities documents the activities of the Planning Commission from July 1, 2023, through June 30, 2024, including information about regular and committee meetings, speakers, land use actions, and Commissioners.

The high level of concurrence in FY 2024 on actions taken by the Board of Supervisors as recommended by the Planning Commission continued as in years past. In FY 2024, 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 most of the issues raised by applicants and surrounding neighborhoods are resolved before consideration by the Board of Supervisors.

The Planning Commission held **35** regular meetings and **one**, two-day workshop this past year. During its regular meetings, the Planning Commission moved on **152** applications and two administrative items, the first to recommend adoption of the Capital Improvement Program and approve the Planning Commission By-Laws. The first workshop held by the Planning Commission was for the Capital Improvement Program. In June 2024 the Planning Commission held a retreat, as well as a two-day workshop to establish the purpose and vision of the Urban Development and Placemaking Committee.



In 2023, Chairman Niedzielski-Eichner established Planning Commission Officers Meetings, which were open to all Commissioners and the public. In FY 2024, there were nine Officers Meetings held. During these meetings several topics were discussed, including meeting logistics for public hearings, updating the Planning Commission bylaws, and meeting management.

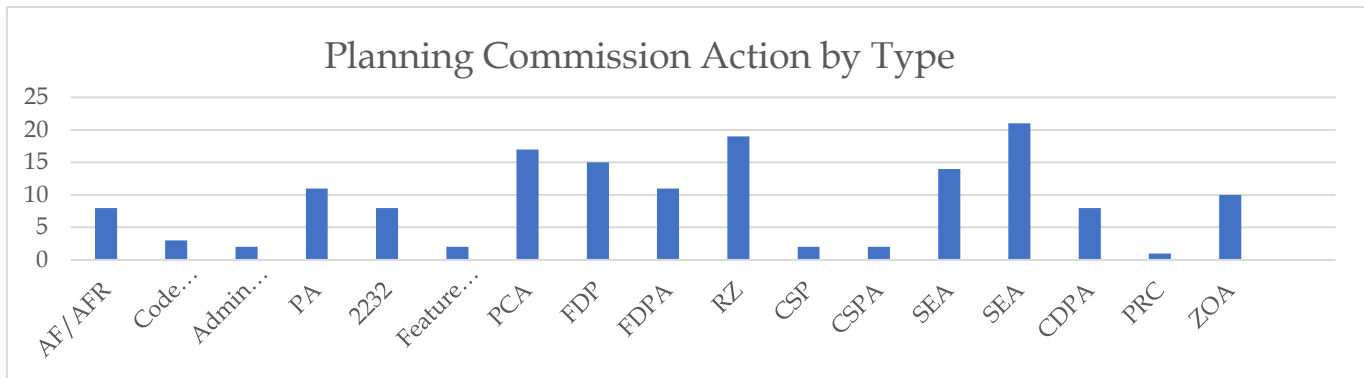
On June 1<sup>st</sup>, 2024, the Chairman Niedzielski-Eichner facilitated a Planning Commission retreat at the Government Center. At this retreat, the Commissioners heard remarks from Board of Supervisors Chairman McKay and Vice Chairman Smith, received presentations on economic development and land use, received an update on the Policy Plan process, and discussed transportation planning with members of the Fairfax County Department of Transportation.

Some notable changes to the Commission occurred in FY 23. In September 2023, Andres Jimenez resigned from the Planning Commission, and has since been elected to the Board of Supervisors. In October, Chairman Niedzielski-Eichner was appointed to the at-large position, allowing for Commissioner Jeremy Hancock to be appointed as the Providence District Commissioner. In 2024, the Commission received resignations from Commissioner Daren Shumate and Daniel Lagana. In their absence, Alis Wang was appointed as the Mason District Commissioner and Chris Landgraf was appointed as the Franconia District Commissioner.

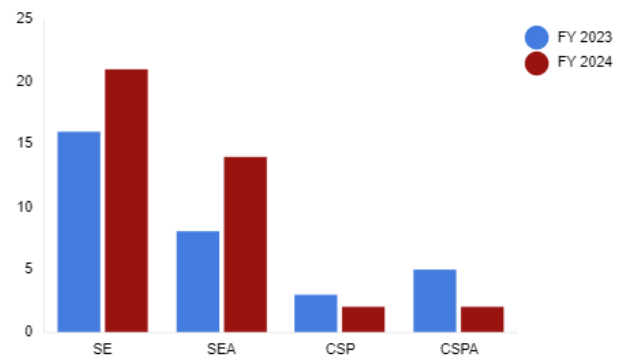


# OVERVIEW OF MEETING ACTIVITY

During the Planning Commission's 35 regular meetings, the Planning Commission moved on 152 applications.



On November 21, 2023, the Board of Supervisors adopted the Signs Part II Zoning Ordinance Amendment. This amendment had been recommended for adoption by the Planning Commission on October 25, 2023. As part of this amendment, the Zoning Ordinance consolidated the sign applications (comprehensive sign plan, special exception, and special permit) into a single special exception application. This led to a decrease in Comprehensive Sign Plans seen by the Commission and contributed to a 46% increase in Special Exception and Special Exception Amendment Applications.



Fiscal Year 2024 started with an adjustment to standard Planning Commission practices. Prior to July 1, 2023, the Planning Commission would defer decision on public hearings to give the Commissioners and staff the opportunity to come together to discuss various topics and concerns that were brought up during the public hearing. This allowed for the Planning Commission to recommend the best possible application to the Board. Due to new advertising requirements after July 1, 2023, if the Planning Commission needed additional time to make their action an additional public hearing would need to be scheduled. This included additional notices being sent to adjacent property owners as well as new advertisements in the Washington Times. There were 8 public hearings that had additional public hearings held before the Planning Commission.

In December, the Planning Commission approved its new bylaws. Notable changes included adjusting the time limits for speakers to testify at public hearings and limiting terms Commissioners could serve in their elected officer roles.

# FY 2024 at a Glance:

35	296	152	94
Meetings	Speakers	Actions	Notices

Latest Meeting Adjournment: 2:05 AM Thursday, July 27, 2023  
Average Meeting Length: 3 hours and 2 minutes

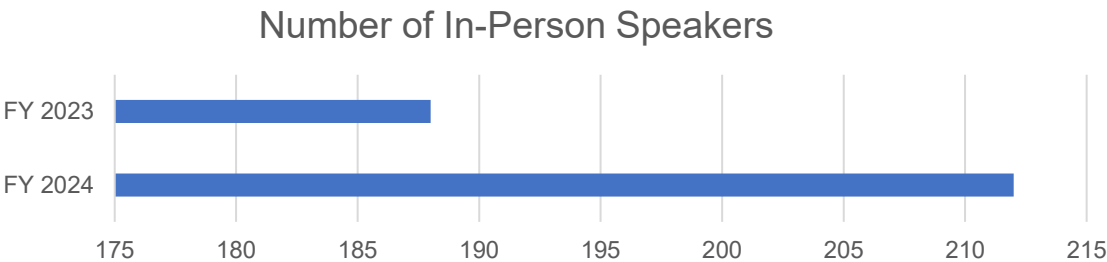
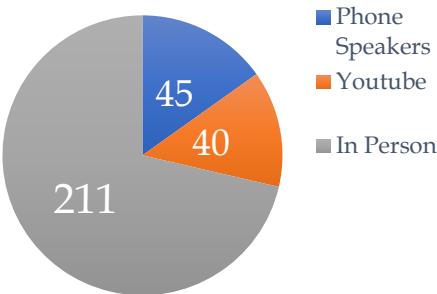
## PUBLIC TESTIMONY

The Planning Commission heard verbal testimony from **296** speakers in Fiscal Year 2024. This is a **12%** increase from Fiscal Year 2023. The applications generating the most testimony were:

56 Speakers Zoning Ordinance Amendment Parking Reimagined Countywide	20 Speakers Rezoning Application RZ 2022-SU-00019 PDCREF 2 Chantilly LLC Hunter Mill	45 Speakers Zoning Ordinance Amendment Data Centers Countywide
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With the pandemic establishing additional forms of public testimony (telephone and pre-recorded YouTube video), accessibility to the public has increased.

In FY 2024, most of the testimony was heard in-person. Speakers who provided their testimony via telephone or YouTube made up to approximately **29%** of the total testimony provided.





# APPLICATIONS BY DISTRICT

(% of Actions Per District Over Total Actions)



**152**  
Total Actions

Top three types of applications acted on by the Planning Commission

**70**

**Rezoning  
Applications &  
Associated  
Development Plans**

70 in FY2023\*

**35**

**Special Exception  
Applications  
(SE/SEA)**

24 in FY2023\*

**11**

**Comprehensive  
Plan  
Amendments**

10 in FY2023\*

\*FY2023 had 130 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 2024. 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 (now Infrastructure), Transportation, and Urban Development and Placemaking.

The Planning Commission Committees met **25** times throughout the fiscal year. In addition to these 25 meetings, the Planning Commission met on February 7<sup>th</sup> and called to order, constituted and elected the Chair and Vice-Chair of all twelve of the established committees.

In June, the Planning Commission's Urban Development and Placemaking Committee held a two-day workshop on *Placemaking* to establish a vision, identify key characteristics or elements, and create Implementation options for consideration by the committee to recommend placemaking opportunities for Fairfax County open spaces and streets.

In Fiscal Year 2024, several commissioners were appointed to represent the Planning Commission on other Board-appointed authorities, commissions, and committees. Commissioner Evelyn S. Spain was appointed to represent the Planning Commission on the Airports Advisory Committee and the Affordable Housing Advisory Council. Commissioner Alis Wang serves on the Human Services Council.

Of the 25 times the Planning Commission Committees met, the Comprehensive Plan amendment to update the Countywide Policy Plan, authorized by the Board of Supervisors on December 6, 2022, was discussed at the five Policy Plan Committees, as well as the Land Use Policy Review Committee, Environment Committee, Transportation Committee and the Land Use Process Review Committee.

Below are the FY 2024 standing and special committees of the Planning Commission and the number of times each committee met.

- 1 – Schools Committee
- 1 – Transportation Committee
- 1 – Urban Development & Placemaking Committee
- 1 – Infrastructure Committee
- 2 – Policy and Procedures Committee
- 2 – Housing Committee
- 2 – Capital Improvement Program Committee
- 3 – Environment Committee
- 5 – Policy Plan Committee
- 7 – Land Use Process Review Committee

## **Schools Committee** (Joint with the School Board)

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



The Schools Committee met in April to discuss the importance of a collaborative effort that is required between the Planning Commission's Schools Committee, FCPS and the School Board. The land use entitlement process for school construction and renewal was discussed in length, including challenges and opportunities related to the Comprehensive Plan, and both Zoning and 2232 actions.

## **Transportation Committee** (Joint with the Transportation Advisory Commission)

Walter C. Clarke, Chair  
Jeremy Hancock, Vice Chair  
Candice Bennett  
Mary D. Cortina

Alis Wang  
John Carter (Alternate)  
Timothy J. Sargeant (Alternate)

The Transportation Committee met in June 2024 to receive a presentation from the Department of Planning and Development on the Policy Plan Amendment, related to Transportation.

## **Urban Development and Placemaking Committee**

John A. Carter, Chair  
Phillip A. Niedzielski-Eichner, Vice Chair  
Walter C. Clarke  
Mary D. Cortina

John Hancock  
Chris Landgraf  
John C. Ulfelder  
Timothy J. Sargeant

The Urban Development and Placemaking (UDAP) Committee met in May of 2024 to discuss their upcoming workshop.

The workshop was held over two days in June. Chairman Niedzielski-Eichner opened and closed the workshop, which was facilitated by Taryn Sabia and Adam Fritz, with AuthenticITY Studio, Inc. Participants in the workshop included Planning Commission members, staff from various Fairfax Departments, Land Use Attorneys, Engineers, Developers, and other private sector partners.



The first day of the workshop addressed the vision, characteristics and highlights of placemaking. Members of the workshop heard presentations from Former Deputy County Executive, Rachel Flynn, UDAP Committee Chairman Commissioner John Carter, and the Department of Planning and Development's Revitalization Program Manager, JoAnne Fiebe, and Urban Centers Section Director, Suzianne Battista. Participants also connected through group activities to promote successful elements of placemaking.

On the second day, participants continued their group work from the day before and presented their strategies for placemaking to the group. At the end of the session a vision statement was created, an extensive review of the existing open space typologies occurred, and three urban development sites underwent redesign exercises to test methodologies.

## **Infrastructure Committee**

Jeremy Hancock, Chair  
Candice Bennett, Vice Chair  
Peter F. Murphy  
Timothy J. Sargeant  
Evelyn S. Spain  
Mary D. Cortina  
Phillip A. Niedzielski-Eichner (Alternate)  
Alis Wang (Alternate)

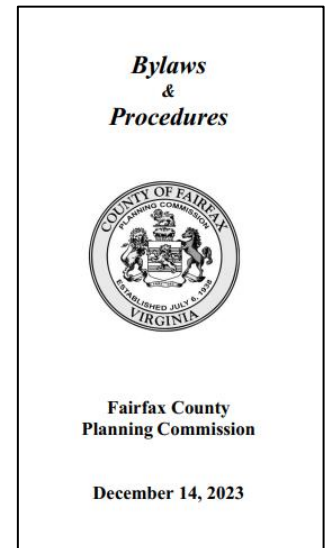


The Infrastructure Committee, formerly the Telecommunications Committee, was renamed on January 24, 2024. The scope of the committee was expanded to include land use and various 2232 matters related to water supply; sanitary sewer; solid waste; drainage systems; public utilities; and other locally regulated telecommunications infrastructure, to include data centers. The committee met in May 2024 to discuss the Zoning Ordinance Amendment on Data Centers. The committee heard a presentation by Carmen Bishop and Tracy Strunk of the Department of Planning and Development.

## **Policy & Procedures**

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

The Policy & Procedures Committee met twice in Fiscal Year 2024, once in October and once in November. They discussed the and developed and updated set of Planning Commission bylaws. These bylaws were ultimately approved at the December 14, 2023, Planning Commission meeting.



## **Housing Committee** (Joint with the Redevelopment and Housing Authority)

Candice Bennett, Chair  
Walter C. Clarke, Vice Chair  
Phillip A. Niedzielski-Eichner  
Timothy J. Sargeant

Evelyn S. Spain  
Jeremy Hancock (Alternate)  
John C. Ulfelder (Alternate)

The Housing Committee met in December 2023 and in April of 2024. In December the committee heard a presentation by Brianne Fuller, with the Department of Housing and Community Development. This presentation was to provide insight on the Administrative Policy Guidelines for Affordable Housing. At both the December and April meeting, the committee received presentations on the For-Sale Policy for Workforce Dwelling Units. These presentations came from Commissioner Bennett, Anna Shapiro and Meghan Van Dam, with the Department of Housing and Community Development.



## **Capital Improvement Program Committee**

Timothy J. Sargeant, Chair  
Evelyn S. Spain, Vice-Chair  
Mary D. Cortina

Peter F. Murphy  
Phillip A. Niedzielski-Eichner  
Walter C. Clarke (Alternate)

During FY 2024, 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 2025 – 2029 (with Future Fiscal Years to FY 2034). 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 April 3, 2024, the Planning Commission endorsed the adoption of the CIP FY 2025-2029 to the Board of Supervisors.

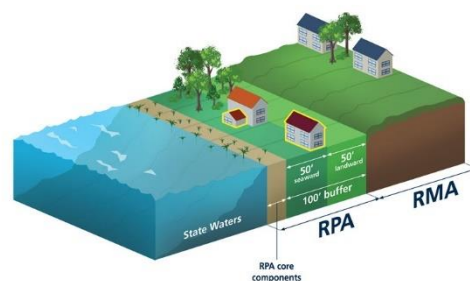
## **Environment Committee** (Joint with the Environmental Quality Advisory Council)

Mary D. Cortina, Chair  
Chris Landgraf, Vice Chair  
Phillip A. Niedzielski-Eichner  
John C. Ulfelder

John A. Carter (Alternate)  
Walter C. Clarke (Alternate)  
Timothy J. Sargeant (Alternate)



The Environment Committee met three times in Fiscal Year 2024. The first meeting occurred in September 2023. The committee had a discussion with the Chesapeake Bay Exception Review Committee (ERC) on Resource Protection Areas and collaboration with the ERC. In April 2024, the committee received a presentation from John Friedman, Land Development Services, on the Consolidation of Virginia Erosion and Sediment Control and Stormwater Management Regulations. At the last meeting of the 2024 fiscal year, the committee received a presentation on Climate Topics within the Comprehensive Plan from Mathew Meyers, Allison Homer, and Maya Dhavale with the Office of Environmental and Energy Coordination. At all three of the Environment Committees held in FY 2024, the committee received updates and discussed the Environmental Element of the Policy Plan Amendment



## **Policy Plan Committee**

Phillip A. Niedzielski-Eichner, Chair  
 Timothy J. Sargeant, Vice Chair  
 Candice Bennett  
 John A. Carter  
 Walter C. Clarke  
 Mary D. Cortina

John Hancock  
 Chris Landgraf  
 Peter F. Murphy  
 Evelyn S. Spain  
 John C. Ulfelder  
 Alis Wang

The Policy Plan Committee was newly constituted in the last fiscal year and was created to ensure the updates to the Policy Plan is in alignment with the 2021 Strategic Plan for Fairfax County, the One Fairfax Policy and other County policies and initiatives.



The Policy Plan met five times in FY 2024. Each meeting received updates on the progress of the Plan. In July 2023, the committee met to receive remarks from Tracy Strunk, Director of the Department of Planning and Development. These remarks included the staff's eagerness to work with the Planning Commission and the opportunity for collaboration in the development process. Topics discussed at this first meeting included community engagement, office repurposing, and reviewing the State of the Plan Findings.

In the November meeting, the committee heard a presentation on equity and its relationship to the Policy Plan by Michelle Stahlhut, Department of Planning and Development, as well as an update regarding the Policy Plan from Corinne Bebek, Policy Plan Update Project Manager.

Within the next three meetings of the Policy Plan Committee, members heard updates on the Policy Plan, presentations on Community Health and its impact on the plan from Anna Ricklin, Fairfax County Health Department and William Nance, Department of Planning and Development, a presentation from Aimee Brobst, Department of Management and Budget, on Strategic Plan updates, and worked with the Department of Planning and Development on an Outreach Plan to ensure community engagement in the process.

## **Land Use Process Review Committee**

John C. Ulfelder, Chair  
Timothy J. Sargeant, Vice Chair  
Candice Bennett  
Mary D. Cortina  
Jeremy Hancock

Chris Landgraf  
Pete Murphy  
Evelyn S. Spain  
Phillip A. Niedzielski-Eichner (Alternative)

The Land Use Process Review Committee held seven meetings in FY 2024.

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

- Public Facilitates Policy Plan, presentation by the Department of Planning and Development,
  - Outdoor Dining Zoning Ordinance Amendment, presentation by the Department of Planning and Development
  - Landscape and Screening Zoning Ordinance Amendment, presentation by the Department of Planning and Development
  - Guidelines for Data Centers, presentation by the Department of Planning and Development
  - Zoning Application Fees and Planned District Recreational Minimum Expenditure, presentation by the Department of Planning and Development
  - Land Development Services Fee Schedule (Appendix Q of the County Code of the County of Fairfax, Virginia), presentation by Land Development Services
  - Land-use Matters Considered, Deferred, and Acted Upon by the 2024 General Assembly, presentation by the Office of the County Attorney
  - Zoning Ordinance Amendment related to Contractor's Office, Shop and Construction Vehicle, presentation by the Department of Planning and Development
- 

Two Planning Commission committees did not meet in FY 2024. These two committees are listed below, along with their membership.

## **Personnel & Budget Committee**

Peter F. Murphy, Chair  
Phillip A. Niedzielski-Eichner  
Timothy J. Sargeant  
John C. Ulfelder  
Candice Bennett (Alternate)

## **Parks** (Joint with the Park Authority)

Alis Wang, Chair  
Mary D. Cortina, Vice Chair  
Chris Landgraf  
Phillip A. Niedzielski-Eichner  
John C. Ulfelder  
John A. Carter (Alternate)  
Timothy J. Sargeant (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 **296** speakers who testified during the FY 2024 public hearings and responded to telephone, written and email requests for information. Staff also processed **1285** written comments from citizens regarding the **152** 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](mailto: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 2024, staff verified the accuracy of **94** written notices for public hearings heard by the Planning Commission.

# 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 2024 Braddock District Land Use Actions

### 4 Actions

*In the Braddock District, SE 2022-BR-00042 and RZ/FDP 2021-BR-018 were originally heard by the Planning Commission on June 21, 2023 (in FY 2023). An additional public hearing was required for these applications, and they were heard on July 27, 2023.*

#### Items Approved:

**FDP 2021-BR-018 - MARY H. DAY**, RZ and FDP Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.09 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the W. side of Zion Dr. approx. 560 ft. N. of its intersection with Guinea Rd. on approx. 2.80 ac. of land. Comp. Plan Rec: Residential, 2 - 3 du/ac. Braddock District. Tax Map 77-2 ((1)) 15 and James Young Way public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public right-of-way for James Young Way to proceed).



#### Items Recommended for Approval:

**SE 2022-BR-00042 - TIFFANY D. SANTANA**, SE Appl. to permit a congregate living facility. Located at 5252 Pumphrey Dr., Fairfax, 22032 on approx. 12,133 sq. ft. of land zoned R-3. Braddock District. Tax Map 68-4 ((9)) 1543.

**SE 2023-BR-00015 - 8003 FORBES PLACE LLC**, SE Appl. to permit an adult day care. Located at 8003 Forbes Pl., Springfield, 22151 on approx. 2.45 ac. of land zoned I-5. Braddock District. Tax Map 70-4 ((10)) 10C.

**RZ 2021-BR-018 - MARY H. DAY**, RZ and FDP Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.09 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the W. side of Zion Dr. approx. 560 ft. N. of its intersection with Guinea Rd. on approx. 2.80 ac. of land. Comp. Plan Rec: Residential, 2 - 3 du/ac. Braddock District. Tax Map 77-2 ((1)) 15 and James Young Way public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public right-of-way for James Young Way to proceed).

# FY 2024 Dranesville District Land Use Actions

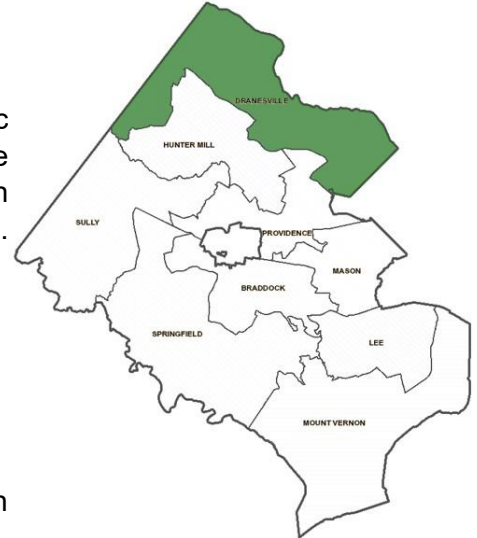
## 22 Actions

*In the Dranesville District, FDPA 2016-DR-027 required two public hearings before the Planning Commission.*

### Items Approved:

**2232-2023-DR-00007** to consider the proposal by the Fairfax County Public Schools Department of Facilities and Transportation Services to renovate and expand Dranesville Elementary School located at 1515 Powells Tavern Pl, Herndon, VA 20170. Tax Map: 10-2-((1)) 3K. Dranesville District. Area III.

**FDP 2022-DR-00029 - H/F TECHPOINTE, LLC**, RZ and FDP Appls. to rezone from I-4 to PRM to permit a multifamily residential development with an overall Floor Area Ratio (FAR) of 1.7 (inclusive of bonus density) and approval of the conceptual and final development plan. Located E. of River Birch Rd. and S. of Dulles Technology Dr. on approx. 5.00 ac. of land. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 16-3 ((1)) 32C. (Concurrent with PCA 79-C-037-09).



**FDP 2022-DR-00018 (RZPA 2022-DR-00143) - CONVERGE WEST FALLS, LLC**, FDP Appl. to approve the final development plan FDP-2022-DR-00018 (RZPA 2022-DR-00143) for RZ 2022-DR-00018. Located on the W. side of Haycock Rd., N. of Leesburg Pike on approx. 7.53 ac. of land zoned PRM and HC. Dranesville District. Tax Map 40-3 ((1)) 92 and 92A.

**FDP 2022-DR-00028 - JAG PARTNERS LLC**, RZ and FDP Appls. to rezone from C-3, C-6, SC, HC and CRD to PRM, SC, HC and CRD to permit a mixed-use development with an overall Floor Area Ratio (FAR) of 3.12 and approval of the conceptual and final development plan. Located on the N.E. side of Old Dominion Dr. between Ingleside Ave. and Beverly Rd., S.W. side of Elm St. between Moyer Pl. and Beverly Rd., McLean, 22101 on approx. 2.06 ac. of land. Comp. Plan Rec: Office. Dranesville District. Tax Map 30-2 ((10)) (8) 3, 4 and 5 and 30-2 ((10)) (7) 3.

**FDP 2022-DR-00007 - DULLES CENTER LLC**, RZ and FDP Appls. to rezone from PDC to PDH-12 to permit 48 stacked townhouse dwellings with an overall density of 11.38 dwelling units per acre (du/ac) inclusive of bonus density associated with affordable housing and carry forward the previously approved drive through financial institution on a conceptual and final development plan. Located in the N.W. quadrant of the intersection of Centerville Rd. and Coppermine Rd. on approx. 4.69 ac. of land. Comp. Plan Rec: Residential Use at 8-12 du/ac. Dranesville District. Tax Map 16-3 ((1)) 6A, 6A1, 6B, 36 and 36A.

**FDP 2023-DR-00011 - T&M MCLEAN VENTURE, LLC**, RZ and FDP Appl. to rezone from C-2, SC and CRD to PRM, SC and CRD to permit multifamily residential development with a Floor Area Ratio (FAR) of 1.97 and approval of the conceptual and final development plan. Located on the S. side of Chain Bridge Rd., W. of its intersection with Tennyson Dr. on approx. 2.80 ac. of land. Comp. Plan Rec: Office with an option for a form-based approach that allows up to a maximum of five stories. 68 ft. and FAR of 3.0. Dranesville District. Tax Map 30-2 ((1)) 23 (pt.). (Concurrent with PCA-C-491-04 (RZPA 2023-DR-00065) and PCA-C-491-05 (RZPA 2023-DR-00066)).



**FDPA 2016-DR-027 (RZPA 2022-DR-00148) - BITTERSWEET FIELDS, LLC**, FDPA Appl. to amend the final development plan for RZ 2016-DR-027 to permit additional development options and associated changes to development conditions. Located on the N. side of Frying Pan Rd., W. of its intersection with Sunrise Valley Dr. on approx. 6.54 ac. of land zoned PDH-20. Dranesville District. Tax Map 15-4 ((9)) B, C, 4 and 5.

**Items Recommended for Approval:**

**AF 2023-DR-00003 - SIMANSON LOCAL 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 830, 834, 840, 844, 900 Leigh Mill Rd. and 9698 Mill Ridge Ln., Great Falls, 22066 on approx. 29.81 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approval. Planning Commission Rec.: Not available. Please call the Planning Division at 703-324-1380 after January 24, 2024, to obtain the recommendations. Dranesville District. Tax Map 13-3 ((1)) 19Z, 20Z, 24Z, 25, 26Z, 43Z and 13-3 ((16)) 3.

**SE 2023-DR-00001 - FR Chesterbrook JV, LLC**, SE Appl. to permit a waiver for increase in sign area. Located at 6246 Old Dominion Dr., McLean, 22101 on approx. 18,473 sq. ft. of land zoned C-6. Dranesville District. Tax Map 31-3 ((1)) 112B.

**SEA 94-D-002-03 - NEIGHBORHOOD AND COMMUNITY SERVICES**, SEA Appl. to amend SEA 94-D-002-02 previously approved for alternative uses of a public facility to permit a non-profit organization to use the Lewinsville Senior Center and associated modifications to the development conditions. Located at 1613 Great Falls St., Mclean, 22101 on approx. 5.58 ac. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 42A.

**SEA 91-D-016-02 - VIRGINIA RESTAURANTS, LLC**, SEA Appl. to amend SEA 91-D-016 previously approved for an increase in height and FAR in the C-8 District for a hotel, a restaurant and two restaurants with drive throughs to allow site modifications, and an increase in the number of drive through lanes at an overall FAR of 0.58. Located at 2170 Centreville Rd., Herndon, 20170 on approx. 7.86 ac. of land zoned C-8. Dranesville District. Tax Maps 16-1 ((1)) 8 and 9.

**RZ 2022-DR-00018 - CONVERGE WEST FALLS, LLC**, RZ Appl. to rezone from C-3 and HC to PRM and HC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.5. Located on the W. side of Haycock Rd., N. of Leesburg Pike on approx. 7.53 ac. of land. Comp. Plan Rec: mixed-use. Dranesville District. Tax Map 40-3 ((1)) 92 and 92A. (Concurrent with Plan Amendment 2023-II-M1).

**RZ 2022-DR-00029 - H/F TECHPOINTE, LLC**, RZ and FDP Appls. to rezone from I-4 to PRM to permit a multifamily residential development with an overall Floor Area Ratio (FAR) of 1.7 (inclusive of bonus density) and approval of the conceptual and final development plan. Located E. of River Birch Rd. and S. of Dulles Technology Dr. on approx. 5.00 ac. of land. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 16-3 ((1)) 32C. (Concurrent with PCA 79-C-037-09).

**RZ 2022-DR-00008 - MARS INCORPORATED**, RZ Appl. to rezone from C-2, C-3, C-6, HC, SC and CRD to C-3, HC, SC and CRD to permit office use with an overall Floor Area Ratio (FAR) of 0.76. Located immediately S. of the intersection of Moyer Pl. and Elm St., S. of Dolley Madison Blvd. and N. of Old Dominion Dr. on approx. 3.79 ac. of land. Comp. Plan Rec: Office. Dranesville District. Tax Map 30-2 ((6)) 1, 30-2 ((10)) (7) 2, and 30-2 ((10)) (8) 1.

**RZ 2022-DR-00028 - JAG PARTNERS LLC**, RZ and FDP Appls. to rezone from C-3, C-6, SC, HC and CRD to PRM, SC, HC and CRD to permit a mixed-use development with an overall Floor Area Ratio (FAR) of 3.12 and approval of the conceptual and final development plan. Located on the N.E. side of Old Dominion Dr. between Ingleside Ave. and Beverly Rd., S.W. side of Elm St. between Moyer Pl. and Beverly Rd., McLean, 22101 on approx. 2.06 ac. of land. Comp. Plan Rec: Office. Dranesville District. Tax Map 30-2 ((10)) (8) 3, 4 and 5 and 30-2 ((10)) (7) 3.

**RZ 2022-DR-00007 - DULLES CENTER LLC**, RZ and FDP Appls. to rezone from PDC to PDH-12 to permit 48 stacked townhouse dwellings with an overall density of 11.38 dwelling units per acre (du/ac) inclusive of bonus density associated with affordable housing and carry forward the previously approved drive through financial institution on a conceptual and final development plan. Located in the N.W. quadrant of the intersection of Centerville Rd. and Coppermine Rd. on approx. 4.69 ac. of land. Comp. Plan Rec: Residential Use at 8-12 du/ac. Dranesville District. Tax Map 16-3 ((1)) 6A, 6A1, 6B, 36 and 36A.

**RZ 2023-DR-00011 - T&M MCLEAN VENTURE, LLC**, RZ and FDP Appl. to rezone from C-2, SC and CRD to PRM, SC and CRD to permit multifamily residential development with a Floor Area Ratio (FAR) of 1.97 and approval of the conceptual and final development plan. Located on the S. side of Chain Bridge Rd., W. of its intersection with Tennyson Dr. on approx. 2.80 ac. of land. Comp. Plan Rec: Office with an option for a form-based approach that allows up to a maximum of five stories. 68 ft. and FAR of 3.0. Dranesville District. Tax Map 30-2 ((1)) 23 (pt.). (Concurrent with PCA-C-491-04 (RZPA 2023-DR-00065) and PCA-C-491-05 (RZPA 2023-DR-00066)).

**PCA-C-491-04 (RZPA 2023-DR-00065) - T&M MCLEAN VENTURE, LLC**, PCA Appl. to amend the proffers for RZ-C-491 previously approved for office to permit deletion of land area and associated modifications to proffers. Located on the S. side of Chain Bridge Rd., W. of its intersection with Tennyson Dr. on approx. 2.80 ac. of land zoned C-2, SC and CRD. Comp. Plan Rec: Office with an option for a form-based approach that allows up to a maximum of five stories. 68 ft. and FAR of 3.0. Dranesville District. Tax Map 30-2 ((1)) 23 pt. (Concurrent with RZ/FDP 2023-DR-00011 and PCA-C-491-05 (RZPA 2023-DR-00066)).

**PCA-C-491-05 (RZPA 2023-DR-00066) - T&M MCLEAN VENTURE, LLC**, PCA Appl. to amend the proffers for RZ-C-491 previously approved for office to permit partial proffered condition amendment to permit minor modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.48 and a modification of open space requirements in a CRD. Located on the S. side of Chain Bridge Rd., W. of its intersection with Tennyson Dr. on approx. 1.63 ac. of land zoned C-2, SC, CRD. Comp. Plan Rec: Office. Dranesville District. Tax Map 30-2 ((1)) 23 (pt.). (Concurrent with RZ/FDP 2023-DR-00011 and PCA-C-491-04 (RZPA 2023-DR-00065)).

**PCA 79-C-037-09 - H/F TECHPOINTE, LLC**, PCA Appl. to amend the proffers for RZ 79-C-037 previously approved for industrial uses to permit a multifamily residential development with an FAR of 1.7 (inclusive of bonus density) with associated modifications to proffers and site design. Located E. of River Birch Rd. and S. of Dulles Technology Dr. on approx. 5.00 ac. of land zoned I-4. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 16-3 ((1)) 32C. (Concurrent with RZ/FDP 2022-DR-00029).

### **Items Recommended for Adoption:**

**Plan Amendment PA-2023-II-M1** concerns approx. 7.5 ac. generally located at 7054 Haycock Rd, Falls Church VA 22043; Tax Map Parcel # 40-3((1)) 92 and 92A in the Dranesville Supervisor District. The area is planned for mixed-use including residential, office, institutional and retail uses. The amendment will consider a shift from planned institutional use to office use. Recommendations relating to the transportation network may also be modified. PA-2023-II-M1 is concurrently under review with Rezoning application RZ-2022-DR-00018.

### **Amendment to the Zoning Ordinance of the 1976 Code of the County of Fairfax, as follows:**

- 1) Add new regulations for outdoor lighting on properties within one-half mile of the Turner Farm Park Observatory ("one-half mile area").
- 2) On single-family lots within the one-half mile area, fixtures that are exempt from certain other lighting regulations are limited to the following:
  - a. Motion activated lighting fixtures of 1,500 lumens or less;
  - b. Lighting fixtures at an exterior door or garage of 1,500 lumens or less; and
  - c. Other lighting fixtures of up to 20 lumens.

- 3) Limit up lights or spotlights within the one-half mile area to 300 lumens.
- 4) Editorial revisions to clarify when previously existing lighting fixtures may remain and add new provision to allow lawfully existing fixtures within one-half mile around the Observatory to remain.

## FY 2024 Franconia District Land Use Actions

# 14 Actions



### Items Approved:

**FDP 2022-LE-00024 - 6235 BRANDON AVE LLC**, RZ and FDP Appls. to rezone from C-6, SC, HC, and CRD Districts to PDC, SC, HC, and CRD Districts to permit a hotel and self-storage facility with an overall density of 1.35 FAR, and approval of the conceptual and final development plan. Located on the E. side of Brandon Ave., N. side of Commerce St., and W. side of Augusta Dr., on approx. 4.34 ac. of land. Comp. Plan Rec: Mixed Use. Franconia (formerly Lee District) District. Tax Map 80-4 ((1)) 5C1 and 5C2. (Concurrent with PA 2021-IV-FS1).

**FDP 2018-LE-009 - EYA DEVELOPMENT LLC**, RZ and FDP Appl. to rezone from PDH-4 and R-1 Districts to PDH-12 District to develop 174 single-family attached dwellings (inclusive of 18 ADUs) at 10.07 du/ac. Located on the E. side of South Van Dorn St., approx. 190 ft. S. of its intersection with Castlewellan Dr., on approx. 17.28 ac. of land. Current Comp. Plan Rec: Residential, 3-4 du/ac. Proposed Comp. Plan Rec: Residential, 10-12 du/ac. Franconia (Formerly Lee District) District. Tax Map 91-2 ((1)) 35A and 35B. (Concurrent with PCA-C-448-34 and associated with PA 2015-IV-RH1).

**FDPA 2004-LE-012-02 (RZPA 2022-LE-00055) - RH SENIOR HOUSING LLC, A VIRGINIA LIMITED LIABILITY CORPORATION**, PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ/FDP 2004-LE-012, previously approved for a mixed-use development, to permit an independent living facility and associated modifications to proffers and site design at an intensity of 2.03 Floor Area Ratio (FAR). Located in the N.W. quadrant of the intersection of Richmond Hwy. and Groveton St., on approx. 27,516 sq. ft. of land zoned PRM, CRD, and HC. Comp. Plan Rec. Franconia (Formerly Lee) District. Tax Map 93-1 ((1)) 98A.

### Items Recommended for Approval:

**SE 2023-FR-00008 - HIRUT TESFAYE/YAYA FAMILY CHILDCARE LLC**, SE Appl. to permit a home day care facility. Located at 6026 Kestner Cir., Alexandria, 22315 on approx. 1,700 sq. ft. of land zoned PDH-8 and NR. Franconia District. Tax Map 91-2 ((15)) (13) 27.

**SE 2023-FR-00033 - INOVA HEALTH CARE SERVICES**, SE Appl. to permit sign modifications. Located at 6910 Beulah St., Alexandria, 22310 on approx. 21.61 ac. of land zoned PDC. Franconia District. Tax Map 91-1 ((4)) B and 91-1 ((32)) 1.

**SEA 2014-LE-005 - GRAMM SPRINGFIELD HYUNDAI PROPERTY, LLC**, SEA Appl. to amend SE 2014-LE-005 previously approved for a vehicle sales, rental, and service establishment to permit a second vehicle sales, rental, and service establishment and associated modifications to site design and development conditions. Located on the E. side of Loisdale Rd. (Rt. 789) approx. 2,400 ft. S. of its intersection with Lois Dr. on approx. 7.65 ac. of land zoned C-8.

Franconia District (Formerly Lee District). Tax Map 90-4 ((1)) 6A4 (pt.). (Concurrent with PCA 2010-LE-005-002 (RZPA 2022-FR-00155)).

**RZ 2022-LE-00024 - 6235 BRANDON AVE LLC**, RZ and FDP Appls. to rezone from C-6, SC, HC, and CRD Districts to PDC, SC, HC, and CRD Districts to permit a hotel and self-storage facility with an overall density of 1.35 FAR, and approval of the conceptual and final development plan. Located on the E. side of Brandon Ave., N. side of Commerce St., and W. side of Augusta Dr., on approx. 4.34 ac. of land. Comp. Plan Rec: Mixed Use. Franconia (formerly Lee District) District. Tax Map 80-4 ((1)) 5C1 and 5C2. (Concurrent with PA 2021-IV-FS1).

**RZ 2018-LE-009 - EYA DEVELOPMENT LLC**, RZ and FDP Appl. to rezone from PDH-4 and R-1 Districts to PDH-12 District to develop 174 single-family attached dwellings (inclusive of 18 ADUs) at 10.07 du/ac. Located on the E. side of South Van Dorn St., approx. 190 ft. S. of its intersection with Castlewellan Dr., on approx. 17.28 ac. of land. Current Comp. Plan Rec: Residential, 3-4 du/ac. Proposed Comp. Plan Rec: Residential, 10-12 du/ac. Franconia (Formerly Lee District) District. Tax Map 91-2 ((1)) 35A and 35B. (Concurrent with PCA-C-448-34 and associated with PA 2015-IV-RH1).

**RZ 2021-LE-019 - TOWNS AT VILLA PARK LLC**, RZ Appl. to rezone from R-1 to R-8 District to permit residential development with a total density of 6.88 dwelling units per acre (du/ac). Located in the eastern terminus of Wesley Rd., S. of Villa Park Rd. and W. side of Franconia-Springfield Pkwy. on approx. 5.81 ac. of land. Comp. Plan Rec: Residential at 5 - 8 du/ac. Franconia (Formerly Lee) District. Tax Map 90-2 ((4)) 19 and 20.

**PCA 2010-LE-005-002 (RZPA 2022-FR-00155) - GRAMM SPRINGFIELD HYUNDAI PROPERTY, LLC**, PCA Appl. to amend the proffers for RZ 2010-LE-005 previously approved for vehicle sales, rental, and service establishment to permit a second vehicle sales, rental, and service establishment and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.14. Located on the E. side of Loisdale Rd. (Rt. 789) approx. 2,400 ft. S. of its intersection with Lois Dr. (Rt. 3014) on approx. 7.65 ac. of land zoned C-8. Comp. Plan Rec: Industrial, with option for vehicle sales center and associated service facility. Franconia (Formerly Lee District) District. Tax Map 90-4 ((1)) 6A4 (pt.). (Concurrent with SEA 2014-LE-005).

**PCA 2004-LE-012-02 CDPA 2004-LE-012 (RZPA 2022-LE-00055) - RH SENIOR HOUSING LLC, A VIRGINIA LIMITED LIABILITY CORPORATION**, PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ/FDP 2004-LE-012, previously approved for a mixed-use development, to permit an independent living facility and associated modifications to proffers and site design at an intensity of 2.03 Floor Area Ratio (FAR). Located in the N.W. quadrant of the intersection of Richmond Hwy. and Groveton St., on approx. 27,516 sq. ft. of land zoned PRM, CRD, and HC. Comp. Plan Rec. Franconia (Formerly Lee) District. Tax Map 93-1 ((1)) 98A.

**PCA-C-448-34 - EYA DEVELOPMENT LLC**, PCA Appl. to amend the proffers for RZ-C-448, previously approved for mixed use development to remove the land area to permit proffers and site design modifications at a density of 10.07 du/ac. Located on the E. side of S. Van Dorn St., approx. 190 ft. S. of its intersection with Castlewellan Dr., on approx. 6.28 ac. of land zoned PDH-4. Current Comp. Plan Rec: Residential, 3-4 du/ac. Proposed Comp. Plan Rec: Residential, 10-12 du/ac. Franconia (Formerly Lee District) District. Tax Map 91-2 ((1)) 35A (pt.) and 35B. (Concurrent with RZ/FDP 2018-LE-009 and associated with PA 2015-IV-RH1).

### **Items Recommended for Adoption:**

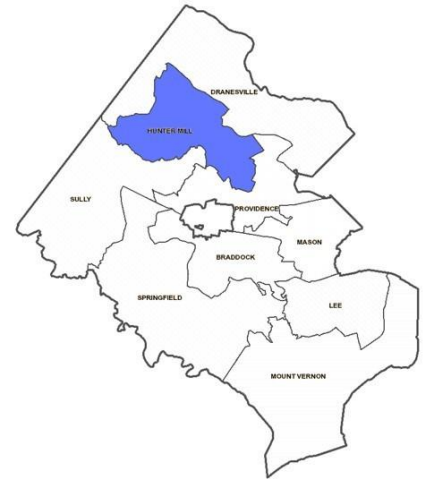
**Plan Amendment 2015-IV-RH1** concerns approx. 17.4 ac. generally located at 6625 South Van Dorn Street, Alexandria, VA, 22315, Tax Map Parcels 91-2 ((1)) 35A and 35B in the Franconia (Formerly Lee District) District. The area is planned for residential use at 3-4 du/ac. In 2015, the Board of Supervisors directed staff to consider a mix of residential uses up to 275 dwelling units and 20,000 square feet of retail use which may be increased to 70,000 square feet to accommodate a retail anchor such as a grocery store. The current proposal reflected in the Staff recommendation considers 174 single family attached residential units with no retail use, at a density up to 10 dwelling units per acre including affordable housing units, and other conditions. The amendment proposes a reduced density, no retail use, and other conditions. Recommendations relating to the transportation network may also be modified.



# FY 2024 Hunter Mill District Land Use Actions

## 19 Actions

*In the Hunter Mill District, RZ/FDP 2022-HM-00025, RZ 2023-HM-00004, and SE 2023-HM-00028 required two public hearings before the Planning Commission. Additionally, the Reston Comprehensive Plan Study held its first public hearing on June 14, 2023. An additional public hearing was required in FY 2024, which was held on July 19, 2023.*



### Items approved:

**CSPA 2009-HM-019-04 (RZPA 2023-HM-00088) - COMSTOCK RESTON STATION HOLDINGS, LC**, CSPA Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 2009-HM-019 to permit sign modifications. Located on the S. side of Sunset Hills Rd., W. side of Wiehle Ave., and N. side of Dulles Airport Access Rd. on approx. 9.91 ac. of land zoned PDC. Hunter Mill District. Tax Map 17-4 ((24)) 3, 17-4 ((1)) 17E, and 17-4 ((1)) 17L1 – 17L7.

**FDP 2022-HM-00025 - SEM FAIRFAX LAND ASSOCIATES, LLC** RZ and FDP Appls. to rezone from the R-E to PDH-1 District to permit a residential development with an overall density of 0.90 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the W. side of Lake Fairfax Dr. and generally S.E. of Hunt Club Rd., immediately N. of Lake Fairfax Park and S. of Green Run Ln. on approx. 8.87 ac. of land. Comp. Plan Rec: private recreation with an option for residential uses at 0.5 to 1.0 du/ac. Hunter Mill District. Tax Map 18-1 ((1)) 2.

**FDPA 93-H-004-02-02 (RZPA 2023-HM-00041) - WS-ADW OWNER, LLC**, PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ 93-H-004, previously approved for three office buildings, to permit an option for 82 residential units, and associated modifications to proffers and site design at a 0.48 Floor Area Ratio (FAR). Located on the N. side of Sunset Hills Rd., S. and W. sides of American Dream Way on approx. 28.29 ac. of land zoned PDC. Comp. Plan Rec: Mixed-Use. Hunter Mill District. Tax Map 17-4 ((1)) 35D and 36B.

**FDPA 2018-HM-020 (RZPA 2023-HM-00004) - APA PROPERTIES NO. 6, L.P.**, FDPA Appl. to amend the final development plan for RZ 2018-HM-020 to permit multifamily residential uses and associated changes to development conditions. Located on the W. of Wiehle Ave., N. of Sunset Hills Rd. on approx. 6.99 ac. of land zoned PRM. Hunter Mill District. Tax Map 17-4 ((5)) 7N2 (pt.), 3N1 (pt.), 3W2 (pt.), and 7E2 (pt.).

**FDPA 94-H-011-03 (RZPA 2023-HM-00032) - MARILYN AND STEPHEN BRENNAN**, FDPA Appl. to amend the final development plan for RZ 94-H-011 to permit an addition 6.2 ft. from the rear lot line. Located at 2446 Artic Fox Way, Reston, 20191 on approx. 6,207 sq. ft. of land zoned PDH-4. Hunter Mill District. Tax Map 25-2 ((17)) 35.

**FDPA 2014-HM-024 (RZPA 2023-HM-00099) - BOBBAK AND MARIAM SAFAIPOUR**, FDPA Appl. to amend the final development plan for RZ 2014-HM-024 to permit a reduction in setback requirements to allow a roofed deck 16.7 ft. from the rear lot line and associated changes to development conditions. Located at 1627 Crim Dell Ln., Vienna, 22182 on approx. 12,956 sq. ft. of land zoned PDH-2. Hunter Mill District. Tax Map 28-4 ((43)) 13.



**FDPA 2011-HM-032-002 (RZPA 2023-HM-00038) - TYSONS WEST PHASE 2, L.L.C.**, FDPA Appl. to amend the final development plan for FDP 2011-HM-032 to permit a residential building and associated changes to development conditions. Located in the S.E. quadrant of the intersection of Cornerside Blvd. and Ashgrove Ln. on approx. 1.94 ac. of land zoned PTC, HC and SC. Hunter Mill District. Tax Map 29-3 ((34)) 4B.

**Items recommended for approval:**

**SE 2022-HM-00035 - CARLA S. MARTY AND CARLA'S DAYCARE LLC**, SE Appl. to permit a home day care facility. Located at 1307 Deep Run Ln., Reston, 20190 on approx. 19,744 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 12-3 ((4)) (6) 46.

**SE 2024-HM-00002 - JACO-TMG HALLEY RISE, L.L.C.**, SE Appl. to permit an amendment to the previously approved sign plan. Located at 11945 Hopper St., Reston, 20191 on approx. 28.72 ac. of land zoned PDC. Hunter Mill District. Tax Map 17-3 ((8)) 1C1, 1C2, 1C3, 1C5, 1C6.

**SE 2023-HM-00028 - KIDSDOM MONTESSORI INC. AND IMRAN A. MUFTI**, SE Appl. to permit a home day care facility. Located at 10900 Baron Cameron Ave., Reston, 20194 on approx. 1.86 ac. of land zoned PDH-2. Hunter Mill District. Tax Map 12-3 ((17)) 219.

**SE 2024-HM-00004 - ST WIEHLE LLC**, SE Appl. to permit certain sign modifications to allow additional signage on-site. Located at 11500 Commerce Park Dr., Reston 20191 on approx. 1.84 ac. of land zoned PRM. Hunter Mill District. Tax Map 17-4 ((12)) 11B1.

**RZ 2022-HM-00025 - SEM FAIRFAX LAND ASSOCIATES, LLC** RZ and FDP Appls. to rezone from the R-E to PDH-1 District to permit a residential development with an overall density of 0.90 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the W. side of Lake Fairfax Dr. and generally S.E. of Hunt Club Rd., immediately N. of Lake Fairfax Park and S. of Green Run Ln. on approx. 8.87 ac. of land. Comp. Plan Rec: private recreation with an option for residential uses at 0.5 to 1.0 du/ac. Hunter Mill District. Tax Map 18-1 ((1)) 2.

**RZ 2023-HM-00004 - SAMIR AMER AND MUNA AMER**, RZ Appl. to rezone from the R-1 District to R-2 District to permit two single-family detached dwelling units at a density of 1.05 dwelling units/acre. Located on the S. side of Lawyers Rd. and E. side of Laurel Ridge Rd. on approx. 1.91 ac. of land. Comp. Plan Rec: Residential 1-2 du/ac. Hunter Mill District. Tax Map 38-1 ((1)) 30.

**PCA 93-H-004-03/CDPA 93-H-004-02 (RZPA 2023-HM-00041) - WS-ADW OWNER, LLC**, PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ 93-H-004, previously approved for three office buildings, to permit an option for 82 residential units, and associated modifications to proffers and site design at a 0.48 Floor Area Ratio (FAR). Located on the N. side of Sunset Hills Rd., S. and W. sides of American Dream Way on approx. 28.29 ac. of land zoned PDC. Comp. Plan Rec: Mixed-Use. Hunter Mill District. Tax Map 17-4 ((1)) 35D and 36B.

**PCA/CDPA 2011-HM-032 (RZPA 2022-HM-00027) - JBG TYSONS HOTEL L.L.C.**, PCA and CDPA Appl(s). to amend RZ 2011-HM-032, previously approved for mixed use development, to permit modifications to proffers and site design at a 2.66 Floor Area Ratio (FAR) inclusive of bonus density. Located in the N.W. quadrant of the intersection of Leesburg Pike and Westwood Center Dr. on approx. 11.49 ac. of land zoned PTC, HC and SC. Comp. Plan Rec: Residential Mixed-Use, Transit Station Mixed-Use, and Civic Use/Public Facility. Hunter Mill District. Tax Map 29-3 ((34)) 2, 3B, 4B, 5, 6 and B.

**PRC 80-C-111-02 (RZPA 2023-HM-00058) - FAIRFAX COUNTY SCHOOL BOARD, A BODY CORPORATE**, PRC Appl. to approve the PRC plan associated with RZ 80-C-111 to permit renovation and building additions for Armstrong Elementary School. Located along Fairfax County Parkway (Rt. 286) and N. of Lake Newport

Rd. on approx. 14.31 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Governmental and Institutional. Hunter Mill District. Tax Map 11-3 ((1)) 12.

### **Items Recommended for Adoption:**

**Comprehensive Plan Amendment PA 2020-III-UPI Reston Comprehensive Plan Study**, concerns all the area within the planned community of Reston (approximately 8,400 acres inclusive of roads), generally located approximately 20 miles west of Washington DC, seven miles west of Tysons and six miles east of Washington Dulles International Airport. The study area is within the Hunter Mill Supervisor District and is bisected by the Dulles Airport Access Road (DAAR) and extends as far as Route 7 on the north, Fox Mill Road to the south, Hunter Mill Road to the east, and Centreville Road to the west.

The Plan Amendment proposes to update Comprehensive Plan guidance for the entirety of the Reston community, and focuses on the following areas:

- Planning Principles
- Land Use
- Transportation
- Housing
- Parks and Open Space
- Environmental Stewardship
- Heritage Resources
- Public Facilities
- Public Art
- Equity
- Community Health
- Economic Development

The Plan Amendment proposes guidance for Reston that was written and developed by the Reston Task Force in collaboration with County staff. The proposed Plan recognizes, protects, and guides harmonious development, and extends the legacy of outstanding New Town Planning in Reston. The proposed Plan includes guidance to maintain the existing residential density in the Village Centers (Hunters Woods, South Lakes, and North Point), continue to focus higher intensity mixed-use development in the Reston Transit Station Areas (TSAs), and continue to protect, maintain, and provide transitions to the surrounding residential neighborhoods.

The proposed guidelines balance future land uses with supporting transportation infrastructure and services, increase the production of new affordable housing in Reston, and emphasize the benefits and necessity of human interaction with nature. The proposed plan guidance continues to focus redevelopment in the Reston “TSAs,” while maintaining the existing residential neighborhood character in the Planned Residential Community (PRC) zoned areas of Reston.

Reston’s Village Centers are planned to reflect the land uses that currently exist, except for Lake Anne Village Center which currently has detailed planning guidance to guide future redevelopment. This guidance is retained. Proposed Village Center guidance removes the residential redevelopment option for the current non-residential portions of the Village Centers and requires an amendment to the Comprehensive Plan for that residential option, except for Lake Anne and Tall Oaks’. Future Plan amendments are limited to a maximum density of 20 dwelling units per acre.

The proposed transportation vision for Reston includes a multimodal system intended to provide safe, efficient, attractive, and dependable travel options in an equitable way for all current and future Reston residents, employees, and visitors.

The proposed text includes targeted household income tiers (Area Median Income or AMI) for rental Workforce Dwelling Units (WDUs) within Reston, which are consistent with the Countywide Workforce Dwelling Units Policy and maintains the minimum 12% WDU provision and sliding scale currently in the adopted Reston Comprehensive Plan.

The proposed Parks and Open Space guidance acknowledges that the existing parks, recreation, and open space system in Reston is recognized as one of the most outstanding features in Reston and includes several large open spaces, forest and stream conservation areas, lakes, and stream valley parks. The proposed guidance retains the list of public parks that serve Reston in the currently adopted plan and retains flexibility for the equivalent of 12 athletic fields of varying sizes including the provision of unprogrammed open space for sports and activities.

The proposed Environmental Stewardship guidance specifies an environmental vision and the associated planning principles expected to guide development in Reston. The proposed guidance offers insight into environmental issues, describes the challenges facing the community, and offers specific recommendations to address Reston's challenges.

The Heritage Resources recommendations address the need to identify, evaluate, protect, and support both known and potential heritage resources in Reston to retain a decisive link for interpreting Reston's history. The proposed guidance includes language to ensure that the current and planned public facilities will adhere to the principles identified in the Reston Comprehensive Plan.

The Public Art recommendations were updated to ensure developers coordinate public art projects with Public Art Reston early in the design process; work with locally and nationally recognized artists and arts organizations to successfully integrate public art into proposed developments, and to ensure there is transparency in the Public Art Reston review of public art proposals.

The proposed Comprehensive Plan provides a focus on the equity, community health, and economic development elements that are key to establishing and maintaining a complete community by highlighting key guidance found in other chapters of the proposed Plan and providing the vision for Equity, Community Health and Economic Development in Reston and recommending actions to achieve those visions.

## FY 2024 Mason District Land Use Actions

### 12 Actions

#### Items approved:

**2232-2023-MA-00003** to consider the proposal by the Fairfax County Public Schools Department of Facilities and Transportation Services to renovate and expand Bren Mar Elementary School located at 6344 Beryl Road, Alexandria, VA 22312. Tax Map: 81-1 ((1)) 6. Mason District. Area I.

**2232-2022-MA-00002** to consider the proposal by the Department of Public Works and Environmental Services (DPWES) to construct a permanent replacement fire station facility and relocate an existing telecommunications equipment compound. The facility is located at 8914 Little River Turnpike, Fairfax VA 22031. Tax Map: 58-4 ((1)) 62. Mason District. Area II.

**2232-2022-MA-00003** to consider the proposal by the Department of Public Works and Environmental Services (DPWES) to construct a temporary fire station facility located at 8724 Little River Turnpike, Fairfax, VA 22031. Tax Map: 59-3-((1)) 7. Mason District. Area II.



**2232-2023-MA-00011** to consider a proposal by the Fairfax County Department of Public Works and Environmental Services (DPWES) for interior renovations and an exterior addition to the Mason District Police Station, which is co-located with the Mason District Government Center at 6507 Columbia Pike, Annandale, VA 22003. The proposal includes a request to install temporary facilities in the parking lot during renovation and expansion of the permanent facilities. Tax Map: 61-3 ((1)) 3. Mason District. Area I.

**FDP 2023-MA-00001 - EASTGATE JV, LLC**, RZ and FDP Appls. to rezone from C-6, HC, CRD and SC to PRM, HC, CRD and SC to permit mixed use multi-family apartment building with an overall intensity of 2.34 Floor Area Ratio (FAR) including bonus density associated with affordable housing and approval of the conceptual and final development plan. Located on the E. side of John Marr Dr. approx. 425 ft. S. of intersection of John Marr Dr. and Columbia Pike on approx. 3.22 ac. of land. Comp. Plan Rec: Alternative Uses. Mason District. Tax Map 71-1 ((1)) 103A2 and 103A3

#### **Items recommended for approval:**

**SE 2023-MA-00017 -BRADLICK SUBSIDIARY LLC**, SE Appl. to permit a waiver of sign regulations to permit an increase in sign area and height, by replacing two existing freestanding pylon signs. Located at 6930 Bradlick Shopping Ctr., Annandale, 22003 on approx. 11.96 ac. of land zoned C-6. Mason District. Tax Map 71-4 ((1)) 27.

**SE 2023-MA-00042 - DRI/WP ALTA CROSSROADS, LLC**, SE Appl. to permit sign modifications. Located at 5837 Columbia Pike, Falls Church, 22041 on approx. 3.78 ac. of land zoned PDC, HC, SC and CRD. Mason District. Tax Map 61-2 ((19))5C and 11B.

**SEA 80-A-072 - VERSAR PROPERTY OWNER, LLC**, SEA Appl. to amend SE 80-A-072 previously approved for a floodplain to permit modifications to site design and development conditions. Located at 6850 Versar Ctr., Springfield, 22151 on approx. 15.62 ac. of land zoned I-5. Mason District. Tax Map 80-2 ((1)) 22A and 22B.

**SEA 2002-MA-020 - BOARD OF SUPERVISORS FAIRFAX COUNTY, VIRGINIA AND GLOBAL SIGNAL ACQUISITIONS IV, LLC**, SEA Appl. to amend SE 2002-MA-020 previously approved for a public benefit association and telecommunications facility with a monopole on the site of the existing West Annandale Fire Station to permit the relocation of telecommunication equipment storage and associated modifications to site design and development conditions. Located at 8914 Little River Tpke., Fairfax, 22031 on approx. 1.70 ac. of land zoned R-1. Mason District. Tax Map 58-4 ((1)) 62. (Concurrent with 2232-2022-MA-00002).

**RZ 2023-MA-00001 - EASTGATE JV, LLC**, RZ and FDP Appls. to rezone from C-6, HC, CRD and SC to PRM, HC, CRD and SC to permit mixed use multi-family apartment building with an overall intensity of 2.34 Floor Area Ratio (FAR) including bonus density associated with affordable housing and approval of the conceptual and final development plan. Located on the E. side of John Marr Dr. approx. 425 ft. S. of intersection of John Marr Dr. and Columbia Pike on approx. 3.22 ac. of land. Comp. Plan Rec: Alternative Uses. Mason District. Tax Map 71-1 ((1)) 103A2 and 103A3.

#### **Items Recommended for Adoption:**

**Plan Amendment 2022-I-B1** concerns approx. 13 acres, generally located at the southeast corner of Leesburg Pike and Carlin Springs Road; (Tax Map Parcels 61-4 ((17)) B; 61-4 ((29)) D1, E, F1; 62-3 ((2)) A, B, C, 44A, 45A, 46, 51A, and 52A) (the "site") in the Mason Supervisor District. The site is planned for mixed- use development including up to 500 multi-family residential units and 46,000 square feet of commercial uses with maximum building heights ranging from 4-6 stories. The amendment proposes mixed-use development including up to 1,390 multi-family residential units with community serving retail with maximum building heights

up to 14 stories with a transition down to 4 stories. Recommendations relating to the transportation network may also be modified.

## FY 2024 Mount Vernon District Land Use Actions

### 10 Actions

*In the Hunter Mill District, SEA 2015-MV-002 required two public hearings before the Planning Commission.*

#### Items concurred with:

2232-2023-MV-00005 – **GUNSTON FIRE STATION** to consider the proposal by the Department of Public Works and Environmental Services Building Design to demolish the existing fire station and construct a fire station facility located at 10417 Gunston Road, Lorton, VA. Tax Map: - 114-3 ((1)) 11. Mount Vernon District. Area IV.

#### Items approved:

##### **CSP 2000-MV-046 (RZPA 2023-MV-00024) - BVT-AVENTON**

**HUNTINGTON STA OWNER JV LLP**, CSP Appl. for approval of a

Comprehensive Sign Plan associated with RZ 2000-MV-046. Located 5921 Ashlar Way, Alexandria, 22303 on approx. 4.02 ac. of land zoned PRM. Mount Vernon District. Tax Map 83-3 ((38)) C4.

#### Items recommended for approval:

**AF 2023-MV-00002 - HOLLY SPRING**, 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 11807, 11810, and 11824 Harley Rd., Lorton, 22079 on approx. 26.22 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approval. Planning Commission Rec.: Not available. Please call the Planning Division at 703-324-1380 after January 24, 2024, to obtain the recommendations. Mount Vernon District. Tax Map 118-1 ((3)) B; 118-2 ((5)) C, 1B, 2B, 7A.

**SE 2021-MV-00032 - KARLYN M. DAVIS, D/B/A KARLYN'S LITTLE BLESSINGS**, SE Appl. to permit a home day care facility. Located at 8850 Creekside Way, Springfield, 22153 on approx. 22,120 sq. ft. of land zoned PDH-3. Mount Vernon District. Tax Map 97-4 ((4)) 651.

**SE 2023-MV-00006 - ASHLEY E. HEINEMAN AND GAVIN A. DAWSON**, SE Appl. to permit uses in a floodplain. Located at 6417 14<sup>th</sup> St., Alexandria, 22307 on approx. 7,000 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 83-4 ((2)) (26) 15. (Associated with VC 2022-MV-00006)

**SE 2022-MV-00033 - NIGHAT IQBAL, d/b/a LORTON FAMILY CHILDCARE**, SE Appl. to permit a home day care facility. Located at 9914 East Hill Dr., Lorton, 22079 on approx. 3,400 sq. ft. of land zoned PDH-5. Mount Vernon District. Tax Map 113-2 ((8)) 43.

**SE 2023-MV-00021 -MARGARET MWIKALI MWONGELA AND THE MONTESSORI SCHOOL OF LORTON LLC**, SE Appl. to permit a home day care facility. Located at 8017 George Fox Pl., Lorton, 22079 on approx. 3,564 sq. ft. of land zoned PDH-8. Mount Vernon District. Tax Map 107-4 (22) ((2)) 35A.





**SEA 88-V-064-06 -THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY**, SEA Appl. to amend SE 88-V-064 previously approved for an alternate use of a public facility to permit an alternative use of a historic building and associated modifications to site design and development conditions. Located at 8333 Richmond Highway, Alexandria, 22309 on approx. 22.60 ac. of land zoned R-2, C-8 and HC. Mount Vernon District. Tax Map 101-4 ((1)) 5A; 101-4 ((1)) 57; 101-4 ((8)) (E) 1; 101-4 ((7)) 1 and 39.

**SEA 2015-MV-003 - CLAUDIA C. TRAMONTANA AND FIRST YEARS LEARNING CENTER LLC**, SEA Appl. to amend SE 2015-MV-003 previously approved for a home child day care facility, to amend development conditions to permit up to 12 children. Located on approx. 10,488 sq. ft. of land zoned PDH-2. Mount Vernon District. Tax Map 99-2 ((17)) 34.

**PCA 80-L-070-02 (RZPA 2023-MV-00062)- MILESTONE PROPERTIES IN LORTON LLC**, PCA Appl. to amend the proffers for RZ 80-L-070 previously approved for a concrete mixing and batching plant to permit a recycling center, storage yard, and building materials storage and sales use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.14. Located E. of Interstate 95, W. of Gunston Cove Rd., and approx. 1,600 ft. S. of Lorton Rd. on approx. 2.71 ac. of land zoned I-6. Comp. Plan Rec: Industrial. Mount Vernon District. Tax Map 107-4 ((1)) 68C.

## FY 2024 Providence District Land Use Actions

### 27 Actions

*In the Providence District, PCA 2011-PR-023-04/CDPA 2011-PR-023-03/FDP 2011-PR-023-06 required two public hearings before the Planning Commission.*

#### Items approved:

**2232-2023-PR-00012 Tysons Wastewater Pump Station**, to consider the proposal by the Fairfax County Department of Public Works and Environmental Services (DPWES) to construct a proposed Tysons Wastewater Pump Station. The pump station will replace an existing smaller pump station and include a pump station building and a standby generator building. Tysons Wastewater Pump Station will be located at 8608 Leesburg Pike, Vienna, VA 22182. Tax Map: 29-1 ((1)) 11. Providence District. Area II.

**CSP 2011-PR-023 (RZPA 2023-PR-00063) - RENAISSANCE CENTRO TYSONS MONARCH LLC**, Appl. for approval of a Comprehensive Sign Plan associated with RZ 2011-PR-023. Located at the N.W. quadrant of the intersection of Westpark Dr. and Jones Branch Dr. in Tysons on approx. 1.91 ac. of land zoned PTC. Providence District. Tax Map 29-4 ((19)) C and 29-4 ((19)) 1-94.

**FDP 2010-PR-014E (RZPA 2022-PR-00052) - GCC 28 OWNER, LLC**, FDP Appl. for final development plan for RZ 2010-PR-014E to permit a residential building and associated site improvements. Located in the S.E. quadrant of the intersection of Spring Hill Rd. and Broad St., within one-quarter mile of the Spring Hill Metro Station on approx. 2.65 ac. of land zoned PTC and HC. Providence District. Tax Map 29-3 ((1)) 63C (pt.). (Concurrent with PCA/CDPA 2010-PR-014E (RZPA 2022-PR-00051)).



**FDP 2023-PR-00005 - 8221 OLD COURTHOUSE ROAD, L.C.,** RZ and FDP Appls. to rezone from C-3 to PRM District to permit the repurposing of an office building to allow 55 residential units with an overall density of 27.5 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located 8221 Old Courthouse Rd., Vienna, 22182 on approx. 2.00 ac. of land. Comp. Plan Rec: Office Providence District. Tax Map 39-1 ((9)) 30B1. (Concurrent with PCA 1997-PR-007 (RZPA 2023-PR-00036)).

**FDP 2011-PR-011-07 (RZPA 2023-PR-00040) - CITYLINE PARTNERS LLC,** PCA CDPA and FDP Appl(s). to amend the proffers and conceptual development plan, and to permit a final development plan for FDP 2011-PR-011-07 for office or residential and hotel and retail uses at 6.02 Floor Area Ratio (FAR). Located in the S.W. quadrant of Route 123 and Anderson Rd. on approx. 1.78 ac. of land zoned PTC and HC. Comp. Plan Rec: Transit Mixed Use. Providence District. Tax Map 30-3 ((28)) (2) 1.

**FDP 2011-PR-023-06 (RZPA 2022-PR-00115) - CITYLINE PARTNERS LLC,** PCA, CDPA and FDP Appl(s). to amend the proffers and conceptual development plan with approval of the final development plan for RZ 2011-PR-023 for Block C2, previously approved for office and retail uses, to permit residential and retail uses and associated modifications to proffers and site design at a 2.18 Floor Area Ratio (FAR). Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr., and W. of its intersection with Jones Branch Dr. on approx. 2.92 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed Use. Providence District. Tax Map 29-4 ((7)) 3A1.

**FDPA 81-D-024-02 (RZPA 2022-PR-00119) - MCLEAN CORPORATE RIDGE PROPERTY, LLC,** PCA, CDPA and FDPA Appls. to amend the proffers, conceptual, and final development plans for RZ 81-D-024 previously approved for an office development with an overall Floor Area Ratio (FAR) of 0.73 to repurpose the existing building with live/work units. Located in the terminus of Corporate Ridge, E. of I-495 and N. of Leesburg Pike on approx. 8.07 ac. of land zoned PDC and HC. Comp. Plan Rec: Office. Providence District. Tax Map 39-2 ((1)) 62B.

**FDPA 2004-PR-044-003 (RZPA 2021-PR-00044) - TYSONS CORNER HOLDINGS LLC, TYSONS CORNER PROPERTY HOLDINGS LLC,** PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and final development plan associated with RZ 2004-PR-044, previously approved for a retail mixed use development to permit modifications to proffers and site design at a max Floor Area Ratio (FAR) of 1.76. Located E. of International Dr., S. of Chain Bridge Rd., N. of Leesburg Pike, and W. of the Capital Beltway on approx. 77.64 ac. of land zoned PDC, HC and SC. Comp. Plan Rec: Mixed Use. Providence District. Tax Map 29-4 ((1)) 35A, 35C, 35D, 35E and 35F; 39-2 ((1)) 2, 4 and 5.

#### **Items recommended for approval:**

**SE 2023-PR-00004 - AMIR J. FILIPOUR, TRUSTEE AND SHARON V. FILIPOUR, TRUSTEE,** SE Appl. to permit a waiver of minimum lot width requirements and a waiver of the side yard setback. Located at 2758 Chain Bridge Rd., Vienna, 22181 on approx. 2.29 ac. of land zoned R-2. Providence District. Tax Map 48-1 ((1)) 17 and 23. (Concurrent with RZ 2023-PR-00002).

**SEA 81-P-025-02 - COMPASS COFFEE, LLC,** SEA Appl. to amend SE 81-P-025 previously approved for a drive in financial institution and fast-food restaurant to permit a fast-food restaurant with a drive-through and associated modifications to site design and development conditions. Located at 7393A State Hwy 29., Falls Church, 22042 on approx. 3.87 ac. of land zoned C-8 and HC. Providence District. Tax Map 50-1 ((1)) 39D.

**RZ 2023-PR-00009 - MAESBOY, LLC,** RZ Appl. to rezone from C-6 to C-3 District to permit a veterinary hospital, office, financial institution, hotel, or a college/university with a maximum Floor Area Ratio (FAR) of 0.70. Located on the N. side of Arlington Blvd. and E. side of Executive Park Ave. on approx. 2.64 ac. of land. Comp. Plan Rec: Office. Providence District. Tax Map 49-3 ((1)) 102.

**RZ 2023-PR-00002 - AMIR J. FILIPOUR, TRUSTEE AND SHARON V. FILIPOUR, TRUSTEE**, RZ Appl. to rezone from R-1 to R-2 to permit 3 single-family detached dwellings with a total density of 1.31 dwelling units per acre (du/ac) and a waiver of the side yard setback. Located on the N. side of Chain Bridge Rd., 350 ft. W. of intersection with Oak Valley Dr. on approx. 2.29 ac. of land. Comp. Plan Rec: Residential, 1-2 du/ac. Providence District. Tax Map 48-1 ((1)) 17 and 23. (Concurrent with SE 2023-PR-00004).

**RZ 2023-PR-00005 - 8221 OLD COURTHOUSE ROAD, L.C.**, RZ and FDP Appls. to rezone from C-3 to PRM District to permit the repurposing of an office building to allow 55 residential units with an overall density of 27.5 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located 8221 Old Courthouse Rd., Vienna, 22182 on approx. 2.00 ac. of land. Comp. Plan Rec: Office Providence District. Tax Map 39-1 ((9)) 30B1. (Concurrent with PCA 1997-PR-007 (RZPA 2023-PR-00036)).

**PCA/CDPA 2010-PR-014E (RZPA 2022-PR-00051) - GCC 28 OWNER, LLC**, PCA and CDPA Appl(s). to amend the proffers and conceptual development plan for RZ 2010-PR-014E, previously approved for a mixed-use development, to permit residential use in Building E3, modifications to footprints of Buildings E3 and E5, and associated modifications to proffers and site design at a 3.41 floor area ratio. Located in the S.E. quadrant of the intersection of Spring Hill Rd. and Broad St., within one-quarter mile of the Spring Hill Metro Station, on approx. 2.92 ac. of land zoned PTC and HC. Comp. Plan Rec: Transit Station Mixed-Use. Providence District. Tax Map 29-3 ((1)) 63C(pt.). (Concurrent with FDP 2010-PR-014E (RZPA 2022-PR-00052)).

**PCA/CDPA 81-D-024 (RZPA 2022-PR-00119) - MCLEAN CORPORATE RIDGE PROPERTY, LLC**, PCA, CDPA and FDPA Appls. to amend the proffers, conceptual, and final development plans for RZ 81-D-024 previously approved for an office development with an overall Floor Area Ratio (FAR) of 0.73 to repurpose the existing building with live/work units. Located in the terminus of Corporate Ridge, E. of I-495 and N. of Leesburg Pike on approx. 8.07 ac. of land zoned PDC and HC. Comp. Plan Rec: Office. Providence District. Tax Map 39-2 ((1)) 62B.

**PCA 2004-PR-044-004/CDPA 2004-PR-044-002 (RZPA 2021-PR-00044) - TYSONS CORNER HOLDINGS LLC, TYSONS CORNER PROPERTY HOLDINGS LLC**, PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and final development plan associated with RZ 2004-PR-044, previously approved for a retail mixed use development to permit modifications to proffers and site design at a max Floor Area Ratio (FAR) of 1.76. Located E. of International Dr., S. of Chain Bridge Rd., N. of Leesburg Pike, and W. of the Capital Beltway on approx. 77.64 ac. of land zoned PDC, HC and SC. Comp. Plan Rec: Mixed Use. Providence District. Tax Map 29-4 ((1)) 35A, 35C, 35D, 35E and 35F; 39-2 ((1)) 2, 4 and 5.

**PCA 1997-PR-007 (RZPA 2023-PR-00036) - 8221 OLD COURTHOUSE ROAD, L.C.**, PCA Appl. to amend RZ 1997-PR-007 previously approved for office and hotel use to permit the deletion of the office land area from the rezoning. Located on the S.E. corner of the intersection of Old Courthouse Rd. and Lord Fairfax Rd. in Vienna on approx. 2.00 ac. of land zoned C-3. Comp. Plan Rec: Office. Providence District. Tax Map 39-1 ((9)) 30B1. (Concurrent with RZ/FDP 2023-PR-00005).

**PCA 79-P-038-03 (RZPA 2023-PR-00082) - JUNIPER PLACE, LLC**, PCA Appl. to amend the proffers for RZ 79-P-038 previously approved for Industrial development to permit associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.069. Located on the W. side of Juniper St., approx. 600 ft. N. of Route 29 on approx. 20,066 sq. ft. of land zoned 1-5 and HC. Comp. Plan Rec: Mixed Use. Providence District. Tax Map 49-2 ((5)) 5.

**PCA 2011-PR-011-004/ CDPA 2011-PR-011 (RZPA 2023-PR-00030) - CITYLINE PARTNERS LLC**, PCA CDPA and FDP Appl(s). to amend the proffers and conceptual development plan, and to permit a final development plan for FDP 2011-PR-011-07 for office or residential and hotel and retail uses at 6.02 Floor Area Ratio (FAR). Located in the S.W. quadrant of Route 123 and Anderson Rd. on approx. 1.78 ac. of land zoned PTC and HC. Comp. Plan Rec: Transit Mixed Use. Providence District. Tax Map 30-3 ((28)) (2) 1.

**PCA 2011-PR-023-04/ CDPA 2011-PR-023-03 (RZPA 2022-PR-00115) - CITYLINE PARTNERS LLC**, PCA, CDPA and FDP Appl(s). to amend the proffers and conceptual development plan with approval of the final development plan for RZ 2011-PR-023 for Block C2, previously approved for office and retail uses, to permit residential and retail uses and associated modifications to proffers and site design at a 2.18 Floor Area Ratio (FAR). Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr., and W. of its intersection with Jones Branch Dr. on approx. 2.92 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed Use. Providence District. Tax Map 29-4 ((7)) 3A1.

### **Items Recommended for Adoption:**

**Plan Amendment # 2022-II-F1** concerns approx. 43 ac. generally located at the southwest corner of Chain Bridge Road (Route 123) and Main Street (Route 236) (Tax Map # 57-3 ((1)) 17 and 57-4 ((1)) 14) in the Providence Supervisor District. The area is planned for public facilities use. The amendment will consider approximately two million square feet of public facilities use for the Fairfax County Judicial Complex and up to 300 multifamily dwelling units with supporting childcare facility. Recommendations relating to the transportation network may also be modified. Plan Amendment 2022-II-F1 is concurrently under review with Rezoning application RZPA-2022-PR-00152.

**Plan Amendment 2021-II-V1** concerns approx. 25.18 acres, generally located at the southeast corner of Route 29 and Nutley Street (Tax Map # 48-4 ((1)) 12F) in the Providence Supervisor District. The site is planned for community retail use up to 0.35 FAR. The amendment proposes mixed-use development to include community-serving retail uses and multifamily residential uses; with up to 585 dwelling units. Recommendations relating to the transportation network may also be modified. PA 2021-II-V1 is concurrently under review with Rezoning application RZ 2022-PR-00009.

## **FY 2024 Springfield District Land Use Actions**

# 14 Actions

*In the Springfield District, SEA 89-S-072-02 required two public hearings before the Planning Commission.*

### **Items approved:**

**CSPA 82-P-069-07 (RZPA 2023-SP-00008) - FAIRFAX COMMERCE, LLC**, CSPA Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 82-P-069 to permit sign modifications. Located on the N. side of Fair Lakes Pkwy., S. side of Federal Systems Park Dr., and E. side of Fair Valley Dr. on approx. 1.23 ac. of land zoned PDC and WS. Springfield District. Tax Map 45-4 ((11)) 1A. (Concurrent with FDPA 82-P-069-02-03 (RZPA 2023-SP-00007)).

**FDPA 82-P-069-02-03 (RZPA 2023-SP-00007) - FAIRFAX COMMERCE, LLC**, FDPA Appl. to amend the final development plans for RZ 82-P-069 to modify the restaurant with drive-through and make associated changes to development conditions. Located on the N. side of Fair Lakes Pkwy., S. side of Federal Park Dr., and E. side of Fair Valley Dr. on approx. 1.23 ac. of land zoned PDC and WS. Springfield District. Tax Map 45-4 ((11)) 1A. (Concurrent with CSPA 82-P-069-07 (RZPA 2023-SP-00008)).





**FDPA 82-P-069-01-20 (RZPA 2023-SP-00091) - CHICK-FIL-A, INC.,** FDPA Appl. to amend the final development plans for RZ 82-P-069 previously approved for a fast-food restaurant with a drive through to permit modifications to site design and development conditions. Located on the W. side of Fair Knoll Dr. and N. side of Fair Lakes Pkwy. on approx. 1.75 ac. of land zoned PDC and WS. Springfield District. Tax Map 45-4 ((11))1C.

**Items recommended for approval:**

**AFR 2023-SP-00002 (AR 2015-SP-001) - MOLLEDA LOCAL AGRICULTURAL AND FORESTAL DISTRICT RENEWAL,** Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 6500 Clifton Rd., Clifton, 20124 on approx. 23.17 ac. of land zoned R-C and WS. Please call the Planning Division at 703-324-1380 after November 1, 2023, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Springfield District. Tax Map 75-1 ((1)) 3Z.

**AF 2023-SP-00001(AR 2013-SP-001) - Kincheloe Statewide A & F District (AR 2013-SP-001),** Local A&F District Renewal Appl. authorized by Chapter 114 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 13055, 13219 Yates Ford Rd.; 7821 Kincheloe Rd.; 7900 My Way; 7865, 7875, 7901, 7925, 7955, 8001, 8009, 8015, 8021, 8025, 8031, 8037, 8041 Evans Ford Rd., Clifton, 20124 on approx. 343.48 ac. of land zoned R-C and WSPOD. Please call the Planning Division at 703-324-1380 after September 20, 2023, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Springfield District. Tax Map 85-1 ((6)) 1Z, 2Z, 4Z; 85-3 ((1)) 6Z, 7Z; 85-3 ((2)) 18Z, 19Z, 20Z, 48Z, 49Z, 50Z, 51Z, 52Z, 53Z; 85-4 ((1)) 1Z, 10Z, 20Z, 21Z, 22Z, 23Z; 85-4 ((6)) 2Z, 3Z.

**AF 2023-SP-00005 - SCHULZ LOCAL A&F RENEWAL (AR 2006-SP-003),** Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 8142, 8146 Rondelay Ln., Fairfax, 22039 on approx. 23.03 ac. of land zoned R-C and WS. Please call the Planning Division at 703-324-1380 after February 14, 2024, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Springfield District. Tax Map 96-3 ((1)) 7Z, 8Z; 96-3 ((2)) 10Z, 11Z.

**AF 2023-SP-00006 - MA PROPERTIES,** 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 13419 Compton Rd. and 7001 Union Mill Rd., Clifton, 20124 on approx. 68.06 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 May 15, 2024, to obtain the recommendations. Springfield District. Tax Map 75-1 ((1)) 11A and 74-2 ((1)) 14A.

**AF 2024-SP-00001 - BIERLY LOCAL AGRICULTURAL AND FORESTAL DISTRICT RENEWAL (AR 98-S-001-03),** Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of an existing agricultural and forestal district. Located at 8833, 8834 Lake Hill Drive, 9601, 9611 Hampton Rd., Fairfax Station, 22079 on approx. 23.9 ac. of land zoned R-1 and W-S. A&F District Advisory Committee Rec.: Not available. Planning Commission Rec.: Not available. Please call the Planning Division at 703-324-1380 after June 26, 2024, to obtain the recommendations. Springfield District. Tax Map 106-1 ((3))9Z, 106-1 ((3))10Z, 106-1 ((3)) 18Z, 106-1 ((1))14Z, 106-1 ((1))16Z.

**AF 2023-SP-00007 - DYER LOCAL AGRICULTURAL AND FORESTAL DISTRICT RENEWAL (AR 2016-SP-001-01).** Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of an existing agricultural and forestal district. Located at 6501 Colchester Rd., Fairfax Station, 22039 approx. 39.22 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 June 26, 2024, to obtain the recommendations. Springfield District. Tax Map 76-3 ((1)) 8Z.



**SE 2023-SP-00016 - 11 VALLEY ROAD LLC**, SE Appl. to permit a waiver of the minimum lot width requirement in the R-1 District to permit a subdivision of the Subject Property into three lots. Located at 11433 Valley Rd., Fairfax, 22033 on approx. 3.83 ac. of land zoned R-1. Springfield District. Tax Map 46-4 ((2)) 25.

**SE 2022-SP-00036 - NORTHERN VIRGINIA ELECTRIC COOPERATIVE**, SE Appl. to permit a new 95 foot tall transmission pole with attached facilities within the existing NOVEC'S Moore electric substation. Located at 12465a Henderson Rd., Clifton, 20124 on approx. 34,848 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 85-2 ((1)) 59.

**SEA 89-S-072-02 - NORTHERN VIRGINIA ELECTRIC COOPERATIVE**, SEA Appl. to amend SE 89-S-072 previously approved for electric substation and telecommunications facility to permit a new 95 foot tall transmission pole with attached facilities within the existing equipment compound area and associated modifications to site design and development conditions. Located at 12700 Popes Head Rd., Clifton, 20124 on approx. 4.80 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((3)) 1.

**SEA 2007-SP-001-03 - COSTCO WHOLESALE CORPORATION**, SEA Appl. to amend SE 2007-SP-001 previously approved to permit retail sales, large, and vehicle fueling station by an expansion of the existing retail warehouse. Located at 4725 West Ox Rd., Fairfax, 22030 on approx. 16.05 ac. of land zoned C-8 and WS. Springfield District. Tax Map 56-1 ((1)) 5C.

### **Items Recommended for Adoption:**

**Plan Amendment #SSPA 2023-III-1FC(A)** concerns approx. 4.37 acres located at 12801 Fair Lakes Pkwy (Tax Map Parcel # 45-4 ((11)) A2) in the Springfield Supervisor District. The area is planned for 54,720 square feet of office use. The amendment will consider up to 400,000 square feet of multifamily residential use (400 units). Limited editorial revisions to the recommendations for Sub-unit E1 of the Fairfax Center Area are also being considered. Recommendations relating to the transportation network may also be modified.

## **FY 2024 Sully District Land Use Actions**

# 16 Actions

### **Item Concurred with:**

**2232-2023-SU-00015 – ROCK HILL DISTRICT PARK INTERIM LIGHTING** to consider the addition of lighting infrastructure at the existing Rock Hill District Park located at 15150 Old Lee Road, Chantilly, VA, 20151, Tax Map: 43-1 ((1)) 10 and 43-2 ((5)) A

### **Items approved:**

**2232-2023-SU-00009 LEES CORNER ELEMENTARY SCHOOL** to consider the proposal by the Fairfax County Public Schools Department of Facilities and Transportation Services to renovate and expand Lees Corner Elementary School located at 13500 Hollinger Ave, Fairfax, VA 22033. Tax Map: 35-3-((1)) 14. Sully District. Area III.



**2232-2023-SU-00010 BROOKFIELD ELEMENTARY SCHOOL** to consider the proposal by the Fairfax County Public Schools Department of Facilities and Transportation Services to renovate and expand Brookfield Elementary School located at 4200 Lees Corner Rd, Chantilly, VA 20151. Tax Map: 4-4-((2)) 3C. Sully District. Area III.

**FDP 2023-SU-00008 - K HOVNANIAN HOMES AT THE GALLERY PARK AT WESTFIELDS, LLC**, RZ and FDP Appls. to rezone from I-4, AN and WS to PDH-16, AN and WS to permit residential development with an overall density of 13.83 dwelling units per acre (du/ac) du/ac including bonus density associated with affordable housing and approval of the conceptual and final development plan. Located on the S. side of Old Lee Rd., W. side of Stonecroft Blvd., and N. side of Northridge Dr. on approx. 10.76 ac. of land. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 43-2 ((2)) 29G3pt.

**Items recommended for approval:**

**SE 2022-SU-00030 - AGAPE PROPERTY MANAGEMENT LLC**, SE Appl. to permit an independent living facility for low income residents and adult day care center. Located on the S.E. side of Thunderbolt Pl., W. of Centerview Dr. on approx. 3.79 ac. of land zoned I-5, AN, HC and WS. Sully District. Tax Map 34-4 ((12)) C7. (Concurrent with PCA 79-C-089-02 (RZPA 2022-SU-00129) and RZ 2022-SU-00013/SEA 00-Y-017-02 and associated with PA 2023-III-3UP).

**SE 2022-SU-00038 - PDCREF 2 CHANTILLY LLC**, SE Appl. to permit an increase in building height from 75 ft. up to a maximum of 110 ft. Located on the S. side of Lee Jackson Memorial Hwy. approx. 1,200 ft. W. of its intersection with Stonecroft Blvd. on approx. 12.10 ac. of land zoned I-5, HC, WS and AN. Sully District. Tax Map 33-2 ((1)) 6 (pt.). (Concurrent with RZ 2022-SU-00019).

**SE 2023-SU-00030 - TYSON & FRIENDS LLC D/B/A THE DOG STOP**, SE Appl. to permit the use of outdoor components associated with an indoor kennel. Located at 6001 Centreville Crest Ln., Centreville, 20121 on approx. 43,062 sq. ft. of land zoned C-7, HC, SC and WS. Sully District. Tax Map 54-4 ((1)) 117 (pt.).

**SEA 00-Y-017-02 - AGAPE PROPERTY MANAGEMENT LLC**, SEA Appl. to amend SE 00-Y-017 previously approved for office to permit deletion of land area and associated modifications to site design and development conditions. Located on the S.E. side of Thunderbolt Pl., W. of Centerview Dr. on approx. 3.79 ac. of land zoned I-5, AN, HC and WS. Sully District. Tax Map 34-4 ((12)) C7. (Concurrent with PCA 79-C-89-02 (RZPA 2022-SU-00129), RZ 2022-SU-00013 and SE 2022-SU-00030 and associated with PA 2023-III-3UP).

**SEA 95-Y-024-08 - COSTCO WHOLESALE CORPORATION**, SEA Appl. to amend SE 95-Y-024, previously approved with a mix of uses in a Highway Corridor Overlay District, to permit an expansion of the tire center in the existing retail warehouse building and associated modifications to site design and development conditions. Located at 14390 Chantilly Crossings Ln., Chantilly, 20151 on approx. 13.39 ac. of land zoned C-8, AN, HC and WS. Sully District. Tax Map 34-3 ((1)) 41B.

**SEA 2005-SU-007-03 - KOREAN CENTRAL PRESBYTERIAN CHURCH**, SEA Appl. to amend SE 2005-SU-007 previously approved for a place of worship, child care and private school of general education to permit modifications to development conditions to expand the grade level of the private school. Located at 15308 Compton Rd., 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 2023-SU-00008 - K HOVNANIAN HOMES AT THE GALLERY PARK AT WESTFIELDS, LLC**, RZ and FDP Appls. to rezone from I-4, AN and WS to PDH-16, AN and WS to permit residential development with an overall density of 13.83 dwelling units per acre (du/ac) du/ac including bonus density associated with affordable housing and approval of the conceptual and final development plan. Located on the S. side of Old

Lee Rd., W. side of Stonecroft Blvd., and N. side of Northridge Dr. on approx. 10.76 ac. of land. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 43-2 ((2)) 29G3pt.

**RZ 2022-SU-00019 - PDCREF 2 CHANTILLY LLC**, RZ Appl. to rezone from C-8, I-3, I-5, HC, WS and AN to I-5, HC, WS and AN to permit data center with a Floor Area Ratio (FAR) of 0.8 or warehouse with an FAR of 0.3. Located on the S. side of Lee Jackson Memorial Hwy. approx. 1,200 ft. W. of its intersection with Stonecroft Blvd., on approx. 12.10 ac. of land. Comp. Plan Rec: Industrial Uses. Sully District. Tax Map 33-2 ((1)) 6 (pt.). (Concurrent with SE 2022-SU-00038).

**RZ 2022-SU-00013 - AGAPE PROPERTY MANAGEMENT LLC**, RZ Appl. to rezone from I-5, AN, HC and WS to C-4, AN, HC and WS to permit an independent living facility for low income residents and adult day care with an overall Floor Area Ratio (FAR) of 1.08. Located on the S.E. side of Thunderbolt Pl., W. of Centerview Dr. on approx. 3.79 ac. of land. Comp. Plan Rec: Mixed Uses. Sully District. Tax Map 34-4 ((12)) C7. (Concurrent with PCA 79-C-089-02 (RZPA 2022-SU-00129) and SE 2022-SU-00030/SEA 00-Y-017-02 and associated with PA 2023-III-3UP).

**PCA 79-C-089-02 (RZPA 2022-SU-00129) - AGAPE PROPERTY MANAGEMENT LLC**, PCA Appl. to amend the proffers for RZ 79-C-089 previously approved for office to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.08. Located on the S.E. side of Thunderbolt Pl., W. of Centerview Dr. on approx. 3.79 ac. of land zoned I-5, AN, HC and WS. Comp. Plan Rec: Mixed Uses. Sully District. Tax Map 34-4 ((12)) C7. (Concurrent with RZ 2022-SU-00013, SE 2022-SU-00030, and SEA 00-Y-017-02 and associated with PA 2023-III-3UP).

#### **Items Recommended for Adoption:**

**Plan Amendment 2023-III-3UP** concerns approx. 3.79 acres, generally located at 3870 Centerview Drive, Chantilly; (Tax Map Parcels 34-4 ((12)) C7) in the Sully Supervisor District. The area is planned for a mix of uses including campus-style office and industrial flex uses up to a maximum of 0.35 FAR. The amendment will consider up to 250 units of affordable independent living, continuing care, and/or other senior living uses. Recommendations relating to the transportation network may also be modified. Plan Amendment 2023-III-3UP is concurrently under review with Rezoning application RZ-2022-SU- 00013.

**Plan Amendment # 2022-III-FC1** concerns approximately 1.12 acres generally located northwest of the interchange of Route 50 and West Ox Road, (Tax Map Parcels 46-3 ((1)) 8 and 9B) in the Sully Supervisor District. The area is planned for residential use at 2 dwelling units per acre (du/ac) at the baseline level, or low intensity office use up to 0.25 Floor Area Ratio (FAR) at the overlay level. The amendment will consider affordable housing up to a density of 35 du/ac with on-site supportive services that would serve low and very low-income individuals. The amendment also proposes multimodal transportation recommendations for Land Unit C for enhanced bicycle and pedestrian connectivity.

# FY 2024 Countywide Land Use Actions

## 14 Actions

*In FY 2024, there were two Countywide Zoning Ordinance Amendments that held two public hearings. Those two amendments are Parking Reimagined and Signs Part II.*

*Below you will find the legal advertisement for each Countywide application, as well as the Planning Commission's recommendation and any follow-on motions that were made.*



### **Items recommended for approval:**

#### **CAPITAL IMPROVEMENT PROGRAM (CIP):**

FISCAL YEARS 2025 – 2029 ADVERTISED (With Future Fiscal Years to 2034).

#### **Planning Commission Recommendation:**

- Approval of the advertised Fairfax County CIP for Fiscal Years 2025 thru 2029, with future years to 2034.

#### **Follow-On Motions:**

- Direct staff in the Department of Transportation to consider setting aside a portion of the funding allocated for the bicycle and pedestrian access program as part of the next year end process to begin to provide safety measures at prioritized sites near metro stations and other activity centers.
- Direct staff to formalize the process of equity review when making an annual CIP decision and, where possible, highlight communities of opportunity dashboard associated with capital projects in the CIP to support equity, informed planning, decision making, and alignment with relevant focus of areas that are brought to our attention in the One Fairfax Policy.

#### **COMPREHENSIVE PLAN AMENDMENTS:**

##### **Plan Amendment 2020-CW-1CP**

The amendment will consider proposed comprehensive revisions to the Public Facilities Element of the Policy Plan that provides land use guidance for the location, character, and extent of public facility uses throughout the county.

#### **Planning Commission Recommendation:**

- Adoption of Plan Amendment 2020-CW-1CP, as shown in Appendix 5 of the staff report dated March 6, 2024, and as modified in the handout dated March 20, 2024.

## **Plan Amendment PA 2023-CW-1CP**

Fairfax County's Guidelines for the Provision of Workforce Housing (WDU Policy), a component of the Comprehensive Plan's Policy Plan, recommends development proposals with a residential component provide a percentage of the units committed for households at affordable rates. The county administers programs to encourage the provision of both for-sale and rental WDUs in line with the policy. The for-sale WDU policy applies to proposed developments within the county's designated mixed-use centers, including the Tysons Urban Center, suburban centers, transit station areas (TSAs), and community business centers (CBCs). The policy is designed to encourage affordable homeownership opportunities to households with a range of incomes from up to 70% to a maximum of 120% of the Area Median Income (AMI).

On December 5, 2023, the Board of Supervisors (Board) authorized consideration of a Comprehensive Plan amendment for the WDU for-sale policy based on recommendations of the WDU For-Sale Policy Task Force (Task Force). The proposed amendment, based on the task force recommendations, includes the following general policy changes:

- Shift the affordability level of the program from up to 80% to 120% AMI, to up to 70% to 100% AMI.
- Expand guidance on proportionality of bedroom counts between the WDU and market rate units with flexibility for family-sized units (units with three bedrooms or more); and,
- Extend the geographic applicability to certain properties outside of development centers that are planned and zoned for 8 dwelling units per acre (du/ac) or more.

Editorial and other related changes are proposed to better align elements of the rental and for-sale WDU policies and to bring the WDU recommendations in certain Area Plans in the Comprehensive Plan closer to the countywide policy in the Policy Plan of the Comprehensive Plan. The latter revisions would remove Plan recommendations in the Area Plans that are duplicative of or inconsistent with the countywide policy and replace them with a reference to the countywide policy, as necessary.

Planning Commission Recommendations [and follow-on motions, as pertinent]

### Planning Commission Recommendation:

- Adoption of the staff recommendation for PA 2023-CW-1CP as shown, as found in the staff report dated May 22, 2024, and to direct staff to prepare an action item to revise these rates based on the annual increase in Consumer Price Index and to outline procedures for the regular update.

## **CODE AMENDMENTS:**

### **Amendment to Chapter 122 (Tree Conservation Ordinance) of the Code of the County of Fairfax, Virginia (County Code) regarding the Tree Commission charter.**

The Tree Commission was created by the Fairfax County Board of Supervisors (Board) to advise the Board on matters related to the preservation and planting of trees. The Tree Commission's charter is set out in Article 9 of the Tree Conservation Ordinance. The charter is proposed to be amended to include additional activities, add a secretary as an officer of the commission, and change the requirements for citizen members. Editorial and minor revisions are included in the proposed amendment.

### Planning Commission Recommendation:

- Adoption of the staff recommendation for proposed amendment to Chapter 122 (Tree Conservation Ordinance) of the Code of the County of Fairfax, Tree Commission Charter, found on page 12 of the staff report dated October 1, 2023, with corrections made to the development potential table, as shown in the handout dated October 25, 2023.



## **Amendment to Appendix Q (Land Development Fee Schedule) of The Code of the County of Fairfax, Virginia, (County Code).**

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), 36-98.3, 36-105, 62.1-44.15:28(A), 62.1-44.15:29, 62.1-44.15:54(J), the amendments propose new fees and amendments to fees charged by Land Development Services (LDS), under Chapter 2, Art. 1, Sec. 2-1-4 (Property Under County Control), Chapter 61, Art. 1, Sec. 61-1-3 (Building Provisions), 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 plan review, processing of permits, and performing testing and inspection services.

The Building Development Fees charged under Appendix Q, Part I, Section A (Standard Fees) are being changed as follows: 1) Increase all fees by approximately 25%, 2) Eliminate the existing \$0 fee related to radiation, fallout or blast shelter; and 3) Add a Code Academy levy of 2.0% – collected for all building development fees in Section I-A, B, C, D, E, F, G, I, J.

The Building Development Fees charged under Appendix Q, Part I, Section B (Building Permit and Other Fees) are being changed as follows: 1) Increase all fees by approximately 25%, 2) Eliminate the Home Improvements line item; 3) Eliminate the line item referring to Roof Repairs, New Roof Structures, Re-siding; and 4) Add fees for pedestrian bridges as follows: flat fee of \$4200 for projects where there is no approved masterfile, fees based on the type of construction listed in Table 1 will apply to projects with approved master files.

The Building Development Fees charged under Appendix Q, Part I, Sections C (Mechanical Permit Fees), D (Electrical Permit Fees), E (Plumbing Permit Fees), F (Household Appliance Permit Fees) and J (Building and Fire Prevention Code Modifications and Local Board of Building Code Appeals Fees) are being increased by approximately 25%.

The Site Development Fees charged under Appendix Q, Part II, Section A (Plan and Document Review Fees) are being modified as follows: 1) Increase all fees by approximately 10%; 2) Eliminate minor site plans from the Gateway Review Fee and remove language excluding minor site plans from the Minimum Submission Review (MSR) Fee. 3) Add a subsequent MSR Submission Fee of Previous MSR Review Fee + 10%; 4) Add a signature set review cycle fee for Subdivision Plans, Site Plans, and Site Plans for Public Improvements Only, Minor Site Plans, Grading Plans, Subdivision Lot Grading Plans, Site Plan Lot Grading Plans, Infill Lot Grading Plans, and Rough Grading Plans, when the submission consists of 6-20 modified plan sheets to be charged \$135 + \$80 per modified sheet, 5) Add minor revision fee of \$159 for Subdivision Plans, Site Plans, Site Plans for Public Improvements Only, Minor Site Plans, Grading Plans, Subdivision Lot Grading Plans, Site Plan Lot Grading Plans, Infill Lot Grading Plans, Rough Grading Plans; 6) Update parking study and parking adjustment fees and terminology to align with Zoning Ordinance section 6100; 7) Eliminate the \$0 fee related to recycling studies; and 7) Add a \$0 fee for floodplain use determinations.

The Site Development Fees charged under Appendix Q, Part II, Section B (Bonding and Agreement Fees) are being increased fees by approximately 10%.

The Site Development Fees charged under Appendix Q, Part II, Section C (Site Inspection Fees) are being increased by approximately 10%.

The Site Development Fees charged under Appendix Q, Part II, Section E (Site Permit Fees) are being modified as follows: 1) Increase all fees by approximately 10%; 2) Add a removal/demolition fee of \$407.00 for both overhead and underground installations.

The Site Development Fees charged under Appendix Q, Part II, Section F (Waiver, Exception, Modification and Exemption Fees) are being increased by approximately 10%. No change is proposed to items without a fee; these will remain at \$0.

The Site Development Fees charged under Appendix Q, Part II, Section G (Permits for Discharges of Stormwater from Construction Activity Fees) are being increased by approximately 10%.

The Fees charged under Appendix Q, Part III: Miscellaneous Fees are being modified as follows: 1) Eliminate Digitization Fee; 2) Increase Technology surcharge from 4% to 10%; 3) Eliminate Sheet Substitution fee.

Some site and building fees are also being increased or decreased up to an additional 1% for rounding. Miscellaneous text edits and editorial changes are also being proposed.

#### Planning Commission Recommendation:

- Adoption of the proposed amendment to Appendix Q of the Code of the County of Virginia, as set forth in the staff report dated March 5, 2024, and that the amendment become effective at 12:01 a.m. on July 1, 2024.

#### Follow-On Motion:

- Direct staff to look comprehensively every fifth year at Land Development Service fees in relation to overall cost recovery targets.

#### **Amendment to the Code of the County of Fairfax, Virginia (County Code) to adopt new Chapter 124.1 (Erosion and Stormwater Management Ordinance) and repeal Chapter 104 (Erosion and Sedimentation Control) and Chapter 124 (Stormwater Management Ordinance) in their entirety.**

Pursuant to the authority and mandates of the Virginia Erosion and Stormwater Management Act, Article 2.3 (§ 62.1- 44.15:24 et seq.) of Chapter 3.1 of Title 62.1 of the Virginia Code, the Virginia and Erosion Stormwater Management Regulation, Chapter 875 of Title 9 of the Virginia Administrative Code, and Title 15.2 of the Virginia Code, the amendment proposes to consolidate existing erosion and sediment control requirements, stormwater management requirements, and provisions to satisfy the County's state-issued municipal separate storm sewer permit into a single ordinance. The proposed ordinance clarifies program requirements, eliminates redundancies, and corrects inconsistencies between the existing ordinances. No substantive changes to existing erosion and sediment control minimum standards or to the post-construction stormwater management technical criteria are proposed. The proposed ordinance will require all land-disturbing activities equal to or greater than 2,500 square feet and land disturbing activity that is part of a larger common plan of development or sale that disturbs one acre or more to provide erosion and sediment control, water quantity control, and water quality control. An optional provision is included that, if adopted, would exempt land-disturbing activity equal to or greater than 2,500 square feet and less than one acre for construction of single-family detached residential structures not part of a common plan of development or sale meeting certain criteria from providing water quality control.

#### Planning Commission Recommendations:

- Adoption of Chapter 124.1 (Erosion and Stormwater Management Ordinance) without the optional language on lines 700 through 724 in the proposed ordinance that would exempt the described infill lot development activities from meeting water quality control requirements; and (Erosion and Stormwater Management Ordinance) and
- Repeal of Chapters 104 (Erosion and Sedimentation Control) and 124 (Stormwater Management Ordinance), as set forth in the staff report dated May 21, 2024.

### Follow-On Motion:

- Staff publicize the changes to the code and the availability of resources to guide citizens and developers in the selection and use of best management practices for water quality control.

## **ZONING ORDINANCE AMENDMENTS:**

### **Parking and Loading Regulations**

The amendment includes the following proposed changes **(with advertised options in parentheses)**. When an option is presented as a range, the Planning Commission can recommend any number within that range. In subsection 6100.4, the proposed rate is considered the high end of the option, unless otherwise noted, and the Board may approve a lower rate than the proposed rate, even if a specific option is not noted. The following is a descriptive summary only and does not include every detail.

#### **1. Repeal Article 6 in its entirety and replace it with new parking regulations applicable to all structures and uses.**

##### **Applicability**

- Require all structures and uses to provide accessory off-street parking in accordance with the new regulations.
- Authorize temporary parking adjustment or relocation during redevelopment.
- Authorize parking reduction to allow for electric vehicle spaces and infrastructure.
- Authorize parking reduction up to 20 **(10-30)** percent for landscaping of an existing parking lot.
- Define when a change in use or expansion of a structure or use requires additional parking.
- Require additional parking for expansion or change in use or structure to extent it results in a 10 **(10-30)** percent increase in nominal parking supply or more than 10 **(5-15)** additional spaces, with exemption for an accessibility improvement.
- Require special exception to allow parking for C or I District use in a residential district.
- Define when a parking tabulation for vehicles and bicycles is required. For industrial uses, does not require a tabulation with change to another use in the industrial use classification, commercial use classification, college or university, or a specialized instruction center.
- Authorize use of an off-street parking lot as a public commuter park-and-ride lot when not fully used during the weekday.

##### **Off-Street Parking Standards, Layout, and Design**

- Require parking on the same lot as the structure requiring parking.
- Identify minimum setbacks for parking lots and parking structures.
- Limit front yard coverage, with exceptions, in R-1, R-2, R-3, and R-4 Districts.
- Establish standards for pedestrian routes and require them to be provided in parking lots for lots with 50 **(20-100)** or more spaces. Pedestrian routes must provide access to the principal building entrance from 25 **(10-50)** percent of the parking spaces. Require pedestrian access for new construction or expansion of a parking lot of more than 30 **(10-50)** spaces. Permit modification of these requirements to facilitate pedestrian routes.
- Require parking lots to be constructed of a dustless surface and meet the standards of the PFM.
- Require submission of a redesignation plan when parking lots are modified. Does not require a plan to be certified by an engineer or land surveyor for accessibility improvements, addition of electric vehicle charging, bicycle parking and solar canopies.
- Define when tandem parking is permitted for single-family detached, single-family attached, stacked townhouses, multifamily dwellings, company vehicles and valet parking.

### Calculation of Off-Street Parking

- Provide for rounding down to the lowest whole number **(or standard rounding down when the fractional unit is less than 0.5 and rounding up when the fractional unit is 0.5 or greater)** when the sum of required parking results in a number containing a fraction.
- Require that square footage of permanent outdoor display and sales areas, and all areas within cellars not exclusively used for storage or mechanical equipment, be considered gross floor area.
- Exempt accessory outdoor dining areas and temporary seasonal display and sales areas from minimum parking requirements.
- Include accessory electric vehicle charging spaces as minimum required parking spaces.
- Establish that accessible parking spaces required for a use or building be based on the use or building's base rate prior to any adjustments.  
Prohibit parking of company vehicles, construction vehicles, and vehicles operated by nonresidential uses on public streets.

### Minimum Required Off-Street Vehicle Parking Spaces, and Stacking Spaces

- Require off-street parking spaces in accordance with proposed use-based table
- Establish a separate parking rate for shopping centers from 2.5 to 4 **(no minimum up to 4)** spaces per 1,000 square feet of gross floor area based on the size of the shopping center.
- Permit office buildings to park all commercial uses, college, university, specialized instruction, craft beverage establishment, and small-scale production at the office rate if at least 50 **(25-50)** percent of the building is an office use.
- Require 10 **(8-10)** stacking spaces for car washes; 4 **(4-5)** spaces for a drive-through financial institution, drive-through pharmacy, drive-through, other lane or window; and 11 **(8-11)** spaces for restaurant with a drive-through.

### Tiered Framework and PTC District – Off-Street Parking Requirements

- Establish parking requirements for the area defined in the Comprehensive Plan as Dulles Suburban Center, Merrifield Suburban Center or Fairfax Center to be 90 **(80-100)** percent of the requirement for multifamily dwellings and nonresidential uses in the proposed use-based table. **(Option for 1.3-1.6 spaces per multifamily dwelling or up to 1 space per bedroom for multifamily dwellings).**
- Establish parking requirements for any area designated as a Commercial Revitalization District or an area identified in the Comprehensive Plan as a Community Business Center (CBC), Commercial Revitalization Area (CRA), Urban Core of the Fairfax Center Area, or Suburban Neighborhood in the Richmond Highway Corridor to be 2 **(2-3)** spaces for single-family detached dwellings, 1.8 spaces of which 0.3 space is shared per single-family attached dwelling **(1-2.7 spaces per unit with up to 0.3 shared space)**, 1.8 spaces of which 0.3 space is shared per stacked townhouse unit **(1-2.3 spaces per unit with up to 0.3 shared space)**, 80 **(70-90)** percent multifamily requirement in the proposed use based table **(0.4-0.8 space per bedroom)**, and nonresidential uses at 80 **(70-80)** percent of the requirement.
- Establish parking requirements for any area identified in the Comprehensive Plan as a Transit Station Area (TSA) or the Tysons Urban Center to be 2 **(2-3)** spaces for single-family detached dwellings, 1.3 spaces of which 0.3 space is shared per single-family attached dwelling **(1-2.7 spaces per unit with up to 0.3 shared space)**, 1.3 spaces of which 0.3 space is shared per stacked townhouse unit **(1-2.3 spaces per unit with up to 0.3 shared space)**, 0.4 spaces per multifamily bedroom **(0.4 up to 0.8 space per bedroom or 60-80 percent of the requirement in the proposed use-based table)**, and nonresidential uses at 70 **(60-80)** percent of the requirement in the proposed use based table.
- Establish parking requirements for any area identified in the Comprehensive Plan as a Transit Oriented Development or Transit Development District: 2 **(2-3)** spaces per single-family detached dwelling, 1.3 spaces of which 0.3 space is shared per single-family attached dwelling **(1-2.7 spaces per unit with up to 0.3 shared space)**, 1.3 spaces of which 0.3 space is shared per stacked townhouse **(1-2.3 spaces per unit with up to 0.3 shared space)**, 0.3 space per multifamily bedroom **(0.3-0.7 space per bedroom or 50-80 percent of the requirement in the use-based table)**, and nonresidential uses at 60 **(50-70)** percent of the requirement in the use-based table.

- Require parking plans for the PTC District and define minimum submission requirements for parking plans. Set parking requirements for phased developments. Permit properties in the Tysons Urban Center, Transit Oriented Development, and Transit Development District as defined by the Comprehensive Plan to opt into the PTC District rates with approval when a parking plan is submitted as part of a rezoning, special exception, or site plan. Establish parking minimums and maximums for all uses in the PTC District.
- Permit parking to exceed the maximums in the PTC District with approval of a special exception. Permit parking in the PTC District to be administered by a separate entity that may charge fees.

#### **Adjustments to Minimum Required Off-Street Parking**

- Permit adjustment to parking requirements in conjunction with a rezoning or special exception.
- Permit the Board to approve parking adjustments.
- Permit the Director to adjust the parking requirement for two or more uses based on a shared parking calculation where the uses have complementary hourly parking demand.
- Permit the Director to make a 10 percent parking adjustment if a site is within 1,000 feet of a non-rail transit facility or greater adjustment up to 30 **(30-50)** percent if additional requirements are met.
- Permit adjustment for affordable housing where all dwelling units in a building are available at 70 percent of the Area Median Income (AMI) based on income averaging.
- Permit adjustment if within 1,000 feet of metered, public or commercially operated public parking within one-half mile of the site.
- Permit adjustment to accommodate historic structures or sites, significant trees, increased open space or improved stormwater management.
- Permit adjustment for unique characteristics of the site or use.

#### **Off-Street Loading**

- Require loading spaces for most uses, including any incremental change or expansion of use.
- Require loading spaces to be on the same lot as use it serves, subject to approved exceptions.
- Prohibit encroachment on loading spaces, with some exceptions.
- Establish minimum standards for loading spaces in terms of location, design, and size. Require loading spaces for each use and permit the Director to determine loading requirement if not clearly identified.
- Require loading spaces for uses based on the classification of the use, except no loading spaces are required for a structure under 10,000 **(5,000-25,000)** square feet. Require adequate receiving facilities for structure under 10,000 **(5,000-25,000)** square feet to be determined by a need for such facilities. For Agricultural and Related Uses classification, require no loading spaces. For Residential Uses classification, require up to two spaces for multifamily dwelling, congregate living facility and residence hall. For all uses in Public, Institutional, and Community Uses classification, require up to five spaces. For Commercial Use classification require up to five spaces. For all uses in Industrial Uses classification, require up to five spaces. For a Public, Institutional, and Community Uses classification and Commercial Use classification no more than three spaces are required if located in a Commercial Revitalization District, Commercial Revitalization Area, Commercial Business Center, Suburban Neighborhood in the Richmond Highway Corridor, Transit Station Area, Transit Oriented District, Transit Development District, or Tysons Urban Center.
- Authorize adjustment of loading space requirements.

#### **Bicycle Parking Requirements**

- Establish minimum bicycle parking requirements for a use or building, including a requirement that each use provide at least two bicycle parking spaces, unless otherwise specified. Establish minimum features required and locational requirements for bicycle parking spaces. Authorize adjustment of the required number of bicycle spaces by rezoning, special exception or site plan.
- Establish separate bicycle parking minimum requirements for uses or sites located in areas defined as Commercial Revitalization Areas or areas defined by the Comprehensive Plan as Community Business Centers, Commercial Revitalization Areas, the Urban Core of the Fairfax Center Area, and Suburban Neighborhoods in the Richmond Highway Corridor. Establish separate bicycle minimum parking



requirements for uses or sites located in areas defined by the Comprehensive Plan as Transit Station Areas, Transit Orient Districts, Transit Oriented Developments, or the Tysons Urban Center.

**2. Update and modify other parking-related provisions to correlate with proposed Article 6, including, without limitation:**

- Add or modify definitions of Loading Space, Bicycle Parking, Parking Tabulation, Tandem Parking, Valet Parking, Stacking Space, Street Line, and Transit Facility to replace parking areas with parking lot.
- Authorize modification of open space and other site features to permit addition of parking and loading spaces subject to increase in area up to 10 **(10-30)** percent.

Planning Commission Recommendation:

- Adoption of the proposed Zoning Ordinance Amendment for Parking Reimagined and adoption of the staff's recommended options and the proposed amendments to Appendix 1 relating to previous approvals, as set forth in the Staff Report Addendum dated August 16, 2023, along with the amendment to subsection 6100.6.C set forth in the staff memorandum to the Planning Commission dated August 30, 2023, and that the amendment become effective at 12:01 a.m., January 1, 2024, to allow staff time to update the County website, develop training materials, and provide training to staff and other stakeholders.
- The main motion was amended by the following motions to recommend to the Board of Supervisors:
  - Approval of the option for the multifamily dwelling unit requirements to be 1.45 spaces per dwelling unit in Table 6100.2 located on page 13 of the Staff Report Addendum.
  - Approval of the option for the Religious Assembly use and Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center requirement to be 1 space per 4 seats in Table 6100.2 located on page 14 of the Staff Report Addendum.
  - Approval of the option for the multifamily dwelling unit requirement to be 0.6 spaces per bedroom for transit station areas in Table 6100.7 located on page 22 of the Staff Report Addendum.
  - Approval of the option for the multifamily dwelling unit requirement to be 0.4 spaces per bedroom for transit-oriented development areas in Table 6100.8 located on page 22 of the Staff Report Addendum.
  - Approval of the option for multifamily dwelling units in the PTC district in Table 6100.9 located on page 23 of the Staff Report Addendum to have a minimum parking requirement of 0.3 spaces per bedroom when located less than 1/8 mile to a Metro station and 0.35 spaces between 1/8 and 1/4 mile to a Metro station and 0.4 spaces per bedroom when between 1/4 mile to 1/2 mile to a Metro station.
  - Clarify language associated with multifamily maximum rates in the PTC District in Table 6100.9 located on page 23 of the Staff Report Addendum dated August 16, 2023, to state the following: The maximum rates for less than 1/8 mile and 1/8 to 1/4 mile to the metro station are 1.3 spaces for 1-bedroom units, 1.6 spaces for 2-bedroom units, and 1.9 spaces for 3 or more-bedroom units. The maximum rates for 1/4 to 1/2 mile to the metro station and non-Transit-Oriented Development Districts are 1.4 spaces for 1-bedroom units, 1.7 spaces for 2-bedroom units, and 2 spaces for 3 or more-bedroom units and, note that maximum is based on spaces per bedroom.
  - Add "or approved" after pending to read: (a) There is a pending or approved rezoning, special exception, or proffered condition amendment application for the site; to subsection 6100.6.A(4)(a) located on page 26 of the Staff Report Addendum.
  - Amend the adjustment for the transit related adjustment in subsection 6100.6.C(2) located in the Planning Commission memorandum dated August 30, 2023, to permit a 15 percent adjustment instead of a 30 percent adjustment.
  - Amend subsection 6101.2.M(1) and 6101.2.M(2)(a) located on page 31 of the Staff Report Addendum, for clarity to read as follows:
    - Adequate receiving facilities are not subject to the size restrictions for loading spaces in subsection 6101.2, if it can be demonstrated to the Director that a smaller loading space is sufficient for loading activities without encroaching into, or interfering with traffic circulation, drive aisles or other parking spaces; and

- Reserved parking space sufficient for loading activities.
- Approval of the option for standard rounding for parking requirements in subsection 6100.3.B located on page 12 and the option for standard rounding for bicycle parking in subsection 6102.1.B located on page 33 of the Staff Report Addendum dated August 16, 2023;
- Amend the table reference in subsection 6100.1.D(2)(d) located on page 8 of the Staff Report Addendum dated August 16, 2023, from Table 4100.2 to Table 4101.1 and 4101.2; and
- Amend the Appendix located on page 42 of the Staff Report Addendum and remove the words “its being in” located in paragraph B(1)(c) since it is redundant.

#### Follow-On Motions:

- Direct the Director of Land Development Services to establish before January 1, 2024, a readily accessible “Monitoring Parking Implementation” link to a webpage that, among other purposes, permits the public to sign up for a list serve and be notified when a request is made for a parking reduction that is not a part of a land use entitlement application and associated public hearing.
- Direct Land Development Services and the Department of Planning and Development to monitor the effect of adopted changes to the parking requirements to include collection of relevant data to assess their effect. The relevant data could include trends in provided parking, the number of requests and approvals of parking adjustments, operational effects of the Ordinance changes on parking-related processes, our experience with the Transportation Demand Management program, and other relevant measures of effectiveness. Data collection should be designed to help evaluate whether further modifications to the Ordinance are warranted. While data will begin to accumulate from the effective date, a report to the Board will be provided no sooner than January 1, 2027, and no later than December 31, 2029, to allow time to gauge significant, long-term effects of the adopted changes.
- That the Board of Supervisors direct Department of Transportation staff to continue its work to identify walkability needs/gaps for all mixed-use centers, and potential arrangements for financing the public share of pedestrian infrastructure improvements; and to facilitate cooperative funding agreements with the private sector; and to return to the Board with its recommendations. Public and private reinvestment in mixed-use centers is critical to responsibly managing future growth and expanding housing and economic opportunities for all in the County.
- That, rather than incorporating formulas into the parking rate structure and adding further complexity, the Board of Supervisors direct Land Development Services and Department of Planning and Development staff to continue their efforts through the Resilient Fairfax Implementation Planning Process to examine County codes that directly address imperviousness, open space, trees, and green space requirements. Reductions in parking requirements should provide additional opportunities to encourage more climate ready development.
- Advise the Board of Supervisors that the Planning Commission is supportive of staff efforts currently underway on the Landscaping and Screening amendment of the Zoning Ordinance to increase the percentage of required tree canopy in parking lots and street tree requirements.
- That the Board of Supervisors direct the Director of Land Development Services to review the accessible parking design standards in the Public Facilities Manual and the Code of Virginia to determine if additional signage is necessary to discourage vehicles from blocking accessible spaces and routes and to direct delivery vehicles to the correct delivery location.
- That the Board of Supervisors add to its State legislative agenda authorizing the County to establish guidelines or requirements for electric vehicle chargers with new development.
- That the Board of Supervisors consider waiving County fees for older townhome communities that may seek a minor variation for parking relief.

### **Sign Regulations Part II**

1. Exempt from sign regulation scoreboards located at school, college, university, or Park Authority property from sign regulations.

2. Increase size of address and building entrance identification exempt from sign permit requirements from two to four square feet in area.
3. Exempt from sign permit requirement and maximum allowed sign area signs located in or immediately adjacent to reserved parking spaces.
4. For minor signs located at new residential development containing at least three dwelling units, add requirement that the dwelling units under construction must be on contiguous lots to qualify for 60-square-foot sign.
5. Add allowance for one illuminated or electronic window sign per nonresidential establishment, up to four square feet (**two – four square feet**) in area, and with no moving images or content.
6. For multi-faced signs where the sign faces are parallel to one another, change the measurement from the interior distance to the exterior distance between faces, and increase this measurement from 18 inches or less to 24 inches or less.
7. For electronic display signs, specify maximum nit limitations (**100 – 1,000 nits**) to control brightness at night based on factors which may include zoning district classification, time of day/night, and location or distance from land in a residential district or residential areas of P districts; add requirement that sign specifications be submitted with associated sign permit applications; and allow for Board approval for an increase in nits.
8. Add requirement that signs located at single-family residential subdivisions or stacked townhouse developments may only be located at each major vehicular entrance and within an agreement or easement recorded for signage purposes or on common area.
9. Include option for multifamily developments to have one freestanding sign up to 30 square feet or 50 square feet (**25 – 50 square feet**) of building-mounted signage.
10. Clarify that mixed use buildings in residential districts with ground-floor nonresidential uses may have the building-mounted signage permitted for a nonresidential use, but the building is limited to a maximum of one freestanding sign not to exceed 30 square feet in area or eight feet in height.
11. Remove 20-acre minimum for agricultural operations to have a sign.
12. Specify that freestanding signs at hospitals may only be located at a vehicular entrance.
13. For building-mounted signs in C and I districts, remove standard where a single tenant with frontage resulting in sign area greater than 200 square feet occupying an area with more than one perimeter wall containing a main entrance may place 200 square feet on each perimeter wall when it does not exceed 1.5 times the length of the wall.
14. Include an option for the Board to consider allowing building-mounted signs in C and I districts to be measured using 1.5 square feet of sign area for each linear foot of building frontage. No single sign may exceed 200 square feet in area.
15. For freestanding signs associated with a shopping center with frontage on two or more major thoroughfares, prohibit the two signs from being located on the same major thoroughfare.
16. Add regulations allowing freestanding signs associated with the ordering station of a use with a drive-through, limited to a maximum size of 20 square feet (**10 – 30 square feet**).
17. Delete Administrative Comprehensive Sign Plan regulations and sign regulations regarding special exceptions, special permits, and comprehensive sign plans in Planned districts, and replace them with a new consolidated procedure and regulations, described below.
18. Consolidate current sign applications (comprehensive sign plan, special exception, and special permit) into a single special exception application available for any property in a P District, and any property in a C or I district with or planned for development with a minimum gross floor area of 30,000 square feet (**25,000 – 50,000 square feet**). The special exception may also be requested for any C or I district development under 30,000 square feet (**25,000 – 50,000 square feet**) with unusual circumstances or conditions. The application includes review criteria, set standards for modifications to electronic display sign limitations, and submission requirements.
19. Reduce appeal timeframe for minor sign violations from 30 days to ten days from the date of the notice.
20. Revise existing definitions of moving or windblown sign and roof sign.

21. Edit language throughout for plain language and readability.

Planning Commission Recommendations:

- Adoption of the proposed Zoning Ordinance Amendment for Signs Part II, with the staff recommended options and the proposed amendments to Appendix 1 relating to previous approvals, as set forth in the Staff Report dated October 3, 2023, except for electronic display signs;
- Approval of the alternative text for electronic display signs in P, C, and I Districts to have the maximum nit level after sunset be 300 nits, and signs within 150 feet of any property developed with a single-family dwelling be limited to 100 nits, as set forth in the handout dated November 15, 2023, which was distributed to the Planning Commission.

Follow-On Motions:

- Direct staff to develop a policy for expediting the scheduling of Planning Commission and Board hearing dates for special exceptions for sign modifications
- Direct staff to monitor, analyze, and report on the implementation of two key changes to the sign regulations throughout this amendment specific to:
  - (a) maximum nighttime brightness of all submitted permits for electronic display signs
  - (b) special exception applications for sign modificationsThis information should be provided within 18 months of adoption of the amendment.

### **Landscaping & Screening**

Amendment to the Zoning Ordinance of the 1976 Code of the County of Fairfax, as follows **(with advertised options in bold and parentheses)**:

1. Repeal Section 5108 in its entirety and replace it with new landscaping and screening requirements applicable to all structures and uses.
  - a. Address effective and functional landscaping; placemaking; ecological and social or recreational spaces; and health-related impacts from extreme heat in the purpose statement of Section 5108.
  - b. Applicability and Administration
    - i. Identify the Director of Land Development Services (Director) as the responsible party for administration of this section and that these provisions only apply to developments subject to site plans.
  - c. General Landscaping Standards
    - i. Planting, including height and caliper requirements and maintenance of trees and shrubs must be in accordance with the Public Facilities Manual (PFM).
    - ii. Suitable existing vegetation, as determined by the Director, will be used to meet the landscaping requirements with preference given to native species and environmentally tolerant species.
    - iii. Add reference to the landscaping and screening requirements for properties located in the Commercial Revitalization Districts and the Planned Tysons Corner Urban District.
    - iv. Add requirements for location of new utility easements within landscaping areas.
    - v. Add requirements for when a landscaping plan must be submitted and what is included in the plan.
  - d. Street Frontage Landscaping
    - i. Require ten-foot-wide landscaping strip **(eight to ten feet)** parallel to all street lines of a public or private street.
    - ii. Require trees within the street frontage landscaping strip.

- iii. Add exceptions for lots developed with single-family dwellings, internal drive aisles within a development, or along a railroad, interstate highway, the Dulles International Airport Access Highway, and the combined Dulles International Airport Access Highway and Dulles Toll Road.
- e. Parking Lot Landscaping
  - i. Require interior and peripheral parking lot landscaping covering a minimum of ten percent **(five to 20 percent)** on any lot containing ten or more parking spaces **(up to 20 parking spaces)** including surface lots.
  - ii. Require interior parking lot landscaping for surface parking spaces only.
  - iii. Allow shade structures with solar collection systems to satisfy up to half of the interior parking lot landscaping requirement.
  - iv. Calculation of interior parking lot landscaping must be in accordance with the PFM and does not include landscaping within six feet of a building, required as peripheral parking lot landscaping, or transitional screening.
  - v. Establish a distribution requirement for interior parking lot landscaping planting areas, as defined in the PFM, to be an average of one planting area for every ten contiguous parking spaces **(eight to 20 parking spaces)**.
  - vi. Landscaping materials in parking lots cannot impede access to ADA compliant parking spaces.
  - vii. Add distance requirement between light poles and required trees of 15 feet **(15 to 20 feet)**.
  - viii. Interior parking lot landscaping is not required for storage yards.
  - ix. Parking structures with an exposed surface containing ten or more parking spaces **(up to 20 parking spaces)** must include shade structures covering a minimum of ten percent **(five to 20 percent)** of the total area of the exposed portion of the parking structure. Alternatively, required percent of shade may be provided through shade trees or combination of trees and shade structures.
  - x. Shade structures must be permanent and may include canopies, solar collection systems, or similar structures, and may exceed the maximum height by 16 feet.
  - xi. If the shade structure is a solar collection system, five percent **(up to half of the requirement in subsection 5108.4.B(1))** of the total area of the exposed portion of the parking structure must be covered.
  - xii. Require shrubs to be planted within the peripheral parking lot landscaping strip when the parking lot abuts the street right-of-way.
  - xiii. Require distance between the center of a tree planting and a restrictive barrier when the parking lot does not abut the street right-of-way.
  - xiv. Require trees within the peripheral parking lot landscaping strip.
  - xv. Require a ten-foot-wide landscaping strip when the property abuts the street right-of-way.
- f. Transitional Screening & Barriers
  - i. Require transitional screening and barrier on the lots based on the transitional screening and barrier table which utilizes the use classifications and specific uses.
  - ii. In Planned Districts, transitional screening and barriers are applied to the boundaries of the development and do not apply to individual lots and uses interior to the development.
  - iii. The Board of Supervisors (the Board) or Board of Zoning Appeals (BZA) may require transitional screening and barriers during the special exception or special permit process for uses such as agritourism; campground; cemetery; farm winery, limited brewery, or limited distillery; group household; marina (commercial or private noncommercial); office in a residential district; and riding or boarding stable.
  - iv. Transitional screening and barriers are not required for an agricultural operation or between different dwelling unit types with an affordable dwelling unit development.
  - v. A public use is subject to the requirements of the most similar use.
  - vi. Establish three types of transitional screening with varying width and planting requirements.



- vii. Allow an alternative mixture of evergreen and deciduous trees for transitional screening if it results in no less than 50 percent **(30 to 70 percent)** evergreen trees, and at least 25 percent **(15 to 35 percent)** of the transitional screening area contains existing vegetation and/or new native trees.
- viii. Allow perpendicular crossing of transitional screening for sidewalk, trail, or share use path up to ten feet in width.
- ix. Allow the transitional screening yard width and planting requirements to be reduced when a wall is provided.
- x. Allow barriers to be located at the property boundary.
- xi. Require the faced or finished side of the barrier to face the adjacent use.
- xii. Establish barrier types based on height, material and planting requirements.
- xiii. Allow the Director to allow the use of an earth berm or a more specialized barrier material in certain circumstances.
- g. Waivers and Modifications
  - i. Establish waivers and modifications that may be approved by either the Board, BZA, or Director.
- h. Maintenance
  - i. Identify the owner as the responsible party for maintenance, repair, and replacement of all required landscaping materials and barriers.
  - ii. Require plant material to be kept in a healthy growing condition.
  - iii. Require fences and walls to be maintained in good repair.
  - iv. Allow the Director to require openings within barriers for accessibility purposes.
  - v. Allow the homeowner to add, remove, or relocate landscaping when tree conservation is required.
  - vi. Require landscaping to be in substantial conformance with any proffered conditions or with any approved development plan, PRC plan, special exception, special permit, or variance.
  - vii. Require Director approval to remove or place landscaping shown on an approved site plan.
  - viii. Require the owner to replace any landscaping that was removed or placed with the Director's written permission.
- 2. Update and modify other landscaping and screening-related provision to correlate with proposed Section 5108, including, without limitation in subsection 3102.3 (Commercial Revitalization Districts standards) to:
  - a. Update Zoning Ordinance references.
  - b. Reduce the number of parking spaces required to trigger parking lot landscaping from 20 spaces to ten spaces.
  - c. Update references to the Comprehensive Plan to reference the Urban Design Guidelines.
  - d. Clarify that the caliper requirements are for deciduous trees.
  - e. Remove decorative tubular steel or aluminum fence as a barrier option.
- 3. Add provisions related to previous approvals in Appendix 1.

Planning Commission Recommendation:

- Adoption of the proposed Zoning Ordinance Amendment for Landscaping and Screening, with the staff recommended options and the proposed amendments to Appendix 1, relating to previous approvals, as set forth in the staff report dated November 15, 2023, and as amended to recommend:
  - Approval of the alternate text in subsection 5108.2.B(2) to give preference to environmentally tolerant species where appropriate for site conditions, as set forth in the handout dated December 6, 2023, which was distributed to the Planning Commission; and
  - Approval of alternative text in subsection 5108.5.A(10) to require Light Utility Facility, Heavy Utility Facility, and uses in the Industrial Uses classification to provide transitional screening when located across the street from land used or zoned for uses indicated across the top of Table 5108.2, as set forth in the handout dated December 6, 2023, which was distributed to the Planning Commission.

## Outdoor Dining

Amendment to Chapter 112.2 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows **(with advertised options in bold and parentheses)**. The following is a descriptive summary only and does not include every detail:

- (1) Permit outdoor dining in all zoning districts as an accessory use to approved food establishments including restaurant, carryout restaurant, restaurant with drive-through, craft beverage production establishment and any other similar use with a valid Nonresidential Use Permit and that has a food establishment permit, unless expressly prohibited by any applicable proffered condition, development condition, or special permit or special exception approval.
- (2) Add new regulation requiring that any single outdoor dining area may not exceed an area equal to 50 percent of the indoor dining floor area of the establishment **(Option 1: no size limit on outdoor dining area; Option 2: a minimum of 250 square feet or a percentage of the indoor dining area (a range from 25 percent to 75 percent), whichever is greater; Option 3: when outdoor dining is in parking lots a range from 500 square feet to 1,000 square feet)**.
- (3) Add new regulation requiring that the hours of operation generally conform to the business hours of the principal use **(no outdoor dining located directly adjacent to or abutting single-family residential development use may operate before 7:00 a.m. or 10:00 p.m. or as otherwise approved by the Board in conjunction with a rezoning or other action before the Board)**.
- (4) Add new regulation requiring that outdoor dining be located on impervious areas, such as existing patios or sidewalks of a private property, by right.
- (5) Add new regulation prohibiting outdoor dining, including any furniture, enclosure, or tent, from obstructing any fire equipment, building entrance or exit or any other area marked or designated for emergency egress or ADA accessibility, or pedestrian passage on any trail or sidewalk.
- (6) Add new regulation requiring that all tables, chairs, umbrellas, lighting, and other accessories be temporary and removeable, that the outdoor dining area must be kept free of trash and debris and that any extension cords associated with audio or video entertainment equipment may not create a trip hazard and meet all other County State and Federal Codes.
- (7) Add new regulation requiring that outdoor dining located in a parking lot be permitted with limitations and with the issuance of an Administrative Permit by the Zoning Administrator, subject to a one-time application fee of \$205 **(\$100 to \$205)**, as authorized by Virginia Code 15.2-2286(A)(6).
- (8) Add a new definition classifying outdoor dining as an accessory use and prohibiting permanent structures associated with the use.
- (9) Amend the definition of carryout restaurant to clarify that seats provided as part of accessory outdoor dining are not included in the maximum indoor seat limitation.

### Planning Commission Recommendation:

- Adoption of the proposed Zoning Ordinance Amendment for Outdoor Dining with the staff recommended options, as set forth in the staff report dated December 15, 2023; and
- That the amendment become effective at 12:01 a.m. the day following adoption with a grace period allowing existing outdoor dining setups to come into compliance with the new standards until April 30, 2024.
- To have no limit to the size of the outdoor dining.

## **Minor and Editorial Revisions and Changes to Reflect Virginia Code Updates**

Amendment to Chapter 112.2 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

- 1) Correct typographical errors, correct or add cross references, make changes to reflect Virginia Code updates, and make other minor, editorial revisions.
- 2) Add the term “dwelling” after stacked townhouse.
- 3) Replace references to multiple family with multifamily.
- 4) Add agritourism to the Noise Compatibility table in the Airport Noise Impact Overlay District section and revise the table to indicate that certain Agricultural and Related Uses do not need to provide acoustical treatment.
- 5) Revise the permissions for personal service establishments from an associated service use to by right in the C-1 through C-4 Districts.
- 6) Include a standard to the Standards for Administrative Permit Approvals to indicate that the Zoning Administrator may deny the renewal of an administrative permit if there is evidence of noncompliance by the applicant.
- 7) Delete references to residents being “low-income” and replace tenants with residents in the standards for Independent Living Facility.
- 8) Revise the standards for wireless facilities approved by special exception and the general standards for accessory uses and structures to allow a fence or wall that exceeds the maximum fence or wall height.
- 9) Add a standard for Animal Shelters or Kennels located in a planned district that any outdoor component must specifically be shown on the approved development plan.
- 10) Add a standard to allow accessory retail sales for a warehouse use approved by special exception in the I-3 District.
- 11) Clarify that gates and gateposts, limited by height and other associated standards, may be located in any part of the front yard and that gates and gateposts located in side and rear yards are regulated by the maximum fence or wall height standards.
- 12) Clarify that the minimum front setback applies to each yard when there are two or more front yards on a corner lot.
- 13) Revise the Required Notice for Public Hearing information to clarify that public notice is the hearing body’s responsibility, and notice must be published at least in accordance with state law. Also delete the requirement that the advertisement must identify a descriptive summary of the proposed action.
- 14) Clarify that to be accepted and to be complete, an appeal application must include all required submission materials.
- 15) Clarify that appeals must be filed within 30 days from the issuance date of the decision being appealed.
- 16) Add short-term lodging to the types of violations that are subject to a 10-day appeal deadline, and clarify that the Zoning Administrator determines which other short-term, recurring violations may be subject to the 10-day appeal period.
- 17) Add specified sanitary sewer information to the submission requirements for generalized development plans, conceptual and final development plans, PRC development plans, PRC plans, and certain SE and SP plats.
- 18) Revise submission requirements to remove requirement that a paper copy be submitted for each submission requirement and that multiple copies be submitted of other documents as all application materials are currently being submitted digitally via PLUS.
- 19) Revise the Planning Commission provisions to reflect updates to the Planning Commission bylaws.
- 20) Include language to reflect that the Board of Zoning Appeals may have up to three alternate members, in addition to seven permanent members, in accordance with state law.
- 21) Revise the definition of a shopping center to include commercial uses on the first or lower floors of a residential building.

- 22) Include examples of uses in the definitions of a specialized instruction center and a small health and exercise facility.

Planning Commission Recommendation:

- Adoption of the proposed Zoning Ordinance Amendment for Minor and Editorial Revisions and Changes to Reflect Virginia Code Updates, as set forth in the staff report dated February 6, 2024, with the additional changes as follows:
  - For subsection 8100.10.A(2)(a), maintain existing Zoning Ordinance language.
  - Revise subsection 8100.1.B(1)(b) to read, “The subject of the public hearing is not required to be advertised in full but may be advertised by reference. Every advertisement must identify the proposed action and must identify the place(s) within the County where copies of the subject of the public hearing may be examined.”.
  - Revise subsection 8100.1.B(1)(c) to read, “Public notice is the hearing body’s responsibility. Notice of any hearing must be published at least in accordance with the standards specified in Virginia Code Section 15.2-2204 and such other state law provisions that may apply.”; and
  - Revise subsection 8100.10.A(1)(a) to read, “The appellant must submit materials in accordance with Section 8101. To be complete, an application must include all required materials.”

**Zoning Application Fees and Planned District Recreational Facilities Minimum Expenditure**

Amendment to Chapter 112.2 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows **with advertised options in bold**. The following is a descriptive summary only and does not include every detail:

- (1) Increase zoning application and appeal fees set out in Zoning Ordinance Table 8102.1 by **up to 35 percent and rounded to nearest \$5**, as authorized by Virginia Code § 15.2-2286(A)(6).
- (2) Increase the required Planned District recreation minimum expenditure from **\$1,900 to up to \$2,400** per dwelling unit for residential development in the PDH, PDC, PRM, and PTC Districts, as required by Zoning Ordinance subsections 2105.2.B(4)(b), 2105.4.B(4)(b), 2105.5.B(4)(b), and 2105.6.B(3)(b), as authorized by Virginia Code §§ 15.2-1200, -2200, -2280(1), -2283, -2284, and -2286(A)(7) and (9).

Planning Commission Recommendations:

- Adoption of the proposed Zoning Ordinance Amendment for Zoning Application Fees and Planned District Recreational Facilities Minimum Expenditure with the staff-recommended options and the proposed amendments to appendix 1 relating to previous approvals as set forth in the staff report dated March 15, 2024, and that the amendment become effective at 12:01 a.m., on July 1, 2024.

Follow-On Motions:

- Direct staff to conduct a comprehensive review of zoning fees every two years as part of the Zoning Ordinance Work Program
- Direct staff to review alternative approaches other than acreage, such as density, as part of the next comprehensive fee amendment

**Data Centers**

Amendment to the Zoning Ordinance of the 1976 Code of the County of Fairfax, as follows:

1. Revise the provisions regarding the data center use to: revise the permissions in I-4, I-5, and I-6 from permitted to permitted or special exception (SE); remove the permission for PRC or revise the

permission to require an SE; revise the permissions for PDC and PTC from approved by development plan to SE; include an option to revise the permissions in C-3 and C-4 from permitted or SE to SE. Consider all options for permissions for the C-3, C-4, I-2, I-3, I-4, I-5, I-6, PRC, PDC and PTC Districts, including: permitted, SE, permitted if shown on a development plan in a planned district, and/or not permitted in certain districts.

2. Revise the standard for enclosure of equipment for cooling, ventilating, or otherwise operating a data center, including generators or other power equipment, to: remove the exception for I-4, I-5, and I-6; require a screening wall if fully enclosing equipment is not mechanically feasible, except for solar panels; and require a screening wall or similar barrier for any accessory electrical substation.
3. Revise the standard for a by-right maximum size of a data center in C-3 and C-4 to specify that the maximum 40,000-square foot (SF) size is for the building, to include options for a larger size if in an existing building as of the date of the amendment, and/or to add a 200,000 SF maximum size for the data center use in the existing building. Include an option to delete the standard if the permissions are revised to SE.
4. Revise the standard for a by-right maximum size of a data center in an industrial district to add I-4 to the existing standard for I-2 and I-3; to specify that the maximum 80,000-SF size is for the building; to include options for a larger size if in an existing building as of the date of the amendment; and/or to add a 200,000 SF maximum size for the data center use in the existing building.
5. Add a setback for any data center building or equipment of at least 200 feet (up to 500 feet and/or a different distance up to 500 feet for I-5 and I-6) from a residential use or district. Allow a lesser distance by SE.
6. Add a setback of at least one-half mile (up to one mile) for a data center building from a Metro station entrance. Allow a lesser distance by SE.
7. Add a requirement for a noise study to be submitted before site plan approval of a data center and before issuance of the first Nonresidential Use Permit.
8. Add design standards for a by-right data center building to require a main entrance feature; a change in façade surface for every 150 feet; and a minimum of 30 percent fenestration design features, which could include faux windows.
9. Add a requirement, for a data center building approved by development plan or SE, to submit architectural drawings showing high-quality design and minimizing adverse visual impacts. Require variation in building mass if the building is less than 200 feet (with option to match the residential setback standard) from an R district.
10. Add submission requirements, for a rezoning or SE application to allow a data center, for a noise study and architectural depictions.
11. Add or revise other use-specific standards for data centers.

#### Planning Commission Recommendation:

- Adoption of the proposed Zoning Ordinance Amendment for Data Centers, as set forth in the staff report dated May 17, 2024, and where options are presented, Option 1 of the staff report be the recommendation. The following amendments were made to the main motion:
  - For the proposed residential setback, amend subsection 4102.6.A(4), located on page 12 of the staff report, to read: Any data center building must be located at least 200 feet from the lot line of an R district, or a property developed with a residential use. Any equipment for cooling, ventilating, or otherwise operating the facility, power generator, or other power supply equipment that is located on the ground must be either: located at least 500 feet from the lot line of an R district or a property developed with a residential use; or separated from the lot line of an R district or a property developed with a residential use by the principal data center building. Lesser distances may be allowed with special exception approval in accordance with subsection 8100.3. For the purpose of this provision, an R district does not include an area within a public street right-of-way.
  - For the proposed standard in subsection 4102.6.A(5), replace the “one-half mile” with “one mile.”



- That Appendix 1, Provisions Relating to Previous Approvals, be updated to include the following language for the Data Centers Zoning Ordinance Amendment: For all applications for rezonings and related development plans and special exceptions, site plans, and building permits approved before the effective date of this amendment, the applicant/owner may continue under their previous approval. Required subsequent plan and permit submissions may be accepted and new approvals may be granted, consistent with those prior approvals. Revisions to such prior approvals may be approved if they do not aggravate conflicts with this amendment.

#### Follow-On Motions:

- Direct staff to initiate discussions with Dominion and the Northern Virginia Electric Cooperative (NOVEC) on procedures to ensure coordinated County input on utility infrastructure for data center applications and enhanced coordination on utility infrastructure planning to inform County land use decisions; and
- Direct the Department of Public Works and Environmental Services to monitor the wastewater issues and concerns identified collaboratively by Fairfax Water and the Upper Occoquan Service Authority (UOSA) and to report back to the Board of Supervisors and Planning Commission any findings and recommendations from that study, as it becomes available.

### **Amendment to Chapter 112.1**

Amendment to Chapter 112.1 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

#### **Parking and Loading**

#### **Outdoor Lighting Around Turner Farm Park Observatory**

#### **Sign Regulations Part II**

#### **Landscaping and Screening**

#### **Outdoor Dining**

#### **Minor and Editorial Revisions and Changes to Reflect Virginia Code Updates**

#### **Zoning Application Fees and Planned District Recreational Facilities Minimum Expenditure**

#### **Miscellaneous**

- Remove submission requirements for ALUs to document age or disability.
- Update the date references to May 10, 2023, for subsection 4102.5.R(2) – Commercial Recreation, Indoor; subsection 4102.5.W – Health and Exercise Facility, Large; subsections 4102.6.A.(2)(a), (3)(a) – Data Center; subsection 4102.6.B(3) – Goods Distribution Hub; subsection 4102.7.B(4) – Accessory Living Unit; Table 8102.1 – Fee Schedule: Special Exception for Addition to or Replacement of a Single-Family Detached Dwelling Existing in a Floodplain.

#### Planning Commission Recommendations:

- Adoption of the proposed Zoning Ordinance Amendment for Amendment of Chapter 112.1, as set forth in the staff report dated May 24, 2024, and that the amendment become effective July 1, 2024, at 12:01 a.m.

# PLANNING COMMISSIONERS

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The 2024 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members. The FY 2024 members are listed below.

Braddock District	Mary D. Cortina
Dranesville District	John C. Ulfelder, Parliamentarian
Hunter Mill District	John A. Carter
Franconia District	Chris Landgraf
Mason District	Alis Wang
Mount Vernon District	Walter C. Clarke
Providence District	Jeremy Hancock
Springfield District	Peter F. Murphy
Sully District	Evelyn S. Spain, Secretary
At-Large	Candice Bennett
At-Large	Phillip A. Niedzielski-Eichner, Chair
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 2027.

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](http://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](http://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 in 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.



## CHRIS LANDGRAF

### FRANCONIA DISTRICT



Christopher “Chris” Landgraf was appointed to the Planning Commission by the Board of Supervisors in April 2024 to represent the Franconia District. His term will expire in December 2027.

Commissioner Landgraf recently supported the county by serving as a member of the Lake Accotink Advisory Group co-chaired by Supervisor Walkinshaw and former Supervisor Bulova.

Commissioner Landgraf works for the Department of Defense as a Community Plans and Liaison Office for Marine Corps Base Quantico. He previously worked for the Northern Virginia Regional Commission as a Program Manager for a Military Installation Resilience Review; he has also worked as the Deputy Director of Public Works and the Master Planner for Fort Belvoir in southern Fairfax County. Commissioner Landgraf is an eight-year veteran of the United States Army and the Virginia National Guard. He graduated from Thomas Jefferson High School and has called Fairfax County home since the fourth grade. Commissioner Landgraf has a BS from the University of Mary Washington and an MA from the University of Arkansas.

# ALIS WANG

## MASON DISTRICT



Alis Wang was appointed to the Planning Commission by the Board of Supervisors in February 2024 to represent Mason District. Her term will expire December 2026.

Commissioner Wang was born in Virginia to immigrants from Taiwan and has lived in Fairfax County since 2015. She has served in a number of community roles over the years, including on the Mason District Land Use Committee, the Bailey's Crossroads Seven Corners Revitalization Corporation (BC7RC) Board, and as Vice Chair of the 2020 Mason District SSPA Task Force. Commissioner Wang represented Mason District on the Fairfax County Human Services Council, where she served as Vice Chair and Budget Chair. Additionally, Commissioner Wang served as the Vice President of the Lake Barcroft Association and as the Mason District Representative to the 2021 Fairfax County Redistricting Advisory Committee. She is certified as a Fairfax County Community Emergency Response Team (CERT) member.

Commissioner Wang holds a Bachelor's Degree in Public and International Affairs from Princeton University, a master's degree in International Relations from the London School of Economics, and a master's degree in Politics from New York University. Professionally, she is a Senior Principal with a consulting firm, where she advises on geopolitical risk and strategy.

## 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 in 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.

## JEREMY HANCOCK

### PROVIDENCE DISTRICT



Jeremy Hancock was appointed to the Planning Commission by the Board of Supervisors in October 2023 to represent the Providence District. His term expires in December 2024.

Commissioner Hancock brings to the Planning Commission his passion for civic engagement and connected communities. He works with neighborhoods across the district, most recently as President of the Providence District Council and his neighborhood civic association. As a Planning Commissioner he commits to working with residents to implement and promote Fairfax County values.

Commissioner Hancock advocates for creating transportation options that serve the diverse needs of Fairfax County residents. He led community efforts to improve pedestrian and bicycle routes, making it safer to access public transportation and schools. He served on the board of Fairfax Families for Safe Streets and was Vice Chair and Providence Representative on the Fairfax County Transportation Advisory Commission.

Professionally, Commissioner Hancock works in government relations and public policy with expertise in legislative and regulatory issues impacting financial services, housing, and small businesses. Commissioner Hancock has a B.S. in Business Administration from Florida Southern College and a Masters in Business Administration from The George Washington University. He lives in the Providence District with his wife and daughter.



## 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. 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. She also serves as the Planning Commission's Secretary. Her term will expire in December 2027.

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).

## PHILLIP A. NIEDZIELSKI-EICHNER, Chair

### AT-LARGE



Phil Niedzielski-Eichner was appointed to the Planning Commission by the Board of Supervisors in December 2016 to represent the Providence District. In 2023, he was re-appointed by the Board as an At-Large Commissioner. His term will expire in December 2027. Commissioner Niedzielski-Eichner became a Certified Planning Commissioner in 2017. He serves as the Planning Commission's Chairman.

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.

## TIMOTHY J. SARGEANT, Vice Chair

### AT-LARGE



Tim Sargeant is one of three At-Large Members of the Fairfax County Planning Commission. He serves as the Commission's Vice Chairman. 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. Previously, Commissioner Sargeant 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.